



Designed to Delight

MINERVA HOUSING

®

KAAVYA NEST

Ponniammann Koil Street
Madipakkam



9094 123450

www.minervahousing.com



HOME LOAN FROM





Designed to Delight

MINERVA HOUSING®

*A piece of Heaven sent to Earth
Forever in our memories*

KAAVYA NEST is brought to you by Minerva Housing having a committed team of highly experienced engineers and dynamic professionals capable of understanding and translating your dreams into reality by providing world - class residential properties that suit your needs and value for money.

Minerva Housing is engaged in Property Development mainly promoting residential spaces in and around Chennai.

An enviable legacy of momentous success and continuous progress, the company holds a predominant position and highly competitive in construction industry.

The company which has built its reputation for quality, integrity, innovation and unmatched customer service has been involved in some of the most eminent residential developments in the city over the last few years.

Ever since its inception the company has consistently set soaring standards.

A highly proficient team with several man-years of technology and management experience fuels the success of the company and every project of Minerva represents years of experience and an extensive portfolio of successful assignments.

Kaavya Nest that stands as a symbol of love



- Strategically located in a Holy county with industrial hubs surrounding it and with easy quick access from anyside... anywhere..
- Close proximity to Airport and Metro station.
- Optimum use of space in every flat to ensure maximum utility of natural light and cross ventilation in every room.
- Competitively priced with a wide choice, no compromise on quality in order to satisfy every pocket and heart.
- Designed by leading architects and crafted with the finest materials.
- Close proximity to CBSE, Stateboard schools, colleges, leading supermarkets, retail outlets, bus terminus, Railway station, general and Speciality hospitals, leading banks, five star and other hotels, theatres and of-course the Airport too!
- Premium amenities for a comfortable world-class life style and true home experience of luxury, greenery and tranquility within Chennai Metropolis.
- Complete security and a higher investment value for your generations to come!
- Pre-approved home loans from leading financial institutions.
- Vaasthu compliant, with a classic elevation, exterior facilities that will bring your family prosperity, good luck and happiness!

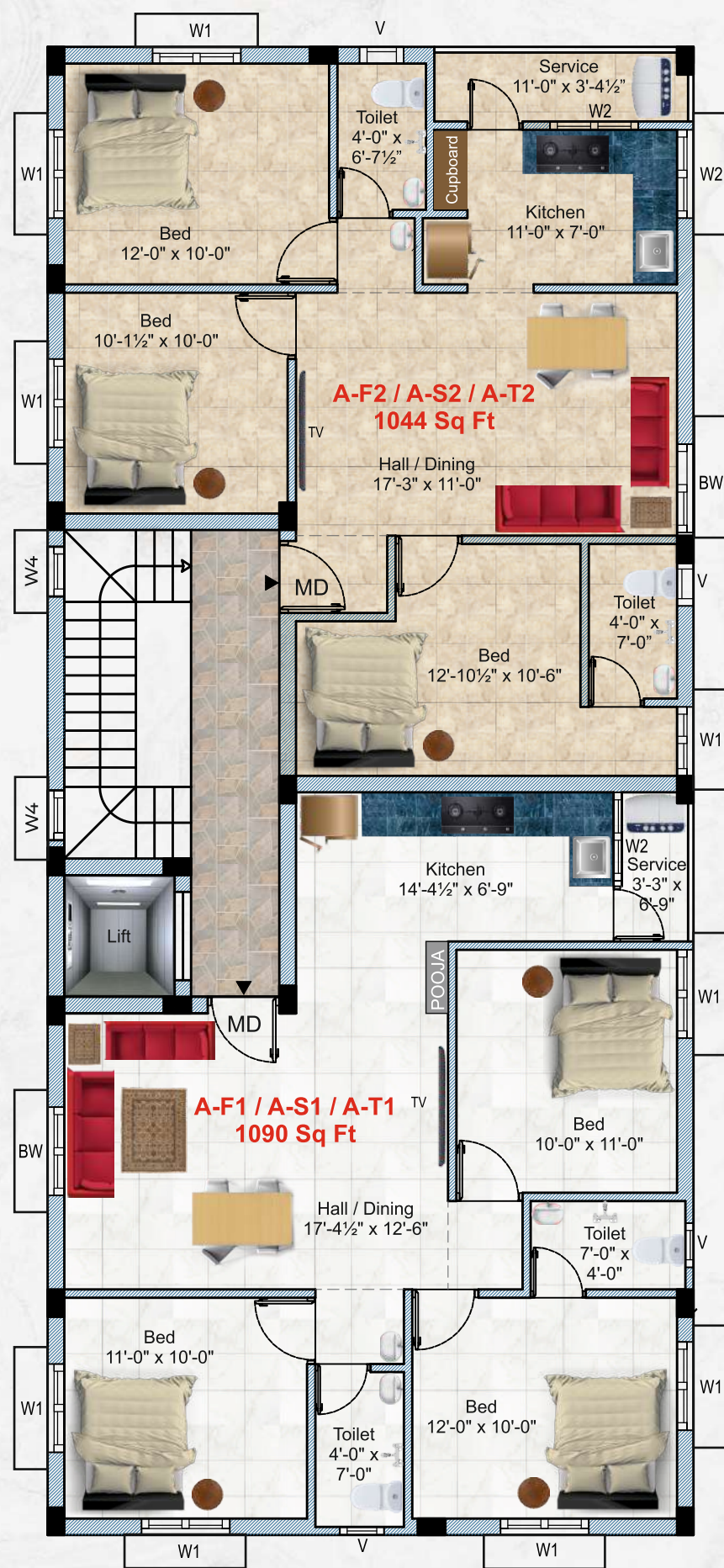
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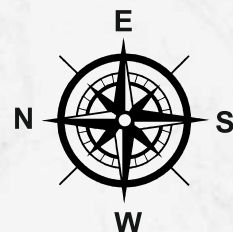
Good
Reasons
to go for



