



Door No. 6, 1st Street, Tank Bund Road,  
Nungambakkam, Chennai - 600034



Homes with a little more...

Corporate Office:

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+91 98840 47171 [www.dugar.in](http://www.dugar.in)

User Disclaimer : All images are artistic visualizations and renditions of the proposed development and for representation purposes only. The developer reserves the right to get the design, area, plans, etc., revised which will be subject to the approval of the relevant authorities. Conditions Apply.



## LUXURY 'INDEPEND-MENTS'

on individual floors at the heart of Chennai.





Encompassed by a tree-covered neighbourhood, close to a 100-acre green campus (Loyola College), it is cuddled in tranquility and peace.

These contemporary bespoke homes are waiting to be curated to suit your individual style & be your signature address.





Air-conditioned homes

100 acres of greenery across the road

4 covered car parks per floor

Exclusive residential roads on 2 sides

Tucked away in tranquility

Single bespoke (customizable) 4400 sq. ft. 'independ-ments' per floor

Completely Vaastu-compliant

Two 2200 sq. ft. homes per floor

Kothari Road - 20 meters



5 FLOORS



5 HOMES

PRESENTING @ NUNGAMBAKKAM



North Road-facing Elevation

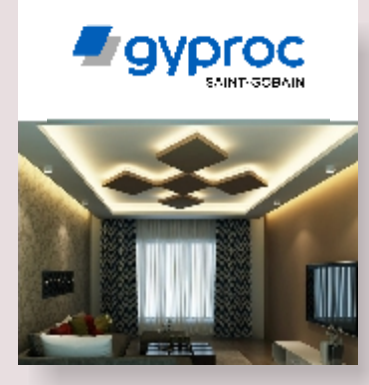
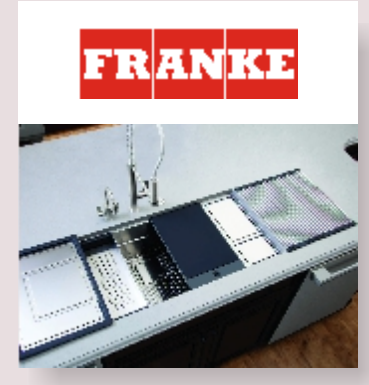
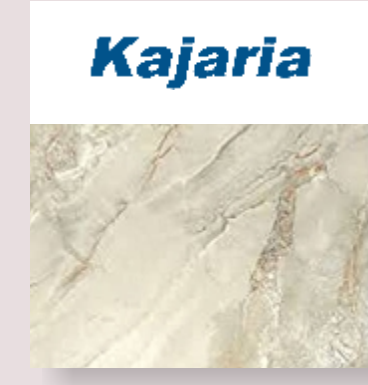
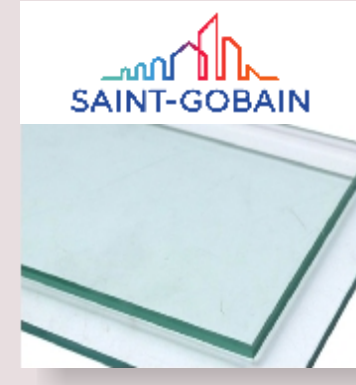
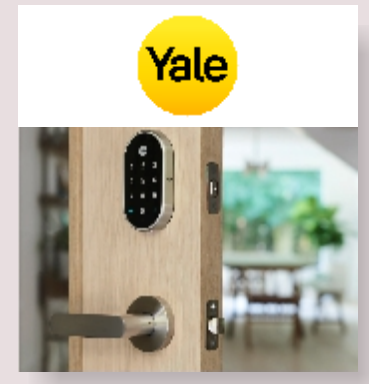


South Road-facing Elevation



Night View Elevation

ONLY THE FINEST OF BRANDS WILL FIND A PLACE IN YOUR HOME





Proposed Parking Lobby View



ATTENTION TO DETAIL

- Separate walkway and driveway passage for safety and comfort
- Servant cum driver toilet
- Perfectly planned car park space earmarked for all







