

Transport yourself to a unique Spanish
lifestyle of fun, frolic and happiness

p r e s e n t i n g





One of the leading
developers catering
to the residential
market of Chennai &
Coimbatore



Celebrating
25 years of
“Happiness”



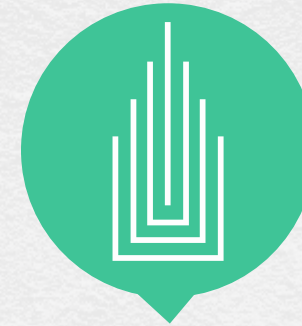
More than
2400 happy
families



Over 3 million sq.ft.
delivered in
last 6 yrs



FDI Partners
- GIC Singapore,
Hayat Invest
Kuwait



Only developer in
the country to
deliver projects
With 9 different
Thematic
Architecture

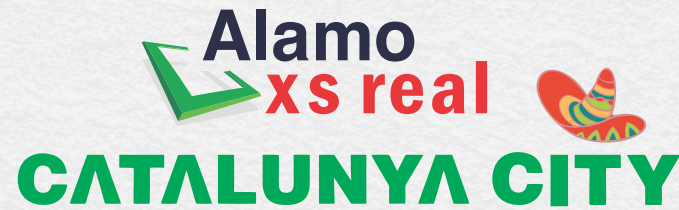


Winner of
several
“Best Residential
Project of the
year” and
“Outstanding
Structure of
the year” awards



A slice of Spain, in every element. From the moment you step in, the grandeur of the massive entrance, the spirit of Spain invites and embraces you. Each flower that blooms in the driveway, each motif that decorates the wall celebrates

Our architectural team spent time in some of the major cities of Spain and were especially inspired by the beautiful autonomous community called **Catalunya**. Soaking up the atmosphere of Spain and Catalunya, the team came up with



And now bringing you Phase II- FALMENCO that epitomises the same Spanish zeal & fiesta. Offering you a fresh perspective by adapting Spanish features, amenities and materials that complement Chennai's climate while giving it an exotic flavour.



