

ELEVATE YOUR LIFE IN STYLE
WITH OUR LUXURIOUS DUPLEX APARTMENTS
WITH PRIVATE TERRACE



C.C.No.EC/South - II/062/2020 Date: 22/05/2020
RERA No: TN29/building/0154/2020



GOLDEN SQUARE

VELACHERY

for project details and bookings call:

**74182 01555
74182 02555**

Corporate Office

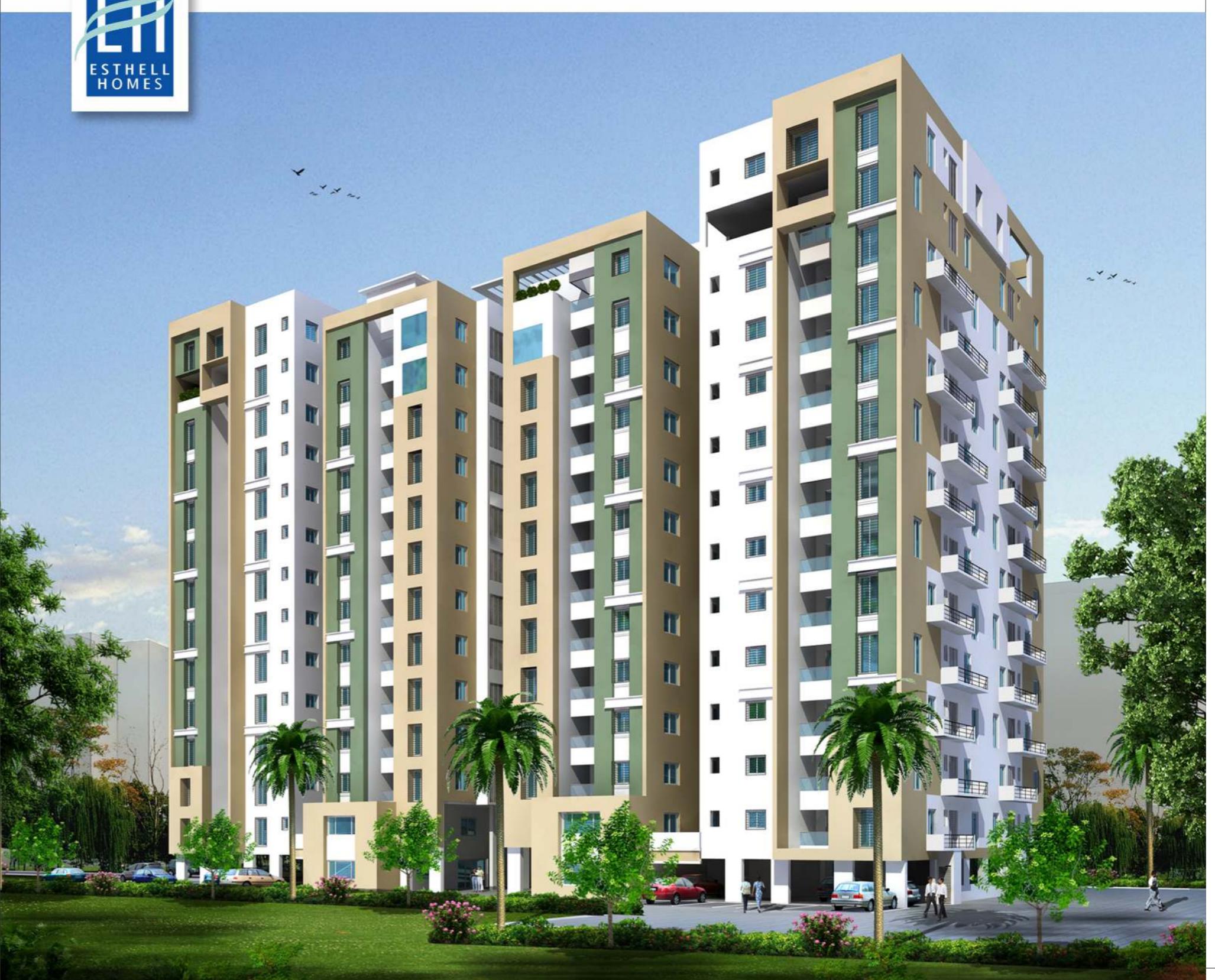
ESTHELL HOMES
No.1, Royal Enclave Besant Avenue,
Adyar Chennai - 600 020.
www.esthellhomes.com

VISIT OUR MODEL APARTMENT AT SITE

Site Office

ESTHELL GOLDEN SQUARE
No: 176, Inner Ring Road
(South Segment),
Opp. Sunshine School,
Velachery, Chennai – 600 042.
Email: salesegs@esthell.com

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Computer generated images and photos are indicative only. All sales remain subject to contract.





AN ICONIC NEW PRESENCE
ON THE CHENNAI
LANDSCAPE

PRESENTING

ESTHELL HOMES
**GOLDEN
SQUARE**

3 BHK & 4 BHK

Luxury duplex apartments
with private terrace at
VELACHERY





—
SOVEREIGN PLACE,
ESTHELL HOMES GOLDEN SQUARE
IS AN ULTIMATE ABODE FOR THE
ELITE COMMUNITY TO
COME TOGETHER

—

This gorgeous, **13**-storied building stands proudly in the heart of the city, and boasts no less than **91** luxury apartments. But it doesn't stop there – this building is a marvel to behold, with **2** additional basements, as well as a stilt floor, all providing even more space for you to make your own.





