



EXPRESS EXCLUSIVE

UBER LUXURIOUS SKY MANSIONS
CLUB HOUSE ROAD, CHENNAI





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CLUB HOUSE ROAD, CHENNAI

ILLUSTRIOUS LINEAGE

- A strong Pedigree of over 75 years of excellence in Media and Journalism
- The Promoter 'Late Mr. Ramnath Goenka' is considered as a doyen of Indian Journalism
- The Real Estate Arm is managed by his Grand Daughter Mrs. Kavita Singhania
- Strong Financial Standing and Goodwill
- Self Owned Land, Around 20 acres of Prime Land in the heart of the City
- 'Express Avenue' – High end Retail Mall, a part of the development
- 'E Hotel' - Self Managed Boutique Hotel, a part of the development
- 'EA Chambers' - Commercial Office Space, a part of the development
- 'Express Exclusive', the Iconic Masterpiece Residences, 'Trophy Homes of Chennai'
- Delivery of Apartments to commence by Mid of 2019



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LIVE
EXCLUSIVE

- 153 Apartments across 5 acre of land, 5 Standalone Towers
- A Billionaire Community, Likewise Families–Profile Screening, Unique ‘By Invitation & Referral Model’, Large size homes (3135Sqft to 6600Sqft Apartments)
- Rich Neighbourhood – Taj Club House, Goenka Residence, Express Avenue Mall
- World Class Architecture (D P Architects, Singapore)– 330 degree Panoramic views, 11 ft clear height, Floor to Ceiling Windows, Platinum LEED Certification, Private Elevators, No Common Walls, Choice of Privacy, 2 Apartments to a floor
- Interiors by renowned designer couple ‘AMPM Designs’
- Elements of Luxury – Rooftop Glass Squash Court, Golf Putting Greens, 5 Star Concierge Services, E-Hotel as a Hospitality Partner



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LIVE
CENTRAL

- Prominently located in thriving CBD of Chennai
- Easy access to Hotels, Hospitals, Schools, Retail & Entertainment
- 20 Acres Development – Mall, Hotel, Offices & Homes, all at one place
- An Address – Located next to ‘The Taj Club House’
- Serenity within the city - Elevated Development, Green Walls, 70% open area



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**LIVE
GRAND**

- Grand Sense of Arrival—Green Walls, Enhanced Security, Tall Entrances
- 5 Star Club Amenities and Services – Spa, Members Lounge, Home Theatre, Gaming Zone
- Pool View to every Apartment
- Openness to Sea Breeze, Sea View from Higher Floors
- Walk to Movies, Eat Outs, Shopping, Entertainment & Clubbing
- Events, Family Functions, Get Together – Possible within the Home Boundaries
- Choice of Privacy – Access controlled Private Elevators, No Common Walls
- Rooftop Squash, Golf Putting
- Healthy Living – Panic Button within Homes, Fresh Air, Naturally Lit, Uninterrupted Views, Ventilation, Tall Windows

