

BAASHYAAM
IMPROVING LIFESTYLES - ENHANCING LIVES

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Site Address:
Royal Damera Gardens
No. 31, Poes Garden,
Chennai - 600 018.

Rera Number: TN/29/Building/0459/2022

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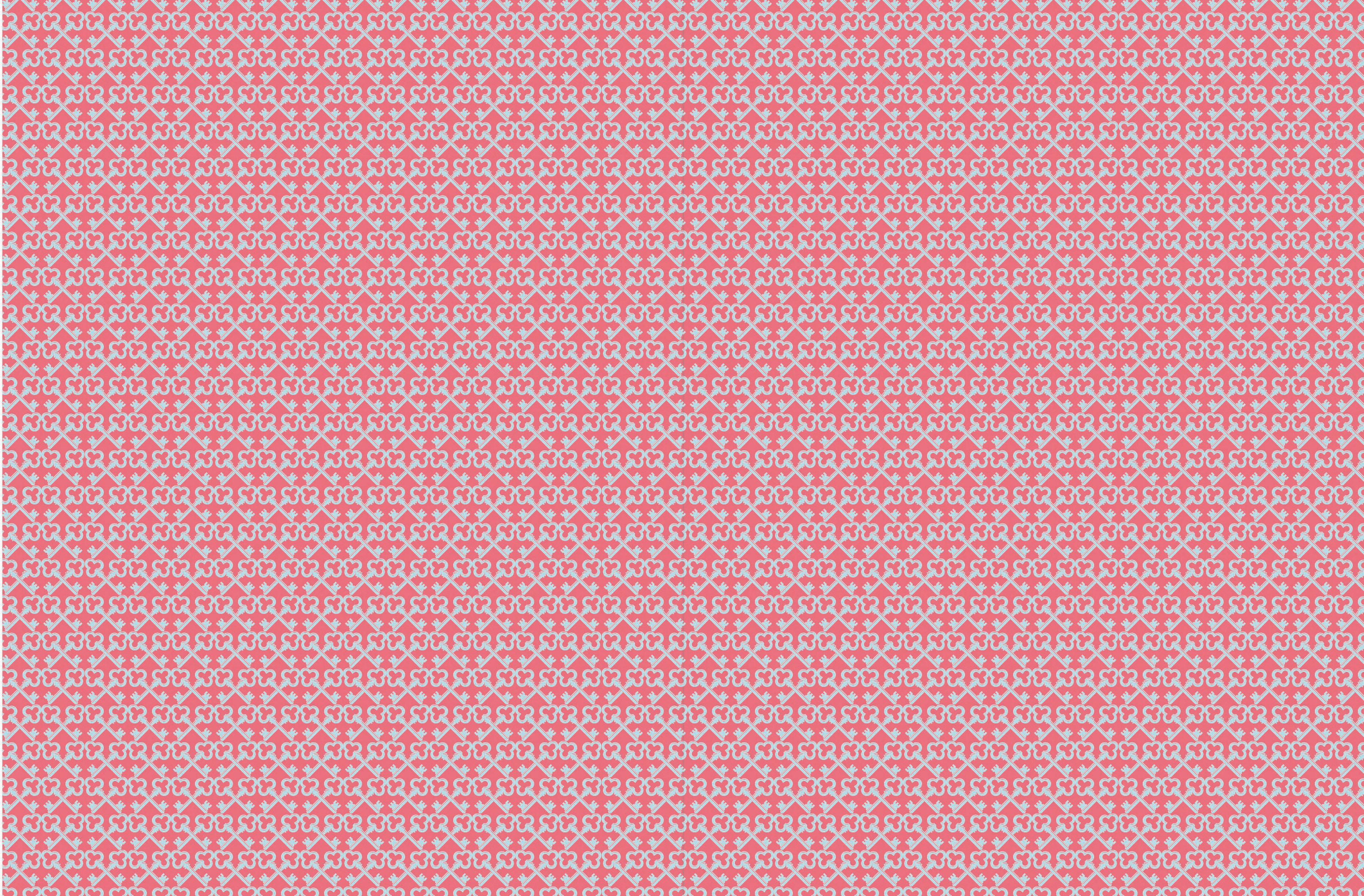
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An ode to
Cultured
Palatial French
Renaissance
Residences





