



CREATING A NEW INDIA.



the avenues
AT ESPLANADE



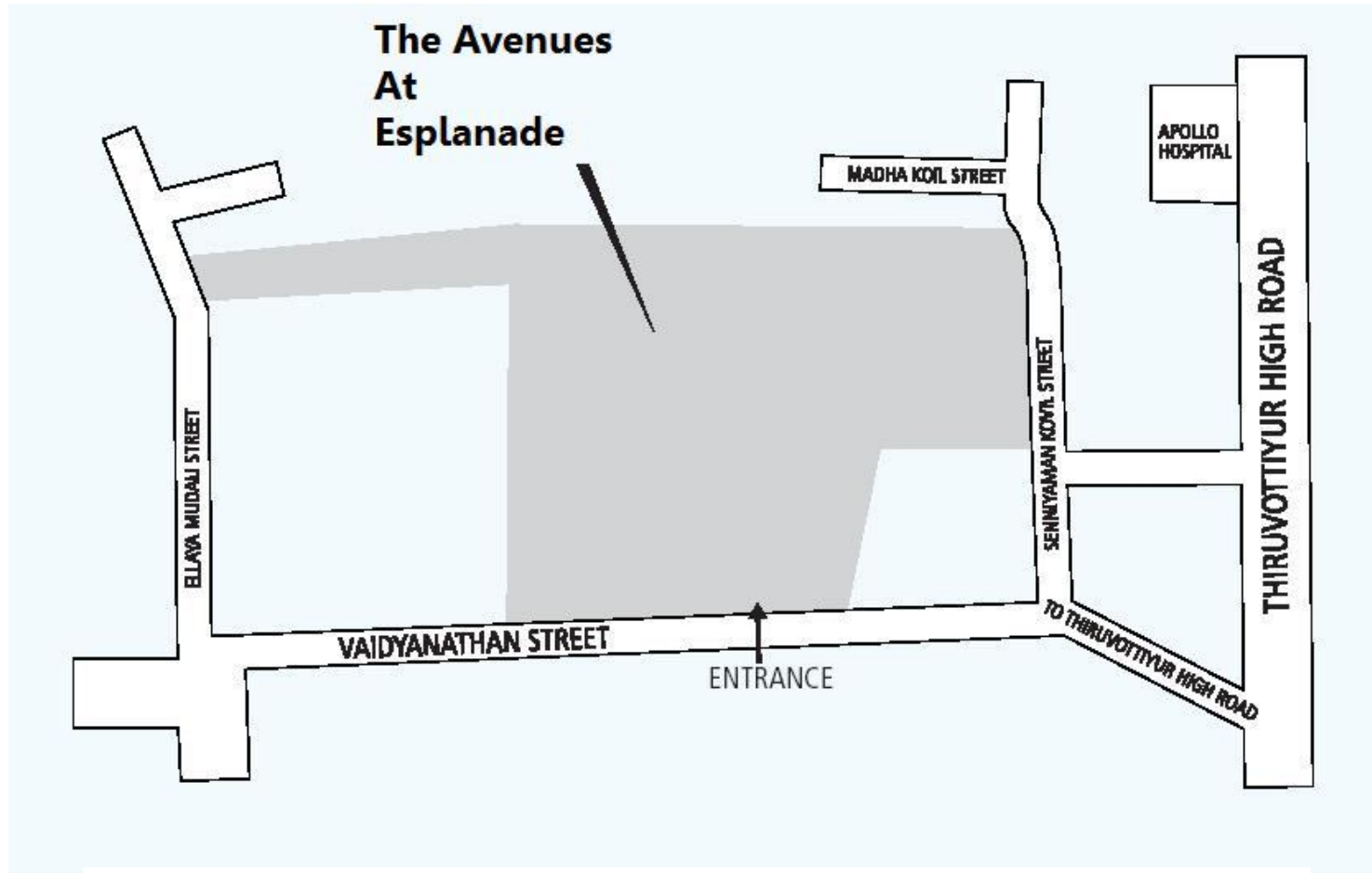
The Esplanade, spread over approximately 14 acres, is a well-planned integrated community with all the facilities you'd want. Well-appointed apartments built with quality let you and your family experience a truly unique lifestyle. 2 & 3 BHK units across 6 towers. Units ranging from 975 Sq. ft. to 1450 sq. ft. 7 floors and car park (stilt and open). Part of a larger master-planned gated community