Kaavya Nest



A - BLOCK



SCHEDULE OF PAYMENTS

✓ At the time of Booking	5%
✓ At the time of Agreement	15%
✓ On completion of Foundation	15%
✓ On completion of Respective Roof	15%
✓ On completion of Plastering	15%
✓ On completion of Flooring	10%
✓ At the time of Registration	20%
✓ Before Key Handing over	5%

JOINERIES

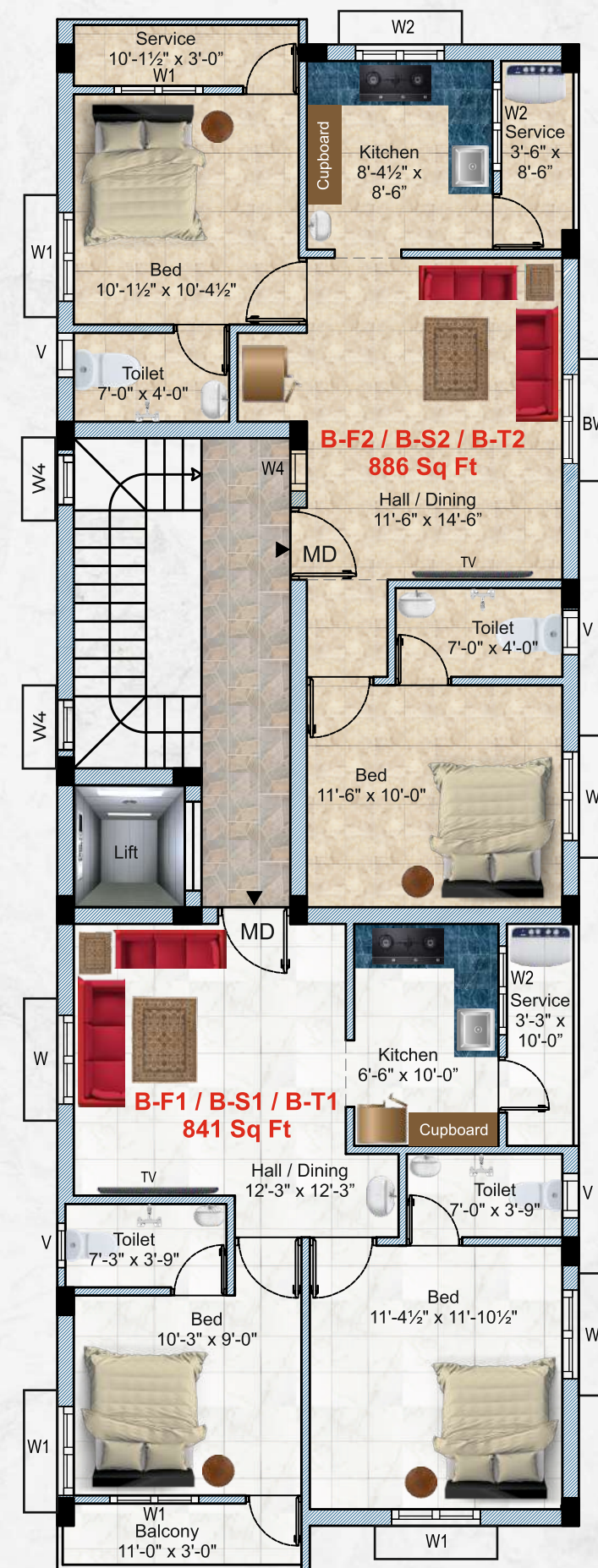
MD	MAIN DOOR	3'- 3" X 7'- 0"
D1	BED ROOM DOOR	3'- 0" X 7'- 0"
D2	BALCONY / TOILET DOOR	2'- 6" X 7'- 0"
BW	BIG WINDOW	6'- 0" X 4'- 0"
W1	REGULAR WINDOW	4'- 0" X 4'- 0"
W2	KITCHEN WINDOW	4'- 0" X 3'- 0"
W3	REGULAR WINDOW	3'- 0" X 4'- 0"
W4	VERTICAL WINDOW	2'- 0" X 4'- 0"
V	VENTILATOR	2'-0 " X 2'- 0"

