

WHERE PRIDE
MEETS PRESTIGE



THE ADDRESS



WHERE LUXURY MEETS MAGNIFICENCE

Everyone can own a home. But only the privileged few get to own an address that exemplifies their status and elevates their lifestyle.

Majestically crafted to create an unforgettable escape from the ordinary to an extraordinary life of pure splendor, S&P-THE ADDRESS brings together on a designer collection of perfectly fashioned 3 & 2 BHK stylish villas in the prestigious location of Mambakkam.

Exhibiting a masterful blend of aspiration and magnificence, these stately homes promise assured fast appreciating returns on investment, an array of distinctive features, premium specifications and superior construction quality that makes it a prized legacy to be handed down and enjoyed for generations to come.



WHERE STYLE MEETS SOPHISTICATION



Walk into the threshold of THE ADDRESS and enter a world of alluring beauty and relaxed elegance. Unlike other villa projects, THE ADDRESS features an exquisite selection of charming designer villas where each villa is captivatingly crafted to be distinctively different from one another. Tailor-made to match your needs & requirements, every home will be perfectly unique in its layout & arrangement.

Add to this zero wastage, super-efficient floor plans and a delightful array of lifestyle amenities, leisure facilities and social infrastructure which make THE ADDRESS a most desirable, value for money investment for young investors who want to live an independent villa life at a surprisingly competitive & irresistible price.

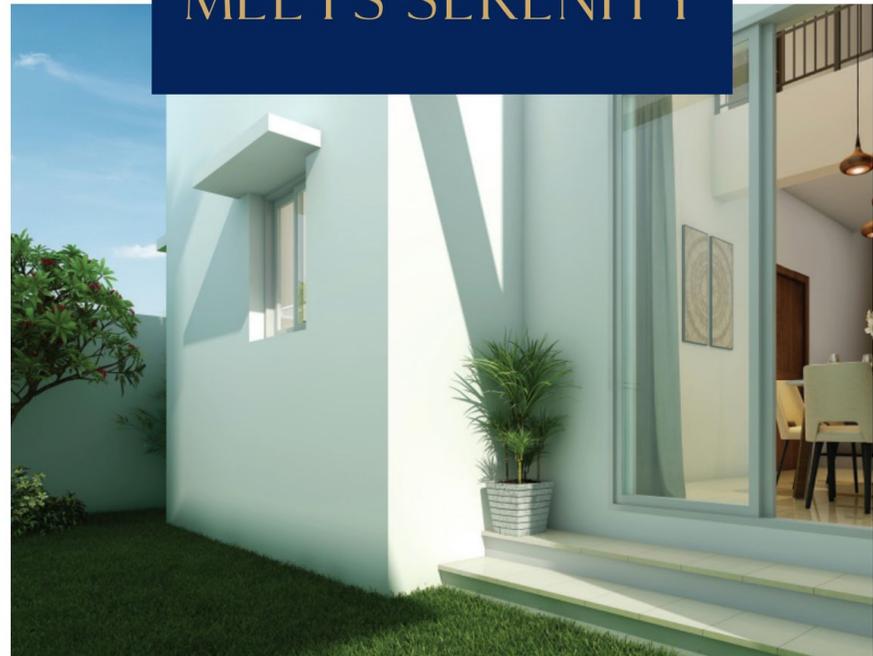


Embracing a glorious intimacy and inviting tranquility of its own, each of the independent villas at THE ADDRESS are perfectly self-sufficient & independent units.

The impeccably appointed spacious floor plans boast of well-ventilated elegant interiors with big airy windows that offer breathtaking views of verdant lawns and vibrant blooms in a calming, non-polluted environment that sparkles with natural beauty.



WHERE NATURE
MEETS SERENITY



Wrapped in picturesquely beautiful surroundings, THE ADDRESS offers an ideal setting for truly magical moments that many will dream of, but few will achieve. Tall glass windows open out into large stunning balconies that let in an abundance of natural light into the rooms. And you can spend many quiet and relaxing moments with your loved ones on the sprawling private terrace garden while enjoying an uninterrupted flow of fresh breeze.



