



LML
iconia
ONE OF A KIND

i have a penchant for the best

i believe in living life to the fullest

i am the master of my own destiny

i want the best for my family



i am exclusive

i am distinctive

i am one-of-a-kind

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I Am Unique



Icon is defined as 'anything that is unique and one of its kind with a strong depth of significance which leaves its mark in history'. Making this definition come true is 'ICONIA' a magnificent & truly exclusive gated community brought to you by LML Homes, a trusted property developer and a premier builder of quality eco-friendly homes and contemporary lifestyles.

Located strategically at Poonamalee in a most sought after & rapidly appreciating residential neighbourhood, LML ICONIA is a home to 82 luxurious lifestyle apartments developed across 1.08 acres of inviting serenity.

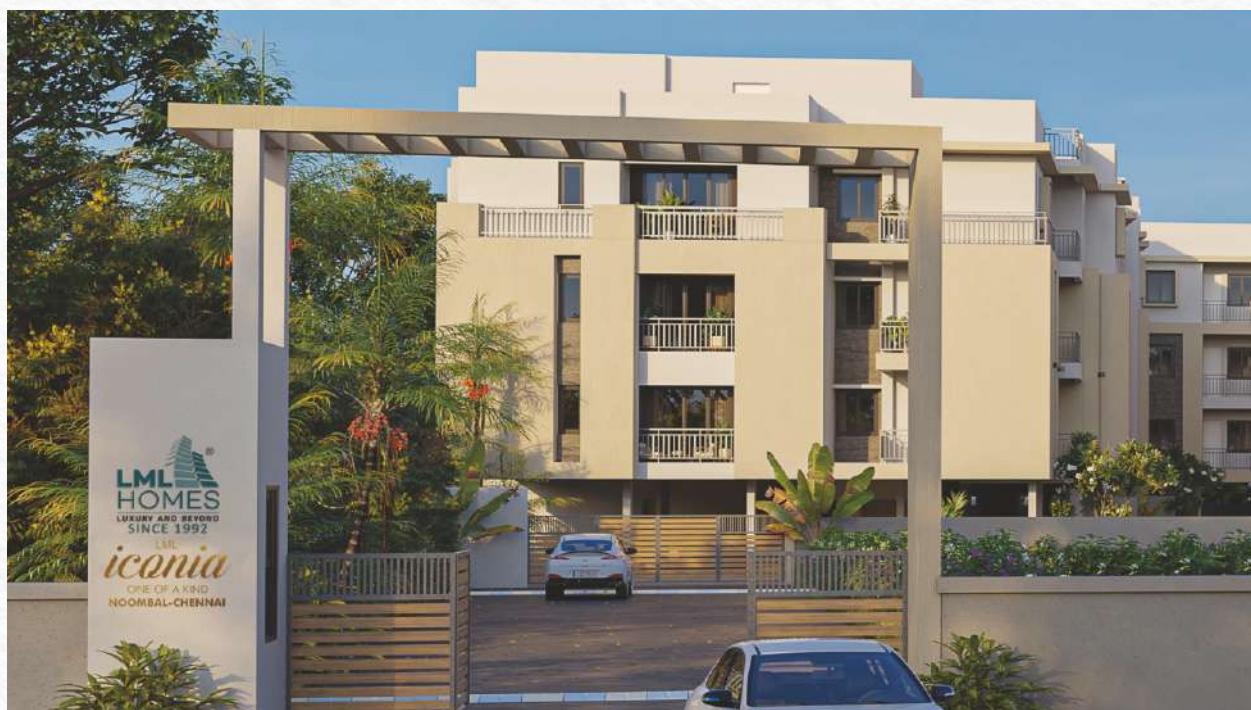
Built on stilt + 3 floors on 6 stand-alone towers, the two bedroom apartments are efficiently & stylishly designed for cherished living in sizes ranging from 822 sq.ft. to 1063 sq.ft. to suit varied needs & budgets.

i Am Luxurious

The secure ICONIA community is an epitome of class and elegance. Built with an incredible sense of space, the homes here are a perfect balance of comfortable living with a convenience-inspired functionality.

