



Service Road, Athipet, Jeswant Nagar,
Mogappair West-Extn, Ambattur Industrial Estate,
Chennai, Tamil Nadu 600037

MARKETING AND BOOKING OFFICE:

RAUNAQ FOUNDATIONS

Rungta House, 65/A, Halls Rd, Kilpauk,
Chennai – 600 010

☎ +91 98842 43333

🌐 www.edenvillas.in

📘 edenvillasmogappair 📷 eden.villas

RERA No:

TN29/Building/0263/2021 Dated 24.08.2021

TN29/Building/0323/2021 Dated 22.09.2021

www.rera.tn.gov.in

A JOINT INITIATIVE OF



Scan for
walkthrough



Scan for
location



THE NEXT STEP IN
LUXURY LIVING



EDEN
VILLAS
Blissful Living



YOUR LAND, YOUR VILLA!

Imagine a place of your own. A house that is truly yours, with its doors and windows wide open to welcome you in each day.





INVEST IN A HOME TODAY TO SECURE YOUR FUTURE

A home is not a house. It's your future. Start your property investment journey with Eden Villa.



LIVE YOUR DREAM OF LIVING IN AN EXCLUSIVE NEIGHBORHOOD

Eden Villas is conveniently located in the heart of a historic downtown area. You'll enjoy all the amenities nearby - healthcare, educational institutions, shopping mall, industrial parks, convenience stores and more



5.8 KM
Distance

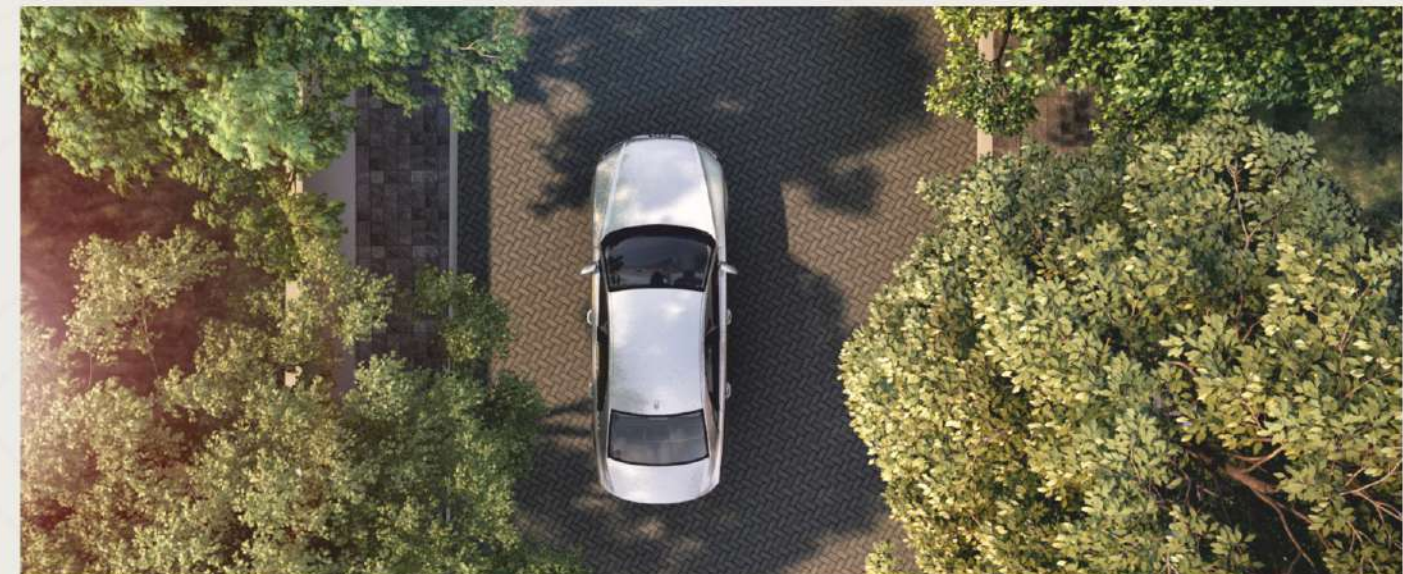
15 MIN APPROX
Take time





IMMERSE YOURSELF IN EDEN VILLAS A NEW LIFESTYLE AWAITS YOU!

