



THE ART
of
LIVING

with pride

adroit
ALTIUS



The Enso, or Zen circle, is one of the most appealing themes in Zen art. It symbolizes enlightenment, strength and elegance. Just like the Enso, Altius is a symbol of wholeness and completion, and the cyclical nature of existence. Architecture for us is an art. An art of articulating spatial volumes. Spaces that give the occupants a joy of being there in that space, at that time.

Altius is as much about open space as it is about what's built on it. The connection between indoors and outdoors plays a vital role in the design, which has a distinctive Zen quality. The highly geometric architecture is like a playground for the eyes. It is the new art of living. With Pride.



THE ART OF LIVING

Sometimes simple decorations can enhance a space. This modern, minimal living room is mainly ebony and beige. It is very inspiring not only because of the glass doors, but also because they can be fully retracted to invite the outdoors and thereby striking a balance.





THE ART OF COOKING

Cleverly positioned right by sliding glass walls, our modular kitchen works perfectly for day and night! The balanced contrast colours of the integrated furniture gives the kitchen its shape and soul. It's like the cyclical nature of enso; you'll keep coming back for more.



THE ART OF DINING

Our dining room makes the meal the second reason to come to the table, the first reason being the sheer excitement of such a sleek, chic and unique design. It is seamlessly integrated with the living room adding to the home's spectacular sense of openness and space.





THE ART OF RELAXATION

Do you dream of a living space entirely free of distractions? Our bedrooms are totally free from unnecessary complications. The Zen-like simplicity will grow on you, as you focus only on the most important thing: relaxing and going to sleep.





THE ART OF REFRESHING

Color is the soul of our beautiful bathrooms.

The clean and contemporary tiles allow for

a personalized look that evokes emotion,

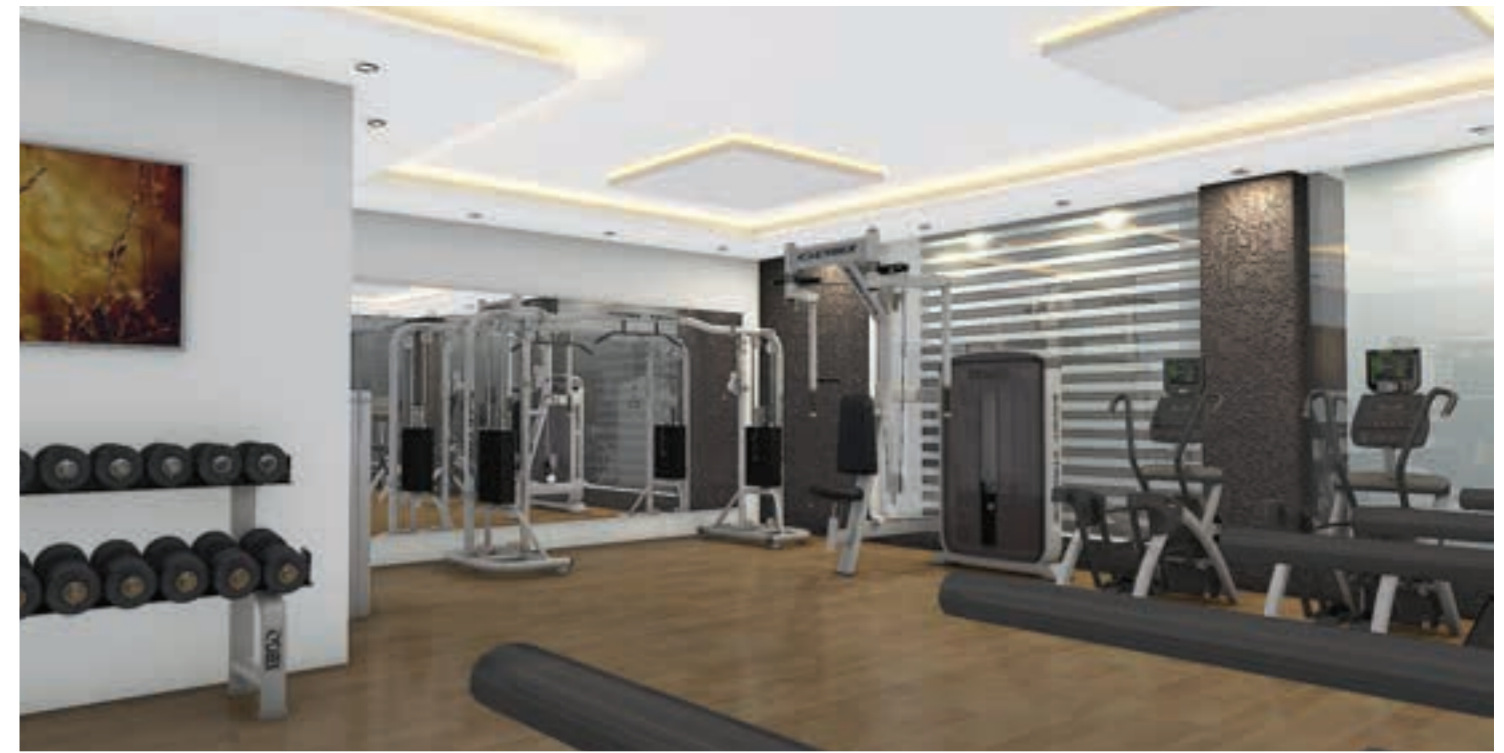
lighting up the surfaces on which they lay

