

UNHURRIED UNINTERRUPTED UNFORGETTABLE  
SUSTAINABLE TALL OCEANFRONT LIFESTYLE  
UNINTERRUPTED UNFORGETTABLE SUSTAINABLE  
TALL OCEANFRONT LIFESTYLE UNHURRIED UNINT  
ERRUPTED UNFORGETTABLE SUSTAINABLE TALL  
OCEANFRONT LIFESTYLE UNHURRIED UNINTER

**BAASHYAAM**  
IMPROVING LIFESTYLES – ENHANCING LIVES



**ENCHANTED**  
*High-life in a Sustainable Sanctuary*

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HURRIED UNINT  
AINABLE **TALL**  
UNINTERRUPTED  
NFRONT LIFESTYLE





**EYE LEVEL  
EVENING VIEW**

A striking façade that commands  
instant admiration



# PRESSING NEED FOR ENVIRONMENTALLY CONSCIOUS LUXURY

The major stretches in the OMR landscape of the not-so-distant past had a striking interplay of tradition and modernity.

For the last few decades, it has witnessed rapid modernisation and radical transformation. There is no denying that the place now sports a vibrant visage of swanky residential and commercial structures, fancy dining, shopping options and an array of entertainment zones.

But a lot of green pastures with free ranging livestock of the past have now quietly made way for rampant, concrete structural expansion. This has denied the locality of its rich, past pastoral charm.

**Baashyaam Group**, staying committed to its vision of Improving Lifestyles – Enhancing Lives, for its part has now tried to **address this imbalance with a thriving environmentally conscious luxury lifestyle community - branded the “Enchanted”**.



# FABULOUS LOCATION

ECR-OMR Link Road  
Neelangarai – Thoraipakkam Link Road

33 STOREY  
HIGH-RISE

6 TOWERS



## ENTRY GATE VIEW

A clearly defined streamlined resident entry and exit point

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**TOWERS 1 - 4**  
3 BHKs 1932 - 2326 sq.ft  
**650 Units**

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**TOWERS 5 & 6**  
4 BHKs 2926 - 3165 sq.ft  
**254 Units**

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**904 Residences and  
Commercial Space**



A honest, tangible pursuit to create a tranquil haven in the midst of Chennai's new metro centre sets this development apart.

The design intent is to reinvent and redefine high-rise living standards. The result is a tranquil, oceanfront natural haven that vibrantly blends modern architecture with innovative landscaping.

Private outdoor sanctuaries adorn the periphery of each tower. Every residence's living room or bedroom is strategically oriented with uninterrupted access to stunning vistas of the ocean. This ensures one block's residents' view isn't obstructed by the other.

Cluster of towers adorn the North West aerial view



OCEANFRONT  
HOMES  
ENGULFED  
BY PRIVATE  
OUTDOOR  
SANCTUARIES



# WELL-ORCHESTRATED INDULGENT RESIDENCES – A SENSORY DELIGHT

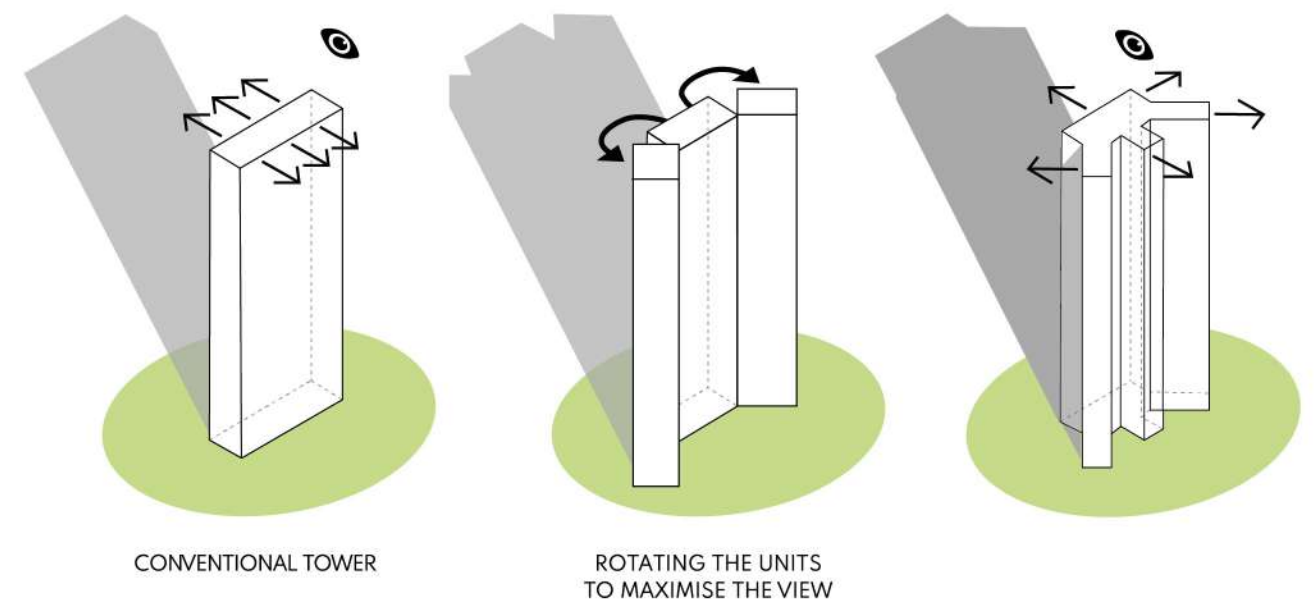
Residents are treated to well-conceived living quarters that are a sensory delight to inhabit. It starts right from the time they walk through the lush green podium, amble in the radiant corridors (with natural cross-ventilation), lingers till they reach the drop off zone, continues to the double-height lobby and finally reaches a crescendo when they step in to their very own apartment.



## DROP OFF ZONE

Get used to making a striking entry like a celebrity

## 45 DEGREE PIVOTED MULTI-STOREY TOWERS WITH ASSURED OCEAN VIEWS



## IMAGE REPRESENTATION

The multi-storey towers are strategically positioned to usher abundant natural air and sunlight. Apartments are rotated and stationed at a 45 degree angle with assured, breath-taking views of the coastline. The vertical circulation planning ensures continuous access to ample natural lighting and cross-ventilation.



# HONEST COMMITMENT TO SUSTAINABILITY

The design intent at its core aims to create a self-sustaining neighbourhood with the end goal of minimising the net carbon footprint.

## WELL-LIT AND VENTILATED COMMON AREAS

This ensures the electricity consumption is kept to a bare minimum and the maintenance fee is not a burden for the residents.

## REROUTING WATER FROM AIR CONDITIONING UNITS

The water output from the ACs are smartly used to nurture the vertical gardens in the multi-storey structure.

## EFFICIENT WASTE MANAGEMENT

Large volumes of STP grey water is recycled, treated and used for landscape irrigation in and around the property.

## SOLAR PANELS ON ROOFTOPS

Each tower has clearly demarcated areas for solar panels dedicated to provide power to the common areas in the building.

## DUAL CONNECTIVITY

Residents have the added advantage of conveniently entering and exiting the property from ECR and OMR.



## CAR PARKING

The residential parking is limited to the rear side basement lot in the building.