The finest homes are here at the new, luxury community of Eden Villas. With beautifully designed spaces displaying unparalleled elegance with affordability only found here, it will be no surprise when you envy everyone who lives there!





THE FINEST DESIGN,
THE BEST LOCATION
AND THE MOST
LUXURIOUS LIFESTYLE.



1.95 ACRES LAND



53 BESPOKE
BUNGALOWS



4 BHK



2430 SQ.FT.
TO 3200 SQ.FT.



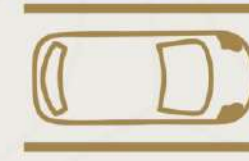


LUXURY RESIDENCES WITH A TOUCH OF CLASS AND ELEGANCE





GRANDEUR WITH A PERSONAL TOUCH



PARK WITH EASE

We have ample parking facilities for each villa. You can park your car with ease.





LUXURY LIVING SPACES THAT WILL LEAVE YOU AWESTRUCK





RELAX IN BEAUTIFUL EDEN

This villa has a private deck area that's beautiful because of the landscaping. On it, you can enjoy some time to yourself while reading a newspaper.





THE VILLA COMES
WITH AN ELEVATOR
FOR EASY ACCESS
UP-TO THE TERRACE
LEVEL.





LIVE THE LUXURIOUS LIFE YOU DESERVE!

The bedrooms are well-designed to give you a spacious living.





ENJOY THE NICE VIEW
OF STARS, MOONLIGHT
AND SKY FROM YOUR
OWN PRIVATE TERRACE.





CLASSIC VILLAS

The Classic Villas is a very luxurious home that has a great interior design. The size of the house is perfect for you and your family.





SUPERIOR VILLAS

The superior villa offers a more spacious luxury home that will leave you feeling like a king or queen while taking in breathtaking vistas!