with energy. Just imagine taking a shower

here at the end of the day; Wouldn't it be

simply blissful?

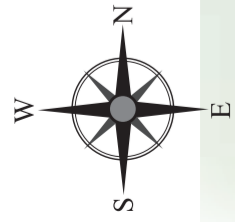




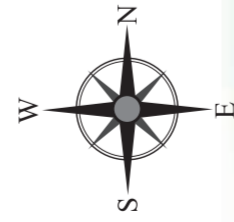
THE ART OF RECHARGING
Last but not least, energize your body at the exhaustively equipped gymnasium or simply recharge your mind at the beautifully landscaped terrace garden.





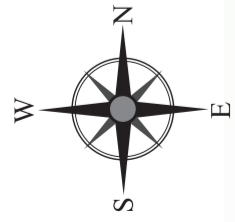


STILT FLOOR PLAN

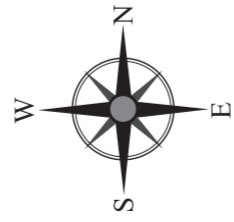


FIRST FLOOR PLAN





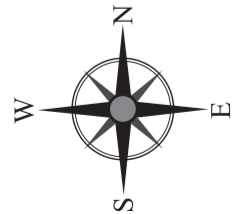
TYPICAL FLOOR PLAN - 2ND TO 8TH FLOOR



9TH FLOOR



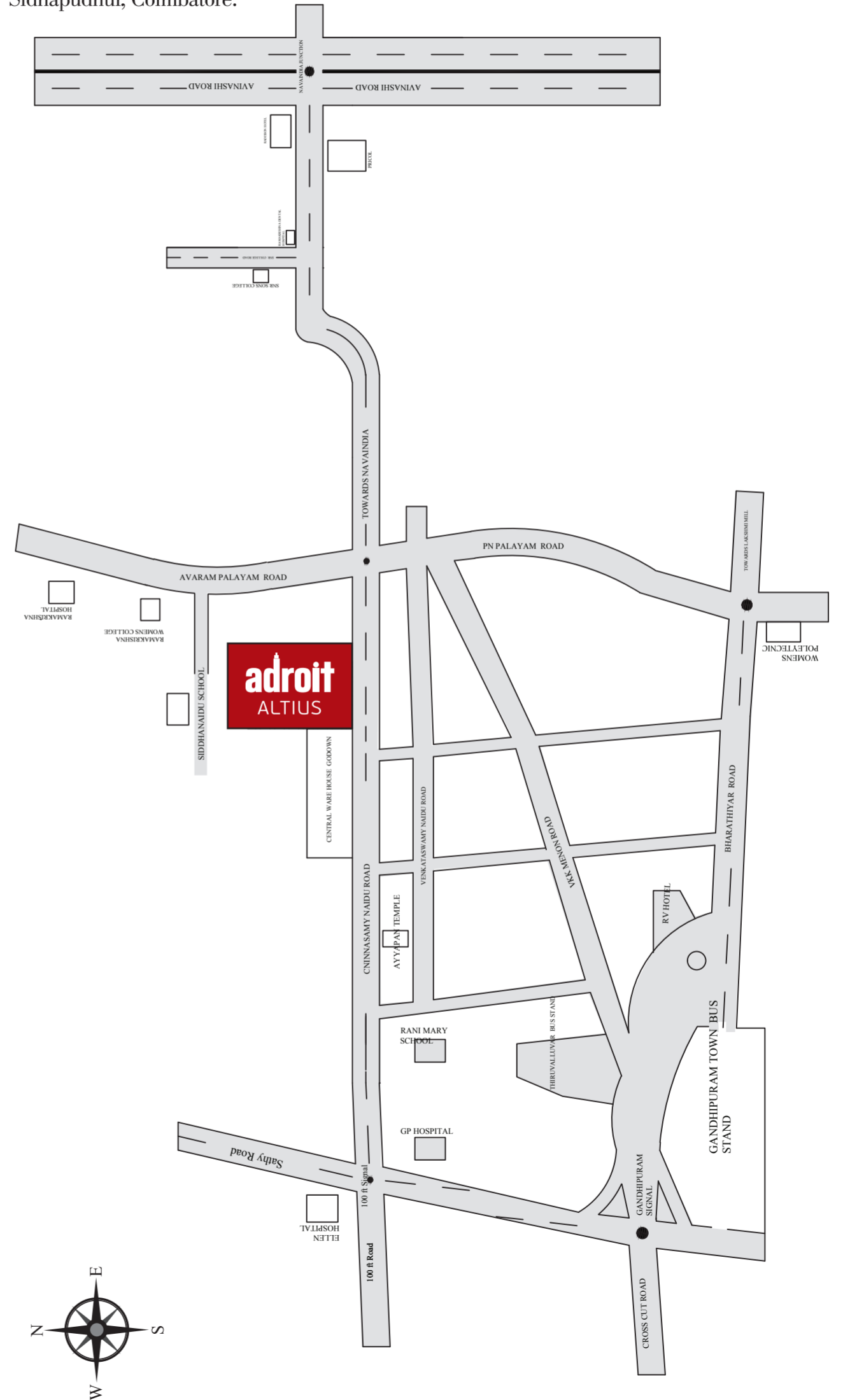
TERRACE FLOOR PLAN



LOCATION MAP:

ADROIT ALTIUS

No 335, 336, Chinnasamy Naidu Road,
Sidhapudhur, Coimbatore.



*MAP NOT TO SCALE

SPECIFICATIONS:

STRUCTURE:

The building is R.C.C framed structure with Bricks/Fly-ash masonry wall.

FLOORING:

- a. Foyer, living & dining - 2' x 2' Vitrified tiles (Somany/Nitco)*
- b. Bedrooms - 2' x 2' Vitrified tiles (Somany/Nitco)*
- c. Kitchen - Vitrified tiles (Somany/Nitco)*
- d. Balconies - Anti-skid tiles (Somany/Nitco)*
- e. Common area - stilt floor & 9th - Marble flooring
All other areas - Vitrified tiles*
- f. Car parking - Granolithic flooring
- g. Drive-way - Paver blocks
- h. Bathroom floor - Anti-skid tiles and wall ceramic tiles up to 7' ht. (Somany/Nitco)*
- i. Wash area - Anti-skid floor tiles and wall ceramic tiles up to 3'0" (Somany/Nitco)*

DOORS:

