



THE MAXX HOMES

AT SIRUSERI

FLORA



DTCP: 249/2024



RERA: TN/35/4315/2024

A Perfect place to find your home



ot Trends: Now Analysis

Luxury Villas @ Siruseri

Connecting Urban Square



MAXX HOMES

BEGIN WITH THE BEST

Individual Villa's at cost of an Apartment

3BHK VILLA STARTS FROM 77 LAKHS

Project Description

Presenting **Maxx Homes - Flora** of Joy & Comfort

Maxx Homes - Flora is a revolution in a concept of Urban Living for the generation next this oasis of joy dotting on prime place with Culture of Peaceful & Safe Environment.

Built with revolutionary - architecture design consisting of futuristic fusion of concrete, glass and steel, that ensures every apartment owners. Retreat of ecstasy, along with facilities of modern civilization.

We expect huge appreciation of property value, vast business & job opportunities, Educational facilities, IT hubs & auto hubs for investors & buyers of our flats in this location of a life time.

**TEAM,
MAXX HOMES.**



MAXX HOMES - FLORA
A Perfect place to find your home



Luxurious - 3 BHK VILLAS



GET CONNECT WITH US
+ 91 99624 88877

Mail ID: maxxhomessales@gmail.com
Website : www.maxxhomes.in



Completely
Independent
Expandable
Villa's

Individual
Villa's at a
Cost of an
