



**K2 ENGINEERS PVT LTD**

**READY TO OCCUPY**



**SAGAR VARUN**



**K2 ENGINEERS PVT.LTD.**



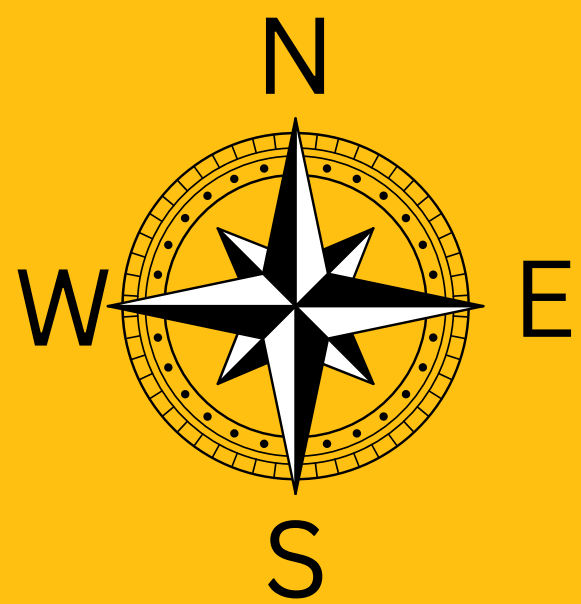
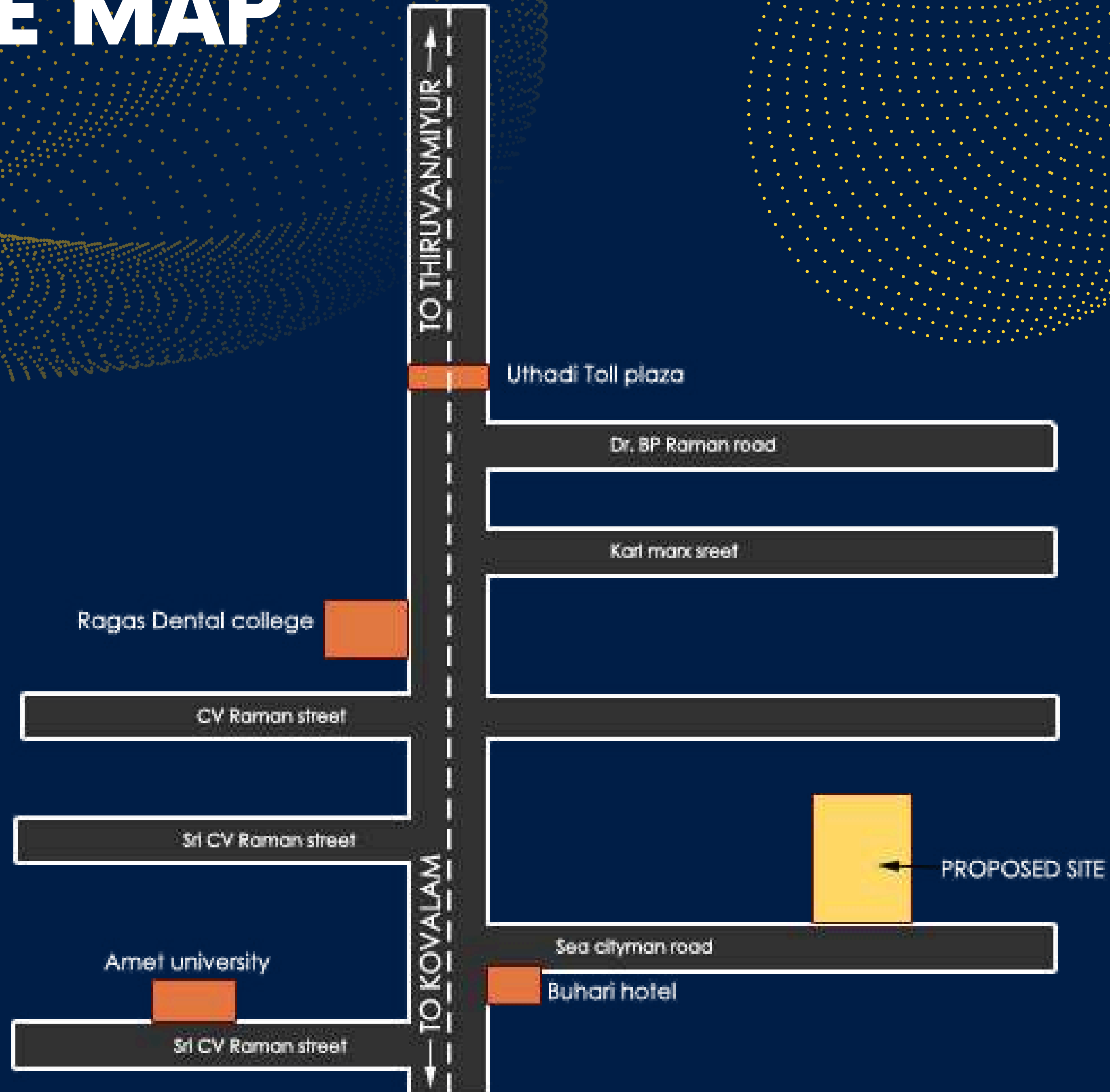
**RS 6,700 PER SQ.FT**

# BEACH SIDE RESIDENTIAL FLATS

K2 Engineers Pvt Ltd presents SAGAR VARUN  
cosy, stylish and well-designed homes at pocket-friendly prices.

Located in one of Chennai's fastest developing locations  
You'll agree that a once-in-a-lifetime opportunity to own your dream home  
at an extremely adorable location doesn't come knocking often!

