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Luxe Living

for the chosen ones.



The  LML
Luxe One
— INDULGE IN LUXURY —
K A T T U P A K K A M

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Palatial Homes for the Urban Royalty

Rera No.:TN/02/Building/0229/2025

Dt.28.06.2025 • www.rera.tn.gov.in

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Luxe One
INDULGE IN LUXURY

At LML The Luxe One, discover homes designed for the new royalty - refined, reserved, and right where the city meets peace. A life of stature begins here. Where the skyline bows to elegance, and every corner reflects quiet power, this is more than a home - it's a mark of distinction. For those who don't follow trends but create legacies, LML The Luxe One is your chosen address.

350 Units | 16 Blocks

2 BHK : 977 - 1250 sq.ft.

3 BHK : 1214 - 1420 sq.ft.

Part Basement + Stilt + 5 Floors

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Why Settle, When you can Rule!

Regal Privacy:

Fewer neighbours per floor and no opposite doors - privacy, perfected.

Zero Dead Space:

Every square foot speaks purpose. Nothing wasted. Everything valued.

Vaastu-Compliant Villament Apartments:

Designed for balance, wellbeing, and harmonious living.

Unmatched Connectivity:

Steps from Poonamallee High Road, metro access, and city arteries.

Everyday Conveniences, All Around:

Surrounded by top schools, colleges, hospitals, IT hubs and retail.

The Crown Jewel of Kattupakkam:

Premium location in a poised, peaceful residential enclave.

Future-Ready Investment:

With infrastructure growth, metro expansion, and a booming IT corridor, your home appreciates in more ways than one.

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KATTUPAKKAM

AERIAL DAY VIEW

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A Gold-Standard Clubhouse Reserved for the Regal Life



17,500
SQ. FT.
5-STAR
CLUBHOUSE

Kids Play Area



Swimming Pool



Amphitheater



AMENITIES

Club House:

- Waiting Lounge with Reception Desk
- Double Height Lobby
- Furnished Guest Bedrooms with AC (4 Nos.)
- BMS
- Gaming hall
- Indoor games hall
- Children's play area/ Toddlers zone
- Indoor Gym with steam and change room separately
- Mini theatre
- Aerobics/Yoga/Zumba studio
- Guest Bed Room
- Terrace Party Lawn

Entertainment Zone:

- Air Conditioned Multipurpose Hall
- Dining Hall
- Pantry
- Pot Wash Area

Indoor Play Zone:

- Table Tennis
- Billiards
- Carrom
- Board Games
- Air Hockey
- Foosball
- Dart Board

Kids' Zone:

Outdoor

- Half Basket Ball Court
- Outdoor Multipurpose court
- Amphitheatre
- Open Air Theatre
- Party Lawn
- Walking Pathway
- Swing
- Slide
- Sea Saw
- Merry Go Round

Indoor

- Crèche
- Toddler's Zone

Wellness Zone:

- Swimming Pool
- Shower Area & Changing Room for Swimming Pool
- Toddler's Pool
- Yoga / Aerobics / Zumba / Dance Studio
- Fully Fitted AC Gym
- Trainer Room
- Steam Room
- Shower Area, Changing Room & Locker Room for GYM (Male)
- Shower Area, Changing Room & Locker Room for GYM (Female)

Facilities:

- Grand Entrance Arch
- My Gate App
- CCTV
- Generator Backup for Common Area & Lift
- Automated Passenger Lift
- Broadband and Wi-Fi connectivity
- Integrated DTH Facility

- Sewerage treatment plant
- Water treatment plant
- Garbage Disposal Area
- 24*7 Security with cabin
- Solar panels
- EV charging Point
- Garbage Storage Space
- Rainwater Harvesting

Common Area Amenities:

- Building Maintenance Room
- Driver Sit out
- Domestic Worker & Drivers Rest Room for Gents
- Domestic Worker Rest Room for Ladies
- Designer Corridor with False Ceiling
- Paved Driveway
- Visitors Parking
- Covered Car Parking
- Garden Area
- Sit out Bench for Elderly people and children
- Soft & Hard Landscape

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At the Centre of Privilege & Prestige



Within 15 Minutes From LML

47+ SCHOOLS

20+ COLLEGES

15+ HOSPITALS

10+ SUPER MARKETS

10+ MOVIE THEATERS



At LML The Luxe One, your address isn't just central - it's commanding.

