



**VIJAYA
NIRMALA**
BUILDERS

SUN SHINE

AT SRI AYYAPPA NAGAR
KOYAMBEDU

2 & 3 BHK
Apartment

SUNSHINE Amenities



**Covered
Car & Bike
Parking**



**V3F With
ARD Lift
Up to Terrace**



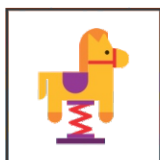
**Security
Cabin**



**CCTV In
Car Parking
& Terrace**



**100%
Common Area
Power Backup**



**Children
Play Area**



**Access Control
System**



**Space For
Association
Gatherings**

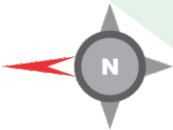
SUN SHINE. This beautiful apartment is located in the western city of Chennai. Very close to schools, colleges, hospitals, shopping, dining and entertainment.



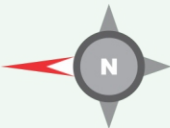
SUN SHINE

Site : No. 205, Sri Ayyappa Nagar,
1st Cross Street, Koyambedu,
Chennai - 600111.

GROUND FLOOR PLAN



FIRST, SECOND & THIRD FLOOR PLAN



Flat A - 1435 Sqft

Flat B - 974 Sqft

SPECIFICATION

Foundation

Pile Foundation.

Structure

RCC Framed structure.

Super Structure

9"thick main walls and 4.5" thick for partition walls.

Flooring & Wall Dadoing

Living & Bedrooms - 2'x2' Verified joint free anti-strain tile flooring.

Staircase and lobby - Antiskid tiles.

Toilet - 10' Height wall dado with anti skid flooring.

Kitchen - Black granite counter with stainless steel sink, wall dado tiles above platform up to 2' feet .

Main Door

Teak wood door.

All Other Rooms

Teak wood frame with flush door.

Windows

Teak wood / UPVC frame with glazed shutter.

Plumbing

CPVC pipe for water supply and PVC pipe for waste lines.

Sanitary fitting

Parryware or its equivalent.

CP Fitting

Jaguar.

Electrical

Wiring with Orbit / Finolex copper wires. steel boxes, modular switches, Anchor Roma / equivalent.

Communication

TV point in living room.

Telephone points in living room.

Paintings

Interior Wall - Asian Tractor emulsion & wall putty (each 2 coats).

Exterior Wall - Apex Ultima emulsion.

Other Doors - Synthetic enamel paints (2 coats).

Features :

LIFT, Covered Car Parking, Bore well, UG Water Sump, Invertor Line.

SCAN QR
FOR LOCATION



**VIJAYA
NIRMALA**
BUILDERS

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