# ROUTE MAP







**Plot No.22A, 22A1 &  
22B, 13th Avenue  
Road, ECR, Kanathur,  
Near Uthandi  
Tollgate, Sea Beach  
Side, Chennai.**

## **BEST LOCATION**

Lumbini beach - 500m

Buhari hotel - 250 M

Uthandi toll plaza - 1 m

Maya jaal - 1.2 Km

PVR - 1.1 km

Amet univrsity - 1.1 Km

Apollo pharmacy - 750 m

ATM - 1.4 Km

Super market - 900 m

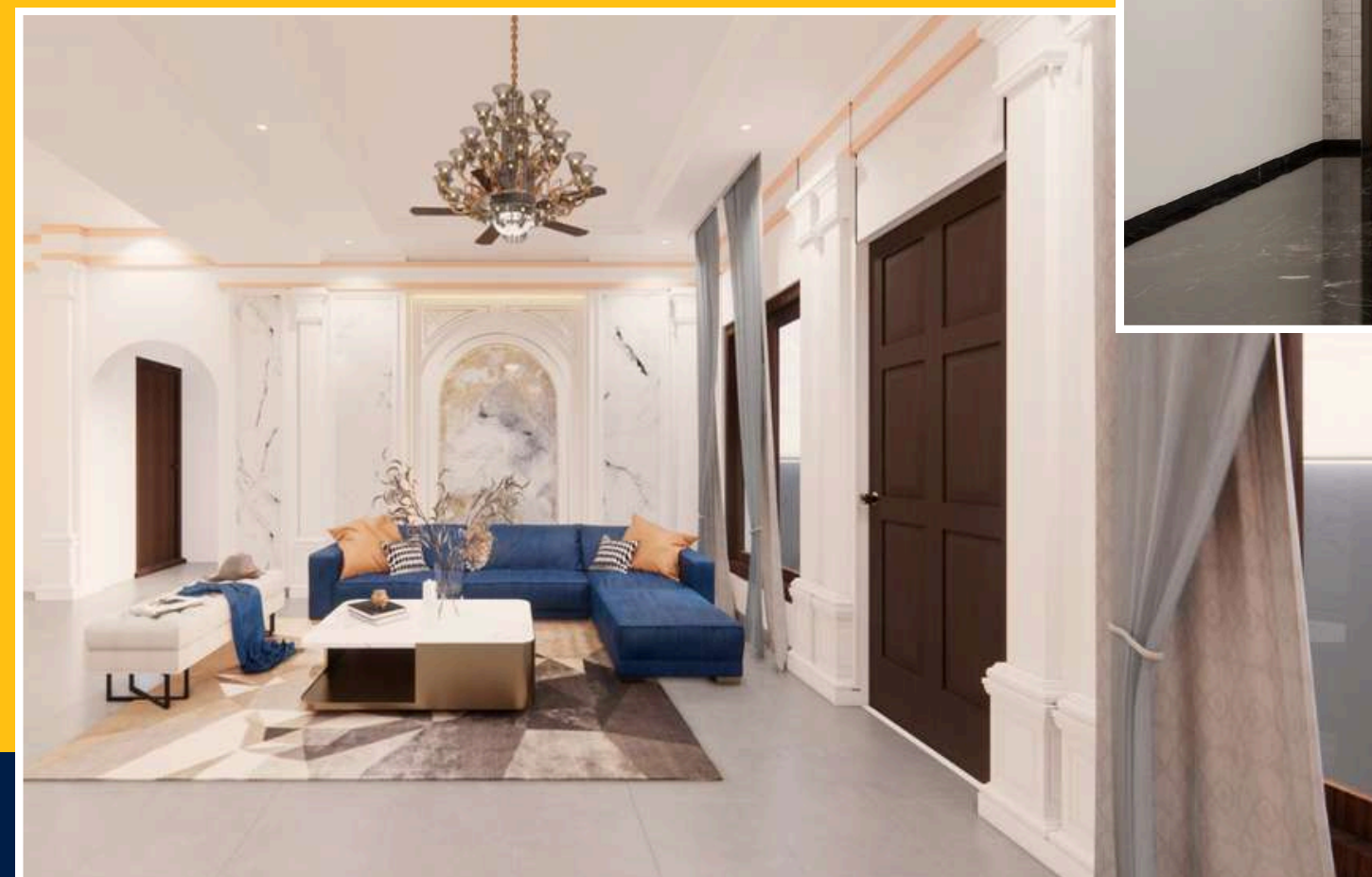
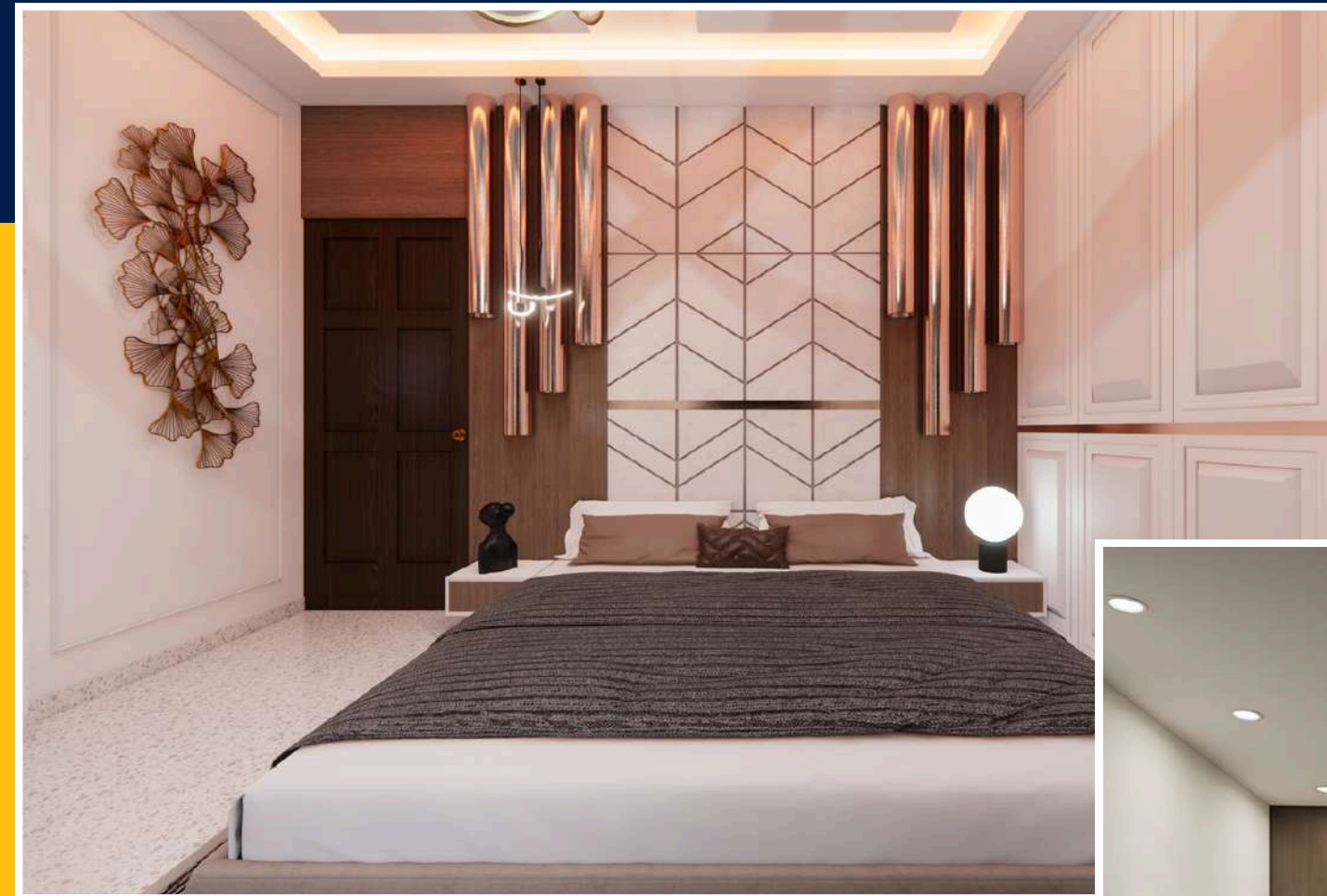
Ragas college - 1.4 Km

