



YARA

EAST COAST

“An Elegant Piece of Luxury”



INTERMONT



*TENTATIVE
MODEL





“EAST COAST” BY YARA IS A RARE GEM OFFERING AN UNMATCHED BLEND OF OPULENCE, CONVENIENCE, AND COASTAL LIVING.

DON'T MISS THE CHANCE TO EMBRACE A LIFE OF LUXURY IN THE HEART OF THE CITY WHILE BEING CLOSE TO THE BEACH.

CONTACT US TODAY TO RESERVE YOUR PIECE OF PARADISE.

MAKE YOUR DREAM OF OWNING A LUXURIOUS VILLA BY THE SEA A REALITY WITH THE "YARA EAST COAST" PROJECT.

LOCATION

SANDEEP AVENUE, PALAVAKKAM,
CHENNAI - 600041

FOR BOOKING

+91-9150778899



Highlights



Home Bar

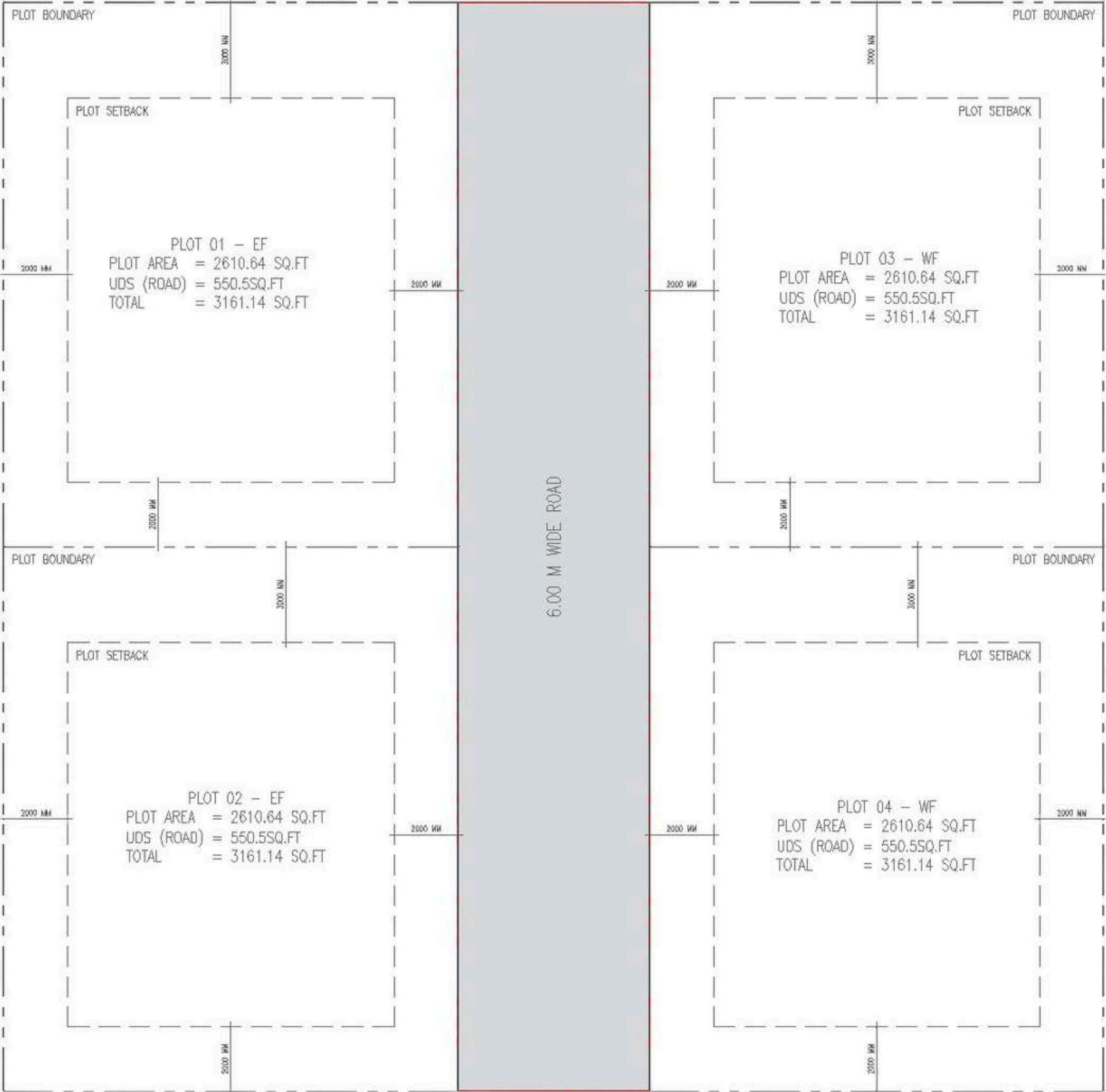


Swimming Pool with Landscape



Open Shower

SITE LAYOUT



GROUND FLOOR

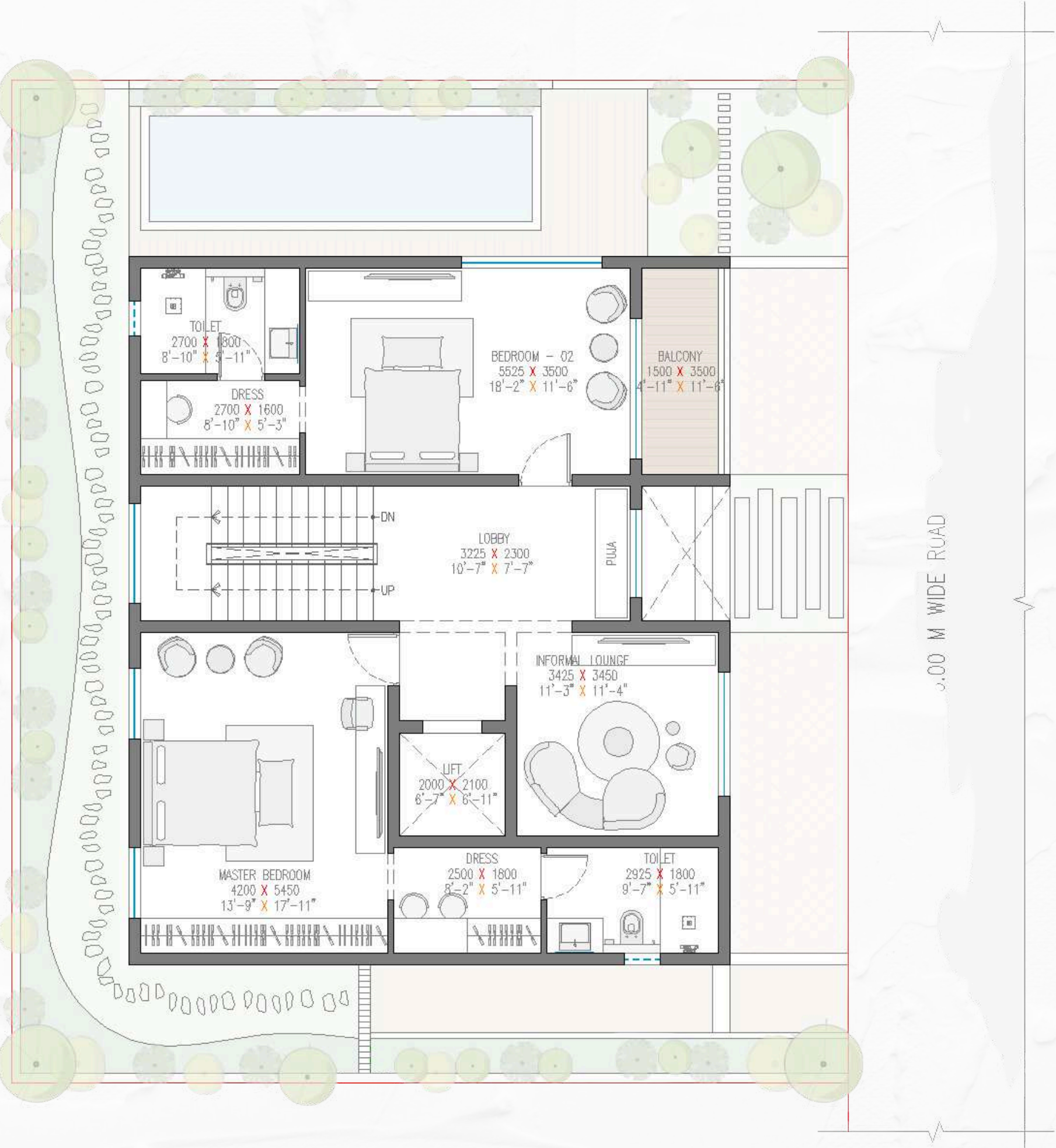
EAST FACING
4500 SQ.FT
G+2
3 CAR PARKING