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Location

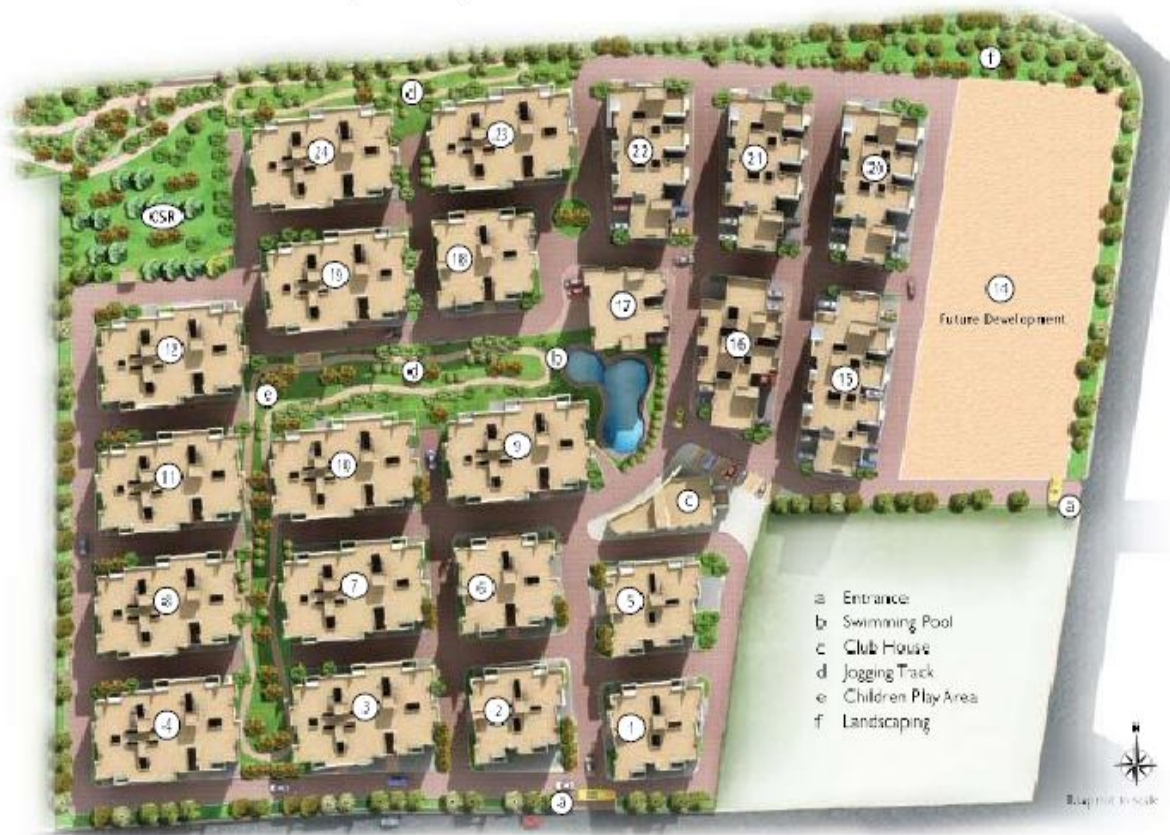
The Avenues at Esplanade is located on Thiruvottiyur High Road, Chennai. The development is positioned in a short distance from all life conveniences like education institutions, hospitals, theatres, shopping malls, public transport, commercial hub (oldest business district - Parrys Corner) and the Marina beach.



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Master Plan

Towers 1-12, 18, 19, 23, 24 - Phase I (Esplanade)
Towers 15-17 & 20-22 - Phase II (The Avenues)



Design

- Part of an exclusive well-planned integrated community
- Cohesive urban design - signages and road lighting
- Green areas and tree lined streets
- Open and covered parking spaces
- Environment friendly planning
- Choice of 2 and 3 Bedroom apartments with elevators
- Efficient floor plans
- Exclusive walking and jogging tracks



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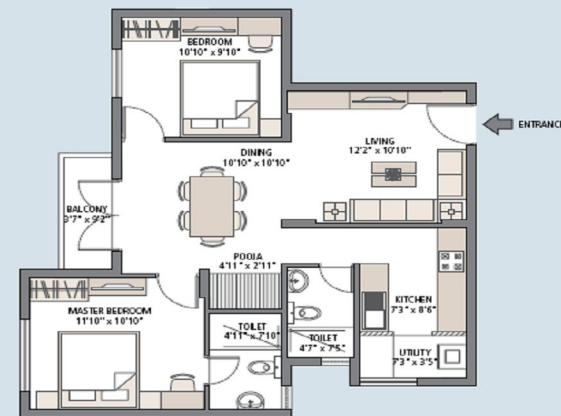
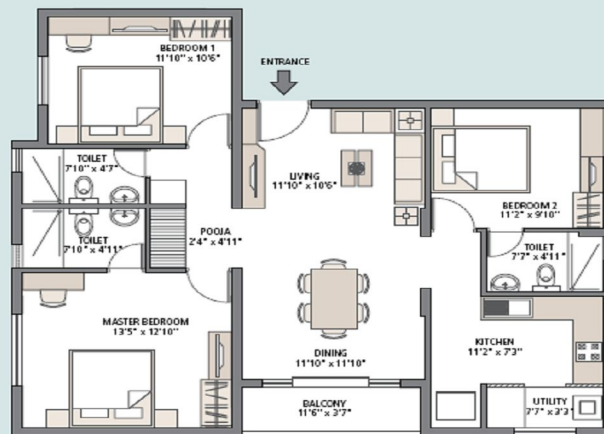
Floor Plan

