

Call 95510 65588 / 97109 36891

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www.xsreal.com



~~Easy.~~
~~Easier.~~
Easiest.

(That's how easy it is to buy your own home now.)



**You can now own
an apartment with a
swimming pool,
multipurpose hall,
crèche and more.
By spending just
₹ 7,353 more per month.**



Presents

VIVACITY

Guduvancheri, off GST road

Affordable homes for first time home buyers - who are smart enough to recognise a great deal when they see one. Located just 6 km away from the busy GST Road, VivaCity blends clever space utilisation with pleasing designs to maximise your living area aesthetically.





Actual photograph of model apartment

A walk through VivaCity is sure to make you feel happy almost immediately.

The reason?

Plenty of open space, greenery and joyful bursts of colour that are guaranteed to lighten your heart and lift your spirits.

A well equipped gym, swimming pool, park, clubhouse, indoor games and more complete this picture perfect setting for happy living.



Actual photograph of model apartment

Choose from 2, 2.5 and 3 BHK apartments ranging from 583 sq.ft. to 1084 sq.ft. 352 well designed homes spread across 7 blocks in 3.7 acres of land give you the kind of choice rarely enjoyed within city limits.

Guduvancheri - The right place, the right time

Guduvancheri is a fast developing locality of New Chennai.

Accenture, Ford, HCL BPO and My TVS have already established themselves here. So has their young workforce, who've made this emerging destination their home.

Guduvancheri has a well developed social infrastructure and is seamlessly connected to Chennai, thanks to the MTC and suburban railway systems. And with the Government recently proposing bus terminus at Vandalur nearby, Guduvancheri is already witnessing a rapid rise in development and, along with it, real estate prices. If there ever was a good time to own a home at Guduvancheri, it is now.



Life at VivaCity

The lively environment built around VivaCity not only extends up to the buildings and its surroundings but also to its amenities. Fully loaded with facilities, we ensure that you enjoy a cheerful, fun filled lifestyle and that your day will never be short of energy.

