

kayarr
MALHOTRA
GARDENIA

NO. 39/37, 2nd STREET, GILLINAGAR, CHOLLAIMEDU, CHENNAI



Arquitecto M. B. B. B.

37/1



KAYARR & CO

TO BE WORLD'S MOST VALUABLE &
INDIA'S LEADING REAL ESTATE COMPANY
WITH A PAN-INDIA FOOTPRINT AND
BE THE COMPANY OF FIRST CHOICE AMONGST
OUR CUSTOMERS TO ADDRESS THEIR NEEDS
ACROSS ALL REALTY VERTICALS.

Kay Arr & Co is the fastest growing and one of the competitive player in the real estate industry headquartered at Bangalore. Our primary business is development of residential, commercial and retail properties. We possess over a decade of experience in this industry having completed more than 60 luxurious projects at prime locations (CBD areas) comprising over 1 million sq ft of development. The company started its mile stone in the year 1997 under the leadership of Mr. K. Ramesh and team, which has built its reputation by providing world-class lifestyle projects across Bangalore. The Organization stands for its Quality, Dedication and Trustworthiness. We possess the experience and financial strength to grow in all aspects of the Construction and Property development field. We are known ourselves diligently to each project, right from conception to completion. More than 300 customers bear testimony to our success in this eventful journey. Our commitment to customer satisfaction is reflected in the uncompromising quality and punctuality ensured through the application of advanced techniques of construction and management, which are the result of our approach. Recognition: We possess CREDAI membership. We also possess ISO 9001 : 2015 certification.

We will execute project as per RERA norms. We will follow GST strictly. All statutory works will be followed strictly. No compromise in legal.





MALHOTRA GARDENIA BY KAY ARR REPRESENTS QUALITY CONSTRUCTION.

It is intrinsically developed to cater to a lifestyle which exemplifies luxury and comfort. Make way for luxury living with Malhotra Gardenia!

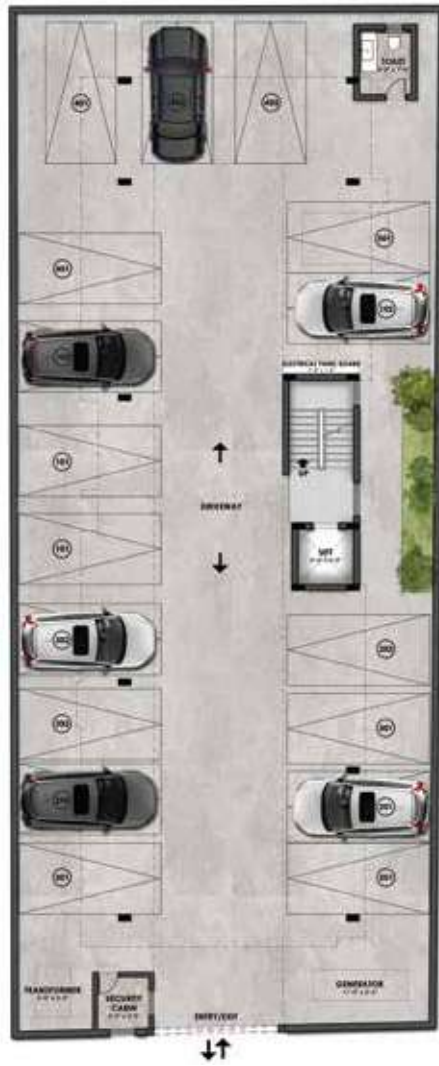




A HOME THAT DELIGHTS A LOCATION THAT SOOTHES

Malhotra Gardenia by Kay Arr exemplifies Kay Arr's promise to offer great homes at great locations. Located in Choolaimedu, one of the most sought after residential areas in Chennai, the lifestyle condominium adorns the pride of place in a verdant setting. In the vicinity are reputed schools, hospitals, shopping malls, tech parks... in short, just about everything you need to live life to the fullest.

Kayarr Malhotra Gardenia



Stilt Floor



First Floor



Second Floor



Third Floor



Fourth Floor



Terrace





THE JOYOUS LIVING

The living room is where you spend innumerable hours bonding with family and friends. Naturally, the place deserves to be crafted keeping your needs in mind. The living room at Malhotra Gardenia by Kay Arr epitomizes luxury and comfort in equal measure.