Designed to delight, ICONIA is a unique opportunity for connoisseurs of fine living who value the rare distinction that comes with top-notch specifications, fittings and fixtures.

The additional rich inclusions are a world of leisure indulgences that make living at ICONIA a pleasure.





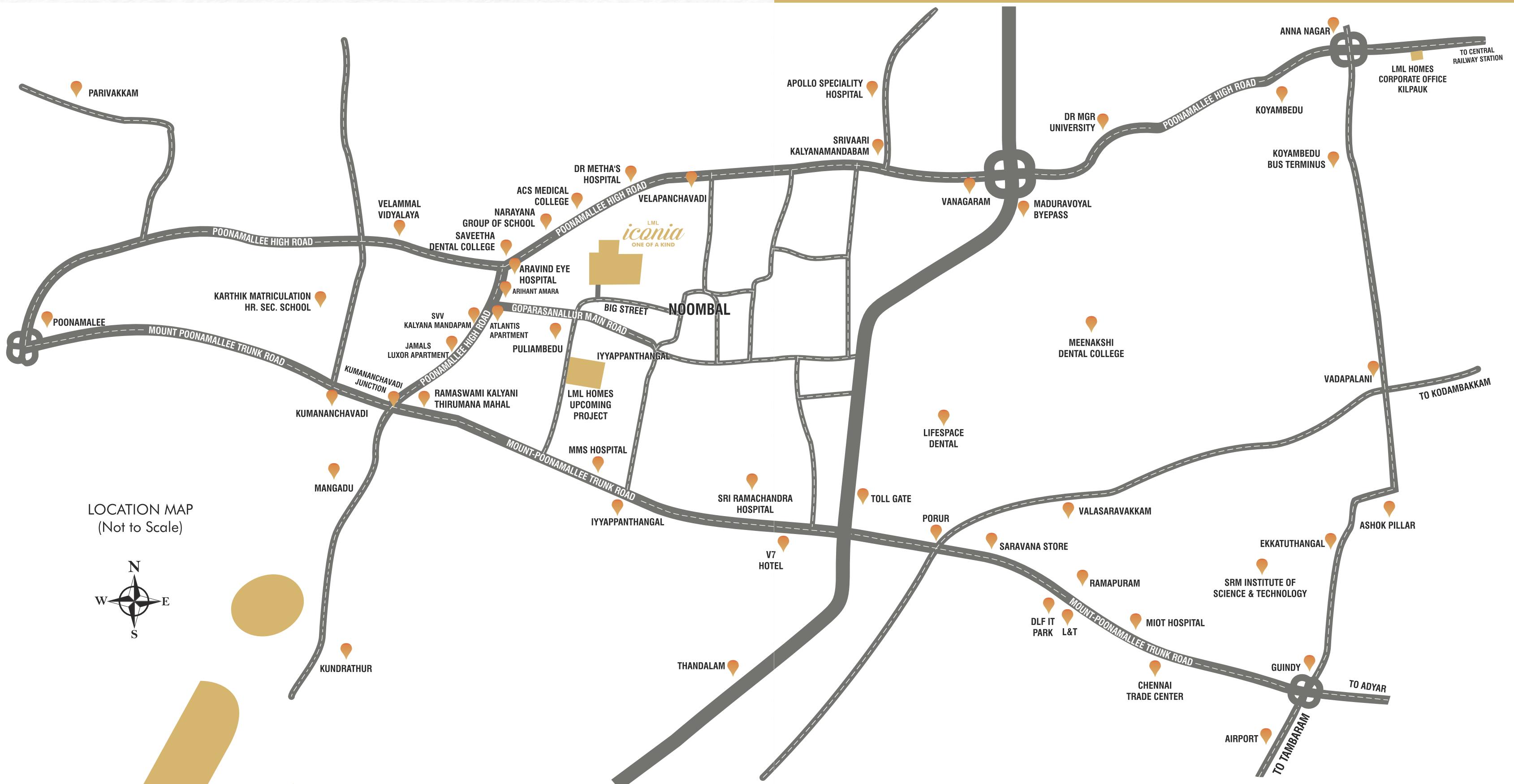
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An ideal home to unwind from the stress of everyday life, ICONIA is the ultimate destination to refresh, rejuvenate and relive. The tranquil setting, the sprawling open spaces and the picturesquely landscaped gardens along with an alluring selection of lifestyle amenities & recreational facilities makes living here an absolute pleasure. Furthermore, this striking project is equipped with round the clock security & aided by hi-tech modern security systems.

