

Marketed by: Chennai Property Service

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## About ATH

*With decades of expertise in crafting exceptional homes, Asset Tree Homes now brings its trusted legacy to villas. Each ATH villa is thoughtfully designed for complete land ownership, abundant space, and serene privacy, giving you the freedom to live life on your own terms within secure and well-connected communities across prime locations.*

20+  
Years of  
Excellence

100+  
Completed  
Projects

1000+  
Happy  
Homes

150+  
Experienced  
Personnel



Site Address: Veeranam Road, Padur,  
Old Mahabalipuram Road, Chennai-603 103

Office: No, 3/4, 7th Main Road, Jagath Nagar,  
New Colony, Chrompet, Chennai 600 044

 [www.assettreehomes.com](http://www.assettreehomes.com)  
 [sales@assettreehomes.com](mailto:sales@assettreehomes.com)

ATH  
**AURAVILLE**  
PADUR

# Villa Living

*Perfected by ATH*



# ✦ *Unfold* ✦

*Light awakens.*

*Moments bloom.*

*Everything begins to unfold.*



## ✦ *Solace* ✦

*The warmth of morning light,  
Coffee in hand, a bird in sight,  
Calm that drifts and  
lingers bright.*

# ◆ *Unbound* ◆

*Space to stretch,  
Air to glide, freedom  
flows with every stride.*



# ♦ *Reverie* ♦

*A chance to pause.*

*To breathe.*

*To feel the world a new.*



— PRESENTING —

ATH  
**AURAVILLE**  
PADUR

*3&4 BHK Independent Villas*

*Make Space For  
A New Life*

*Breathe, live, and move freely*

*Elegance in every corner*

*Calm in every step.*





## *Make Space For Everyday Elegance*

*A premium community of 29 French-inspired villas  
at Padur, blending space, elegance and serene living.*

- *29 French Inspired Villas*
- *3 BHK Independent Villas*
- *Villas Ranges from 1650 Sq. Ft.*
- *Padur - OMR's Calm Corner*
- *Red Brick Construction*

*Make Space For  
Peace Of Mind*



*Experience comfort and security  
every day with well-planned  
infrastructure and safety that  
surrounds you at every step.*

- *Well-laid Blacktop Roads*
- *Designer Street Lighting*
- *24x7 CCTV Surveillance*
- *Fully Secured Gated Community*

## *Make Space For Subtle Luxury*

*Spacious villas with open gardens, secure surroundings and thoughtful planning that celebrate refined everyday living.*

- *French-Inspired Façade*
- *Spacious & Naturally Ventilated*
- *Landscaped gardens & Open Spaces*
- *Premium Fittings & Fixtures*





## *Make Space For Possibilities*

*At Padur, life flows in calm rhythm, blending city convenience with nature's peace for a refreshing new beginning.*

- *Prime OMR Location*
- *Near Schools, Colleges & Corporate Corridor*
- *Easy access to ECR and Kovalam*
- *Peaceful surroundings with open greens*

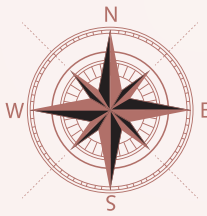
Make Space For Connectivity

Well-connected to Chennai’s key destinations, Aura Ville at Padur offers seamless access to work, leisure and coastal escapes.