Amenities

Swimming pool | Indoor games area | Clubhouse

Crèche | Children's play area | Badminton court

Practice basketball court | Gymnasium

Multipurpose cum association hall | Landscaped areas |

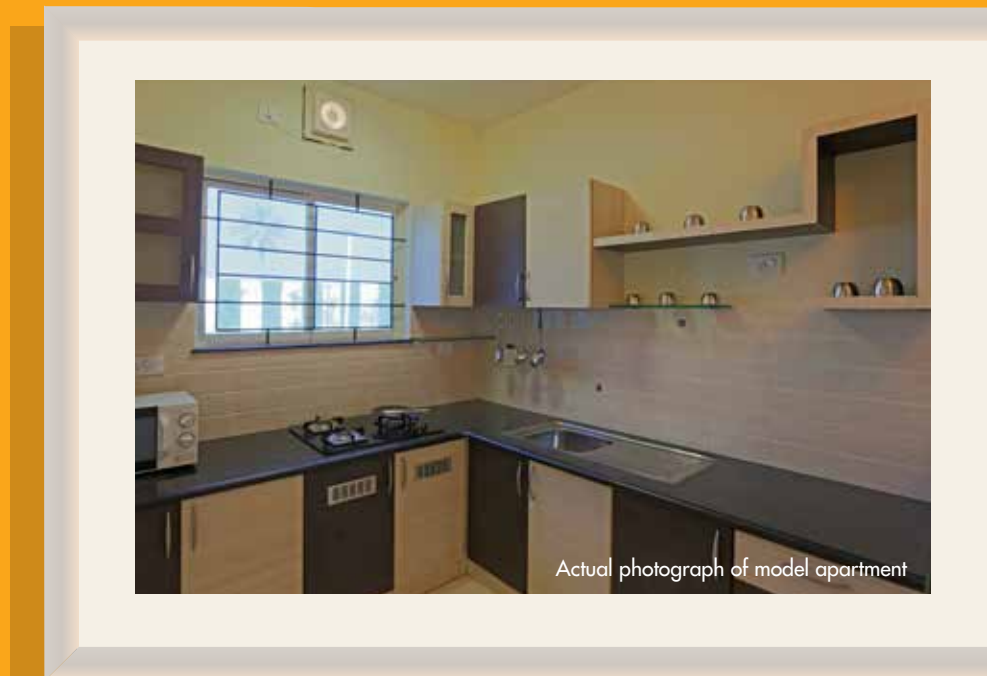
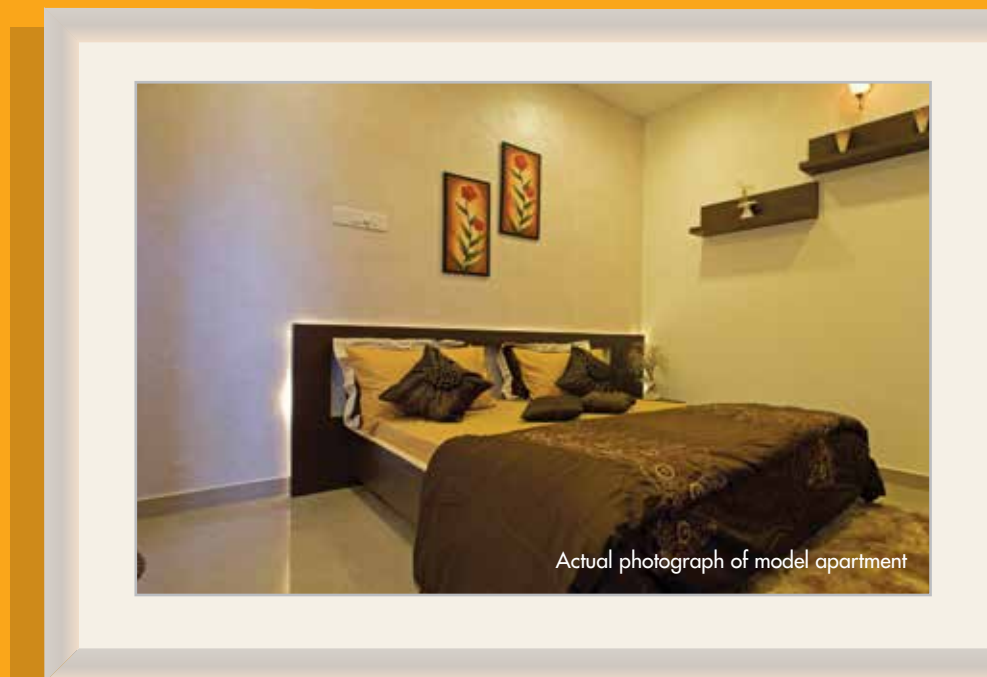
Commercial space | DG power backup for common areas |

Water treatment plant | Sewage treatment plant





You also have the added advantage of a shuttle service from VivaCity to the nearest bus stop / railway station and back at specific times during the day.



SPECIFICATIONS

STRUCTURE	Seismic zone III compliant RCC framed structure, 150 mm thick solid block masonry for all external walls and 100 mm thick for all internal walls
FLOORING	Living, dining, study and bedrooms - (2' x 2' vitrified tiles) Kitchen, balcony and toilets - (antiskid ceramic tiles) Toilet dado - tiles up to 7' height Staircase and common area - ceramic tiles Car park - concrete with grano finish Kitchen dado - tiles up to 2' height
ELECTRICAL	Modular switches - Anchor Rider or equivalent Electrical points: Main board: 3 phase connection with required ELCB, MCB Living / dining: 2 light points, 2 fan points, 2 - 5A (TV and music), 1 calling bell point at main entrance door Master bedroom: 1 fan point, 2 wall light points, 1 - 5A, 1 - AC point Other bedroom: 1 - 5A, 1 fan point, 2 wall light points Kitchen: 2 - 5A, 1 light point, 2 - 15A, 1 chimney point Balcony sit out: 1 light point Toilets: 1 wall light point, 1 - 15A point, 1 exhaust point Passage area: 1 light point Study room: 1 light point, 1 fan point, 1 - 5A inverter - conduit from DB and dummy box provision
LIFTS	2 lifts (capacity: 6 passengers) for Block B to G. 1 lift (capacity: 6 passengers) for Block A
EXTERNAL	Landscaping as per the architect's design. Compound wall in outer periphery with gate. Blacktop / paver block roads

