



THE
Presto

Let Your Dreams Be Our Project

Plot 51, Second street, Ramnagar south extention

Pallikaranai Chennai-600100.

FINE HOMES

Construction | Flats | Plots | Villas

THE *Presto*



ARCHITECTURAL DESIGN EXTERIOR

Project

THE PRESTO
Pallikaranai
Chennai - 600100

Architect

Fine Homes
Chennai

Drawing Title

Proposed
Elevation
Day View

Fine Homes., Chennai.
www.finehomesindia.com
fine.homes@gmail.com
Sales & Marketing: +91-90435-40436 ,



THE *Presto*

FEATURES

- Contemporary new age architecture
- Apartments loaded with lifestyle features
- Efficiently planned internal spaces for optimum space utilization
- Abundant ventilation
- Vaastu compliant
- Ideal for investment and good rental yields

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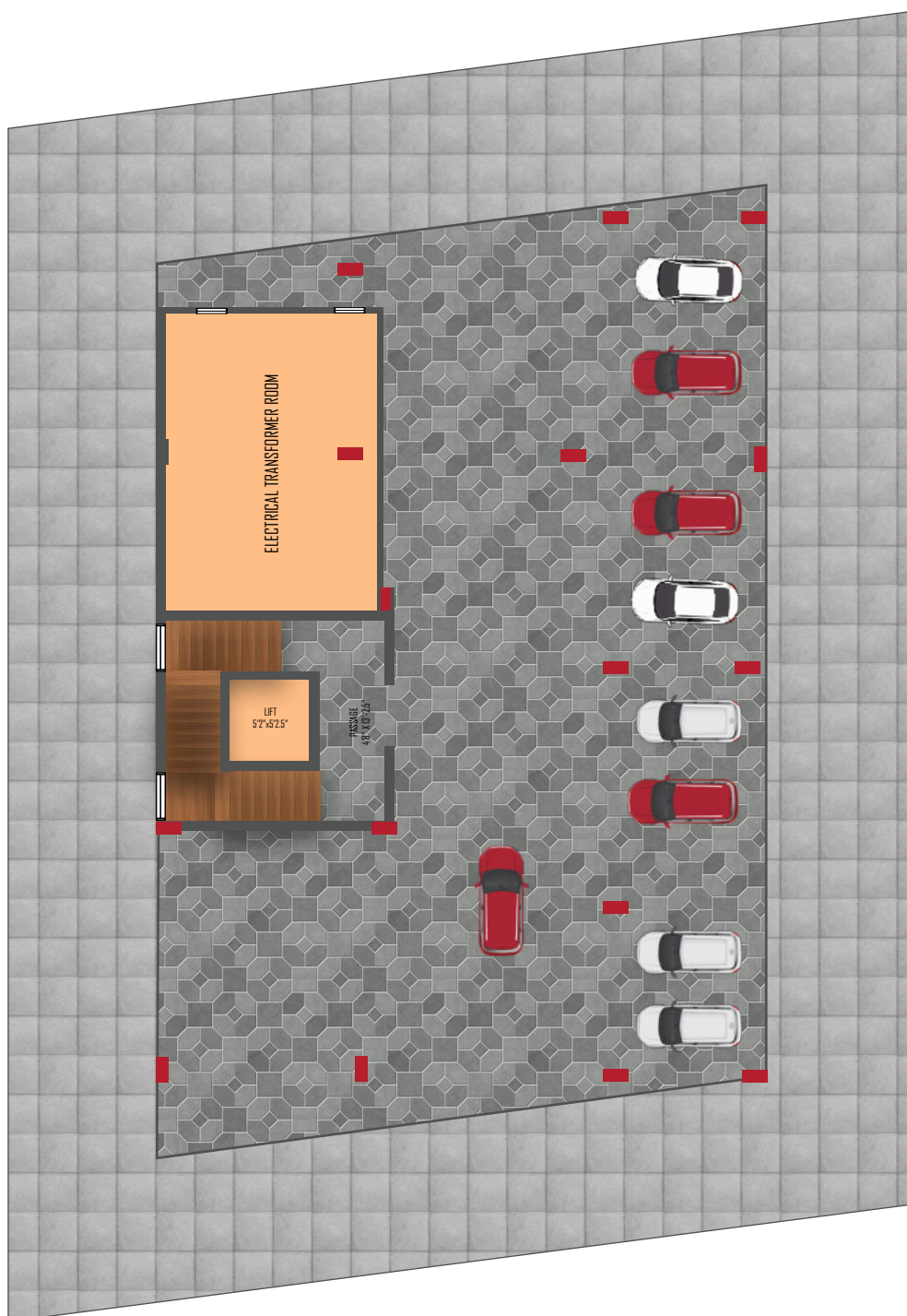
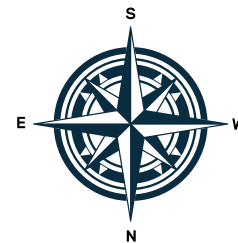
Drawing Title