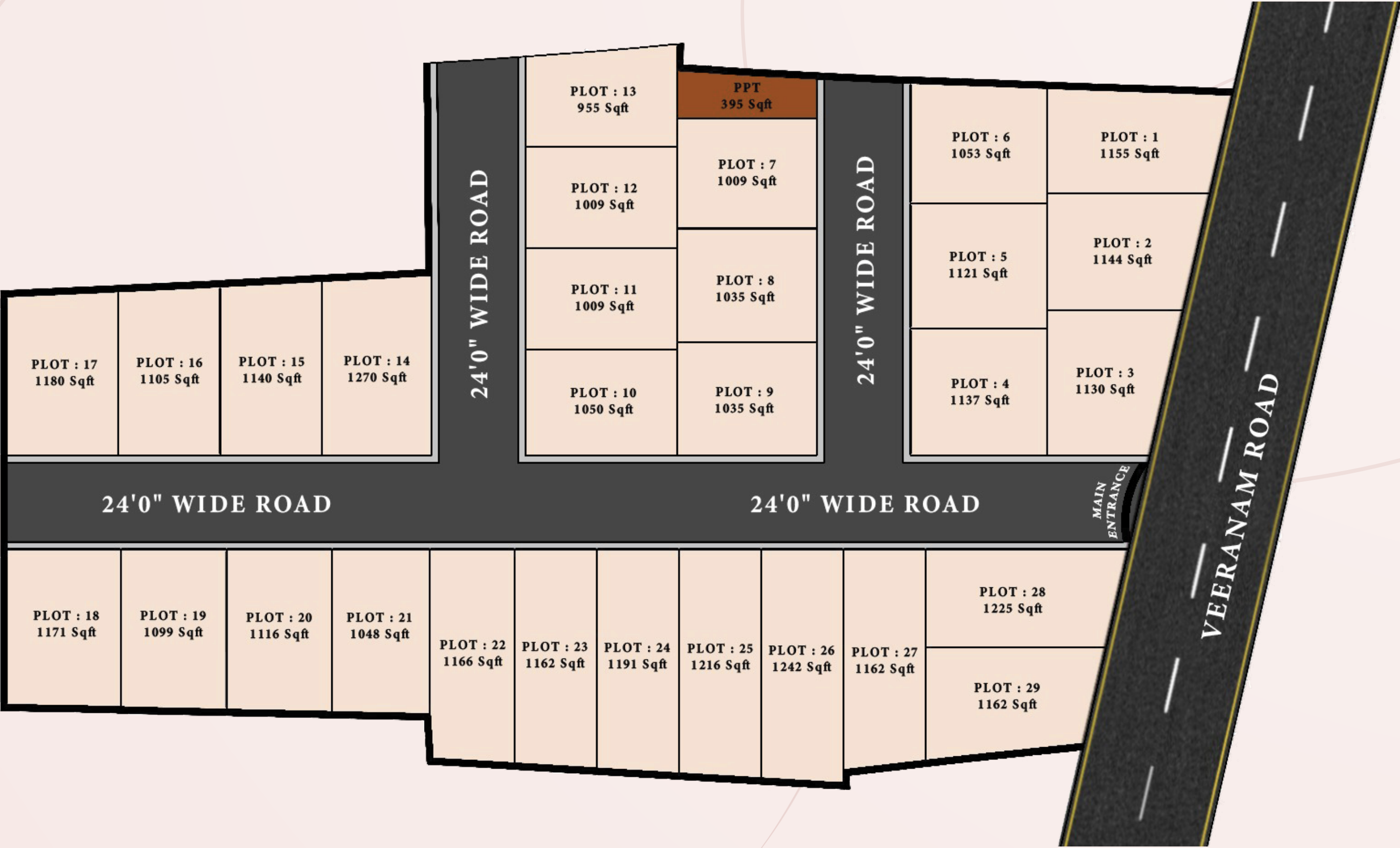


- Euro Kids Intl. Preschool - 1 Min • Hindustan Intl School - 1 Min
- OMR Junction - 2 Mins • Hindustan Institute of Technology & Science - 4 Mins
- Upcoming Metro Station - 5 Mins • Siruseri SIPCOT - 5 Mins
- AGS Cinemas - 10 Mins • ECR Junction - 10 Mins
- Muttukadu Boat House - 10 Mins • World Trade Centre - 30 Mins
- Kilambakkam Bus Terminus - 30 Mins • Chennai Airport - 45 Mins



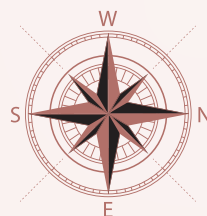


Master Layout



FLOOR PLAN

*Villa No.1*



GROUND FLOOR



East Facing | 3BHK | Ground +1 | Land Area - 1155 Sq. Ft.  
Built-up Area - 1917 Sq. Ft.

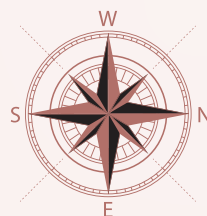
FIRST FLOOR



East Facing | 3BHK | Ground +1 | Land Area - 1155 Sq. Ft.  
Built-up Area - 1917 Sq. Ft.

FLOOR PLAN

Villa No.2



GROUND FLOOR



East Facing | 3BHK | Ground +1 | Land Area - 1144 Sq. Ft.  
Built-up Area - 1961 Sq. Ft.

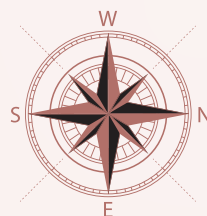
FIRST FLOOR



East Facing | 3BHK | Ground +1 | Land Area - 1144 Sq. Ft.  
Built-up Area - 1961 Sq. Ft.

FLOOR PLAN

Villa No.3



GROUND FLOOR



East Facing | 3BHK | Ground +1 | Land Area - 1130 Sq. Ft.  
Built-up Area - 1790 Sq. Ft.

FIRST FLOOR



East Facing | 3BHK | Ground +1 | Land Area - 1130 Sq. Ft.  
Built-up Area - 1790 Sq. Ft.

FLOOR PLAN

*Villa No.4*

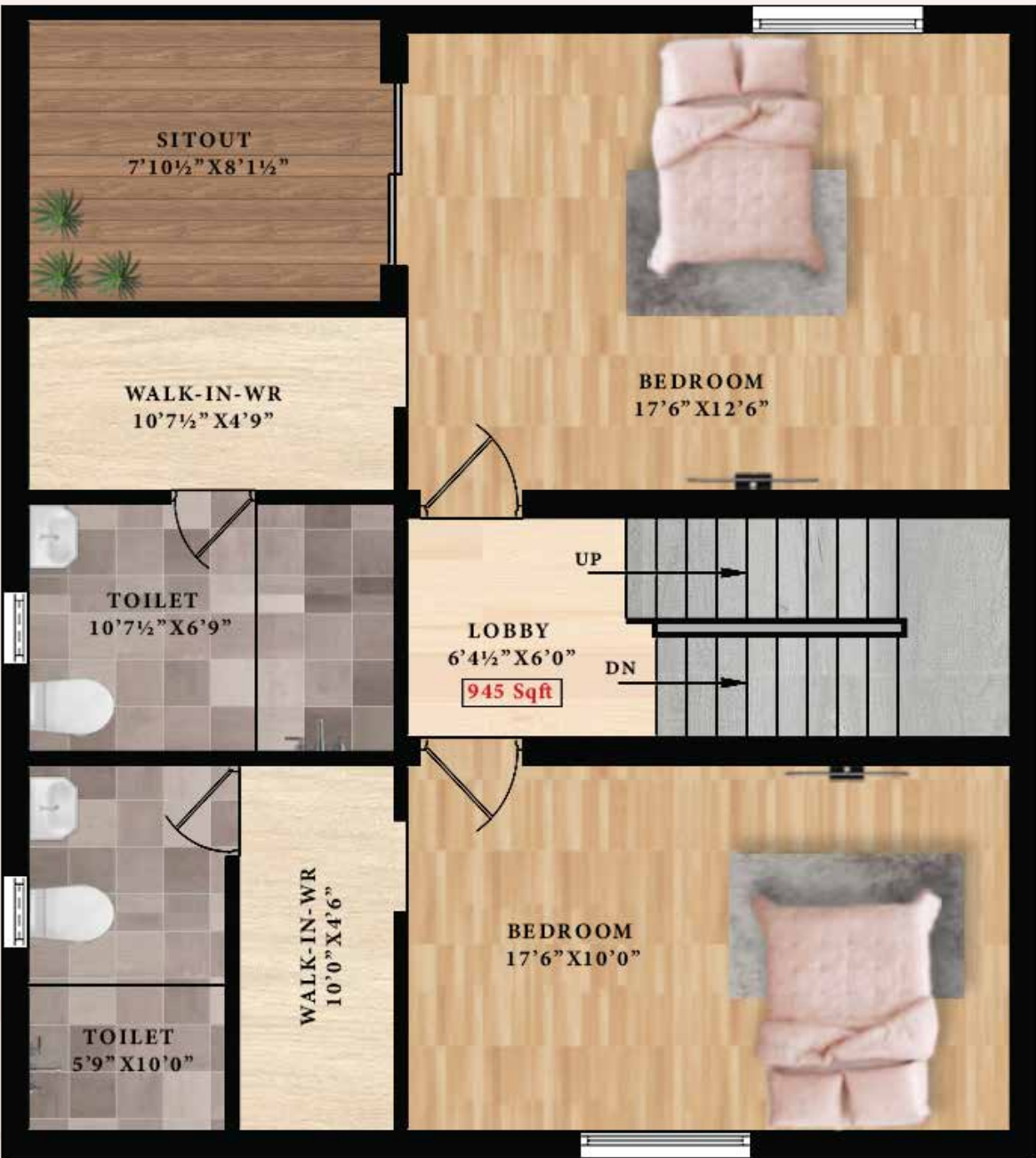


GROUND FLOOR



North Facing | 3BHK | Ground +1 | Land Area - 1137 Sq. Ft.  
Built-up Area - 2034 Sq. Ft.