Apartment

Peaceful &
Calm with a
Non-Polluted
Environment

Good Water
Resource
100% Vasthu

On-Time
Delivery

Secured
Gated - living
Community

Big Reason To Buy

FLORA VILLAS

invite exclusive pleasure of life





VILLA
01

LAND AREA
1207 S.FT

BUILT-UP AREA
1818 S.FT

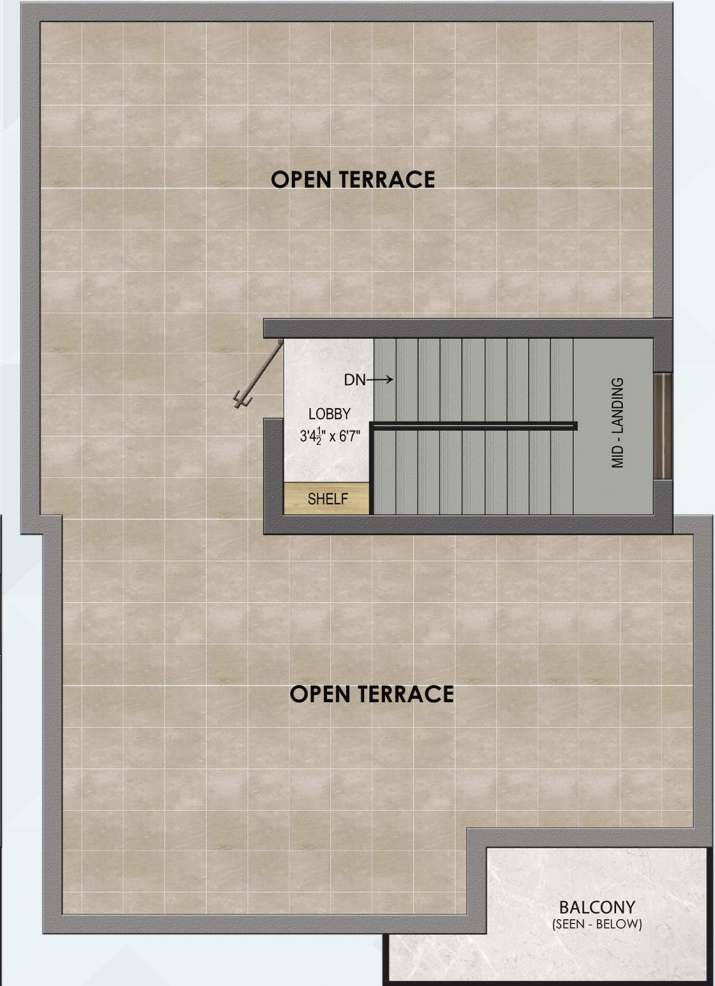
FACING
NORTH



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA
02

LAND AREA
1121 S.FT

BUILT-UP AREA
1819 S.FT

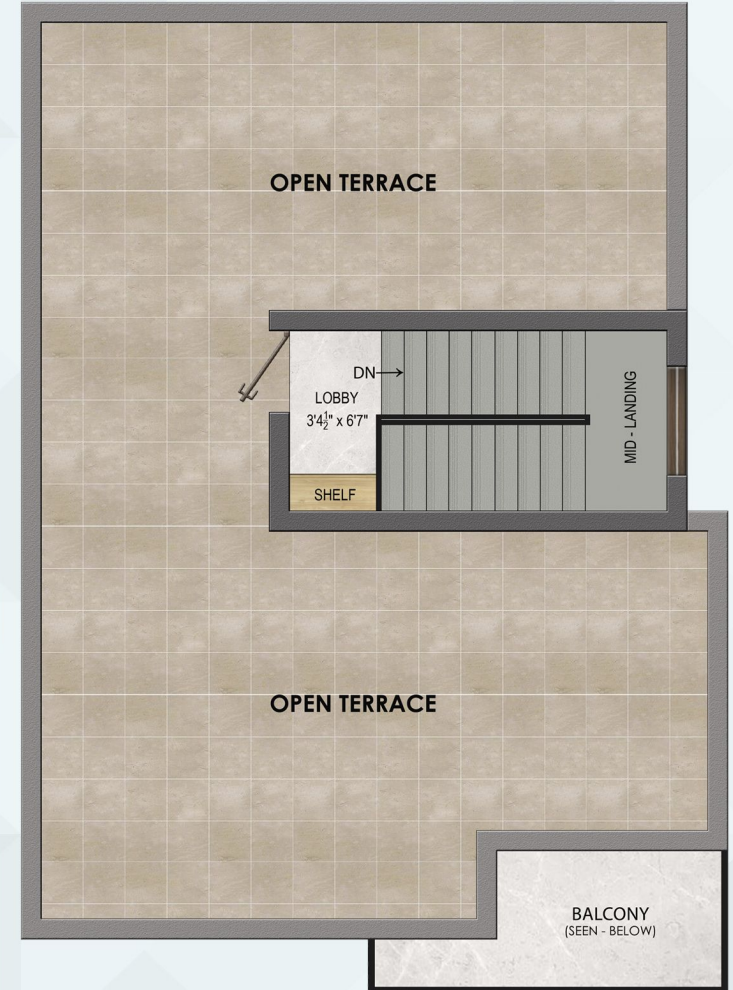
FACING
NORTH



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA
03

LAND AREA
1107 S.FT

BUILT-UP AREA
1786 S.FT

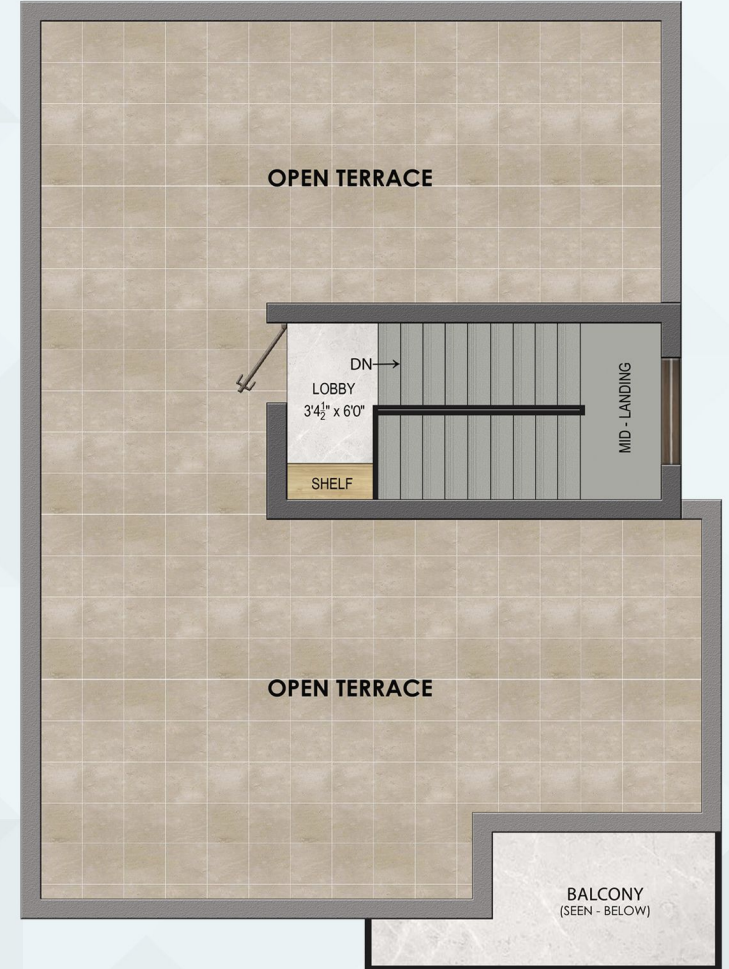