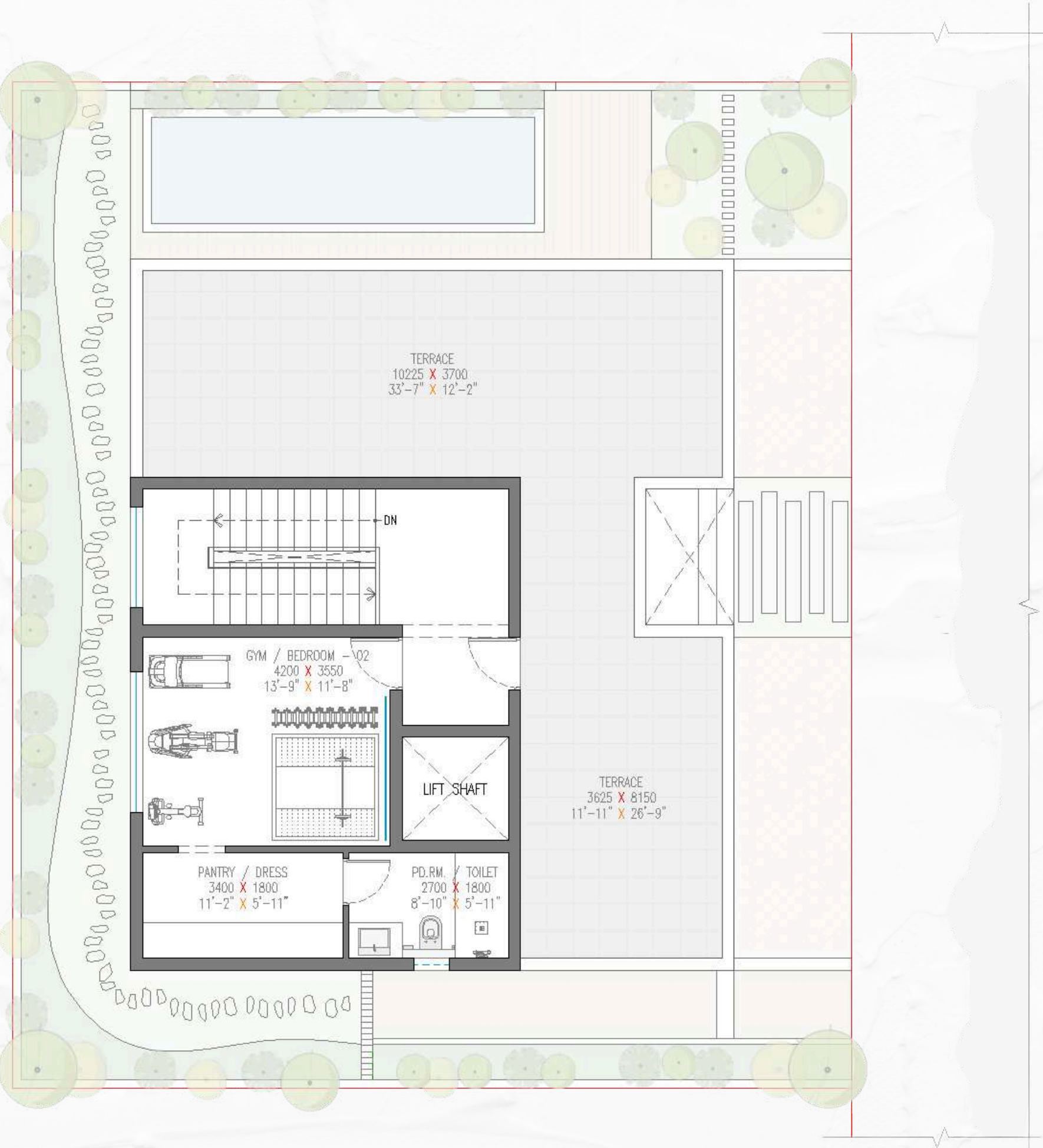
FIRST FLOOR



SECOND FLOOR




TERRACE FLOOR





Key Features



- **Private Gated Community:** This exclusive project comprises just four stunning villas, ensuring privacy and a close-knit community feel.
 - **Luxurious Design:** Each villa is meticulously designed, featuring modern architecture, exquisite interiors, and high-quality materials.
 - **Spacious Living:** Each villa boasts four generously sized bedrooms, providing ample space for your family and guests.
 - **Private Pool:** Enjoy the serenity of your own private pool, perfect for cooling off on a warm summer day or hosting poolside gatherings.
 - **Private Elevator:** Effortlessly move between the villa's multiple floors with the convenience of a private elevator.
 - **Fully Equipped Gym:** Maintain an active lifestyle with a state-of-the-art gym within the comfort of your home.
 - **Beautiful Landscape:** Immerse yourself in lush, well-maintained gardens that surround your villa, offering a green oasis.
 - **24/7 Security:** Your safety is paramount, with round-the-clock security ensuring peace of mind.
 - **Ideal Location:** A short walk will take you to pristine beaches, renowned international schools, high end shops and restaurants.
 - **Investment Opportunity:** The location's desirability ensures high demand for vacation rentals, making this an attractive prospect for generating rental income.
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Specification



GENERAL SPECS

- Exotic Landscape
- Automated Elevators: OTIS or equivalent
- Audio Intercom connection to the Security
