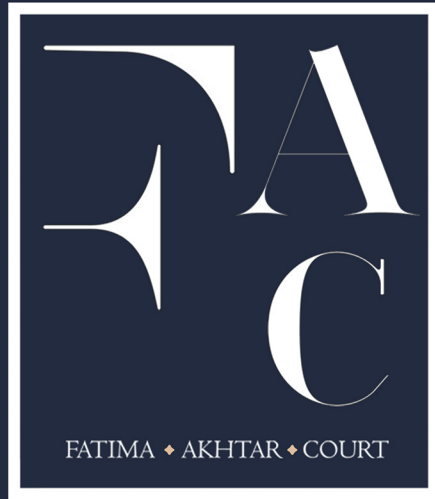


The finesse living ...





“a masterpiece by  
**CONCRETE BUILDERS**”



crafted statement  
residences at

**MANAPAKKAM**





## Welcome to Concrete Builders

**your trusted partner in construction and development. We are a leading construction company that specializes in joint ventures, real estate, and property development with a staggering experience of over 4 decades. With our unwavering commitment to quality, innovation, and customer satisfaction, we have established a Benchmark for reliability in construction.**

At Concrete Builders, we understand the importance of collaboration and partnership. Our expertise lies in forging successful joint ventures, where we work closely with our clients, investors, and stakeholders to bring our vision to life. By leveraging our extensive network, industry knowledge, and strategic insights, we ensure that every joint venture is a mutually beneficial endeavor, maximizing returns and minimizing risks.

In the realm of real estate, we are renowned for our expertise in creating exceptional properties that stand the test of time. Whether it's commercial spaces, residential complexes, or mixed-use developments, we blend architectural excellence with meticulous attention to detail to deliver projects that exceed expectations. Our team of experienced professionals excel in every aspect of real estate development, from site selection and planning to construction and project management.

Apartment housing is another area where Concrete Builders truly shines. With a deep understanding of the evolving needs of modern living, we create vibrant, sustainable, and comfortable apartment communities. Our focus is on delivering well-designed spaces that foster a sense of community, providing residents with an unparalleled living experience. From luxury high-rise apartments to affordable housing projects, we take pride in creating homes that elevate the quality of life for our residents.

What sets us apart is our unwavering commitment to quality craftsmanship and attention to detail. We believe that every project should reflect excellence and withstand the test of time. With a team of highly skilled professionals, we meticulously oversee every aspect of the construction process, ensuring that each project is completed to the highest standards of quality and efficiency.

At Concrete Builders, we are driven by a passion for innovation and sustainability. We continually explore new technologies, materials, and construction techniques to enhance the value and sustainability of our projects. From energy-efficient designs to eco-friendly building practices, we strive to minimize our environmental impact and contribute to the well-being of the communities we serve.

When you choose Concrete Builders, you can be assured that you are partnering with a construction company that values integrity, professionalism, and customer satisfaction to utmost. We are dedicated to delivering exceptional results, on time while fostering long-term relationships with our clients and partners.

**Contact Concrete Builders today to discuss your construction, joint venture, real estate, or apartment housing needs. Let us turn your vision into reality with our expertise, experience, and unwavering commitment to excellence.**

**“Walk in with  
just your plot,**

**walk out with  
a STUNNING  
ABODE!”**

# LUXURY HAS ARRIVED !



## FATIMA AKHTAR COURT

is the most sought after residential project in the city of Chennai, offering luxury, opportunity and privacy at competitive ranges in the prime location of **MANAPAKKAM**.

Nested in the heart of the most potential and luxurious residential neighborhood.





