

AT THANGAVELU STREET- T NAGAR

"Experience Elevated Living Redefined"



Luxurious Apartment



Wake Up To Breathtaking Cityscapes And Lush Greenery

Luxurious Apartment

AT THANGAVELU STREET- T NAGAR







KB'S COURTYARD

KB'S KOURTYARD is a CMDA-Approved premium residential property designed 15 units (Stilt + 5 Floors) with car parking, ranging from 1422 sq. ft. to 1667 sq. ft. to provide an extraordinary living experience. Nestled in the fast-growing and vibrant neighborhood of T.Nagar, this majestic development offers unparalleled views and host of modern amenities that cater to your every need. KB'S KOURTYARD meets the expectations of discerning customers with complete vastu, incorporating contemporary modern architecture and innovative design. The project boasts of hugs open space with aesthetics making it a vetitable paradise for living space.

KB'S KOURTYARD perfected the concept of idealistic living spaces for you and your family. Sprawled across of area each section of the project is elegantly designed to cater to every unique aspect of your lifestyle. We realize the importance of security without the feeling of confinement, so we dedicated an open area of huge for designer landscapes interspersed with Blocks of Stilt +5 Floors.





Welcome to LUXURY LIVING in T. Nagar, Chennai

Discover The Perfect Blend Of Elegance, Convenience, And Sophistication In The Heart Of Chennai's Bustling Metropolis.



Why T. Nagar?

Prime Location

Strategically located, T. Nagar connects you effortlessly to key parts of the city, with easy access to Anna Salai, Mambalam, and Kodambakkam. Proximity to business hubs, educational institutions, and healthcare facilities ensures a well-rounded lifestyle.

Shopping and Entertainment

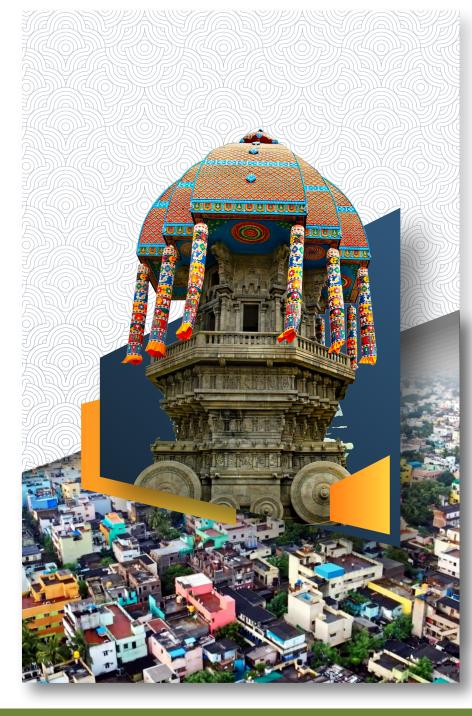
T. Nagar is a shopper's paradise. From high-end boutiques and luxury stores to the famous Ranganathan Street, the area caters to every shopping enthusiast. Plus, it boasts a vibrant dining scene, cinemas, and cultural hotspots to keep you entertained.

Green Spaces

Amidst the urban buzz, T. Nagar offers tranquil escapes like Natesan Park and Panagal Park, ideal for morning walks or leisurely evenings.

Connectivity

The neighborhood is well-connected by rail (Mambalam Railway Station), road (Anna Salai and Usman Road), and metro (Chennai Metro Rail). It's a quick drive to Chennai International Airport and a short commute to IT corridors.