FIRST FLOOR



North Facing | 3BHK | Ground +1 | Land Area - 1137 Sq. Ft.  
Built-up Area - 2034 Sq. Ft.

FLOOR PLAN

Villa No.5



GROUND FLOOR



North Facing | 3BHK | Ground +1 | Land Area - 1121 Sq. Ft.  
Built-up Area - 1999 Sq. Ft.

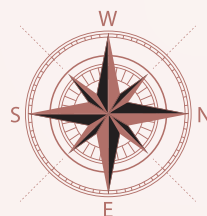
FIRST FLOOR



North Facing | 3BHK | Ground +1 | Land Area - 1121 Sq. Ft.  
Built-up Area - 1999 Sq. Ft.

FLOOR PLAN

Villa No.6



GROUND FLOOR



North Facing | 3BHK | Ground +1 | Land Area - 1053 Sq. Ft.  
Built-up Area - 1851 Sq. Ft.

FIRST FLOOR



North Facing | 3BHK | Ground +1 | Land Area - 1053 Sq. Ft.  
Built-up Area - 1851 Sq. Ft.

FLOOR PLAN

Villa No.7



GROUND FLOOR



East Facing | 3BHK | Ground +1 | Land Area - 1009 Sq. Ft.  
Built-up Area - 1843 Sq. Ft.

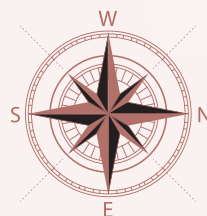
FIRST FLOOR



East Facing | 3BHK | Ground +1 | Land Area - 1009 Sq. Ft.  
Built-up Area - 1843 Sq. Ft.

FLOOR PLAN

Villa No.8



GROUND FLOOR



East Facing | 3BHK | Ground +1 | Land Area - 1035 Sq. Ft.  
Built-up Area - 1877 Sq. Ft.

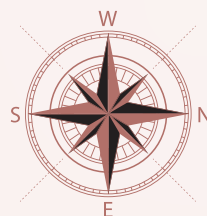
FIRST FLOOR



East Facing | 3BHK | Ground +1 | Land Area - 1035 Sq. Ft.  
Built-up Area - 1877 Sq. Ft.

FLOOR PLAN

Villa No.9



GROUND FLOOR



East Facing | 3BHK | Ground +1 | Land Area - 1035 Sq. Ft.  
Built-up Area - 1909 Sq. Ft.

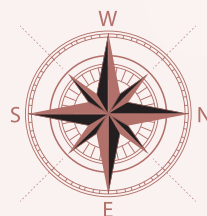
FIRST FLOOR



East Facing | 3BHK | Ground +1 | Land Area - 1035 Sq. Ft.  
Built-up Area - 1909 Sq. Ft.