EXTRA EXPENSES

- ✓ Registration Charges
- ✓ GST
- ✓ Ample Car Parking
- ✓ Service connection charges, Deposits & Incidental expenses for electricity, water / drainage connection etc.
- ✓ Property Tax arrangements.

AREA DETAILS OF KAAVYA NEST

Flat Floor	A - BLOCK		B - BLOCK	
	First Second Third	First Second Third	First Second Third	First Second Third
Flat Door No.	A-F1 A-S1 A-T1	A-F2 A-S2 A-T2	B-F1 B-S1 B-T1	B-F2 B-S2 B-T2
No. of BHK	3	3	2	2
Total Area in Sq Ft	1090	1044	841	886



B - BLOCK

Reinforced concrete footings, RCC framed structure with bricks / AAC blocks, conforming to Seismic Zone III requirements. Anti-termite treatment weathering course with quality tiles.

2 x 2 Double charged Nano coated strain free vitrified tiles in living / bedroom / dining / kitchen / utility / balcony. Acid proof ceramic tiles in toilet & anti skid tiles for staircase.

Designer concept ceramic tiles upto roof height in all toilets and 2 feet above the kitchen granite counter top.

Black granite counter with stainless steel sink as per
Designer concept tiles.

Designer teak wooden frames shutter with Melamine on both sides.

MS grill gate fixed before the main entrance in the ground floor and also in the Head room.

Teak wooden frames with quality flush shutter.

Designer factory made moulded frame shutter.

UPVC windows with MS grill, sliding with 5 mm designer opaque designer glass.

Wood work with synthetic enamel. Walls Painted with Asian Premium Emulsion.

Acrylic emulsion cement based water proof Damp Guard and weather proof Asian Paints.

Premium sanitary fixtures with branded CP fittings and Interior Concealed with heat resisting pipes with copper thread.

Modular switches, MCB of standard. ORBIT wiring with electrical busbar panel board. Three phase EB connection with volt meter. Provision for invertors and Computer.

Borewell at adequate depth and adequate capacity underground sump with separate overhead tank for borewell water & metro water with automatic Water level controllers.

Designer paver tiles for Car parking & hard cement flooring for the ramp.

Automatic Passenger Lift with Auto Rescue system as per the ISI standards.

Backup power in and around the common area along with adequate common area lights and fancy fittings.

Designed to comply with Vasthu.

- Ample Car Parking.
- CCTV with adequate memory for cloud viewing.
- Name Board, Letter Box, Cloth Hanger Post.
- S.S handrails for easy stairs.
- Rainwater harvesting.
- Separate EB Transformer. (If required)
- Video door phone with access control door entry to the lift lobby.
- Thinnai at Ground Floor and Terrace.
- Garden area.
- EV charging provision for each flat.
- Security Room.
- Multi-utility common restroom

AVAILABLE FLATS AT OTHER LOCATIONS



SAI DARSHAN SOWMIYA NAGAR PERUMBAKKAM

Area Details	First / Second / Third Floor
Only available Flats	F-1 / S-1 / T-1
No. of BHK	3
Total Area in Sq.Ft.	1165



ARUNODAYA SIVAGAMI NAGAR MEDAVAKKAM

Area Details	First Floor	Second / Third Floor	
Only available Flats	F-2	S-2 / T-2	T-3
No. of BHK	3	2	2
Total Area in Sq.Ft.	1350	846	907



QUEEN CASTLE TNGO COLONY NANGANALLUR

Area Details	3rd Floor
Only available Flats	T-1
No. of BHK	3
Total Area in Sq.Ft.	1650