EMBRACE THE SPANISH LIVING



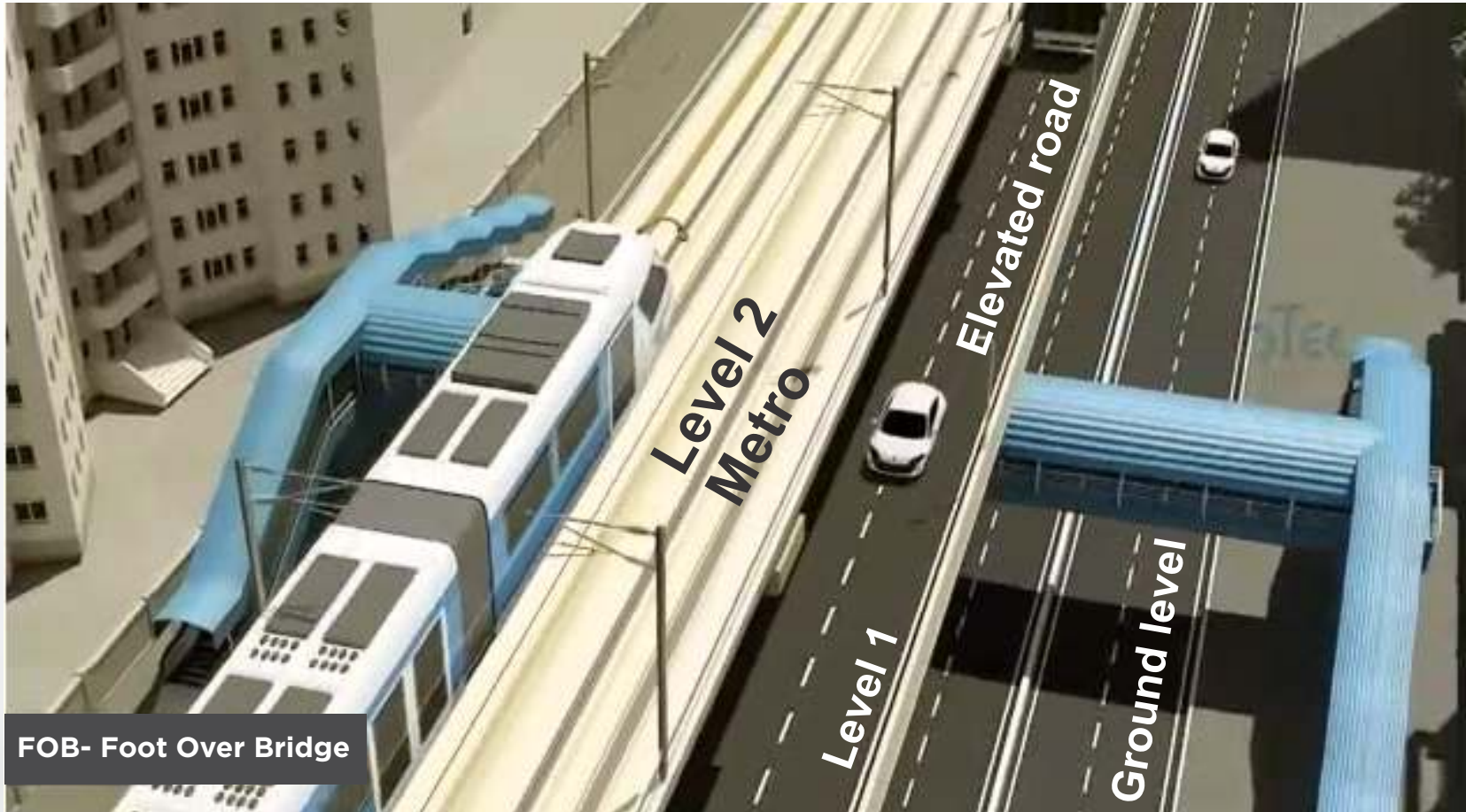
RIGHT ON OMR- SIRUSERI CHENNAI'S HOTTEST RESIDENTIAL HUB



[Click here to view the exact location in Google map](#)

ALL DEVELOPMENTS LEAD TO SIRUSERI

MULTI-DECK ELEVATED TRANSPORT CORRIDOR



FOB- Foot Over Bridge



Length
17.7 km



Time to travel
20 mins
(SIRUSERI TO TARAMANI)



FOUR LANE
with carriageway width of
12.5 m (eachside)

The entire Siruseri-OMR belt is to undergo a massive change – a Rs.3,088 crore multi-deck elevated transport corridor under two phases to decongest the IT Expressway, is to be constructed in 2020.