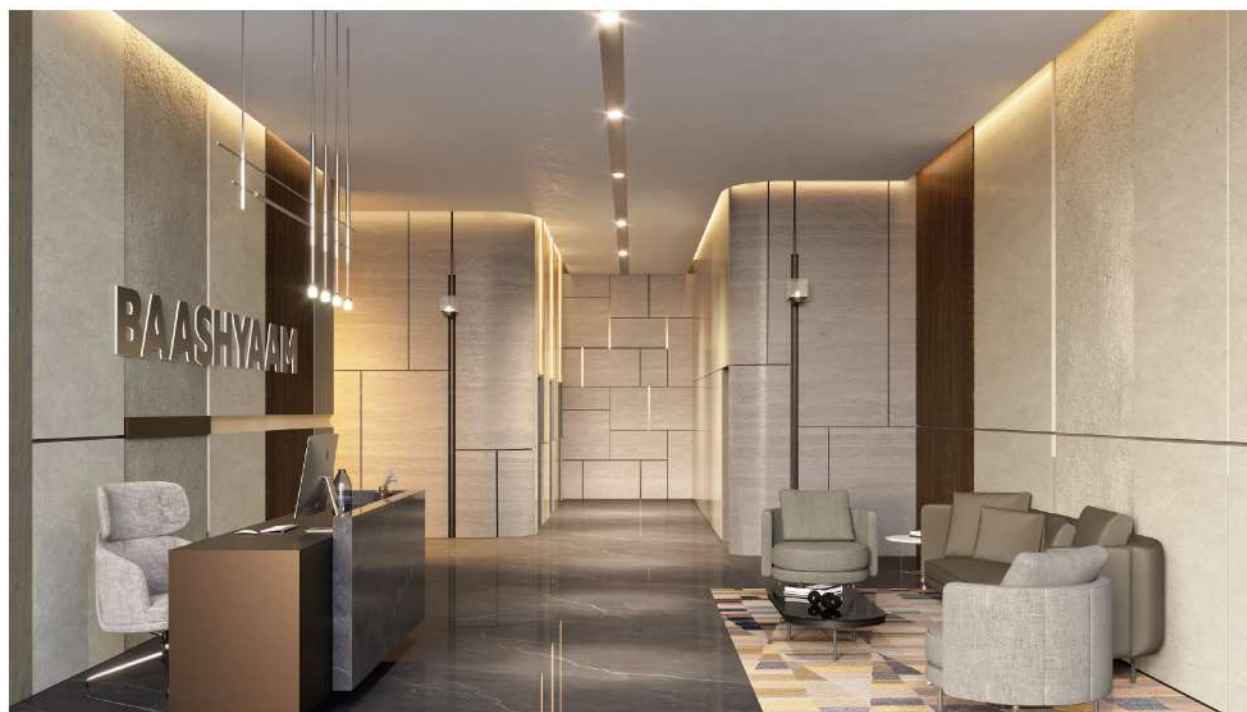


# EVERY TOWER BOASTS A DEDICATED ENTRANCE LOBBY WITH A WHOPPING 14' CEILING HEIGHT

**WOW YOUR  
GUESTS WITH A  
GRAND PREVIEW OF  
HEIGHTENED LUXURY**

## **ENTRANCE TOWER LOBBY**

A chic, warm lobby greets visitors in each tower



Here, design takes utmost precedence. Every unit has been painstakingly conceived keeping the prevailing extreme weather conditions and Vaastu compliance in mind.

Most apartments have access to stunning ocean view sunrises and sunsets from the deck's vantage point.

Owing to the overall planning of each tower, almost every apartment enjoys views and ventilation from all four sides and act as independent units on their own.



# 4-BEDROOM TOWERS WITH SPECTACULAR VIEWS

The vantage point along the Eastern side of the site was used to place the swanky and spacious 4-Bedroom towers that have several decks facing the ocean and a few facing the central garden.



Indulgently spacious, naturally lit living area with balcony garden access



DINING AREA

A cosy area ideal for food, conversations and access to outdoor views







Sophisticated, streamlined designer kitchen with glass accentuations and solid drawers



KITCHEN

KITCHEN







## Master Bedroom with balcony

Serene, brightly lit bedroom with soothing hues







Inviting warm ambience with stunning views







Strategic glass window provision ensures abundant natural sunlight





FOUR

BEDROOM



Copiously sized, warm, naturally lit,  
airy bedroom











# ENCHANTED

*High-life in a Sustainable Sanctuary*

A 60-degree spectacular  
immersive view of all the towers



# 3-BEDROOM TOWERS WITH SPECTACULAR VIEWS

The 3-Bedroom towers have several decks facing the invigorating central garden and most homes also have lifetime supply of soothing ocean views.

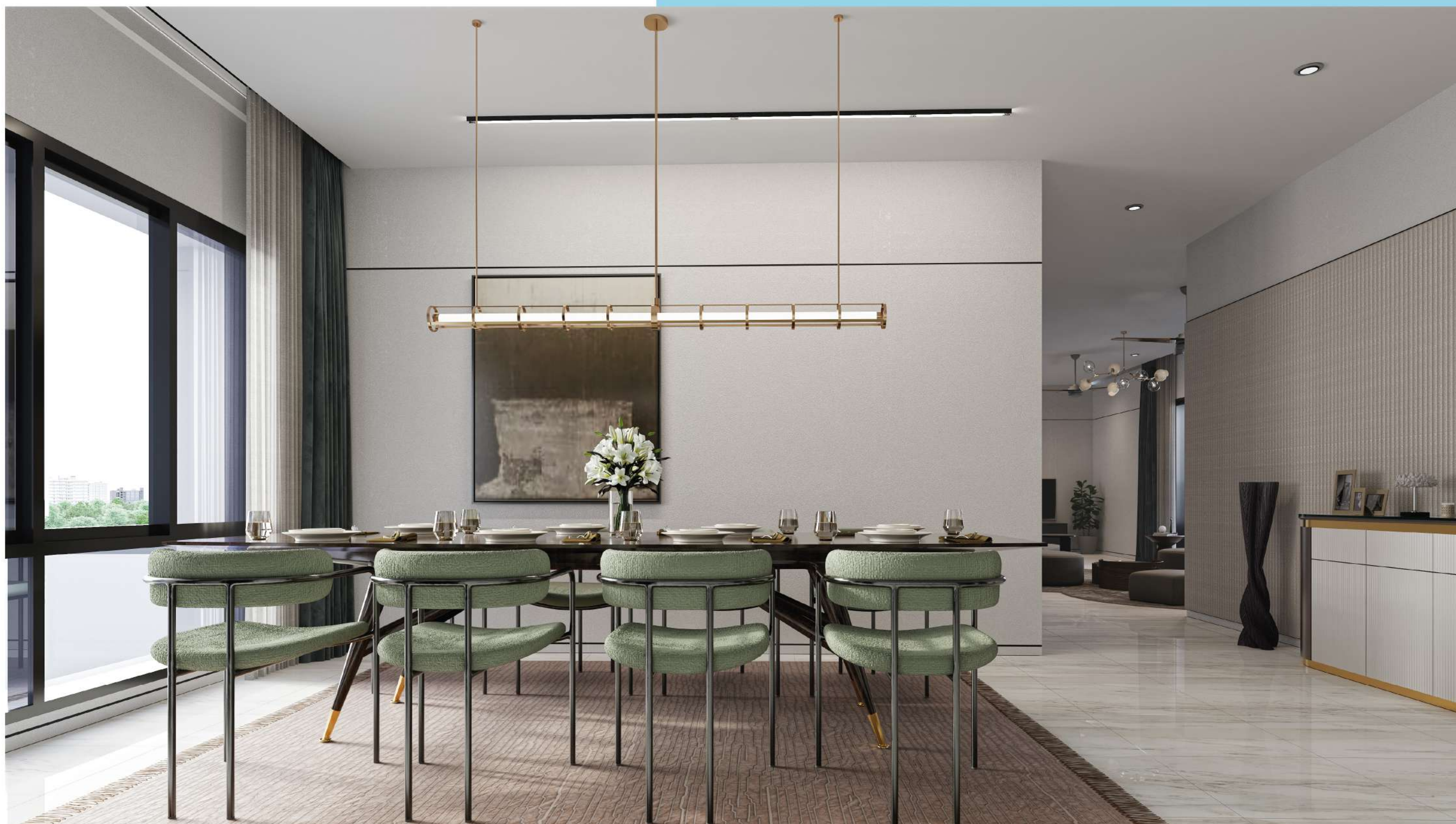


Spacious area with private balcony and stunning views of the central garden



DINING AREA

Generous soulful space with glazed windows devoted to family mealtimes





KITCHEN



Sleek, contemporary streamlined kitchen  
with designer cabinets and doors





Spacious room with elegant built-in glass fronted wardrobes and marble look floors