XB TOWERS MALL
IS SET TO OPEN SOON
AS PART OF ESTHELL
GOLDEN SQUARE

The upcoming XB Towers Mall located on the premises promises to deliver a unique experience unlike any other. With a range of entertainment options, this mall is sure to provide a one-stop destination for all your entertainment needs. Whether you want to catch a movie, indulge in some retail therapy, or just take a stroll, XB Towers Mall has something for everyone. With its convenient location, Esthell Golden Square residents will be able to make the most of their leisure time without having to travel far away.





ESTHELL HOMES
GOLDEN SQUARE
BRINGS NEW ENERGY
TO VELACHERY

Esthell Homes Golden Square Luxury Apartments is bringing new life and energy to the thriving neighborhood of Velachery. Located in one of the most vibrant parts of Chennai, this luxurious living space offers stylish, modern homes in a lively, friendly community. With easy access to the city's best shopping, dining and entertainment, residents will find that the best of Chennai is right outside their door.



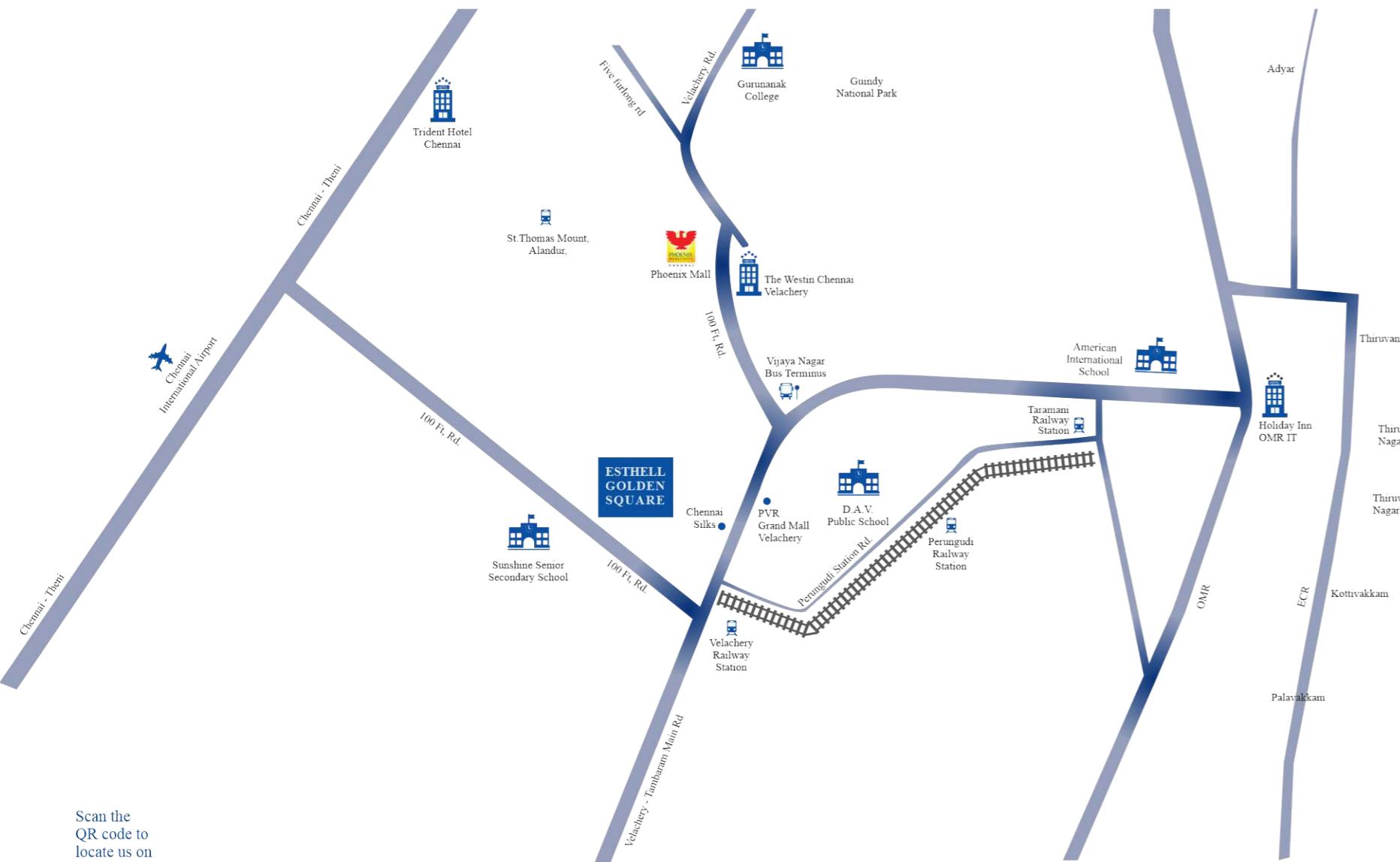


CONNECTIVITY - A PERFECT LOCATION

Conveniently Located less than 1 km from Velachery MRTS Railway Station and 1 km from the Velachery Vijaya Nagar Bus Terminus, this perfect location is only 6 km from the airport, 5 kms from the St Thomas Mount Metro Station, 3 kms from OMR, 4 kms from ECR and Tidel Park, and in close proximity to more than 20 schools and 4 colleges, as well as 6 major hospitals. With its unparalleled access to transportation, commerce, and entertainment, this spot is the summit of connectivity.



HOW TO REACH?



WHO WE ARE?

