



# INI PONNAANA LIFE DHAAN!





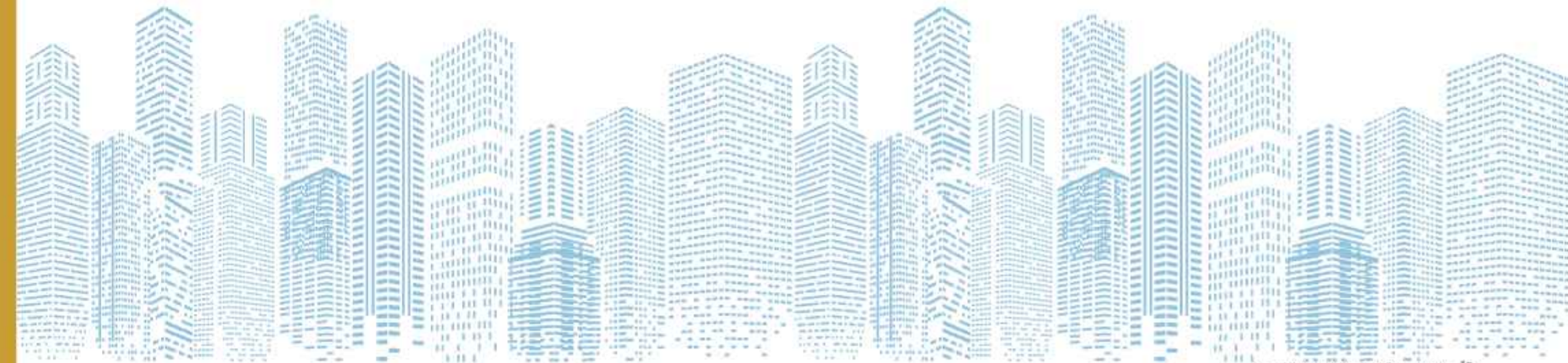
BRAND NEW IDENTITY. SAME OLD TRUST.

**44**  
COMPLETED  
PROJECTS

**28000+**  
HAPPY FAMILIES

DELIVERED  
**24.4 M. SQ.FT.**  
OF SALEABLE AREA

PRESENCE IN  
**6**  
CITIES



A member of The Shriram Group



# SPECIFICATION

## FLOORING

Living, dining, bedroom and kitchen: 600 x 600 mm vitrified tiles

Balcony, utility: 300 x 300 anti-skid ceramic tiles

**Toilets:** 300 x 300 anti-skid ceramic tiles

Lift lobby, corridors: 600 x 600 mm vitrified tiles and staircases with matte finish

**Anti-skid** ceramic tiles

**Lift cladding:** Combination of textured paint and granite (texture on entire front face of the lift and granite on side walls only)

## KITCHEN

Polished 30 mm granite counter with wall support

Provision for water heater with electricity and water points

Provision for water filter with water point

Provision for exhaust fan in utility

Provision for washing machine in utility with water and electricity

Points (2 BHK / 3 BHK)

## DADO

**Utility:** Glazed ceramic tiles up to sill level

**Toilets:** Glazed ceramic tiles up to about 7 feet

**Kitchen dado:** Glazed tiles up to 2 feet above counter level

## JOINERIES

**Main door:** Teak wood frame with teak veneer shutter on both sides, including polished locking arrangements

**Internal doors:** Engineered wooden laminated doors including locking arrangements

**Toilet doors:** Engineered wooden laminated doors including locking arrangements

**Windows:** French windows - UPVC sliding windows

**Ventilators:** UPVC with louvers

**Balconies:** M.S. Railings

## PAINTING

**Interior walls and ceiling:** OBD

**Exterior walls:** Exterior emulsion paint

**Stilts:** Cement paint

**Wood, iron surfaces:** Enamel paint

**Main door:** Polished

## ELECTRICAL

**Switches:** Modular switches of ISI mark

**Wires:** Concealed copper wiring of ISI mark

Geyser point

Solar water points in common toilets

TV points in master bedroom and living area

Telephone and internet point in living area

AC points in master bedroom and living area

## SANITARY & CP FITTINGS

**EWC:** Floor mounted white Hindware / Jaquar / Cera / Parryware / Equivalent

**Wash basin:** Wall hung - white Hindware / Jaquar / Cera / Parryware / Equivalent

Stainless steel sink with drain board in kitchens (36" X 18")