# Let's talk proximity!



BBQ NATION  
LEMON TREE  
BUHARI



DLF  
L&T  
OLYMPIA TECH PARK



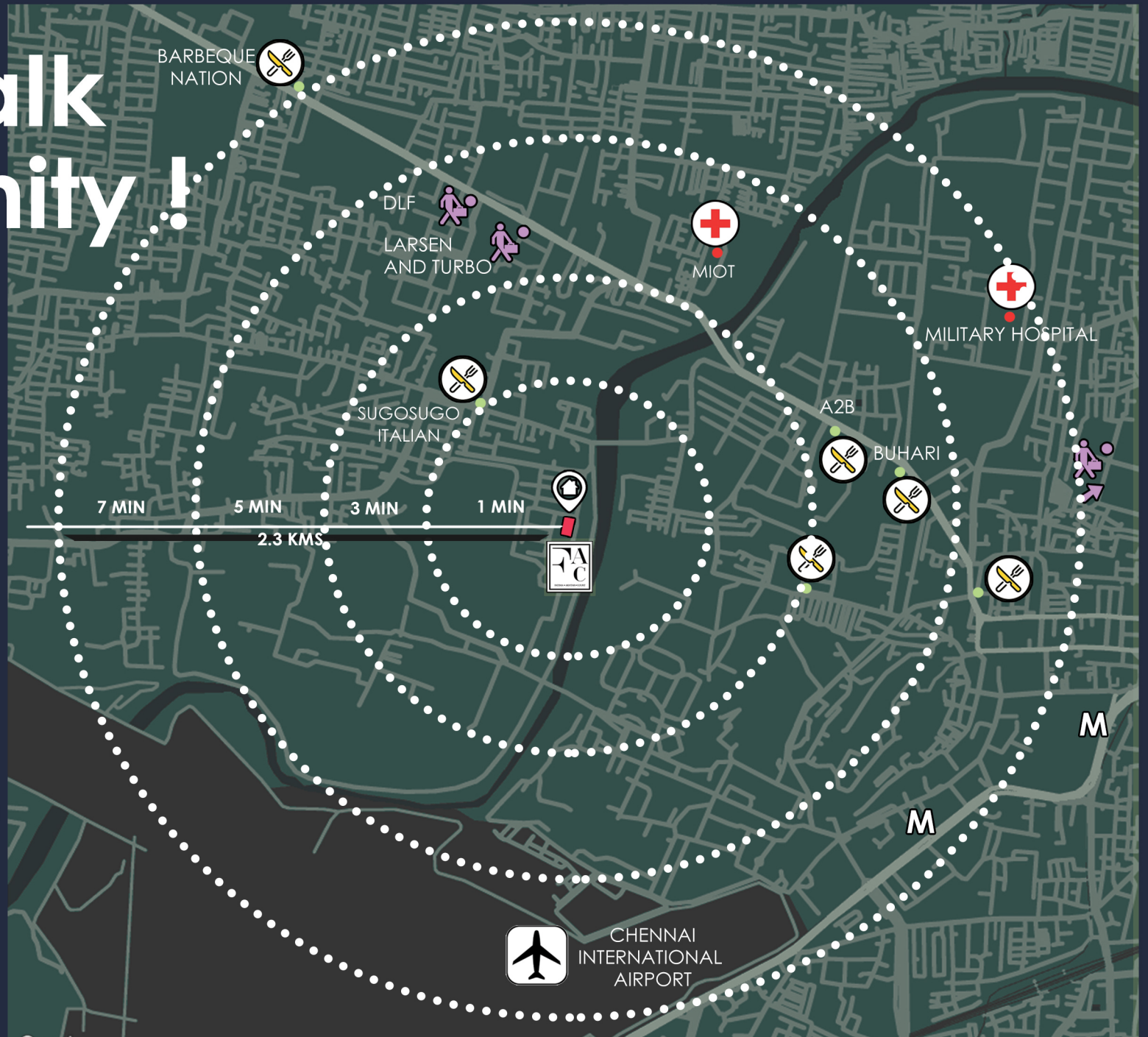
MIOT HOSPITAL  
MILITARY HOSPITAL



ALANDUR METRO  
NANGANALLUR METRO



ST FRANCIS  
INTERNATIONAL  
PSBB MILLENIUM

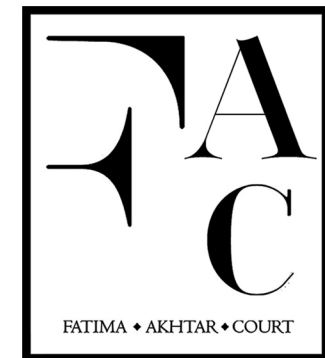




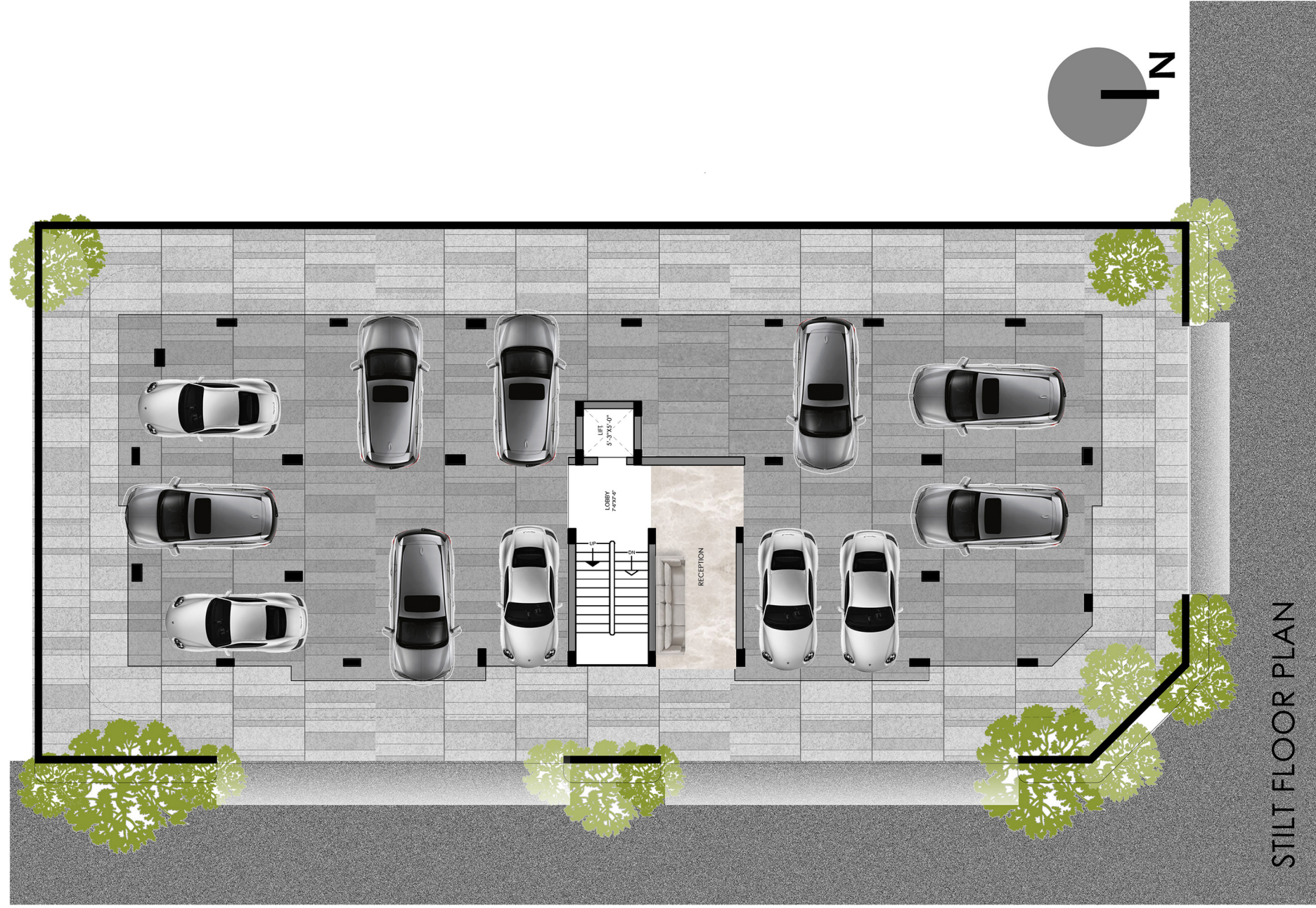


**PRIME  
LOCATION.  
PREMIUM  
PROPERTY.  
SUPREME  
QUALITY.**

**SUB-PRIME  
AFFORDABILITY**











Designed with expansive and luxurious private balconies catering quality light and natural ventilation to the heart of living and dining space in every flat.

perfect for enjoying that morning coffee or an evening tea, lay back to just relax and leisure whilst breathing in comfort of the serene ambience our fine project is nested in.