Dr. S. Xavier Britto, Chairman of Kerry Indev Logistics Private Limited – widely recognized as the doyen of the Indian Logistics industry who through his transformational and pioneering Leadership continues to spearhead innovations – conforming and adopting global best practices in the Indian context, across every industry he forays into.

Launched INDEV in the year 1984, an acronym for Indian Development, an integrated logistics company – now having an experience of almost four decades 6000 + employee strength pan India.

Established a Joint Venture in 2016, with Kerry Logistics Network as its strategic partner.

Kerry Indev, one of the first company to receive the Authorized Economic Operator Status by the Government of India and the first private company to be bestowed the prestigious Certificate of Merit by World Customs Organization for Steadfastness and exceptional services to the logistic industry.

Venturing into different verticals, through our Chairman's business acumen, ventured successfully into sectors of Education, Advanced Information Technology, Hospitality industry with Hotels and Resorts, Manufacturing Industry, Media field through serial and feature film productions.

As an extended CSR arm. Instituted an NGO, where we have been adopting villages, transforming them to be socio – economic independent communities.

Our Chairman has been bestowed with numerous National and International Awards consistently over the years. Esthell Group continues its legacy of excellence with its expansion into the real estate industry through Esthell Golden Square.

Soon to come, XB Towers, an elegant mall with great shopping and entertainment options. Located in Velachery and part of Esthell Golden Square, will open its doors in April, 2024.



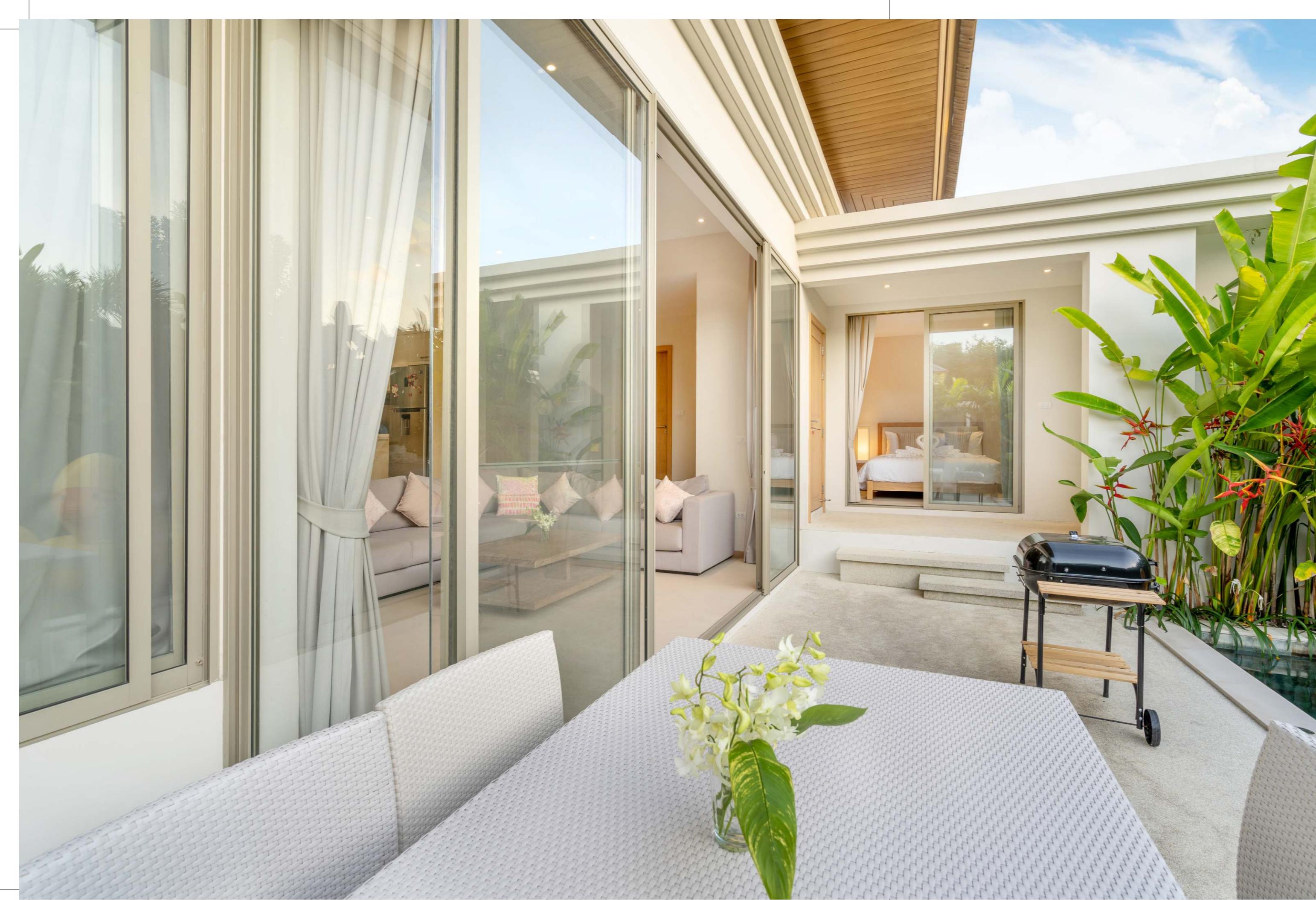


* conditions apply

QUALITY AND AESTHETICS

At Esthell homes Golden Square, luxurious amenity spaces and apartments have been crafted with an exquisite combination of contemporary style, sleek materials and bespoke finishes. Attention has been given to the finest details, from the quality of lighting and appliances*, to the carefully chosen fixtures and fittings with an eye toward both beauty and longevity. Our thoughtful and intentional design elements provide a sense of harmony, balance and proportion, all while keeping sustainability in mind.