Modern Gym | Outdoor Kids Play Area | Soft & Hard Landscape | Indoor Games Room
Multi-Purpose Hall | Automated Elevator | 24x7 Security with CCTV | My Gate App | Generator
Back Up For Common Area | Entrance Arch With Security Cabin | Covered Car Parking



I Am Prominent

The stunning Iconia isn't just imposingly breath-taking but located splendidly too. Standing in the middle of a great neighbourhood, it is surrounded by everything you need and desire for everyday living. Positioned just off Poonamallee High Road, the Iconia is a mere 600 meters from Aravind Eye Hospital, 15-minutes' drive from Koyambedu Flyover, 3.5 km drive away from Porur.

It scores more for the quiet lifestyle it is about to bring you, and yet keeping you within close reach of the city. Take for instance the 3-way road connectivity, proximity to Mangadu, Outer Ring Road, Satellite City, New Greenfield Airport and more, the Iconia makes a smart investment and a convenient home to travel from and to.

Strategically Located For Privileged Living



INFRASTRUCTURAL DEVELOPMENT

- Chennai Bangalore Industry Corridor (CBIC) Project promoted in collaboration with the Government of JAPAN.
- Satellite City
- Outer Ring Road
- Elevated Expressway
- Proposed Metro/Mono Rail phase 2- Corridor 4
- New Green Field Airport
- DLF IT Park

DISTANCE FROM THE PROJECT

- Koyambedu - 9.7km
- Guindy railway Station -12.5km
- Airport - 17.7km
- Porur - 3.5km
- Maduravoyal Bye Pass Junction - 5.1km
- Mangadu Junction - 3.7km
- Iyyappanthangal Junction - 3km
- Poonamallee bus Terminus - 5.2km
- Vanagaram Junction - 4.2 km
- Thiruverkadu Junction - 5.6 km

SURROUNDING LOCATIONS OF OUR PROJECT

CBSE SCHOOLS

- Sana Model School-1.2 km
- Pupil Public School-1.7 km
- Sindhi model School-1.9 km
- Kids Campus International School-3.4 km
- Narayana E Techno School-5 km
- Sri Vidhya Academy-6.8 km
- Sri Krish International School-8.5 km
- Chennai Public School-9 km
- Spartan International School-9 km
- St John's International School-12 km

MATRICULATION SCHOOLS

- AVL Matriculation School-2 km
- Kalashetra Matriculation School-2.2 km
- Karthick Matriculation School-2.7 km
- Sundar Matriculation School-4.5 km

COLLEGES

- Saveetha Dental College & Hospital-800 mtrs
- ACS College, Vellapanchavadi-1.7 km
- ACS Medical College-1.7 km
- Sindhi College of Arts and Science-1.8 km
- S.A Engineering College-3 km
- Sri Ramachandra University, Porur 3 km
- MGR Engineering College 7 km
- MGR University, Maduravoyal-7.6 km
- Panimalar Engineering College-7.8 km
- Peter's Engineering College-9.5 km
- Saveetha Engineering College-14 km
- Apollo Engineering College-15 km
- Rajalakshmi Engineering College-15.8 km