Adani to invest ₹2,500 cr to set up hyperscale data centre in Chennai

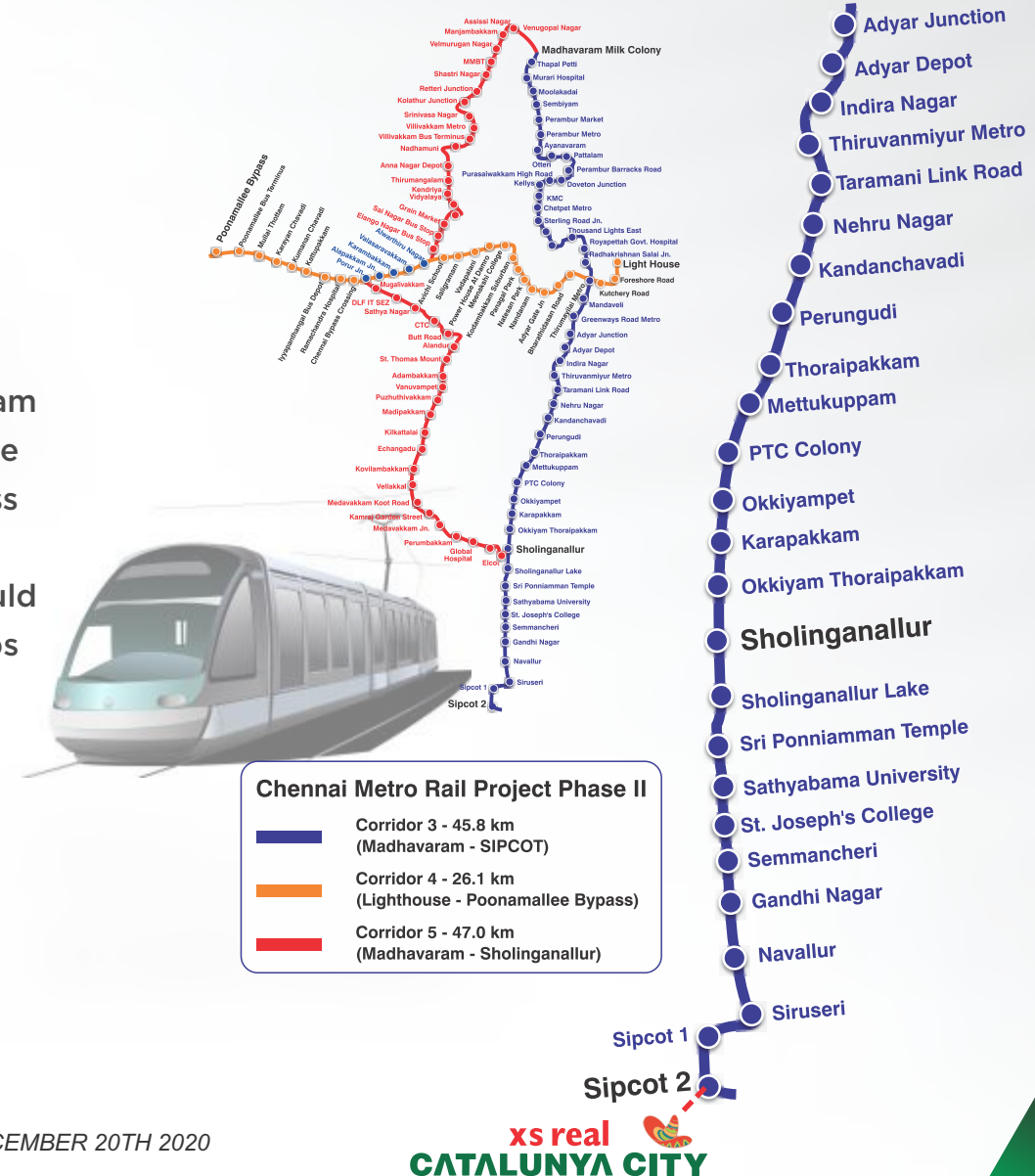


The Adani Group will invest ₹2,500 crore to set up a 'hyperscale' data centre (DC) in Chennai, called Adani Chennai-1. The foundation stone for the project was laid last week, said government officials. It is expected to give a boost to the city's attempts to become the country's second major DC hub, after Mumbai.

Adani Chennai-1 DC will be located at the Siruseri IT Park that houses companies such as Tata Consultancy Services, Cognizant and FSS Ltd. It will be the biggest hyperscale tier-3+ DC in Chennai with 32 MW IT load, and a one-stop-shop for the telecom and IT infrastructure needs of hyperscale customers.

Improved Connectivity

The Chennai Metro's second phase will be connecting Madhavaram to Siruseri, Light House to Poonamallee Bypass and will be a major development that would connect all the suburbs in Chennai



SOURCE: BUSINESS LINE, DECEMBER 20TH 2020

SIRUSERI.... AN IDEAL LOCALE

WORLD-CLASS EDUCATION

Educational institutions of international standards are sprouting up at Siruseri. Some of the noteworthy institutions in the area are PSBB Group of Schools, Amelio Early Learning Centre and The Ellen Sharma Memorial Matriculation Higher Secondary School among others.