* conditions apply

3 & 4 BEDROOM APARTMENTS WITH OPEN TERRACE

Our apartments provide the perfect combination of space and luxury with an expansive living room, kitchen and dining area, plus an en suite double bedroom with a dressing area and fitted wardrobes*. To top it all off, the living room opens onto an open terrace, perfect for entertaining or simply relaxing in the sunshine.





PREMIUM
3 BEDROOM
APARTMENT

Our 3 bedroom apartments provide a harmonious blend of opulence and functionality. You can relish the generous sitting and dining areas, which are ideal for hosting guests or unwinding with your loved ones. These high-end apartments are an excellent option for individuals seeking a comfortable and elegant living space.





**4 BEDROOM APARTMENT
PLUS STUDY ROOM &
HOME THEATRE SPACE**

This luxurious 4-bedroom apartment offers both comfort and functionality with a quiet study room and a dedicated home theatre space. It also features a spacious sitting room and separate dining area, perfect for hosting dinner parties and gatherings with friends. Whether it's a cozy night in with the family or a movie night with friends, this apartment provides the perfect setting.





Air-conditioned
Gymnasium



Power
Backup



Air-conditioned
Multipurpose Hall



Video
Door phone



Swimming
Pool



CCTV
Surveillance



Access Controlled
Entry



Modern
Landscaping



Visitor
Car Parking



No Common
Wall Sharing



Air-conditioned
Home Theatre

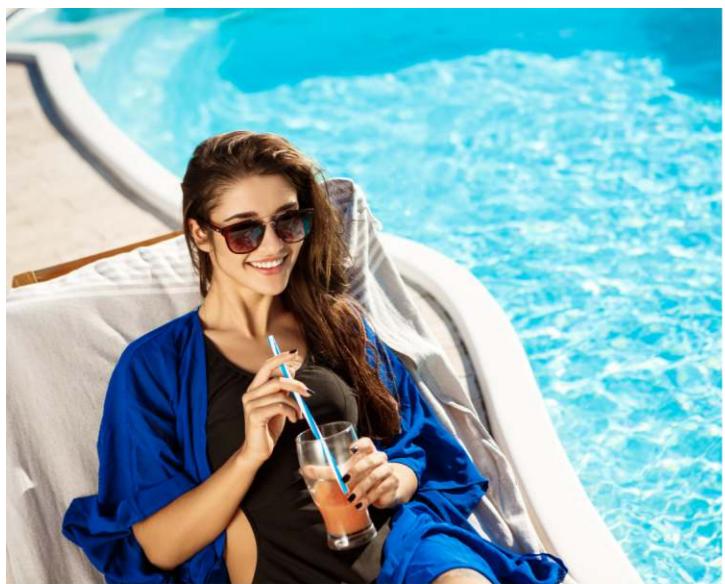


Indoor
Games

AMENITIES, CONVENIENCE AND LEISURE OVERLOADED

Experience all the amenities, convenience, and leisure you could ever want in one place. From air-conditioned gyms to power backup and air-conditioned multipurpose halls, to a video door phone and a swimming pool, as well as CCTV surveillance and access controlled entries, modern landscaping, visitor car parking, and no common wall sharing, not to mention an air-conditioned home theater and an ind...you'll be spoiled for choice.





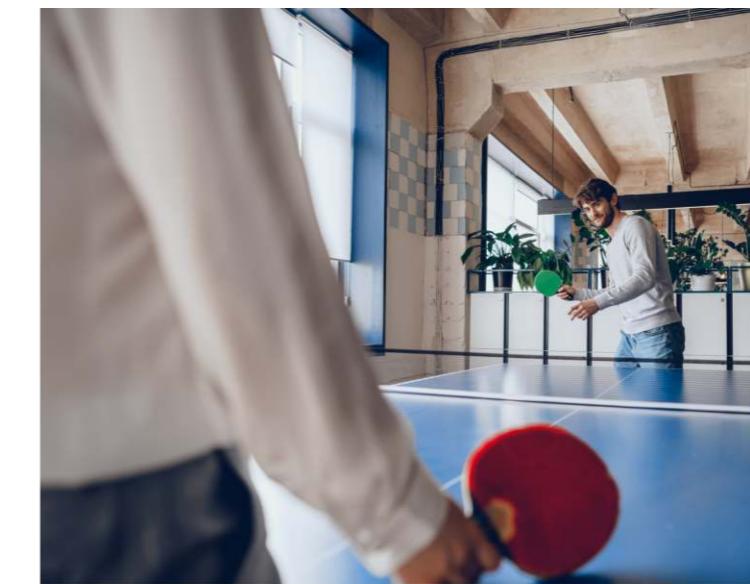
DIVE IN AND MAKE A SPLASH!
LIFE IS ALWAYS BETTER POOLSIDE



MULTIPURPOSE HALL. A PLACE THAT CAN BE
USED FOR MULTITUDE OF OCCASIONS



GYM LIFE JUST GOT
A WHOLE LOT SWEETER



INDOOR GAMES ARE THE PERFECT WAY
TO BRING ENDLESS FUN



MOVIE NIGHT AT HOME
JUST GOT A WHOLE LOT MORE MAGICAL!



