



### LID OFFICE

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OF LIVING

Why just move into a New Home, When you can move up in Life?

Presenting Gardenia Villas by DABC. The Easy-to-Upgrade-to Villas

At an incredibly low cost!



# THE **NEXT LEVEL** OF PRIDE

The time to switch to a better life is now! Welcome to your very own Gardenia Villa. Nestled within the secure walls of the landmark Arboretum Township, you get access to host of lifestyle amenities.

And its prime location next door to Chennai's IT hubs and premier educational institutes, lets you easily balance work and family.



# THE NEXT LEVEL OF SATISFACTION

Gardenia Villas in the Arboretum Township are an undertaking by Deluxe Apartments & Buildings Co

(DABC). What truly sets us apart is our 'peace of mind' promise. This is a promise we make to each and every one of our proud home-owners.



### **BUDGET MAINTENANCE**

**100% ON TIME DELIVERY** 

Every project has been and will always be

Experience the wonderful amenities designed for a lesser monthly maintenance cost.

### POST PURCHASE MAINTENANCE

Expert maintenance work assistance will be provided by DABC,so you have a solid home, FOREVER.

### **100% COMMITMENT**

The stipulated contract amount is final and will never go up, even if material costs orany other costs rise during construction.

AND THAT'S A PROMISE.





# THE **NEXT LEVEL** OF CONVENIENCE

Gardenia and the Arboretum Township are ideally located to offer easy connectivity to the Siruseri SIPCOT Park, as well as the city. Key junctions to GST road, Medavakkam, Velachery, OMR and Kelambakkam are all nearby. Not just that. The township is surrounded by an extensive choice of renowned educational institutions, hospitals, and entertainment centres.

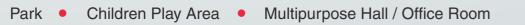
IT PARKS		SCHOOLS & COLLEGES	
Sipcot IT Park	4.5 kms	MVM School in Township	
HCL	5 kms	Vels University	1 kms
TCS	4 kms	Prince Venkateshwara Engg. College	1 kms
Infosys	7 kms	Velammal Vidyashram	1.5 kms
Wipro	10 kms	Proposed SBOA School	1.5 kms
Ascendas	20 kms	Hindustan University	7 kms
		Sathyabama University	7 kms
HEALTHCARE		CONNECTIVITY	
HEALINGARE		CONNECTIVITY	
Apollo Hospitals	12 kms	CONNECTIVITY  Navalur Junction	4.5 kms
Apollo Hospitals	12 kms 7 kms		4.5 kms 7 kms
		Navalur Junction	
Apollo Hospitals Chettinad Hospital	7 kms	Navalur Junction  Medavakkam	7 kms
Apollo Hospitals Chettinad Hospital Global Hospital & Health Care	7 kms 9 kms	Navalur Junction  Medavakkam  Velachery MRTS	7 kms 14 kms
Apollo Hospitals Chettinad Hospital Global Hospital & Health Care	7 kms 9 kms	Navalur Junction  Medavakkam  Velachery MRTS  Airport	7 kms 14 kms 19 kms

## THE NEXT LEVEL NEIGHBOURHOOD

These smartly-planned 3BHK Gardenia Villas are a part of the Arboretum Township, a truly impressive, self-contained gated community that can only be described as a city within a city. This upcoming landmark township already houses a fully-functioning Maharishi Vidya Mandir CBSE school, with plans for shopping malls, hotels & restaurants, health centres, and much more.



# NEXT LEVEL AMENITIES



Space for Laundry • Space for Convenient Store • Rest Rooms













### **FEATURES**

Gardenia – Upcoming Villa Project in DABC's Arboretum Township in Polachery

The total extent of land is 1.67 Acres

All Villas are of 1600 sq.ft 3 BHK with single Car parking area

The total land area of each units will be about \*1200 sqft approximately

The Villas are designed to keep independency and with low monthly maintenance cost

Gated community with private Drive Ways to ensure security

### UPGRADE TO BETTER SPECS



### GENERAL SPECIFICATIONS

STRUCTURE : R.C.C. framed structure with concrete blocks masonry walls plastered smooth and cement painted.

FLOORING: Vitrified flooring with Rs. 35/- per sqft as basic price.

JOINERY : Teak wood frame with veneer skinned door for main door & Country wood frames with commercial flush

shutter for inner Doors. UPVC Windows with MS grills and pin headed glass Shutters.

KITCHEN : Granite platform with Carysil or equivalent Single bowl sink.

GAZED TILES: Up to a height of 7 feet in toilets and up to a height of 2 feet above Kitchen platform.

WARDROBES : In bedrooms with open masonry without shelves.

PLUMBING

& SANITATION : G.I./PVC water lines and PVC waste water and soil lines. Sump Capacity – 6000 litres, 6" Bore-well upto

65 feet depth, single Sintex Over-head tank capacity - 500 litres, individual Anaerobic PWTS - AM

Series Waste Water System Septic tank of 1200 litres capacity approximately for scientific treatment and the

sewage disposal with leach pit.

SANITARY FITTINGS : White Sanitary Fittings

ELECTRICAL FITTINGS: Concealed PVC Conduit wirings with necessary service points. PVC Conduits for T.V. antenna and telephone.



### FLOOR PLAN

### **Typical West Facing**









### First Floor

### FLOOR PLAN

### **Typical East Facing**









Ground Floor First Floor

### ABOUT DABC

We at DABC are always committed to a trusted customer relationship. Which is why, we keep our promises with utmost certainty. Spearheaded by Mr. A. Jenix Dev Singh, a reputed Civil Engineer himself, we currently employ over 100 qualified professionals and engineers. ALL EAGER TO SERVE YOU.

Feel free to get in touch with us for any enquiries you may have regarding

DABC's Gardenia in the Arboretum Township.



