

“SEEK THE ULTIMATE COMFORT” NEWRY SAMPREETI



NEWRY ✓  
**SAMPREETI**



# NEWRY (KILPAUK) SAMPREETI

## Newry Sampreeti

Welcome to the world of comfort as home is where we are most ourselves. Presenting Newry Sampreeti a ultra spacious, elegant, impeccably styled apartments with elite neighborhood centrally located in Kilpauk. An impressive 12 Lifestyle Apartments within close proximity to Schools, Shopping and Receptions which is a rare offering in today's high pressured lifestyles. Relish the joys of Comfort & Attainment @ Newry Sampreeti.

**"A home build with heart"**

Newry  
SAMPREETI

## SPECIFICATION

### STRUCTURE

- RCC framed structure with RC foundations conforming to BIS.
- Anti-termite treatment as per BIS for the complete building.
- All walls with bricks set in cement mortar.
- 9" thick brick for the outer and 4 -1/2' thick Brick wall for the internal partition wall.

### WALL FINISHES

- Cement plaster and Altech putty finish with pearl touch Emulsion Paint for all internal walls.
- External Walls finished with Weather Shield Max.
- The toilet walls finished with Joint Free Tiles.
- Wash area will be finished with Ceramic Tiles upto 2'-6" Height.
- 2' above the kitchen platform will be finished with double glazed ceramic tiles.

### CEILING

- All ceiling areas will be finished with cement plaster and O.B.D.

### FLOOR FINISHES

- Living & Dining will be finished with Italian/Engineered Marble (Rs. 300 per .sq.ft) with matching skirting.
- Bedrooms will be finished with Vitrified 2'x 2'tiles with matching skirting.
- Kitchen will be finished with vitrified matt finish 2 'x 2 ' tiles with matching skirting.
- Balconies will be finished with Ceramic tiles with matching skirting.
- Bathroom Flooring & Wash/Service will be finished with Ceramic Anti – Skid tiles.
- Lobby and Staircase areas will be finished with Marble/Granite.
- Car park areas will be finished with cement concrete tile Flooring.
- Columns in the car park will be provided with rubberized edge protection.
- Driveway will be finished with PCC with Granolithic Flooring/ interlocking Blocks.

### TOILETS

- Pastel shade Wall Mount - European Water Closets.
- All CP fittings in bathrooms are of parry ware roca / jaguar queen collection or equivalent.
- Health Faucets will be provided
- Wall mounted shower panel with glass shower partition for bathroom attached to master bedroom.
- Rain shower for all toilets. Pressure pump for all showers

### DOORS & WINDOW

- Exquisitely Crafted Teak Front Main Door.
- Godrej or equivalent locks will be provided
- All Bedrooms doors will be of African teak wood frame with finger jointed solid rubber wood doors with polish on both sides. Godrej or equivalent cylindrical locks will be provided
- Toilet doors - African teak wood frame with finger jointed solid rubber doors with polish one side & other side with paint finish.
- French doors - African teak wood frame with Varnish finishes, shutters fitted with 4mm thick Glass and MSGrills with Enamel Paint.
- Windows – UPVC windows with double glazing and MS Grills as per the Design of the Architect.

### KITCHEN

- Platform will be done with 20mm thick Granite Slabs 2' wide and provided with Carysil Quartz or equivalent with double bowl.
- Piped Gas connection to all apartments.
- Provision for fixing an Exhaust Fan and Aqua Guard will be made.

### ELECTRICAL

- Concealed Insulated Copper Multi-strand wires in all Apartments.
- Each Apartment will be provided with a distribution board having MCB's.
- Switches & Sockets of MK / CRABTREE.
- TV and Telephone Points will be provided in Living and all bedrooms.
- Electrical Provision for Microwave, Fridge, Mixer, Grinder, Aqua guard and Chimney.
- All Toilets will have electrical provision for connecting a Geyser.

### LIFT

- The building will be served by a eight passenger lift with Automatic door and ARD (Automatic Rescue Device) of "JOHNSON"make.

