



SHASTRI NAGAR
ADYAR





WELCOME TO CONCRETE BUILDERS

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 endeavour, maximizing returns and without any 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 rest 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!**”



“ A Master Piece by
CONCRETE BUILDERS”



crafted statement
residences at

SHASTRI NAGAR
ADYAR

KEY FEATURES

PRIME LOCATION: Situated in Shastri Nagar, Adyar, one of Chennai's most prestigious neighborhoods, offering proximity to educational institutions, healthcare facilities, shopping centers, and cultural landmarks.

EXCLUSIVE LIVING: With only 10 units, Latif Residency ensures a close-knit community and enhanced privacy for its residents.

SPACIOUS INTERIORS: Each apartment is thoughtfully designed with expansive living spaces, high ceilings, and large windows that allow natural light to flood in, creating a warm and inviting ambiance.

MODERN AMENITIES: Residents benefit from contemporary amenities that cater to a luxurious lifestyle, including state-of-the-art security systems, power backup, and dedicated parking spaces.

ELEGANT DESIGN: The architecture and interior design reflect a blend of modern aesthetics and timeless elegance, with premium finishes and fixtures that exude sophistication.



LATIF RESIDENCY

Latif Residency is an exclusive enclave of 10 luxury apartments nestled in the serene and upscale neighborhood of Shastri Nagar, Adyar. Designed for discerning homeowners, each residence offers spacious interiors, premium finishes, and modern amenities, ensuring a lifestyle of comfort and elegance. With its prime location, residents enjoy easy access to top schools, shopping centers, and cultural landmarks, making Latif Residency a perfect blend of tranquility and urban convenience.

NEED AMPLE SPACE ? AND THEN MORE ?