FLOOR PLAN

Villa No.10

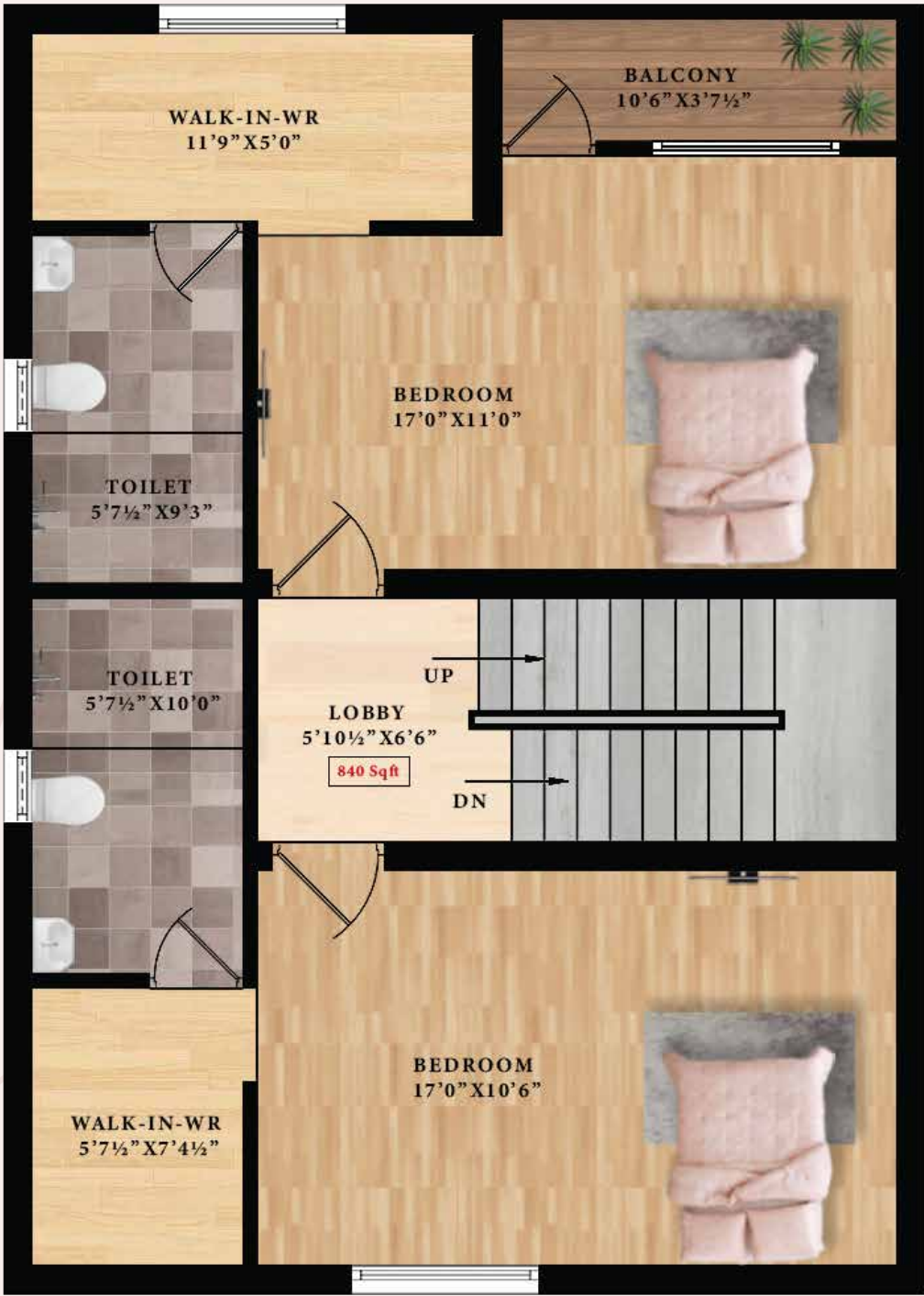


GROUND FLOOR



North Facing | 3BHK | Ground +1 | Land Area - 1050 Sq. Ft.  
Built-up Area - 1827 Sq. Ft.

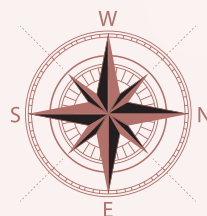
FIRST FLOOR



North Facing | 3BHK | Ground +1 | Land Area - 1050 Sq. Ft.  
Built-up Area - 1827 Sq. Ft.

FLOOR PLAN

Villa No.11

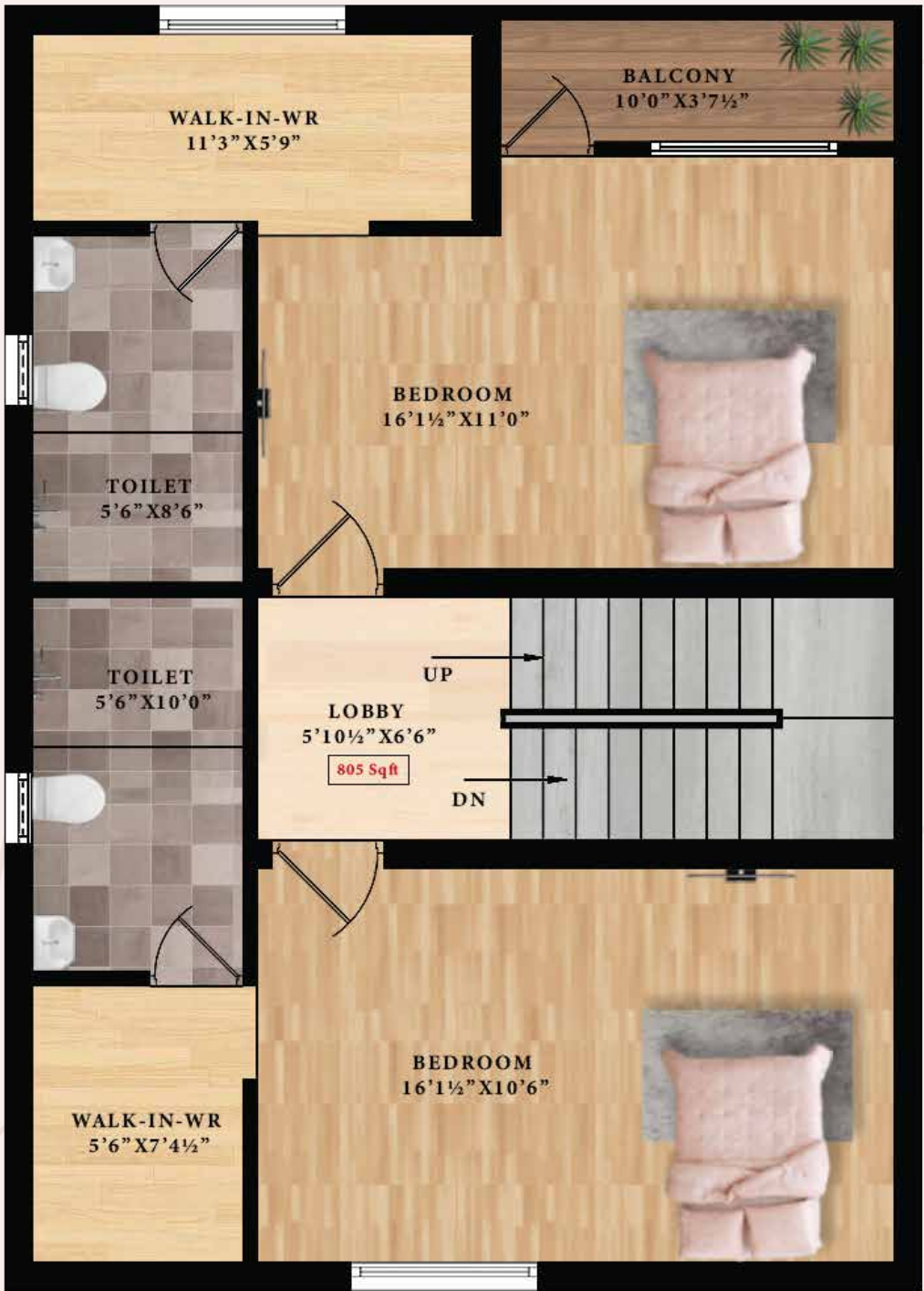


GROUND FLOOR



North Facing | 3BHK | Ground +1 | Land Area - 1009 Sq. Ft.  
Built-up Area - 1748 Sq. Ft.

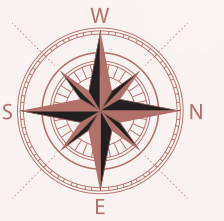
FIRST FLOOR



North Facing | 3BHK | Ground +1 | Land Area - 1009 Sq. Ft.  
Built-up Area - 1748 Sq. Ft.

