

# SAN BREEZE BY SAN VISTA

2BHK  
869 Sq.ft



CONSTRUCTION BEGINS JAN 2023

ATTRACTIVE LAUNCH PRICE

CALL 96771 85798

VASTU COMPLIANT  
NORTH FACING  
6 UNITS, STILT + 3 FLOORS  
LIFT & COVERED CAR PARK

APPROVAL NO : PPA/WDCN10/09037/2022

AT BHARATHIYAR STREET, POSTAL AUDIT COLONY, SALIGRAMAM, CHENNAI.

**SAN VISTA DEVELOPERS PRIVATE LIMITED**

AH-242, First Street, Annanagar - Chennai-600040



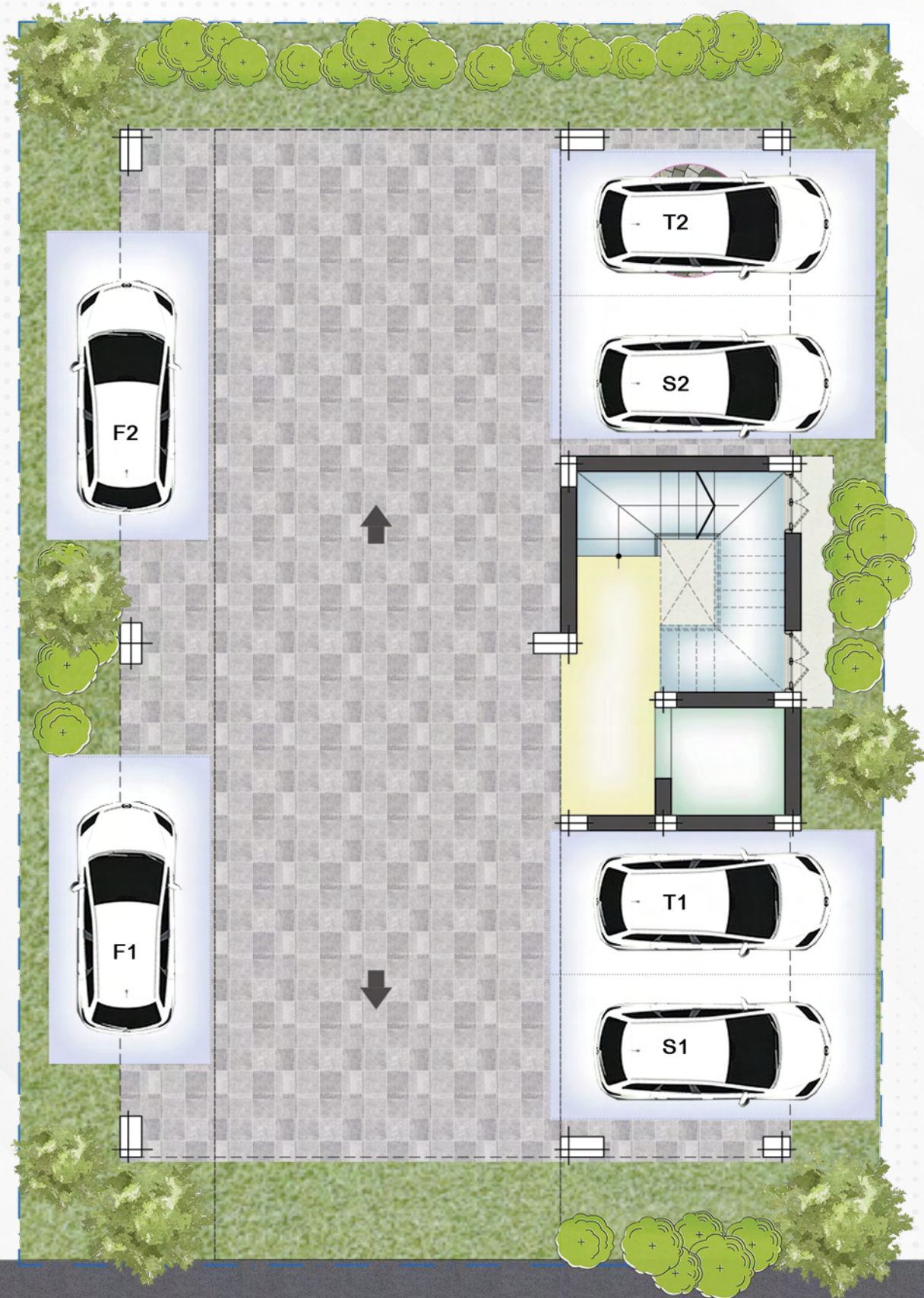
[www.sanvista.in](http://www.sanvista.in)