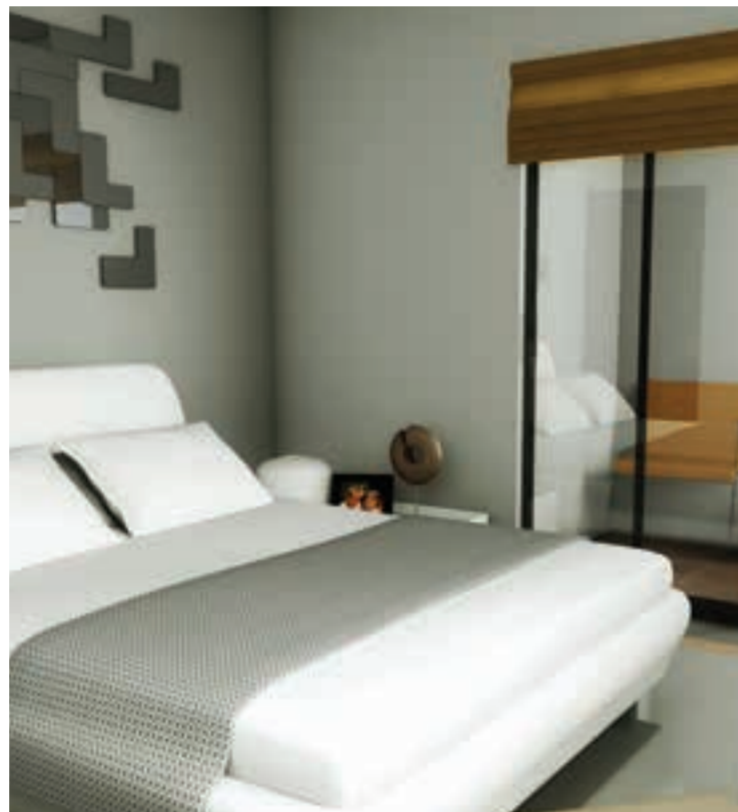
- a. Main doors - Solid wood veneer finish door with teak wood frame* finished with melamine matt polish with necessary hardware and shutters with veneer finish as per architect's specification
- b. Bedroom doors - Solid wood frames with moulded door of approved color with necessary hardware as per architect's specification
- c. Bathroom doors - Solid wood frames with moulded door of approved color with necessary hardware as per architect's specification
- d. Locks - Dorset/Godrej*

WINDOWS:

- a. All rooms to have UPVC sliding windows with 5mm clear float glass and necessary hardware (ELGI)*
- b. Bath room ventilators shall be UPVC top hung with pinhead glass and necessary hardware (ELGI)*
- c. Grills - Mild steel grills grouted on wall with matt enamel paint finish as per architect's design
- d. Balcony doors shall have UPVC-Sliding glass door (ELGI)* as per architect's specification

ELECTRICAL:

- a. All internal circuits with PVC with ISI mark
- b. ISI mark quality wire will be used for entire building (Finolex / R. R. Cables)*
- c. Switches (Litaski / Legrand / MK)*
- d. Telephone points in living room & master bedroom
- e. A/c point in master bedroom
- f. Adequate Light, fan & power points as per architect's recommendation
- g. All flats will have 3-phase connection with independent meters
- h. DTH provision in living & master bedroom
- i. TV point in living and master bedroom



PLUMBING & SANITARY:

- a. Concealed CPVC/UPVC pipe lines
- b. CP fittings - Parryware/Metro*
- c. Sanitary fittings - Parryware/Hindware*

KITCHEN:

- a. Counter top - Black Granite*
- b. Sink - Stainless steel (Diamond)*
- c. Wall ceramic tiles up to 2 ft high above counter (Somany/Nitco)*

PAINTING:

- a. Internal - Walls to be finished with cement-based putty and two coats of Asian* Premium Emulsion paint
- b. External - 2 coats of external emulsion paint (Asian/Apex Ultima* - weather coat)

LIFTS:

- a. Johnson lift*
- b. Lift fascia cladding with marble/granite*

SECURITY:

- a. Video entry phone to all flats (Zicom)*
- b. Security room

BACK-UP POWER:

- a. 100% power back-up for common area and 600 W (2 BHK) to 800 W (3 BHK)*

AIR CONDITIONING:

- a. Provision for AC point in master bedroom

GENERAL AMENITIES:

- a. Landscape on all suitable open spaces and pavements with paver blocks as per architect's design
- b. Covered car parking/Reserved open parking
- c. Underground sump
- d. Compound wall in outer periphery with gate