THE IDEAL WORK-LIFE BALANCE

TCS, Hexaware Technologies, Cognizant, Capgemini, Infosys, Syntel and Steria are just a few names among the multifarious companies that are in the vicinity.



PRICE AND DEMAND AT PLAY!

The real estate price appreciation at Siruseri is on a rise. The current property rates range from Rs. 3,627 to Rs. 4,411 per sq ft. and is sure to move up, given the popularity and traction that Siruseri is gaining in the realtors' market.



PREMIUM HEALTHCARE FACILITIES

The high-level social infrastructure offered at Siruseri ensures effective healthcare facilities that are easily accessible from everywhere. Some of the leading hospitals of the city such as, The Global Hospitals, Chettinad Health City, Swaram Hospitals, etc. are available 24x7 and offer premium healthcare to suit all your needs.



**A Sprawling
Neighbourhood
spread over 15 ACRES**

**PHASE-I -BARCELONA
Handed over possession
ahead of time**

**PHASE-II -FLAMENCO
Stilt +14 Floors**

**1 Tower of 126 units
2, 2.5 & 3 BHK**

A SLICE OF SPAIN IN EVERY ELEMENT



THE IMPOSING GRAND
ENTRANCE IS INSPIRED BY
THE TRIUMPHAL ARCH,
CATALUYNNA CITY

LA RAMBLA, THE BUSIEST
STREET IN CENTRAL
BARCELONA IS THE
INSPIRATION FOR THE
BEAUTIFUL DRIVEWAY
INSIDE XS REAL
CATALUYNNA CITY



THE DRIVEWAY
CONNECTS TO THE
DANCING FOUNTAIN
INSPIRED BY
THE MAGIC FOUNTAIN OF
MONTJUÏC WITH GAZEBOS
REPLICATED



SITE PLAN



LEGEND

- 1 - Entry/Exit Portal (Catalunya City)
- 2 - Commercial Block
- 3 - 7.2 M Drive Way
- 4- 6 M Drive Way
- 5 - La Rambla
- 6 - Phase - 1 (Barcelona)
- 7 - Central Plaza
- 8 - Gallery
- 9 - Entry (Phase II)
- 10 - Totlot (Kids Play Area)
- 11 - Exit (Phase-II)
- 12 - Lobby - A Block (Phase-II)
- 13 - 7.2 Drive Way
- 14 - 6 M Internal Drive Way
- 15 - Transformer
- 16 - Generator
- 17 - OSR

FEATURES & AMENITIES



Catalunya City - FLAMENCO boasts of many lifestyle amenities to enhance the quality of your life.

These include:

- Friendly neighbourhoods and not impersonal townships (every phase of Catalunya City will be independent & self-contained with exclusive amenities & features.)
- Spanish-style gardens with water bodies.