GET A PERFECT COMBINATION OF LUXURIOUS HOMES AND AMENITIES

CLUB HOUSE



LIBRARY



KIDS PLAY
AREA



GYM



INDOOR PLAY
AREA



MULTIPURPOSE
HALL

VILLA



PRIVATE LIFT



PRIVATE DECK



PRIVATE TERRACE



PRIVATE
BACKYARD



E CHARGING
POINT



POWER
BACKUP FOR VILLA



DOUBLE HEIGHT
IN LIVING AREA



TWO COVERED
PARKING



RAIN WATER
HARVESTING



CLUBHOUSE - 4000 SQ. FT



CLUBHOUSE



GROUND FLOOR PLAN

CLUBHOUSE



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



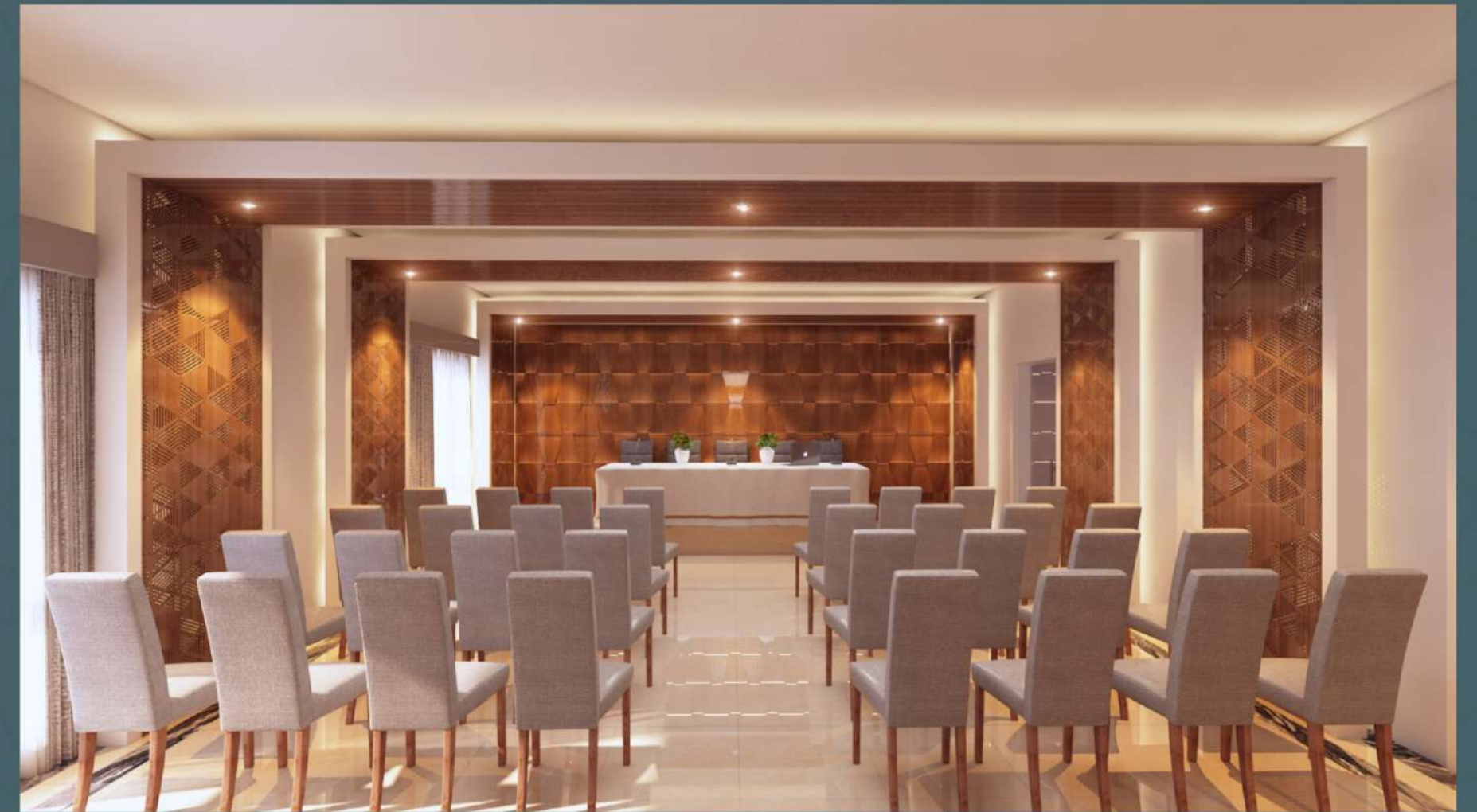
TERRACE FLOOR PLAN



GET IN SHAPE AT OUR STATE-OF-THE-ART GYM



UNIQUE VENUE FOR ALL EVENTS





3D FLOOR PLANS



GROUND FLOOR





A QUIET AND PEACEFUL ENVIRONMENT PERFECT FOR READING BOOKS



WE HAVE A PLACE FOR ALL YOUR LITTLE ONES TO PLAY





FIRST FLOOR



SECOND FLOOR





SITE PLAN





2D FLOOR PLANS



VILLA NO: 1-14



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR PLAN



TOTAL LAND AREA - 1062 SQ.FT | SALEABLE AREA - 2430 SQ.FT

VILLA NO: 15



TOTAL LAND AREA - 1340 SQ.FT | SALEABLE AREA - 2805 SQ.FT

VILLA NO: 16



TOTAL LAND AREA - 1251 SQ.FT | SALEABLE AREA - 2489 SQ.FT

VILLA NO: 17



GROUND FLOOR PLAN

1ST AND 2ND FLOOR PLAN

TERRACE FLOOR PLAN



TOTAL LAND AREA - 1132 SQ.FT | SALEABLE AREA - 2119 SQ.FT

VILLA NO: 18



GROUND FLOOR PLAN

1ST AND 2ND FLOOR PLAN

TERRACE FLOOR PLAN



TOTAL LAND AREA - 1102 SQ.FT | SALEABLE AREA - 2339 SQ.FT

VILLA NO: 19



TOTAL LAND AREA - 1703 SQ.FT | SALEABLE AREA - 3202 SQ.FT

VILLA NO: 20



TOTAL LAND AREA - 799 SQ.FT | SALEABLE AREA - 1407 SQ.FT

VILLA NO: 21



TOTAL LAND AREA - 934 SQ.FT | SALEABLE AREA - 2032 SQ.FT

VILLA NO: 22



TOTAL LAND AREA - 1142 SQ.FT | SALEABLE AREA - 02392 SQ.FT

VILLA NO: 25



GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

TERRACE FLOOR PLAN



TOTAL LAND AREA - 1090 SQ.FT | SALEABLE AREA - 2160 SQ.FT

VILLA NO: 26



GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

TERRACE FLOOR PLAN



TOTAL LAND AREA - 1027 SQ.FT | SALEABLE AREA - 2293 SQ.FT

VILLA NO: 23

VILLA NO: 24



TOTAL LAND AREA - 1570 SQ.FT | SALEABLE AREA - 2893 SQ.FT

TOTAL LAND AREA - 966 SQ.FT | SALEABLE AREA - 2017 SQ.FT

VILLA NO: 27



TOTAL LAND AREA - 1117 SQ.FT | SALEABLE AREA - 2442 SQ.FT

VILLA NO: 28



TOTAL LAND AREA - 1211 SQ.FT | SALEABLE AREA - 2671 SQ.FT

VILLA NO: 29



TOTAL LAND AREA - 1200 SQ.FT | SALEABLE AREA - 2671 SQ.FT

VILLA NO: 30



TOTAL LAND AREA - 1130 SQ.FT | SALEABLE AREA - 2515 SQ.FT

VILLA NO: 33 - 40



TOTAL LAND AREA - 1060 SQ.FT | SALEABLE AREA - 2430 SQ.FT

VILLA NO: 42