Proposed Bedroom View

**Carpet Area:**  
3430 Sq. Ft

**Sale Area:**  
4454 Sq. Ft



**ATTENTION TO DETAIL**

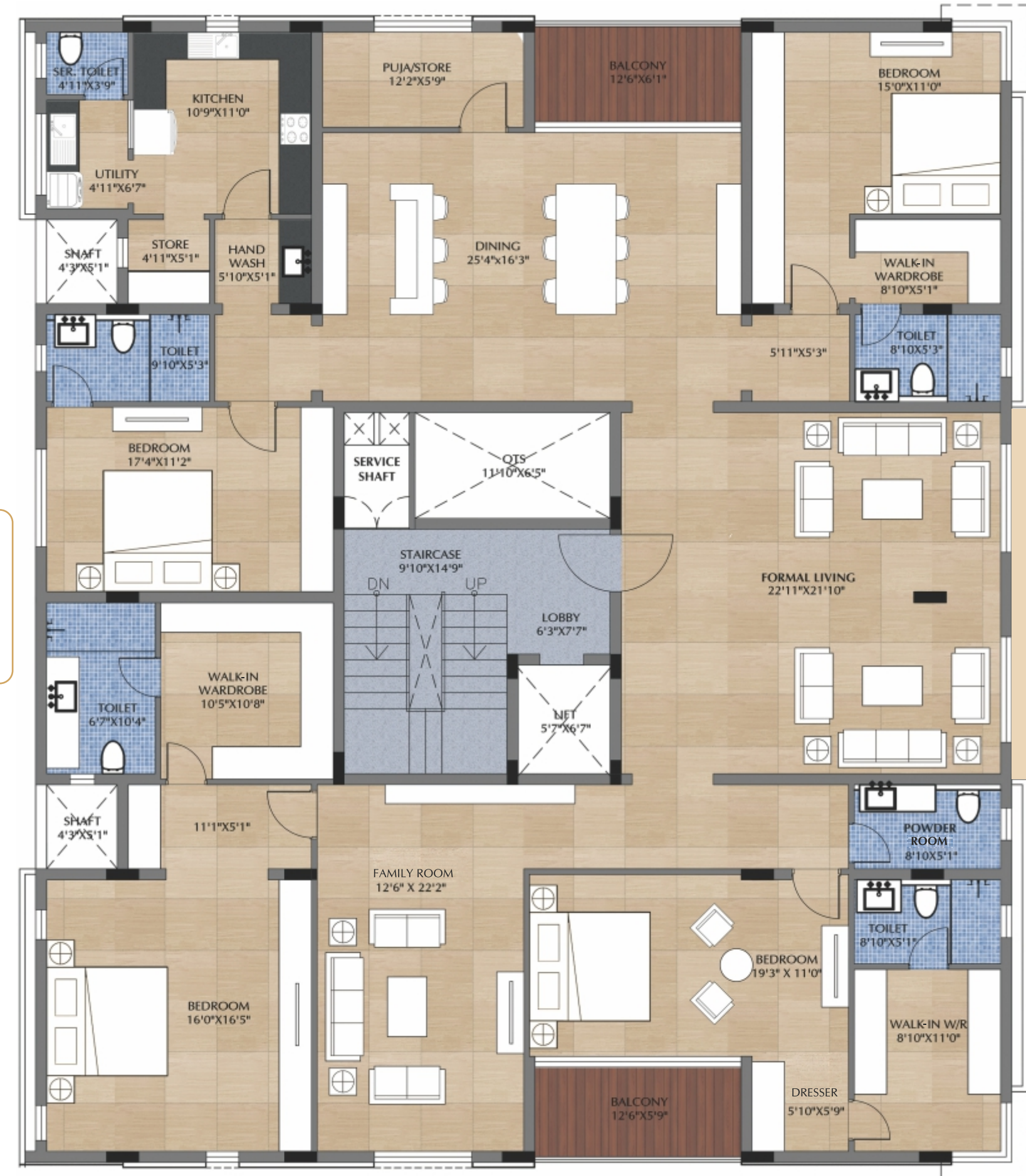
- An expansive dining space with its own balcony
- A puja/store space open for curation
- Large and luxurious formal living room with balcony waiting to be hosted
- Powder room tucked in beside formal living.

Carpet area as defined by RERA.  
Furniture and other fixtures shown here are indications and not part of specifications.