MASTER

BEDROOM

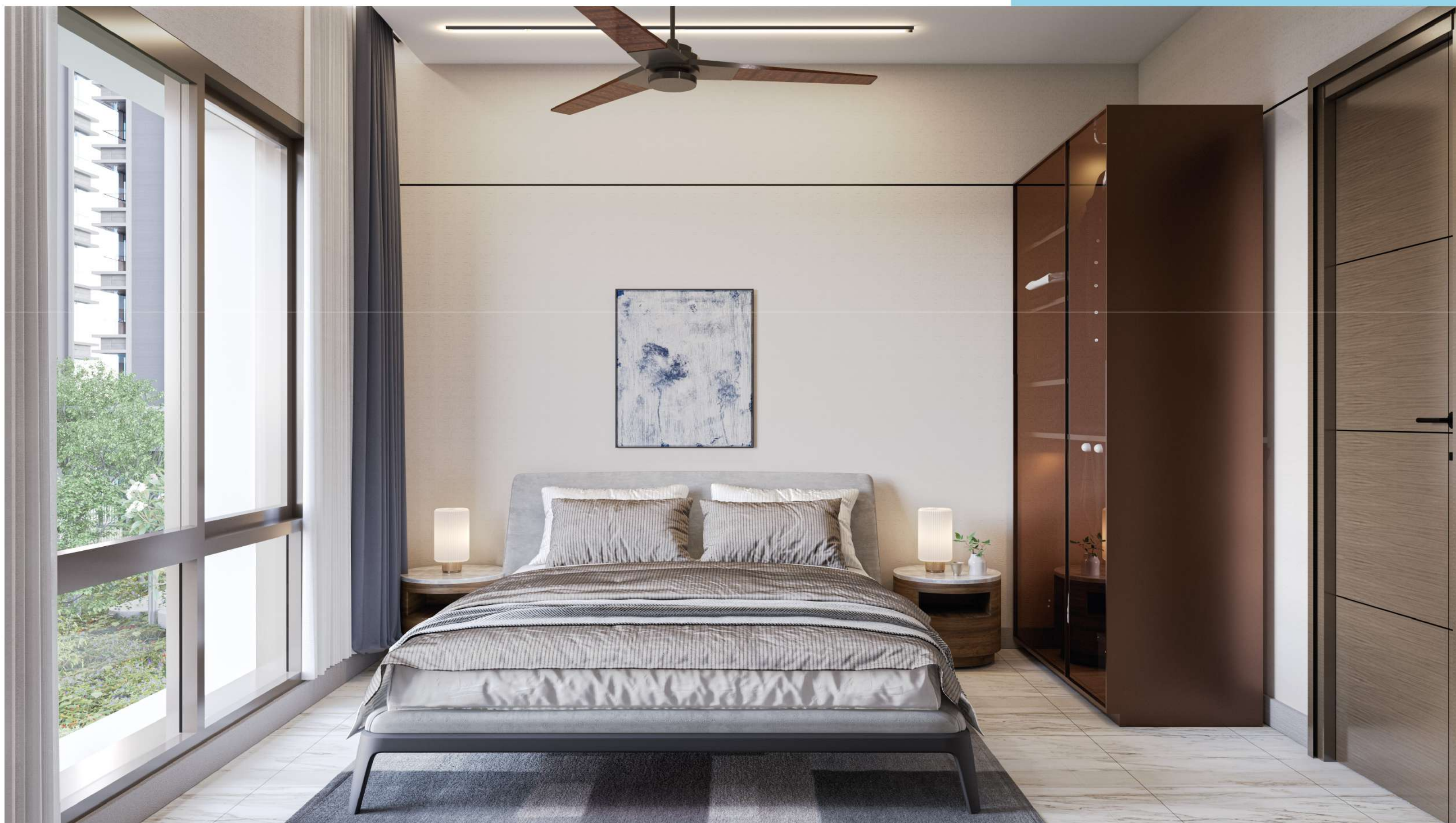


TWO

BEDROOM



Elegant room decked with built-in glass  
fronted wardrobes and marble look floors







Stylised interiors with large openable windows and marble look floors

BEDROOM  
THREE









# AMENITIES

The ground floor showcases a podium level that has sprawling greens.

The podium acts as a tropical retreat which makes it a far cry from the bustle of the city.

OUTDOOR SANCTUARY

CENTRAL GARDEN



Basketball Court

Badminton Court

Multipurpose Lawn

Wellness Garden

Elderly Wellness Garden

Pooja Garden

Forestry Garden/  
Edible Garden

Floral Garden

Scenic  
Terrace

Koi Pond

Cool down  
relaxation room

Outdoor  
BBQ Area

Scenic  
Terrace

Kids Playground

Pocket Park



## STREET BASKETBALL COURT

Up to 5 players can practice taking shot at hoops

## BADMINTON COURT

A specially designed court with shock-absorbing materials

## KOI POND

A small feature stream, cascading pond, intertwined with fragrant flowers, alongside a relaxation area/path

## POOJA GARDEN

Pray peacefully in the close proximity of serene koi pond

## OUTDOOR BBQ AREA

Gather your friends and grill in style

Complete with a barbecue grill, food prep space, a sink and seating areas for dining

## WELLNESS GARDEN

Features in different areas with fun, unwinding activity spaces  
Relaxing walking pathways/ foot massage zones and peaceful gardens

## FLORAL GARDEN

Feast your eyes on an array of fragrant, day/night blooming and colour changing flowers

## MULTIPURPOSE LAWN

Open space nestled amidst a beautiful garden  
Ideal for sports / special occasion celebrations

## COOL DOWN RELAXATION ROOM

Post-workout cool down area

## POCKET PARK

Relaxation spaces along meandering garden path situated in the orchard

## FORESTRY GARDEN / EDIBLE GARDEN

Residents can embrace the concept of "From Farm to Table" in a chemical-free environment

Edible garden features a variety of fruit species - orange trees, pomegranate trees, fig trees and vegetables

The seasonal fruits would be a sight to behold and savour

## SCENIC TERRACE

Relax in a soothing atmosphere surrounded by pleasure garden

## ELDERLY WELLNESS GARDEN

A space for bonding, light exercises and rejuvenation





# OPEN AIR SWIMMING POOL

**OUTDOOR  
SWIMMING POOL  
WITH DECK**

A serene blue oasis  
framed by nature





## **WELLNESS PLUNGE POOL**

Designated wellness corners bordering the pool for relaxation and therapeutic recovery