TOTAL LAND AREA - 1318 SQ.FT | SALEABLE AREA - 2831 SQ.FT

VILLA NO: 43



TOTAL LAND AREA - 1362 SQ.FT | SALEABLE AREA - 2914 SQ.FT

VILLA NO: 44



TOTAL LAND AREA - 1405 SQ.FT | SALEABLE AREA - 3020 SQ.FT

VILLA NO: 31



TOTAL LAND AREA - 1068 SQ.FT | SALEABLE AREA - 2434 SQ.FT

VILLA NO: 32



TOTAL LAND AREA - 1411 SQ.FT | SALEABLE AREA - 2443 SQ.FT

VILLA NO: 47



TOTAL LAND AREA - 1035 SQ.FT | SALEABLE AREA - 2273 SQ.FT

VILLA NO: 48



TOTAL LAND AREA - 967 SQ.FT | SALEABLE AREA - 2273 SQ.FT

VILLA NO: 45



GROUND FLOOR PLAN

FIRST AND SECOND FLOOR PLAN

TERRACE FLOOR PLAN



TOTAL LAND AREA - 1070 SQ.FT | SALEABLE AREA - 2287 SQ.FT

VILLA NO: 46



GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

TERRACE FLOOR PLAN



TOTAL LAND AREA - 1027 SQ.FT | SALEABLE AREA - 2085 SQ.FT

VILLA NO: 49



GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

TERRACE FLOOR PLAN



TOTAL LAND AREA - 1266 SQ.FT | SALEABLE AREA - 2651 SQ.FT

VILLA NO: 50



GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

TERRACE FLOOR PLAN



TOTAL LAND AREA - 1352 SQ.FT | SALEABLE AREA - 2900 SQ.FT

VILLA NO: 51



GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

TERRACE FLOOR PLAN



TOTAL LAND AREA - 1339 SQ.FT | SALEABLE AREA - 2771 SQ.FT

VILLA NO: 52



GROUND FLOOR PLAN

FIRST AND SECOND FLOOR PLAN

TERRACE FLOOR PLAN



TOTAL LAND AREA - 1236 SQ.FT | SALEABLE AREA - 2580 SQ.FT

VILLA NO: 53



TOTAL LAND AREA - 1143 SQ.FT | SALEABLE AREA - 2352 SQ.FT

VILLA NO: 54



TOTAL LAND AREA - 1054 SQ.FT | SALEABLE AREA - 2255 SQ.FT

DEVELOPING
COMMUNITIES,
CREATING HOMES.



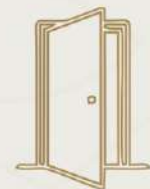


SPECIFICATIONS



STRUCTURE

- R.C.C framed structure
- Foundation – Designed for ground+2 floor, bricks/AAC/ - Best quality blocks 8” for exterior walls & 4” for interior walls
- Ceiling plastering
- Inner and outer plastering



JOINERIES

- **DOORS**
 - MAIN DOOR – First quality Gana teak / Paduk wood frames. Veener shutters with brass fittings and branded locks.
 - OTHER DOORS - Gana Teak / Paduk wood frame with panel skin flush doors with necessary fittings or Pre-Hung Doors.
 - BATHROOM DOORS - Water proof flush doors with fittings
- **WINDOWS**
 - UPVC windows fixed with MS grill
- **VENTILATORS**
 - Aluminum louvers with exhaust fan provision



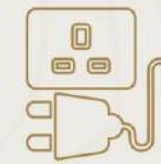
FLOORING

- Living, Dining, Bedrooms, and Kitchen will be provided with vitrified tiles.
- One Master Bedroom, wooden finished flooring.
- Balcony and Service will be provided with 1'0"x1'0" Anti-skid tiles.