## FLOOR PLAN

## Villa No.12



## GROUND FLOOR



**North Facing | 3BHK | Ground +1 | Land Area - 1009 Sq. Ft.  
Built-up Area - 1748 Sq. Ft.**

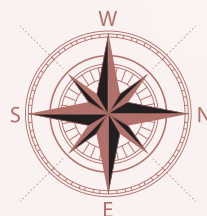
## FIRST FLOOR



**North Facing | 3BHK | Ground +1 | Land Area - 1009 Sq. Ft.  
Built-up Area - 1748 Sq. Ft.**

FLOOR PLAN

Villa No.13

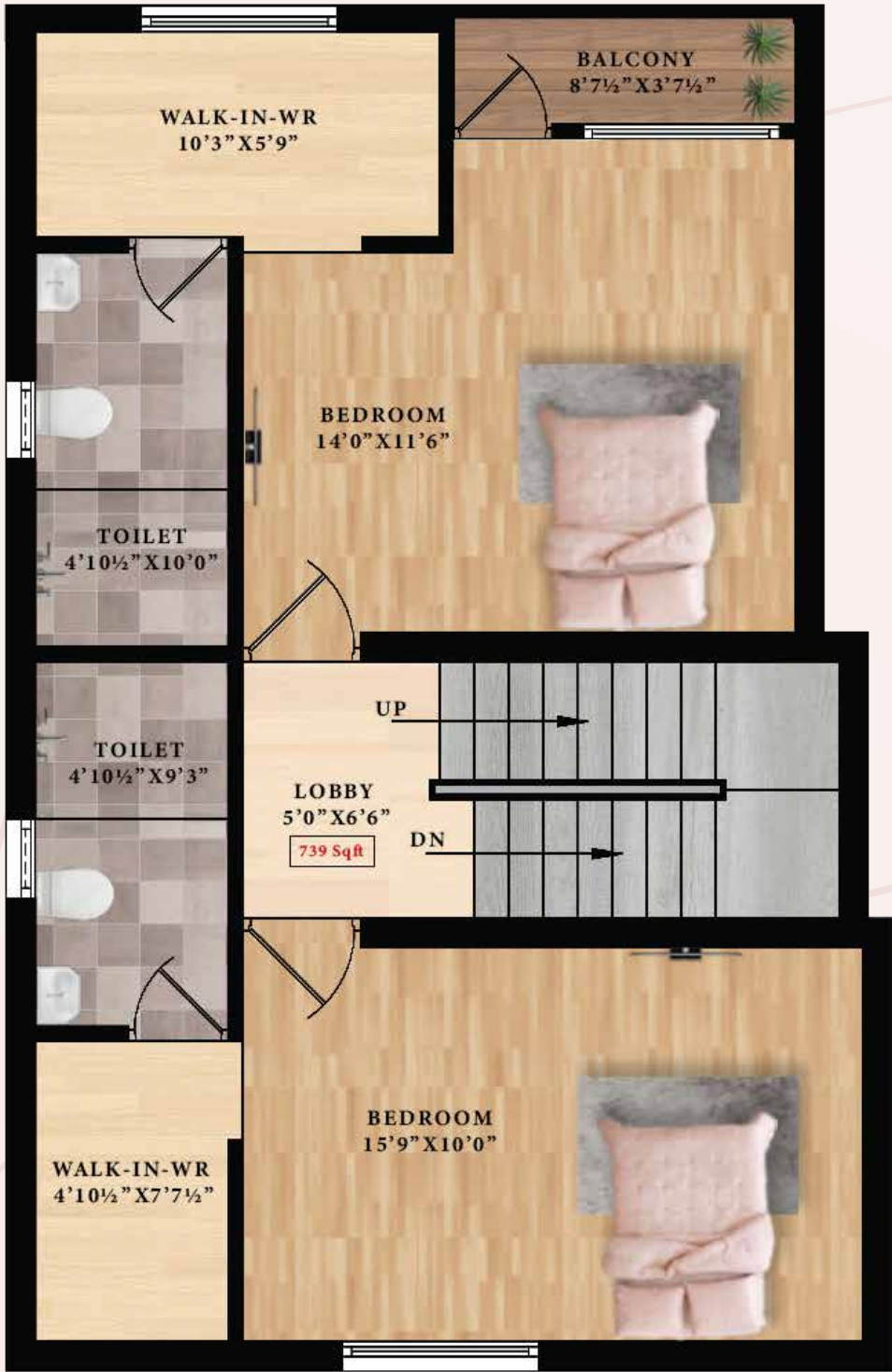


GROUND FLOOR



North Facing | 3BHK | Ground +1 | Land Area - 955 Sq. Ft.  
Built-up Area - 1608 Sq. Ft.

FIRST FLOOR



North Facing | 3BHK | Ground +1 | Land Area - 955 Sq. Ft.  
Built-up Area - 1608 Sq. Ft.

FLOOR PLAN

*Villa No.14*



GROUND FLOOR



East Facing | 3BHK | Ground +1 | Land Area - 1270 Sq. Ft.  
Built-up Area - 2233 Sq. Ft.