INDUSTRIES

- Thirumazhisai Sipcot -9 km
- Hyundai Motor-23 km
- Irunkattukottai Sipcot-27 km
- Sriperumbudur Sipcot-32 km
- Samsung India-34 km
- Saint Gobain-35km

HOSPITALS

- Aravind Eye Hospital-600 mtrs
- Saveetha Hospital-800 mtrs
- DRR Eye Hospital-2 km
- Dr Mehta Hospital-2.4 km
- Sri Ramachandra Hospital (SRMC)-3 km
- Be Well Hospital-4.5 km
- Apollo Speciality Hospital-5.4 km

BUS STOPS

- Aravind Eye Hospital Bus stop-500 mtrs
- Saveetha College Bus Stop-800 mtrs
- Poonamallee Bus Terminus-4.3 km
- Porur Bus stop-4.6 km
- Koyamedu Bus Terminus-11 km

RAILWAY STATIONS

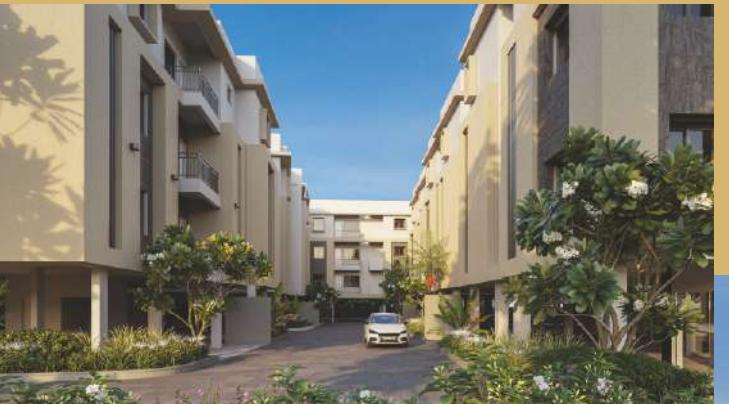
- Kattupakkam Metro station-700 mtrs
- Koyamedu Metro Rail-10 km
- Avadi Railway station-9.2 km
- Vadapalani Metro Rail-11.2 km

TEMPLES & CHURCHES

- Thiruverkadu Karumariamman Temple-4.5 km
- Mangadu Kamatchiamman Temple-8.2 km
- CSI St. Mary Magdalene Church-3 km
- CSI Wesley Church-4 km

ENTERTAINMENTS

- SB Cinemas, Kumananchavadi-4.2 km
- Sri Vigneswara Theatre, Poonamallee-4.3 km
- Malliga Theatre, Kunrathur-4.6 km
- Gokulam Cinemas, Poonamallee-4.9 km
- GK Cinemas-6.5 Km
- Rohini Complex, Koyambedu-9.2 km
- EVP Carnival Cinemas-9.8 km
- Chandra Metro Mall-10 Km
- VR Mall-12 Km
- Chokhi Dhani-16 km



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I Am Valuable



STRUCTURE

RCC framed structure with foundation designed to withstand Seismic loads
Walls with solid blocks/AAC blocks in cement mortar.

FLOORING

Living, dining and bedroom area will be finished with good quality 2x2 Vitrified tiles of builder's choice with necessary skirting.

PLUMBING & SANITARY

Ceramic (Anti-skid) flooring in toilet. Bathroom walls covered with ceramic tiles.
Closets and washbasins in white Parryware.

WINDOWS & VENTILATORS

Windows and Ventilators made of UPVC/Aluminium Provided with a clear glass pane.