TYPE D1
 3 BEDROOM UNIT (1,413 SQ. FEET)
 TOWERS - 15, 16, 20, 21, 22

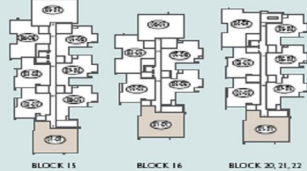
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TYPE D2
 2 BEDROOM UNIT (989 SQ. FEET)
 TOWERS - 15, 16, 20, 21, 22

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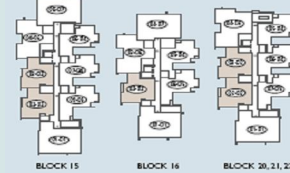
KEY PLAN



SITE PLAN



KEY PLAN



SITE PLAN



In the interest of maintaining high standards, all floor plans, layout plans, areas, dimensions and specifications are indicative and are subject to change as decided by the company or by any competent authority. Soft furnishing, cupboards, kitchen cabinets, furniture and gapes are not part of the offering. 1 sq. metre = 1.196 sq. yard & 1 sq. metre = 10.76 sq. feet.

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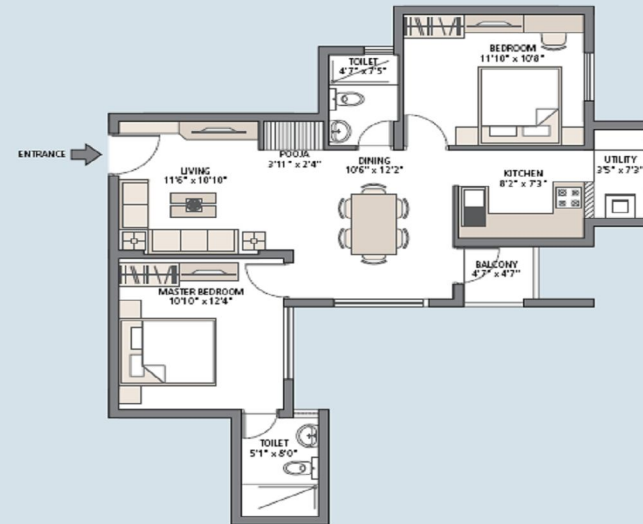
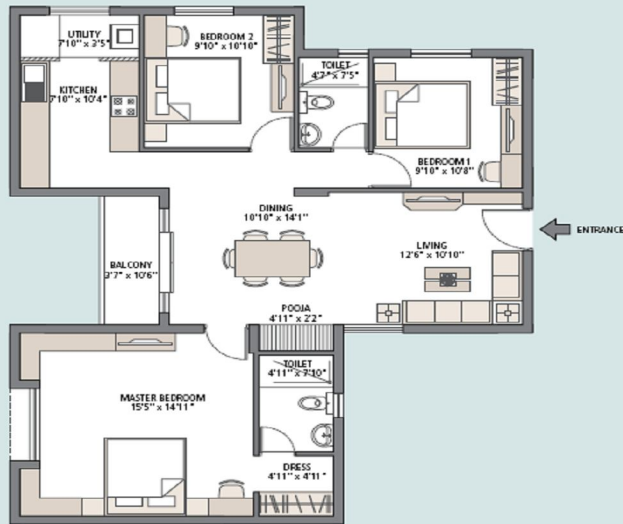
Floor Plan

TYPE D3
3 BEDROOM UNIT (1,391 SQ. FEET)
TOWERS - 17, 20, 21, 22

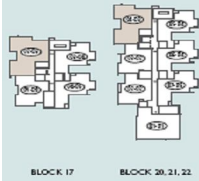
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TYPE D4
2 BEDROOM UNIT (996 SQ. FEET)
TOWERS - 15, 16, 17, 20, 21, 22