FIRST FLOOR



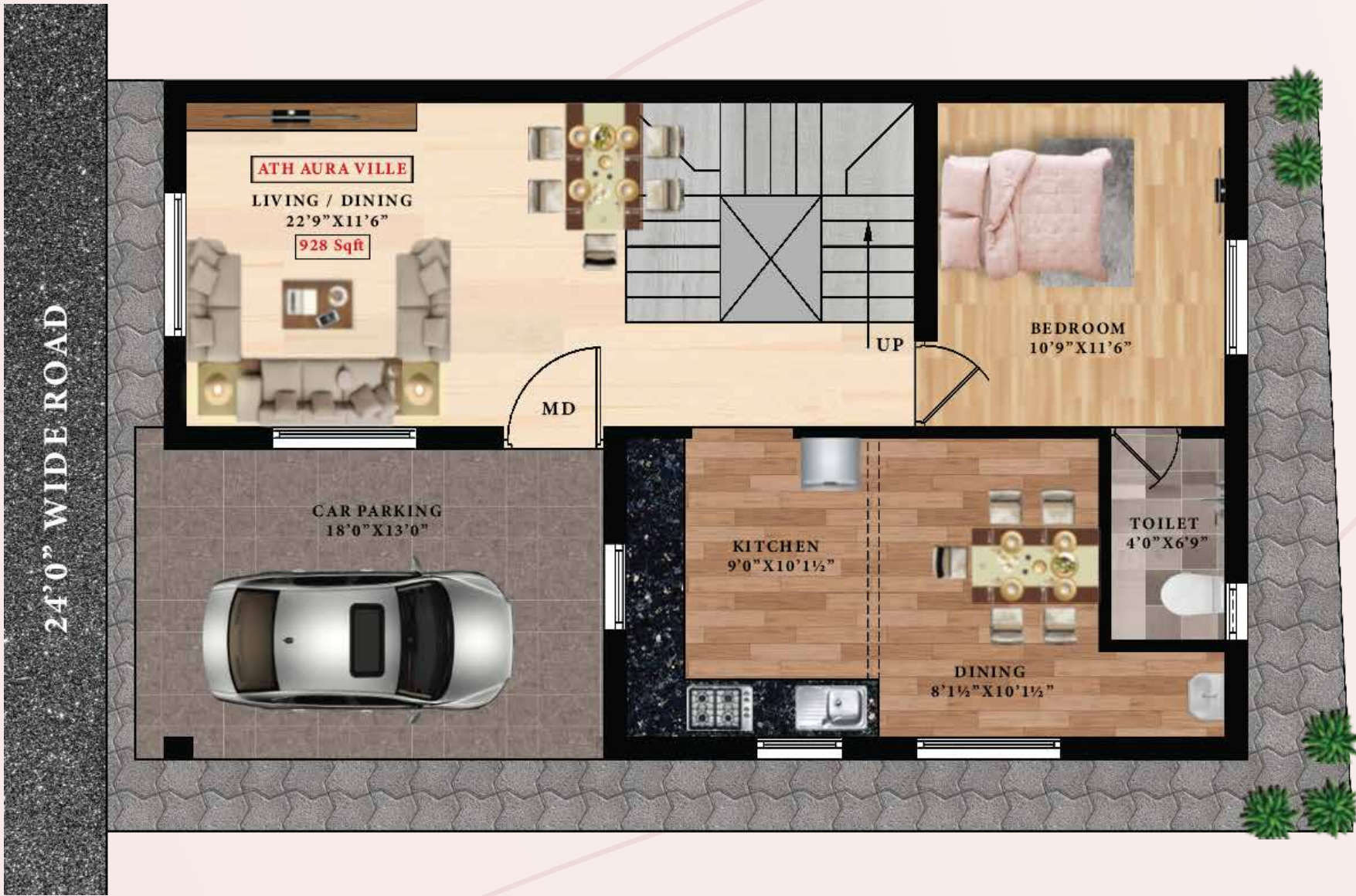
East Facing | 3BHK | Ground +1 | Land Area - 1270 Sq. Ft.  
Built-up Area - 2233 Sq. Ft.

FLOOR PLAN

Villa No.15

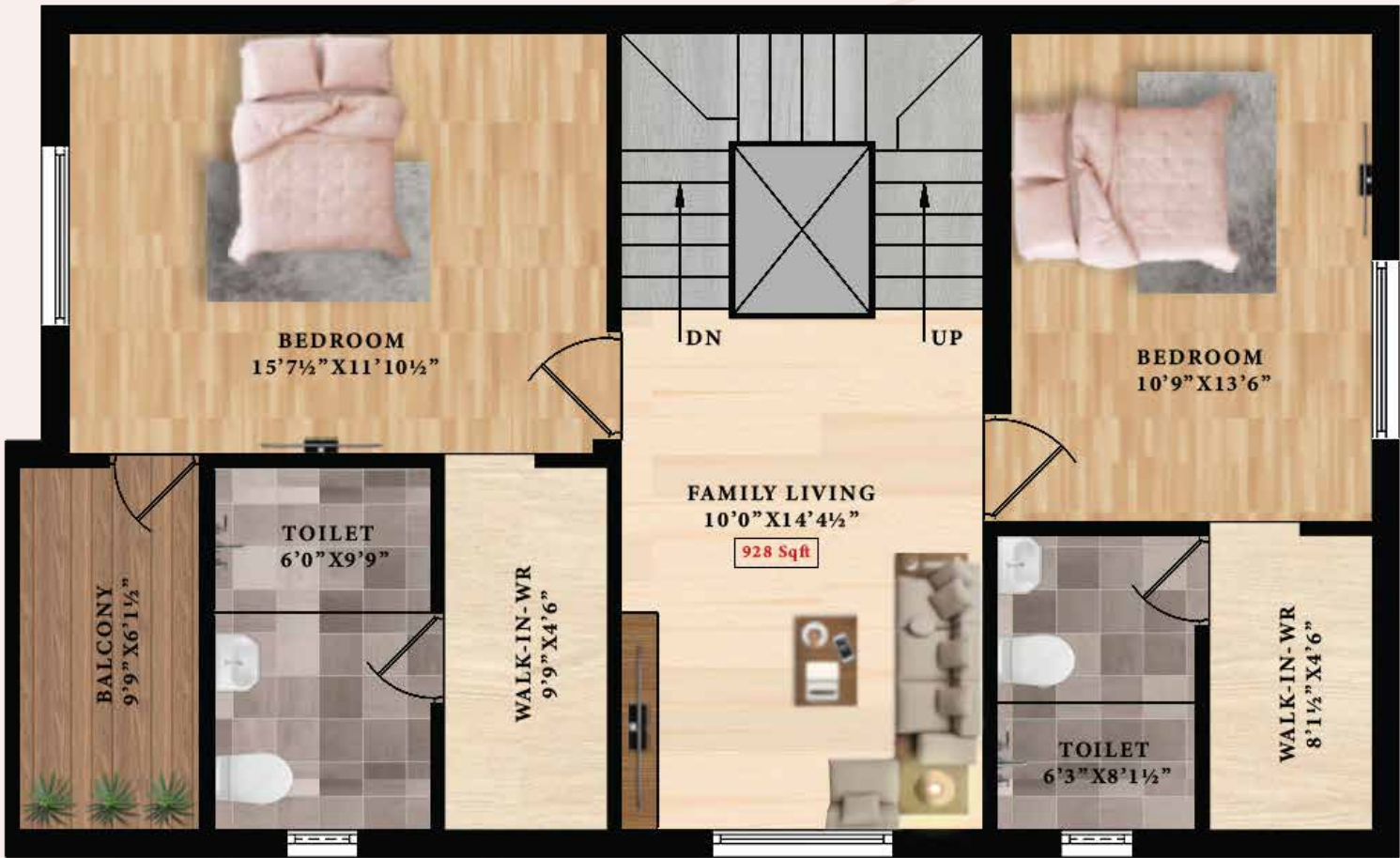


GROUND FLOOR



East Facing | 3BHK | Ground +1 | Land Area - 1140 Sq. Ft.  
Built-up Area - 2006 Sq. Ft.