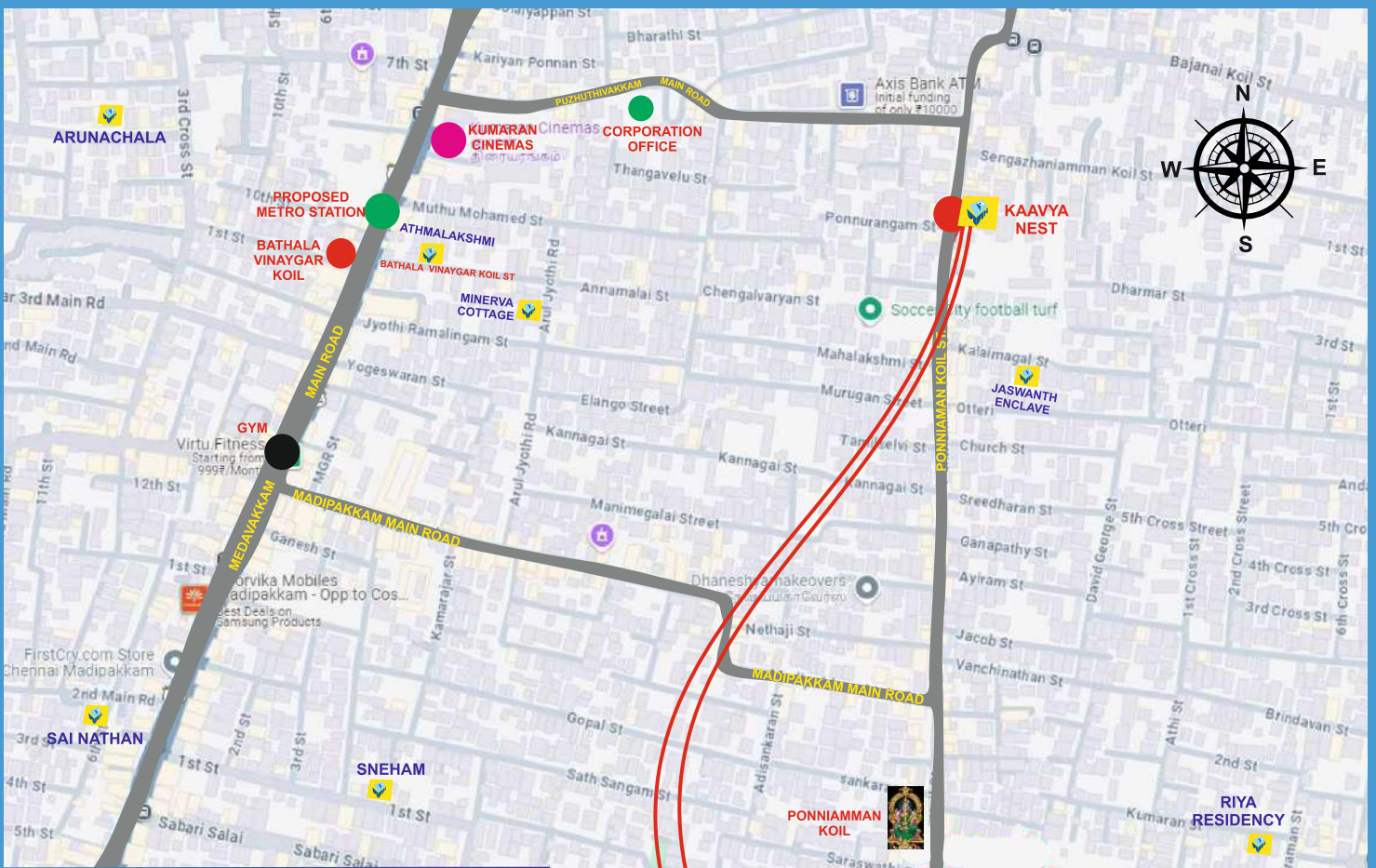
RADHA MADHAVAM RAM NAGAR NANGANALLUR

Area Details	First Floor	Third & Fourth Floor	Fifth Floor
Only available Flats	1-C	3B and 4B	5-A
No. of BHK	2	3	2
Total Area in Sq.Ft.	1058	1664	950



SANGEETHAM BAJANAI KOIL STREET CHOLLAIMEDU

2 BHK - 802, 890, 938 Sq Ft
3 BHK - 1145, 1340 Sq Ft



Corporate Office :

**# 22 - A, Vellalar Street,
Near Gandhi Road,
Velachery,
Chennai - 600 042.**



KAAVYA NEST

**Door No - Old - 11/A / New -15,
Plot No. 1 / A**

**Ponniamman Koil Street
Madipakkam, Chennai - 600 091.**



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An approved developer of CMDA and a member of BAI

Note : Details shown are for the purpose of illustration only. Subject to change without notice and will not form any part of agreement