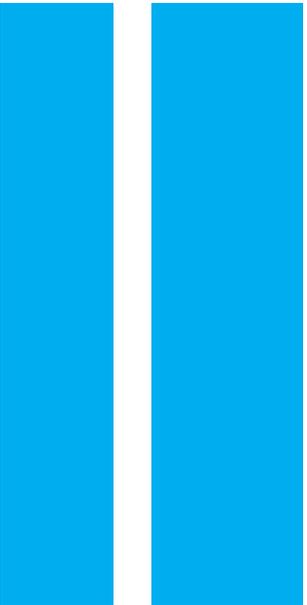


POOMALAI

The Wave

— Neelankarai —

LUXURY BEACH VILLAS



4 BHK - LUXURY BEACH VILLAS

2672 Sq.Ft.,
to 3012 Sq.Ft.,

Four
Luxury Beach
Villas only

 **POOMALAI**
HOUSING PRIVATE LIMITED
your dreams are built here





A group of people in Poomalai Housing Pvt. Ltd. is an example for Team work, very discipline, co-ordination and hard work towards the target. Simply, we will call them Poomalai '**ANTS**'. Consistent qualities of the highest order, timely deliveries, transparent and truthful business practices and affordable pricing have all come together to create a solid reputation among the customer base in and around Chennai. Poomalai Housing Pvt. Ltd. have crossed a long way in the last 18 years with over 52 projects under its belt and over 5, 20,000 sq. ft. of built up living spaces. Poomalai Housing Pvt. Ltd. the most cherished value is its customers trust, earned through our commitment to quality and innovation. And also venturing to modernize the contour of cityscape with its exceptional projects by using the best of engineering, architecture and interior design.

V. Murugan

Chairman & Managing Director
Poomalai Housing

Dear valuable customers,

Greetings from Poomalai Housing!

I was looking for a premium location to execute my dream project at coastal area of Bay of Bengal (at ECR) with beach view, tasty ground water and within the City limit of South Chennai. Finally I found the property, exactly what I dreamed about.

'THE WAVE' - is not only the right name to my dream project but also naturally luxurious location – 'BLUE BEACH ROAD'. Yes, the property that your beach villa is going built is 600 meter away from Bay of Bengal. Blue Beach Road is one of the premium location in south Chennai.

I am very proud to execute this premium beach villa project and offering it to you at a competitive price when compared with other projects in the same location. 'THE WAVE' is very special to my entire team at Poomalai Housing.

Regards

(V. Murugan)



Naturally Luxurious!

Poomalai's 'THE WAVE' is located right at the centre of South Chennai close to Bay of Bengal, Wherever you want to go, you're connected. Whatever you want to do, it's here. Blue Beach Road, Neelankarai, Chennai. At 'THE WAVE', our designers and engineers have taken particular care in ensuring privacy, total security and a high quality of life, with a living experience so personalized it could only be called 'THE WAVE'. In the four signature villas, each villa consisting of two floors (Ground + 2) exclusive living with open garden. These 'THE WAVE' villas come in a 3+1 bedrooms and separate lift.

**These expansive villa ranging
from 2672 Sq.Ft., to 3012 Sq.Ft.**



Stay comfortably connected

The design of 'THE WAVE' offers a departure from regular Chennai's architecture. The stunning modern design orients the condominiums to offer spectacular views of Neelankarai beach and the Bay of Bengal aside.

You can't be better located than 'THE WAVE'. Top VIPs from media & government officials living in this Blue Beach Road. Major roads connected you wherever you need to be. The proximity to the Mahabalipuram ensures that travelling in and out of the city is a breeze.

With campuses of International schools & CBSE schools located nearby, your children can access quality education with a minimal commute. East Coast Road is home to some of the finest schools in India.