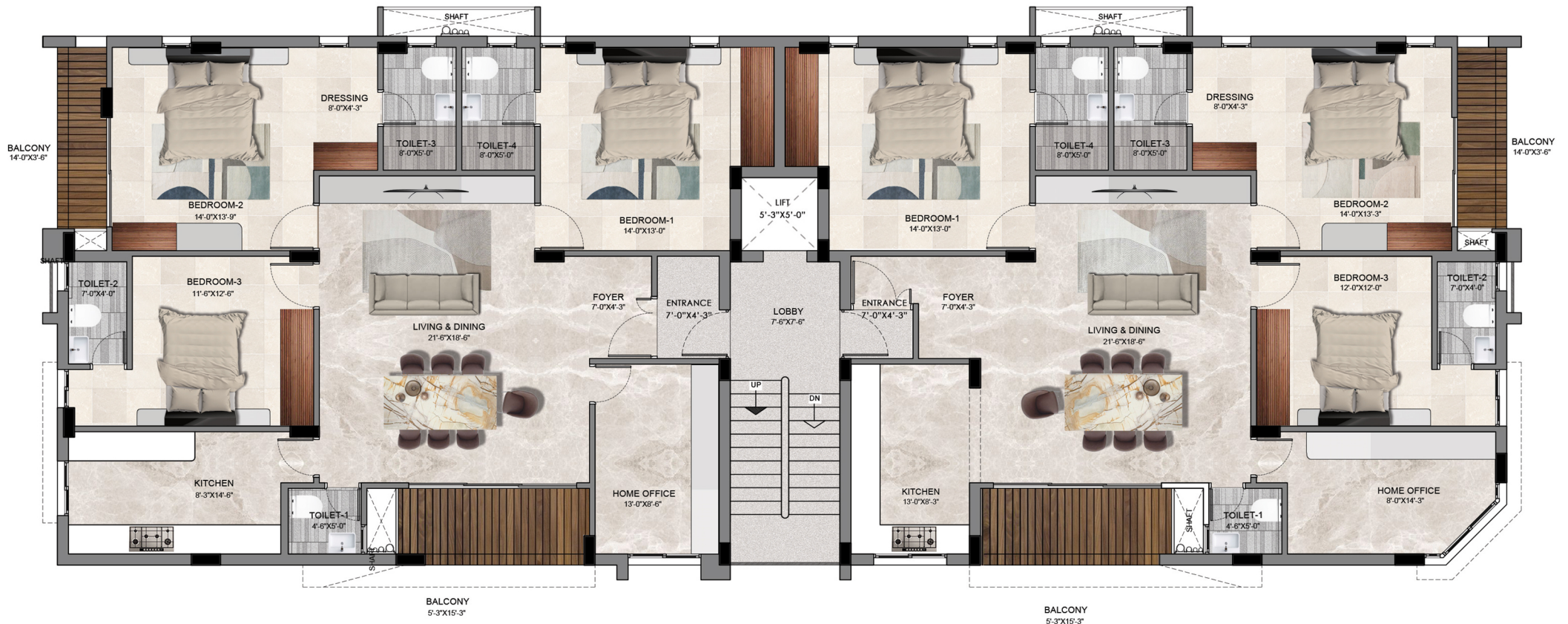
***"because luxury of a home is measured in square footage , both indoors and outdoors."***



**NEED AMPLE  
SPACE?  
and then  
some?**

**ONLY 10 PREMIUM  
3BHK APARTMENTS  
WITH A HOME OFFICE.**

WITH ABSOLUTE VASTU COMPLIANCY  
AND ARCHITECTURALLY DESIGNED  
SPACES TO UTILISE AND MANIFEST THE  
MOST PREMIUM DESIGNED HOMES.



**3BHK+ 4T**  
**+ HOME OFFICE**

**SALEABLE AREA**  
2160 sqft

**COVERED CAR**  
**PARK**







**3BHK+ 4T  
+ HOME OFFICE**

**SALEABLE AREA  
2162 sqft**

**COVERED CAR  
PARK**

**B**



# finer details, finesse living !



## Oppulent beds and comforting baths.

Retreat into the luxury and privacy of three generously sized bedrooms. Each bedroom is a sanctuary designed to provide a restful escape from the outside world.

Unwind into the plushness of the master suite, featuring a spacious closet setup and stunning en-suite bathroom with potential for state of the art fittings and finishes.



# luxury revived !

## Spacious living

Step into a world of grandeur as you enter the expansive living area of our consciously designed luxury apartments.

The open concept creates a seamless flow between living, dining and kitchen areas ,making it perfect for entertaining guests or enjoying quality time with our loved ones. The abundance of natural light and semi panoramic views through strategically designed non-conventional large span windows create a very inviting and uplifting ambience.

Spaciousness is a virtue of luxury, that our designers have adhered to during the conception of the project, sparing no compromise to the quality of any of the living spaces



rendered images and Ad views are for conceptual perception of the projects potential and are subjected to revisions by the promoters without prior consent or information.