WHERE
PRIVACY
MEETS
ELEGANCE

WHERE UTILITY MEETS GRANDEUR



A spectacular commercial complex with a striking glass façade & an ultra-modern elevation occupies a pride of place at the entrance of the project. Standing impressively on a clearly demarcated plot this meticulously planned commercial complex of approximately 7000 sq. ft. will bring together, under one roof, a total of 7 commercial shops spreading across two imposing floors. These shops can be utilized for retail, ATM, office, coffee shop, supermarket or for any other meaningful purpose that proves most beneficial to the privileged residents of THE ADDRESS.

WHERE INDULGENCE MEETS SPLENDOR



THE ADDRESS will offer everything you could hope for in coveted luxury living. Grand dynamic entrance way, attractively landscaped ornate parks with tree-lined jogging tracks, and a lavish central clubhouse of around 12000 sq.ft. approximately which offers you an open invitation to indulge in a timeless holiday, right within your home.

Whether you like to spend your day appreciating the lush greenery, playing exciting indoor games with your kids, working out in the modern, well-equipped gym, challenging your neighbour to a round of football or reading your favourite book in the library, THE ADDRESS is sure to pamper your senses. And if entertainment is on your mind you could call your friends & watch a movie together or host a private party in the multipurpose hall.

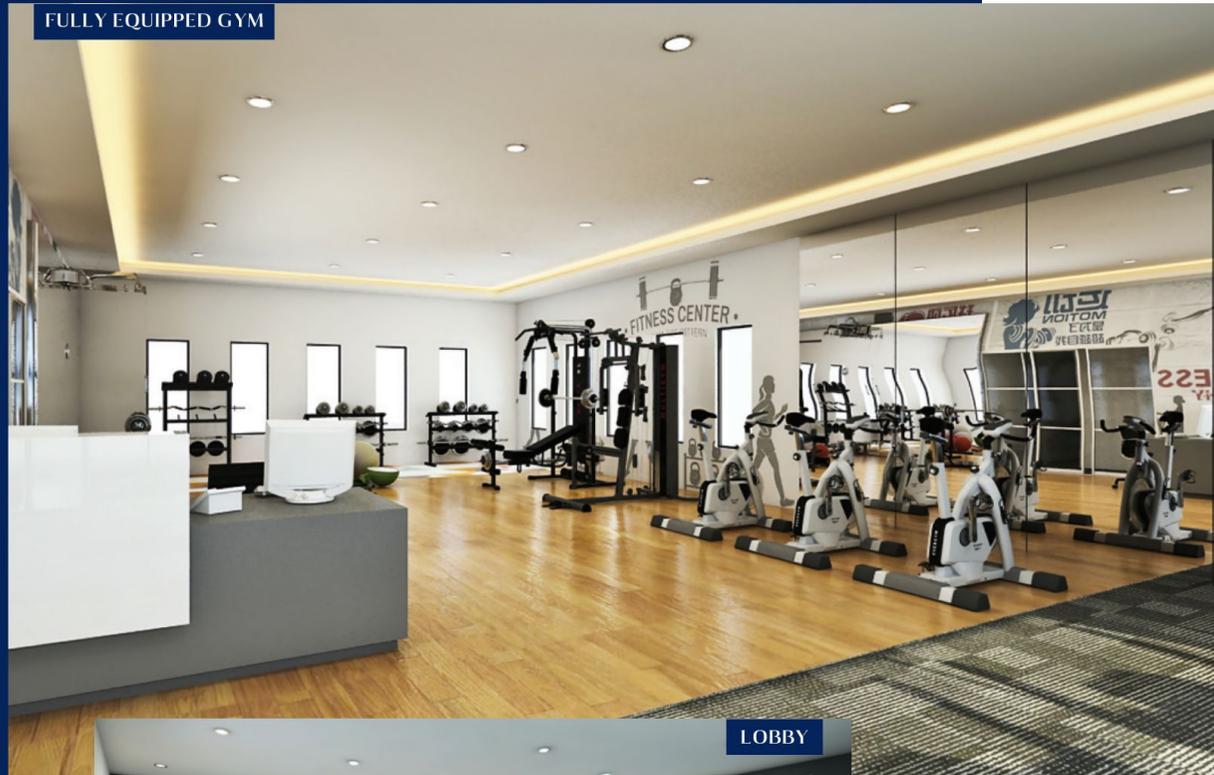
Bringing together a array of many more attractive lifestyle amenities THE ADDRESS is fashioned to enchant you for a lifetime.