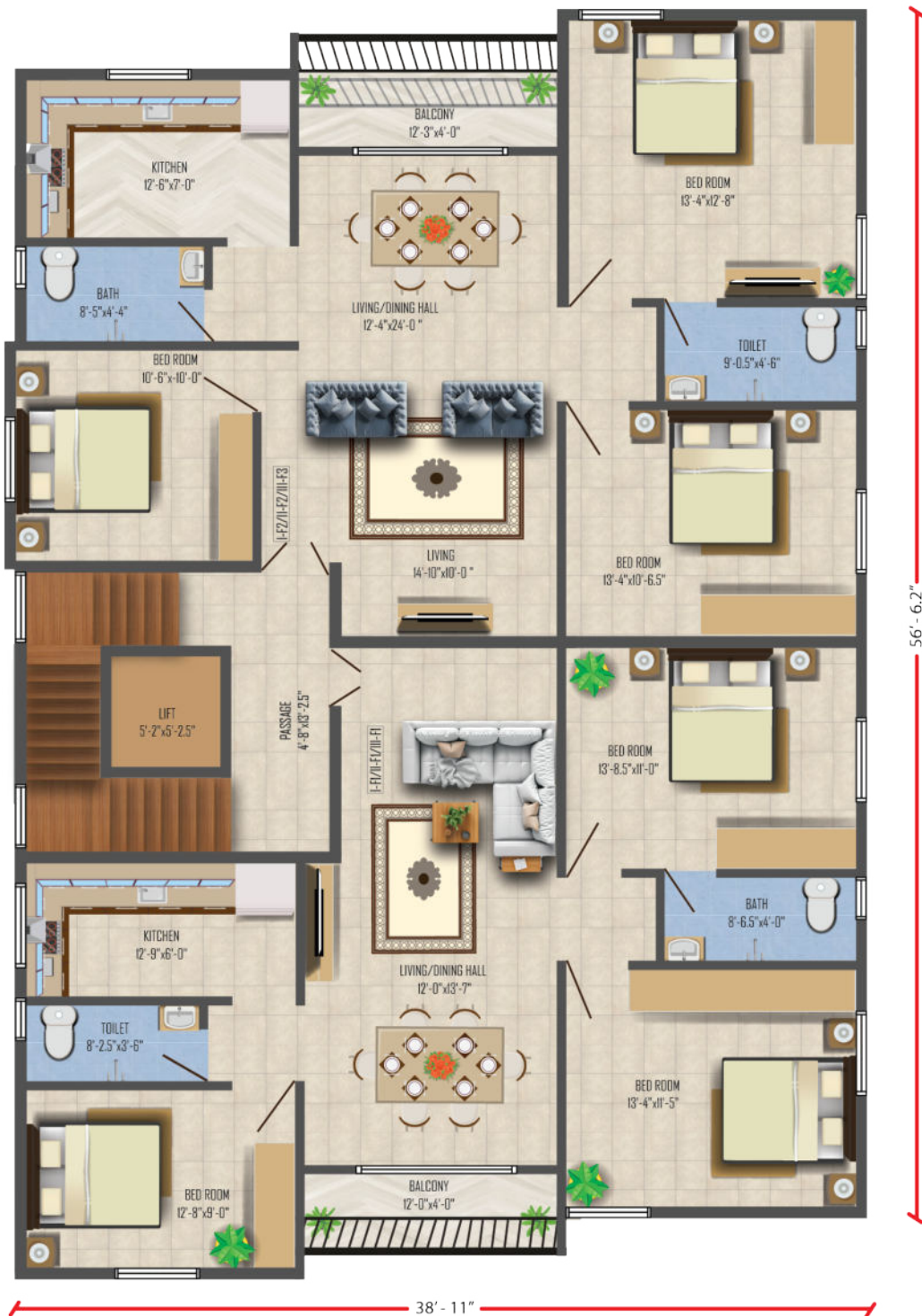
Proposed
Front Elevation

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*Site
&
Floor Plans*







FIN HOMES

2D Floor PLAN

1,2,3rd Floor



FIN HOMES

2D Floor PLAN

4th Floor



FIN HOMES

2D Floor
PLAN
5th Floor

THE Presto

NearBy location

Schools

Velammal
SAN Academy
Chaithanya
Pon vidhyasram
Prince Matriculation

km

500meter.
500meter
2km
3km
4km.