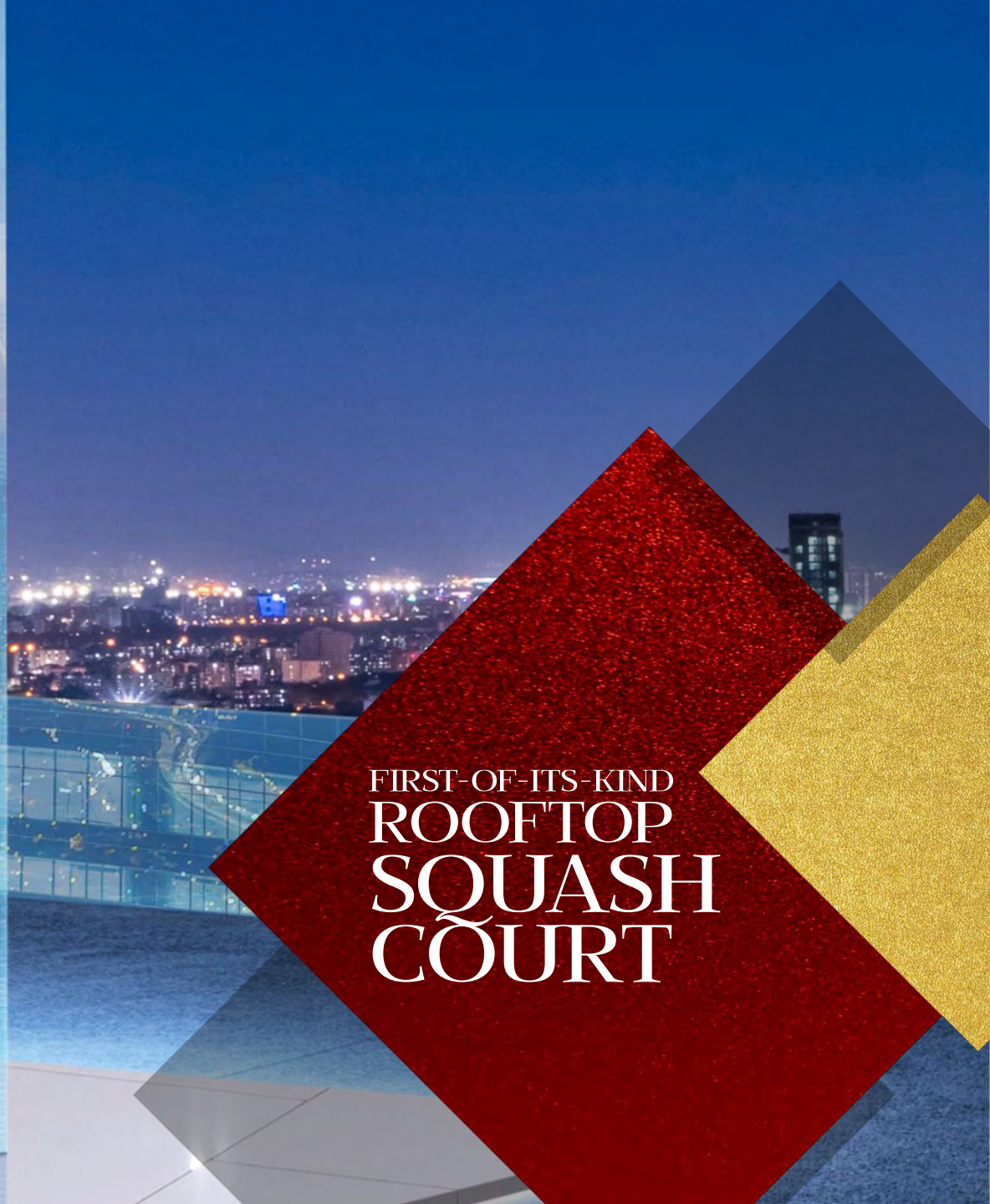
A landmark like no other

Situated on Club House Road, overlooking Mount Road, adjacent to Express Avenue, a much coveted address, Express Exclusive places you at the heart of Chennai, offering proximity to your work place, schools, colleges, shopping malls, clubs, 5 star hotels and many more.



Project Layout





FIRST-OF-ITS-KIND
ROOFTOP
SQUASH
COURT



DISTINCTIVE
GOLFING
EXPERIENCE
WITHIN THE PROPERTY



WORLD-CLASS
AMENITIES

And much more..



Gym – Feel like a million dollars,
even as you sweat it out



Green Living – Your home truly makes
the world a better place



Billiards Pool –
Breathe softly and carry a big stick



Security features –
No worry or fear can enter here



Home automation –
A home that dances to your tunes!