## **KID'S SWIMMING POOL**

Features fun slider experience for toddler and young children

## **ADULT SWIMMING POOL**

A unique oasis nestled in the bosom of a flora filled forest garden

A tranquil relaxation spot free from worldly stress

Accommodates both lap swimming spaces/leisurely swimming

## **SWIMMING POOL TERRACE**

Devoted for pool side relaxation surrounded by a forestry garden

## **SHALLOW POOL**

Features a bubble bed, sun lounger and pleasure water feature

## **PRIVATE WELLNESS PLUNGE POOL**

Ideal for small group of residents equipped with aqua-tonic exercise facilities

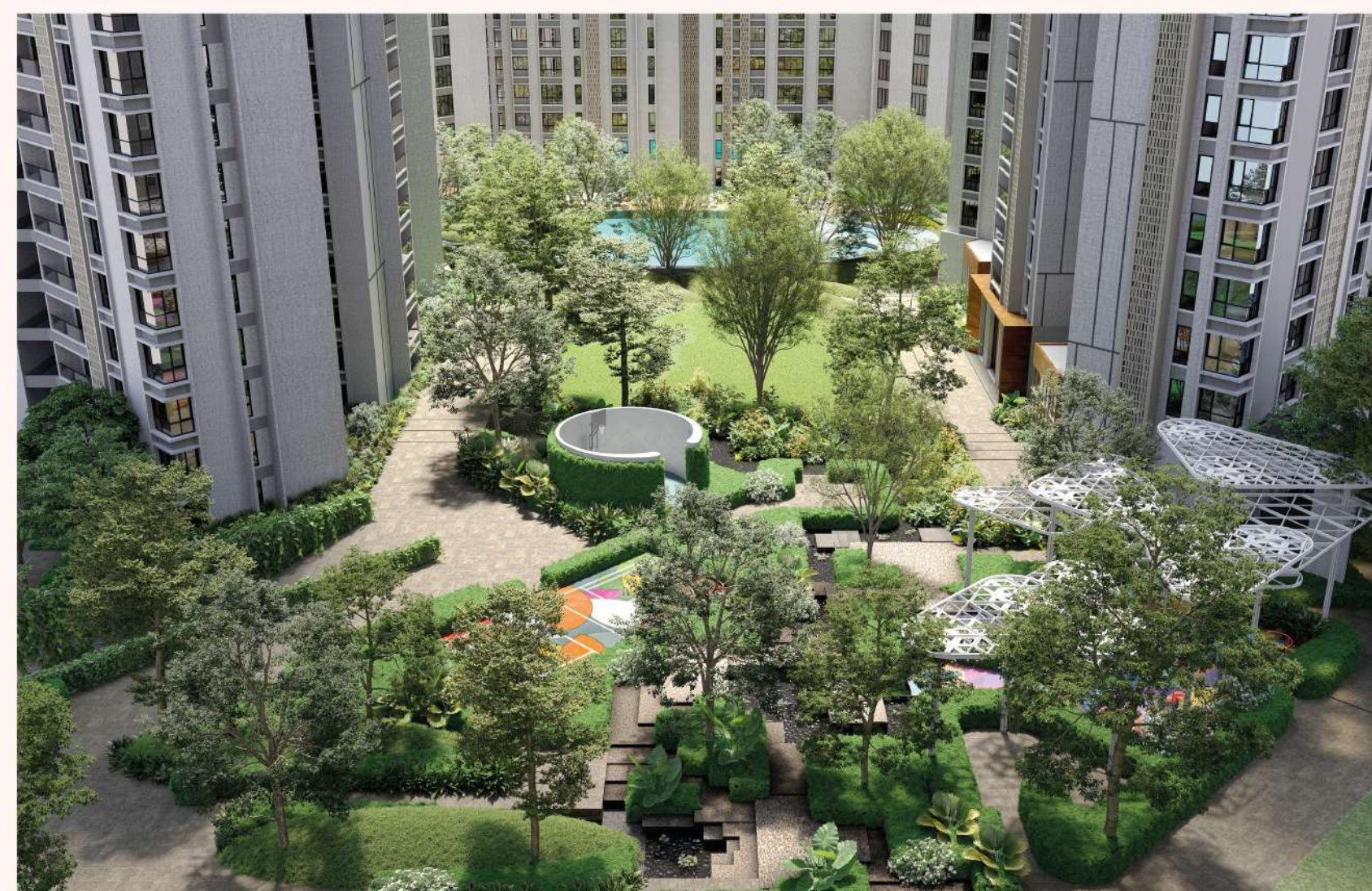






**MULTIPURPOSE LAWN  
WITH PODIUM LANDSCAPED VIEW**

Exquisitely landscaped garden  
dotted with trees



**PODIUM LANDSCAPED VIEW**

The podium encompasses the kids play areas





**WATERBODY DECK VIEW**

Soak in the medley of greenery and water bodies



**WATERBODY VIEW**

Ideal place to take scenic strolls and seek inspiration





## KID'S PLAYGROUND

The project is dotted with play areas in different corners  
Kids can safely have fun to their heart's content



## JOGGING TRACK

Take strolls in an enchanting setting

## OTHER OUTDOOR AMENITIES

- Fitness Station
- Cricket Pitch



EXCITING  
ASPIRATIONAL  
AMENITIES IN THE  
FIRST AND  
SECOND FLOOR

TOWER - 4  
**CLUBHOUSE  
ENTRANCE**





DOUBLE-HEIGHT LOBBY



**FLOOR YOUR GUESTS WITH  
DOUBLE THE AWE**

The south-wing clubhouse boasts an  
enticing range of premium amenities



1<sup>ST</sup> FLOOR

## TOWER

**- OTHER AMENITIES -**

&gt; PRE-FUNCTION AREA

&gt; KITCHEN

**A BEFITTING STAGE  
FOR EVERY SHADE  
OF GRAND CELEBRATION**An impressive double-height hall  
for unforgettable events