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BHARATHIYAR STREET



### AREA STATEMENT : 2BHK – APARTMENT UNIT

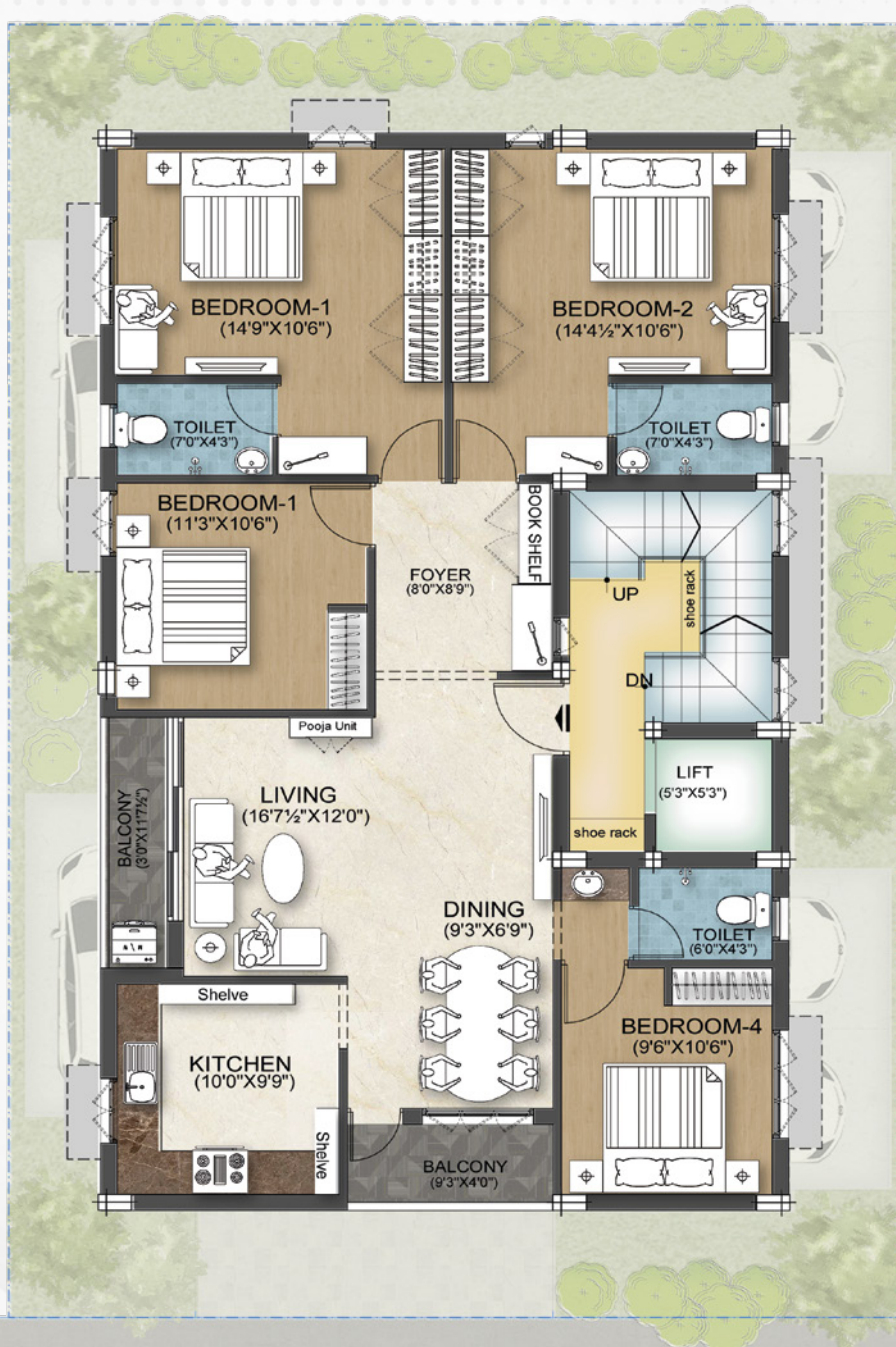
Flat NO.	Total Flat Area (Sq.ft)	Builtup Area (Sq.ft)	Common Area (Sq.ft)	Uds%
F1	869	692	177	16.67% (400 Sq.ft)
F2	869	692	177	16.67% (400 Sq.ft)
S1	869	692	177	16.67% (400 Sq.ft)
S2	869	692	177	16.67% (400 Sq.ft)
T1	869	692	177	16.67% (400 Sq.ft)
T2	869	692	177	16.67% (400 Sq.ft)