24 x 7 Panic Clinic
For medical emergencies



EXPRESS EXCLUSIVE
CONSTRUCTION
PROGRESSING
AT A RAPID PACE





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PROJECT WILL BE
DELIVERED BY
JULY 2019

SPECIFICATIONS

FLOORING

Living Room / Dining Room	Italian Marble / Imported Marble
Master Bed Room / Bed Rooms	Hard Wood Flooring
Study Room	Italian Marble / Imported Marble
Kitchen	Anti - Skid Premium Marble Tiles
Bath Rooms	Anti - Skid Premium Marble Tiles
Balconies / Utility Areas	Anti - Skid Premium Vitrified Tiles
Domestic Help	Vitrified / Premium Ceramic

JOINERIES / DOORS

Living Room / Dining Room	Teak Wood Panel with Teak Wood Frame
Bed Rooms	Teak Wood Panel with Teak Wood Frame
Study Room / Sit - Out /	
Entertainment	Teak Wood Panel with Teak Wood Frame
Kitchen	Teak Wood Panel with Teak Wood Frame
Bathrooms	Flush Doors with Teak Veneer on Both Sides
	Double Glazed Glass UPVC

WINDOWS

KITCHEN

Designer Modular Kitchen with Hob, Chimney and contemporary appliances (at cost)
Double Bowl Sink with Granite Top and drain
Dado / Wall Cladding – Select premium
Porcelain Tiles

BATHROOM

Wall hung WC with Electronic Bidet, Concealed flush Tank
Shower Bath Cubicle
Premium Imported - CP and Sanitary Fittings
Dado / Wall Cladding - Select Porcelain Tiles

AIR CONDITIONING

VRV Air Conditioning (Premium International brand), False ceiling limited to concealing Indoor conduits connecting to outdoor Unit

HOME AUTOMATION

Lights, Acs, Curtains, Door Lock and Unlock, Gas and Fire detector

AMENITIES

Platinum Rating (LEED)
100% Power back up (both for Common Areas and Apartment)
Banquet Hall (Separate for Airville) (Separate for Seaville and Gardenville) with Live Kitchen
Swimming Pool (Separate for Airville) (Separate for Seaville and Gardenville)
Electrical Power charge points (For futuristic cars)
Lifts (Two 16-passenger for residents + One 6-Passenger for others)
Concierge Desk
Club (Separate for Airville) (Separate for Seaville and Gardenville)

Other Amenities

- Jogging Track
- Drivers' Lounge / Rest Room
- Kids Play Ground
- Library
- Multipurpose hall for Yoga / Meditation and Gathering
- Spa

Our Associates

Design	:	D P Architects PTE Ltd.
Regional Architects	:	C R Narayana Rao, LLP
Structural Consultant	:	Ramboll India Pvt Ltd.
MEP	:	Clancy & Global Building Consultancy Pvt. Ltd.
PMC	:	DTZ International Property Advisors Pvt. Ltd.
Green	:	Green Evolution Architectural Consultancy Pvt. Ltd.
Landscape	:	D P Green PTE Ltd.

GARDENVILLE

Typical Floor Plan : TOWER A - UNIT A1 (4 BEDROOM)



For Apartments Nos. 1 to 17 (Ground Floor to 17th Floor)



GARDENVILLE

Typical Floor Plan : TOWER A - Unit A2 (3 + 1 BEDROOM)



For Apartments Nos. 1 to 17 (Ground Floor to 17th Floor)



GARDENVILLE

Typical Floor Plan : TOWER B - Unit B1 (3 BEDROOM + 1)



For Apartment Nos. 1 to 17 (Ground Floor to 17th Floor)



GARDENVILLE

Typical Floor Plan : TOWER B - Unit B2 (4 BEDROOM)



GARDENVILLE

Typical Floor Plan : TOWER C - Unit C1 (3+1 BEDROOM)



For Apartments Nos. 1 to 17 (Ground Floor to 17th Floor)



GARDENVILLE

Typical Floor Plan : TOWER C - Unit C2 (4 BEDROOM)



SEAVILLE

Typical Floor Plan : TOWER D - Unit D1 (3+1 BEDROOM)



THIS KEY PLAN IS NOT TO SCALE

Disclaimer: Pictures of Furnitures and Amenities indicated for Aesthetics and visual understanding only.

