

# UPGRADE TO PREMIUM SMART HOMES @AFFORDABLE PRICE

We at Rucons truly believe that comfort is the ultimate necessity in a place we call "home". We are happy to launch our boutique Smart Flats

### WHY AVIGHNA ABODE?

Smart Location

No Deviation

Smart Pricing

Perfect Title deeds

Sturdy Construction

Full Stilt Parking

Smart SpecificationsOnly Four Flats per Floor

Smart Space Planning

ensuring maximum Ventilation

High quality

TNRERA Registered

# **SPECIFICATIONS**

Structure	: Pile Foundation with RCC Frame with 9 in AAC block external wall 4 in AAC block partition wall, Earth Quake resistant Structure and designed as per vaasthu.
Plastering	: Inner wall gypsum plastering & Outer wall plastering in cement with neat finish
Flooring	: 4' x 2' Glazed vitrified tiles with 4" skirting
Doors	: Main doors Teak wood with Varnish Finish with Teak frame, Room - Teak Frame with Flush doors, Toilet - Water Proof WPC frame with Designer WPC door
Window	: UPVC profile windows with sliding glass shutters
Plumbing & Sanitary	: Branded Concealed PVC pipe line in bathrooms, PVC Rain Water, Sanitary Waste Line in Ducts, Sewage Line for Under Ground Septic Tank
Kitchen	: 20mm black granite counter with stainless steel sink with drain board Concrete Loft (if feasible) Glazed tiles upto 2 feet from counter
Toilet	: Concealed EWC white color (KOHLER or Equivalent) Washing point / geyser point / Kohler or equivalent CP fittings / glazed upto 8" height KOHLER or Equivalent White Wash basin Acrylic / Grid False ceiling
Painting	: Interior & exterior Wall painted with emulsion paints.  Grill and- Zink with enamel paint.
Electrical	<ul> <li>3 Phase power supply with concealed wiring with ISI standard</li> <li>White Modular switches, Earth leak circuit breaker.</li> <li>The electrical points as per architects drawings</li> </ul>
Lofts	: Concrete lofts will be provided in kitchen and bedroom (wherever feasible)
Finishes	: Internal surface shall be finished with a coat of primer with acrylic emulsion paint.  Exterior surface shall be finished with ace acrylic emulsion.
Staircase	: Ms designer railings
Railing Staircase	: Granite / Sadarahalli Marble flooring with raiser in all steps and Landings
Flooring Rain water	: As per CMDA Norms
Pest Control	: Pre construction / anti termite treatment

## **AVIGHNA ABODE**

@ Madipakkam







F1/S1/T1 - 909 Sq.ft



F2/S2/T2 - 905 Sq.ft



F3/S3/T3 - 926 Sq.ft

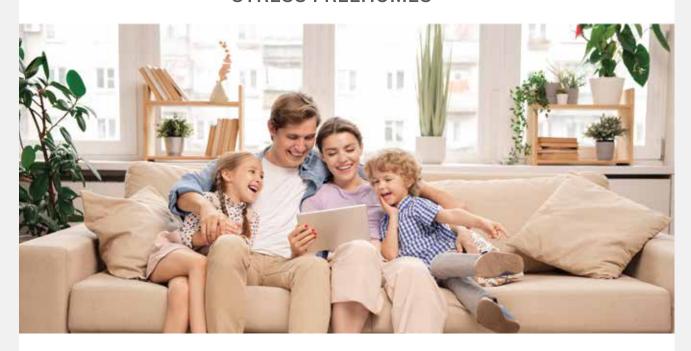


# **SPECIAL FEATURES**

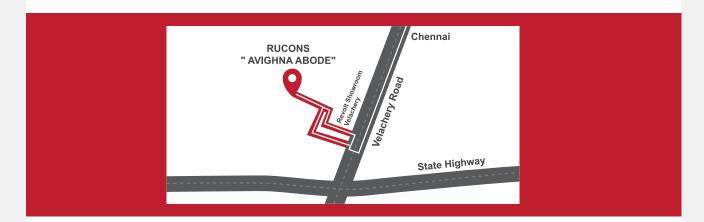
- Reduced Room temperature due to AAC Blocks & gypsum plastering
- DG backup for Lift/ common amenities and dedicated supply of 1 Kv per unit
- Premium KOHLER sanitaryware & CP fittings
- Smart water meters
- Voice enabled Smart home features
- 8 Passenger Fujitec SS Auto Lift
- False Ceiling
- Cool Roof Tiles in Terrace to reduce the Heat

### **RELAX!**

#### STRESS FREEHOMES



ALL THE UNITS ARE DESIGNED WITH MAXIMUM SPACE UTILISATION... SO NO WORRIES OF STORAGE PROBLEMS. THE PROJECT IS TNRERA COMPLIANT ... SO NO QUESTION OF VIOLATION LOCATED AT THE HEART OF THE CITY ... SO NO QUESTION OF SECURITY CONCERN AAC BLOCKS CONSTRUCTION COMBINED WITH SMART FEATURES ....SO REDUCED EB BILLS





### Contact Us



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