



SHIBAM

PREMIUM LIVING

3 & 4 BHK @ SANTHOME



www.paracon.in



Paramount Realty

CREATING LANDMARKS • BUILDING RELATIONSHIPS

Paramount realty is a name familiar with real estate development in the city of Chennai, in regards to Residential, Commercial or Institutional buildings. We have **15 years** of experience in executing landmark structures in the city of Chennai and have delivered about **4 Lakh Sq.ft** of Residential space alone.

The company was established with the vision of developing projects for clients right from concept to commissioning. In pursuance to this vision the company started specializing in developing elegant real estate properties with lifestyle amenities. Our dedicated team of Architects, Designers, Engineers and Technical staffs have made numerous dream projects into reality.



— PRESENTING —



SHIBAM
PREMIUM LIVING

Santhome is one of the most beautiful and vibrant neighbourhoods in the city of Chennai. This landmark project consisting of six premium **3 & 4 BHK Residential Apartments** offers the perfect combination of comfort and convenience. With its close proximity to major arterial roads it ensures excellent connectivity and truly redefines peaceful & serene living. The stunning yet elegant design of the structure incorporates elements of modern architecture while maintaining a facade merging with the overall identity of Santhome.





PROJECT FEATURES

- Stilt+3 Floors of 6 Premium Living Apartments.
- Vaastu Compliant Homes.
- Spacious Apartments with well-designed living spaces, abundant natural light and ventilation.
- Modern Architecture with Contemporary facade and aesthetic appeal.
- Secured and Ample Parking Space.
- All Units are Road Facing.





REASONS TO BUY

- Prime and Posh Location in Santhome, Mylapore offering excellent connectivity and proximity to key landmarks.
- Unbeatable price
- Well Connected to South & North Chennai
- Walking Distance to Chennai Marina Beach
- In close proximity of upcoming Metro Station.



EXCEPTIONAL AMENITIES



DG Power
Backup



Digital Main
Door Locks



Automatic
Lifts



Rain Water
Harvesting



Security
Room



High End Plumbing
& Sanitary Fittings



Grand Entrance
Lobby



Central Gas
Piping System



24x7 CCTV
Surveillance



Provision for VRF
Central AC



Covered Car
Parking

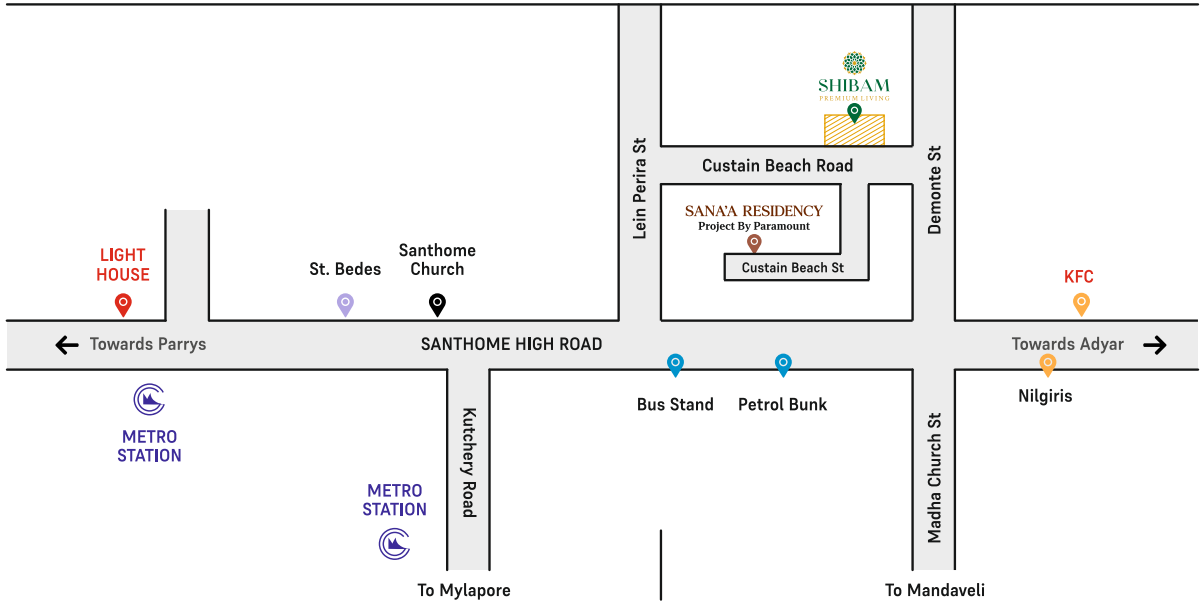


Provision for
EV Charging



CONVENIENCE AT YOUR DOORSTEP

TO BEACH



EDUCATION

- Chettinadu Vidhyashram School
- Rosary Girls Schools
- St. Johns Senior Secondary School
- St. Bedes Higher Secondary School