SEAVILLE

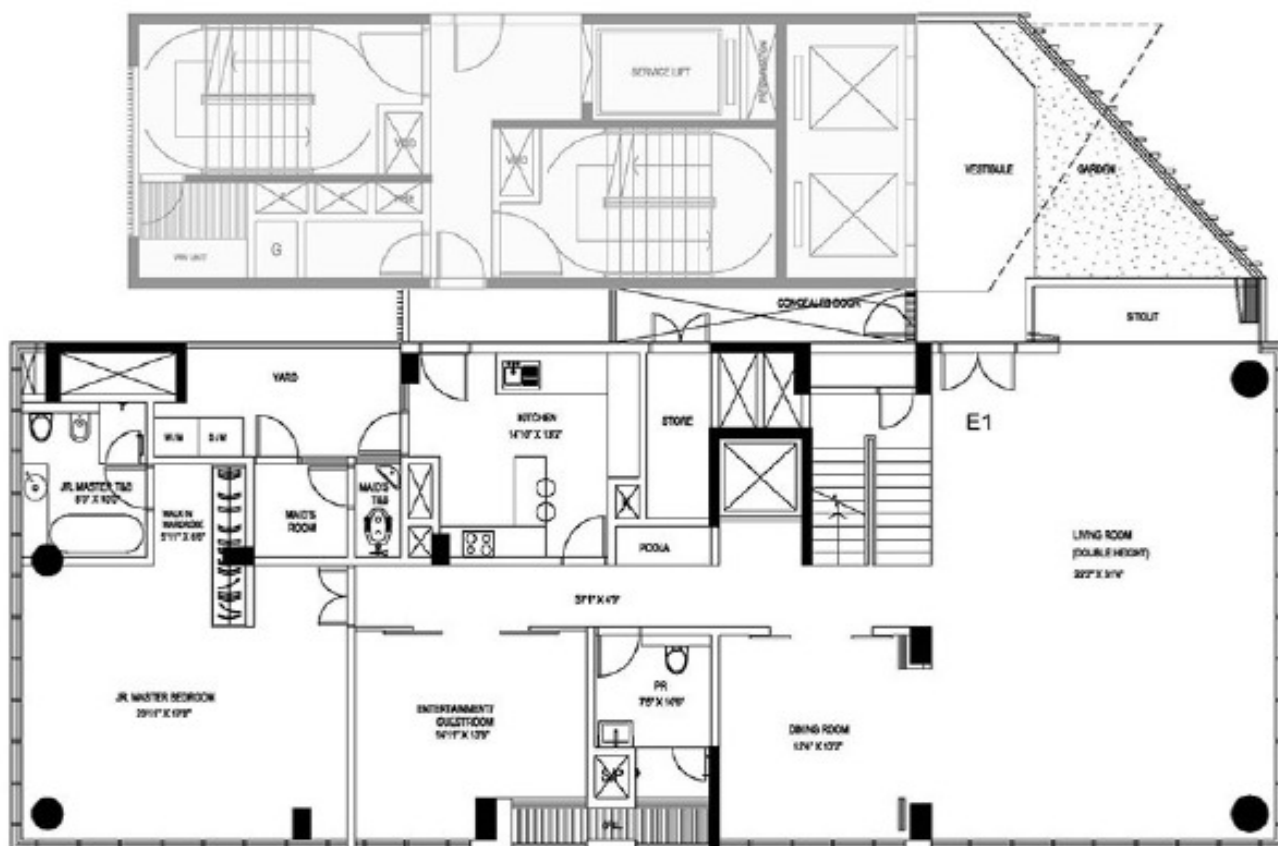
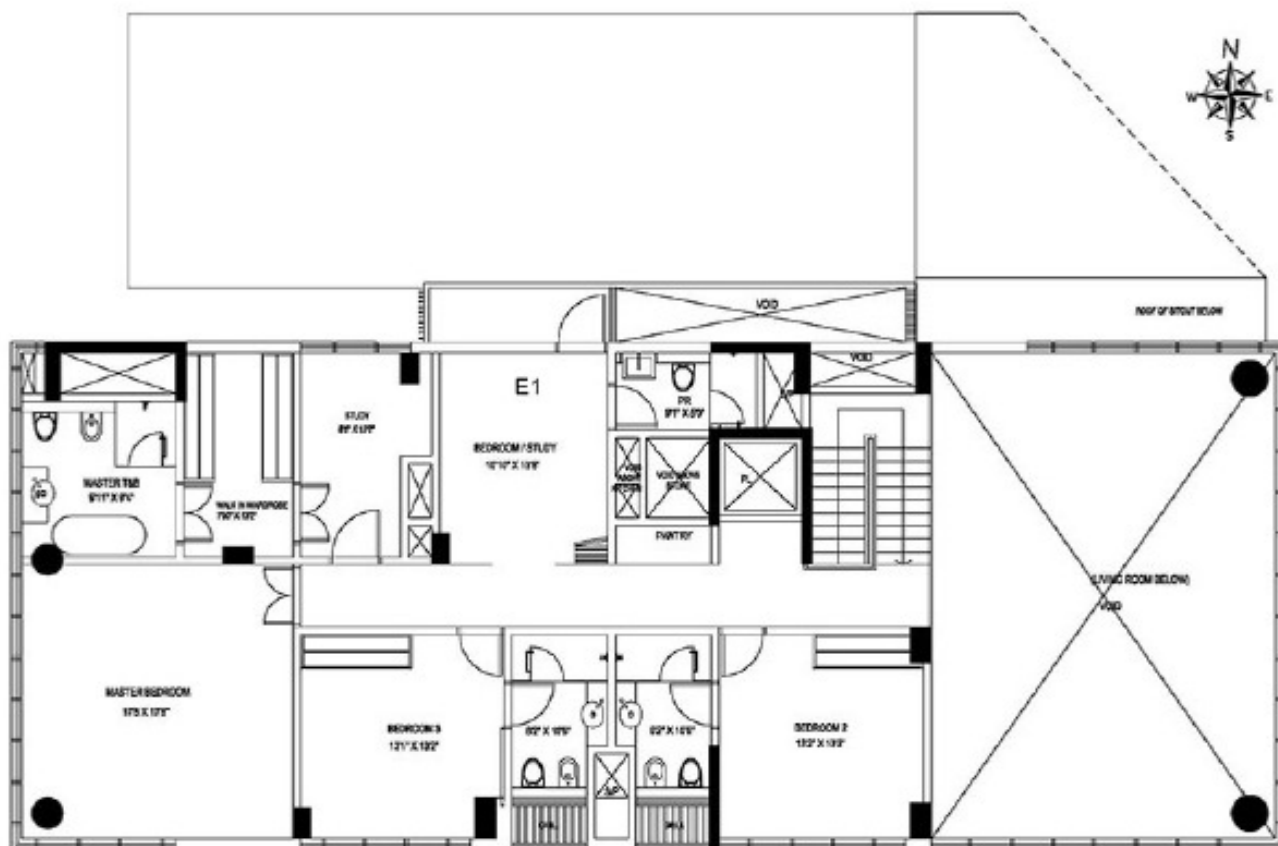
**Typical Floor Plan : TOWER D - Unit D2
(3+1 BEDROOM)**