SPECIFICATIONS

Basement car parking	:	Car parking ironite flooring
Drive way	:	Cobble Stones
Compound wall	:	Front 5 ft all, other side's 6 ft
Structure	:	R.C.C
Roof	:	9'6"
Walls	:	Solid Block masonry.
Ceiling Interior Emulsion.	:	Lime plastering with Acrylic
External	:	Smooth plastering with cement Paint.
Doors	:	Teak wood panel with steel fittings.
Windows/French window	:	Wooden windows with grills with mosquito frames (Or) UPVC windows. As per owners choice.
Flooring	:	3 X 3 Vitrified Tiles in Living and Dining Room. (Or) equivalent rate granite or Indian Marble. 2 x 2 Vitrified Tiles in bed rooms.
Elevation	:	Victorian English Style, Contemporary Architecture.
Stair case & Common area	:	Granite flooring teak wood railing
Toilets with ceramic non-slip	:	Ceiling heights designed tiles flooring, showers and mixer health shower, commodes and basin Jaguar C.I.fittings, Hindware C.P.fittings, (Or) equivalent.
Common Area Walls	:	Heritage and wood finishing.
Lift Area	:	Granite cladding.

Kitchen stainless steel sink	:	40MM thickness granite slab with Double basin 4ft height dado non-slip ceramic flooring.
Electrical	:	Concealed PVC pipes with 50% colour Anchor Rome switches or Legrand switches.
Sanitary	:	Concealed PVC & CPVC pipes with 50% colour fittings
Power	:	5 KVA for each Flat, 15 KVA for common area.
Water	:	Bore well and corporation water with separate tanks, underground and overhead tanks rain water sump Rain water Harvesting in the Stilt floor.
Lift	:	8 passenger automatic lift (Kone Elevators) Facility upto Terrace.
Generators	:	87.5 KVA Generator Back up power, full back up including flats, lift pump set etc.
Security	:	Security cabin with Intercom connection to each flat and video calling bell outside the Apartment. for Common area Cameras with Monitor.
Servants	:	Toilets with ceramic tiles upto 5 ft with western style commode with a flush, showers and basin.
Builder Terrace	:	Small Gym with basic 3 equipments will be provided by builder after obtained CC.



EMBARK ON A CULINARY JOURNEY

Spaces inspire. We understand it more than anyone else does. The reason you'll find the thoughtfully designed modern kitchen at Malhotra Gardenia by Kay Arr inspiring enough to embark on a culinary journey.