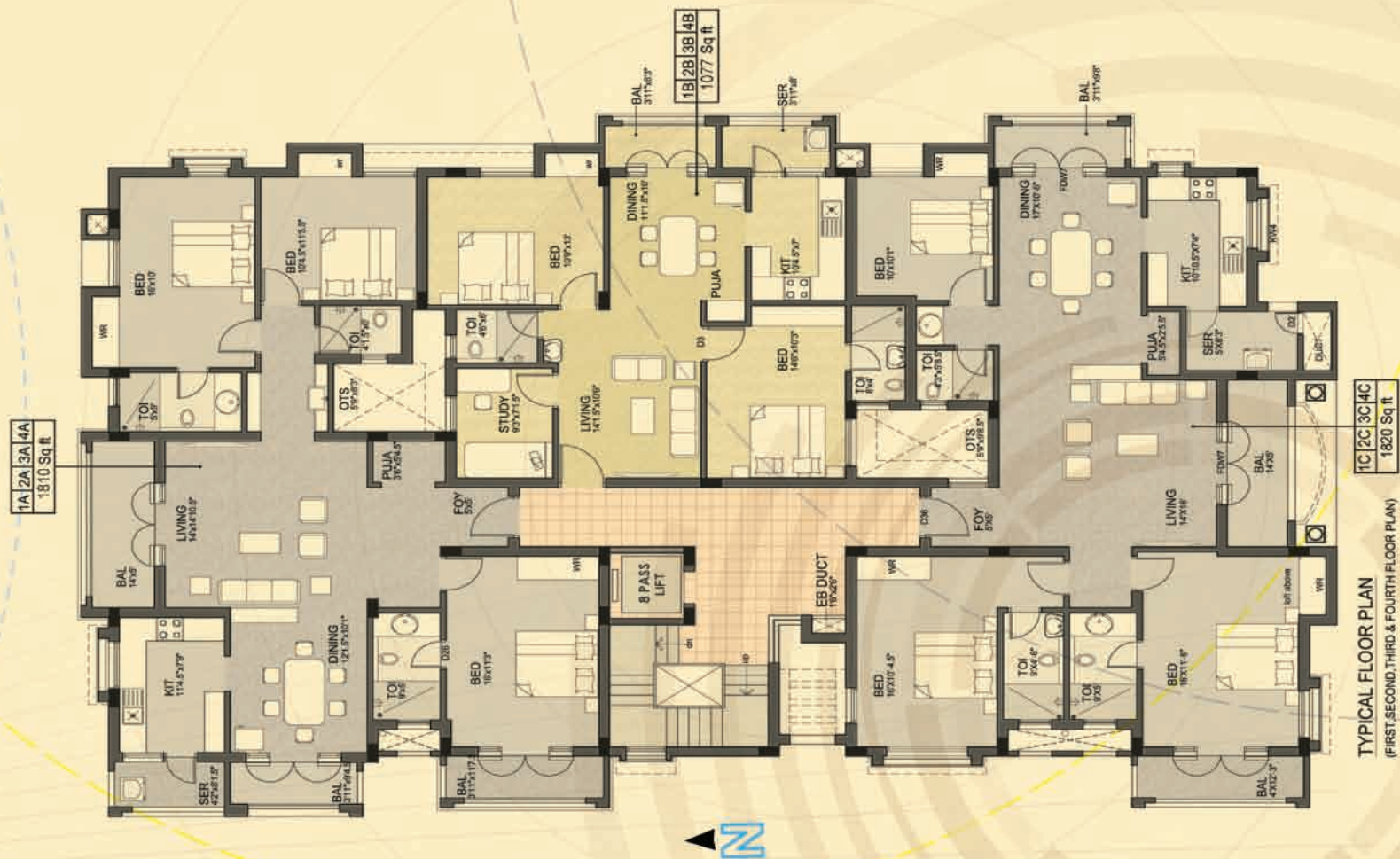
### INTERNET

- Provision given for Internet connection in living/Study, Master and Second bedroom

### POWER SUPPLY & GENERATOR

- 3 Phase Power Supply with Generator Back - Up for common lightings, lift, pumps and for all lightings, fans, fridge and all bedroom A/c loads inside the apartment.





**TYPICAL FLOOR PLAN**  
(FIRST, SECOND, THIRD & FOURTH FLOOR PLAN)  
1820 Sq ft

**BUILDING SECURITY SYSTEM**

- Lobby Video phone system along with the intercom connection to the security will be provided.

**COMMON TOILET**

- Common Toilet for drivers and domestic help.

**COMPOUND WALL**

- 5' high compound wall on all sides of the plot will be provided as specified by the architect

**LANDSCAPING**

- Landscaping will be provided as per architect's Design.

**WATER**

- One under ground RCC sump of adequate capacity for metro water.
- One bore well of required depth would be provided.

**Rain Water Harvesting**

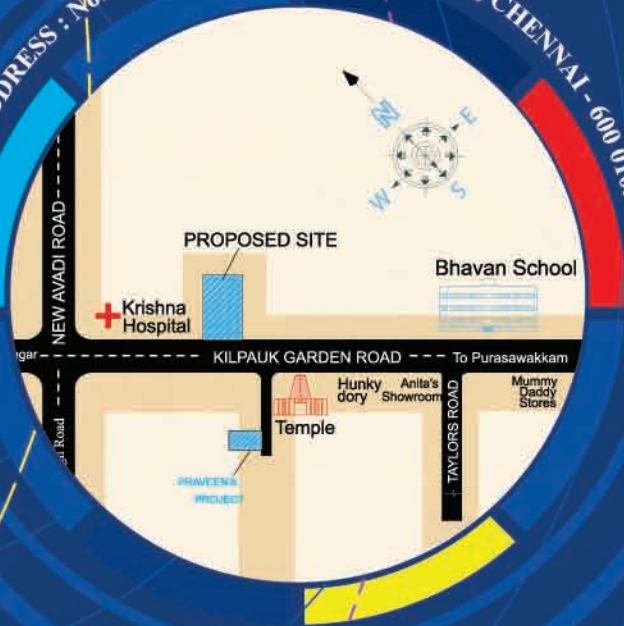
- As per the requirements of CMWSSB

**EXTRA WORK**

If any additional work is required to be carried out or extra fittings are to be provided, the same will be executed at extra cost after the Allottee approves the estimate for extras and pays the extra cost in Advance.

Disclaimer The information provided in this brochure is a representation of the proposed development and the interiors & furnishing illustrated are not part of the standard offering. This brochure is neither a legal offer nor an invitation to offer. The development plan is subject to approvals from authorities concerned and any alterations of the plans & elevations, specifications & amenities will be at the sole discretion of the Developer.

SITE ADDRESS : No.464, KILPAUK GARDEN ROAD, CHENNAI - 600 010.



NEWRY ✓

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