



Presenting

# MAANGUDI ENCLAVE

*Premium*  
**2BHK**  
*Apartment*



**NO  
HIDDEN  
FEES**

**BOOK NOW**

**978-653-0038**

**978-653-0036**

27 Pandrimalai Swamigal Street,  
B.K Pudur, Dindigul - 624005





modern  
**PREMIUM**  
APARTMENTS

**Block A**  
**FLAT 121**



**Plinth Area**  
878 SQ. FT

**saleable Area**  
1071 SQ. FT

**UDS**  
490 SQ. FT

27 Pandrimalai Swamigal Street,  
Round Road, B.K Pudur, Dindigul 624005

**BOOK NOW**



**Block A**  
**FLAT 112, 122, 132**







# Block A FLAT 111, 131



**FOR BOOKING**

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## Block B FLAT 211, 221, 231



Plot Area  
2,236 SQ. FT

Construction Area  
1,702 SQ. FT



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## Block B FLAT 212, 222, 232



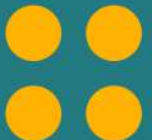
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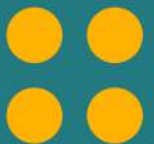
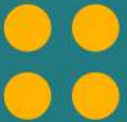


# Block A First & Third Floor Plan





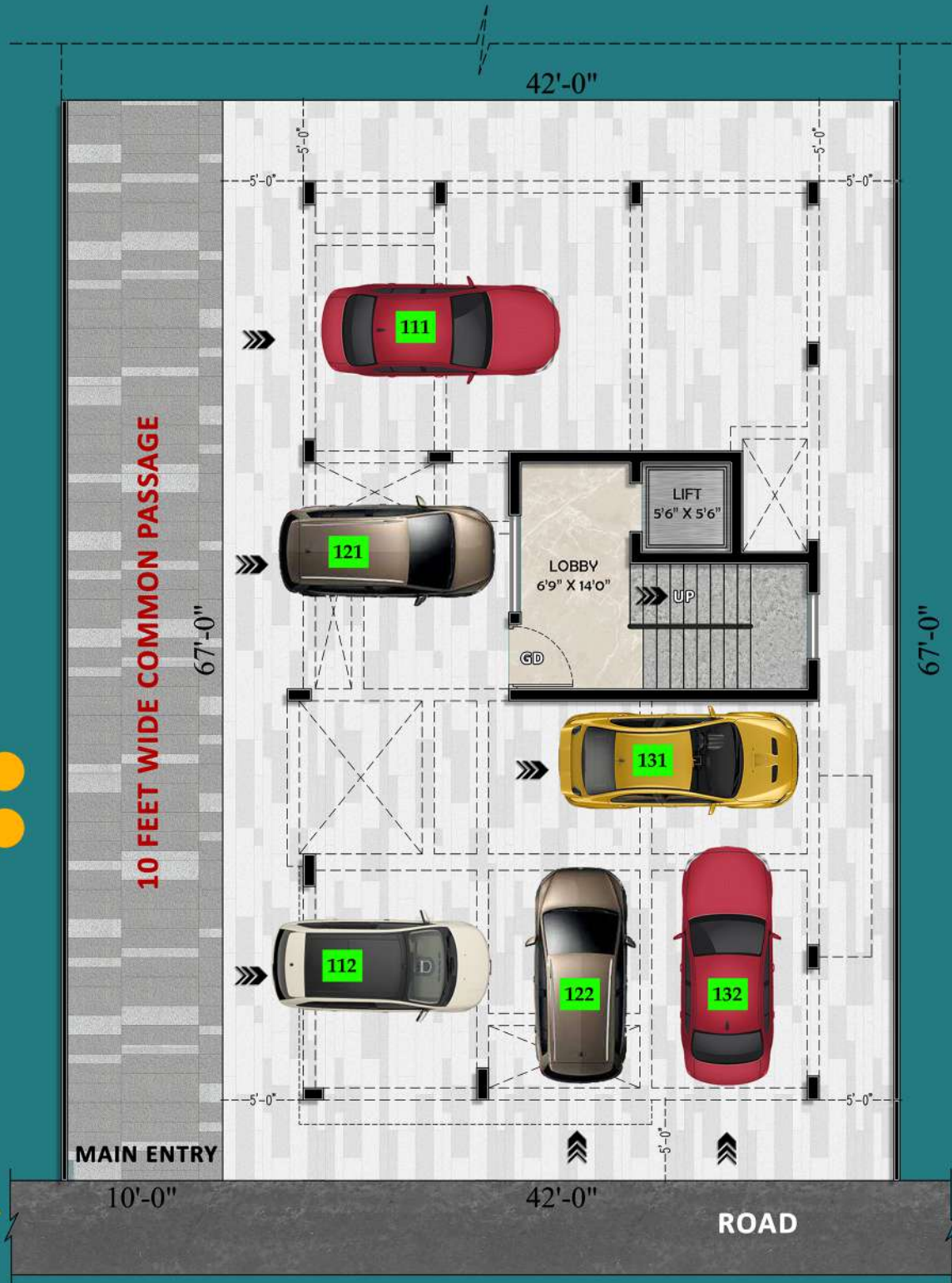
# Block A Second Floor Plan







# Stilt Floor Plan



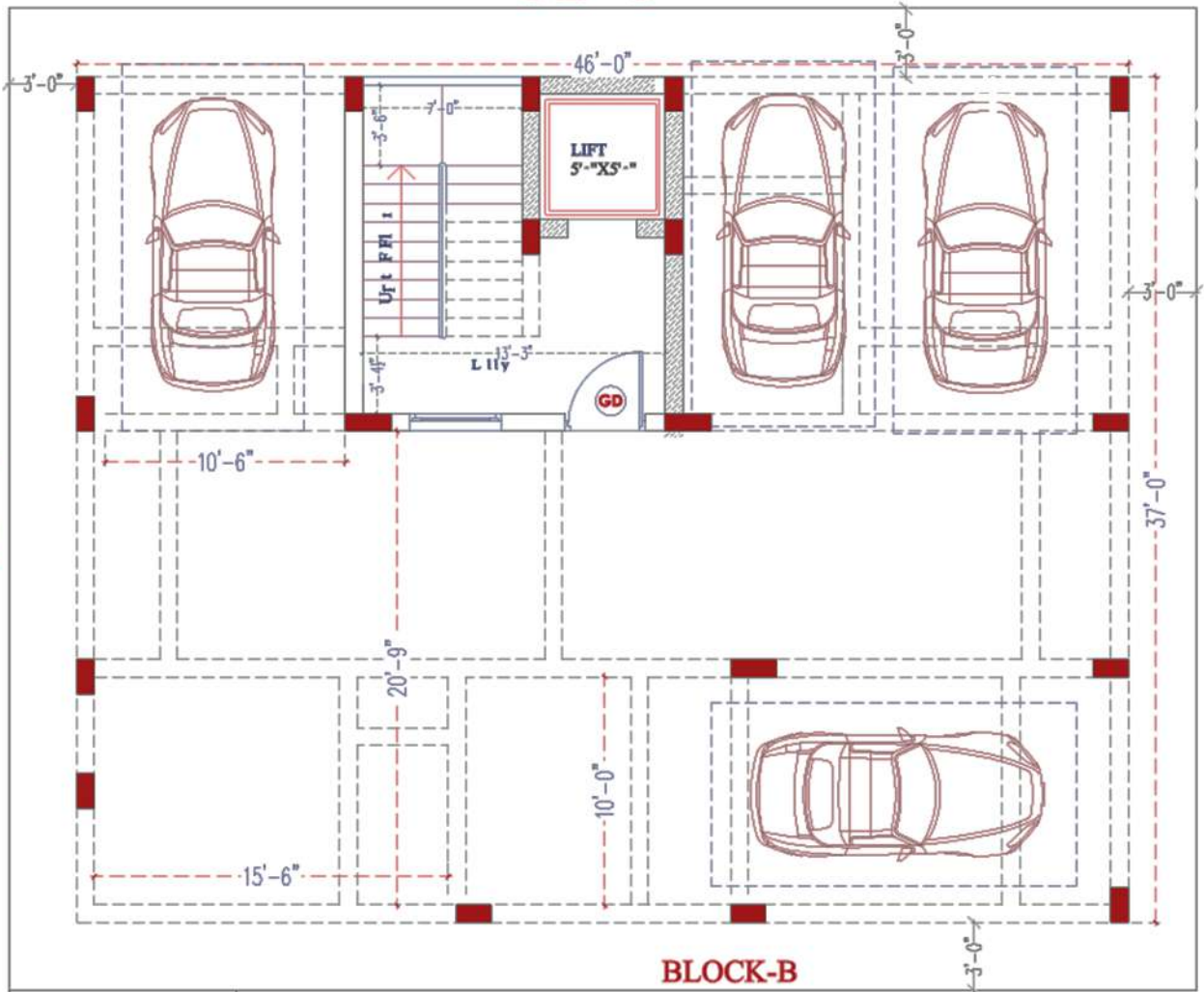


# Block B

52'-0"