HOSPITALS

- Apollo Spectra
- BSS Hospital
- Kauvery Hospitals

FOOD & ENTERTAINMENT

- Marina Beach
- Citi Centre
- KFC
- Nilgiris

TRANSPORTATION

- Santhome Bus Stand
- Mandaveli Bus Depot
- Upcoming Metro Station



STILT FLOOR PLAN





KEY FLOOR PLAN





UNIT A 3 BHK



CARPET AREA
1310 SQFT

BUILT-UP AREA
1820 SQFT



UNIT B 3 BHK



CARPET AREA
1270 SQFT

BUILT-UP AREA
1775 SQFT



UNIT C

3 BHK + STUDY OFFICE

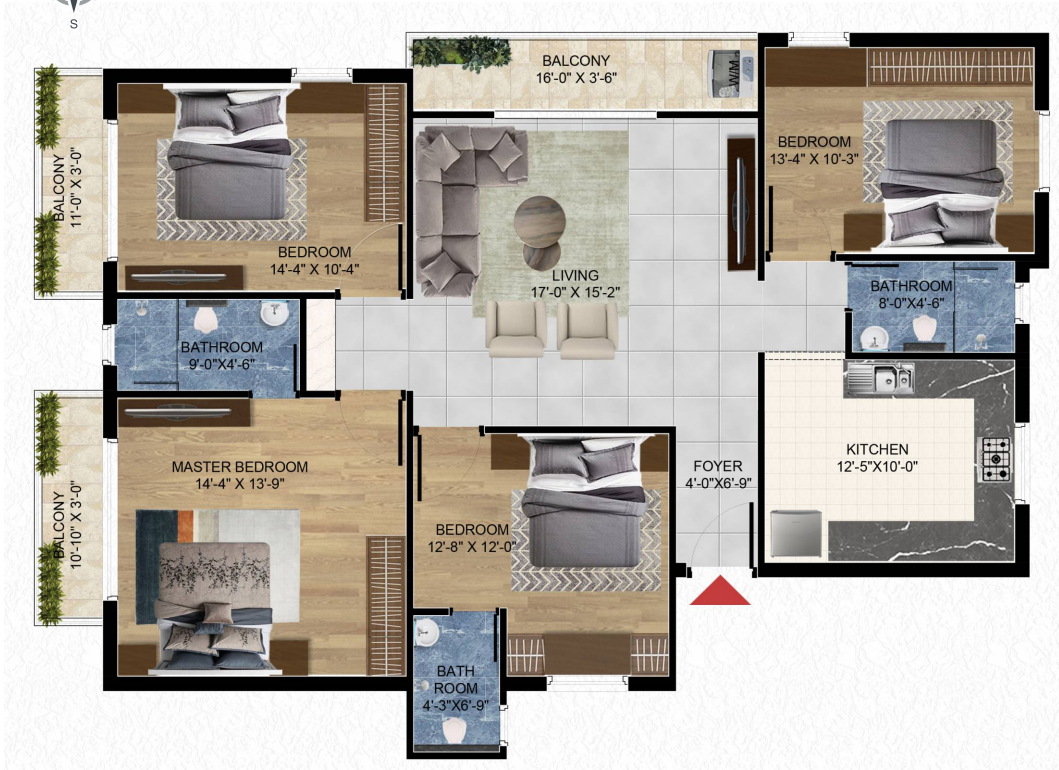


CARPET AREA
1323 SQFT

BUILT-UP AREA
1839 SQFT



UNIT D 4 BHK



CARPET AREA
1323 SQFT

BUILT-UP AREA
1839 SQFT



UNIT E 3 BHK



CARPET AREA
1260 SQFT

BUILT-UP AREA
1756 SQFT



FLAT AREA BREAKUP

UNIT	FLAT TYPE	CARPET (SQ.FT)	BUILT-UP (SQ.FT)
A	3 BHK	1310	1820
B	3 BHK	1270	1775
C	3 BHK + STUDY OFFICE	1323	1839
D	4 BHK	1323	1839
E	3 BHK	1260	1756



STRUCTURE

- RCC Framed Structure



WALL FINISHES

- Internal wall in the living, dining, bedrooms, kitchen and lobby with 1 coat of primer, 2 coats of putty and 2 coats of acrylic emulsion
- Ceiling with 2 coats of acrylic paint
- Exterior faces of the building with 1 coat of primer and 2 coats of exterior waterproof emulsion
- Toilet walls with glazed ceramic tiles up to full height for aesthetic finish



FLOORING

- 4x2 and 2x2 Feet double glazed vitrified tiles in living, dining, kitchen
- Anti-skid ceramic tiles in bathrooms, balconies and utility
- Parking Tiles in stilt floor.
- Granite in common areas and staircase
- All weatherproof white insulation tiles in terrace



KITCHEN

- Plumbing and electrical provisions for modular kitchen
- Provision for chimney
- Provision for water purifier
- Granite Platform



BATHROOM

Sanitary fittings / CP fittings will be Jaguar / Kerovit or equivalent brand and Provision for Geyser will be provided in all the bathrooms



WINDOWS

- High-end UPVC window with see-through plain glass
- French doors to access balcony, with high-end UPVC frame
- Ventilators of UPVC frame with suitable louvered glass panes



ENTRANCE DOORS

Main door of 7 feet height with teak wood frame and double side veneer finish skin with Yale or equivalent Digital Locks and Brass Fittings.



BEDROOM DOORS

Seasoned good quality wooden frame with Laminated doors of 7 ft height with branded locks and SS Fittings



BATHROOM DOORS

UPVC Frame with Chemically treated Waterproof door of 7 ft height with enamel / laminated finish.



ELECTRICAL FITTINGS

- Polycab / Orbit or equivalent cables and wiring
- Anchor Roma or equivalent switches and sockets
- WiFi, Telephone and DTH points in Living Room
- Provision for VRF / Split Air-conditioner points in all bedrooms and living room



ELEVATOR

- Automated Lifts OTIS / Johnson



POWER & BACKUP

- 3-Phase power supply for all apartments
- DG backup will be provided

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Dear Customer,

An exciting opportunity of receiving referral rewards awaits you. Refer your friends, colleagues or family to **SHIBAM** and stand to earn rewards for your efforts.

To refer, give a call on our marketing contact numbers (or) mail us on connect@paracon.in

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SCAN QR FOR



LOCATION

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