OUR VIDEO DOOR PHONE
IS LIKE HAVING A VIRTUAL DOORMAN



VISITORS AND RESIDENTS WILL BE DELIGHTED
TO FIND ADDITIONAL CAR PARKING AVAILABLE



LUSH LANDSCAPING CREATES A BEAUTIFUL
AND CAPTIVATING OUTDOOR LIVING SPACE



KEY CARD ACCESS DOOR INCREASES SECURITY
WHILE FACILITATING CONVENIENT ACCESS FOR OCCUPANTS



NO COMMON WALL SHARING: RELAX AND ENJOY YOUR OWN SPACE
THAT IS FREE FROM ANY DISTURBANCES

SPECIFICATIONS

STRUCTURE

- RCC framed structure, designed for earth quake resistance
- Electric Arrestor

MASONRY

- 9" and 41/2 " brick work

JOINERY ITEMS

- Hard wood panelled main door with Hard wood frames
- Hard Wood panelled shutters with hardwood frames for other doors
- Brass handles and hinges for main door
- UPVC windows and ventilators
- Handrail - Powder coated MS flat balustrade with Wooden handrail

PAINTING

- Ceiling painting OBD over Putty
- Putty with Acrylic Emulsion for interior walls
- Enamel painting for MS grills
- Exterior walls painted with exterior emulsion paint
- Melamine matt-finish for all doors

FLOORING

LIVING AND DINING

- Vitrified flooring tiles
- Skirting with vitrified tiles

MASTER BEDROOM

- Laminate Wooden flooring
- Laminate Wooden skirting

BEDROOMS

- Vitrified flooring tiles
- Skirting with vitrified tiles



KITCHEN

- 20mm granite counters with half nosing for kitchen for 12 rft
- Ceramic dado (2'0" above counter) for kitchen

TOILETS

- Anti-skid ceramic flooring tiles
- Ceramic tiles wall dado upto 8'0" height

COMMON AREA

- Marble flooring

PLUMBING AND SANITARY

BATH ROOMS

- White colour EWC with wall hung type with concealed cistern.
- Diverter with showers
- Bath tub for Penthouse / Duplex - In Master bedroom.

KITCHEN

- SS sink with drain board
- Gas bank line to the gas stove

WATER SUPPLY

- UG Sump and Over head tank
- Exclusive Drinking water tap at kitchen and Domestic water supply at other taps

ELECTRICAL

- Generator Backup for common lighting and pumps
- Three phase DB with lighting and power points
- Apartment Backup

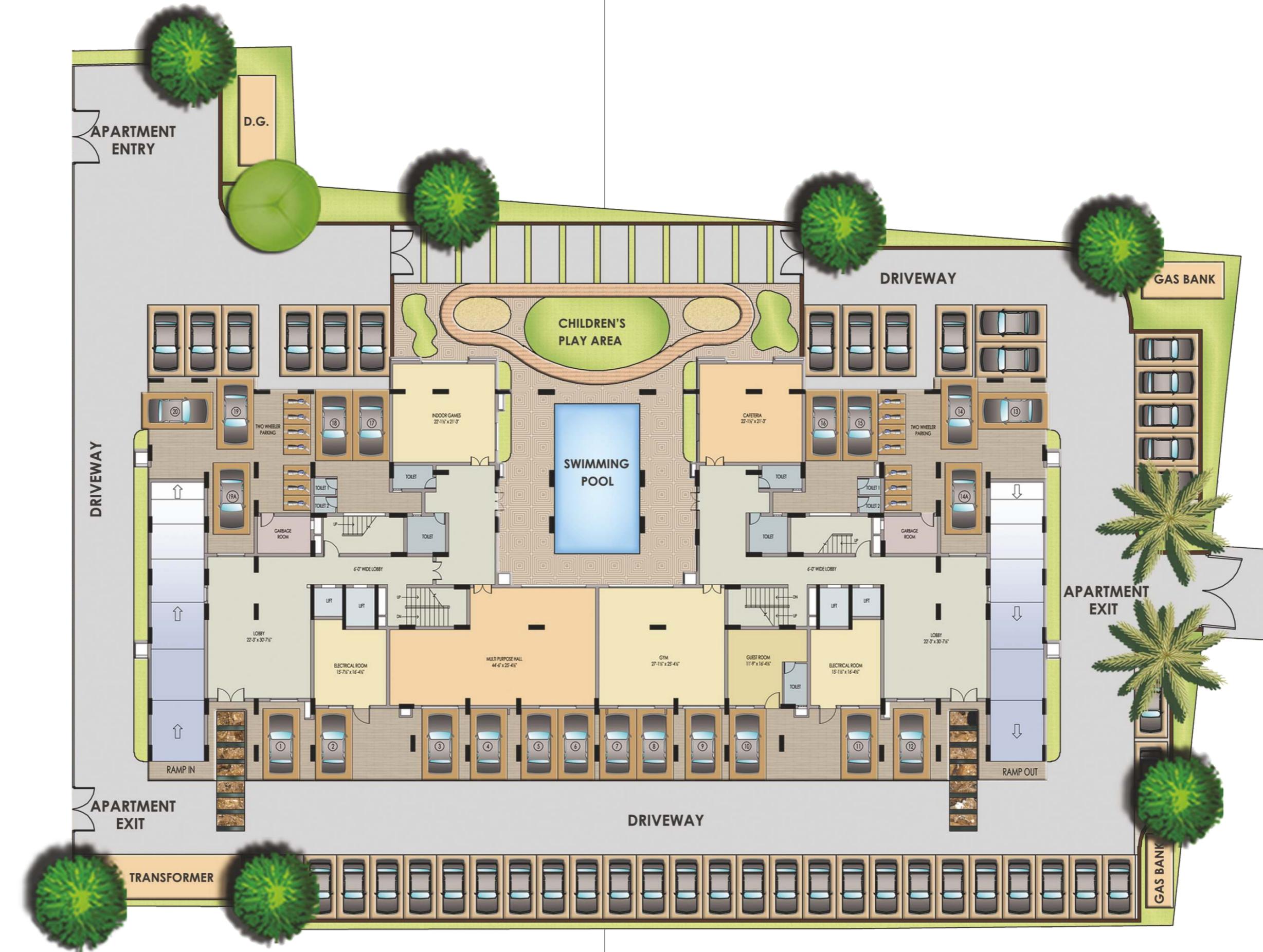
1KW for Apartment
1.5KW for Duplex
2KW for Penthouse