Location Advantages:

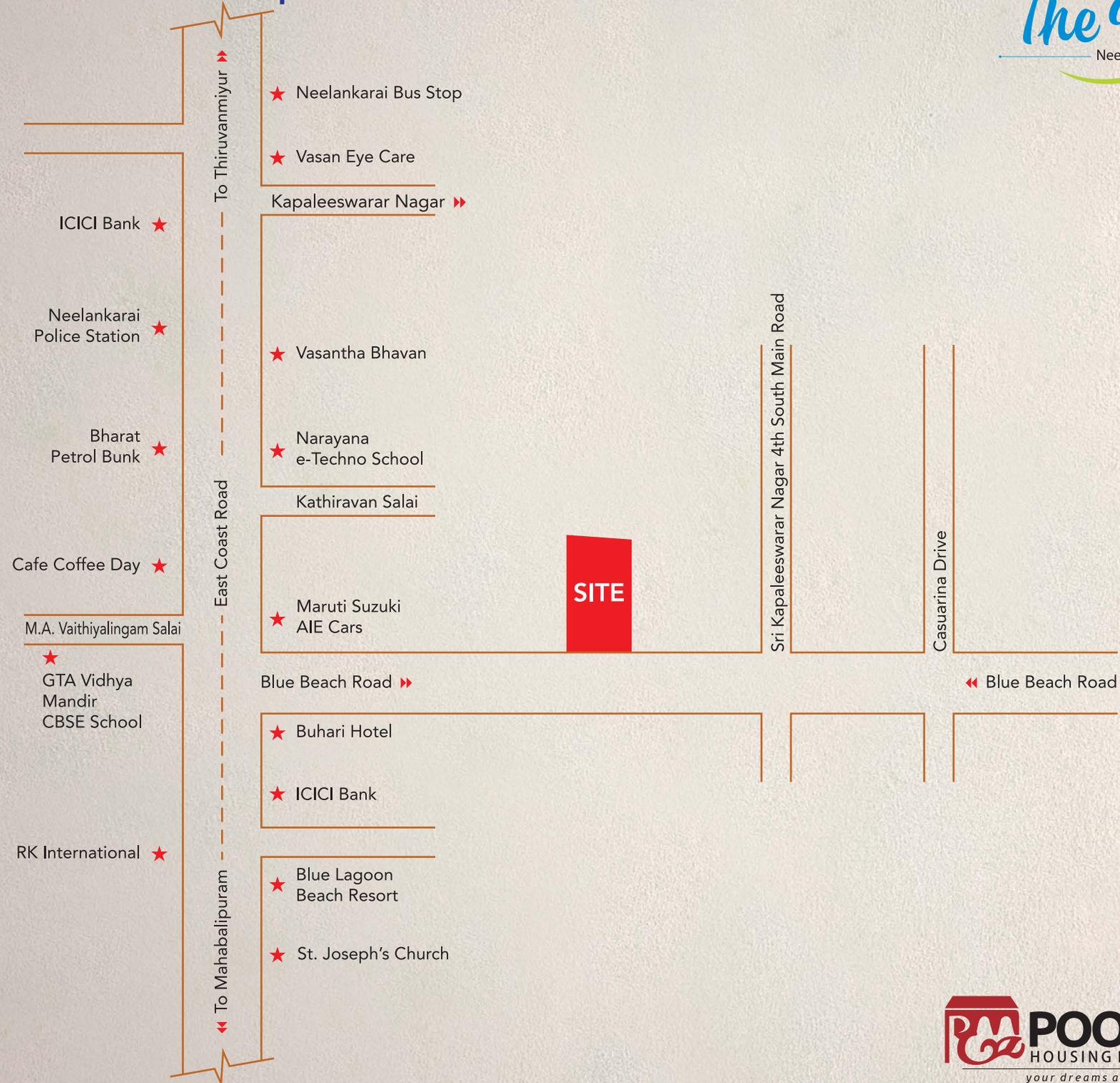
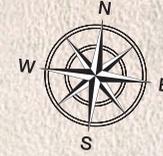
Chennai, East Coast Road	0.20 Km
Blue Beach	0.60 Km
Narayana e - Techno School	0.45 Km
Vels International Pre School	0.65 Km
GTA Vidhya Mandir CBSE School	0.70 Km
KL Hospital	0.80 Km
Thiruvanmiyur Junction	6.50 Km