FACING
NORTH



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA
04

LAND AREA
1091 S.FT

BUILT-UP AREA
1761 S.FT

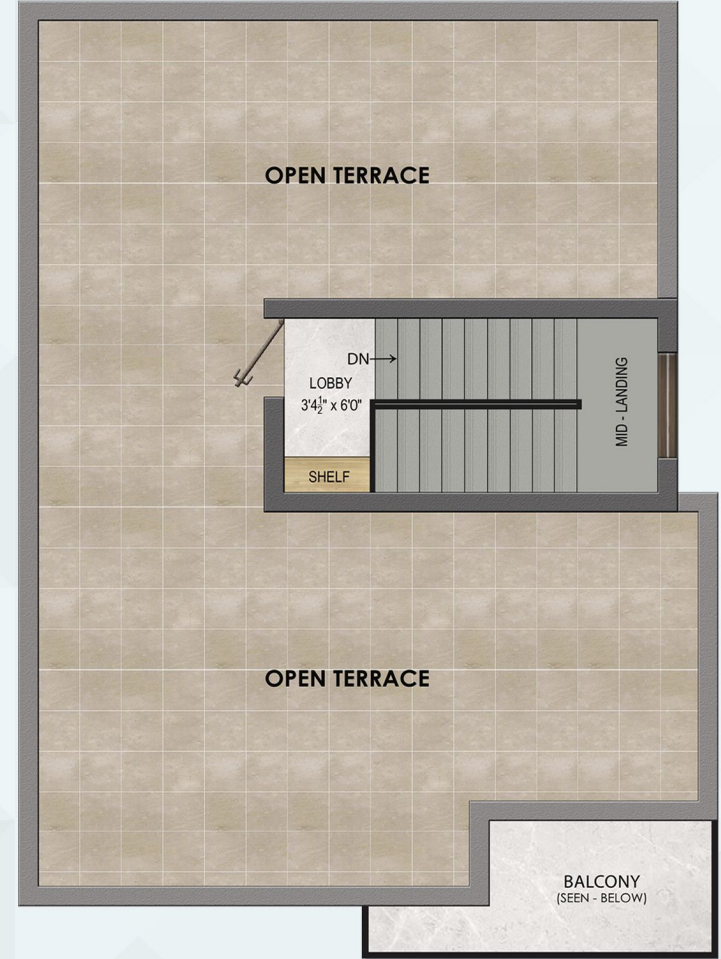
FACING
NORTH



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA
05

LAND AREA
1077 S.FT

BUILT-UP AREA
1734 S.FT

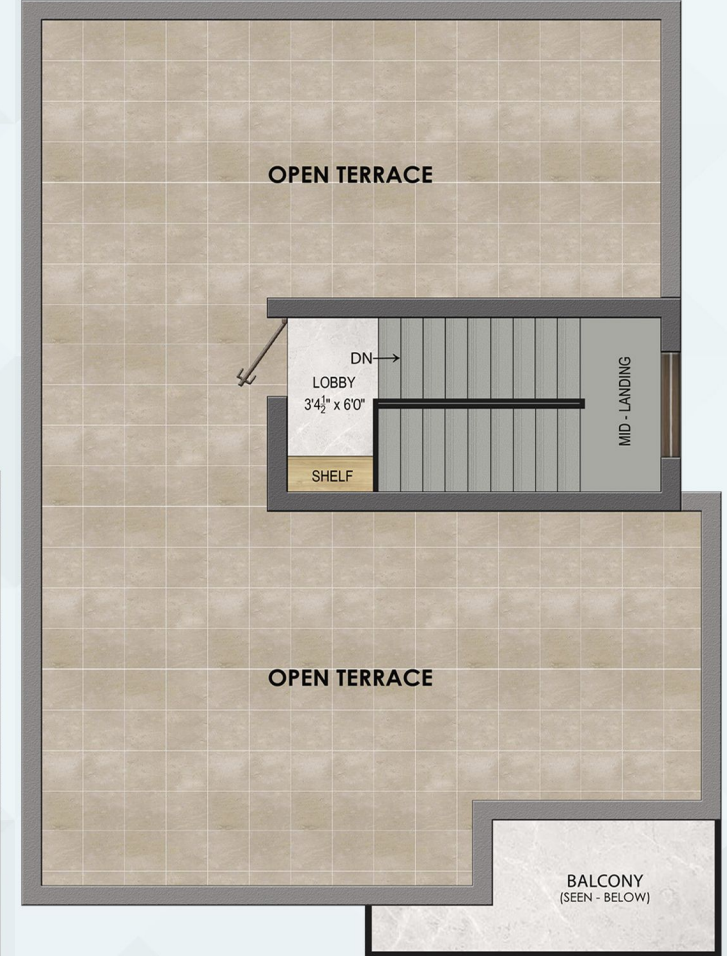
FACING
NORTH



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA
06

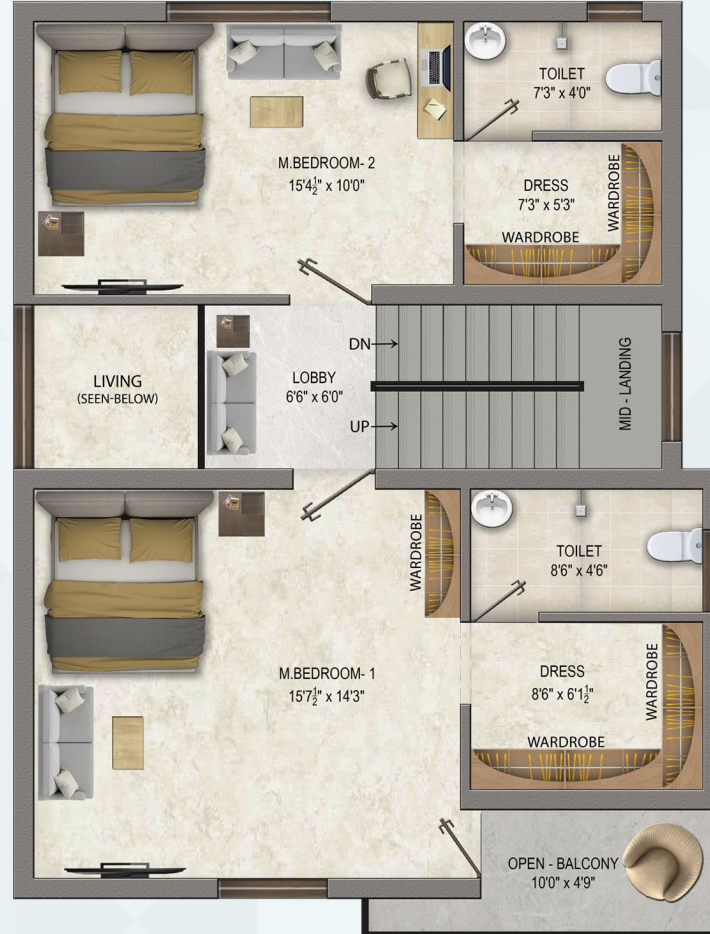
LAND AREA
1063 S.FT

BUILT-UP AREA
1727 S.FT

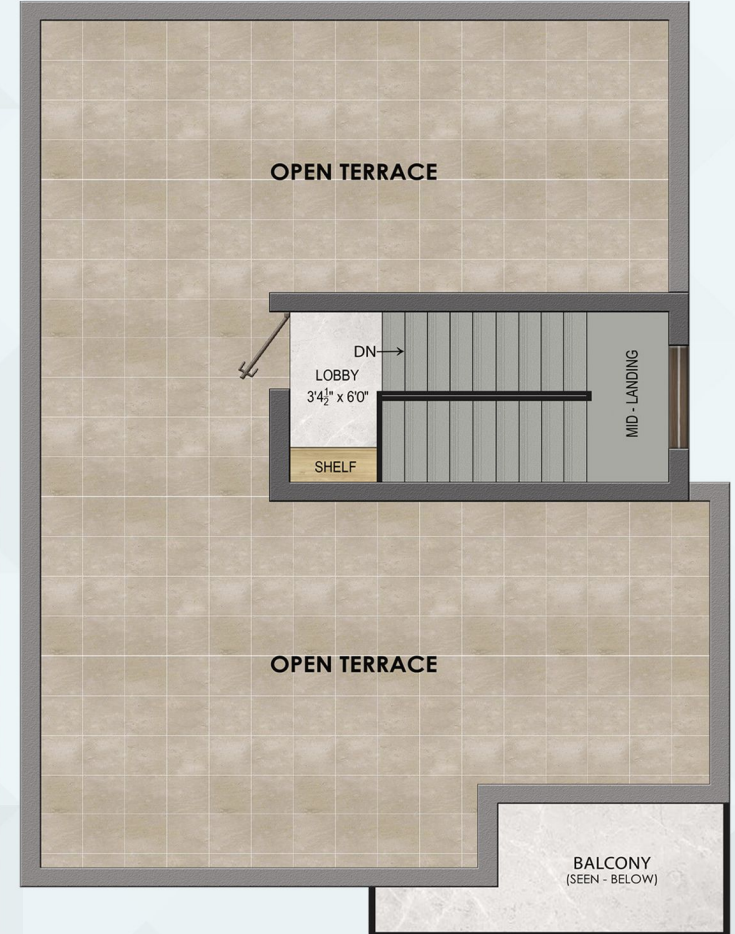
FACING
NORTH



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA
07

LAND AREA
833 S.FT