SPECIAL FEATURES:

- a. Designer entrance lobby
- b. Well-equipped gym
- c. Multi Purpose Hall
- d. Common party area at 9th floor

Note: *Equivalent



OUR OTHER PROJECTS:




adroit
DISTRICT | S

Efficiently designed spaces - Located on Thalambur Main Road, just 10 minutes away from Sholinganallur, District S is all about efficient design and the judicious use of space. Each one of these 394 – 1, 2 & 3 BHK apartments come with features that make living life in the fast lane a real breeze.



adroit
ARTISTICA

Land of choices – Artistica is on Sholinganallur main road, OMR - a location on the verge of massive development. Live in the fastest developing locality in Chennai with access to malls, hospitals, restaurants and even the beach via ECR. Also you get to choose from 124 - 3 BHK apartments, penthouses with private swimming pools & town houses with private terrace gardens.



adroit
SIRIUS

Journey to the center of everything - One of its most attractive features is its location, at T.Nagar - at the center of everything. That is what makes it a home that is truly built around you. These 7 – 3 & 4 BHK fully air-conditioned apartments are contemporary & elegant. Live close to a place that is full of life and a paradise for shoppers who love to bargain. In addition there are schools, hospitals, hotels and more, so your life will never lack anything.



adroit
IMPERIA

A life, less ordinary - Situated in the heart of Chennai's most preferred location, Nungambakkam. These dream apartments are the epitome of luxury! When you live at Imperia, you live in the best locality in the city and you are sure to be the envy of everyone in the rest of Chennai. Adroit Imperia comes with 5 premium – 3 & 4 BHK, fully air-conditioned apartments. Be a part of all the happening events at all the best hotels and restaurants, live within reach of the best schools and hospitals, get access to exclusive high-end grocery stores, bakeries and patisseries and live the life nobody can dream of.



adroit
ARIA

Futuristic Homes - Live in one of the peaceful localities, well connected to prime locations offering a serene and comfortable neighborhood. Take your pick from the best schools, hospitals, grocery stores and more. Adroit Aria comes with 6 premium – 3 & 4 BHK fully air conditioned apartments that combine beautiful aesthetics with thoughtful design.



adroit
SCULPTRA

Sculptured to perfection - Centrally located, yet tucked away from the buzzing activity of the city, Adroit Sculptra with its 6 premium – 3 & 4 BHK fully air-conditioned apartments, is located on Oliver road which connects Alwarpet and Mylapore - 2 lively locations in Chennai. It is perfectly situated close to some of the most prominent landmarks of Chennai such as Lifestyle Home Centre, St. Isabel's Hospital, Kauvery Hospital, E-Zone, Anjaneyar Temple, Luz Church and more.



adroit
HOUSE OF AMBAL

In the middle of the Bustle, Without the Hustle - Located at Anna Salai (near Gemini Flyover), House of Ambal brings you the best of luxury and contemporary design. 18 exquisitely crafted 2, 3 & 4 BHK apartments in a built-up area of 36,063 sq.ft in one of the city's most beloved locations - one really can't ask for more.



adroit
IVORY

Pure, perfect and pristine - Another premium residential development, Ivory embodies purity and perfection when it comes to design. With 19 premium 2 & 3 BHK apartments in the posh, well planned locality of R.S. Puram, Coimbatore, this project is sure to be an architectural marvel.



adroit
Ahead Thinking

Adroit Urban Developers Pvt. Ltd.

Site address: No.355, 356 Chinasamy Naidu Road, Siddhapudur, Coimbatore - 641 002, India.
Phone: (+91-422) 2552556, 89397 99999, 1800 103 6009, Telefax: (+91-422) 2552557. customercare@adroiturban.com

Corporate office - Chennai: No 1, Bheemanna Garden Street, Alwarpet, Chennai - 600 018, India.
Phone: (+91-44) 46000909, customercare@adroiturban.com, www.adroiturban.com

All information contained in this brochure is indicative



THE ART
of
LIVING

with pride

adroit
ALTIUS