Site Address:

Plot No.: 7 Part, Blue Beach Road
Neelankarai, Chennai - 600 041



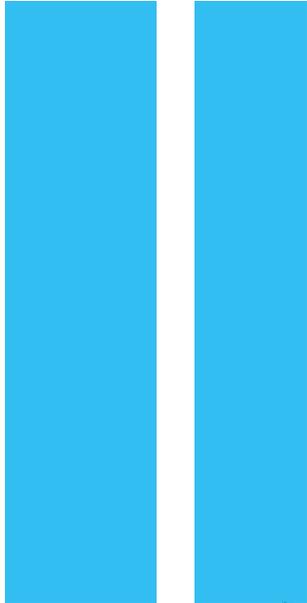
Location Map



Bay of Bengal



Cut Section View





Amenities

Poomalai's 'THE WAVE' brings to you a spectrum of features that makes living here a truly classy affair. Enjoy the lifestyle that only a few can boast of in ECR at 'THE WAVE'. A retreat of such of comfort and tranquility, that life will glow with special resplendence. 'THE WAVE' is more than just luxurious residences with security system. The quality of life within this prestigious villa is characterized by outstanding levels of comfort, security and convenience. These villas come with an extensive list of features like:

- ☞ Creatively landscaped garden
- ☞ CCTV Surveillance System
- ☞ Video Door Phone, Inter-com telephone
- ☞ Grand Entry Gate with Security Cabin
- ☞ Rain Water Harvesting
- ☞ Under-Ground Water Sump
- ☞ Power Back-Up(UPS) for each Villa

Isometric View - Ground Floor



Isometric View - First Floor



Isometric View - Second Floor



Master Plan - Ground Floor



VILLA - A

VILLA - B

VILLA - C

VILLA - D



GROUND FLOOR PLAN

Villa A - 4 BHK - East Facing



Area Statement

Built up Area

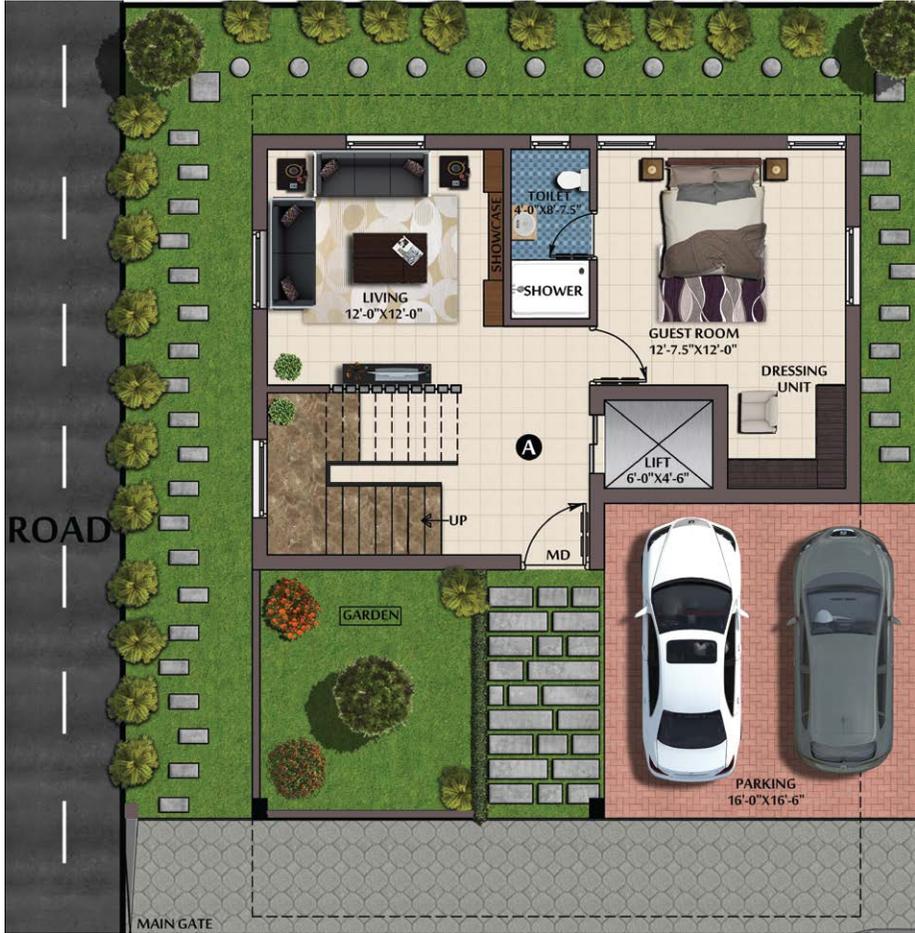
Ground Floor	847 Sq.Ft.
First Floor	1289 Sq.Ft.
Second Floor	876 Sq.Ft.
Total Area	3012 Sq.Ft.