BUILT-UP AREA
1436 S.FT

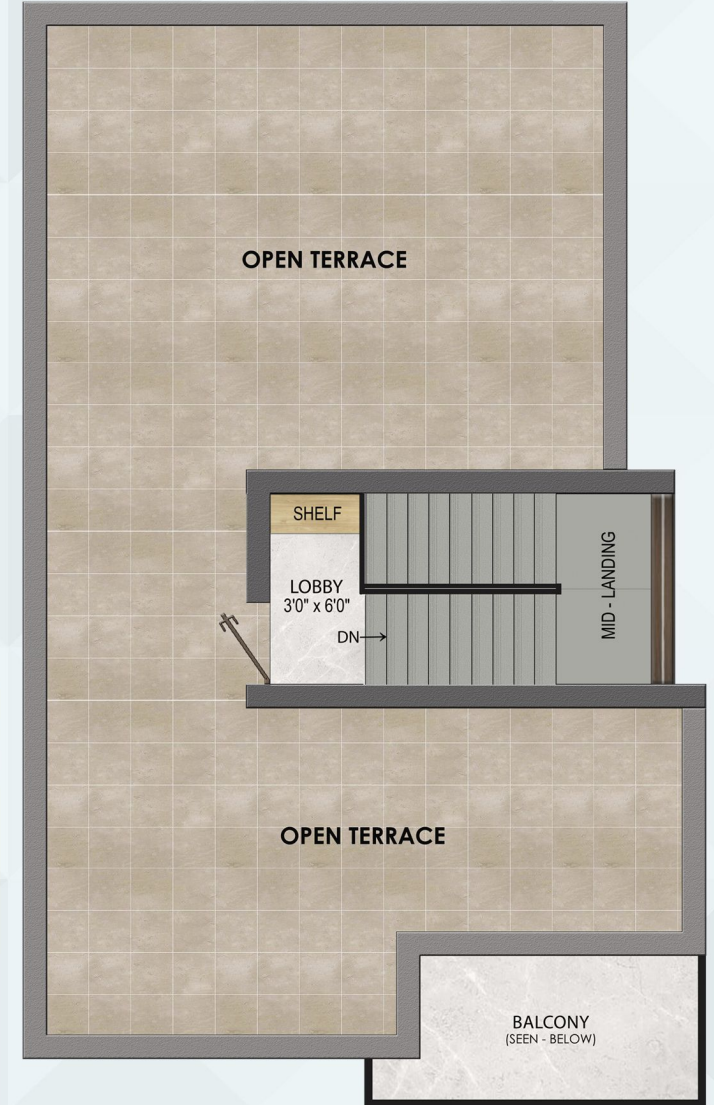
FACING
NORTH



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

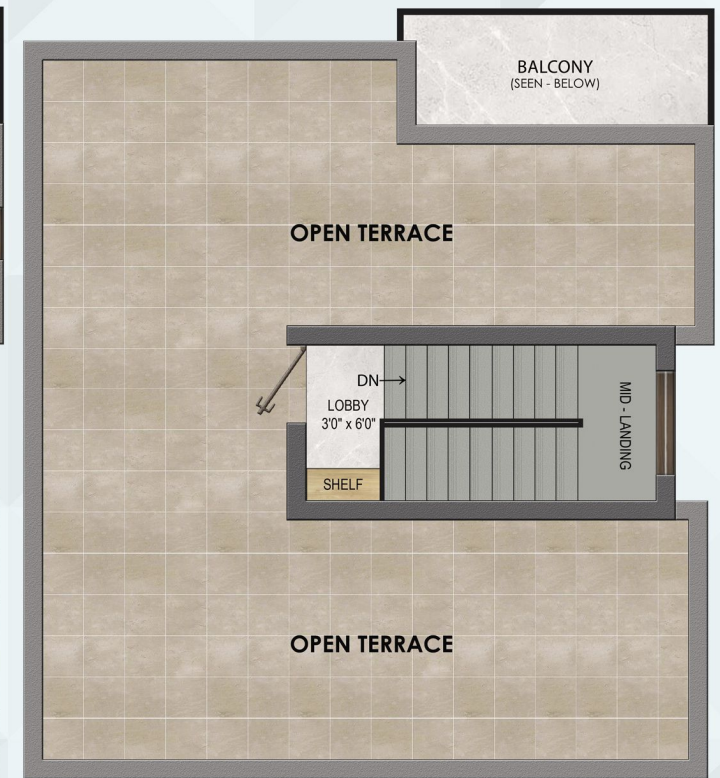


VILLA
8A

LAND AREA
933 S.FT

BUILT-UP AREA
1566 S.FT

FACING
NORTH



GROUND FLOOR PLAN

FIRST FLOOR PLAN

TERRACE FLOOR PLAN



VILLA
09

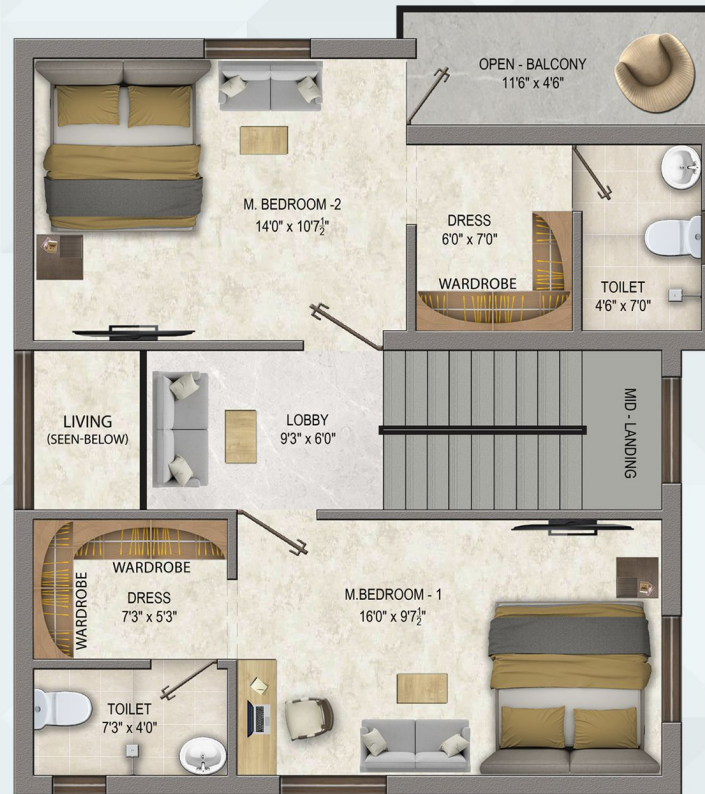
LAND AREA
902 S.FT

BUILT-UP AREA
1538 S.FT

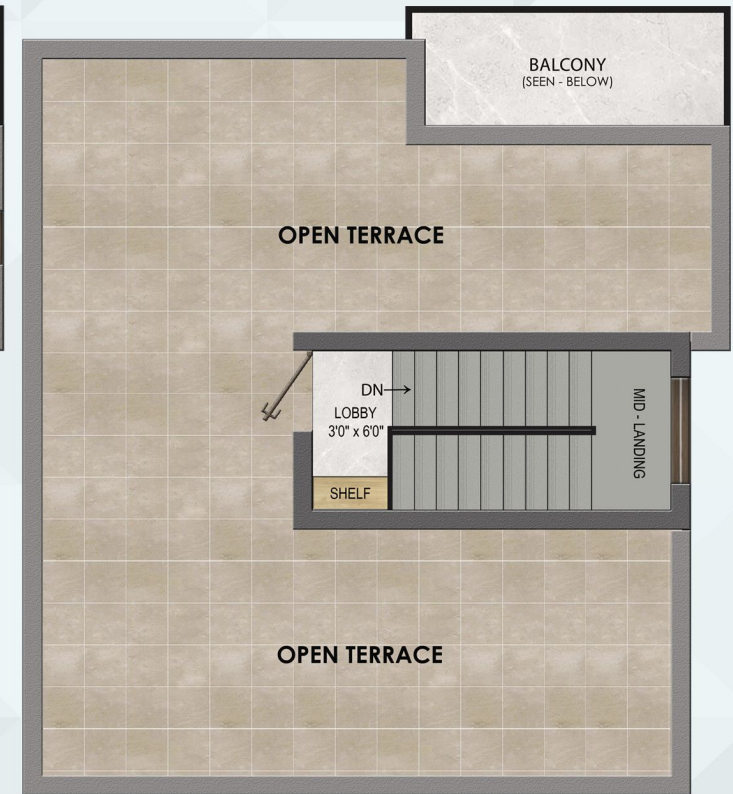
FACING
NORTH



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA
10

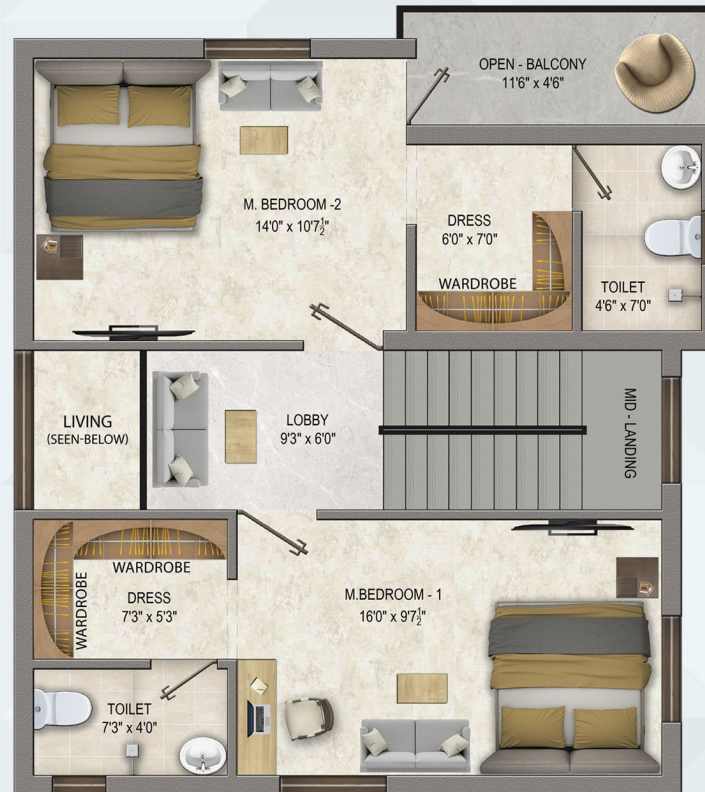
LAND AREA
906 S.FT

BUILT-UP AREA
1538 S.FT

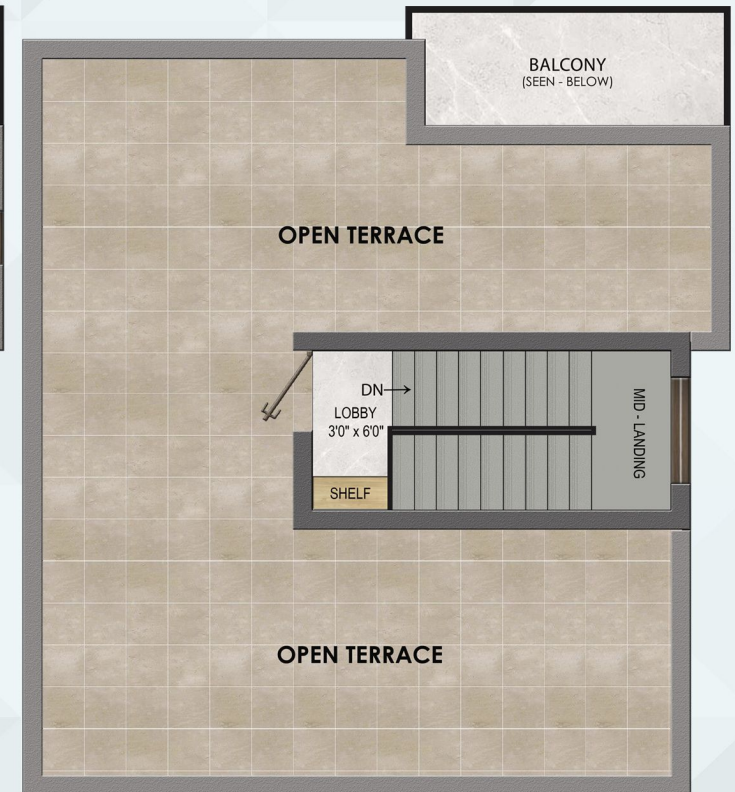