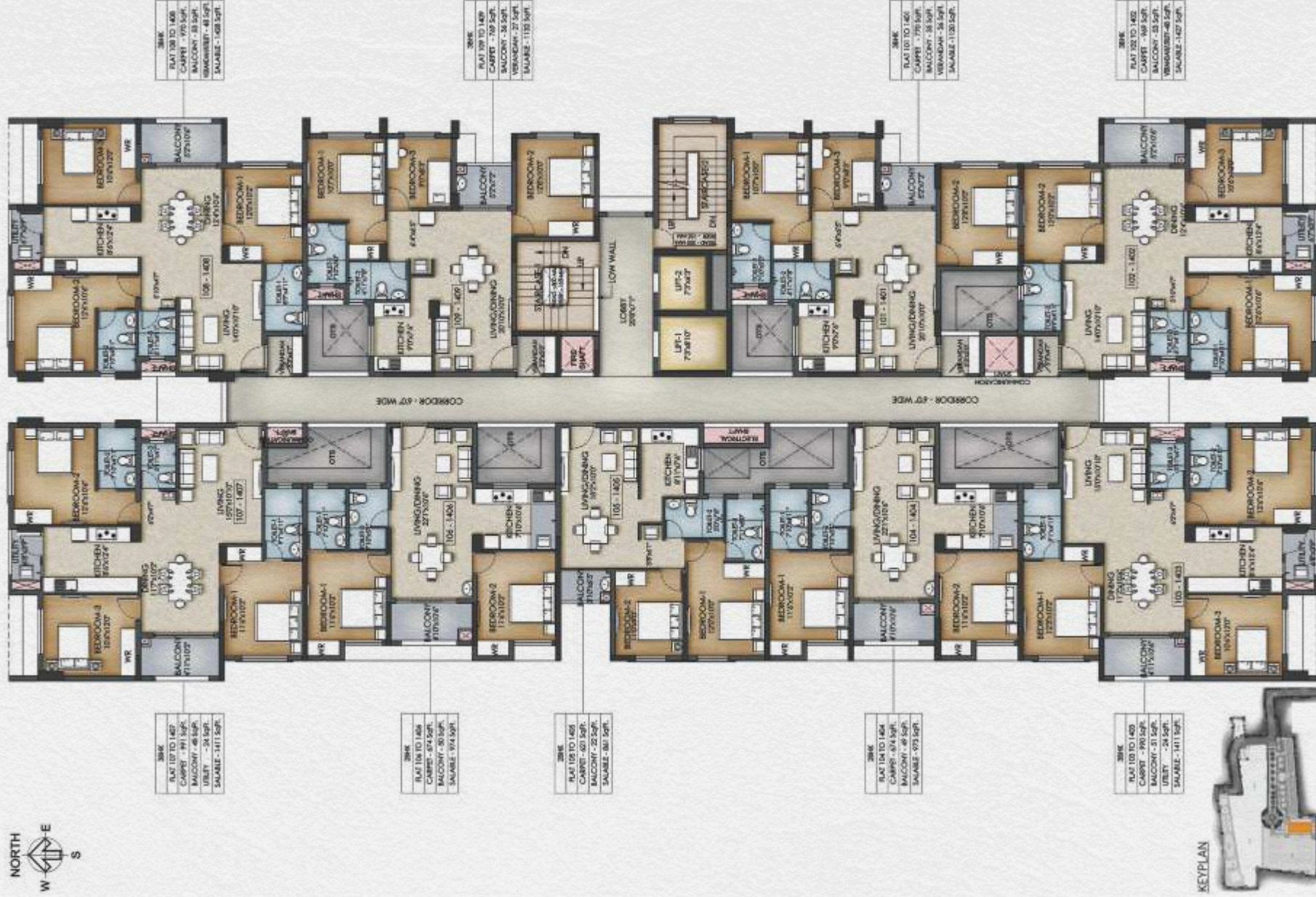
FEATURES & AMENITIES



Lifestyle Amenities: Gymnasium & Indoor games (Club house part of future development of Flamenco).

OSR Amenities: Basketball court, badminton court, skating rink and cricket ground.







2.5BHK
FLAT 101 TO 1401
CARPET - 770 SqFt.
BALCONY - 35 SqFt.
VERANDAH - 26 SqFt.
SALABLE - 1120 SqFt.



3BHK
FLAT 102 TO 1402
CARPET - 969 SqFt.
BALCONY - 53 SqFt.
VERANDAH/UTILITY - 48 SqFt.
SALABLE - 1427 SqFt.



3BHK
FLAT 103 TO 1403
CARPET - 990 SqFt.
BALCONY - 51 SqFt.
UTILITY - 24 SqFt.
SALABLE - 1411 SqFt.