Perfectly placed at the helm of Chennai's growth corridor, this regal enclave at Kattupakkam - just off Poonamallee High Road - offers swift access to Porur, Anna Nagar, and Guindy, connecting you to the city's most vital hubs.

Schools, colleges, hospitals, shopping, and entertainment - all lie within easy reach. And with the proposed Metro Station just a short walk away, the future is already at your doorstep.

When your world is centred in comfort and convenience, the rest simply revolves around you.

The details that Define distinction



Structure

Structure:

- RCC framed structure designed to withstand seismic loads as per structural design, conforming to BIS.
- Walls constructed using solid blocks/AAC blocks in cement mortar/adhesive with adequate reinforcement at required levels.
- Anti termite treatments wherever applicable during construction stage



Floor's

Flooring:

- Living and dining area finished with 4 x 2 tile according to builders' choice.
- Kitchen and Bedroom areas finished with high-quality 4 x 2 tiles of the builder's choice, including necessary skirting.
- Toilet wall area will be finished with high-quality 4 x 2 tiles of the builder's choice
- Toilet floor area will be finished with high-quality 2 x 2 tiles of the builder's choice
- Balcony's, and utility Area antiskid ceramic tiles with spacers.



Plumbing & Sanitary

Plumbing and Sanitary:

- Concealed/open plumbing line from UG sump provided.
- All closets and washbasins will be white by Jaguar/equivalent or as per the builder's choice, with concealed flush tanks.
- Provision in plumbing for connecting one geyser in each toilet.

- Single lever HI-FLOW concealed diverter of by Jaguar/equivalent makes of Hot and cold mixer with overhead shower will be provided in the toilets.
- All C.P fittings will be of by Jaguar/equivalent or as per the builder's choice.
- Toilet closets will be EWC floor/wall mount by Jaguar/equivalent with high quality concealed flush tank cistern of Jaguar/equivalent as per the builder's choice.



Doors

Doors:

- Main Door (3' 6" X 8'0") 8 Feet Height, frame made of Teak wood with both side veneered flush door (38mm) with necessary SS finished door fittings along with Godrej digital lock/equivalent.
- -Bedroom Doors (3' X 7'0") 7 Feet Height, frame made of Teak wood with both sides laminated flush door (32mm) with necessary hardware of Godrej/equivalent.
- Toilet Doors (2'6" X 7'0") 7 Feet Height, frame made of Teak wood with both sides laminated lush door (30mm) with necessary hardware of Godrej/equivalent.



Windows

Windows & Ventilators:

- Windows and ventilators made of UPVC/aluminium with clear glass panes.



Kitchen

Kitchen:

- Kitchen platform finished with polished granite and fitted with a single bowl stainless steel sink.

- Glazed tile dado of 2 feet above the kitchen platform and 3 feet dado in the utility area
- (if provided).
- One side Loft will be provided.



Wall Finish

Wall Finish:

- Living, dining, and bedroom walls finished with two coats of putty and one coat of primer.
- Ceiling-2 coats of smooth putty and 1 coat of primer.
- Toilet ceiling-Grid type False ceiling



Electrical

Electrical:

- Concealed copper wiring suitable for three-phase supply, ISI quality.
- Switches and sockets with adequate points for lights, fans, and power supply.
- USB charging port in switch boards will be provide in living and in bedrooms.
- Integrated DTH facility
- Television points provision in Living room & in master bedroom.
- Telephone point provision in living room & master bedroom.
- Data point provision in living room & all bedrooms.
- Provision for split air conditioner in living room and in all bedrooms.
- Geyser point will be provided in all the bathrooms.
- Exhaust fan point will be provided in all

- bathrooms.
- Electrical Point for chimney and water purifier.
- One calling bell point provided.
- Separate meter for common area. lighting and pumps.
- Power backup-up to 400w for 2 BHK and 500w for 3 BHK unit.



Common Area

Common Area Finishes:

- Lift Fascia Granite/equivalent cladding at all levels.
- Lobby Granite flooring on Ground floor and tile flooring on other levels.
- Corridor vitrified tile floorings at all levels.
- Staircase floor Granite Floorings at all levels.
- Staircase hand rail - SS hand rail at all levels.
- Terrace Door Good quality door frame with FRP shutter painted on both sides
- Car Parking Grano/tile floorings and driveway (external) premium -quality interlocking pavers/tile flooring as per architect design.
- Exterior Wall Exterior walls of the building finished with 1 coat of primer & 2 coat of exterior textured paint with colour as per architect design.

The  **Luxe One**

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