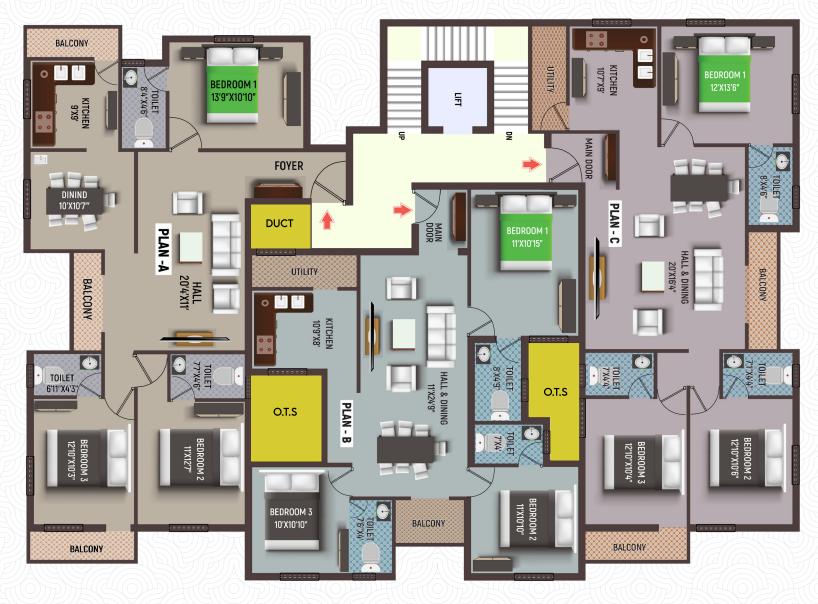
KB'S COURTYARD T. Nagar, Chennai





Four Transmil Retreat in the Vibrant Heart of Chenhai.