Land Area (UDS)

Land Area	2155 Sq.Ft.
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Ground Floor



First Floor



Second Floor



Villa B - 4 BHK - East Facing



Area Statement

Built up Area

Ground Floor	847 Sq.Ft.
First Floor	1289 Sq.Ft.
Second Floor	876 Sq.Ft.
Total Area	3012 Sq.Ft.

Land Area (UDS)

Land Area	1820 Sq.Ft.
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Ground Floor



First Floor



Second Floor



Villa C - 4 BHK - East Facing



Area Statement

Built up Area

Ground Floor	847 Sq.Ft.
First Floor	1289 Sq.Ft.
Second Floor	876 Sq.Ft.
Total Area	3012 Sq.Ft.

Land Area (UDS)

Land Area	1834 Sq.Ft.
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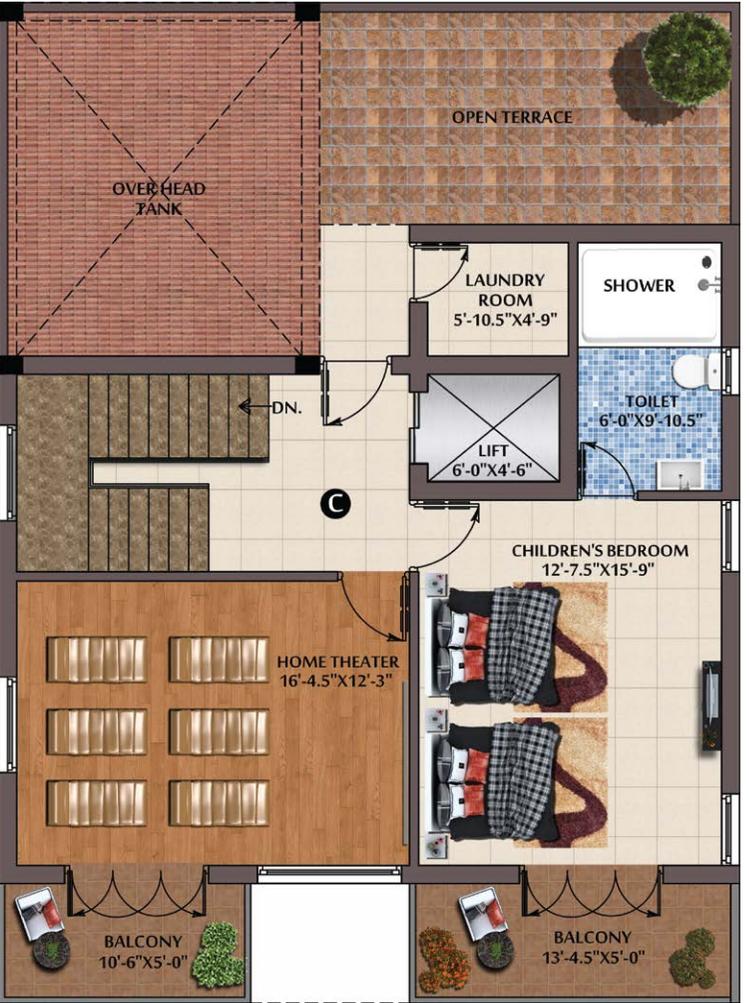
Ground Floor