TOILET

- Floor – Anti skid ceramic tiles
- Wall – Dadoing ceramic tiles for 7’ht. from floor



ELECRTICAL

▪ PROVISIONS FOR ELECTRICAL POINTS

- Concealed wiring with FR Wires.
- All modular switches. 3 Phase electric supply.
- FOYER: one bell point and one light point (2 way)
- Living & Dining: one TV point, one telephone point, one AC point, three wall point, two fan point, chandelier point, three 6 amp, one 15 amp sockets at suitable place.
- BEDROOMS: two wall point, one fan point, two 6 amp, one AC point.
- KITCHEN: two wall point, exhaust fan point, two 6 amp point, two 15 amp points for water purifier & micro oven.
- ALL TOILETS: one light point, one 15 amp point and one point for exhaust fan.
- UTILITY AREA: one wall point and one 15 amp
- CORRIDOR: necessary light points
- BALCONY: one light point
- DECK AND KITCHEN SERVICE AREA: two light point each
- TERRACE: two light point



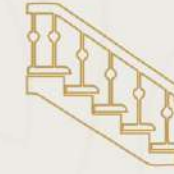
PLUMBING & SANITARY WARES

- **KITCHEN**
 - One line for water purifier
 - Sink – Two Sink taps – provision
- **TOILET**
 - EWC will be provided with Hindware / Kohler / Roca
 - Hot & cold water provision
 - Health faucet & Angle Cock for closet line
 - Wash basin tap point
 - All internal pipelines are CPVC and externals are PVC
- **UTILITY**
 - Pipeline & waste water provision for washing machine



PAINTING

- **CEILING**
 - Smooth Putty Finish with 2 coat paint
- **INNER WALL**
 - White cement based putty 2 coats
 - Primer 1 coat
 - Emulsion Paint with roller finish - 2 coats
- **OUTER WALL**
 - Exterior Emulsion paint 2 coats - as per elevation
- **MAIN DOOR**
 - Polished with natural melamine finish
- **OTHER DOORS**
 - Primer 1 coat, enamel paint 2 coats
- **MS GRILL**
 - Enamel paint 2 coats



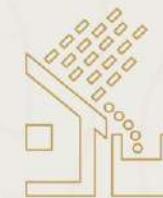
STAIRCASE

- **FLOORING**
 - Steps and Landing with granite
- **HANDRAIL**
 - Handrails SS



CAR PARKING

- Flooring as per design
- Electric Car Charging Point



SPECIAL AMENITIES

- Pest control treatment
- Project name in metal letters
- Elevation as per design
- Vaastu Compliant
- Waterproofing in Toilets
- Rain Water Harvesting
- DG for clubhouse
- CCTV Camera
- Power back-up for villas

NOTE:
Any additions & alterations required from the above provisions shall be provided at extra cost



LOCATION MAP



NEARBY CORPORATES

- ESAB - 750 m
- RBS - 850 m
- Kosmo One - 900 m
- WABCO - 1km
- HCI - 1.5 km
- Tata Communications - 1.7 km
- Ambit IT Park - 2 km
- Access Healthcare - 2.3 km
- The NewIndian Express - 2.9 km
- Godrej Storage Solutions - 4.3 km



NEARBY HOSPITALS

- Apollo Hospital - 2.7km
- Frontier Lifeline Hospital - 3.4 km
- VIMM Hospital - 3.7 km
- Sundaram Medical Foundation - 6.2 km



NEARBY EDUCATIONAL INSTITUTIONS

- Velammal School - 2.6 km
- DAV Matriculation - 3.2 km
- Chennai Public School - 3.8 km
- SBOA School - 4.9 km
- Kendriya Vidyalaya - 8.1 km
- MMN Hospital - 3.7 km
- Sundaram Medical Foundation - 6.2 km
- MMM College of Nursing - 2.5 km
- Dr. M.G.R. University -2.8 km

OUR BANKING PARTNERS



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