PROVISION FOR SPLIT A/C

- Air-conditioner provision for living room
- Air-conditioner provision in one master bedroom



GROUND FLOOR PLAN



FIRST FLOOR PLAN



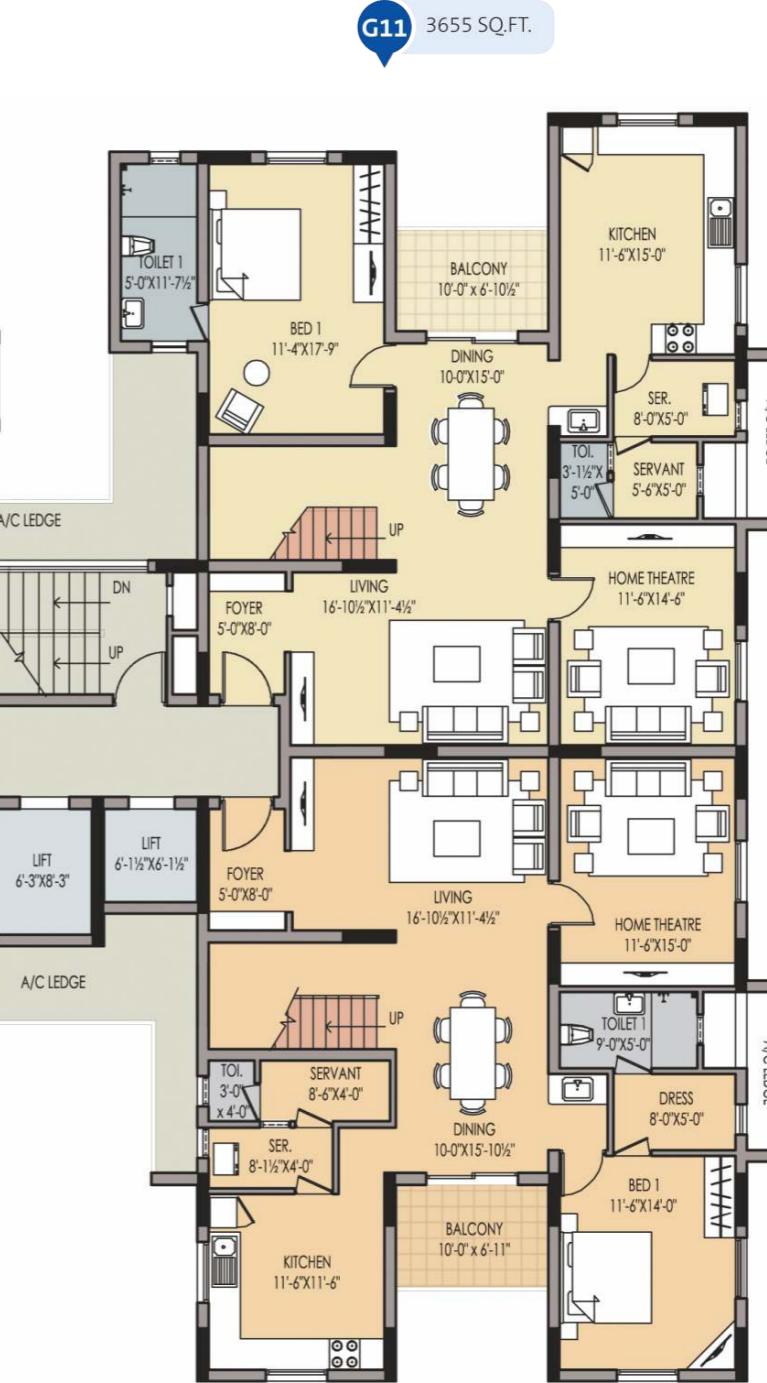