MGM Dizzee world - 3.4Km



# AMENITIES

- Covered Car Park
- Club house / Yoga room
- Lift & staircase
- 24 /7 Security
- Rain Water Harvesting
- Sewage treatment plant
- CCTV surveillance
- Fire safety

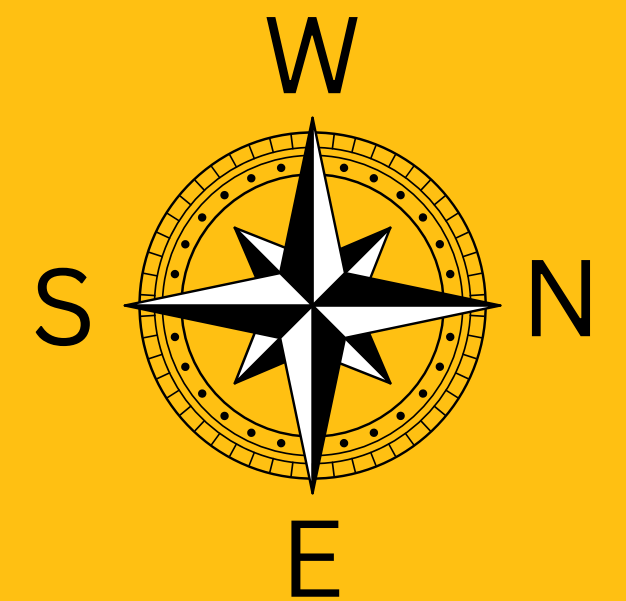




# SITE CUM GROUND FLOOR PLAN



- Total site area - 6052.00 Sq.ft
- Site dimensions - 34'0"X178'0"
- Road width - 23' wide
- No. of car park - 8 Nos



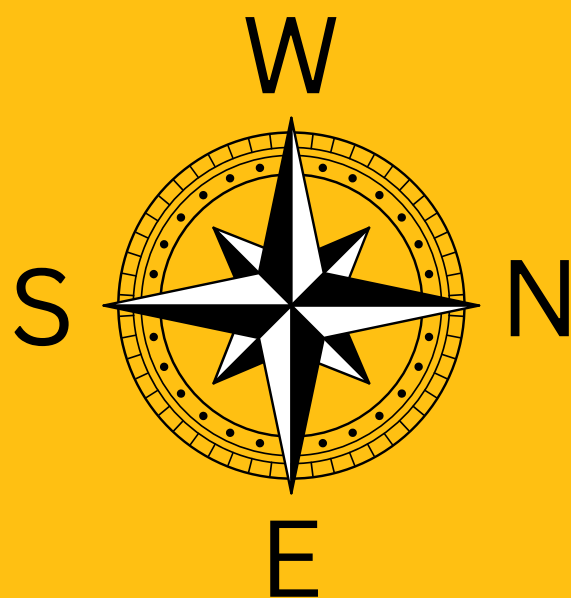


# FIRST FLOOR PLAN

ROAD



| FLAT NO        | F1         | F2         | F3         | F4         |
|----------------|------------|------------|------------|------------|
| NO OF BEDROOMS | 3 BHK      | 2 BHK      | 3 BHK      | 2 BHK      |
| Plinth area    | 1371 sq.ft | 892 sq.ft  | 1355 sq.ft | 898 sq.ft  |
| Carpet area    | 1247 sq.ft | 811 sq.ft  | 1233 sq.ft | 817 sq.ft  |
| Built up area  | 1672 sq.ft | 1090 sq.ft | 1653 sq.ft | 1090 sq.ft |
| UDS            | 894 sq.ft  | 581 sq.ft  | 887 sq.ft  | 581 sq.ft  |

