

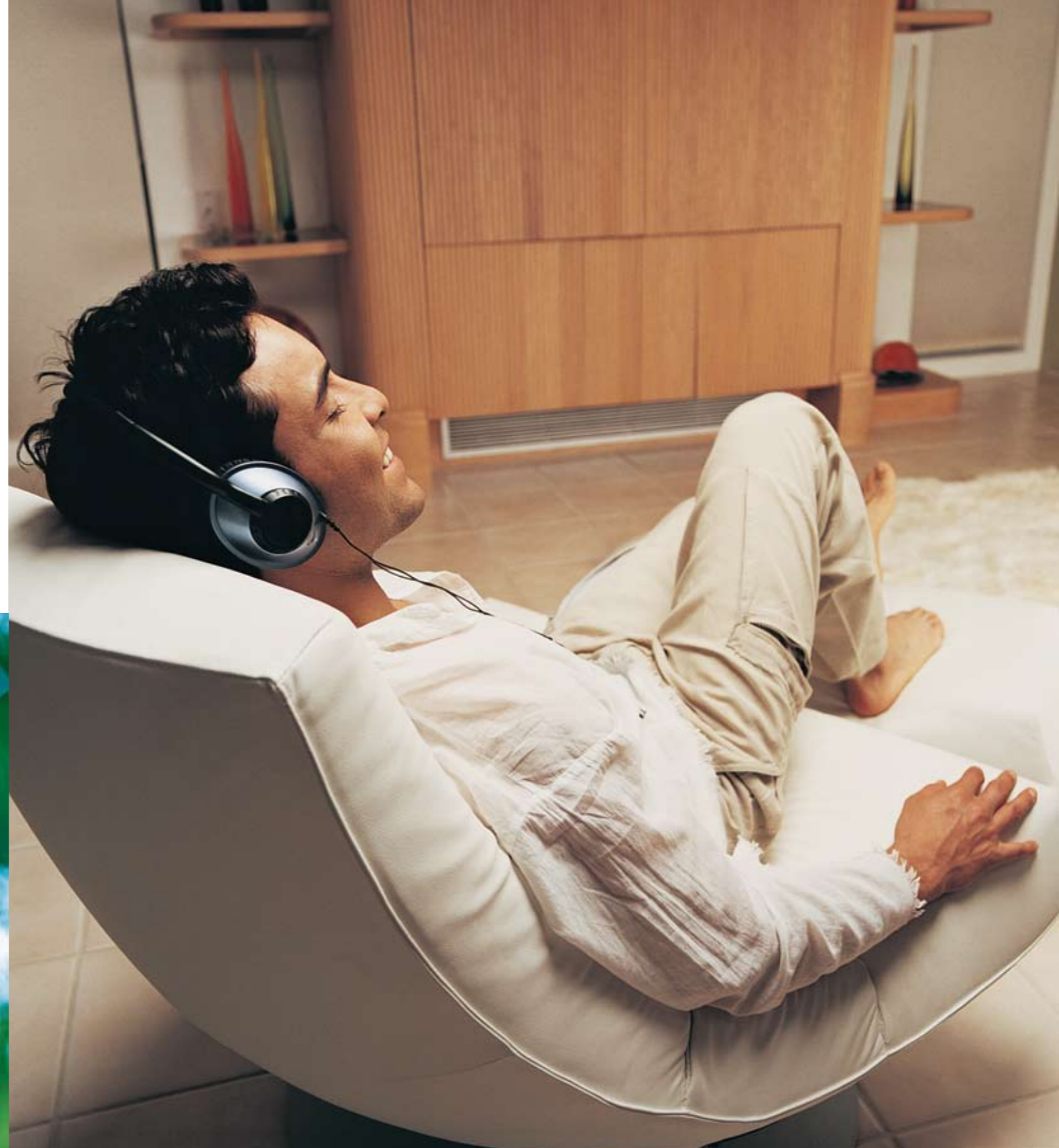


grace

NORTH CHENNAI

# Life now in a wonderful size.

The finest address north of Chennai now has something truly unique to offer - Grace. Modern one-bedroom apartments meant for a select few, with class-leading features, this is contemporary living like it's supposed to be.



  
grace  
NORTH CHENNAI

Compact in size,  
big in everything else.

The best things in life come in small packages - Grace apartments. One of the most modern residential developments in North Chennai. Smaller than the 2 and 3 bedroom apartments these may be, they are big on quality, style and features. Designed to make the best use of space, each apartment has spacious living areas with abundant sunlight and clean air.