Classically French Connoisseurs Choice Homes

16 Swanky Apartments
at No.31, Poes Garden, Chennai.

Total No. of Floors - 4

Basement + Ground + 3 Floors
4 BHK: 5135 - 5775 Sq.ft

3 PENTHOUSES

4th Floor
4 BHK: 6315 - 10970 Sq.ft



Pack your bags and head for a permanent European Staycation

Even today, it's easy to picture Royal European Courtiers and Aristocrats taking a dreamy, soothing stroll through the imposingly charming park and gardens of Royal Damara Gardens.

The master design is poetically dotted with verdant green, smartly manicured trees, vibrantly fragrant flower beds, well-appointed fountains, ornamental gazebos and multiple amenities reminiscent of the French Countryside.

An opulent stately building looms grandly over two expansive gardens. Diligent attempt to whimsically revive the incomparable charms of classical facades and infuse them in a contemporary context is glaringly evident. The functional aspects of structural planning blends seamlessly with the classical philosophies of order.

Shimmering
smart Luxury
glows in the
twilight



Ostentatious Proclamations don't get any grander than this

The most remarkable showpiece in this pristine address is the assertively inviting Double height gallery. It proudly acts as a memorable arrival court for the distinguished residents and overwhelmed visitors.

Bestowed with 3000 sq.ft. plus uninterrupted space gardens with sweeping views ensures every celebration here will be elevated to celestial proportions.

The gallery flamboyantly showcases premium marble flooring, a double height coffered ceiling, striking Belgian glass chandeliers and majestic windows that span from floor to ceiling.



Double Height Gallery

Regale in an inspiring setting custom-made for social digs



A befitting tribute to elite socialising

The clubroom nestled inside
mirrors the mood with a lot
more cosier ambience.

Club Room

A snug ambience for lively banters and winding down

An epic homage to Classical Renaissance architecture

Grand colonnades and cornices bejewel the pale intricately detailed façade and add a liberal dose of grandeur unseen in these parts. These homes will instantly transport you to evergreen memories of **Palais de Fontainebleau** and **The Louvre in France**.

Each apartment block on the North and South, can be accessed through a grand entrance lobby. Every apartment greets guests with a theatrical awe, with its quadruple height lobby bejewelled with a cascading 30 feet dazzling chandelier.

Entrance Lobby

An awesome guest entry Quadruple height lobby





Lift Corridor with patterned marble flooring
Luxury escalates a notch-up at every turn

Distinct Luxury-obsessed Living Spaces

All your living spaces and most bedrooms ooze innate luxury. The living room, bedroom and dining area come fitted with premium home automation systems. Handy features like motion sensor lighting in bathrooms and main door intrusion detection are also in place. The added perks are a permanent view of landscaped courts and outdoor decks that span almost the entire built-up perimeter.

Every detail adheres to meticulous planning and attention. Right from the detailed patterns in the marble flooring to wall panelling, everything about these homes exude a timeless air of sophistication and luxury. The overtly expansive apartments are endowed with open floor plans, high ceilings and balconies bestowed with panoramic views of the neighbourhood.

Emphasis has been laid on maintaining devoted privacy and security. The apartments are envisioned with spacious living and entertainment areas but clearly cordoned by interslital common areas. This ensures the walls are not shared with other residents in the building.

Outdoor activities for children include a play area, cricket pitch, a multi-purpose court with badminton and basketball courts.

The North Block

One can take an indulgent dip in the Indoor swimming pool with a fancy mood-changing ceiling that simulates the soothing vibes of swimming under bright blue shiny skies or a shimmering starry night.