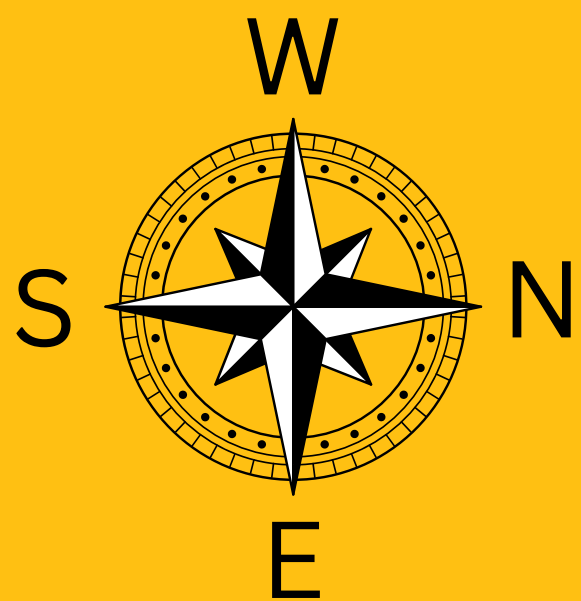




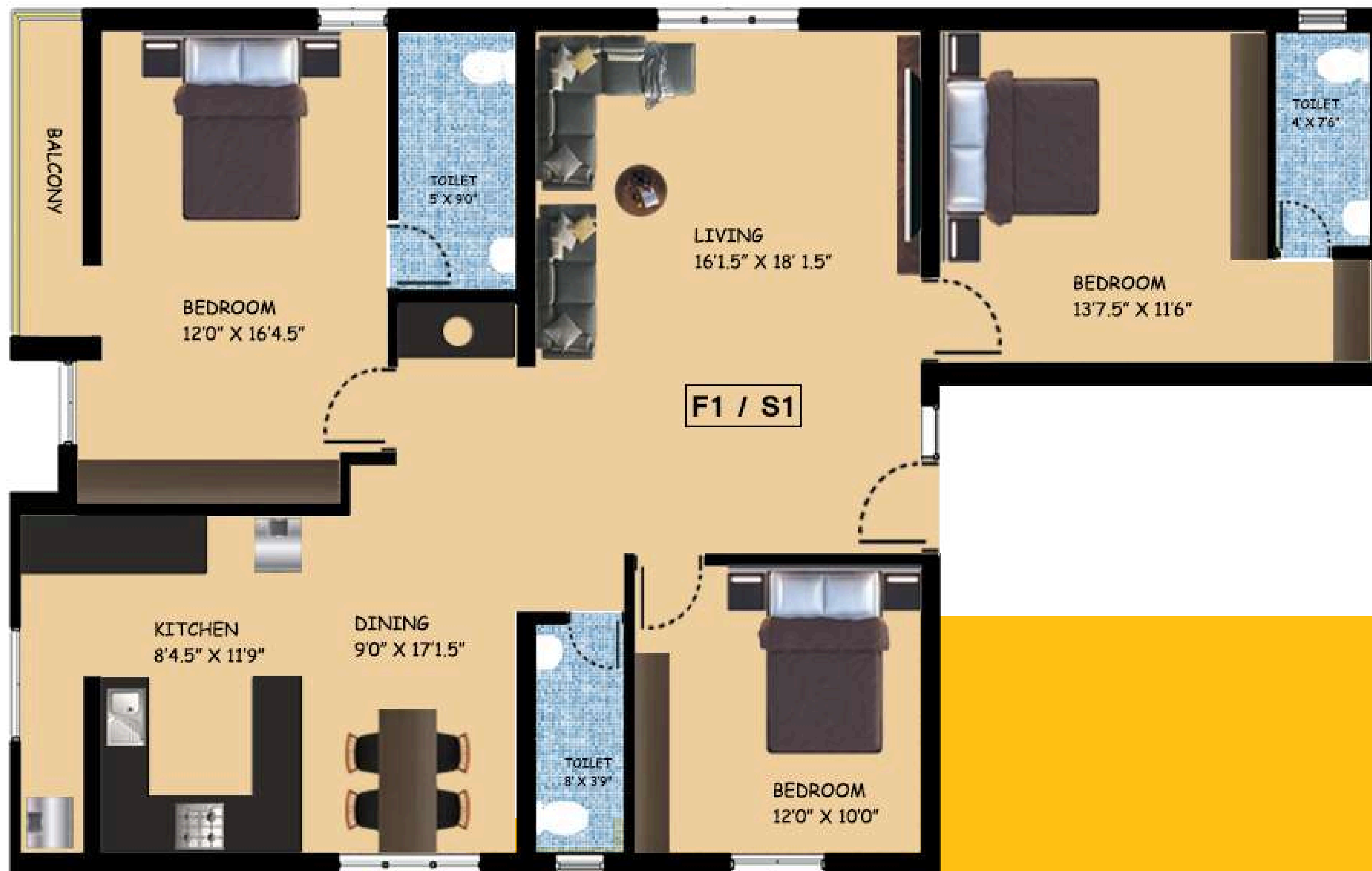
# SECOND FLOOR PLAN



| FLAT NO        | S1         | S2         | S3         | S4         |
|----------------|------------|------------|------------|------------|
| NO OF BEDROOMS | 3 BHK      | 2 BHK      | 3 BHK      | 2 BHK      |
| Plinth area    | 1371 sq.ft | 892 sq.ft  | 1355 sq.ft | 898 sq.ft  |
| Carpet area    | 1247 sq.ft | 811 sq.ft  | 1233 sq.ft | 817 sq.ft  |
| Built up area  | 1672 sq.ft | 1090 sq.ft | 1653 sq.ft | 1090 sq.ft |
| UDS            | 894 sq.ft  | 581 sq.ft  | 887 sq.ft  | 581 sq.ft  |

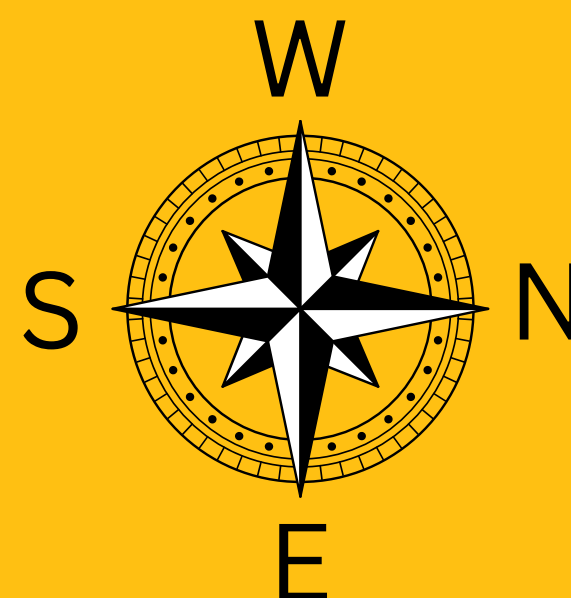
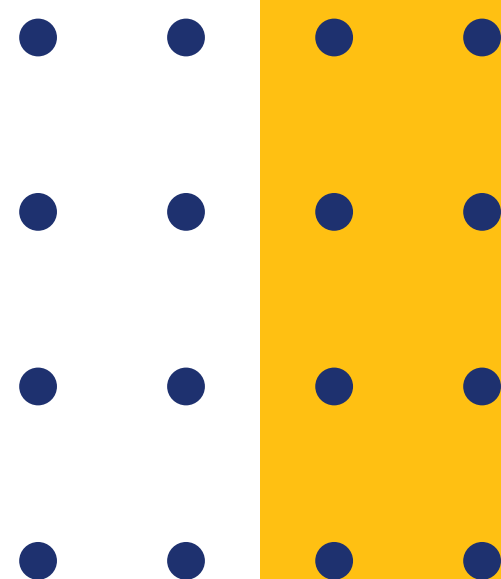