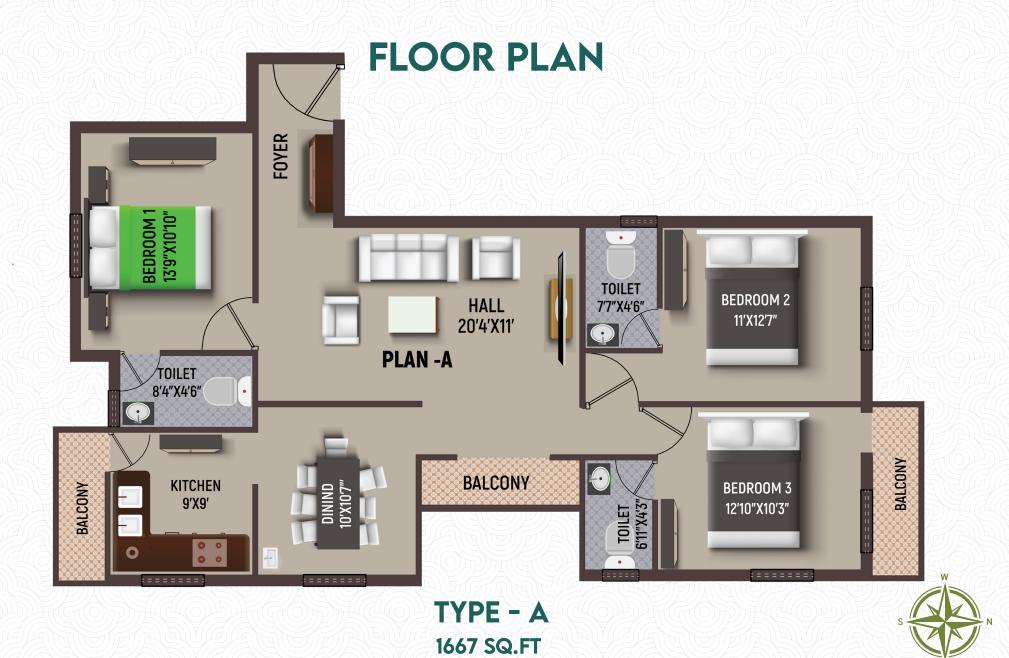




TYPICAL FLOOR PLAN

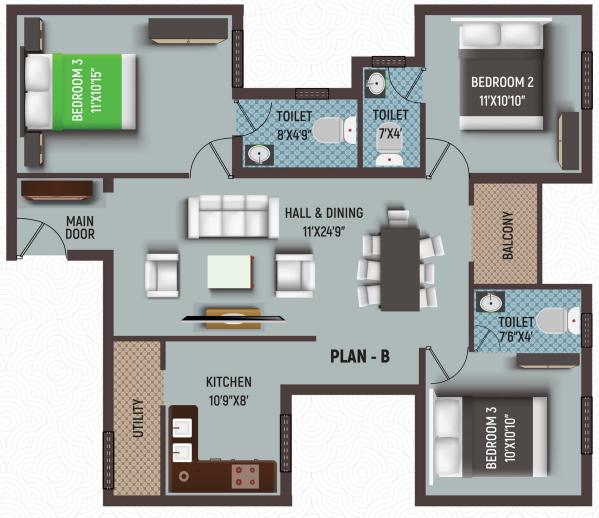


KB'S COURTYARD FLOOR PLAN



KB'S COURTYARD TYPE -A PALN

FLOOR PLAN

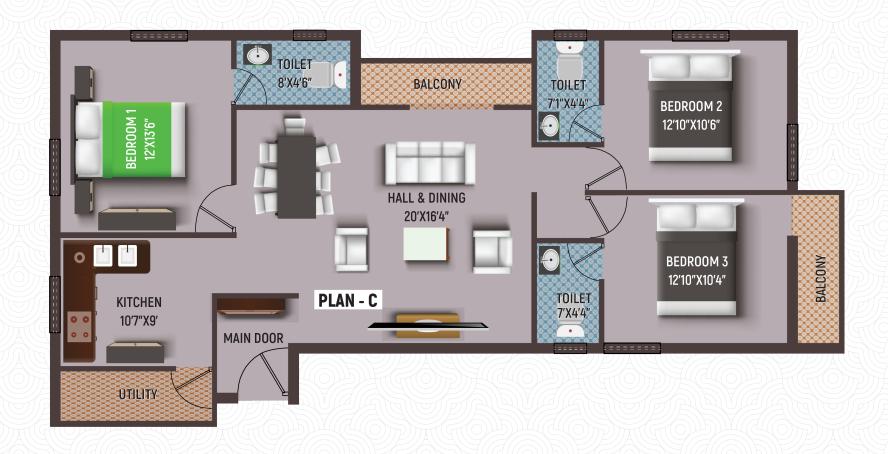


TYPE - B 1422 SQ.FT



KB'S COURTYARD TYPE -B PALN

FLOOR PLAN



TYPE - C 1583 SQ.FT



KB'S COURTYARD TYPE -C PALN

AREA DETAILS

FLAT NO	FLAT TYPE	FACING	PLINTH AREA	SALEABLE AREA	UDS
		FIRST FL	.00R		
FLAT - 1A	ЗВНК	NORTH	1366 SQ.FT	1667 SQ.FT	560
FLAT - 1B	ЗВНК	EAST	1165 SQ.FT	1422 SQ.FT	500
FLAT - 1C	ЗВНК	EAST	1298 SQ.FT	1583 SQ.FT	540
		SECOND F	LOOR		
FLAT - 2A	ЗВНК	NORTH	1366 SQ.FT	1667 SQ.FT	560
FLAT -2B	ЗВНК	EAST	1165 SQ.FT	1422 SQ.FT	500
FLAT - 2C	ЗВНК	EAST	1298 SQ.FT	1583 SQ.FT	540
		THIRD FL	.00R		
FLAT - 3A	ЗВНК	NORTH	1366 SQ.FT	1667 SQ.FT	560
FLAT -3B	ЗВНК	EAST	1165 SQ.FT	1422 SQ.FT	500
FLAT - 3C	ЗВНК	EAST	1298 SQ.FT	1583 SQ.FT	540
		FORUTH F	LOOR		
FLAT - 4A	ЗВНК	NORTH	1366 SQ.FT	1667 SQ.FT	560
FLAT -4B	ЗВНК	EAST	1165 SQ.FT	1422 SQ.FT	500
FLAT - 4C	ЗВНК	EAST	1298 SQ.FT	1583 SQ.FT	540
		FIFTH FL	OOR		
FLAT - 4A	ЗВНК	NORTH	1366 SQ.FT	1667 SQ.FT	560
FLAT -4B	ЗВНК	EAST	1165 SQ.FT	1422 SQ.FT	500
FLAT - 4C	ЗВНК	EAST	1298 SQ.FT	1583 SQ.FT	540

KB'S COURTYARD AREA DETAILS



PAYMENT SCHEDULE

Inital Payment	30%
On Completion Of Foundation	15%
On Completion Of First Floor Roof Slab	8%
On Completion Of Second Floor Roof Slab	8%
On Completion Of Third Floor Roof Slab	8%
On Completion Of Fourth Floor Roof Slab	8%
On Completion Of Ffith Floor Roof Slab	8%
On Completion Of Brickwork In The Respective Flat	10%
On Handing Over	5%

Cost:

Gst And Registration Charges Additional
One Covered Car Park Charges Additional
Generator Cost And EB/CMWSSB Charges Additional