FACING
NORTH



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA
11

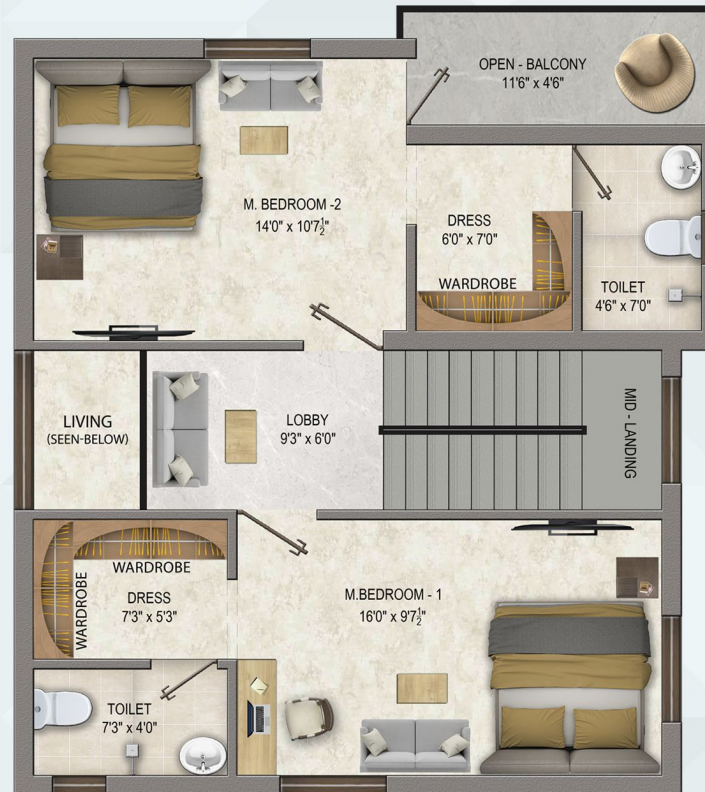
LAND AREA
903 S.FT

BUILT-UP AREA
1538 S.FT

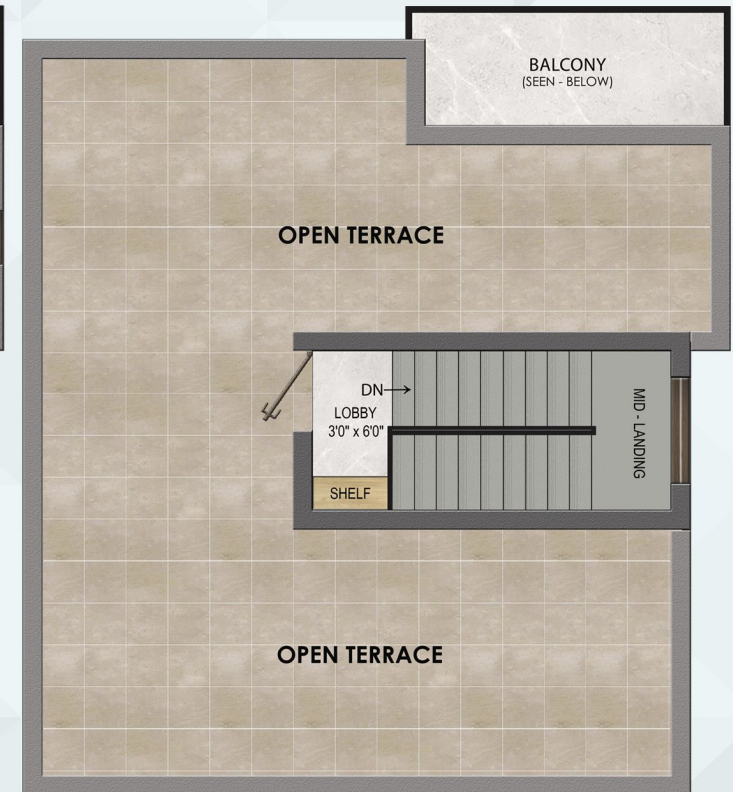
FACING
NORTH



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA
12

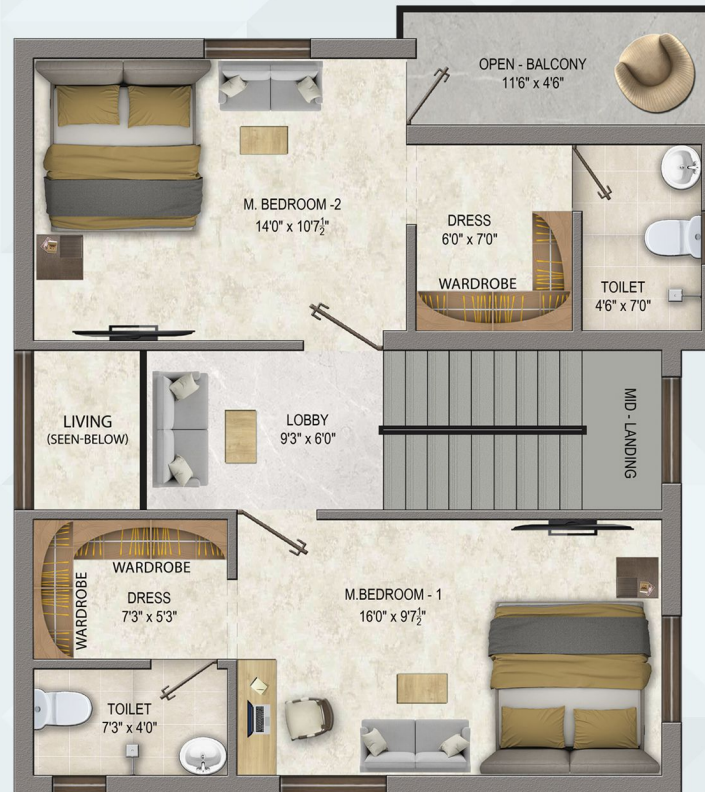
LAND AREA
903 S.FT

BUILT-UP AREA
1538 S.FT

FACING
NORTH



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA
13

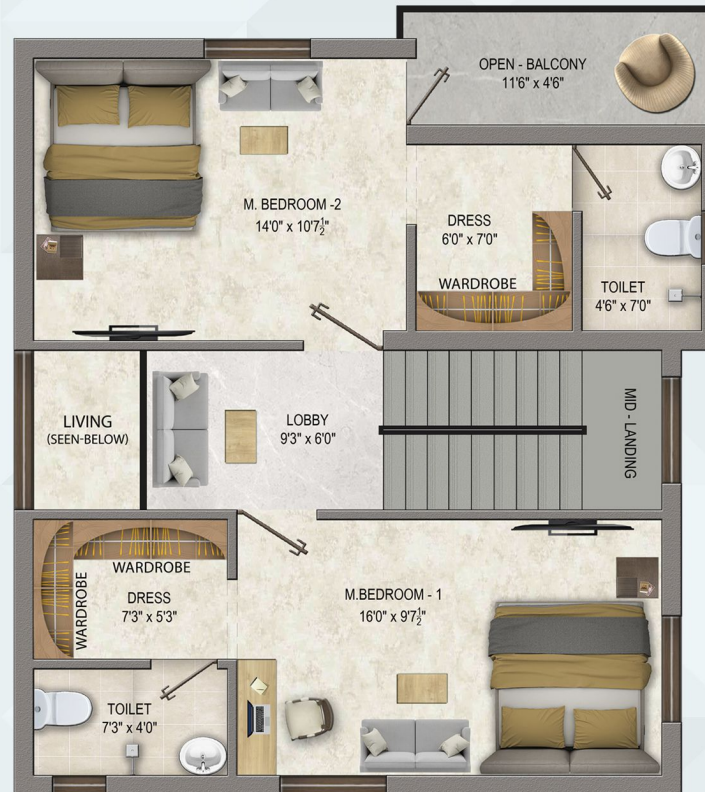
LAND AREA
904 S.FT

BUILT-UP AREA
1538 S.FT

FACING
NORTH



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA
14

LAND AREA