CAPTIVATING SELECTION OF LIFESTYLE AMENITIES

MINI THEATER



FULLY EQUIPPED GYM



MULTIPURPOSE HALL



JACUZZI



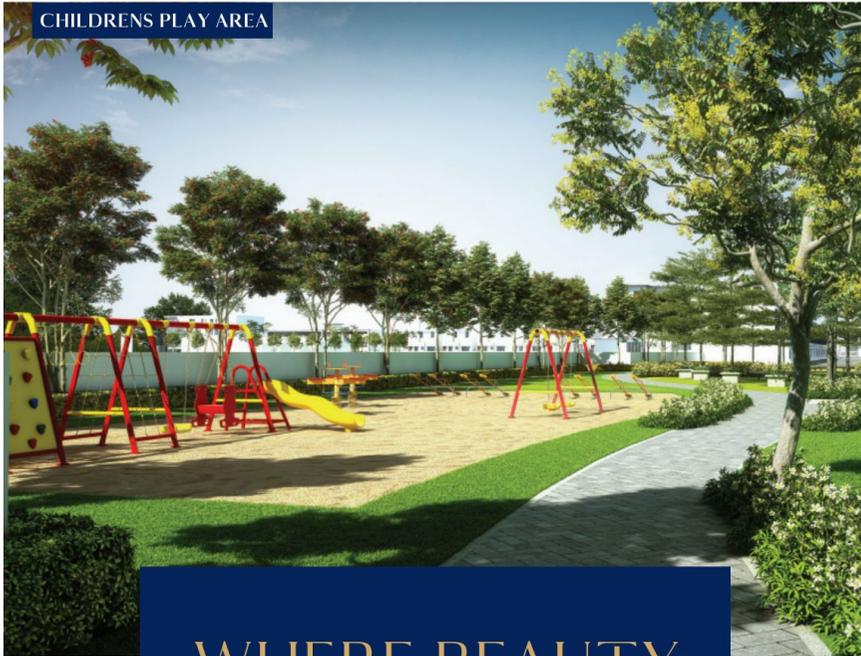
LOBBY



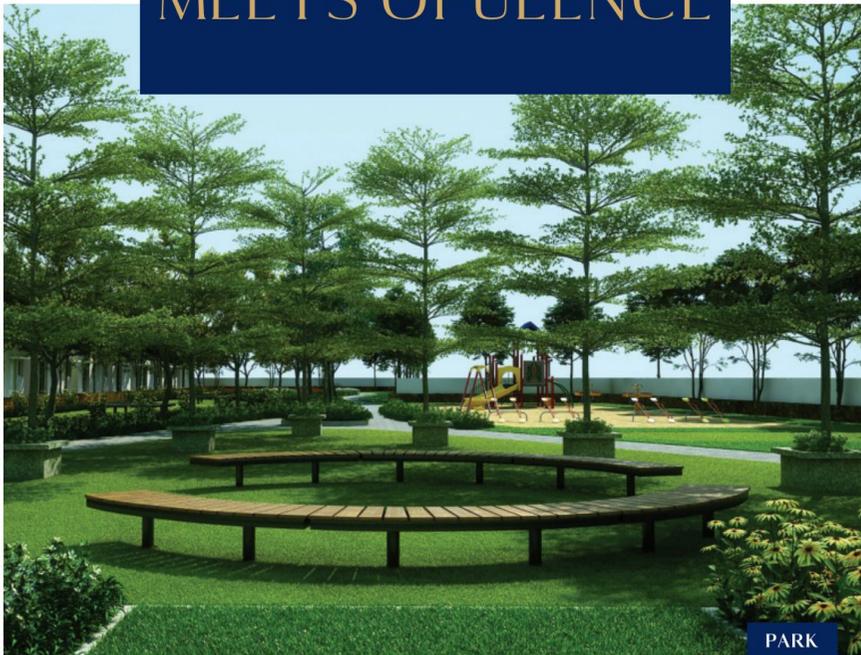
INDOOR GAMES ROOM



CHILDRENS PLAY AREA



WHERE BEAUTY
MEETS OPULENCE



PARK



Gymnasium

Yoga/Meditation Room

Multipurpose hall

Jacuzzi

Steam/Sauna

Adventure Climbing Wall

Basketball Hoop

Aerobics/Dance Room

Toddlers Crèche

Library

Indoor Games Room

Video Games Room

Futsal

AV Room

Cricket Nets

Skating Rink

Children's Play Area

Senior Citizen Seating Area

Jogging Track

Pebble Walk

SPECIFICATIONS

STRUCTURE

- RCC framed structure

JOINERIES

- Main Door : Teak wood Frame and Solid Door with Melamine polish.
- Bedroom Door : Hard Wood Frame and Flush doors with enamel paint.
- Toilet / Utility Door : Hard Wood Frame and Flush doors with enamel paint.
- Windows / French Doors : UPVC with Clear Glass

FLOORING

- Living /Dining /Bedrooms : 600 x 600mm Vitrified tiles
- Balcony : Ceramic tiles
- Kitchen : Vitrified tiles
- Toilet Floor & Utility Area : Anti skid Ceramic tiles