MULTIPURPOSE HALL



MINI MULTIPURPOSE HALL

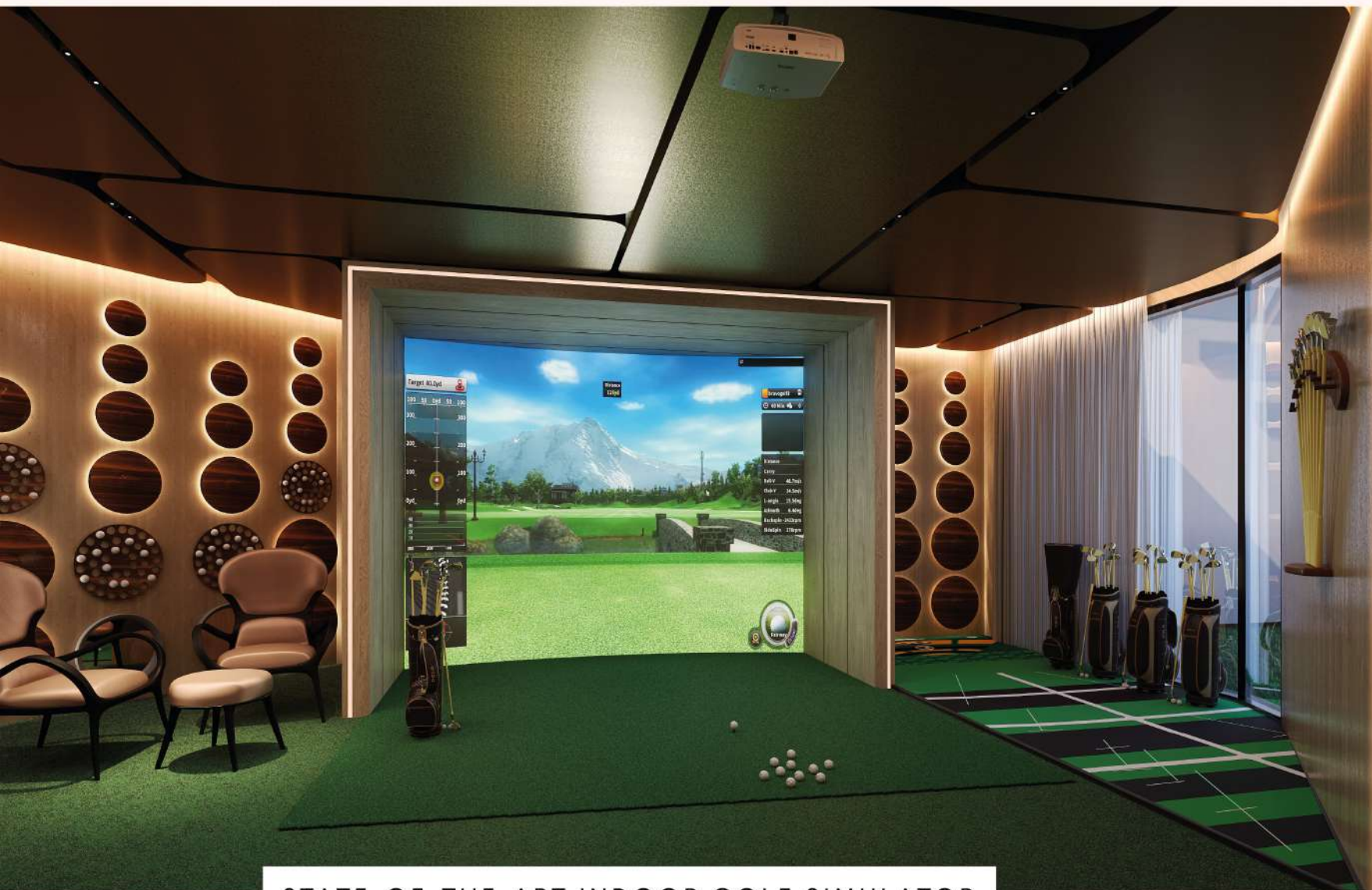


**INDOOR & OUTDOOR DINING  
NEXT TO MULTIPURPOSE HALL**

**STAR RATED DINING  
MADE EFFORTLESSLY ACCESSIBLE**

A refined luxurious dining area  
for parties and festive gatherings





STATE-OF-THE-ART INDOOR GOLF SIMULATOR

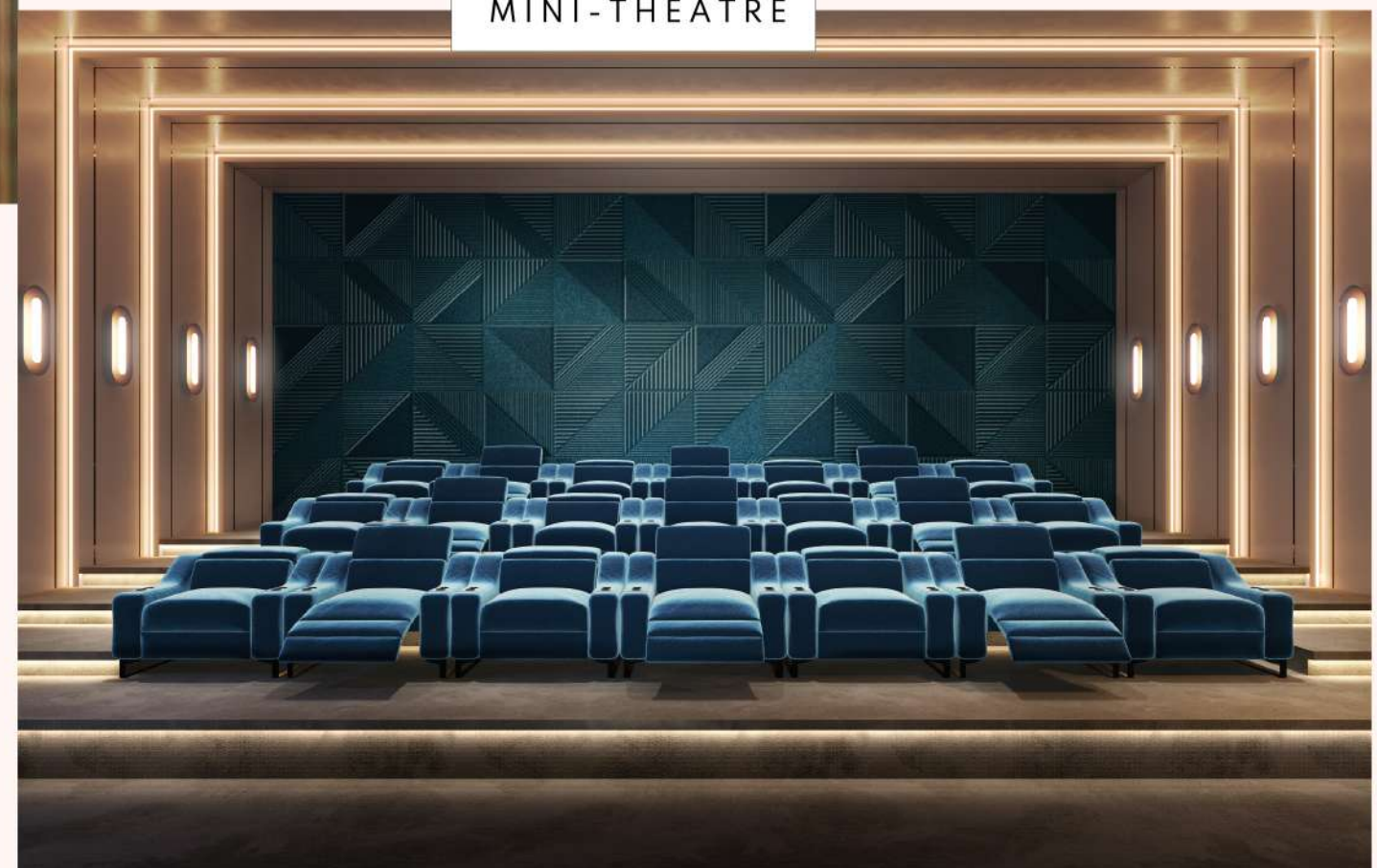
**PERFECT THAT  
SWING AND BECOME A  
NUANCED PRO**