JOINERIES	Main door: Hardwood frames with masonite skin shutters Internal door: Hardwood frames with skin shutters Toilet door: Hardwood frames with flush shutters with PVC coating Balcony door: Aluminium sliding door with 4 mm glass Windows: Aluminium sliding door with 4 mm glass Ventilators: Powder coated Aluminium frames with fixed louvres with provision for exhaust fan
KITCHEN	Black granite kitchen counter with 2' tile above counter and stainless steel sink
PLUMBING & SANITARY	Sanitary fittings: White color Parryware / Hindware or equivalent floor mounted closet CP fittings: ESS / Parryware or equivalent master control valve above false ceiling in all toilets
PAINTING & FINISHING	Internal wall: Interior emulsion with primer & putty External wall: Exterior emulsion Ceiling: OBD with primer
COMMON AMENITIES	Swimming pool Indoor games area Clubhouse Crèche Children's play area Badminton court Practice basketball court Gymnasium Multipurpose cum association hall Landscaped areas Commercial space DG power backup for common areas Water treatment plant Sewage treatment plant

PAYMENT SCHEDULE

Schedule	Payment
On booking	₹ 10,000
Within 14 days of booking (agreement signing)	15% (less booking advance)
Within 30 days of booking (before registration)	25%
On commencement of foundation	10%
On commencement of floor slab of the apartment	10%
On commencement of roof slab of the apartment	10%
On commencement of internal brickwork of the apartment	10%
On commencement of internal plastering of the apartment	10%
On commencement of tile work of the apartment	5%
On intimation to handover the apartment	5%

1. Apartments are available on a 'first come, first served basis'; booking advance per apartment is ₹ 10,000 (inclusive of service tax).
2. Booking will be confirmed once customers register the undivided share.
3. Charges towards stamp duty, registration, legal documentation, EB connection, sewage treatment plant, water treatment plant, diesel genset and corpus fund will be amortised and collected from the second stage to the ninth stage of payment.
4. Service tax, infrastructure fee, Value Added Tax (VAT) and all other government levies are extra as applicable. Infrastructure fee will be collected along with the second stage payment at applicable rates.
5. Credit note (if any) will be adjusted at the time of the fourth stage.
6. Car park cost is additional, as per options available and will be collected along with the fourth stage of payment.
7. Basic cost for unsold apartments, registration charges and other expenses are subject to change without notice.
8. Apartments on the first floor (floor above car parking) may have private open terraces which will be charged extra.
9. Delayed payments will attract interest charges.



Actual photograph of model apartment



Actual photograph of model apartment

Discover Happiness with XS Real

With a proven track record of 18 years and 2.5 million square feet of development, we are one of the prime property developers in Chennai. Pioneers in the concepts of bungalow apartments and thematic architecture, we are a zero debt company and have stayed true to the policies of scrupulous corporate governance and ethical practices. All this coupled with great service and a consistent focus on quality aesthetics have created many happy customers for us. Call us today to discover happiness.

Make a beginning



Help Chennai grow. Help India grow.

BEST BUILDER FOR THE YEAR 2001 | OUTSTANDING STRUCTURE OF THE YEAR AWARD - 2004 | OUTSTANDING STRUCTURE OF THE YEAR AWARD - 2005 | BEST RESIDENTIAL PROJECT OF THE YEAR 2011

Completed Projects

- Casa XS - Manapakkam
- Villa Espana - Velachery
- Prathyeka - Mandaveli
- Pallava Heights - Mylapore
- Chesterfields - Ramapuram
- Fontana - Padur
- Villa Bali - Porur
- La Celeste - Porur
- Amity - Padur
- Vibe - Kovilambakkam
- Vibe - Maxworth Nagar
- Vibe - Porur Garden
- Vibe - Jalladianpet
- Vibe - Madipakkam
- Vibe - Pallikaranai

Current Projects

- Villa Boutique - Kazhipattur
- Harmony - Padur
- Siena - Padur
- Symphony - Padur
- GreenEdge - Royapettah



Harmony

Padur, OMR



siena

Padur, OMR



symphony

HELIX CITY, PADUR, OMR



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Disclaimer: Please contact us to know the detailed calculations and break-up of costs to arrive at Rs. 7,353 per month. Images shown are indicative and for representation purposes only. XS Real Properties Private Limited reserves the right to modify, change, abandon or improve upon specifications, amenities and architectural features mentioned without any prior notice.

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