2BHK
FLAT 104 TO 1404
CARPET - 674 SqFt.
BALCONY - 49 SqFt.
SALABLE - 973 SqFt.



2BHK
FLAT 105 TO 1405
CARPET - 621 SqFt.
BALCONY - 22 SqFt.
SALABLE - 861 SqFt.



2BHK
FLAT 106 TO 1406
CARPET - 674 SqFt.
BALCONY - 50 SqFt.
SALABLE - 974 SqFt.



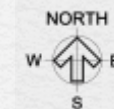
3BHK
FLAT 107 TO 1407
CARPET - 991 SqFt.
BALCONY - 48 SqFt.
UTILITY - 24 SqFt.
SALABLE - 1411 SqFt.



3BHK
FLAT 108 TO 1408
CARPET - 970 SqFt.
BALCONY - 53 SqFt.
VERANDAH/UTILITY - 48 SqFt.
SALABLE - 1428 SqFt.



2.5BHK
FLAT 109 TO 1409
CARPET - 769 SqFt.
BALCONY - 36 SqFt.
VERANDAH - 27 SqFt.
SALABLE - 1132 SqFt.



SMART & WELL PLANNED APARTMENT



DRAWING ROOM
(ENTRANCE VIEW)



DRAWING ROOM



KITCHEN



DINNING ROOM

SMART & WELL PLANNED APARTMENT



BEDROOM



MASTER BEDROOM



ENTRANCE



KID'S BEDROOM

PHASE I BARCELONA A RUNAWAY SUCCESS

PHASE I WAS HANDED OVER AHEAD OF SCHEDULE



All Pictures shown here are actual pictures of Phase I - Barcelona

Only developer in the country to deliver projects with 9 different Thematic Architecture.



GreenEdge - Scandinavian Styled Architecture



Villa Espana - Spanish Styled Architecture



Prathyeka - Chettinad Styled Architecture



Pallava Heights - Pallava Styled Architecture



Chesterfields - Tudor Styled Architecture



La Celeste - French Styled Architecture



Villa Bali - Balinese Styled Architecture



Siena - Tuscan Styled Architecture



Catalunya City - Spanish Styled Architecture

All Pictures shown here are actual pictures of Completed Projects

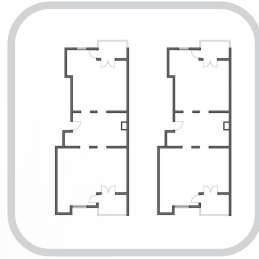
WALKTHROUGH



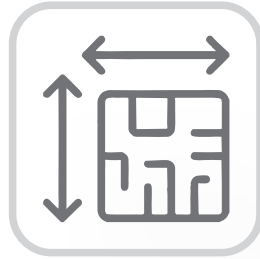
WHY INVEST IN CATALUNYA CITY



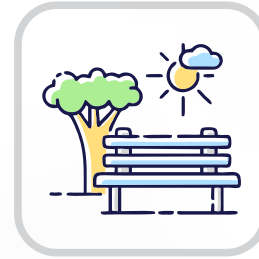
Spanish themed
architecture
based project



Minimal sharing of
common wall
between apartments



74%
Carpet area against
average of 68% carpet area
of competitors in the vicinity



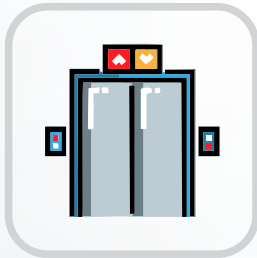
70%
open space
in the project



Best in class
Light and Ventilation



Roof Top
Terrace Garden



Lift access up to
Terrace Garden level



Security features :
Access card and
Biometric access for
Lift and stair cases



Multilevel
Car Parking



Walkable distance
to PSBB school



Metro Rail
3 mins drive from
upcoming
Metro Station to
Catalunya city

THANK YOU