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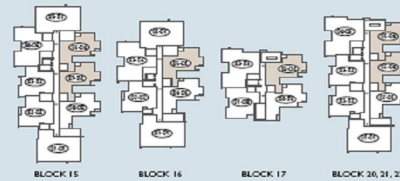
KEY PLAN



SITE PLAN



KEY PLAN



SITE PLAN



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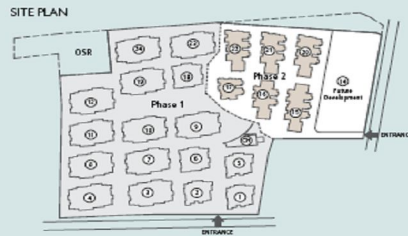
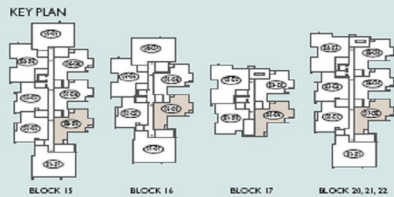
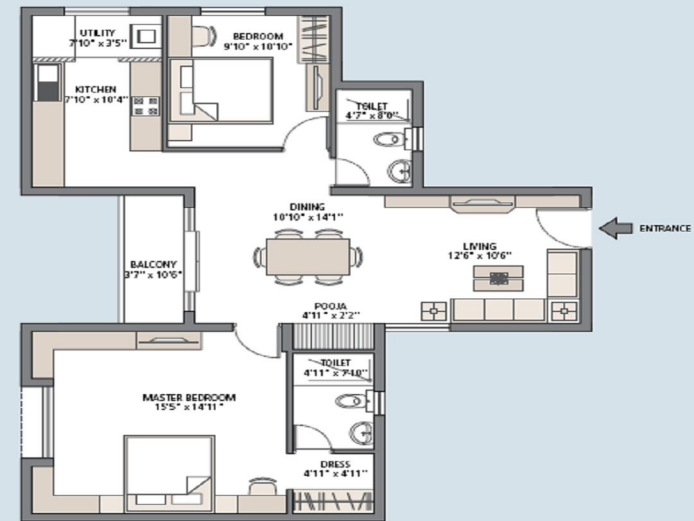
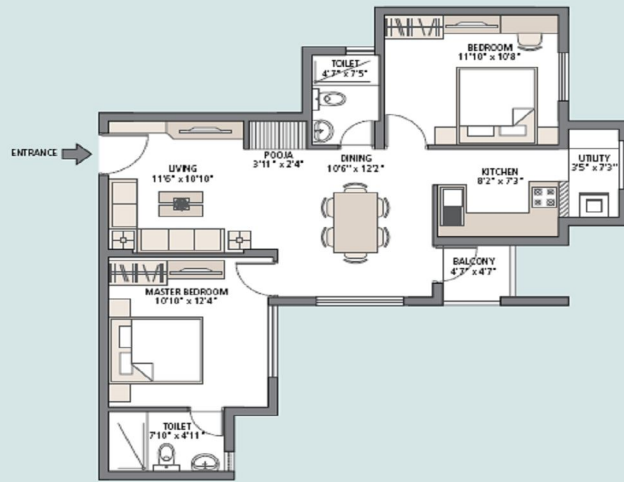
Floor Plan

TYPE D5
 2 BEDROOM UNIT (988 SQ. FEET)
 TOWERS - 15, 16, 17, 20, 21, 22

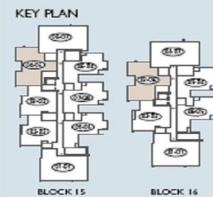
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TYPE D6
 2 BEDROOM UNIT (1,236 SQ. FEET)
 TOWERS - 15, 16

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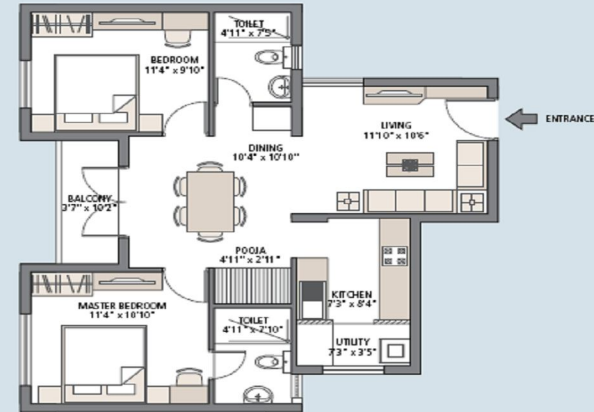
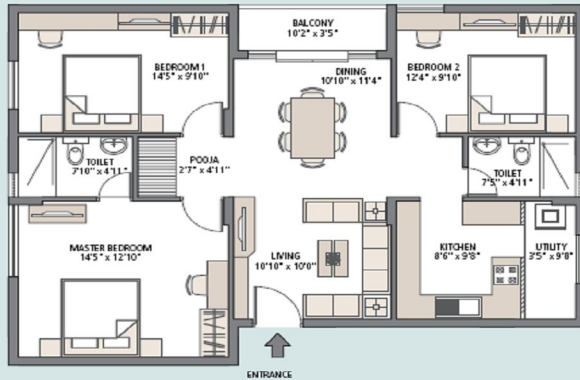
Floor Plan