**CP fittings:** Jaquar Continental / Parryware / Equivalent

## GENERAL

**DG backup:** 120/260/360 Watts for 1, 2 & 3 BHK

**Water supply system:** Through underground sump & overhead water tank of sufficient capacity



## DISCOVER LIFE AT ITS FINEST AT 24 KARAT

Welcome to Codename 24 Karat, where stunning views and convenience converge to create an unparalleled living experience. Nestled in the heart of Guduvanchery, this exclusive project offers next generation spacious homes designed to meet the highest standards of quality.





## TYPICAL 2 BHK 1060 SQ.FT.



- Well-ventilated apartment
- Efficient floor plan with no wasted space
- Foyer area for your privacy
- Large kitchen with sufficient storage space
- Full-length windows in master bedroom for excellent lighting & ventilation







## TYPICAL 2 BHK 1035 SQ.FT.

- Well-ventilated apartment
- Efficient floor plan with no wasted space
- Foyer area for your privacy
- Large kitchen with sufficient storage space
- Full-length windows in master bedroom for excellent lighting & ventilation

## IMAGINE WAKING UP

to stunning views of active outdoor amenities that bring positive energy to your day. Also with your home facing by 6 parks, it doesn't matter whether you're enjoying a day out in nature or enjoying a quiet moment at home, you'll be surrounded by beauty, energy and tranquility.

## EMBRACE THE SERENE VIEWS OF



Family Lawn



Party Lawn



Kids Play Area



Toddlers Park



Basketball Court



Tennis Court



Cricket Practice Area





ENHANCE YOUR EVERYDAY  
LIFE WITH 50+ PREMIUM AMENITIES



## TOWER PLAN 24

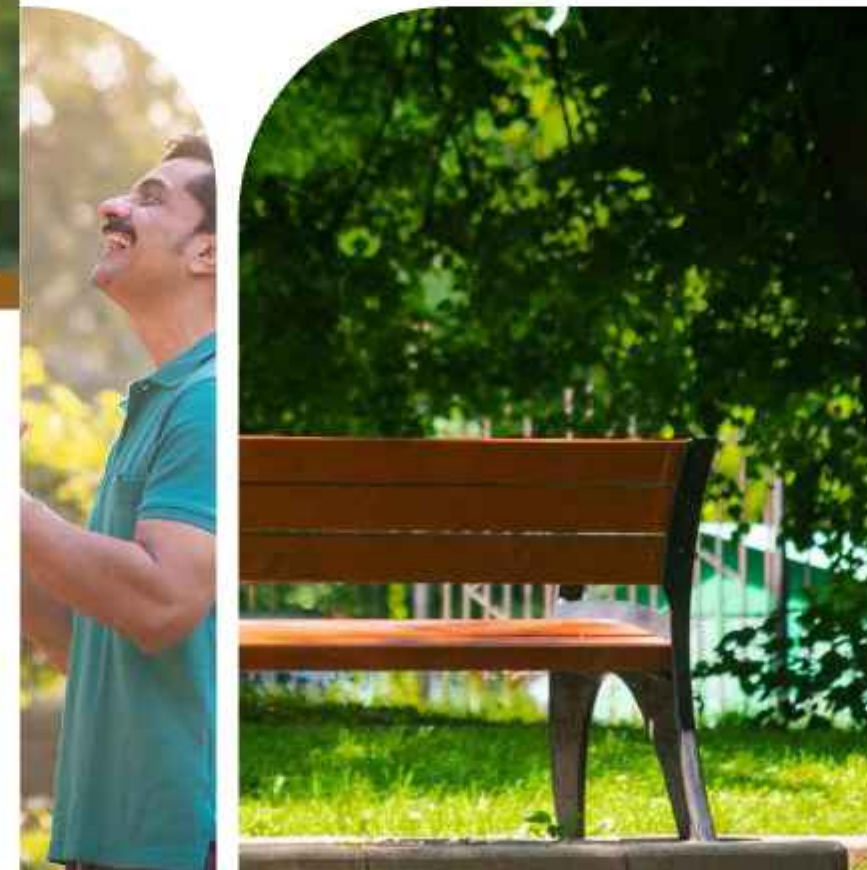






## LIVE AMONG A VIBRANT COMMUNITY

At 24 Karat, you're not just buying a home, you're joining a thriving community. Located in a 36-acre community with more than 1,000 families already residing here, you'll enjoy a warm and welcoming environment. Our lively community will ensure that you feel right at home from day one.