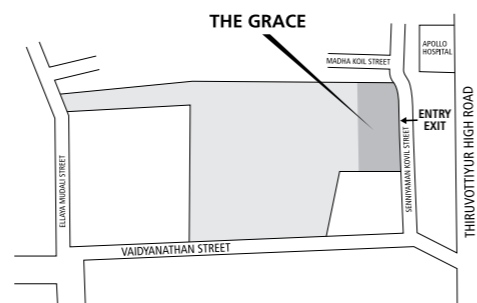


# Master Plan



## The good life at Grace.

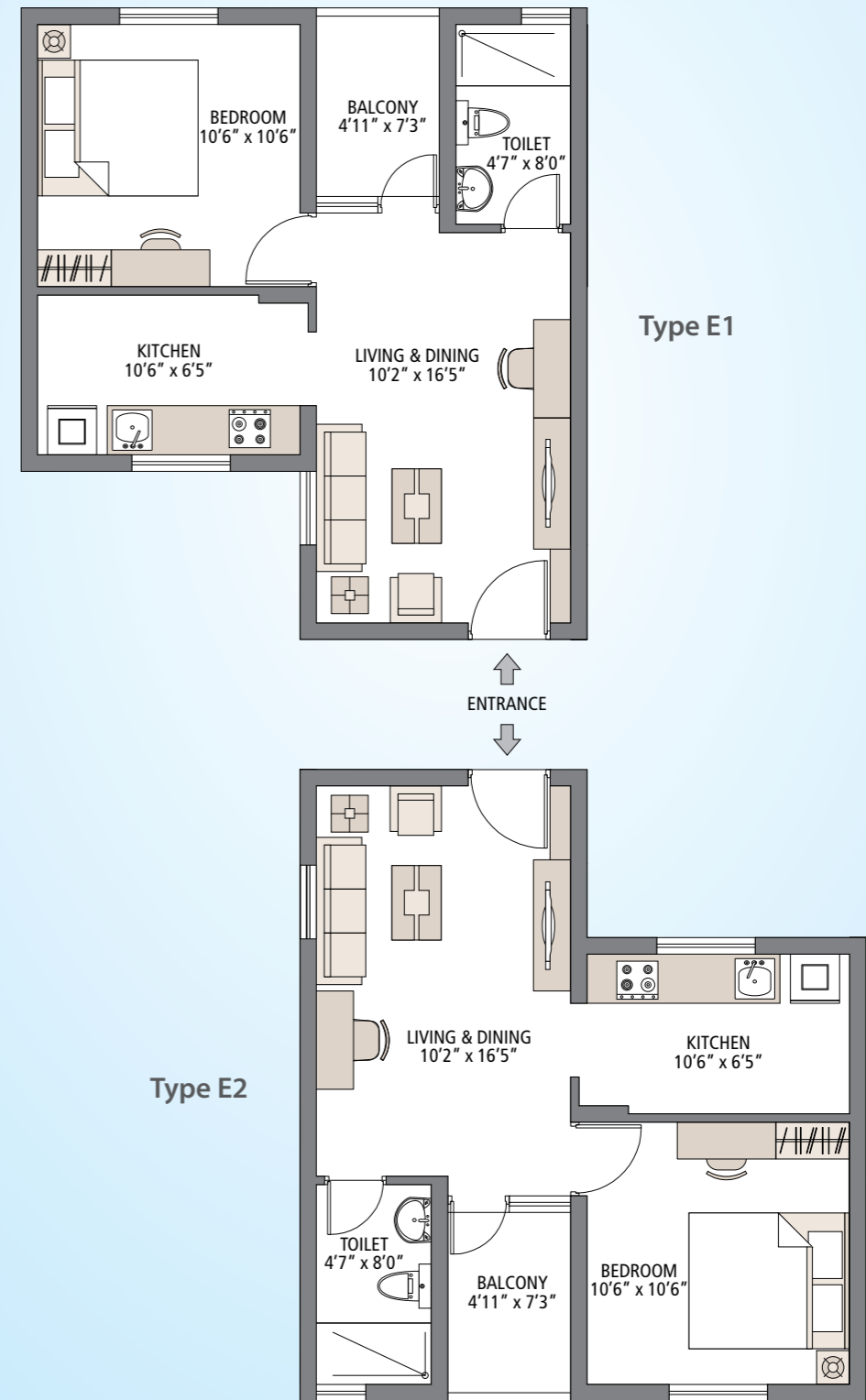
Grace is planned to be a modern housing development within the jurisdiction of the Chennai Metropolitan Development Authority. Education, healthcare, entertainment, shopping, public transport, a well-known commercial hub, Parry's Corner, a landmark business district, and the famous Marina Beach are a short distance away. A secure, gated community. Indoor spaces blend style and substance, and outdoor spaces are uncluttered and landscaped to enrich the living experience. Grace comprises 170 upscale, well appointed apartments approximately 597 sq. ft. each, built to exacting standards of craftsmanship with modern amenities and finishes.



### Type E1 & E2

Size: 596.96 Sq. Ft.

1 Bedroom, Living/Dining and 1 Toilet



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 gadgets are not part of the offering. 1 sq. metre = 1.196 sq. yard & 1 sq. metre = 10.76 sq. feet.

# Specifications

## STRUCTURE

RCC / Steel Framed Structure (Designed as per National building code for Seismic conditions)  
Cement Concrete block masonry with cement plaster on all walls / pre-fabricated panels with lightweight concrete infill

## JOINERIES

Main Door	Treated hard wood frame with flush shutter; enamel paint finish with fittings
Bedroom Door	Treated hard wood frame with flush shutter; enamel paint finish with fittings
Toilet Door	Treated hard wood frame with flush shutter; enamel paint finish with fittings
Windows	Glazed windows

## FLOORING & CLADDING

Living/Dining	Vitrified/Ceramic tile flooring in all rooms
Bedroom	Vitrified/Ceramic tile flooring in all rooms
Kitchen	Vitrified/Ceramic tile flooring with 2 ft. high ceramic tile cladding above the counter
Toilet	Ceramic tile floor and ceramic tile cladding upto 7 ft. height
Balcony	Ceramic tile floor

## PLUMBING & SANITARY WORK

Indian make sanitary ware and CP fittings

## ELECTRICAL

3 Phase LT power supply  
AC points in Living and Bedroom  
Geyser Point in Toilet

## PAINTING

Internal walls: Oil bound distemper  
External walls: Exterior emulsion paint  
Ceiling : White wash

## OTHER AMENITIES

Elevator	Two elevators with painted / powder coated finish
Power back-up	Generator back-up for all common area lights and common equipment
Also available	Internal roads finished with inter-locking paver blocks Sewage treatment plant. Two wheeler parking Multi purpose hall

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CREATING A NEW INDIA.

**Emaar MGF Land Limited**

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