- Toilet Dado : Ceramic tiles upto 7' height
- Car Park : Paver finish
- Staircase : Black Granite

WALL FINISHES

- Internal : Acrylic emulsion for all rooms. Dulux or equivalent
- External : Weather shield Paint. Dulux or equivalent

CEILING FINISHES

- All Rooms : Oil Bound Distemper. Dulux or equivalent

KITCHEN

- Kitchen Sink : S.S. sink with drain board
- Kitchen Platform : Granite Finish
- Kitchen Dado : Ceramic Tiles upto 2' height above granite platform

ELECTRICAL

- Internal Wiring : Finolex or Equivalent
- Switches & Sockets : Anchor Roma or Equivalent
- MCBDDB : Anchor Panasonic or Legrand or Equivalent

PROVISIONS

- Provision for AC in Living, Dining and in all bedrooms
- Provision for Geyser in all bath rooms
- Provision for exhaust fan in all bathrooms and kitchen
- Provision for Invertor connection

LOFT

- Loft in Kitchen only

PLUMBING

- Sanitary / Waste Pipes : PVC pipes; Prince or Equivalent
- Water Supply Pipes : UPVC / CPVC pipes; Astral or equivalent
- Sanitary Ware : Parry ware or Equivalent
- CP Fittings : Parry ware or Equivalent