TYPICAL FLOOR PLAN (1,2 &3 )



### AREA STATEMENT : 4BHK - APARTMENT UNIT

Total Flat Area	Built Up Area (Sq.ft)	Common Area (Sq.ft)	Uds%
1738	1384	354	33.34% (800 Sq.ft)



**4BHK - FLOOR PLAN**

FLAT - F2, S2, T2



FLAT - F1, S1, T1



## SPECIFICATIONS & FEATURES

### STRUCTURE:

- 🏠 Pile foundation shall be as per Structural Drawing
- 🏠 RCC Framed Structure
- 🏠 Brick and AAC block Masonry and Plastering

### AMENITIES:

- 🏠 Lift from Kone / Equivalent
- 🏠 Common Area Toilet
- 🏠 Rainwater Harvesting

### FLOORING:

- 🏠 Living / Dining / Bedrooms Vitrified Tile Flooring of 2'x2' size
- 🏠 Lobby Vitrified Tile Flooring
- 🏠 Lift Wall Granite Cladding
- 🏠 Staircase and Landings Granite Flooring as specified by Architect

### KITCHEN:

- 🏠 Kitchen Platform of Black Polished Granite Top with CARYSIL Sink
- 🏠 Provision for Washing Machine
- 🏠 Provision for Water purification System, Chimney and Exhaust Fan

### BATHROOMS:

- 🏠 Glazed Designer Ceramic / Porcelain Wall Tile up to Lintel level
- 🏠 Anti-Skid Ceramic / Porcelain / Vitrified Tile Flooring
- 🏠 Wall Mounted EWC Closets with Health Faucet from Jaguar, Parryware or equivalent
- 🏠 Wall Mixer / Shower for Hot & Cold water
- 🏠 All CP Fittings and Sanitary fittings from Jaguar, Parryware or equivalent
- 🏠 Provision for GEYSER and Exhaust Fan

### PAINTING:

- 🏠 Interiors: Premium interior emulsion Paint from ASIAN PAINTS with two coats of BIRLA wall care putty
- 🏠 Exteriors: One coat of prime & two coats of weatherproof Exterior Emulsion from ASIAN PAINTS
- 🏠 MS Grills with two coats of synthetic enamel paint from ICI / ASIAN PAINTS

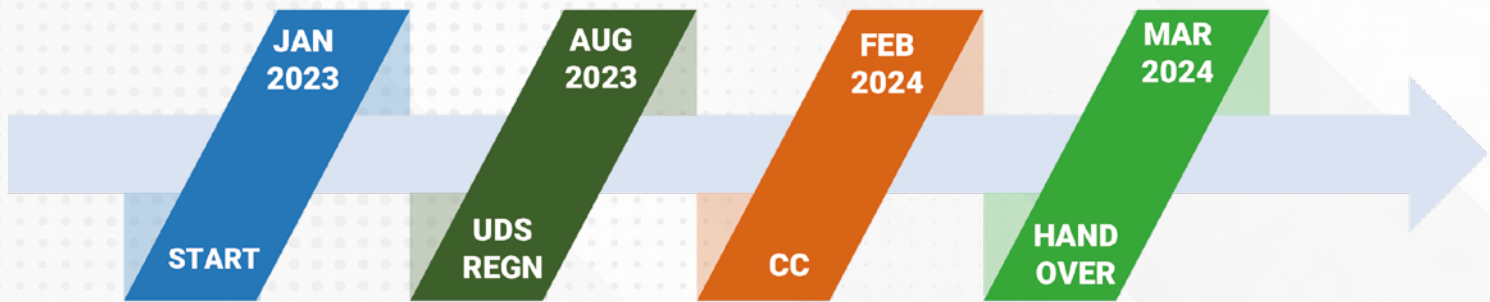
### ELECTRICAL:

- 🏠 3 Phase power supply with concealed wiring from FINOLEX / HAVELLS
- 🏠 Modular Switches from LEGRAND / HAVELLS
- 🏠 Independent Distribution Board from LEGRAND / HAVELLS with one ELCB
- 🏠 All Provision for all bedrooms & living Room
- 🏠 Inverter wiring to each flat