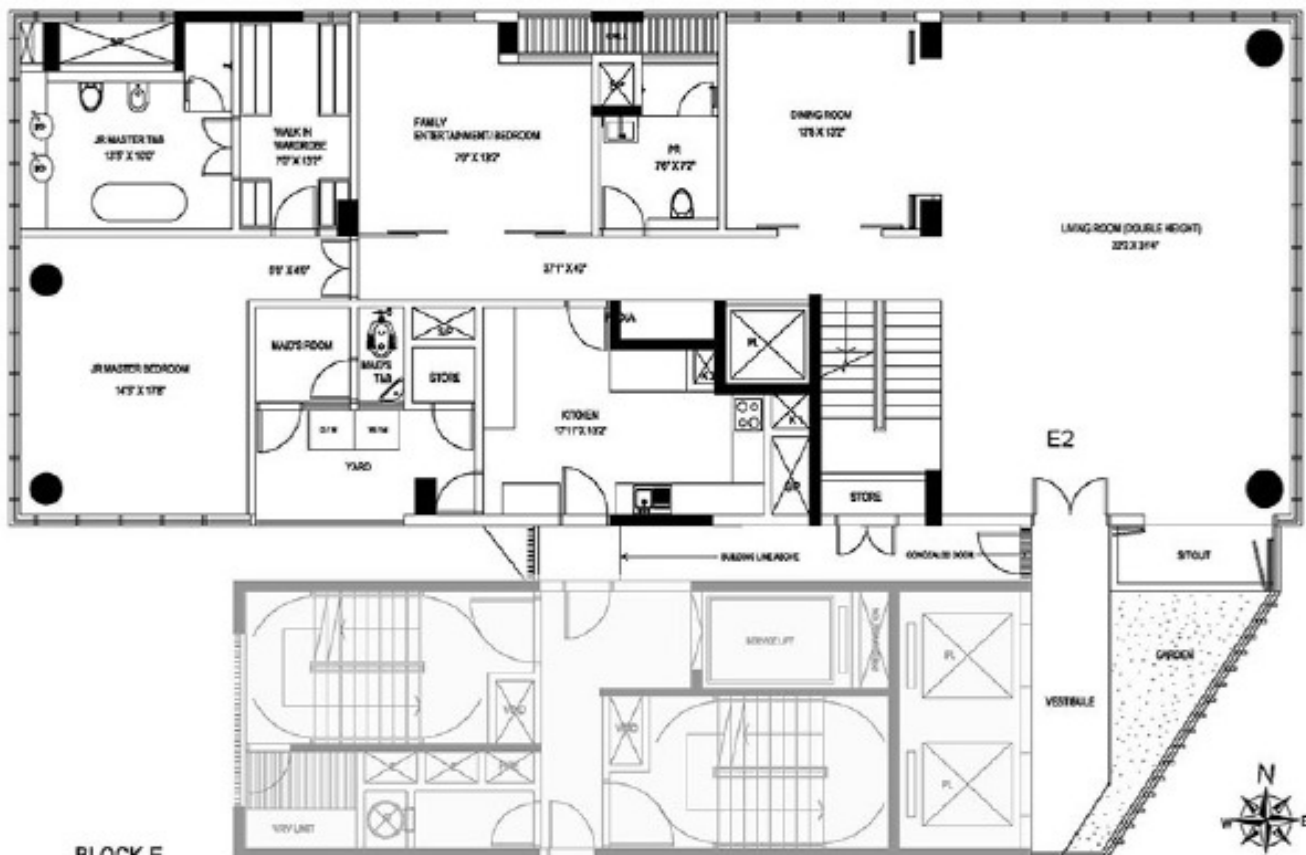
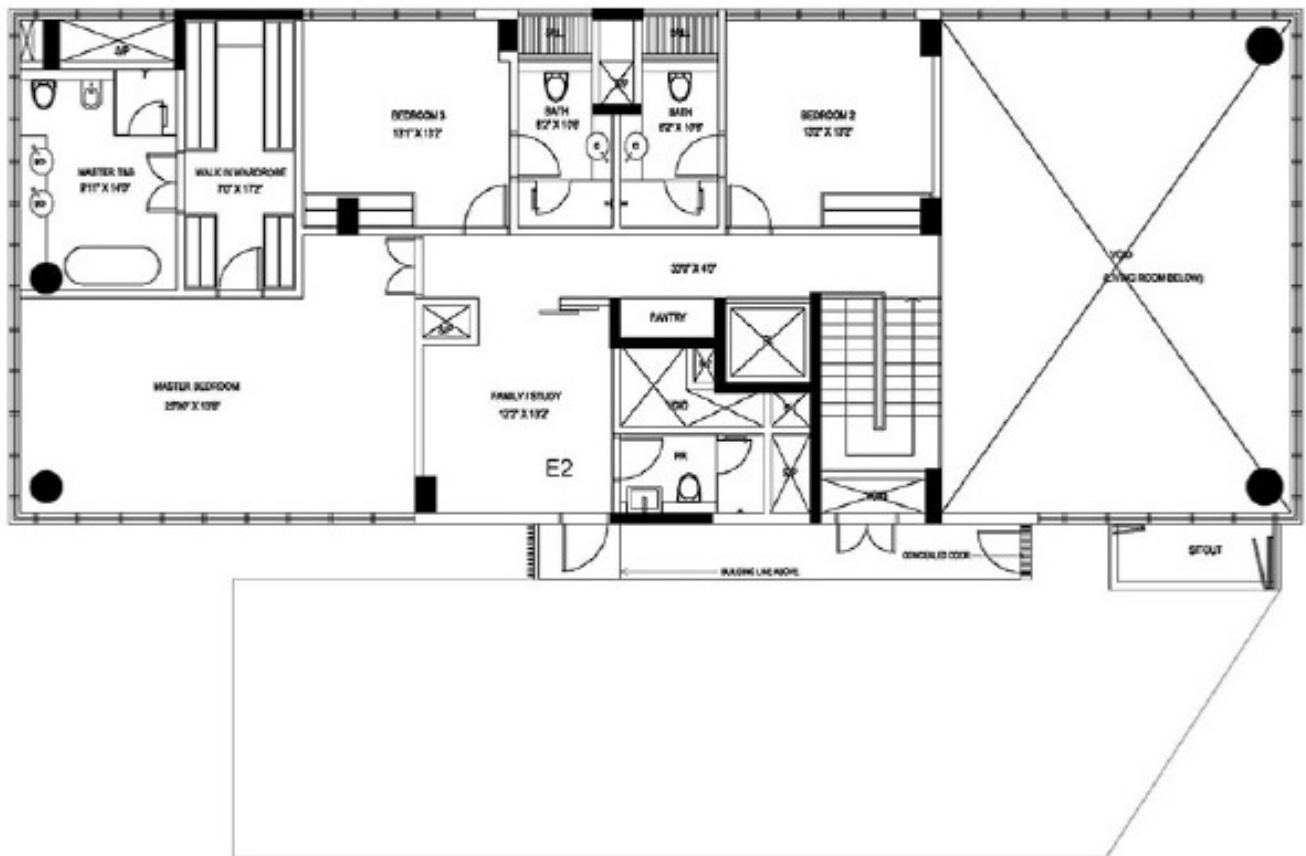
For Apartments Nos. 1 to 17 (Ground Floor to 16th Floor)



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BLOCK-E
APARTMENT - E1
TYPICAL FLOOR PLAN



BLOCK-E
APARTMENT - E2
TYPICAL FLOOR PLAN





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**STRATEGIC
ALLIANCES**

**BANGALORE REGION
AUTHORISED CHANNEL PARTNER**



Irshad Ahmed
98450 31500



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**DYNAMIC
TEAM**

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CHIEF OF STRATEGY & SALES
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MANAGER - SALES
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SIMRAN JHA
MANAGER - SALES
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Marketed by:



Sweetening the deal, since 1977.



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