### **Two ready clubhouses**

Perfect for social gatherings and relaxation.

### **Sparkling swimming pool**

Dive into a refreshing retreat.

### **Modern fitness center**

Stay fit with our fully equipped gym.

### **Children's play area**

A safe and enjoyable space for the little ones.

### **Scenic jogging track**

Ideal for your morning runs and evening strolls.

### **Peaceful yoga pavilion**








Find your zen in our serene yoga space.

### **Relaxing senior citizen park**

A dedicated space for seniors to unwind.



## LEGEND

-  Hospitals
-  Factories
-  Schools / Universities
-  Tech Park
-  Railway Station
-  Bus Terminal
-  Hotels



## EXPERIENCE EXPANSIVE LIVING AT GUDUVANCHERY!

At Codename 24 Karat, opulence starts with space. Our 2 BHK homes, starting at 1035 sq.ft., offer generous living areas, ensuring comfort. Enjoy the largest master bedrooms in Guduvanchery, filled with natural light and ventilation, creating a vibrant and healthy living environment.



# INVEST IN APPRECIATION!

WHY INVESTING IN 24 KARAT WILL BE YOUR BEST DECISION



## Infrastructural Development

Enhances property value and provides long-term returns.



## Highways

Reach major highways in 15 mins, connecting you to the entire city.



## Zoho & Gateway Office Hubs

Nearby tech and business parks, perfect for work-life balance.

## Guduvanchery Railway Station

Just 10 mins away for easy daily commutes.



## OMR

20 mins to the OMR corridor, linking you to business zones and lifestyle spots.



## Kilambakkam Bus Terminus

Land value is set to rise exponentially. The new bus terminus could be a game-changer, similar to Koyambedu's proven transformation.



## Mahindra World City

A major employment zone with 60,000+ employees, just 15 mins away.

## Secluded tower with enhanced privacy

Experience the peace and privacy you deserve.

## Sunlit and well-ventilated homes

Enjoy natural light and fresh air in every corner of your home.

## 70% open spaces

Lush green surroundings for a serene living experience.





## LEGEND

- |                         |                           |
|-------------------------|---------------------------|
| 1. ENTRANCE GATE 2      | 23. CLUBHOUSE 2           |
| 2. CLUBHOUSE            | 24. BARBEQUE AREA         |
| 3. YOGA PAVILION        | 25. FUNCTION AREA         |
| 4. JOGGING TRACK        | 26. SWIMMING POOL         |
| 5. TEMPLE               | 27. SKATING RINK          |
| 6. MAZE GARDEN          | 28. TODDLERS' PLAY AREA   |
| 7. BUTTERFLY GARDEN     | 29. CYCLE DOCKING STATION |
| 8. READING PLAZA        | 30. ENTRANCE GATE 1       |
| 9. OUTDOOR GYM          | 31. RETAIL CENTER         |
| 10. KIDS' PLAY AREA     |                           |
| 11. MULTI-PURPOSE COURT |                           |
| 12. JOGGING TRACK       |                           |
| 13. BADMINTON COURTS    |                           |
| 14. FAMILY LAWN         |                           |
| 15. PARTY LAWN          |                           |
| 16. SENIOR CITIZEN PARK |                           |
| 17. YOGA PAVILION       |                           |
| 18. KIDS' PLAY AREA     |                           |
| 19. TODDLERS' PARK      |                           |
| 20. BASKETBALL COURT    |                           |
| 21. TENNIS COURT        |                           |
| 22. CRICKET PRACTICE    |                           |

