

PREMIUM SERVICED RESIDENCES *with a sea view*



Part of
South Chennai's largest
integrated development

MARG JUNCTION

"MARG Junction" mall is MARG's umbrella brand for development of retail, hospitality and leisure spaces on 7.30 acres of land & a total built up area of 1.85 million sq.ft. at Karapakkam on the Old Mahabalipuram Road (OMR) - the bustling IT corridor of Chennai. It is slated to be South Chennai's most happening destination for shopping, leisure and entertainment.

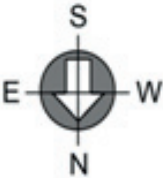


PRESENTING SERVICED RESIDENCES

"MARG Junction" Serviced Residences are primarily conceptualized as large format guest houses suitable for high net worth individuals / corporates / MNCs who could use it as their own residence for leisure purpose or as weekend retreat homes.

- 2 independent locations
- 9 levels of dwelling units
- 153 grand residences
- Spacious 2, 3 & 4 BHK
- Ranging between 1011 sq.ft. to 2063 sq.ft.
- Separate entry & exit
- 100% power backup
- Electricity and water connections
- CCTV, cable & internet
- Restroom fittings
- Best quality products in a ready to fit-out condition
- Common lobby at ground & 6th floor
- Exclusive front and back office areas
- Exclusive terrace
- Other recreation activities on the 6th floor
- Common swimming pool on terrace
- Club
- 100% Vaastu compliant

SITE PLAN



BIRD'S EYE VIEW



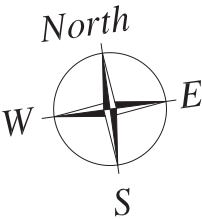
BIRD'S EYE VIEW - RIVER SIDE



TYPICAL FLOOR PLAN - Residential Tower 1 (South Tower)



TYPICAL FLOOR PLAN - Residential Tower 1 (North Tower)



EXCLUSIVE FEATURES



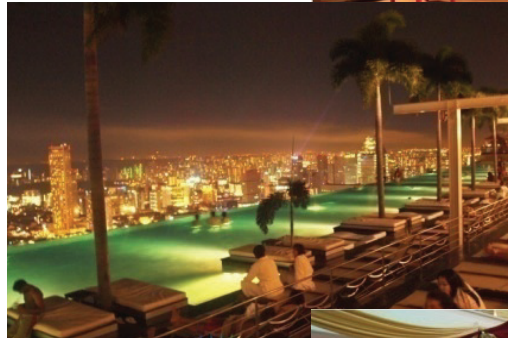
- Centrally Air-conditioned - Entire Area – Common & All Units
- Access Controlled Facility
- Reception Lounge at Ground & Fifth Floor
- Business Centre, Party Hall and Call-on-doctor facility at fifth floor level
- Tech Smart Features
 - Unit Level - CCTV, Mood Lighting, Motion Sensors, Pipe Lighting, LED
 - Common Level - Automatic Security Systems, Water Management Systems, Fire Management Systems
 - Solar Power
 - Valet Parking

SERVICES

- Exclusive Utility Block & Services
- 100% Power Backup
- Central Water Management Systems
 - Sourcing / Collection / Treatment / Supply
 - Treated Water
- Central Sewage Management Systems
 - Sourcing / Collection / Treatment / Disposal
- Central Garbage Handling Systems
 - Sourcing / Collection / Treatment / Disposal
- Centralised Gas Bank & Supply
- Central Fire Fighting Systems
- Central Air-conditioning
- Central Lighting
- Central Security Systems – CCTV – Watch & Ward
- Internet / TV / DTH

TERRACE FEATURES – EXCLUSIVE - FIFTH LEVEL

- Positioned at Fifth level – Common for both South & North Tower
- Jogging Track
- Garden / Lawn
- Party Area
- Children's Play Area
- Seniors Seating
- Pergola Seating
- Fountain
- Sculptures
- Mini Aquarium / Fish Pond
- Landscape / Hardscape



TERRACE FEATURES - EXCLUSIVE - INDEPENDENT OVER THE TOP LEVEL OF RESPECTIVE TOWERS

- Party Space (Pipe & Hindrance Free)
- Viewing Deck
- Telescopic Pad
- Terrace Garden

A COMMON SPACE AT FIFTH LEVEL CAN BE PROVIDED

- Exact usage of this space needs to be defined



CLUBHOUSE WITH LUXURIOUS LIFESTYLE AMENITIES



FACILITIES

- Gym, Jacuzzi, Sauna, Spa, Massage / Therapy Centre
- Squash, Tennis, Badminton, Billiards, Carom, Chess, Cards, Bowling Alley
- Restaurant – Multi Cuisine
- Bar
- Childcare Centre
- Business Centre
- Meditation Hall
- Clinic & Pharmacy
- Library
- Swimming Pool



SPECIFICATIONS

STRUCTURE

- Earth Quake Proof
- High Grade Concrete & Steel
- 200mm thick solid cement block for outer walls
- 100mm thick solid cement block for inner walls

UNIT WISE DETAILS

- Walls
 - Putty with Emulsion Painting
- Tiling
 - Flooring - Living / Bed / Kitchen 3 x 3 - Granomite Tiles – Premium Quality
- Toilets
 - Anti Skid Tile Flooring 1 x 1 – Premium Quality
 - Designer Wall Tiles 2 x 1 – Entire Height
- Joinery
 - Main Door - Teak Panelled
 - Windows – UPVC – all Bedrooms
 - Full Glazed Large Window in Living / Balcony
 - Full Glazed Large Window in Living / Inner Bedroom
 - Full Glazed Large Window in Living / Kitchen
 - Teak Panelled Doors
 - Large Ornamental Heavy Duty Brass Handles & Hinges
- False Ceiling
 - Hard Board & with Framing
- Ceiling Cornices
 - Living & All Bedrooms
- Interiors
 - Wardrobes - All complete - in all Bedrooms
 - TV Tray, Pooja Niche & Showcase – in living
 - Modular Kitchen
 - Storage Closed Cabin – Kitchen
 - Chimney & Exhaust – Kitchen
 - Quarts Kitchen Counter
 - Spot Light in Living & Bedrooms
 - Solar Heater
- Plumbing
 - Premium Quality - CPVC / UPVC Pipes
- Electrical
 - Premium Quality – Wiring / Digital Meters / MCBs / Mains
- Toilet Fixtures
 - Premium Quality Fixtures – Basin / WC / Faucets & Taps / Showers / Shower Panel / Geysers
- Electrical Fixture
 - Premium Quality Fixtures
 - LED Lights
 - Fans



The joy of MARG ProperTies



MARG ProperTies, the residential arm of MARG Group, is a leading name in the real estate space providing value enriched homes. Having already sold more than 2.5 million sq.ft. of residential space with many successful projects launched during the last few years, MARG ProperTies offers a wide range of homes like Affordable Homes, Integrated Townships, Urban Smart & Ultra Luxury Homes. It is poised to build 20,000 homes in the near future.



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