Travel

Bus Stop
Airport

km

300 meter.
10km



Hospitals

Kaveri Hospital
Velachery MRTS
Kamatch hospital Backside. Just behind.

km

1km.

2Km



Nearby

Tennis , Foot ball turf, Cricket
coach and Gym.



Specifications





FINE HOMES

THE PRESTO





JOINERIES & LOCKS



- **MAIN DOORS:** Door frame is made of good quality seasoned and chemically treated wood with teak finish or moulded panelled skin door shutter of 35mm thickness with good quality lock.
- **BEDROOM DOORS:** Door frame is made of good quality seasoned and chemically treated wood with molded panelled skin door shutter of 32mm thickness with good quality lock.
- **TOILET DOORS:** Door frame is made of good quality seasoned and or PVC door.
- **WINDOW** – UPVC/Powder Coated Aluminium/wood, Open /Sliding Shutters with Single Glazing. Grills on required places only.
- **Ventilators** – Powder Coated Aluminium / UPVC Frame with Louvers, No Grills
- **French Doors** – Powder Coated Aluminum / UPVC. No Grills.

FLOORING



- Living, Dining & Bed Rooms – Vitrified Tiles of suitable size
- Kitchen, Toilet, Balcony & Utility / Service – Antiskid

Ceramic Tiles of suitable size

- Common Area & Staircase – Granite for staircase, Matt finished tiles for Lobby.
- Car Park – PCC / Granolithic flooring / Paver
- Kitchen, Toilet Dado – Ceramic Tiles of suitable size up to 2', & 7' Height respectively.
- Trims & profiles in PVC will be used to protect the edges of the Ceramic tiles (Bath & Kitchen).
- RAILING: M.S/S.S Railing with Handrail for Staircase, Balcony Area as per Architect Design.

ELECTRICAL



- Concealed Wiring – Polycab / Power Flex / Orbit / RR Cables or equivalent (ISI Certified)
- Switches – Legrand/ MK/Anchor Roma / Schneider / Luminous / L&T or Equivalent. Adequate Light, Fan and Power points. Electrical provision for Air Conditioner in all the Bedrooms and Hall.

PLASTRING



- Exterior Plastering with Msand / River Sand
- Interior Plastering should be as Msand /River sand and /or Gypsum Wall Plaster

KITCHEN



- Kitchen – Black/Red or suitable Granite slab for Kitchen Counter
- Stainless Steel Sink with Drain Board in kitchen Area

STRUCTURE

- RCC framed Structure with Earth Quake Resistant
- AAC / CLC block work and Plastering

PLUMBING



- Concealed CPVC Pipeline in Bathrooms – Ashirwad / Astral / Prince / Equivalent (ISI or international certified)
- Supreme / Astral/Finolex/ Equivalent UPVC Soil, Waste and Rain Water Line in open ducts. Sewage pipeline of ISI certified for Septic tank / underground drainage.
- CP Fixtures – Hindware / Parryware.
- Sanitary Fittings – Hindware/ Parryware /White fittings.
- WC – Standard Closet.

PAINTING & FINISHING



- Living, Dining & Bedrooms walls – Tractor Emulsion of colour chosen by architect.
- Ceiling – Tractor Emulsion & Color Chosen by Architect.
- Wooden doors /Frames (Wherever Applicable) – Matt Enamel Paint.
- Exterior – Weather Proof Exterior Paint from Asian or equivalent.

AMENITIES

- Lift for All Floors
- CCTV Camera for security
- Child play Area
- Gardening Area
- Vastu Compliant
- Secure Community
- Premium Fittings
- Senior Citizen Friendly

FIN  **HOMES** 



“the excellent home to
start a family”

INDIVIDUAL FLOOR PLAN- 1



FF1



SF1



TF1



BUILDUP AREA
1077 SFT

AREA : 1498 SFT | EAST FACING | 3 BHK

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INDIVIDUAL FLOOR PLAN- 2



FF2



SF2



TF2



BUILDUP AREA
1055 SFT

AREA : 1469 SFT | NORTH FACING | 3 BHK

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INDIVIDUAL FLOOR PLAN- 3



IV-F1



BUILDUP AREA
1204 SFT

AREA : 1535 SFT | EAST FACING | 4 BHK

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INDIVIDUAL FLOOR PLAN- 4



IV-F2



BUILDUP AREA
968 SFT

AREA : 1356 SFT | NORTH FACING | 3 BHK

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INDIVIDUAL FLOOR PLAN- 5



V-F1



BUILDUP AREA
1204 SFT

AREA : 1535 SFT | EAST FACING | 3 BHK

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INDIVIDUAL FLOOR PLAN- 6



V-F2



BUILDUP AREA
968 SFT

AREA : 1356 SFT | NORTH FACING | 3 BHK

Project

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Thank you