HANDRAILS

- Balcony : S.S Handrail with glass
- Staircase : MS finish

CONNECTIVITY

- TV & Telephone : Living rooms (Ground & First) and all Bedrooms

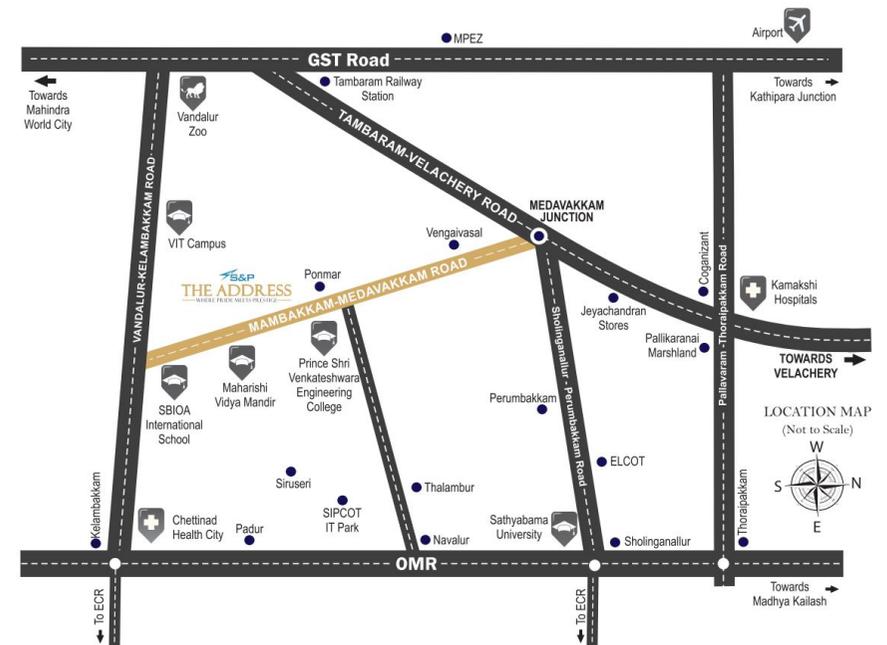
SAFETY & SECURITY

- Main Door Lock : Godrej or Equivalent with chain and eye piece

GENERAL

- Bore well, Internal landscape

WHERE PROMINENCE MEETS CONVENIENCE



Integrating a new level of sophistication and value into your lifestyle, THE ADDRESS nestles gracefully amidst a scenic site area of 18.95 acres, bang on the main road, about 200 meters from the SBI staff quarters, in the rapidly booming residential destination of Mambakkam.

The project is strategically and advantageously located just 10 minutes from Medavakkam, Navalur & Siruseri and 40 minutes from Phoenix Mall. Surrounded by several multinational companies & distinguished educational institutions like the VIT University, THE ADDRESS enjoys quick access to public transportation systems. What's more, renowned schools like SBIOA International School, Vellamal Vidyashram, Maharishi Vidya Mandir, Horizon International Academy and Amethyst International School are within walking distance from the development.

Here you can cherish a life of convenience and contentment with every necessity right at your doorstep with supermarkets, banks, healthcare facilities and popular leisure centres in close proximity.

— THE S&P LINEAGE —

Founded in 2004, S&P Foundation Pvt. Ltd. focuses on the larger picture, creating living spaces in which life is a celebration, rather than just building apartments. It is with this vision that S&P has already developed and delivered over 2 million square feet of residential space within just a decade.

Drawing from one of the largest land banks of approximately 350 acres in and around Chennai city valued at Rs. 2500 crores, S&P started its journey by implementing projects such as S&P Garden, S&P Residency and S&P Lakeview which were very successful and serve as testimonies to the company's commitment to innovation and quality. Soon after, S&P Foundation launched its then flagship project, an 80-acre township beginning with S&P Living Spaces (Phase 1) and following it up with S&P Essense (Phase 2) which is completed and handed over, and will soon be launching S&P Adornia and S&P Courtyard (Phase 3).

Today, S&P Foundation has over a whopping 3.8 million square feet of on-going projects. S&P Fortune - a 0.25 million sq.ft. development of villa plots on the Oragadam Main Road, S&P Signature Villas an unique selection of spacious family-sized villas near Tambaram and township projects in West Mogappair are also being developed. Thereafter, a stilt + 4, 1.5 million sq.ft. development of apartments is also in the pipeline in Nedunkundram near Tambaram, followed by a flagship project, an 18 storey, 1.1 million sq. ft. development coming up in Nolambur.

Every project S&P has developed so far has contributed to the company's progress and has exemplified its fervour to deliver outcomes beyond expectations; not because we have to, but because we want to.