43'-0"

43'-0"



GROUND FLOOR PLAN







# SPECIFICATIONS



## STRUCTURE

- JSW STEEL
- Concrete Grade - M20 & M25
- Constructed with wire-cut bricks
- Waterproofing for the underground sump
- Waterproofing for the Overhead tank

## PLASTERING

- Interior walls - Gyproc Gypsum plastering
- Exterior Walls - Ultra Tech Cement Plastering
- Exterior Walls - Dr.Fixit Waterproofing for the plastering

## TILES & GRANITE

- Designer 4ft X 2ft Vitrified floor tiles with 4" Skirting in hall, Bedrooms & Kitchen area
- Designer 4ft X 2ft Vitrified wall tiles are provided for the whole Toilets
- Designer 1ft X 1ft Floor Tiles for the Toilets
- Designer Tiles in the balcony floor area
- Epoxy grouting for the bathroom tiles
- Staircase - Granite flooring with Stainless Steel grill

## KITCHEN

- Lacquer finish waterproof plywood cabinets
- Glittering Quartz Countertop is provided for 2 feet wide platform with 20mm thickness
- Designer 4ft X 2ft Vitrified Kitchen wall tiles built for the wall up to ceiling
- Powerful exhaust chimney

## DOORS & WINDOWS

- Main Door - Imported door with Camera built-in the handle. Digital secure lock with biometric and Facial recognition
- Doors - Premium quality Imported and Maintenance free. Toilet windows are provided with ventilators
- Windows - Premium Quality Prominence Inventa series UPVC Windows
  - with maintenance free powder coated grills
  - In-built bug screen mesh
  - 5mm Toughened glass

## ELECTRICALS

- Finolex wires
- Legrand - Myline switches
- Distribution Board
- Air condition ready
- Cable ready
- Internet/Network ready

## PLUMBING & SANITARY

- sanitary & Faucets (Hindware Brand - Italian collections)
- Imported American cUPC Certified Water Saving Toilet
- Health faucet for the toilets
- Kitchen sink - Imported 304 Stainless Steel

## PAINTING

- Interior walls - Wall Putty with 2 coats of Nippon Paint
- Exterior walls - Texture finish with Nippon
- Exterior - Nippon Inditex 2K Texture finish with Nippon Emulsion weather bond Advance paint
  - 1 coat of Primer
  - 1 Coat of Texture
  - 2 coats of Paint

## LIFT

- Premium Switzerland make Schindler with 8 passengers capacity
- Built-in camera inside the lift
- Preventive maintenance

## AMENITIES

- Video / Phone Intercom
- Generator set
- 24 Hours Water Supply
- Pressure pump
- 85,000 Liters of Water Storage Capacity
- City water
- Rain Water Harvesting

## SAFETY

- Video Intercom with biometric/Facial recognition
- Door camera with biometric/Facial recognition access
- License for the Lift
- Safety & Performance monitoring of the Lift 24 x 7
- Perimeter CCTV Surveillance
- Soil test
- Fire NOC

## PROTOCOLS

- Property tax
- EB connection



### OFFICE ADDRESS

#### MAANGUDI BUILDERS

INiGo Complex, 620/1 Sathya Nagar,  
Chettinayakanpatti Pirivu,  
Trichy bypass road,  
Dindigul - 624004



### SITE LOCATION

#### MAANGUDI ENCLAVE

No.27 Pandrimalai Swamigal Street,  
B.K Pudur, Dindigul 624005  
(Opposite to Karthik Nursing Home,  
Silvathur Road)

### FOR ENQUIRY

- ✉ maangudienclave@gmail.com
- 🌐 www.maangudi.com
- ☎ 978-653-0038
- 📞 978-653-0036

# PARTNERSHIP WITH BRANDS



MAANGUDI ENCLAVE