TYPE D7
3 BEDROOM UNIT (1,331 SQ. FEET)
TOWERS - 15, 16

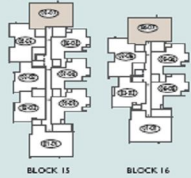
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TYPE D8
2 BEDROOM UNIT (987 SQ. FEET)
TOWERS - 17

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AT ESPLANADE



KEY PLAN



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SITE PLAN



KEY PLAN



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SITE PLAN



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Proposed Specifications

STRUCTURE

RCC Framed Structure (Designed as per National building code design of Seismic zone conditions)
Cement Concrete block masonry with cement plaster on all walls

JOINERIES

Main Door Treated hard wood frame with flush shutter; enamel paint finish with fittings

Bedroom Doors Treated hard wood frame with flush shutter; enamel paint finish with fittings

Toilet Doors Treated hard wood frame with flush shutter; enamel paint finish with fittings

French Doors and Windows Powder coated glazed windows

FLOORING & CLADDING

Living/ Dining Vitrified tile floor

Kitchen Vitrified tile floor with 2' height ceramic tile cladding above the counter

Bedrooms Vitrified tile floor

Toilet & Utility Area Ceramic tile floor and Ceramic tile cladding upto 7' Height in toilets and 3' height in Utility Area

Balcony Ceramic tile floor

PLUMBING & SANITARY WORK

Indian make Sanitary ware & C.P. fittings.

ELECTRICAL

3 Phase LT power supply

3 BHK AC point in two bedrooms and geyser point in one toilet

2 BHK AC point in one bedroom and geyser point in one toilet

PAINTING

Internal walls: Oil bound distemper

External walls: Exterior emulsion paint

Ceiling: Whitewash

OTHER AMENITIES

Elevator Automatic lift

Power back-up Generator back-up for all common area lights & elevators

Club House Well equipped gymnasium and recreation area

Also available Swimming pool, children play area and jogging track

Internal roads finished with inter-locking paver blocks

Landscaped open spaces

Centralized sewage treatment plant

Price

Type	Size(Sqft)	Price PSqft(Rs)	Amount(Rs)	Booking
2 BHK	986.59	3000	29,59,770	10%
2 BHK	987.51	3000	29,62,530	10%
2 BHK	988.88	3000	29,66,640	10%
2 BHK	996.05	3000	29,88,150	10%
3 BHK	1236.12	3000	37,08,360	10%
3 BHK	1331.25	3000	39,93,750	10%
3 BHK	1391.30	3000	41,73,900	10%
3 BHK	1412.98	3000	42,38,940	10%

About Developer

Emaar MGF Land Limited is a joint venture between Emaar Properties PJSC (Emaar) of Dubai and MGF Development Limited (MGF) of India. Emaar is one of the worlds leading real estate companies with operations in 16 countries, as of August 31, 2007. MGF has over the last 10 years established itself as one of the key players in retail real estate development in Northern India. In October 2006 Emaar Properties was awarded 'Best Developer in the UAE for the second consecutive year at the Euromoney Real Estate Award. The joint venture of Emaar MGF, commenced operations in India in February 2005 with primary business in the development of properties in the residential, commercial, retail and hospitality sectors. In addition, EmaarMGF have also identified healthcare, education and infrastructure as business lines for future growth. Their operations span across various aspects of real estate development, such as land identification and acquisition, project planning, designing, marketing and execution.

Payment Plan/Booking Procedure for Emaar MGF The Avenues

Book your apartment at EmaarMGF The Avenues in few easy steps below.

- 1) Identify your apartment.
- 2) Arrange site visit for your family or friend in 24 hrs by calling our support desk.
- 3) Booking amount as applicable.
- 4) Booking amount Cheque in the name of "M/s.Emaar MGF Land Ltd - Esplanade"
- 5) Receive booking confirmation, Receipts from Emaar MGF Esplanade, InvestInNest.
- 6) Any queries, contact InvestInNest customer support in your respective country at numbers mentioned below.



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