PAINTING

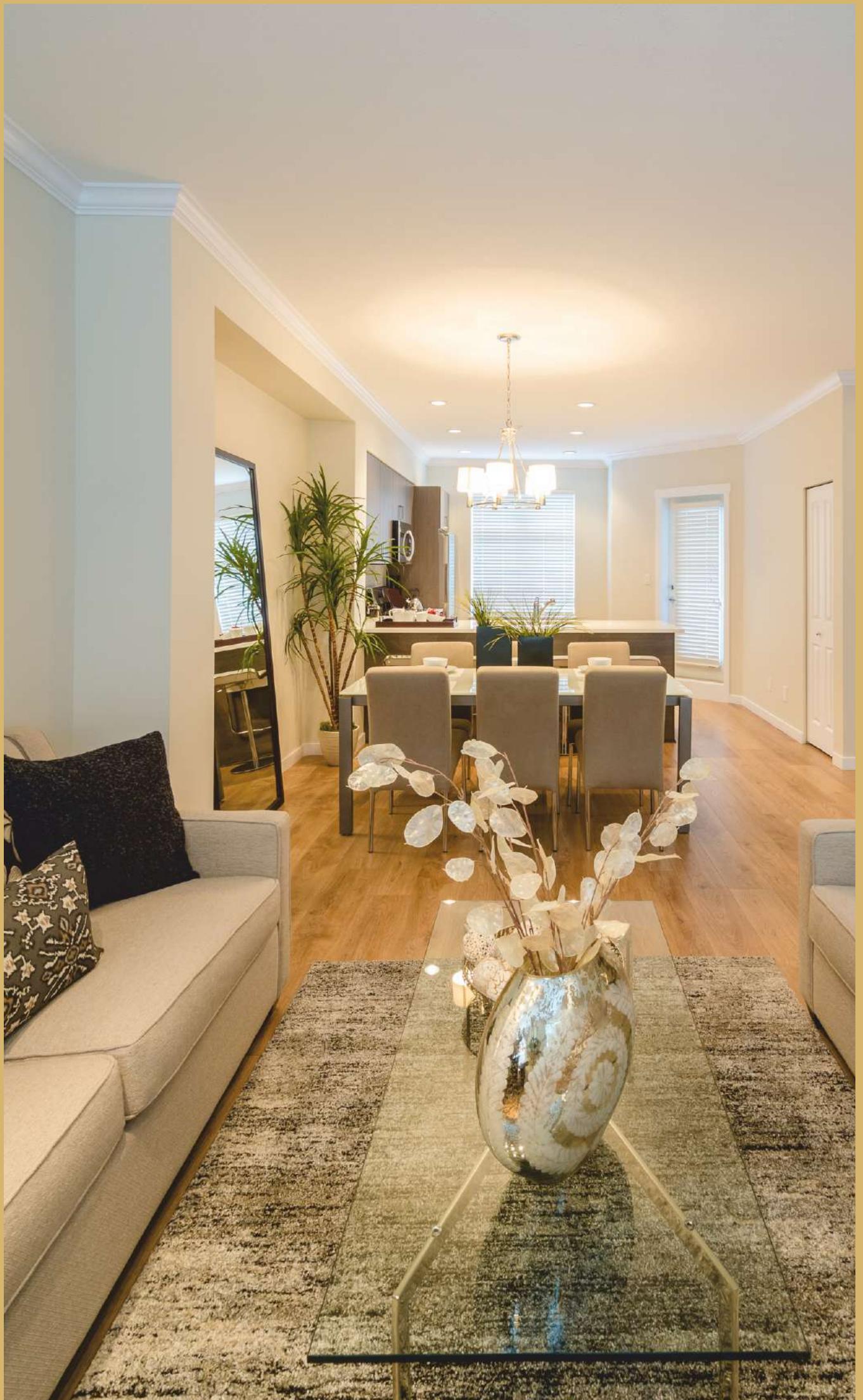
Living, dining and bedroom walls with two coat putty only
All wooden frames, shutters with enamel paint.

ELECTRICAL

Concealed copper wiring suitable for three-phase supply, with ISI quality Switches and sockets with adequate point for all.