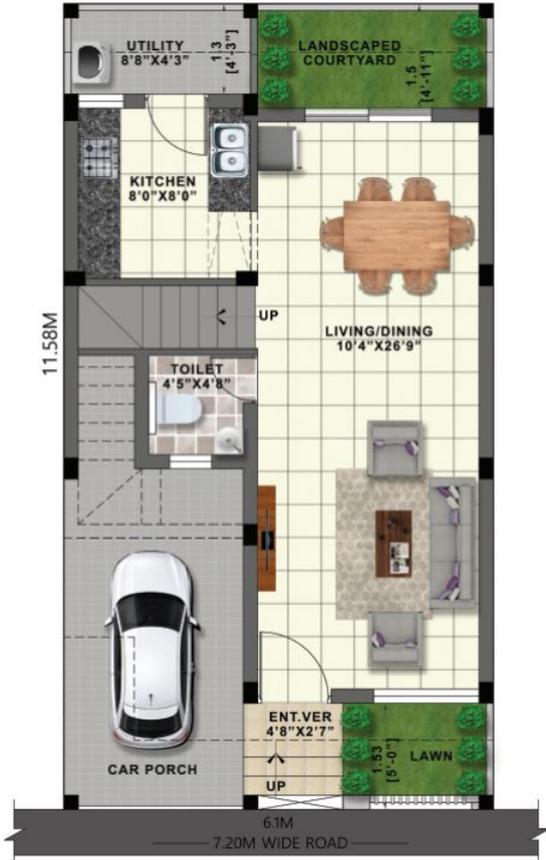


S&P
THE ADDRESS
— WHERE PRIDE MEETS PRESTIGE —

2 BHK VILLA



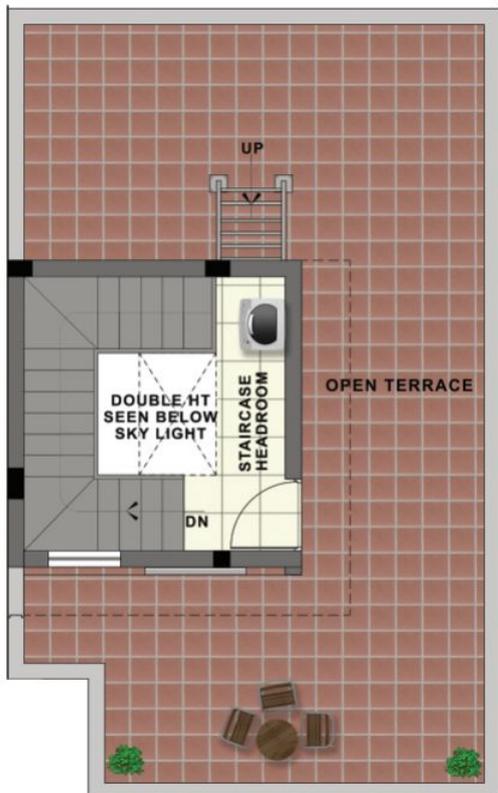
GROUND FLOOR



FIRST FLOOR



TERRACE FLOOR



2 BI-IK VILLA

VILLA TYPE
2 BHK

LAND AREA
760 SQ.FT.

SALEABLE AREA
1540 SQ.FT.



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3 BHK VILLA TYPE - A



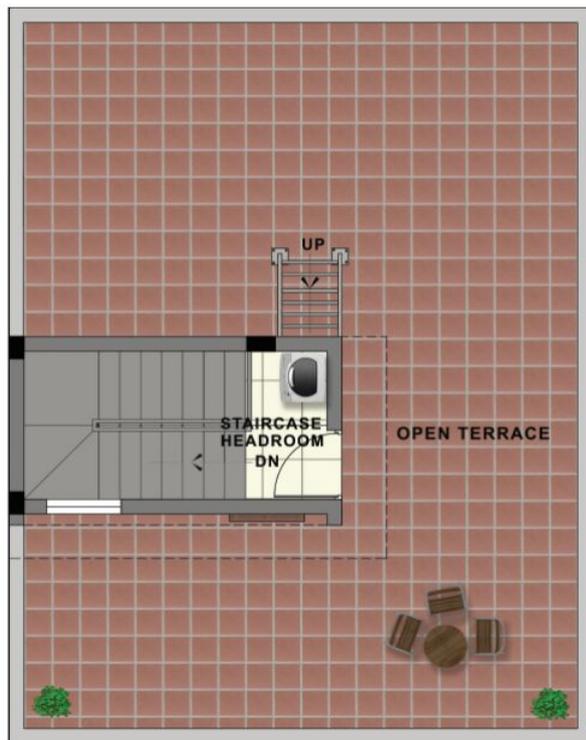
GROUND FLOOR



FIRST FLOOR



TERRACE FLOOR



**3 BI-IK
VILLA**

VILLA TYPE
A

LAND AREA
1202 SQ.FT.