6 PREMIUM 3BHK APARTMENTS
4 SPACIOUS 2BHK APATMENTS

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



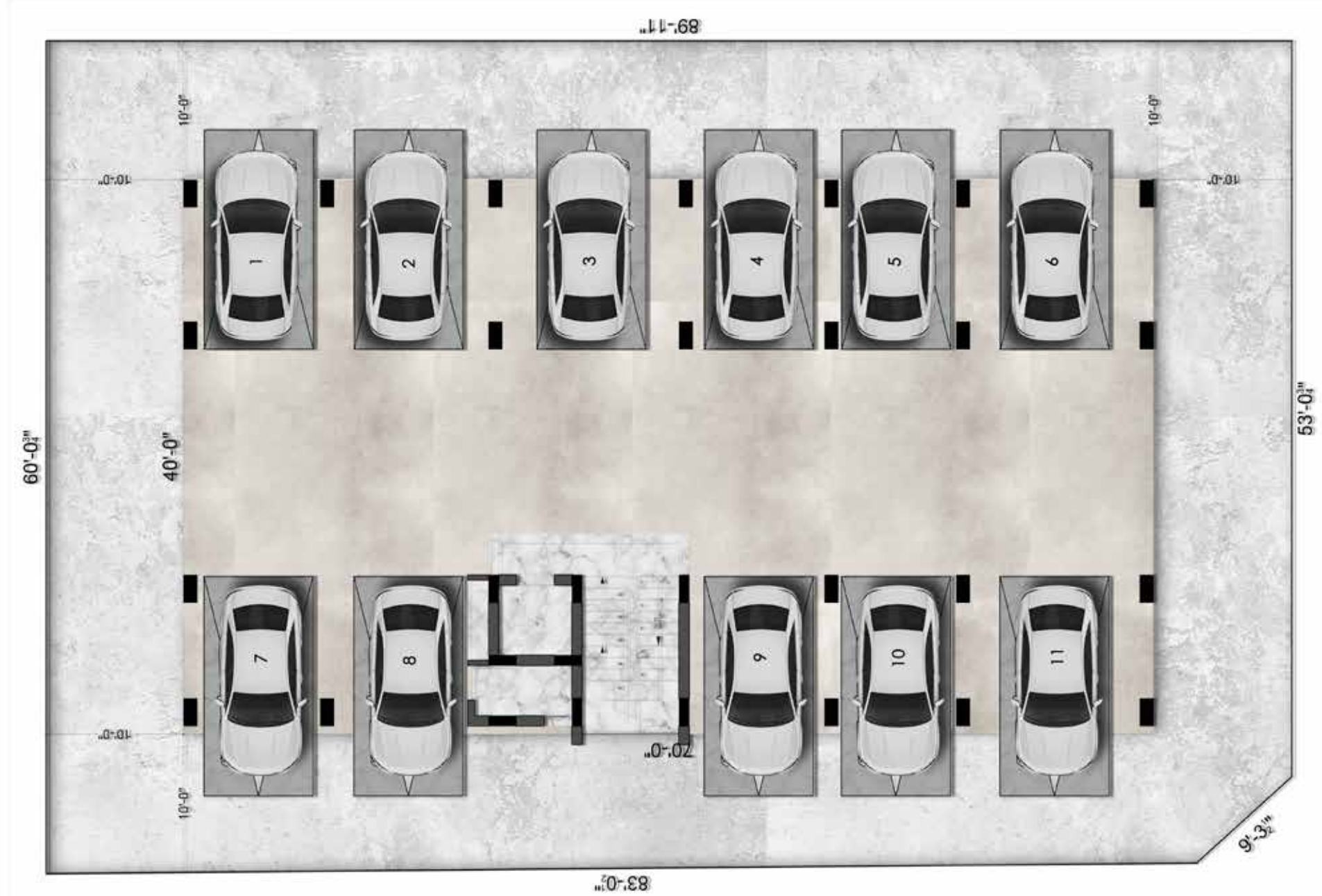
PRIME LOCATION

PREMIUM PROPERTY

SUPREME QUALITY

SUB-PRIME AFFORDABILITY





STILT FLOOR PLAN



FIRST FLOOR PLAN



TYPICAL FLOOR PLAN

A1

FIRST FLOOR
3BHK 3T
1666 SQFT

AREA IN SQFT	
RERA CARPET AREA	1141
BALCONY AND UTILITY SERVICE / VERANDAH AREA	67
COMMON AREA	374
PLINTH AREA	1292
SALEABLE AREA	1666