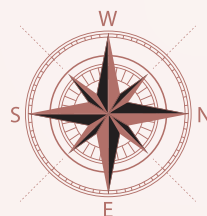
FIRST FLOOR



East Facing | 3BHK | Ground +1 | Land Area - 1140 Sq. Ft.  
Built-up Area - 2006 Sq. Ft.

FLOOR PLAN

Villa No.16



GROUND FLOOR



East Facing | 3BHK | Ground +1 | Land Area - 1105 Sq. Ft.  
Built-up Area - 1933 Sq. Ft.

FIRST FLOOR



East Facing | 3BHK | Ground +1 | Land Area - 1105 Sq. Ft.  
Built-up Area - 1933 Sq. Ft.

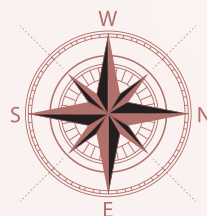
FLOOR PLAN

Villa No.17

GROUND FLOOR



East Facing | 3BHK | Ground +1 | Land Area - 1180 Sq. Ft.  
Built-up Area - 2052 Sq. Ft.



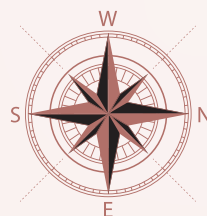
FIRST FLOOR



East Facing | 3BHK | Ground +1 | Land Area - 1180 Sq. Ft.  
Built-up Area - 2052 Sq. Ft.

FLOOR PLAN

Villa No.18



GROUND FLOOR



North Facing | 3BHK | Ground +1 | Land Area - 1171 Sq. Ft.  
Built-up Area - 2098 Sq. Ft.

FIRST FLOOR



North Facing | 3BHK | Ground +1 | Land Area - 1171 Sq. Ft.  
Built-up Area - 2098 Sq. Ft.

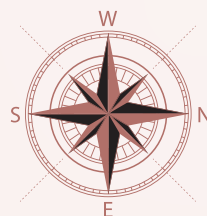
FLOOR PLAN

Villa No.19

GROUND FLOOR



North Facing | 3BHK | Ground +1 | Land Area - 1099 Sq. Ft.  
Built-up Area - 1964 Sq. Ft.



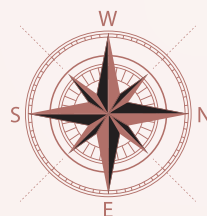
FIRST FLOOR



North Facing | 3BHK | Ground +1 | Land Area - 1099 Sq. Ft.  
Built-up Area - 1964 Sq. Ft.

FLOOR PLAN

Villa No.20



GROUND FLOOR



North Facing | 3BHK | Ground +1 | Land Area - 1116 Sq. Ft.  
Built-up Area - 1995 Sq. Ft.

FIRST FLOOR



North Facing | 3BHK | Ground +1 | Land Area - 1116 Sq. Ft.  
Built-up Area - 1995 Sq. Ft.

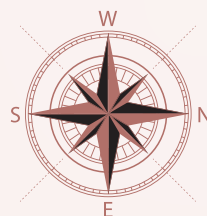
FLOOR PLAN

Villa No.21

GROUND FLOOR



North Facing | 3BHK | Ground +1 | Land Area - 1048 Sq. Ft.  
Built-up Area - 1868 Sq. Ft.



FIRST FLOOR



North Facing | 3BHK | Ground +1 | Land Area - 1048 Sq. Ft.  
Built-up Area - 1868 Sq. Ft.

FLOOR PLAN

Villa No.22



GROUND FLOOR



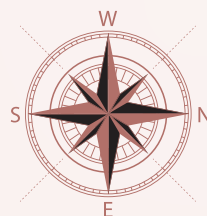
FIRST FLOOR



North Facing | 3BHK | Ground +1 | Land Area - 1166 Sq. Ft.  
Built-up Area - 2237 Sq. Ft.

FLOOR PLAN

Villa No.23



GROUND FLOOR



FIRST FLOOR

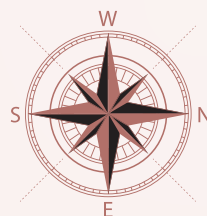


North Facing | 3BHK | Ground +1 | Land Area - 1162 Sq. Ft.  
Built-up Area - 2244 Sq. Ft.

North Facing | 3BHK | Ground +1 | Land Area - 1162 Sq. Ft.  
Built-up Area - 2244 Sq. Ft.

FLOOR PLAN

Villa No.24



GROUND FLOOR



North Facing | 3BHK | Ground +1 | Land Area - 1191 Sq. Ft.  
Built-up Area - 2238 Sq. Ft.

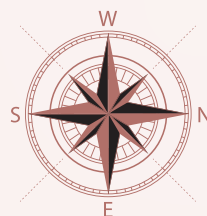
FIRST FLOOR



North Facing | 3BHK | Ground +1 | Land Area - 1191 Sq. Ft.  
Built-up Area - 2295 Sq. Ft.

FLOOR PLAN

*Villa No.25*



GROUND FLOOR



North Facing | 3BHK | Ground +1 | Land Area - 1216 Sq. Ft.  
Built-up Area - 2287 Sq. Ft.

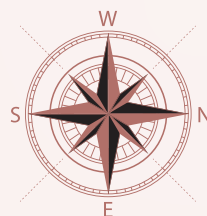
FIRST FLOOR



North Facing | 3BHK | Ground +1 | Land Area - 1216 Sq. Ft.  
Built-up Area - 2344 Sq. Ft.

FLOOR PLAN

Villa No.26



GROUND FLOOR



North Facing | 3BHK | Ground +1 | Land Area - 1242 Sq. Ft.  
Built-up Area - 2323 Sq. Ft.

FIRST FLOOR



North Facing | 3BHK | Ground +1 | Land Area - 1242 Sq. Ft.  
Built-up Area - 2381 Sq. Ft.