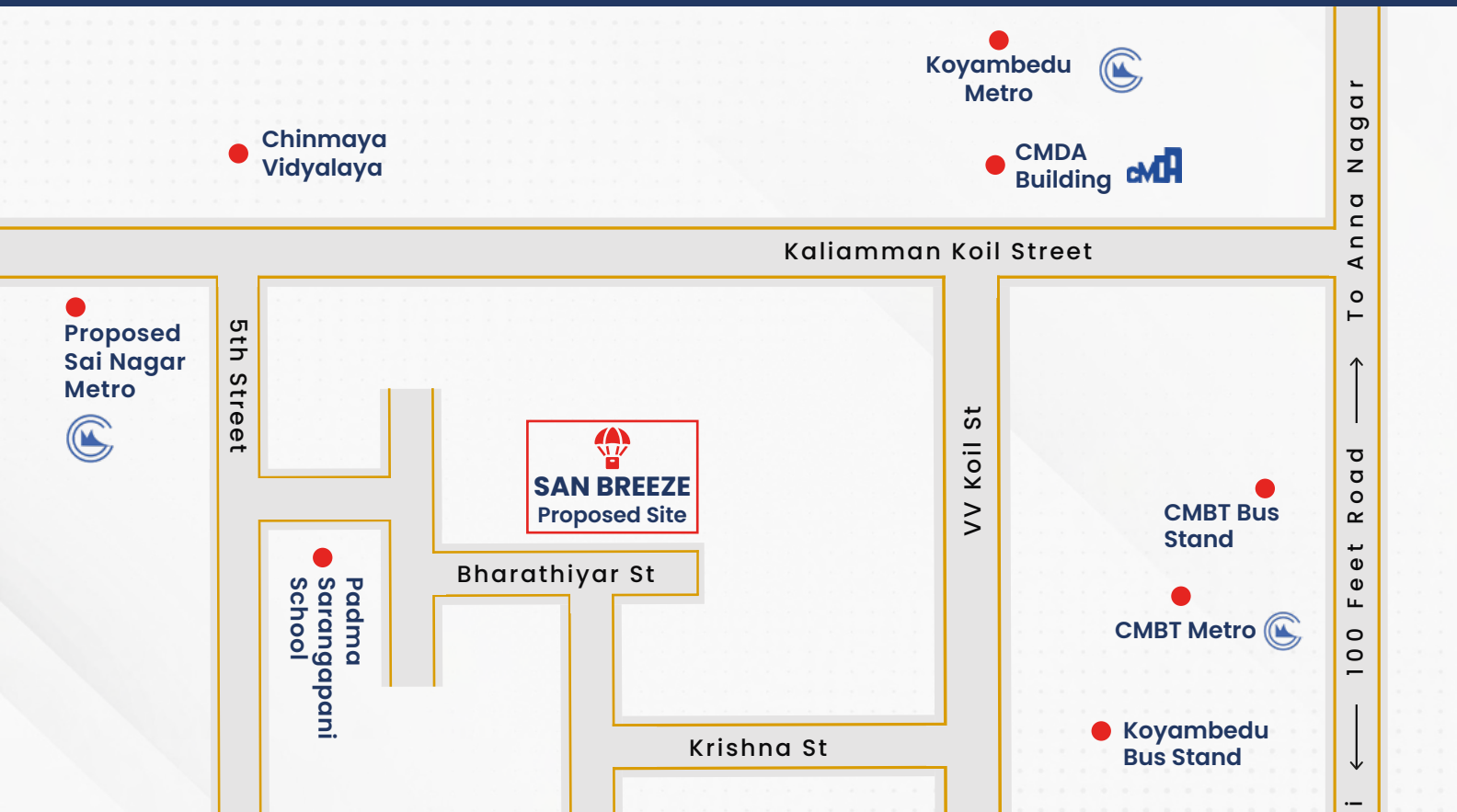
### JOINERIES:

- 🏠 Teak wood with solid shutter for main door
- 🏠 First class solid wood frame with flush door shutters for bedroom & toilets
- 🏠 Windows fitted with UPVC




## PROJECT TIMELINE







## LOCATION MAP



## DISTANCE CHART

	Padma Sarangapani School	100m
	Chinmaya Vidyalaya	1 KM
	CMBT Sai Nagar (Upcoming)	500m
	CMBT Metro	2 KM

	CMBT Bus Stand	2 KM
	Koyambedu Market	2 KM
	Chennai International Airport	13 KM
	VR Mall	4 KM

### Disclaimer:

- \* The brochure is purely conceptual and does not constitute a legal offering
- \* Furniture layout shown in the brochure is indicative of how the unit can be used
- \* The layout, building plans and specifications of the building are tentative and are subject to Variation