Refreshingly indulge in  
stimulating golf sessions

**EXERCISE YOUR  
PRIVILEGE TO INDULGENT  
SPECIAL SCREENINGS**

Recline in plush chairs and  
enjoy movies

MINI-THEATRE





1<sup>ST</sup> FLOOR

## TOWER

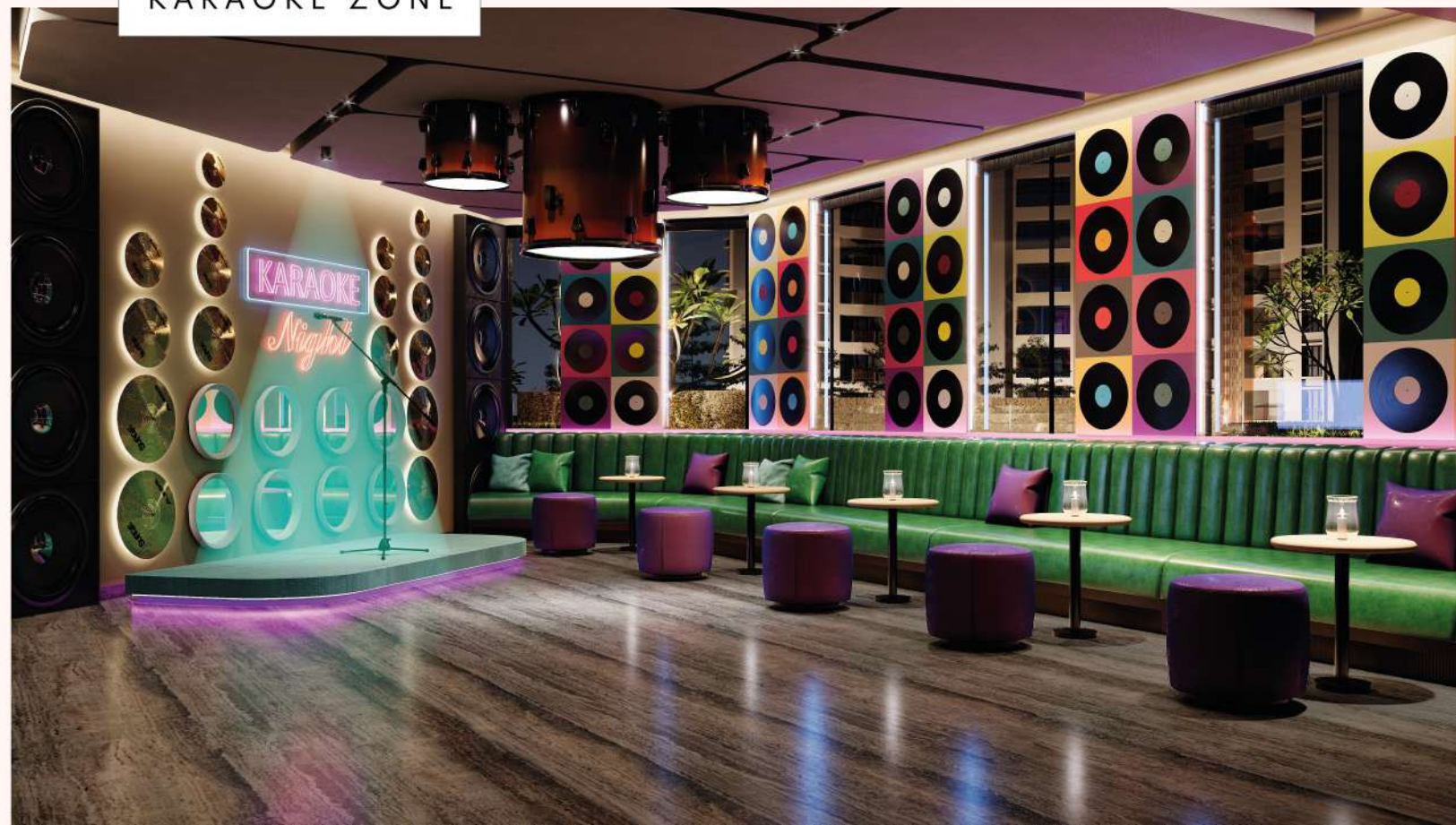
## YOGA STUDIO

**LET YOUR MIND, BODY AND  
SOUL QUIETLY SURRENDER TO THE  
SOOTHING VIBES**

A calming retreat to transform  
your mind and body



## KARAOKE ZONE



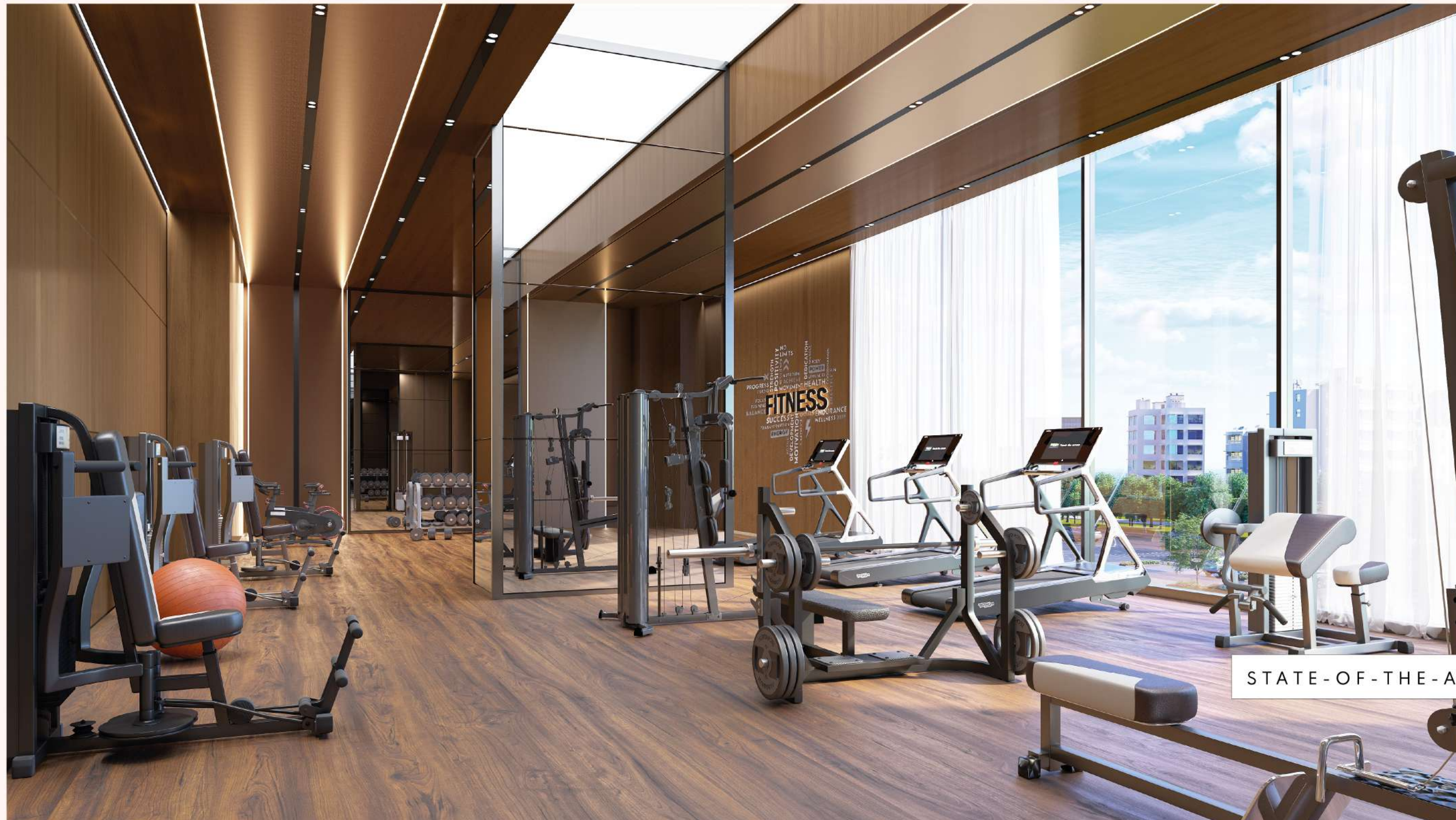
**ELEVATE YOUR KARAOKE  
NIGHTS TO HIGHER NOTES**