First Floor



Second Floor



Villa D - 4 BHK - East Facing



Area Statement

Built up Area

Ground Floor	770 Sq.Ft.
First Floor	1159 Sq.Ft.
Second Floor	801 Sq.Ft.
Total Area	2730 Sq.Ft.

Land Area (UDS)

Land Area	1957 Sq.Ft.
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Ground Floor



First Floor



Second Floor



Specifications

Structure

- ☞ RCC Framed Structure with Brick Masonry for all Walls

Flooring

- ☞ Italian Marble/Granite in the Living, Dining and Internal Staircase.
- ☞ Master Bedroom and home theater finished with wooden flooring.
- ☞ All other bed rooms with Italian marble finish.
- ☞ All Toilets have Branded tiles on the Floor and Walls up to roof height.

Kitchen

- ☞ Flooring and Dado above the Granite Counters are of Ceramic Tile.
- ☞ Single Bowl Sink in the Kitchen with sink mixture.

Services area

- ☞ Branded Anti-Skid Tile for Flooring.
- ☞ Ceramic Tile finished on Walls up to 3 feet height.

Toilet and Fittings

- ☞ Counter Mounted Wash Basins.
- ☞ Wall Mounted EWC's.
- ☞ Toilet provided with Kohler brand sanitary ware and Jaquar brand CP Fittings.
- ☞ Shower Cubicle.
- ☞ Geysers in all Toilets, with Mirror light point.

Doors, Windows & Rails

- ☞ Designer Main Door – 8 Feet Height Opening with Frame and Paneled Shutter in Teak Wood Finished.
- ☞ Internal Doors – All Bedroom Doors are 8 Feet Height and Toilet Doors 7 Feet Height with Teak Wood Finished Frames and Flush Shutters.
- ☞ All Doors Have Superior Quality Hardware.
- ☞ Windows – UPVC with Clear Glass, and Window Grills.
- ☞ All Railings in Stainless Steel and Glass.

Interior

- ☞ False Ceiling Designs for entire villa.

Painting

- ☞ Texture Paint for the External Walls.
- ☞ Emulsion for Internal Walls and Ceilings.

Electrical

- ☞ All Electrical Wiring is Concealed with PVC Insulated Copper Wires and 5Ams Touch Switches.
- ☞ Sufficient Power Outlets and Light Points will be provided.
- ☞ Inverter will be provided.

TV & Broad-Band Connection

- ☞ Satellite TV and Telephone Points will be provided in the Living Area and all Bedrooms.
- ☞ Broadband Connection Point will be provided.

Payment Schedule

On Booking	Rs. 5,00,000 /-
At the time of Agreement	20%
At the time of Registration	20%
At the time of Foundation	20%
At the time of Brick Work	20%
At the time of Plastering	15%
On handing over	5%