Swimming Pool with mood-changing ceiling
Toss-up for a swim under blue skies or a starry night.

A high-grade, modern Technogym with tasteful wooden flooring fitted with the latest equipment conveniently overlooks the pool.

A stylish reception near the entrance will be the social mingling space for guests and visitors. It also features a mail drop-off facility for every homeowner inside. This helps keep tab on visitor entry and ensures privacy and security.



Modern Technogym
Best-in-class gym with pool view and classy wooden flooring

Reception Area
A plush guest greet point with mail drop-off facility

The South Block

A recreational zone with games room endowed with air hockey and billiards table and an association room for meetings and discussion. It comes tastefully decked up with checkerboard marble floors and wooden accents.

Association Room

A well-heeled setting ideal for formal gatherings



An Inimitable Common Terrace with a vivacious vibe

Exudes an inimitable character of its own. One can access the posh Poes Garden vicinity from the lofty vantage perches of serene rooftop gardens.

A party area and a dining space punctuated with pergolas and a barbecue counter will be the ideal foil for cosy get togethers.

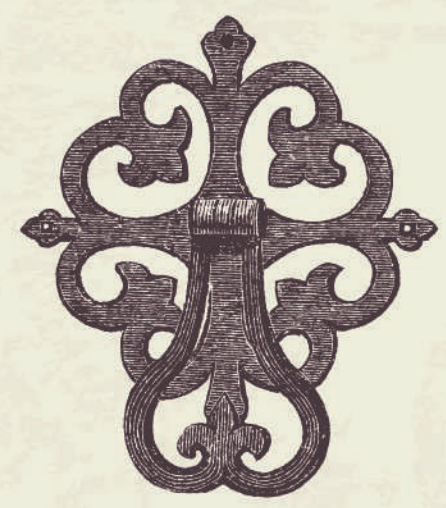
A contrasting east end houses the Yoga and Meditation area. Here one can soak up the sun's rays and indulge in a variety of fitness pursuits.

A sunny tribute to
classical French
Renaissance
residences



Penthouse

A VIP gate pass to additional perks



Residents get to enjoy the extra cocooned luxury of a Private Terrace, a personal retreat free from the glares and distractions of the city. The penthouse accommodates unique indulgences like a foyer with touchscreen automation, great room, office, library, show kitchen, wet kitchen, store and utility, staff quarters and more.

Non-intrusive Parking

The site planning has thoughtfully ensured the vehicle and pedestrian movement don't cross paths. Care has been laid to not disrupt the magnificence of the lush landscaping with surface level parking. A copious basement takes care of accommodating all the vehicle parking.

★ Specifications ★

HOME AUTOMATION SYSTEM

Home automation in Living and Dining Area and all Bedrooms.

Automation system with touch screen in the foyer.

6-button touch panel in Living and Dining Area.

A handy 4-button smart panel by the Bedside.

Additional Features: Main Door Intrusion detection.
Bathroom lighting fitted with motion sensors.

All Bedroom Air-Conditioning with on/off control.

Fully Automated Air-Conditioning for Living/Dining Area. Gas leak sensor.

STRUCTURE

RCC frame structure with masonry partitions.
Internal Masonry - Aerocon blocks or equivalent.

FLOOR FINISHERS

Living & Dining: Imported Marble.

Kitchen: Granite Flooring.

Bedrooms: Imported Marble.

Sit-Out: Granite Matte Flooring.

Utility: 2x2 Vitrified Tiles of a reputed brand. Imported Marble in all common lobbies.

Common Staircase Granite/Marble.

Servant Room: 2x2 Tiles.

Toilets: Imported Marble up to false ceiling height in all toilets. Powder Room – Imported Marble.

WALL FINISHERS

Internal Walls & Ceiling: Smooth putty finish with 2 coats of emulsion paint of reputed brand over one coat of primer.