# HERE IS A GIST INTO OUR UNCOMPROMISING SPECIFICATIONS!

## STRUCTURE

Structural system : Seismic zone - III compliant  
RCC framed structure  
Fe550 grade steel

Masonry : 9" external brick walls  
4.5" internal brick walls

Treatment : Waterproof concrete  
Anti-termite treatment



## JOINERY

Main door : Seasoned teak wood frame  
: Veneer on 40mm flush door

Internal door : Seasoned teak wood frame  
: Veneer on 32mm flush door

Door handles : Yale/Dorset/Godrej lockset

Window : UPVC glazed with clear glass

Ventilator : UPVC with pinhead glass &  
exhaust



## PAINT FINISHES

internal walls & ceiling : 2 coats of wall putty  
1 coat of primer  
2 coats of Royal emulsion

Exterior walls & ceiling : 1 coat of primer  
2 coats of Weather proof emulsion

Joinery : 1 coat of metal primer  
2 coats of enamel paint



## ELECTRICAL

Power supply : 3 phase power supply  
: DB, MCB & RCCB: Havells/Legrand

Switches : GM / Anchor ROMA modular

Wires : Finolex/Polycab/Orbit ISI quality

Telephone : Concealed wiring provided

DTH : Concealed wiring provided

Panel board : Automatic Transforming Switch



## FLOORING

Internal flooring : 800 x 1600 mm vitrified tiles

Balcony flooring : Anti skid vitrified tiles

Toilet wall : 600 x 600 mm vitrified tiles

Toilet flooring : Anti skid ceramic tiles

Kitchen dado : 600 mm glazed tiles

Kitchen countertop : Galaxy black granite

Master bedroom : Premium double charged  
vitrified tiles



## PLUMBING

Water supply : UPVC pipes with ISI quality for cold water  
: CPVC pipes with ISI quality for hot water

Waste water : PVC pipes with ISI quality

Sanitary fittings: Kohler/Jaguar white basic model

CP fittings : Kohler/Jaguar basic model

Flush tank : Concealed Kohler/Geberit model

Washing machine : Provision in kitchen  
& Dishwasher







TERRACE GAZEBO



24 X 7 CCTV  
INTERCOM



SOLAR ENERGY



PIPED GAS  
CONNECTION



AUTOMATIC  
ELEVATOR



UNDERGROUND  
WATER SUMP



24 X 7 COMMON  
ELECTRICITY BACK UP



RAINWATER  
HARVESTING



WATER SOFTENER  
PLANT



BIOMETRIC  
DOOR LOCK



ENTRANCE LOBBY



EV RECHARGE  
POINT



BRUSHED STAINLESS  
STEEL HANDRAILS

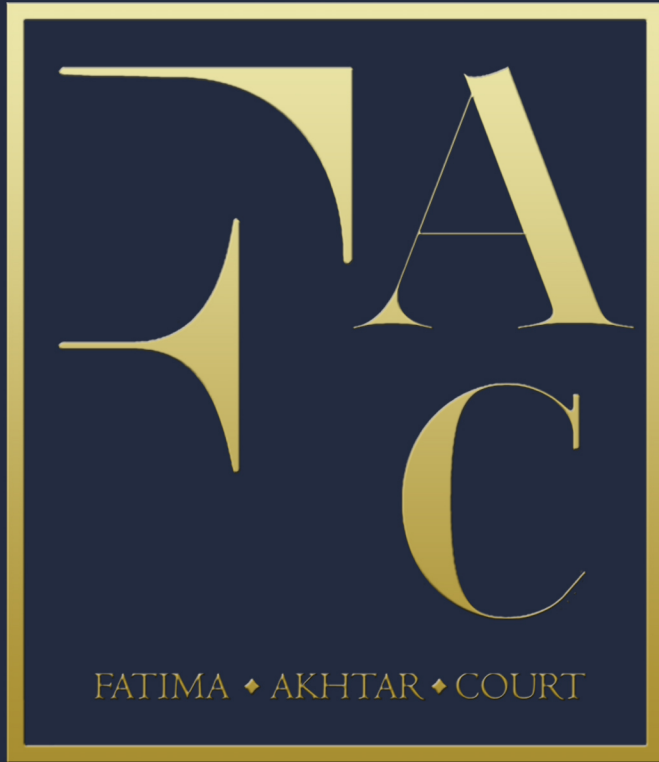


CONCRETE BLOCKS  
DRIVEWAY



DESIGNER GATE AND  
COMPOUND WALL

# COMMON FACILITIES



**No .121/2b** , RIVER VIEW COLONY,  
NEAR IAS AND IPS COLONY,  
MANAPAKKAM, CHENNAI-600089.

a project by



No 9/3, PURAM PRAKASAM ROAD,  
BALAJI NAGAR, ROYAPETTAH,  
CHENNAI-600014.

designed by

**ANCHORIZON DESIGN™**

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