B1

FIRST FLOOR
3BHK 3T
1722 SQFT

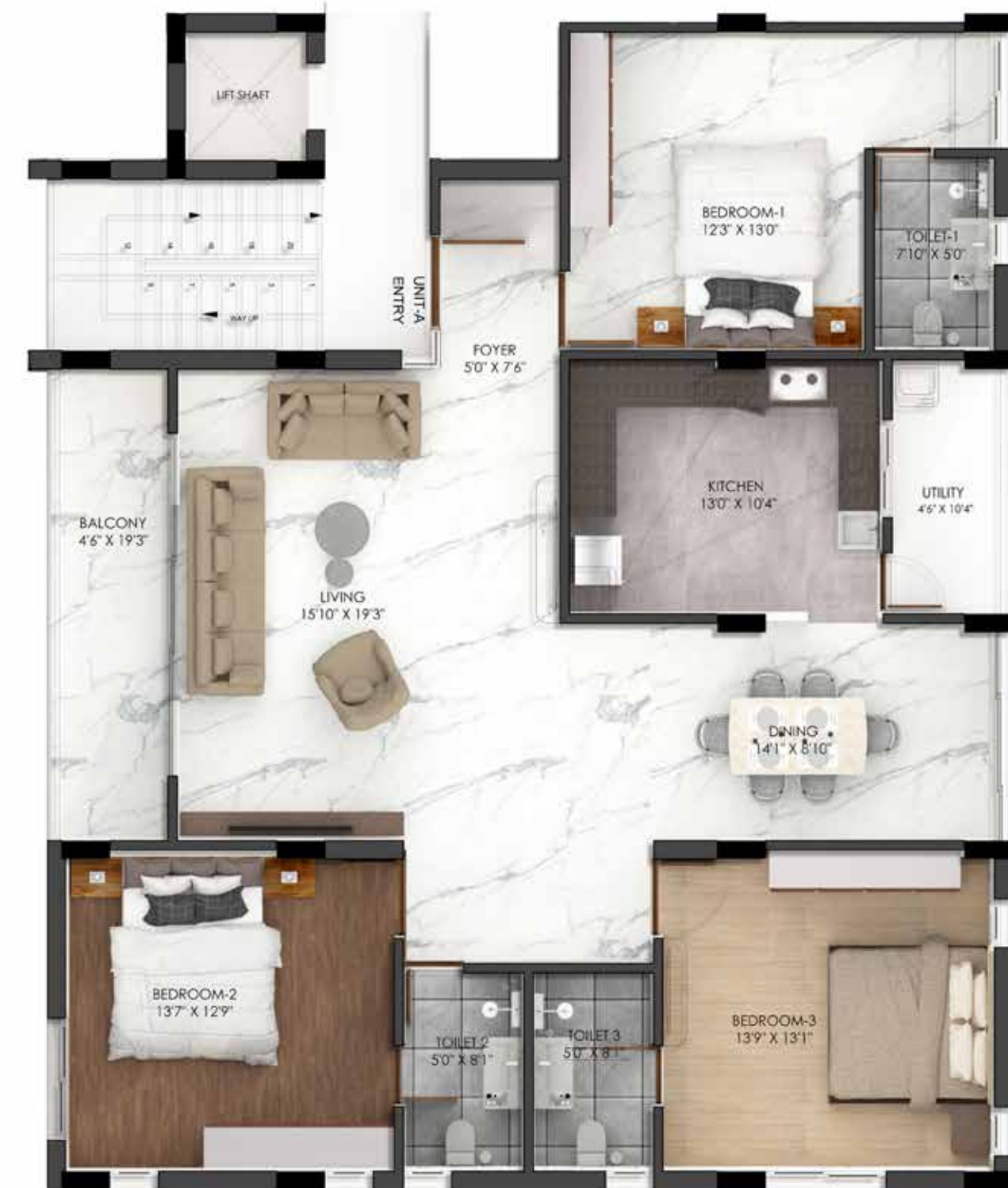


AREA IN SQFT	
RERA CARPET AREA	1220
BALCONY AND UTILITY SERVICE / VERANDAH AREA	18
COMMON AREA	387
PLINTH AREA	1335
SALEABLE AREA	1722

A2 | A4 | A3 | A5

TYPICAL FLOOR
3BHK 3T
2138 SQFT

AREA IN SQFT	
RERA CARPET AREA	1425
BALCONY AND UTILITY SERVICE / VERANDAH AREA	134
COMMON AREA	481
CARPET AREA	1657
SALEABLE AREA	2138



B2 | B4 |
B3 | B5 |

TYPICAL FLOOR
2BHK 2T
1251 SQFT

AREA IN SQFT	
RERA CARPET AREA	873
BALCONY AND UTILITY SERVICE / VERANDAH AREA	18
COMMON AREA	281
CARPET AREA	970
SALEABLE AREA	1251



COMMON FACILITIES

WHERE QUALITY MEETS QUANTITY



SPECIFICATIONS

STRUCTURE

STRUCTURAL SYSTEM : Seismic zone - III complaint
RCC framed structure
Fe550 grade steel

MASONARY : 9" External Brick Wall
4.5" Internal Brick Wall

TREATMENT : Waterproof Concrete
Termite Resistance

PAINT FINISH

INTERNAL WALLS AND CEILING : 2 Coats of Wall Putty
1 Coat of Primer
2 Coats of Royal Emulsion

EXTERNAL WALLS AND CEILING : 1 Coat of Primer
2 Coats of Weather Proof Emulsion

JOINERY : 1 Coat of Metal Primer
2 Coats of Enamel

FLOORING

INTERNAL FLOORING : 1200 x 1800 mm Premium Double
Charged Vitrified Tiles

BALCONY FLOORING : Anti Skid Vitrified Tiles

TOILET WALL : 600mm x 1200mm Glazed Vitrified Tiles

TOILET FLOORING : Anti Skid Glazed Tiles

KITCHEN DADO : Glazed Tiles

KITCHEN COUNTER TOP : Galaxy Black Granite

MASTER BEDROOM : Premium Glazed Vitrified Tiles

JOINERY

MAIN DOOR : Seasoned Teak Wood Frame
PU Veneer on 40mm Flush Door

INTERNAL DOOR : Seasoned Teak Wood Frame
Veneer on 30mm Flush Door

DOOR HANDLES : Yale / Dorset Lockset

WINDOW : UPVC Glazed with Clear Glass

VENTILATOR : UPVC with Pinhead Glass & Exhaust

ELECTRICAL

POWER SUPPLY : 3 Phase Power Supply
DB, MCB & RCCB : Havells/Legend

SWITCHES : GM / Anchor Modular

WIRES : Finolex / Polycab / Orbit (ISI Quality)