Successfully Completed Projects

- ☞ Poomalai 'Vignesh', Thiruvanmiyur
- ☞ Poomalai 'Rani', Saidapet
- ☞ Poomalai 'Nadhi', Perungudi
- ☞ Poomalai 'Somu', Thiruvanmiyur
- ☞ Poomalai 'Arunachala', Pammal
- ☞ Poomalai 'Saravana', Pammal
- ☞ Poomalai 'Swamy Nivas', Thiruvanmiyur
- ☞ Poomalai 'Sree Ganesha', Thoraipakkam, OMR
- ☞ Poomalai 'Sree Kumaran', Thoraipakkam, OMR
- ☞ Poomalai 'Sree Conarc', Palavakkam
- ☞ Poomalai 'Sree Velavan Nivas', Thiruvanmiyur
- ☞ Poomalai 'Sree Karthikeya', Sithalapakkam
- ☞ Poomalai 'Sree Aathi lakshmi', Thiruvanmiyur
- ☞ Poomalai 'Sree Nathan', Thoraipakkam, OMR
- ☞ Poomalai 'Sree Shanmuga Nillayam', Palavakkam
- ☞ Poomalai 'Sree Thirumurugan', Palavakkam
- ☞ Poomalai 'Sree Senthil velavan', Rajakilpakkam
- ☞ Poomalai 'Sree Shenpagam', Thoraipakkam
- ☞ Poomalai 'Sree Swamynathan', Shankar Nagar, Chrompet

- ☞ Poomalai 'Sree Senthur Nilayam', Thiruvanmiyur
- ☞ Poomalai 'Sree Skantha Nilayam', Baby Nagar, Velachery
- ☞ Poomalai 'Sree Thanigai Nilayam', Sholinganallur
- ☞ Poomalai 'Blossom', Annanagar, Velachery
- ☞ Poomalai 'Mukesh', Palavakkam
- ☞ Poomalai 'Guru Nivas', Velachery
- ☞ Poomalai 'Sree Thaimookambikai', Thiruvanmiyur
- ☞ Poomalai 'Sree Sarojan', Thiruvanmiyur
- ☞ Poomalai 'Pannai Pearls', Adyar
- ☞ Poomalai 'Mani Vilas', Vannandurai
- ☞ Poomalai 'Poonam', Madipakkam
- ☞ Poomalai 'Lakshmi Pearls', Palavakkam
- ☞ Poomalai 'Mansarovar, Palavakkam
- ☞ Poomalai 'Dhanyaa', Thiruvanmiyur
- ☞ Poomalai 'Santosh Pearls', Palavakkam
- ☞ Poomalai 'Daksha', Adyar
- ☞ Poomalai 'Lakshita', Selaiyur
- ☞ Poomalai 'Sreeya', Thoraipakkam
- ☞ Poomalai 'Hiranya', Kandanchavadi

- ☞ Poomalai 'Naveen's', Irumbuliyur
- ☞ Poomalai 'Gopinath Blossom', Palavakkam
- ☞ Poomalai 'Aksharaa', Perungudi
- ☞ Poomalai 'Ruchika', Thiruvanmiyur

On-going Projects:

- ☞ Poomalai 'Varishtaa', Medavakkam
- ☞ Poomalai 'Dharaa', Thiruvanmiyur
- ☞ Poomalai 'The Wind', Kolapakkam
- ☞ Poomalai 'Avashyaa', Velachery
- ☞ Poomalai 'Ksharaa', Madipakkam
- ☞ Poomalai 'Krishnaashree', Palavakkam
- ☞ Poomalai 'SaiPearls', Madipakkam
- ☞ Poomalai 'Aksharaa 2', Perungudi
- ☞ Poomalai 'Vistaa', Palavakkam
- ☞ Poomalai 'Avantika', Chrompet

Up Coming Projects:

- ☞ Poomalai 'High Street', Pallikaranai
- ☞ Poomalai 'Yasika', Varadharaja Puram (Tambaram)

POOMALAI
The Wave
Neelankarai
LUXURY BEACH VILLAS

For Bookings Contact:

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Email: sales@poomalaihousing.com

Visit: www.poomalaihousing.com



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T: +91 44 2448 6571, 2448 6023, 2448 5655. F: +91 44 2448 8003. Email: sales@poomalaihousing.com www.poomalaihousing.com

Disclaimer: The visual directions in this Brochure are for indicative purpose only. The plans and areas as mentioned in the Brochure are subject to change. This depictions in this Brochure are not legally binding on the developer or its agents. The final agreement between the customer and developer is the only legally binding document.