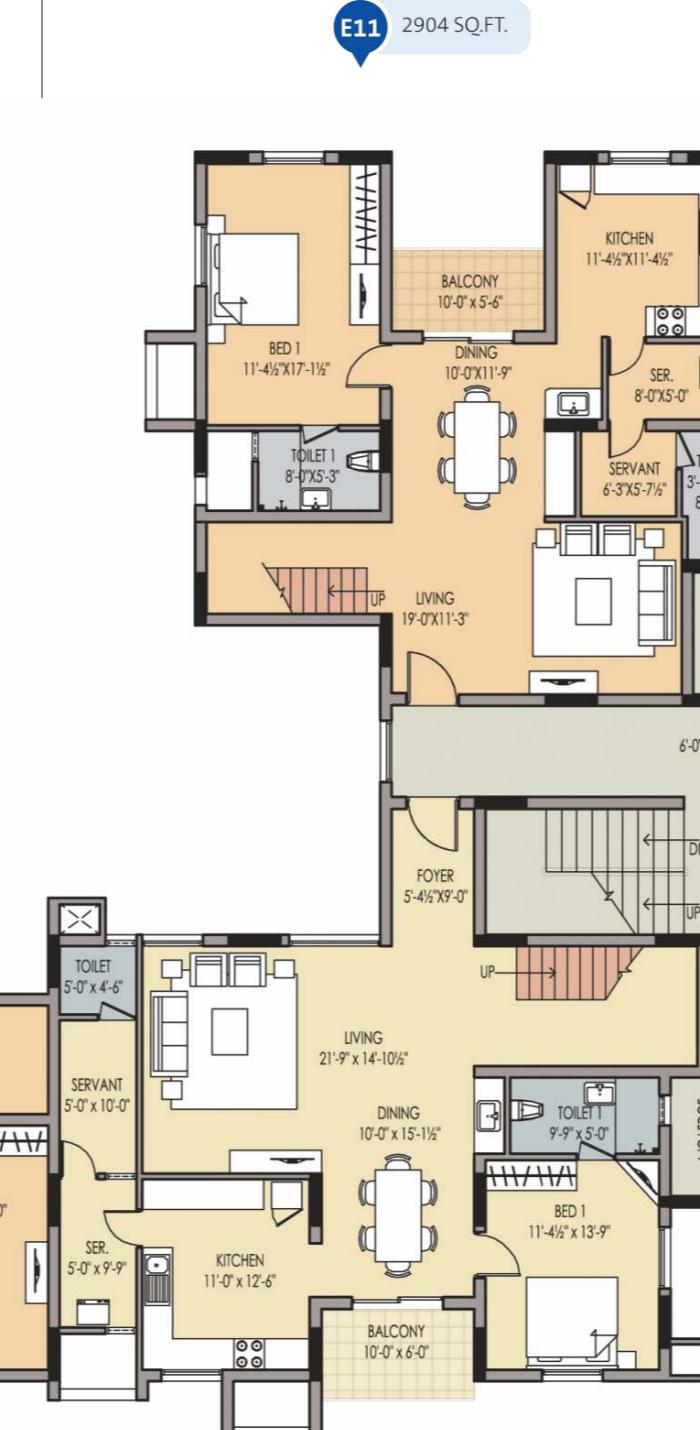
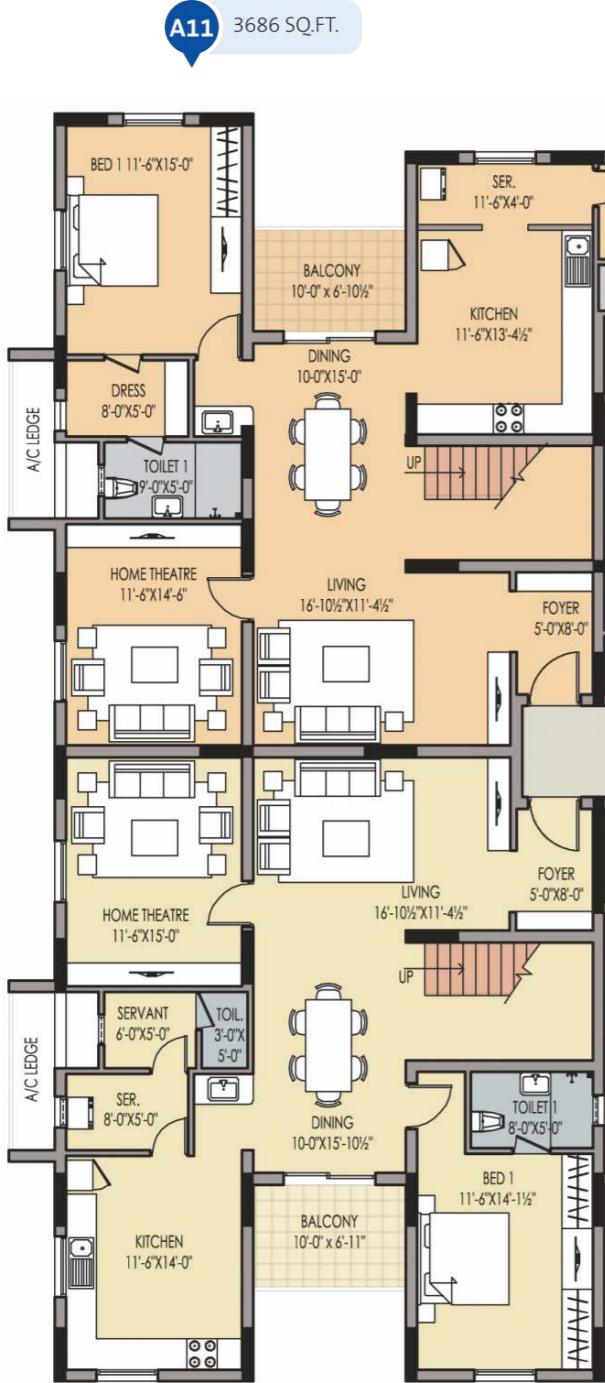
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TYPICAL FLOOR PLAN



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DUPLEX LOWER



B11 3612 SQ.FT.