848 S.FT

BUILT-UP AREA
1366 S.FT

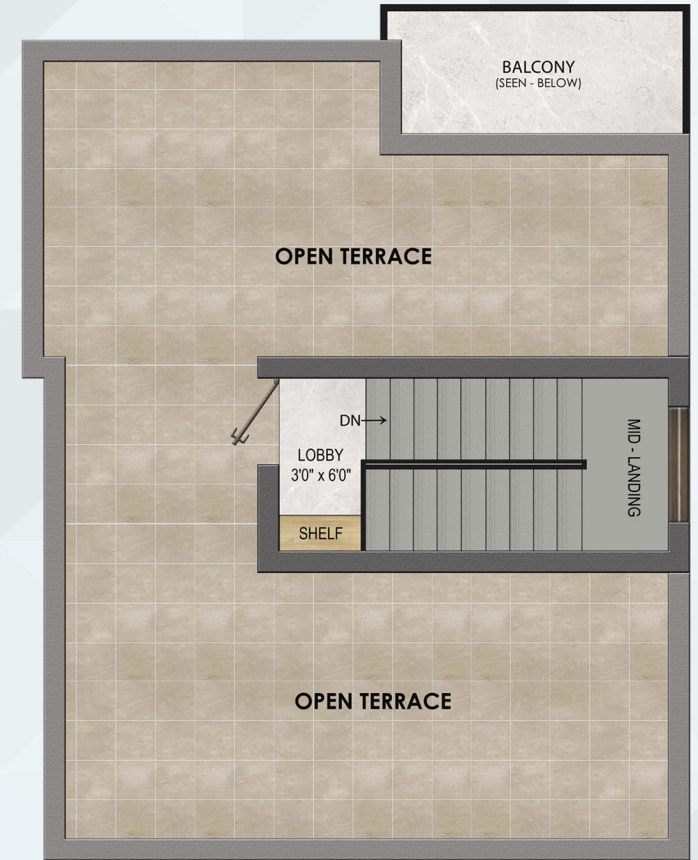
FACING
NORTH



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA
03-EAST

LAND AREA
1107 S.FT

BUILT-UP AREA
1786 S.FT

FACING
NORTH



OPTIONAL PLAN

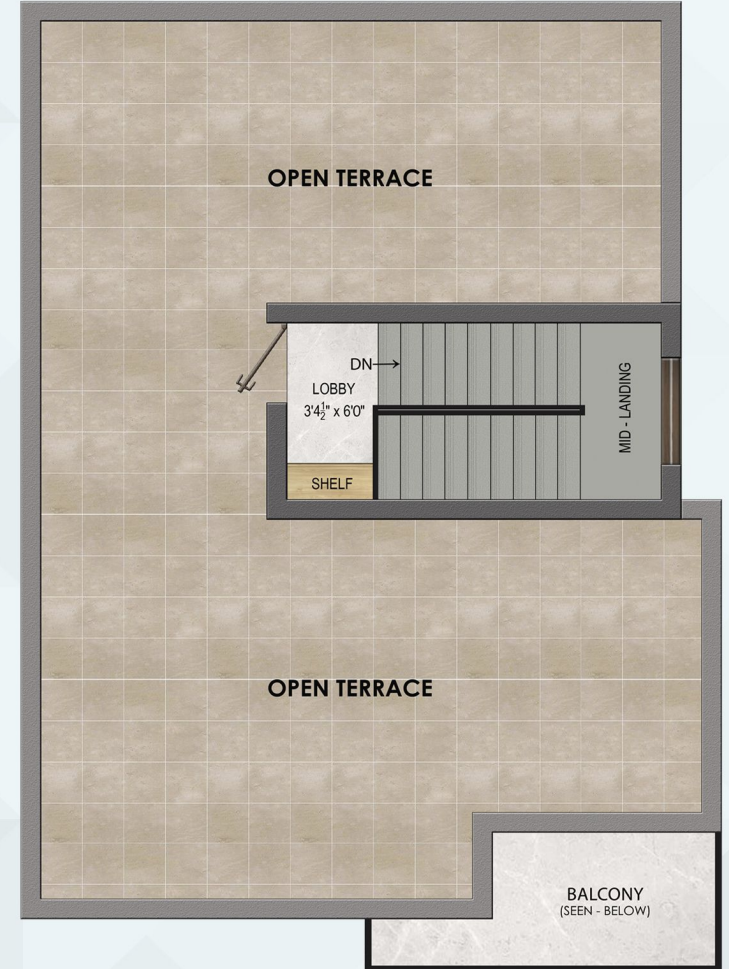
+36 S.FT
(STUDY - INSTEAD OF CUTOUT)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA 09-**WEST**

LAND AREA 902 S.F.T

BUILT-UP AREA 1538 S.F.T

FACING **NORTH**

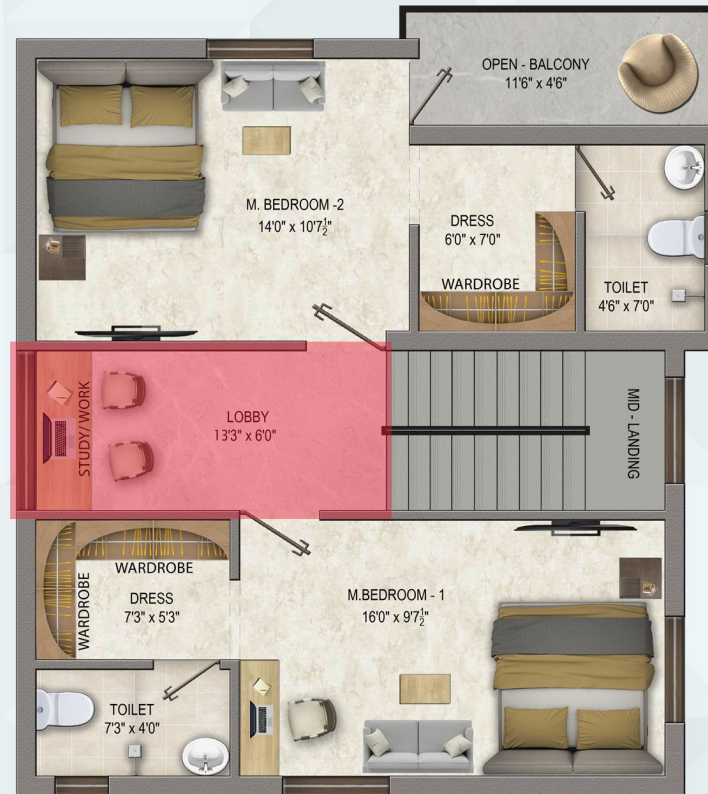


OPTIONAL PLAN

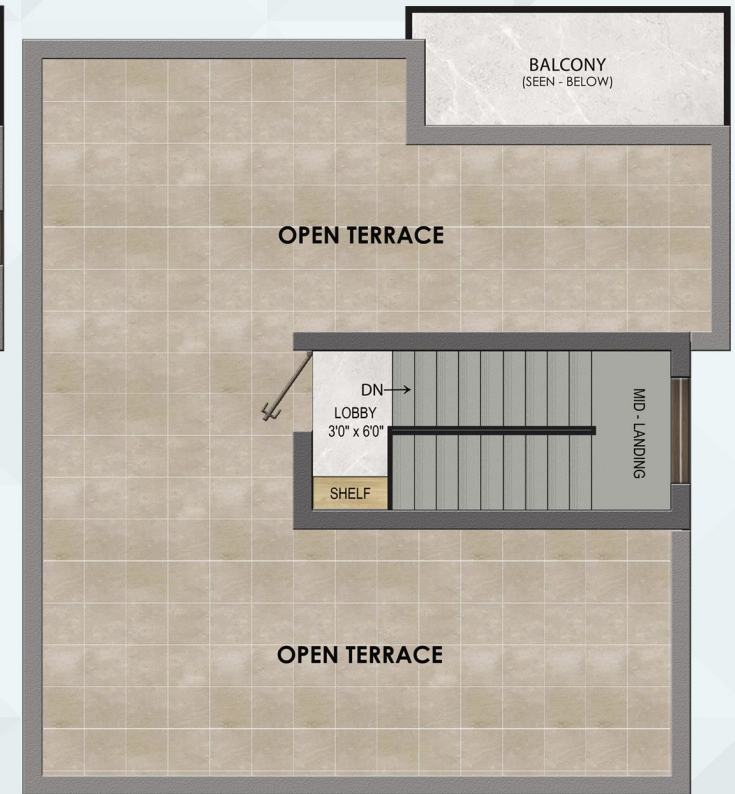
+24 S.F.T
(STUDY - INSTEAD OF CUTOUT)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