WATER SUPPLY

Well and RCC sump of adequate capacity Hydro pneumatic system for water supply.
Main door frame of hardwood and shutter with solid core door of 35 mm SS finished door fitting for main door with Godrej or equivalent lock and door.



BLOCK A
TYPICAL FLOOR PLAN

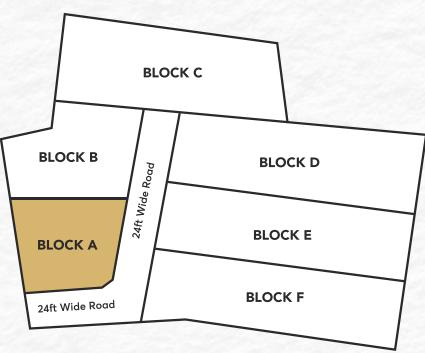
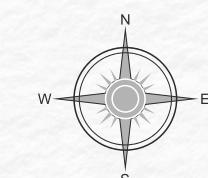


BLOCK B
TYPICAL FLOOR PLAN



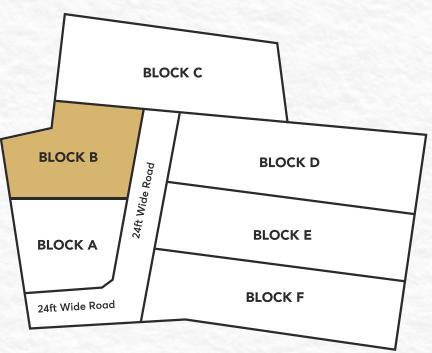
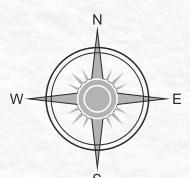
BLOCK A

Flat Nos.	Saleable Area	Facing
101	984	SOUTH
102	1044	NORTH
103	1008	NORTH
201	984	SOUTH
202	1044	NORTH
203	1008	NORTH
301	984	SOUTH
302	1044	NORTH
303	1008	NORTH



BLOCK B

Flat Nos.	Saleable Area	Facing
101	822	NORTH
102	874	NORTH
103	902	SOUTH
104	1063	SOUTH
201	822	NORTH
202	874	NORTH
203	902	SOUTH
204	1063	SOUTH
301	822	NORTH
302	874	NORTH
303	902	SOUTH
304	1063	SOUTH



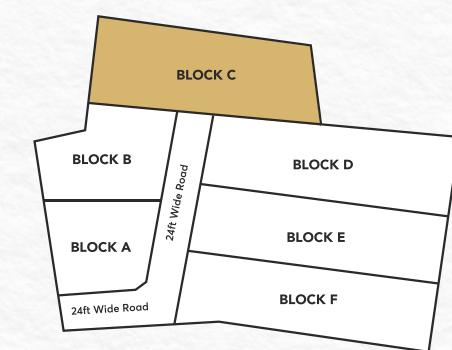


BLOCK C

Flat Nos.	Saleable Area	Facing
102	950	SOUTH
103	902	SOUTH
104	900	NORTH
105	949	NORTH
201	915	SOUTH
202	950	SOUTH
203	902	SOUTH
204	900	NORTH

Flat Nos.	Saleable Area	Facing
205	954	NORTH
206	909	NORTH
301	915	SOUTH
302	950	SOUTH
303	902	SOUTH
304	900	NORTH
305	954	NORTH
306	909	NORTH

BLOCK C
1ST FLOOR PLAN



BLOCK C
2ND & 3RD FLOOR PLAN



CORRIDOR

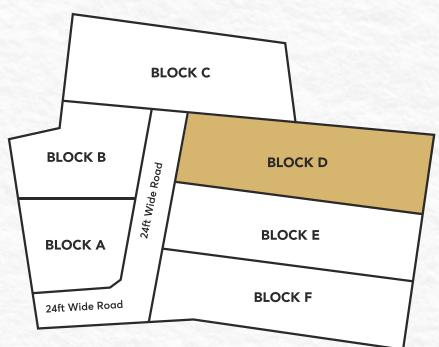
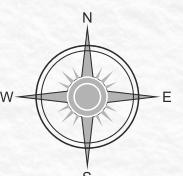