External Walls: Stone/Textured finish and 2 coats of exterior emulsion paint of reputed brand over one coat of primer.

SANITARY & PLUMBING

Bedroom Toilets: Western Style, Porcelain EWC of Villeroy & Boch or equivalent.

Wash Basin: Porcelain wash basins of Villeroy & Boch or equivalent.

Bathrooms to be provided with shower cubicle plus rain shower and hand shower.

Overhead Showers: Overhead showers of Fantini or equivalent make shall be provided in all bathrooms.

Master Bedrooms: Rain shower.

Faucets: All faucets shall be CP, colour coordinated heavy body metal fittings of Fantini or equivalent.

Hot water connection shall be provided to the shower and wash basin in each bathroom and to the sink in the kitchen.

Plumbing: All External water supply lines and Drainage lines shall be in PVC pipes.

Internal water supply lines will be of Concealed CPVC pipes.

DOORS

Main Door: Teakwood frame doors with wooden veneer shutters. The main door shall have a height of 8 feet.

Other doors with wooden frame and shutters with natural wood veneer finish.

Bedroom doors shall have a height of 8 feet.

Internal Door Finish: The internal door shutters and frames shall be provided with a melamine matt finish.

WINDOWS

Aluminium windows with mosquito mesh.

ELECTRICAL WIRING & SWITCHES

3-Phase Supply with independent meters and phase change facility in each apartment.

Concealed electrical wiring with Finolex Cables or equivalent and sufficient points with Schneider or equivalent modular switches.

False Ceiling with LED lights to be provided.

Data Points and CAT 6 Cable for all Bedroom and Living Areas with networking option at every Bedroom and Living Room.

Heat pump for all apartments.

POWER BACKUP

Backup Power shall be provided to the entire unit and also to the common area lighting, pumps, motors etc. The generators have acoustic enclosures and an AMF panel with an automatic change-over switch.

WATER PLANT

A water purification plant provided for the supply of treated water to the units.

Rainwater Harvesting: Percolation pits are provided for rainwater harvesting.

ELEVATORS / LIFTS

Mitsubishi passenger elevators shall be provided with automatic doors.

COMMON AMENITIES AND FACILITIES

SECURITY SYSTEM

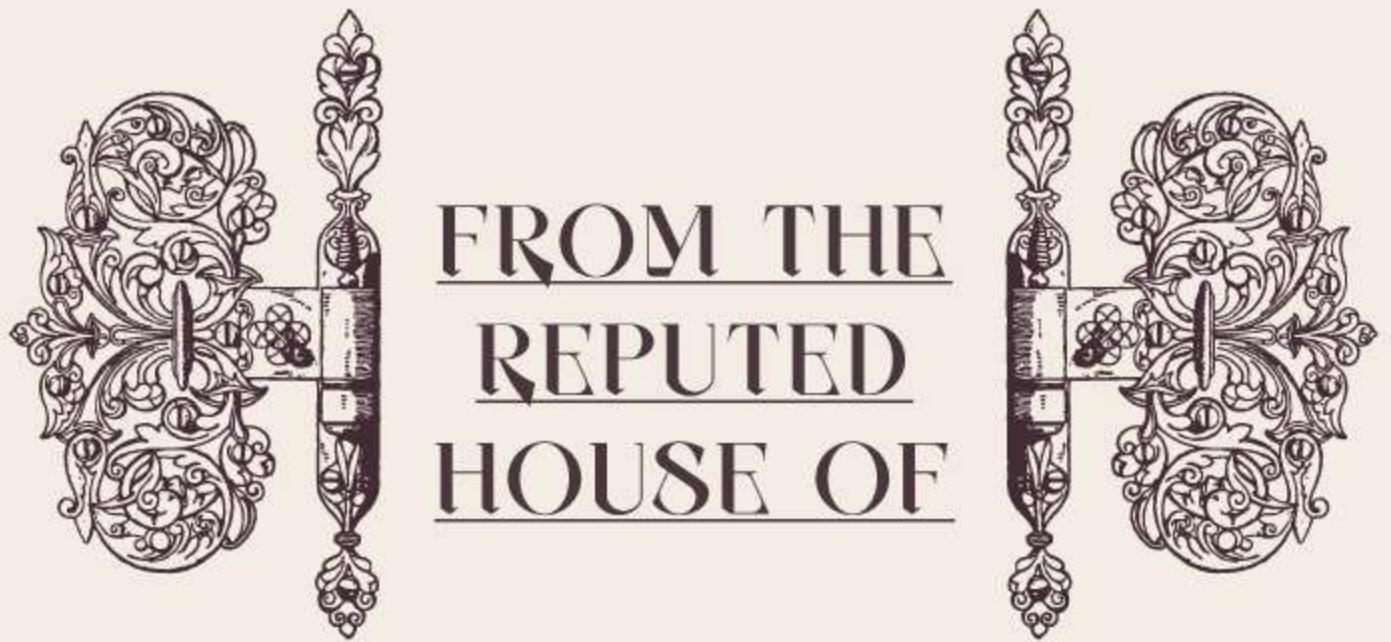
Security cameras at the main gate, elevators, servant rooms, ground floor lobby area and all common areas including Gymnasium.