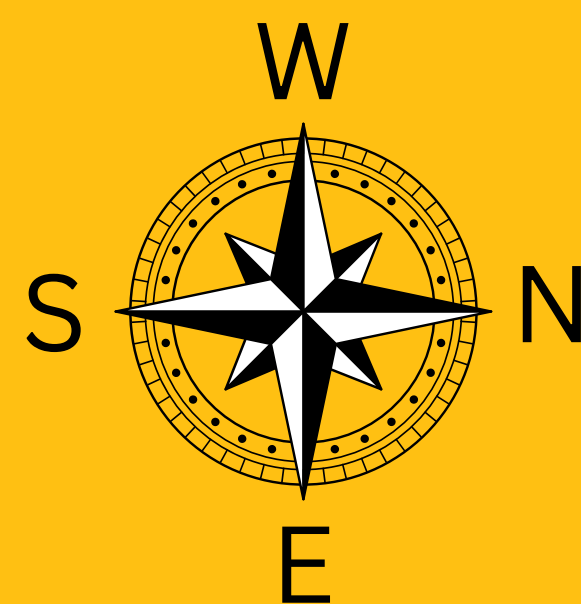
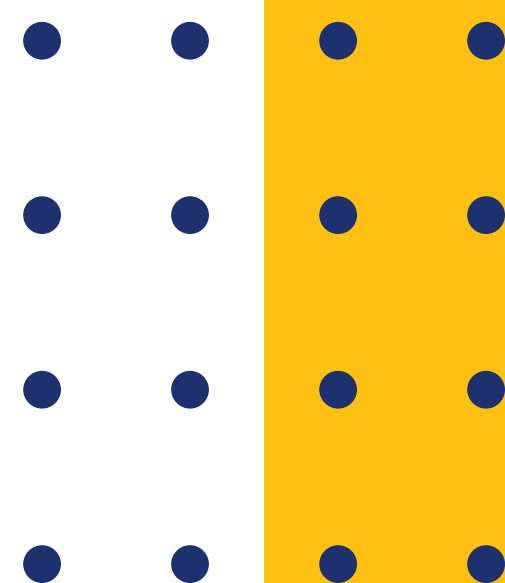
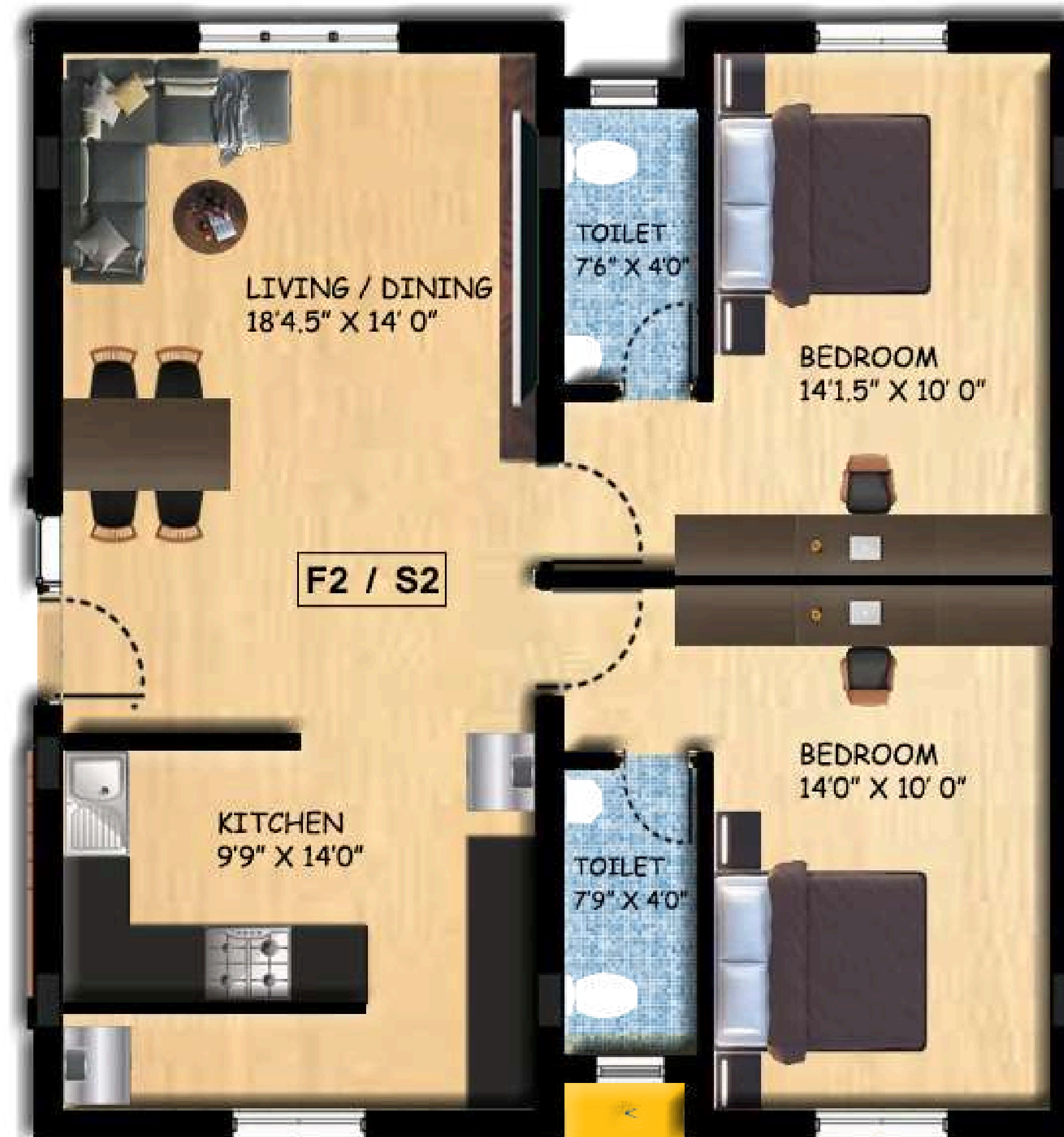
## 3BHK - F1 / S1