Own the mic, enjoy pulsating music  
with superior audio-visual systems



**ACE YOUR FITNESS ROUTINES  
WITHOUT BREAKING A SWEAT**

A lifetime access to the most  
advanced gym equipment



STATE-OF-THE-ART GYM





BADMINTON COURT

**DOMINATE THE COURT  
WITH YOUR GAME**

A superior arena to serve,  
smash and score

INDOOR GAME ARENA  
WITH ROCK CLIMBING

**AN EVERYDAY REMINDER  
THAT YOU ARE NEVER  
TOO OLD TO PLAY**

Fun board games,  
thrilling rock climbing  
activities and much more







CRÈCHE

### - OTHER AMENITIES -

- > ASSOCIATION ROOM
- > MASSAGE ROOMS AND SAUNA

**A WELCOME HOME AWAY FROM  
HOME FOR YOUR PRECIOUS ONES**

A cheerful setting that fosters  
colourful childhood memories



C L U B H O U S E

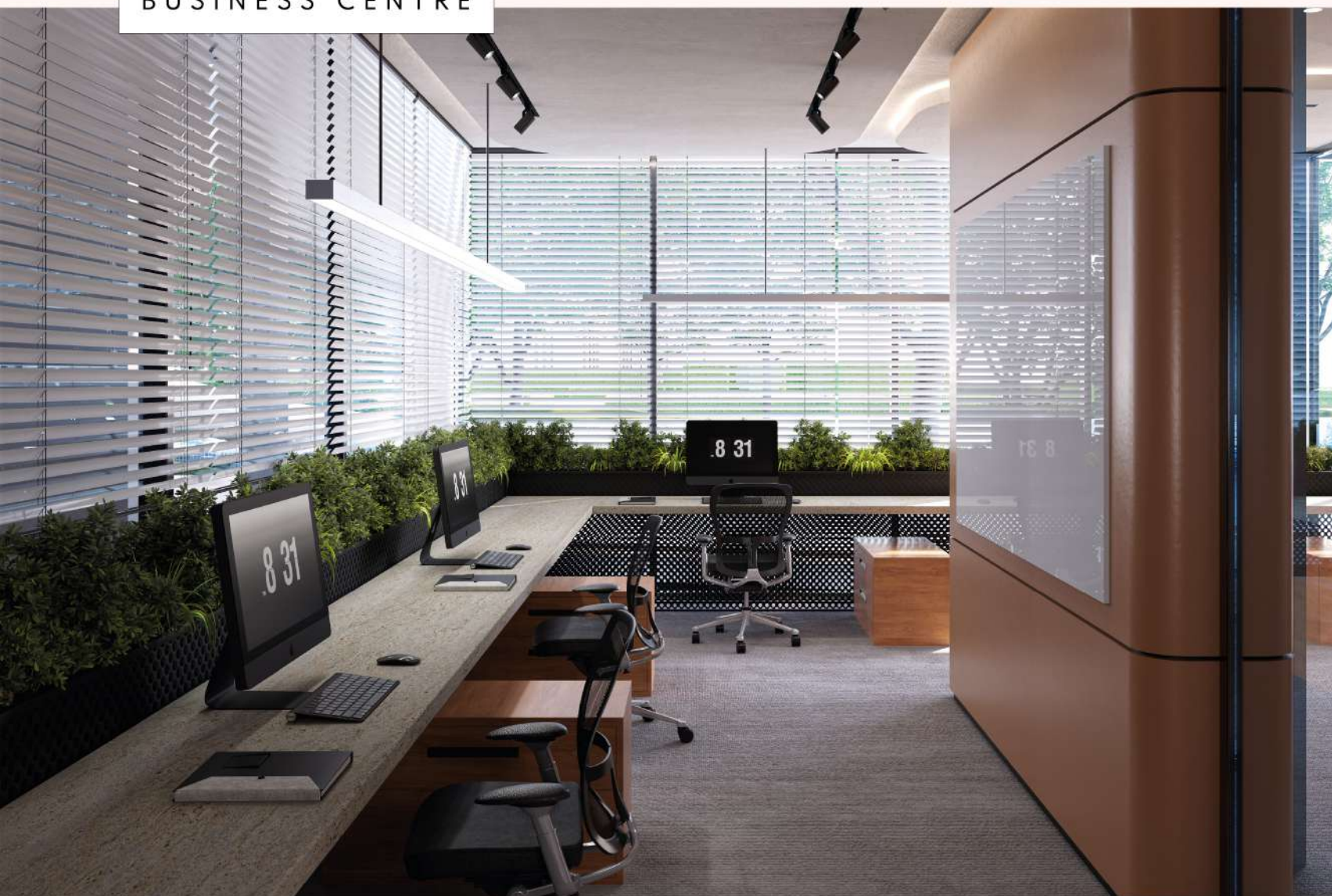
1<sup>ST</sup> FLOOR

Separate entry and exit access

5 & 6

TOWER

BUSINESS CENTRE



**A SOPHISTICATED POOLSIDE SETTING  
TO BOOST YOUR PRODUCTIVITY**

An inspiring space in the East-Wing  
clubhouse for business operations

CONFERENCE ROOM WITH  
PANTRY & HOUSEKEEPING



**SERIOUS BUSINESS DECISIONS  
NEED A BEFITTING STAGE**

Adroitly refined space in the  
East-wing clubhouse



CLUBHOUSE

1<sup>ST</sup> FLOOR

Separate entry and exit access

5&6

TOWER



GUEST ROOM

**OFFER YOUR ESTEEMED GUESTS A  
THICK GENEROUS SLICE OF LUXURY**

Tastefully designed ensuites  
nestled in the East wing clubhouse





## COMMERCIAL SPACE

**The multi-storey, mixed-use development has an impressive 1000 FEET FRONTAGE ALONG THE STREET.**

### **Whopping 70 feet wide Pedestrian Plaza**

The ground floor showcases devoted retail spaces supported by a 70 feet wide pedestrian plaza along the street. This magnifies the frontage and gives it a grander aura.

### **A walker's haven – Open air fitness**

Parallel to the commercial façade, pedestrians can take refreshing strolls amidst lush gardens dotted with well shaded seating areas and benches.

### **Demarcated ECR entry and exit points**

Residents are guaranteed absolute privacy from commercial establishments visitors.

### **Delineated street edge**

This ensures clearly defined vehicular, pedestrian and landscaped zones. It also acts as a cushion to soften the din created by the traffic.



# PREMIUM HOME AUTOMATION SYSTEM

- **A 4/6-button touch panel in living and dining area (light & fan on/off control)**
- **A handy 4-button touch panel by the bedside**
- **Gas leak sensor**
- **Bathroom geyser on/off control**

## SPECIFICATIONS

### STRUCTURE

- RCC wall structure using MIVAN aluminium formwork

### FLOOR FINISHES

- Foyer, Living & Dining - Imported marble
- **Bedrooms** - Matt finish vitrified tiles of KAJARIA or equivalent
- **Kitchen** - Matt finish tiles
- **Toilets** - Matt finish tiles
- **Common Area & Staircase** - Indian granite / Matt finish tiles
- Utility / Balcony - Matt finish tiles

### WALL TILE

- **Toilets** - Vitrified tiles of KAJARIA or equivalent up to false ceiling height

### DOORS

- **Main Door** - Engineered door frame with 50mm thick teak wood veneer shutter polished on both sides
- **Bedroom Door** - Engineered door frame with 38mm thick modular door shutter laminated on both sides
- **Toilet Door** - Engineered door frame with 38mm thick laminated on both sides

### WINDOWS & VENTILATORS

- UPVC windows / Aluminium

### PLUMBING & SANITARY INSTALLATIONS

- CPVC concealed water line
- **Master Bedroom Toilet** - Grohe or equivalent with single lever with shower head & hand shower
- **Other Bedroom Toilet** - Grohe or equivalent with single lever with shower head & hand shower
- **Sanitary ware** - All sanitary fittings will be of Catalano or equivalent
- **Shower partition** - Fixed glass in master bedroom toilet

## SPECIFICATIONS

- Provision for Aquaguard point (kitchen), Geyser for all bathrooms and Chimney provision with core cutting
- Provision for Washing Machine, Dishwasher, Dryer in utility area
- Power socket for Chimney, Refrigerator, Microwave Oven, Mixer / Grinder

### ELEVATOR

- Mitsubishi or equivalent

### DRIVEWAY

- As per architect's specification / Interlock paver blocks

### SECURITY SYSTEM

- Video door phones for all apartments
- CCTV camera around the driveway, entrance & lift

### POWER BACKUP

- DG backup to power 1 light and 1 fan in the living room, dining area and all bedrooms. 1 refrigerator in the kitchen. Additional backup for the elevator and common area lighting

