

Two worlds. One exclusive address.

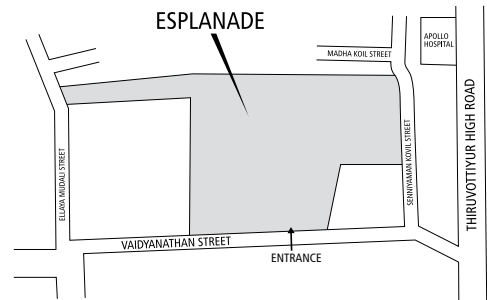


esplanade 

Esplanade, Chennai.

Spread over approximately fourteen acres of space, Esplanade is one of the largest housing developments 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 well planned integrated community, Esplanade comprises 536 upscale, well appointed apartments approximately 1500 square feet each, built to international standards of craftsmanship with premium amenities and finishes.

This is contemporary living in the heart of a busy city.



Master Plan

Towers 1-12, 18, 19, 23, 24 - **Phase I (Esplanade)**
Towers 15-17 & 20-22 - **Phase II (The Avenues)**



An oasis of peace and tranquility.

Esplanade has so much that makes it a great place to live. Your children can enjoy life's pleasures without a care, you can breathe clean, crisp air as you walk over the paved walkways or jog on the specially laid out jogging track, or relax at the members-only clubhouse or the swimming pool while your children play in the children-only recreational area. And every corner unravels a feast of sights, sounds and colours straight from Mother Nature.

This is the life you and your family deserve.

Specifications

STRUCTURE

RCC framed structure
Cement concrete block masonry with cement plastering exterior walls

JOINERIES

Main Door	Teakwood frame with teakwood panel shutter polished on both sides with fittings
Bedroom Doors	Treated hard wood frame with flush shutter; enamel paint finish with fittings
Toilet Doors	Treated hard wood frame with flush shutter; enamel paint finish with fittings
French Doors & Windows	Powder coated galvanised steel glazed windows

FLOORING & CLADDING

Living/Dining & Balcony	Vitrified tile floor
Kitchen	Vitrified tile floor with ceramic tile cladding
Bedrooms	Laminated wooden floor
Toilet & Utility Area	Vitrified tile floor and cladding

PLUMBING & SANITARY WORK

Sanitaryware from Parryware/Hindware. CP fittings from Jaquar/Ess Ess

ELECTRICAL

3 phase LT power supply
AC point in all bedrooms and geyser points in two toilets

PAINTING

Internal walls: Emulsion paint
External walls: Textured finish
Ceiling: Oil bound distemper

OTHER AMENITIES

Car parking	One reserved covered car park at an extra cost for each flat at stilt floor
Elevator	8 passenger capacity
Power back-up	Generator back-up for all common area lights, elevators, pumps and 1000W for each flat
Club house	Well equipped gymnasium and recreation area
Also available	Swimming pool, children's play area and jogging track
	Internal roads finished with inter-locking paver blocks and cobble stones
	Landscaping of open spaces
	Piped cooking gas
	Centralised sewage treatment plant and reverse osmosis (RO) plant
	Rest rooms for servants

*All floor plans, specifications and images in this brochure are representative and are subject to change in the best interests of the development.





All the comforts you'd expect.

The advantages just keep adding up at Esplanade. Modern conveniences are aplenty - state-of-the-art security, centralised piped cooking gas system, modern elevators, wide internal roads, sewage and reverse osmosis (RO) plants and backup power for common usage areas, elevators and each apartment too.

A whole new way of living awaits you at Esplanade, Chennai. The time is just right for you to give your lifestyle the exclusive address it deserves.

Payment Schedule

APARTMENTS

Basic Price	As applicable
Covered Car Parking	Rs.100000/- per bay.

DOWN PAYMENT PLAN

On Booking	2% of the Total Sale Price
Within 45 Days of Allotment	95% of the total Sale Price Including Booking Amount
On Intimation of Possession	5% of the Sale Price.

INSTALLMENT PAYMENT PLAN

S.No.	Stages	Payment
1	On Booking	2% of the Total Sale Price
2.	Within 30 days from the Date of Booking	18% of the Total Sale Price
3.	On Completion of Ground Floor Slab	15% of the Total Sale Price
4.	On Completion of First Floor Slab	15% of the Total Sale Price
5.	On Completion of Second Floor Slab	10% of the Total Sale Price
6.	On Completion of Third Floor Slab	10% of the Total Sale Price
7.	On Completion of Terrace Floor Slab	10% of the Total Sale Price
8.	On Completion of Internal Plastering	10% of the Total Sale Price
9.	On Completion of Flooring	5% of the Total Sale Price
10.	On Hand Over	5% of the Total Sale Price

Note:

1. Down Payment benefit shall be calculated based on the completion of the above mentioned activities in the form of reducing balance.
2. Registration fee and Stamp duty charge are payable extra at the time of Registration based on the prevailing rates.
3. Corpus fund Rs. 200000/- payable before Possession/Hand over.
4. TNEB & CMWSSB charges will be paid by the Purchaser along with Hand over payment on the prevailing rates.
5. Service Tax is payable extra along with each installment on the prevailing rates.
6. Prices are subject to revision at the sole discretion of the Company
7. Total Sale price = (Rate/Sft x Area of the Apartment plus Car Park)



CREATING A NEW INDIA.

Emaar MGF Land Limited

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