- Living room
- Kitchen
- Dining room
- 3 Bedroom
- 3 Toilet
- Balcony
- Utility



## 2BHK - F2 / S2

- Living cum Dining room
- Kitchen
- 2 Bedroom
- 2 Toilet
- Balcony

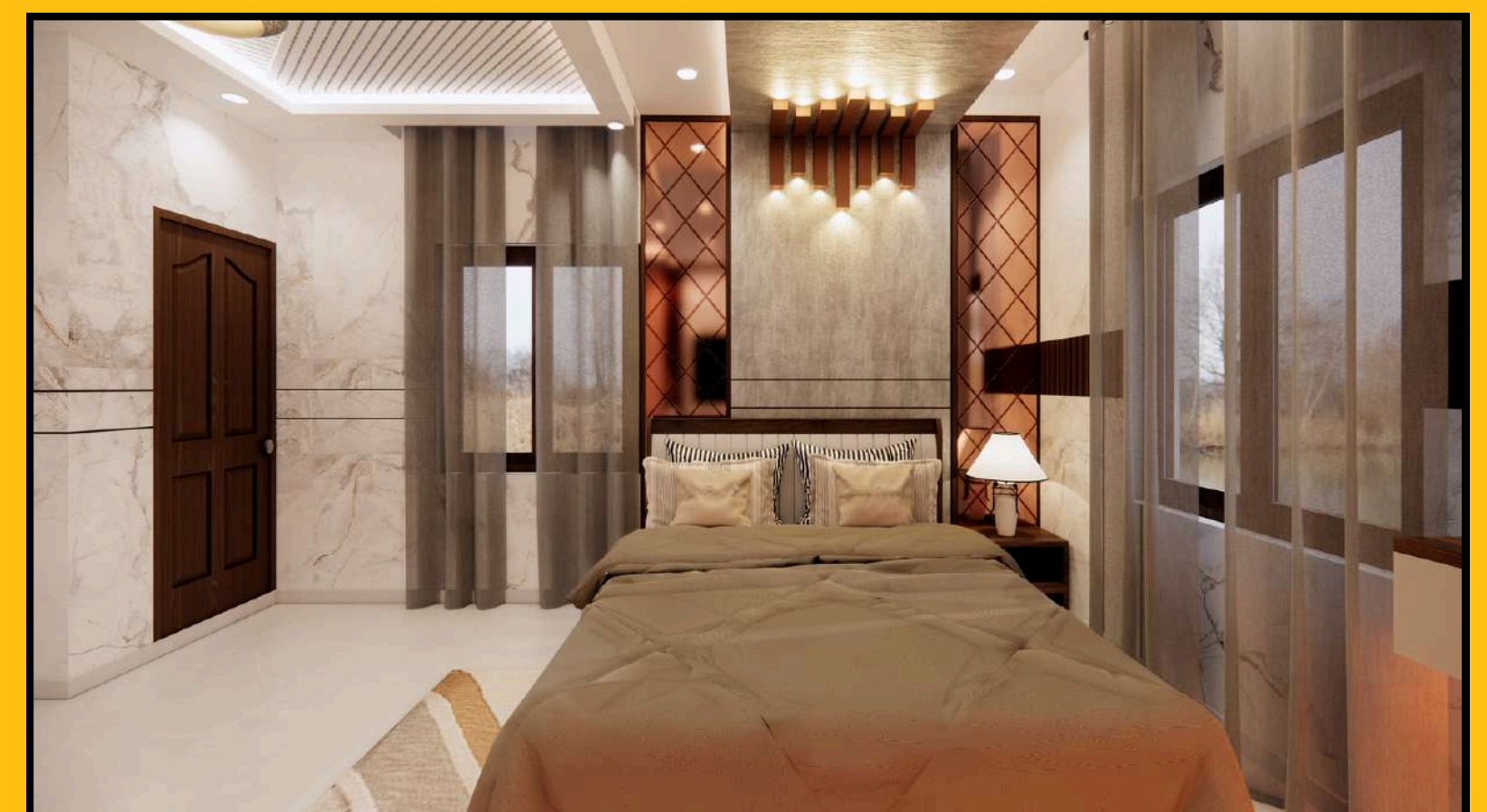
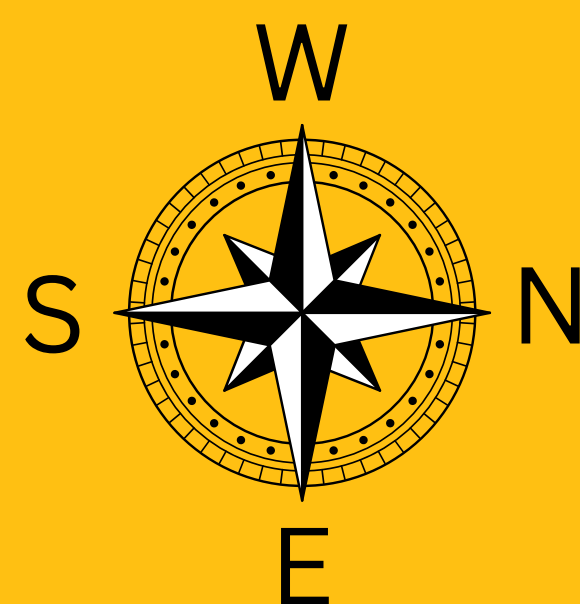
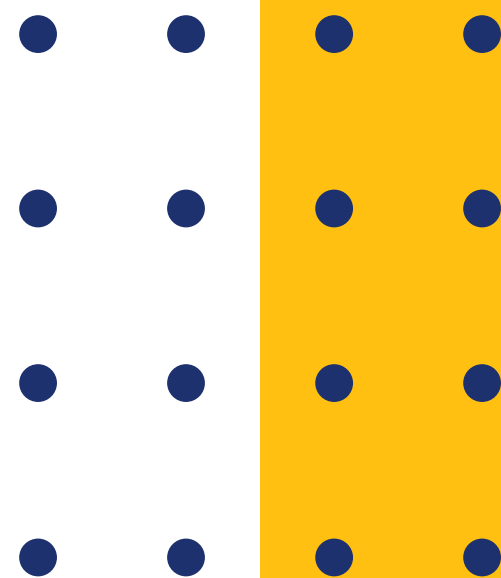