FLORA

Amenities



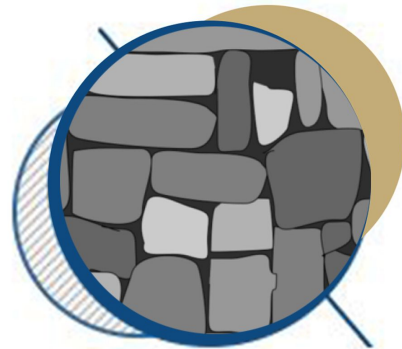
COVERED CAR PARKING
(With EV Socket)



PRIVATE TERRACE
(With Heat Resistant Tile)



**SEPERATE SUMP &
OVERHEAD TANK**



**PRIVATE - COMPOUNDED
DEVELOPMENT**



**CEASELESS LIGHTING/
VENTILATION**



**SEPERATE FRP
BIO-SEPTIC TANK**



READY *To move
To appreciate*

**LOCATED AT
SIRUSERI - THALAMBUR**
(With sprawling greens)

Renowned healthcare
Leading school & colleges,
Eminent malls within 10min.

*Experience the Home
That's Unique.....*



FLORA'S - SPECIFICATIONS



STRUCTURE: RCC framed structure with neat finish.

WALLS: Cement Bricks upto Basement & First Quality - Red Bricks with Cement mortar for Super-Structure.

DOOR & WINDOWS

MAIN DOORS: 1st quality Teak wood frame with Malaysian teak Paneled Shutters with Varnish Finish.

OTHER DOORS : Bed - Country Wood frame with Flush door, Bath room - Sintex Frame with shutters.

WINDOWS : UPVC Window with plain glass and MS bar.

VENTILATOR: Grills, UPVC ventilators with fixed louvers.

FLOORING AND WALL TILES

ALL ROOMS : 4' X 2' Standard Vitrified Tiles with skirting.

BATH ROOM WALLS: Anti-skid Ceramic tile Flooring and dadoing upto 7' feet height.

KITCHEN : Ceramic tiles dadoing upto 3' Feet Height.

STAIRCASE : Tiles or Granite or Kota Stone.

CAR PARKING (COVERED) : Good Grip Tiles will be provided.

COMMON AREA/PASSAGE: Inter locking paving blocks.

KITCHEN PLATFORM : Polished Black Granite Slap will be provided for the Kitchen platform. A Single Bowl stainless steel Sink will be provided.

PAINTING

INTERIOR WALLS: 2 Coats of Asian putty, 1 coat of Asian Emulsion primer 2 Coats of Asian Tractor Paint.

EXTERNAL WALLS: 1 Coat of Primer, 2 Coats of Ace Emulsion.

GRILLS: Primer with Enamel Paint Finish

PAINT MATERIAL : Asian, Nippon or Best in the Market.

BATH ROOM PROVISIONS

ATTACHED TOILET: 1 White Parry Ware EWC with health faucet, Wall Mixture Hot, Cold 1 Tap with shower. 1 no 18'x12 white washbasin.

COMMON TOILET: 1 White Parry Ware IWC and 1 no short body tap, Wall Mixture Hot, Cold 1 Tap with shower.

ELECTRICAL

Individual meters for each Villa (Provision 3 Phase supply). Concealed good quality ISI make wiring, ISI Modular switches. Orbit Wires or ISI equivalent wires, Noorwood or equivalent switches. Sufficient Quantity of plug points, light points, fan points, Etc... Spilt A/c provision in all bed rooms and Geyser provision. Invertor wiring in all bed rooms, living, and kitchen.

PLUMBING

Inner Concealed plumbing lines pipes Ashirwad / equivalent. All CP Fittings will be of Parry ware or equivalent. All Closets and Wash Basins will be of Parryware (White) or equivalent. All Tap Fittings will be of Parry ware or equivalent. Provision for Aqua Water filter/ shower/ Drain Pipes outside.

DRAINAGE

Under Ground Septic tank will be provide, Sewage line will be connected to the Septic tank.

SUMP

Under Ground Water tank will be provided Bore well with motor for tapping ground water.

OVERHEAD TANK

Adequate capacity as per standards (Sintex).

ANTI TERMITE TREATMENT

The foundation and the building will be treated with suitable Non Toxics chemicals for termite proofing.

LOCATION ADVANTAGES



SCHOOL

VELS VIDYASHRAM SCHOOL
ZEE NETWORK SCHOOL
HIRANANDANI UPSCALE SCHOOL (HUS)
GATEWAY THE COMPLETE SCHOOL
DAV CBSE SCHOOL
VELAMMAL CBSE SCHOOL



HOSPITALS

CHETTINAD HEALTH CITY
GLOBAL HEALTH CITY
SUPREME MULTI SPECIALTY



MAXX HOMES

BEGIN WITH THE BEST



COLLEGE

HINDUSTAN COLLEGE OF ARTS & SCIENCE
CHETTINAD MEDICAL COLLEGE
SATHYABAMA ENGINEERING COLLEGE
ANAND INSTITUTE OF HIGHER TECHNOLOGY
AGNI COLLEGE OF ENGINEERING
MOHAMMED SATHAK AJ ENGG. COLLEGE



IT COMPANIES

HEXWARE TECHNOLOGIES
TATA CONSULTANCY SERVICES
COGNIZANT
SYNTEL
ASPIRE SYSTEM SOLUTIONS
NEWGEN SOFTWARE TECHNOLOGIES



BANK

ICICI BANK
HDFC BANK
CUB BANK
SBI BANK
CANARA BANK



COMMERCIALS

AGS (VIVERA MALL)
MARINA MALL
MAYAJAAL MULTIPLEX
NILGIRIS
SPENCER'S DAILY

இங்க என்ன IRKU??