TELEPHONE : Concealed Wiring

DTH : Concealing Wiring

BACKUP : Inverter Point Provided

PLUMBING

WATER SUPPLY : UPVC Pipes with ISI Quality
CPVC Pipes with ISI Quality for Hot Water

WASTE WATER : PVC Pipes with ISI Quality

SANITARY FITTINGS : Kohler / Jaquar White Basic Model

CP FITTINGS : Kohler / Jaquar Basic Model

FLUSH TANK : Concealed Kohler / Gebrüt Model

LUXURY REVIVED !



Rendered image and 3d views are for conceptual perception of the projects potential and are subjected to revision by the promoters without prior consent or information

ELEGANT LIVING IN THE HEART OF ADYAR

Step into a living room that redefines luxury. Bathed in natural light through expansive floor-to-ceiling windows, this thoughtfully designed space offers breathtaking views of the Adyar River and city skyline. Vitrified Tiles, plush designer furnishings, and curated artwork create an atmosphere of refined sophistication. With smart lighting, climate control, and elegant architectural detailing, every corner speaks of comfort, style, and modern convenience. Whether hosting guests or enjoying quiet moments, this living room is the perfect blend of grandeur and warmth — a true reflection of upscale living in one of Chennai's most sought-after locales.



FINER DETAILS ! FINESSE LIVING !



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SPACIOUS BEDROOMS

The bedroom is a perfect blend of space, light, and luxury. Generously proportioned, it features large windows that flood the room with natural light, creating a bright and airy ambiance throughout the day. The soft, neutral color palette enhances the sense of calm and relaxation, while high-quality wooden flooring and designer lighting add a touch of sophistication. A highlight of the space is the expansive walk-in wardrobe—elegantly crafted with ample storage, sleek finishes, and thoughtfully designed shelving to accommodate your entire collection with ease. This bedroom offers both comfort and style, ideal for restful nights and refreshing mornings.



WHERE AMBIANCE MEETS ARTISTRY



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FINE DINING

Dining is a seamless blend of elegance and functionality, designed for intimate dinners and grand gatherings alike. Set against a backdrop of refined textures and ambient lighting, the area features a statement dining table, designer chairs, and bespoke cabinetry. Large windows or soft accent lighting create a warm, inviting glow, enhancing the mood for every meal. Thoughtfully placed near the kitchen for convenience yet distinct in its aesthetic, this dining area elevates everyday living into a sophisticated culinary experience—perfect for hosting in style or enjoying quiet, luxurious evenings at home.