### ELECTRICAL

- Concealed wiring with modular switches (Panasonic or equivalent)
- 3 Phase electricity supply with MCB and RCCB
- Telephone / Data point provision in living and master bedroom conduit provision only from flat to shaft
- LED Light fixtures (Philips / Havells / GM / Luminogloz or equivalent)

### PAINTING

- Internal walls and ceiling: Two coats of putty, one coat primer and two coats of emulsion paint (Dulux or Asian)

### OTHER FACILITIES & AMENITIES

- 2-way Intercom facility between all apartments and security room
- DTH system provision will be provided
- Adequate landscape around the building
- Modern fire-fighting equipment as per Fire NOC
- Clubhouse: Gymnasium, Yoga Hall and Multipurpose Hall at Podium floor
- EV Charger provision at each flat's car parking (Each 1 point, max 3KW)



# FROM THE REPUTED HOUSE OF

**BAASHYAAM**  
IMPROVING LIFESTYLES – ENHANCING LIVES

A robust three decade plus presence in the Tamil Nadu Infrastructure and Real Estate Vertical makes Baashyaam Group stand tall, among its compatriots. It has ably showcased its abilities with multiple projects across categories, ranging from Affordable Housing, Independent Villas, Premium Living Spaces, Luxury Residences and Commercial Buildings. This has helped enrich its vision of Improving Lifestyles – Enhancing Lives, for the past thirty years.

The brand is credited for being one of the very few developers with end-to-end capabilities, right from project inception to finish. It has an enviable reputation for being a transparent business house, with sound emphasis on quality and commitment towards honouring promises.

When it comes to embracing new technology and best practices, Baashyaam is an early adopter. It has an incessant passion for innovation and has a strong obsession for on-time delivery of projects. When you add to this, stringent quality standards, high degree of dependability and unflinching attention to detail, you have a reliable brand of choice for customers.

## — PRESTIGIOUS — ONGOING PROJECTS

CROWN RESIDENCES



A Self-Contained Epic Township,  
Koyambedu, Chennai.

ROYAL DAMERA GARDENS



An opulent, classical lifestyle with  
contemporary verve, Poes Garden, Chennai.

THE PINNACLE



Villa- Inspired Super Affluent Abodes  
in Boat Club, R A Puram, Chennai.

PROMENADE



Modern, Iconic, Sustainable Commercial Marvel,  
Guindy, Chennai.



## — PRESTIGIOUS — COMPLETED PROJECTS

### CLOUD GRAZE

Exclusively  
Individualistic  
High-Rise at  
RK Shanmuga Salai,  
KK Nagar, Chennai.



### PINNACLE CREST

Tallest Residential  
Skyscraper Within  
Chennai Limits,  
Sholinganallur, OMR.



### 57 POES

French Classical  
Architecture at the  
Most Coveted  
Residential Location,  
Poes Garden, Chennai.



### LE GRAND TRIANON

French Classical  
Luxury Homes at  
Kasthuri Rangan Road,  
Poes Garden, Chennai.



### THE PLUTUS RESIDENCE

Plush Posh  
Residences at  
LB Road, Adyar,  
Chennai.



### SADHR GARDENS

A Well-Guarded  
Posh Secret  
Within an  
Upscale Residential  
Locale, Chennai.



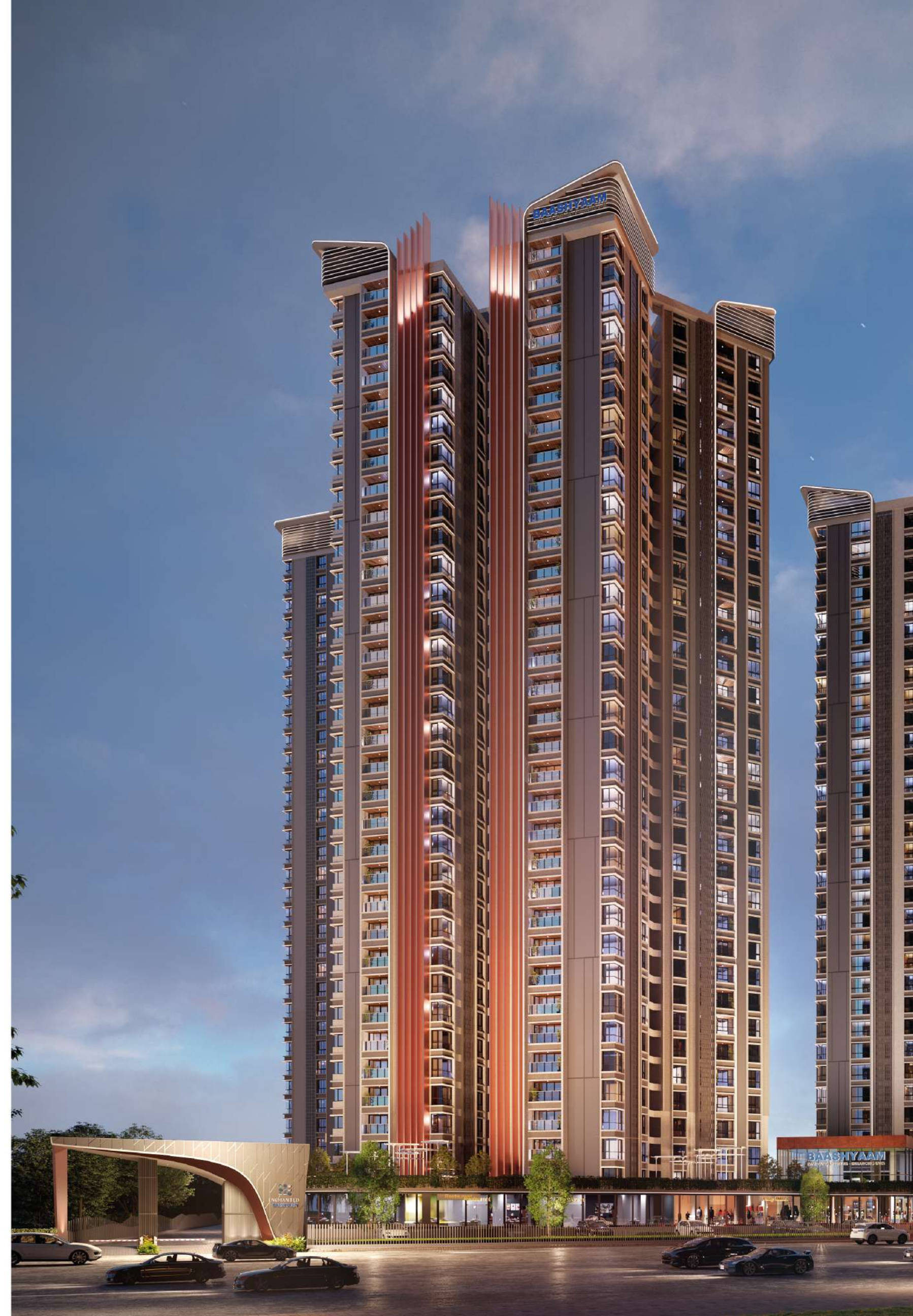
### BONAVENTURA

Luxury Space  
Redefined at  
R A Puram,  
Chennai.



### THE PEAK

An Imposing, Iconic,  
Upscale High-Rise in  
Ashok Nagar,  
Chennai.





# BAASHYAAM

IMPROVING LIFESTYLES – ENHANCING LIVES

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Okkiyam Thoraipakkam,  
Sholinganallur Taluk, Chennai – 600 097.

For bookings, call :  
**98404 77777**

~ HOME LOANS BY ~









PROJECT FUNDED BY



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Note: Values of the saleable area may slightly vary in the actual project.

Rera No: (TN/29/Building/0054/2025)  
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**CREDAI**

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