SALEABLE AREA
2010 SQ.FT.



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3 BHK VILLA TYPE - B



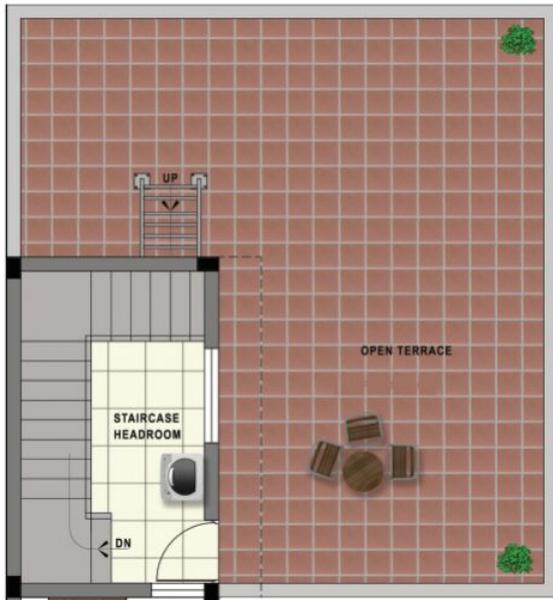
GROUND FLOOR



FIRST FLOOR



TERRACE FLOOR



**3 BHK
VILLA**

VILLA TYPE
B

LAND AREA
1202 SQ.FT.

SALEABLE AREA
1850 SQ.FT.



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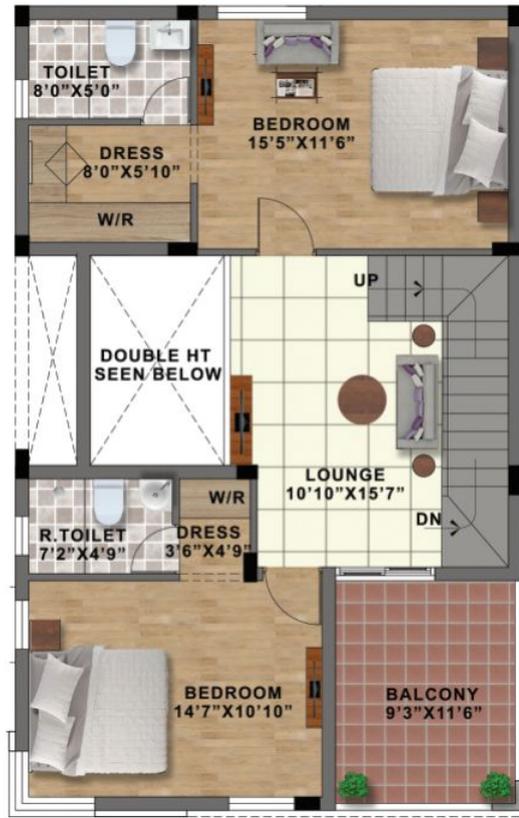
3 BHK VILLA TYPE - C