Intercom Facility for each apartment to the security room.

OTHER FACILITIES / AMENITIES

Gymnasium, Swimming Pool, Multi-purpose Court with Badminton and Basketball Courts, Games Room (Air Hockey, Billiards), Children's Play Area, Gazebo, Cricket Pitch, Yoga and Meditation Area.

Integrated DTH system using TRIAX.



BAASHYAAM
IMPROVING LIFESTYLES - ENHANCING LIVES

A robust three decade plus presence in the Tamil Nadu Infrastructure and Real Estate Vertical makes Baashyaam Group stand tall, among its compatriots. It has ably showcased its abilities with multiple projects across categories, ranging from Affordable Housing, Independent Villas, Premium Living Spaces, Luxury Residences, Township and Commercial Buildings. This has helped enrich its vision of Improving Lifestyles – Enhancing Lives, for the past thirty years.

The brand is credited for being one of the very few developers with end-to-end capabilities, right from project inception to finish. It has an enviable reputation for being a transparent business house, with sound emphasis on quality and commitment towards honouring promises.

When it comes to embracing new technology and best practices, Baashyaam is an early adopter. It has an incessant passion for innovation and has a strong obsession for on-time delivery of projects. When you add to this, stringent quality standards, high degree of dependability and unflinching attention to detail, you have a reliable brand of choice for customers.

PRESTIGIOUS ONGOING PROJECTS

CROWN RESIDENCES



A Self-contained Epic Township,
Koyambedu, Chennai.

EMPERORS PAVILION



The Crowning Glory of Your Life's Achievements,
Kotturpuram, Chennai.

THE PEAK



An Imposing, Iconic, Upscale High-rise in
Ashok Nagar, Chennai.

THE PLUTUS RESIDENCE



Plush Posh Residences at LB Road, Adyar, Chennai.

PRESTIGIOUS COMPLETED PROJECTS

LE GRAND TRIANON



French Classical Luxury Homes at
Kasthuri Rangan Road, Poes Garden, Chennai.

57 POES



French Classical Architecture at the
Most Coveted Residential Location, Poes Garden, Chennai.

BONAVENTURA



Luxury Space Redefined at
R A Puram, Chennai.

SADHR GARDENS



A Well-Guarded Posh Secret within an
Upscale Residential Locale, Chennai.

CLOUD GRAZE



Exclusively Individualistic
High-Rise at RK Shanmuga Salai, KK Nagar, Chennai.

PINNACLE CREST



Tallest Residential Skyscraper within
Chennai Limits, Sholinganallur, OMR.