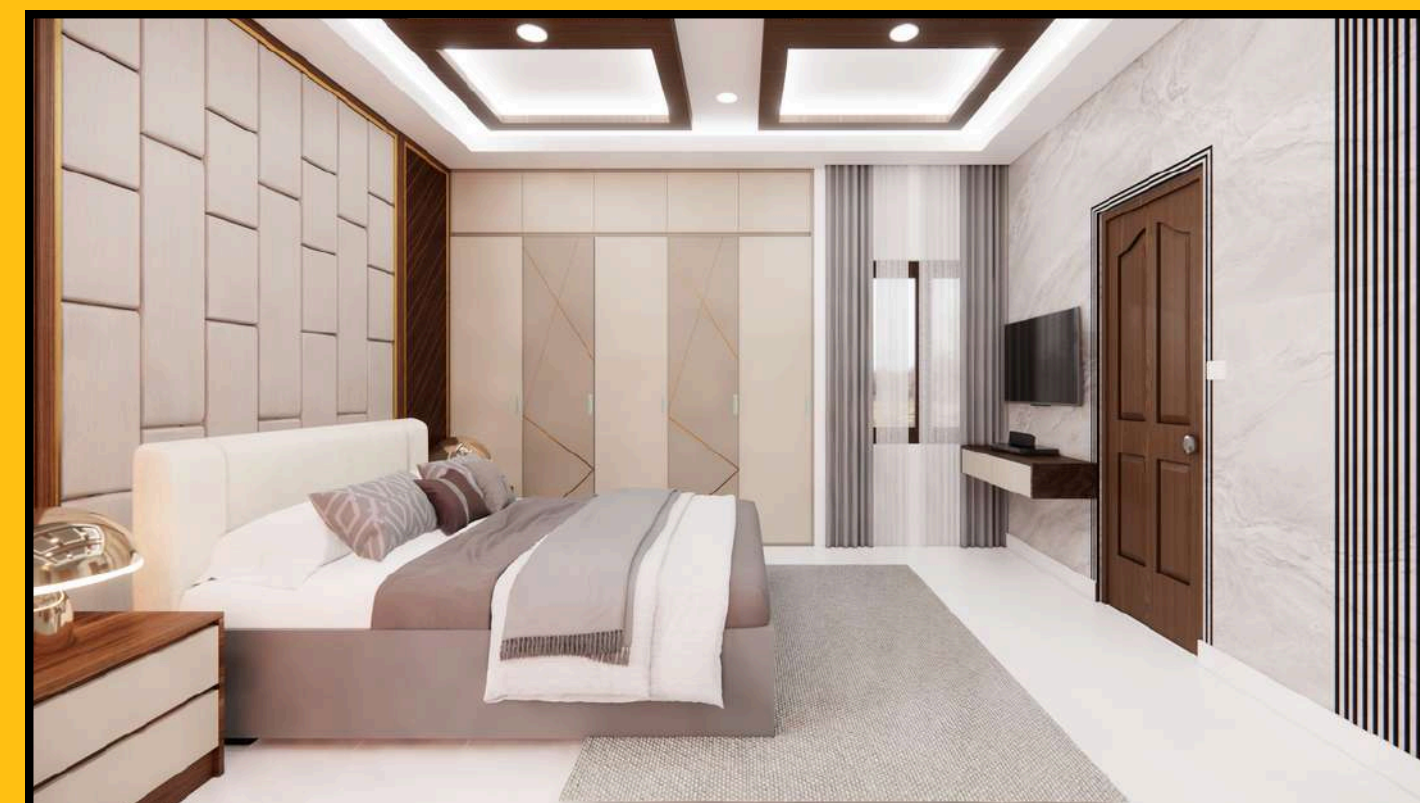
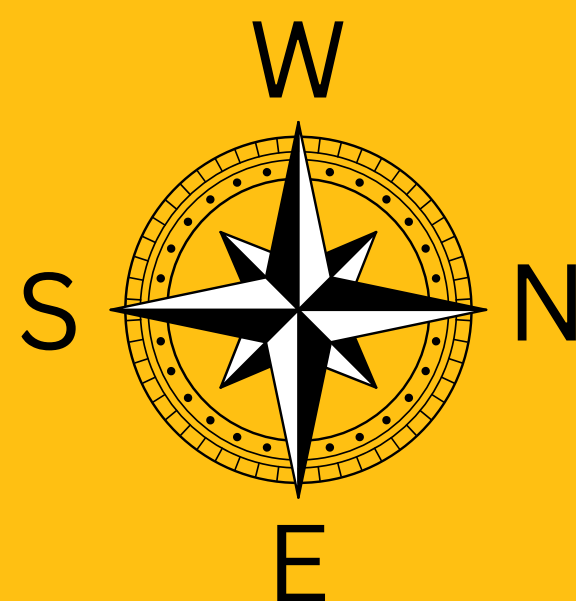
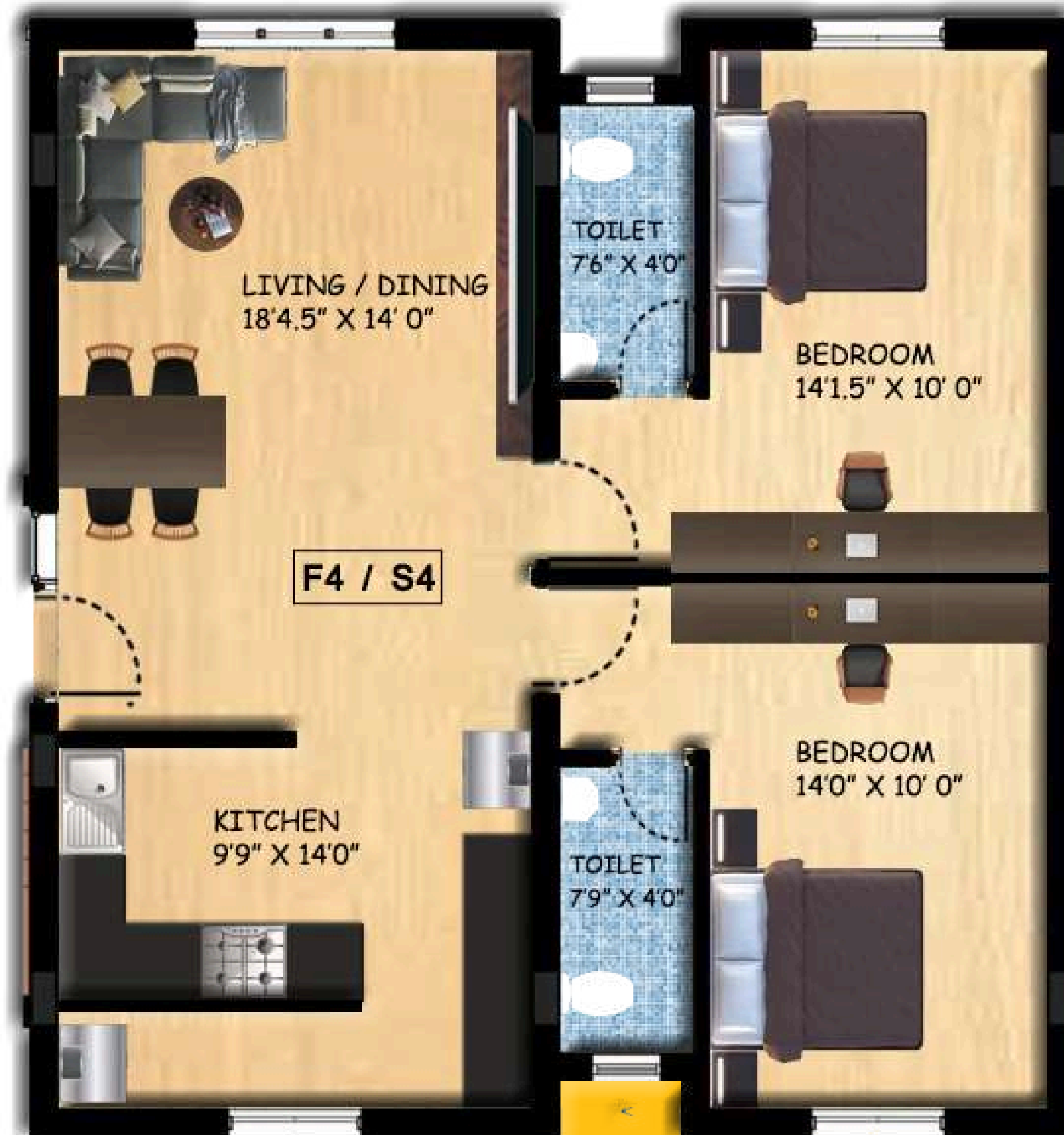
## 3BHK - F3 / S3

- Living room
- Kitchen
- Dining room
- 3 Bedroom
- 3 Toilet
- 2 Balcony



## 2BHK - F4 / S4

- Living cum Dining room
- Kitchen
- 2 Bedroom
- 2 Toilet
- 2 Balcony





# MARKETING SPECIFICATIONS

## STRUCTURE

R.C.C framed structure with 8" Cement brick / ACC block walls in outer and 4.5" inner walls are Plastered and finished.