BLOCK D
TYPICAL FLOOR PLAN



BLOCK D

Flat Nos.	Saleable Area	Facing
101	942	EAST
102	952	NORTH
103	954	NORTH
104	948	NORTH
105	943	NORTH
201	942	EAST
202	952	NORTH
203	954	NORTH
204	948	NORTH
205	943	NORTH
301	942	EAST
302	952	NORTH
303	954	NORTH
304	948	NORTH
305	943	NORTH

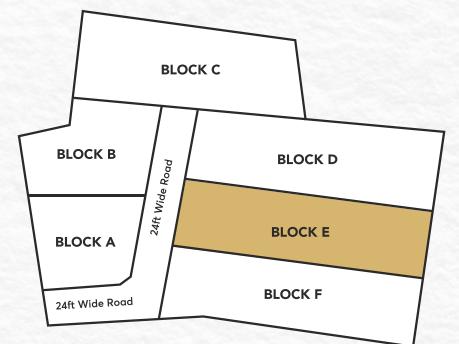
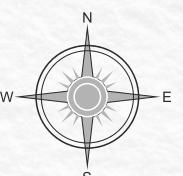


BLOCK E
TYPICAL FLOOR PLAN



BLOCK E

Flat Nos.	Saleable Area	Facing
101	945	EAST
102	955	NORTH
103	957	NORTH
104	952	NORTH
105	947	NORTH
201	945	EAST
202	955	NORTH
203	957	NORTH
204	952	NORTH
205	947	NORTH
301	945	EAST
302	955	NORTH
303	957	NORTH
304	952	NORTH
305	947	NORTH

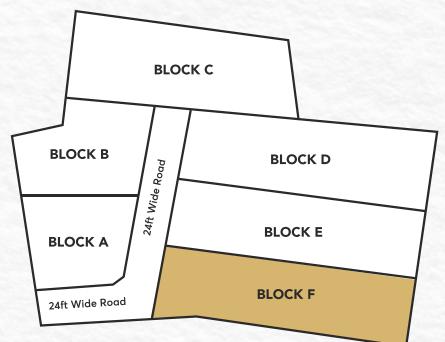
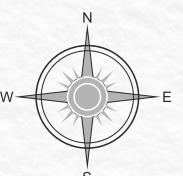


BLOCK F
TYPICAL FLOOR PLAN



BLOCK F

Flat Nos.	Saleable Area	Facing
101	944	EAST
102	954	NORTH
103	956	NORTH
104	951	NORTH
105	947	NORTH
201	944	EAST
202	954	NORTH
203	956	NORTH
204	951	NORTH
205	947	NORTH
301	944	EAST
302	954	NORTH
303	956	NORTH
304	951	NORTH
305	947	NORTH



Setting New Standards In Quality Living

Pioneering a whole new concept in community living, LML Homes delivers contemporary lifestyle homes complete with the best of living luxuries in environments inspired by nature. Built on the foundation of its core principles of quality, value and integrity, LML has completed 40+ prestigious projects in Chennai. Delivering projects of such magnitude on time, unmatched and uncompromising in quality and speed demands the expertise of experienced construction professionals, skilled workforce and an enterprising management.

*Building
Credibility
on
The Lineage
of
30 Years
Trust*

PROMOTED & DEVELOPED BY



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Site Address : LML Iconia, No.9, Big Street, Formerly known as Pillayar Kovil street,
Noombal (Kattupakkam), Behind Aravind Eye Hospital

RERA NO: TN/02/Building/0065/2022



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