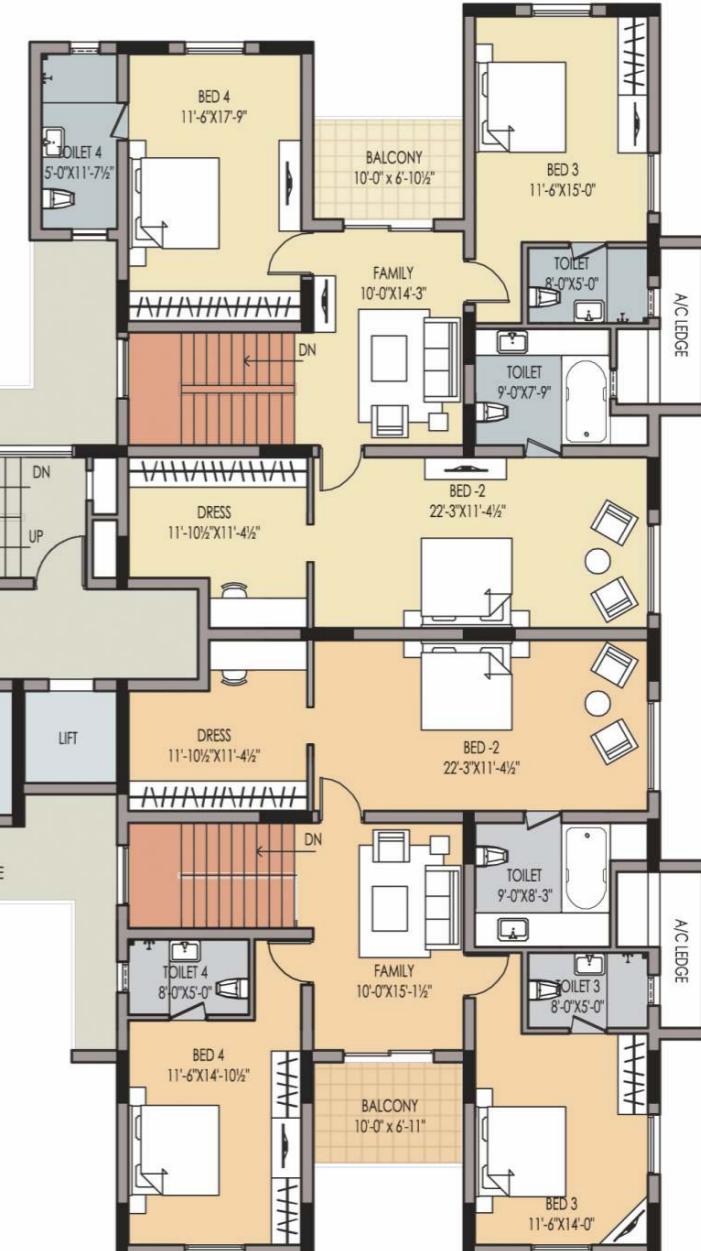
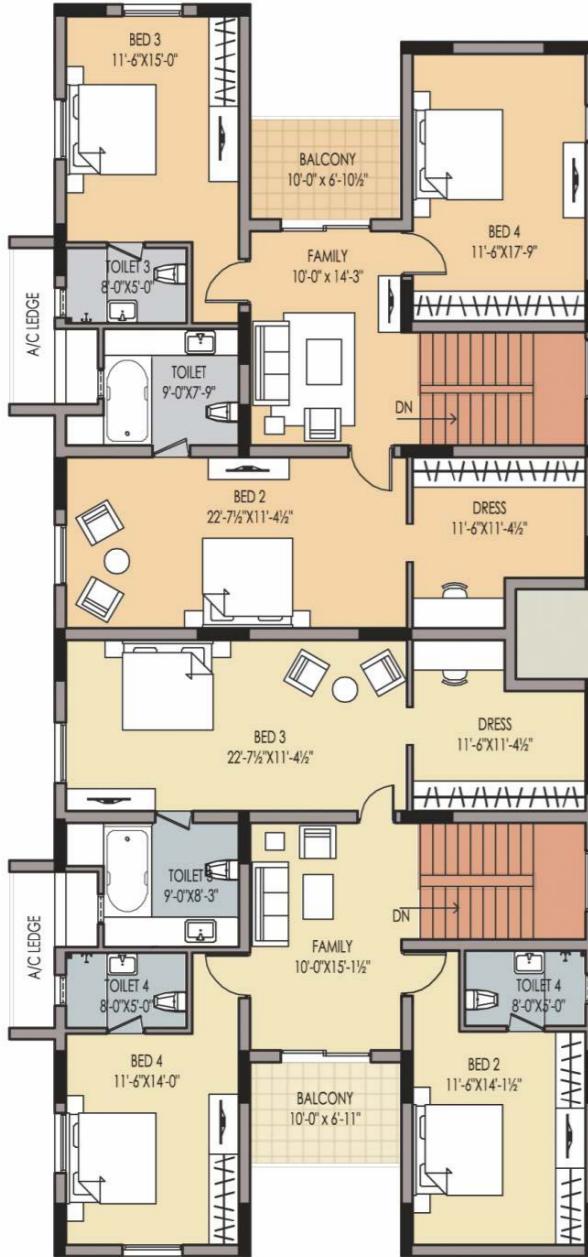
D11 3199 SQ.FT.

F11 3247 SQ.FT.

H11 3625 SQ.FT.



DUPLEX UPPER



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B11 Upper Floor

D11 Upper Floor

F11 Upper Floor

H11 Upper Floor