KB'S COURTYARD PAYMENT SCHEDULE



Absolute Privacy. Complete Serenity

NO COMMON WALLS NO DISTURBANCE



KB'S COURTYARD T. NAGAR



Step Into A Home That's More Than Just An Address
It's A Statement Of Prestige, Comfort, And Unmatched Luxury.
Embrace Life At Its Finest, Right Here



KB'S COURTYARD

GENERAL

- 1. Elegant elevation
- 2. Cross ventilation for all Rooms
- 3. Vasthu plan for entire Building 4. Lift
- 5. Exterior tiles for car parking area
- 6. Designer pavers for parking area
- 7. Full Backup Generator with Auto chargerover
- 8. Car parking

FLOORING

- 1. Engineered 4x4 vitrified tiles living and dining room
- 2. Laminate flooring for bedromms
- 3. Double-charged vitrified tiles for kitchen
- 4. Tiles for toilet walls for full height
- 5. Black granite for kitchen platform
- 6. Granite flooring for staircase area

CARPENTRY

- 1. Teakwood for maindoor frame and solid panel shutter
- 2. Safety door with one-side Teak panels
- 3. Teak wood frames for all doors
- 4. Moulded flush Doors for other rooms
- 5. Polymer coated flush doons for toilets.
- 6. UPVC windows

PAINTING

- 1. Premium Emulsion Paint for entier interior
- 2. Weather coat Emulsion paint for enter Exterior
- 3. Melamine finish for entrance door Laminate finish for Wooden surfaces

ELECTRICAL

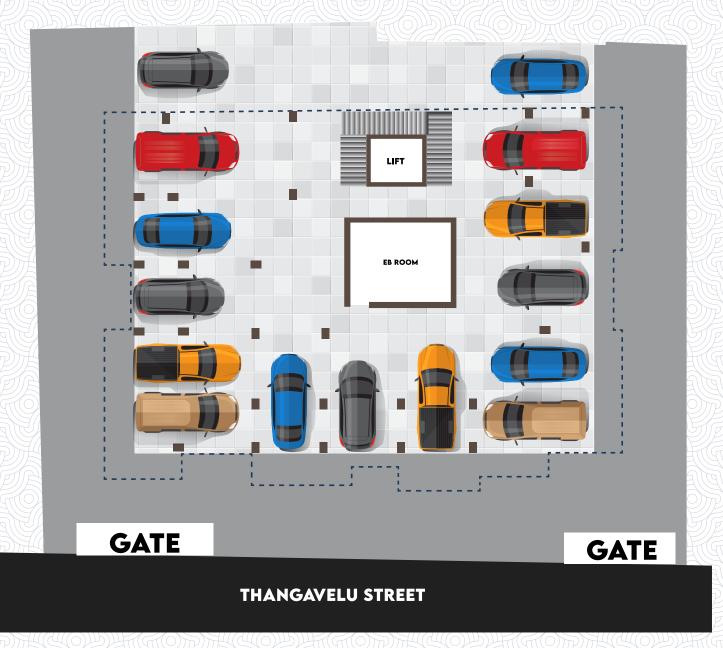
- 1. Three phase power supply with conseals wiring of ISI standard ROMA modular switches.
- 2. AC point in Living. Dining and Bedrooms
- 3. Tv and phone points in Living & Bedrooms
- 4. Exhaust Fan point in toilets & kitchen
- 5. Automatic phase change-over Switches with ELCB in Main Board
- 6. Fully automated panel boards
- 7. CCTV Survellance system

PLUMBING

- 1. Closet and Washbasin in toilets
- 2. Diverters in all Tollets
- 3. Counter Washbasin in Dining
- 4. 20 MM black granite with SS sink with drain drain board board Metro Metro wate water point aqua guard point will be provided
- 5. Earthquake Resistant Plumbing Conduts
- 6 parryware fittings



CAR PARKING FLOOR



KB'S COURTYARD CAR PARKING



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Mo Tension





AMENITIES

KB'S COURTYARD AMENITIES



FLOOR PLAN KB'S COURTYARD

KB'S COURTYARD AT THANGAVELU STREET- T NAGAR

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SCAN LOCATION



SITE ADDRESS:

#25, Thangavelu Street, Parthasarathy Puram, T Nagar, Chennai - 600 017.

Route Map









Reach Us Here.

No.6, Iswariya Nagar,Ambattur M.T.H Road, Chennai-62 (Opp To Vivekanda School)