

A romantic couple is walking through shallow, clear blue water. The woman is wearing a brown dress and the man is wearing a light blue blazer and white shorts. They are looking down at each other. In the background, there are green mountains under a bright blue sky with some clouds.

The placid waters is only
a reflection of the tranquility within



MMRF, A Real estate conglomerate created by the coming together of Mayflower Enterprises, Mount Housing & Infrastructure, Ramani Realtors Fairyland Foundations, four of Coimbatore's most renowned construction giants. MMRF is a seamless blend of several decades of profound expertise and valuable experience in the construction and real estate domain. MMRF aims to create world-class spaces that continually set new benchmarks and exceed expectations in every way. What would evaluate, as the goodwill of MMRF will be its strong value system, unparalleled quality standards and the keen attention to finer details that ensure every project stands out and adds greater value to life in so many ways.



MMRF
**VISTA
OCEANA**
Semi-Independent Luxury Villas

When you dwell in an environment that continually imparts everlasting peace and quietude, it can transport you to a blissful world of your own. An abode devoid of the chaos, commotion and clamour of urban living, where exclusivity and freedom prevail perpetually. Imagine this dreamy magnificence coming alive and you finding your space at the centre of it all?

Presenting Vista Oceana by MMRF. A spectacular cluster of 19 independent luxury villas nestling amidst the scenic Muttukadu Lake at Padur in Chennai. Every Vista Oceana home owes its magnificence to the perfect blend of excellent amenities, exotic facilities and a location that's heavenly in every way.

**SO WHEN YOU MOVE IN TO VISTA OCEANA,
REMEMBER YOU ARE MOVING UP IN LIFE.**



HAPPINESS IS A PLACE CALLED VISTA OCEANA

Vista Oceana is your own private haven in a sea of activity. Set, with a view across the blue waters, this independent luxury villa residential complex has got it all to make your life fulfilling. Built to exacting standards, incorporating innovative design parameters; each home is a work of art that puts you firmly in the picture. Everything that makes life comfortable for you and your loved ones has been thoughtfully incorporated. The hushed elegance is never too overbearing and our endeavor is to ensure that you feel at home without being overwhelmed by it.

THE VIEW IS EXHILARATING AND THE COOL BREEZE THAT WAFTS ACROSS THE WATERS CAN INDEED PUT YOU IN THE RIGHT FRAME OF MIND.





TYPE - A

Total Build up Area
2648.00 Sq.ft

Ground Floor



First Floor



TYPE - B

Total Build up Area
2648.00 Sq.ft





◀ Ground Floor



◀ First Floor



TYPE - C

Total Build up Area
 2675.00 Sq.ft



Ground Floor



First Floor



TYPE - D1

Total Build up Area : 3071.00 Sq.ft

TYPE - D2

Total Build up Area : 3011.00 Sq.ft

TYPE - D3

Total Build up Area : 3106.00 Sq.ft





mmrf
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SPECIFICATIONS

WALL STRUCTURE	: RCC framed structure with 9" thick bricks walls
WALL FINISHES	: External walls cement plastered and painted with texture finish. Internal walls finished with putty and emulsion paint
FLOORING	: Marble series vitrified tiles in Living and Dining. Laminated wooden floorings in Bedrooms.
KITCHEN	: Granite working platform with glazed tile dado
TOILETS	: Glazed tile dado. Fittings will be Grohe/Kholer or equivalent
JOINERY	: Main door will be teak frame with ornamental flush doors, all other doors will be salwood frame with flush door. Windows will be powder coated aluminum or UPVC openable windows
ELECTRICAL	: Provision for split AC in all bedrooms and living/dining. Telephone point in family, living and master bedrooms Power back up for common areas
SECURITY SYSTEMS	: CCTV at the entrance gate, Intercom facility



INDOOR AMENITIES

- Health Club / Gymnasium
- Table Tennis
- TV Room / Mini Theatre / Multipurpose hall
- Chess / Carom and other indoor games



OUTDOOR AMENITIES

- Swimming pool
- Landscapes
- Servant toilet
- Outdoor party area
- Children's play areas
- Paved garden walk



OTHER AMENITIES

- Intercom facility
- Backup generator for common areas
- Security personnel
- CCTV Camera
- Water treatment plant (RO water for Kitchen)
- Rain water harvesting
- Sewage treatment plant
- UPS provision for Villas

AN EXCLUSIVE WORLD, ALL YOUR OWN

For a project of this magnitude it goes without saying that the amenities would be world class. The Club house would be the hub of activity where you can meet up with friends, relax or just hang around. The swimming pool would certainly be where the action is when the heat is on. The kids would love the extensive play areas. There is sufficient green cover with parks and tree lined pathways. Security is round the clock to make you feel safe and secure



AFTER A HARD DAY'S WORK THERE IS
NOTHING LIKE A SWIM IN THE POOL,
A WALK IN THE PARK OR A QUIET
MOMENT AT THE LAKE





CLOSE PROXIMITES

Sholinganallur jn	11.1 km	Siruseri IT park	1.9 km
ECR Akkarai Beach	13.7 km	Coromandel Plaza-AGS Theatre	5.2 km
Chettinad Hosipital	4.7 km	Hindusthan College	2.6 km
Gateway School	500m	Indian Oil Bunk	1.5 km
Muttukadu lake	200m	Axis Bank	2.4 km



CREATING A FORMIDABLE FORCE WITH
THE UNIQUE BLEND OF FOUR LEADERS IN REALTY



For Bookings Please Contact : 9840009121, 9840009118

MMRF Realty and Infrastructure Pvt. Ltd.

No 21, 1st Avenue Indiranagar, Adyar, Chennai-20

Phone : 044 43551600, E-mail : marketing@mmrf.in, info@mmrf.in