## FLOORING

- Hall & Dinning - 2'x 2' Vitrified Tiles
- Bed rooms - 2'x 2' Vitrified Tiles
- Kitchen - 18"x 18" Vitrified Tiles
- Bath - Ceramic Anti skid Tiles
- Bathroom Dado Glossy Tiles up to 7'-0"Ht.
- Kitchen Dado - Glossy Tiles upto Cabinet Lvl 2'ht
- Kitchen Platform Top - Black Granite
- Sink - Stainless Steel Sink

## DOORS & WINDOWS FRAMES

- Main Door - Teak Wood
- Bed / Bath / Balcony - Country Wood
- Window Frames - UPVC

## DOORS & WINDOWS SHUTTERS

- Main Door - Teak wood panel door
- Bed / Bath / Balcony - Teak Ply Flush Door
- Windows - UPVC with Saintgovin 5mm clear glass

## GRILLS

Iron Grills in all windows

## LOFT

One side Loft in all Bedrooms and Kitchen

## PLUMBING

- Concealed Plumbing line using CPVC high density Pipe for Hot Water and UPVC Pipe for Cold Water.
- 4" PVC Pipe for Soil line and 2 ½" PVC for Waste Water line.
- PVC Pipe for Outer Drainage line.

## TOILET AND KITCHEN FITTINGS

- Bath rooms - Western style (white)
- All Bath & Dining- Wash Basin (white)
- Bath- CP Jaguar (or) equivalent Hot & Cold mixture
- Kitchen - Jaguar (or) equivalent CP fittings

## ANTI TERMITE TREATMENT

- Termite Proofing in foundation level and plinth level.

## ELECTRICALS

### · WIRING

Concealed 3 Phase fire retardant wiring

### · SWITCHES

Approved makes Modular switch with GI box

### · CABLE TV

Cable TV point at Hall & All Bed Rooms

## PAINTING

- Main Door / Other Doors - Melamine Polish
- Grills - Enamel Paint
- Ceiling / Interior walls - Putty with Emulsion Paint
- Exterior walls - Weather proof Emulsion Paint

## LAND SCAPING

Exterior Landscaping

## COMPOUND WALL

Exterior Compound wall of height 5'-0" with Iron Gate in Road side.

## UNDER GROUND SUMP

Common Under Ground R.C.C. Sump of 16,000 Lts.

## OVER HEAD TANK

One Over Head Tank of 6,000 Lts. at terrace.

## UNDER GROUND SEPTIC TANK

Common Under Ground R.C.C. Sump of 16,000 Lts. .

## ABOUT

### K2 ENGINEERS PVT LTD

K2 Engineers Pvt Ltd is involved in providing end-to-end building solutions including real estate development, design, planning, execution and project promotion. We have executed over 100 projects in South and East of India over a span of 30 years. Our projects are spread across a wide spectrum including residential apartments, villas, townships, commercial spaces, shopping complexes and industrial buildings.

**PROMOTERS/ DEVELOPERS**

**PROJECT MANAGEMENT CONSULTANCY**

**CONTRACTORS**

**ARCHITECTS**

**PLANNERS**

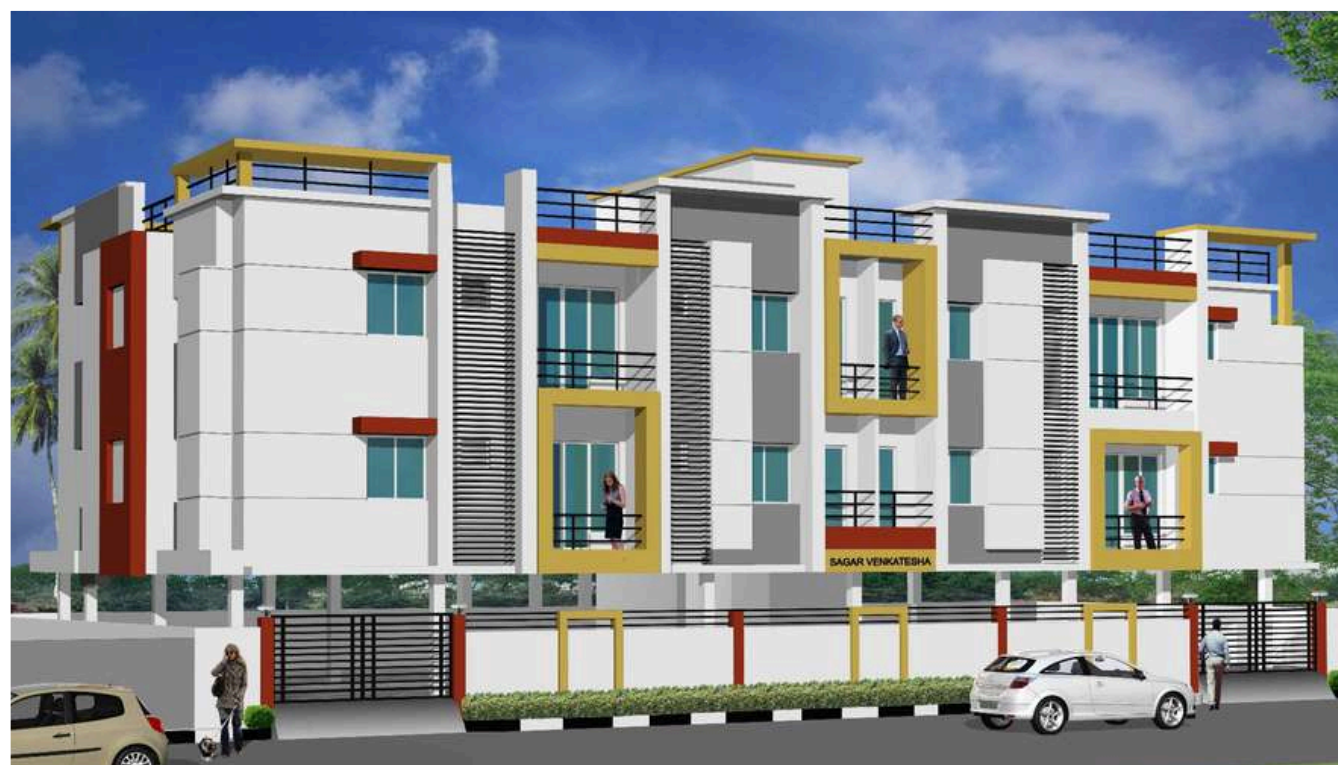
**INTERIOR DESIGNERS**



**K2 ENGINEERS**



# COMPLETED PROJECTS





# CONTACT

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