- CCTV Cameras Surveillance
- Power backup for Common Area
- Video Door Phone
- Fingerprint door access
- 24/7 Security Surveillance

STRUCTURE

- RCC framed Structure with Foundation designed to withstand Seismic loads as per structural design confirming to BIS
- Walls using Fly-Ash/Red Bricks using cement mortar with adequate reinforcement at required levels
- 1 coats of Primer, 2 coats of Putty and 2 coats of emulsion Paint

FLOORING

- Exotic Marble floor finish
- Car parking to be finished with hard stone and staircase shall be finished with marble.

KITCHEN

- CP fittings will be Kohler or Equivalent
- Kitchen will be left open for modular kitchen with Electrical and Plumbing arrangements
- Provisions for Chimney and Water Purifier

BATHROOM

- Color basin and White Western Closet of Kohler or Equivalent make
- Sanitary fitting of Kohler or Equivalent make
- Provisions for Geyser
- Concealed wall Mixer shower unit for all bathrooms.

DOORS AND WINDOWS




- Main door - Teak wood and door with SS hinges
- Internal doors - Hard core flush door with SS hinges
- Bathroom doors - Water resistant wooden doors with Duco Paint
- Windows - Aluminium Sliding

ELECTRICAL

- Concealed insulated copper multi-strand wires of Finolex or equivalent
- Modular Switches and Sockets of Legrand or Equivalent
- Provision for AC in all bedrooms and living room

COMPOUND WALL

- Compound wall of 5' height on all sides
 - Road side wall & entrance gate will be built with aesthetic looks.
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HOUSE OF INTERMONT

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