FLOOR PLAN

Villa No.27



GROUND FLOOR



North Facing | 3BHK | Ground +1 | Land Area - 1162 Sq. Ft.  
Built-up Area - 2160 Sq. Ft.

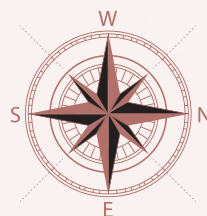
FIRST FLOOR



North Facing | 3BHK | Ground +1 | Land Area - 1162 Sq. Ft.  
Built-up Area - 2214 Sq. Ft.

FLOOR PLAN

Villa No.28



GROUND FLOOR



East Facing | 3BHK | Ground +1 | Land Area - 1225 Sq. Ft.  
Built-up Area - 1911 Sq. Ft.

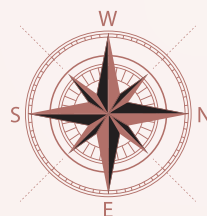
FIRST FLOOR



East Facing | 3BHK | Ground +1 | Land Area - 1225 Sq. Ft.  
Built-up Area - 1911 Sq. Ft.

FLOOR PLAN

Villa No.29



GROUND FLOOR



East Facing | 3BHK | Ground +1 | Land Area - 1162 Sq. Ft.  
Built-up Area - 1890 Sq. Ft.

FIRST FLOOR



East Facing | 3BHK | Ground +1 | Land Area - 1162 Sq. Ft.  
Built-up Area - 1890 Sq. Ft.

# Specifications

## STRUCTURE

- RCC framed structure and red bricks are used for external and internal walls.
- Earthquake-resistant structure to adhere to seismic Zone III.
- Anti-termite treatments wherever applicable during the construction stage.

## TILING (Flooring)

- All tiles will be from Kajaria & Somany or an equivalent brand.
- Living, dining and utility area – 4’0” x 2’0” vitrified tiles with spacers.
- Toilet, balconies & utility area – anti skid ceramic tiles with spacers.
- Weatherproof tiles will be applied on the terrace.
- The door threshold in the flat will be finished with granite.
- Staircase – finished with granite flooring.
- Stilt floor lobby with granite flooring, corridors and typical floor lobby – vitrified tiles.
- Car parking - anti-skid tiles (external) – interlocking paver.

## TILING (Dado)

- All tiles will be from Kajaria & Somany or an equivalent brand.
- Kitchen – 2’ x 1’ ceramic wall tiles up to 2 feet above the platform will be provided.
- Toilet – 2’ x 1’ ceramic wall tiles up 7 feet from the floor level.
- Utility area – 2’ x 1’ ceramic tiles, height to match the kitchen wall at the level.

## ELECTRICAL FIXTURES/FITTINGS

- Three-phase power supply with concealed wiring will be provided.
- All switches will be of Legrand / Havells or equivalent brand.
- Cables & wiring will be of Polycab / Lapp or equivalent brand.
- Split air conditioning provision with electrification will be provided in the living room cum dining and all bedrooms.
- 15A plug points will be provided for the refrigerator, washing machine and micro-oven.
- 5A plug points will be provided for water heaters in all toilets.
- 5A socket for the chimney will be provided in the kitchen and exhaust fan point in all toilets.
- Power back-up for each flat and the essential points in common areas.
- Solar power for the essential points in common areas.
- TV points will be provided in the living and all bedrooms and telephone/internet points in the living and master bedroom.
- USB charging ports in the switchboard will be provided in living and bedrooms.

## KITCHEN

- 18 mm thick black granite size as per the drawing for the kitchen platform will be provided.
- A quartz sink with a drain board will be provided.
- Vitrified tile flooring from Kajaria & Somany or an equivalent brand.
- Sink water point – CP fittings will be provided.

## PAINTING FINISHES

- All internal walls will be finished with 2 coats of Nerolac putty, 1 coat of primer and 2 coats of premium emulsion paint of Asian/Nerolac or equivalent brand.

- All external walls will be finished with 1 coat of damp proof primer and 2 coats of apex ultima or equivalent brand.
- Ceilings will be finished with 02 coats of Nerolac putty, 01 coats of primer 2 coats of tractor emulsion Asian / Nerolac or equivalent brand.
- MS railing for Balcony and staircase finished with enamel paint aesthetically designed & fixed to the wall.

## DOORS / WINDOWS / VENTILATORS

- The main door (3’6”x7’0”) is 7 feet height, frame is made of good quality teak wood. The shutter of 44mm thick on both sides finished with Malaysian teak wood with grooves and designer hardwares of Godrej or equivalent brand.
- Bedroom doors (3’0”x7’0”) are 7 feet in height, the frame is made of good quality ABS doors. The shutter of 36mm thick on both sides finished abs doors with designer hardwares of victory or equivalent brand.
- The toilet doors (2’6”x7’0”) are 7 feet height, frame is made of good quality ABS doors. The shutter of 36mm thick on both sides finished abs doors with designer hardwares of victory or equivalent brand.
- UPVC French door with sliding shutter will be from Venesta or equivalent brand.
- UPVC windows with sliding shutters for all windows will be from Venesta or an equivalent brand.
- UPVC ventilators with pin-headed glass along with exhaust fan provision will be from Venesta or equivalent brand.

## PLUMBING & SANITARY

- All sanitaryware will be in ceramic from superior brands like Hindware or equivalent.
- EWC with health faucets of a superior brand like Hindware or equivalent will be provided.
- Washbasins will be of a superior brand like Hindware or equivalent.
- CP fittings of superior brand Hindware or equivalent will be provided.
- Single level HL FLOW concealed diverter of Hindware or equivalent makes of hot & cold mixer with overhead shower will be provided in the toilets.
- CPVC/UPVC pipelines/PVC soil water lines/sewage pipelines and Rainwater lines of a quality ISI brand like Ashirvad/Prince/Finolex or equivalent will be provided.

# Schedule of Payments

- 5% Booking advance
- 10% Within 10 days from booking
- 10% At the time of agreement (within 20 days from booking)
- 45% Once completion of basement / UDS Registration (within 45 days from booking, whichever is earlier)
- 10% On completion of stilt slab
- 5% On completion of corresponding roof slab
- 5% On completion of corresponding brick work
- 5% On completion of plastering
- 2.5% On completion of flooring
- 2.5% On month before handing over the flat