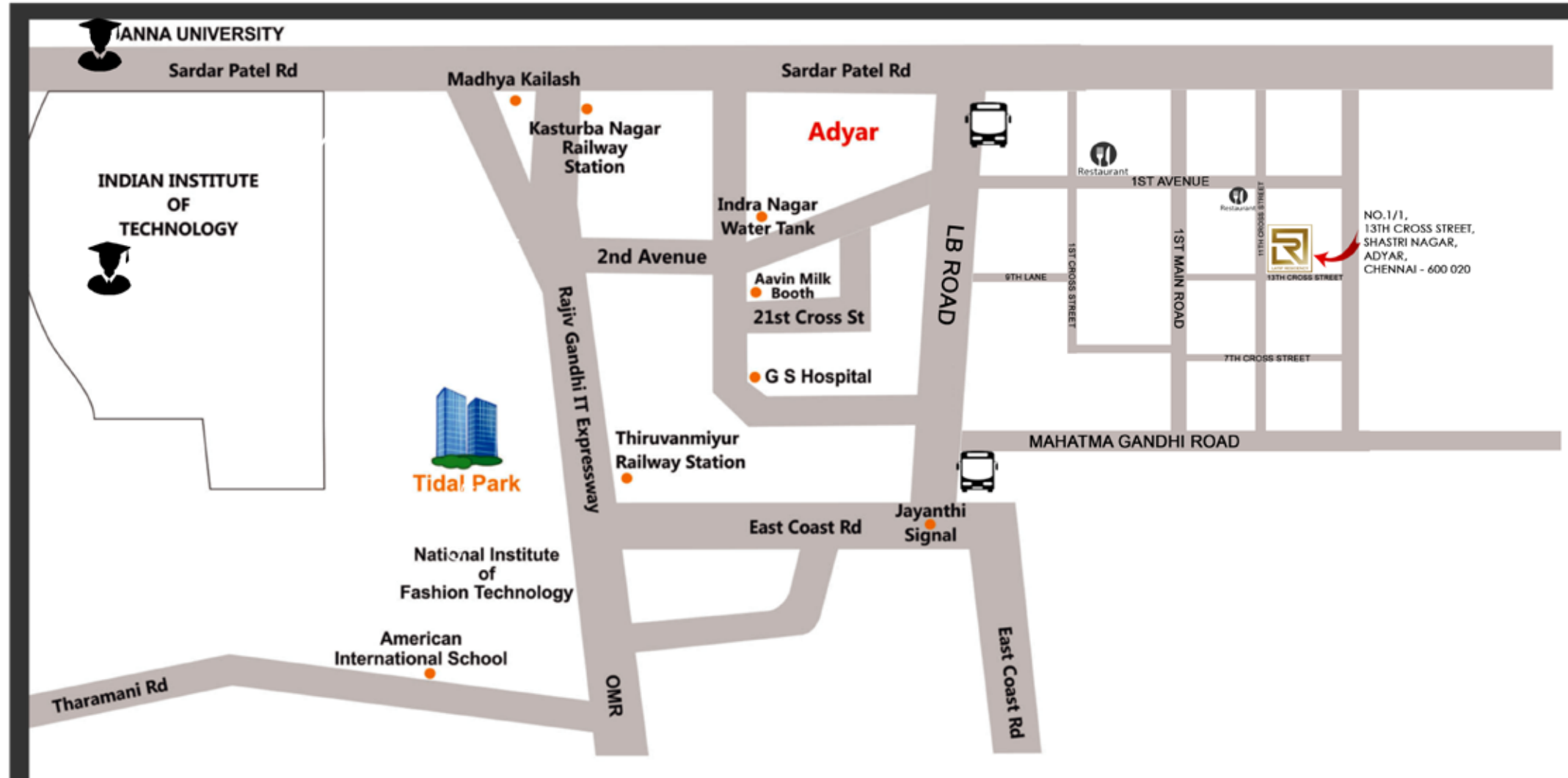
WHERE DESIGN MEETS DESIRE !



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MORE THAN A KITCHEN...

The kitchen is a masterpiece of modern design and culinary convenience, blending style with intelligent functionality. Outfitted with high-end appliances, sleek countertops, and custom cabinetry, it offers a seamless cooking experience for both everyday meals and gourmet creations. Soft-close drawers, ambient lighting, and premium finishes add a touch of sophistication, while the ergonomic layout ensures everything is within effortless reach. Whether you're hosting a dinner party or enjoying a quiet coffee at the breakfast counter, this kitchen is the perfect blend of elegance, efficiency, and contemporary luxury.



LET'S TALK PROXIMITY !

UNIVERSITY: ANNA UNIVERSITY - 4 KMS
NIFT - 3KMS
IIT CAMPUS - 3KMS
HINDUSTAN UNIVERSITY - 8KMS

SCHOOLS: SRI SANKARA SENIOR SECONDARY SCHOOL - 4 KMS
ACHARIYA SIKSHA MANDIR - 7 KMS
BHARATH SENIOR SECONDARY SCHOOL - 7 KMS

HOSPITALS: MGM HEALTH CARE ,ADYAR - 6 KMS
MINT MULTISPECIALITY HOSPITAL,ADYAR - 7 KMS
KAMAKSHI MEMORIAL MULTISPECIALTY CENTRE - 7KMS

RESTAURANTS: THE OLD POTION HOUSE - 1 KM
ARABIAN SEA FOOD RESTAURANT - 1 KM
ERODE AMMAN MESS - 2 KMS



**NO.1/1, 13TH CROSS STREET,
SHASTRI NAGAR, ADYAR,
CHENNAI - 600 020**

a project by



**NO 3/9, PURAM PRAKASAM STREET,
BALAJI NAGAR, ROYAPETTAH,
CHENNAI - 600014**

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