KAY ARR & CO'S - BANGALORE

COMPLETED / RESIDENTIAL
PROJECTS





Kay Arr - Bikaner Corner
5th cross, Lakshmi Road, Shanthinagar



Kay Arr - Muyeed's Serenity
Wellington Street, Richmond Town



Kay Arr - No 10 Berlie,
Berlie Street, Langford Town



Kay Arr - (Lay out - project)
Hoskote Main Road



Kay Arr - Milagres
18thMain road, 6th Block, Koramangala



Kay Arr - Millicent
Leonard Lane, Richmond Town



Kay Arr - Herald
4^T'Block, Jayanagar



Kay Arr - The Mayfair
6th Block, Koramangala



Kay Arr - Elphinston
12th A Main, Off 100' rd, Indira Nagar



Kay Arr - Silkeen
Next to Madiwala lake, BTM II Stage



Kay Arr - Amina Residency
Berlie Street, Langford Town



Kay Arr Chordia King's Court
Off Richmond Town, Bangalore

KAY ARR & CO's - CHENNAI

COMPLETED RESIDENTIAL PROJECTS



COMPLETED COMMERCIAL IT PROJECT



ONGOING COMMERCIAL IT TURNKEY PROJECT



COMPLETED RESIDENTIAL ULTRA LUXURY VILLA PROJECT



ONGOING RESIDENTIAL PROJECT



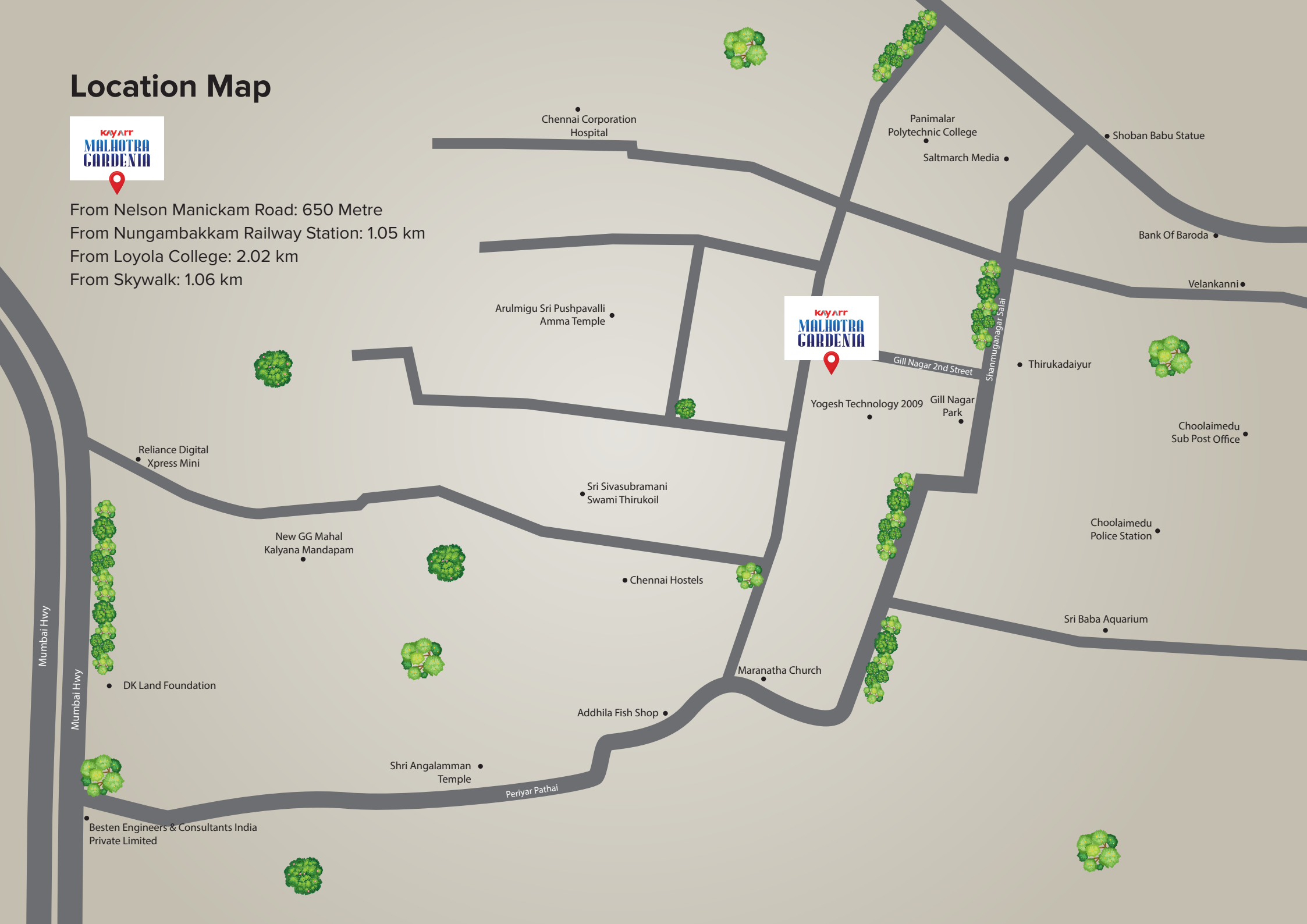
UPCOMING RESIDENTIAL PROJECT



Location Map



From Nelson Manickam Road: 650 Metre
From Nungambakkam Railway Station: 1.05 km
From Loyola College: 2.02 km
From Skywalk: 1.06 km



Chennai Corporation Hospital

Panimalar Polytechnic College
Saltmarch Media

Shoban Babu Statue

Bank Of Baroda

Velankanni

Arulmigu Sri Pushpavalli Amma Temple



Gill Nagar 2nd Street

Shanmuganagar Salai

Thirukadaiyur



Choolaimedu Sub Post Office

Yogesh Technology 2009
Gill Nagar Park

Sri Sivasubramani Swami Thirukoil

Choolaimedu Police Station

Reliance Digital Xpress Mini

New GG Mahal Kalyana Mandapam

Chennai Hostels

Sri Baba Aquarium

Mumbai Hwy

Mumbai Hwy

DK Land Foundation

Maranatha Church

Addhila Fish Shop

Shri Angalamman Temple

Periyar Pathai

Besten Engineers & Consultants India Private Limited

Member of:



KAYARR & CO
Perfection is our goal

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