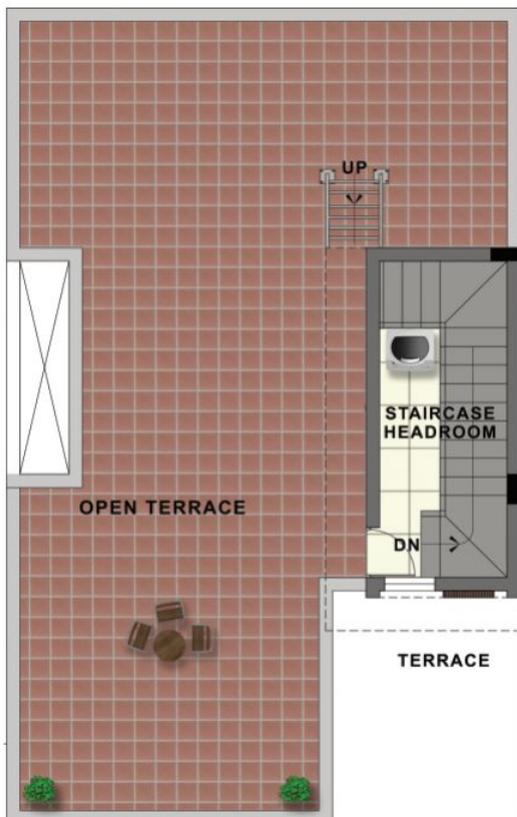
GROUND FLOOR



FIRST FLOOR



TERRACE FLOOR



3 BHK VILLA

VILLA TYPE C
LAND AREA 1502 SQ.FT.
SALEABLE AREA 2335 SQ.FT.



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3 BHK VILLA TYPE - D



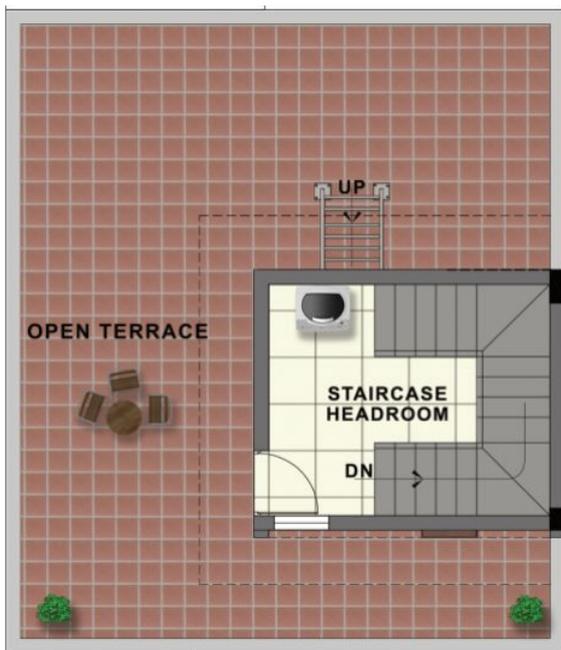
GROUND FLOOR



FIRST FLOOR



TERRACE FLOOR



**3 BHK
VILLA**

VILLA TYPE
D

LAND AREA
1502 SQ.FT.

SALEABLE AREA
2272 SQ.FT.



S&P
THE ADDRESS
— WHERE PRIDE MEETS PRESTIGE —

3 BHK VILLA TYPE - E



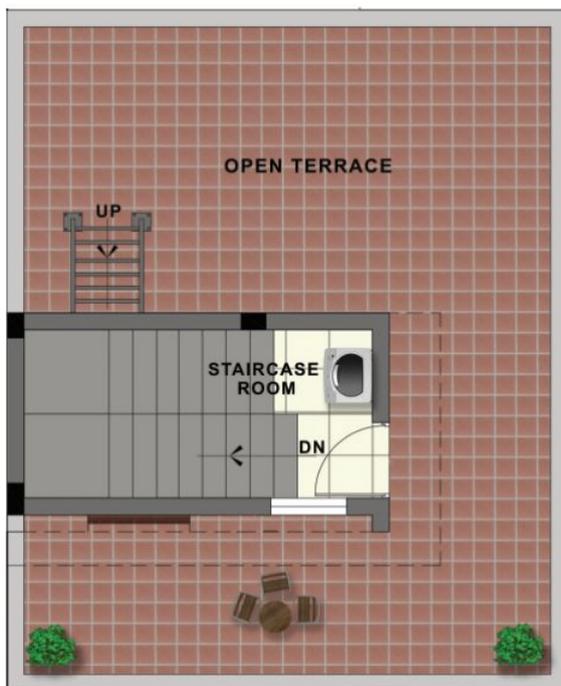
GROUND FLOOR



FIRST FLOOR



TERRACE FLOOR



3 BI-IK VILLA

VILLA TYPE
E

LAND AREA
1001 SQ.FT.

SALEABLE AREA
1725 SQ.FT.