Proposed Dining cum Bar View



Carpet Area:  
3430 Sq. Ft

Sale Area:  
4454 Sq. Ft

ATTENTION TO DETAIL

- A commodious formal living
- Powder room tucked in beside formal living.
- A well-planned SE bedroom with its own balcony, walk-in wardrobe and separate dresser
- The master SW bedroom has its own foyer to maintain privacy with a walk-in wardrobe
- A cozy, private family living



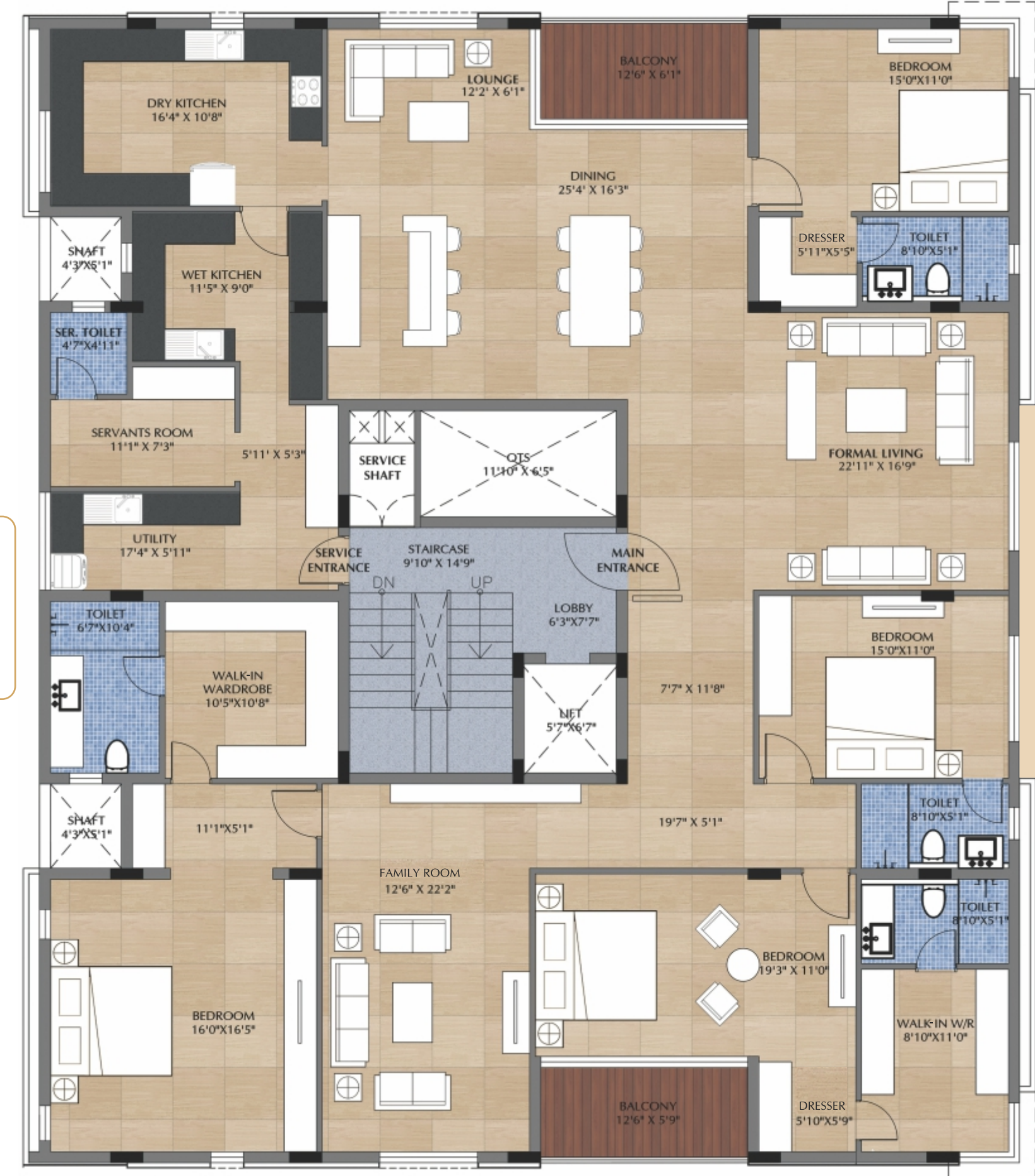
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Proposed Living Room View

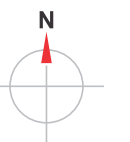
Carpet Area:  
3430 Sq. Ft

Sale Area:  
4454 Sq. Ft



ATTENTION  
TO DETAIL

- Private large family room
- Separate entry and accommodation for your domestic help
- Lavish Queen's twin abode (wet & dry kitchen)
- All the main bedrooms of the home have a walk-in wardrobe.
- An expansive dining space, bar / breakfast counter with its own balcony and lounge



Carpet area as defined by RERA.  
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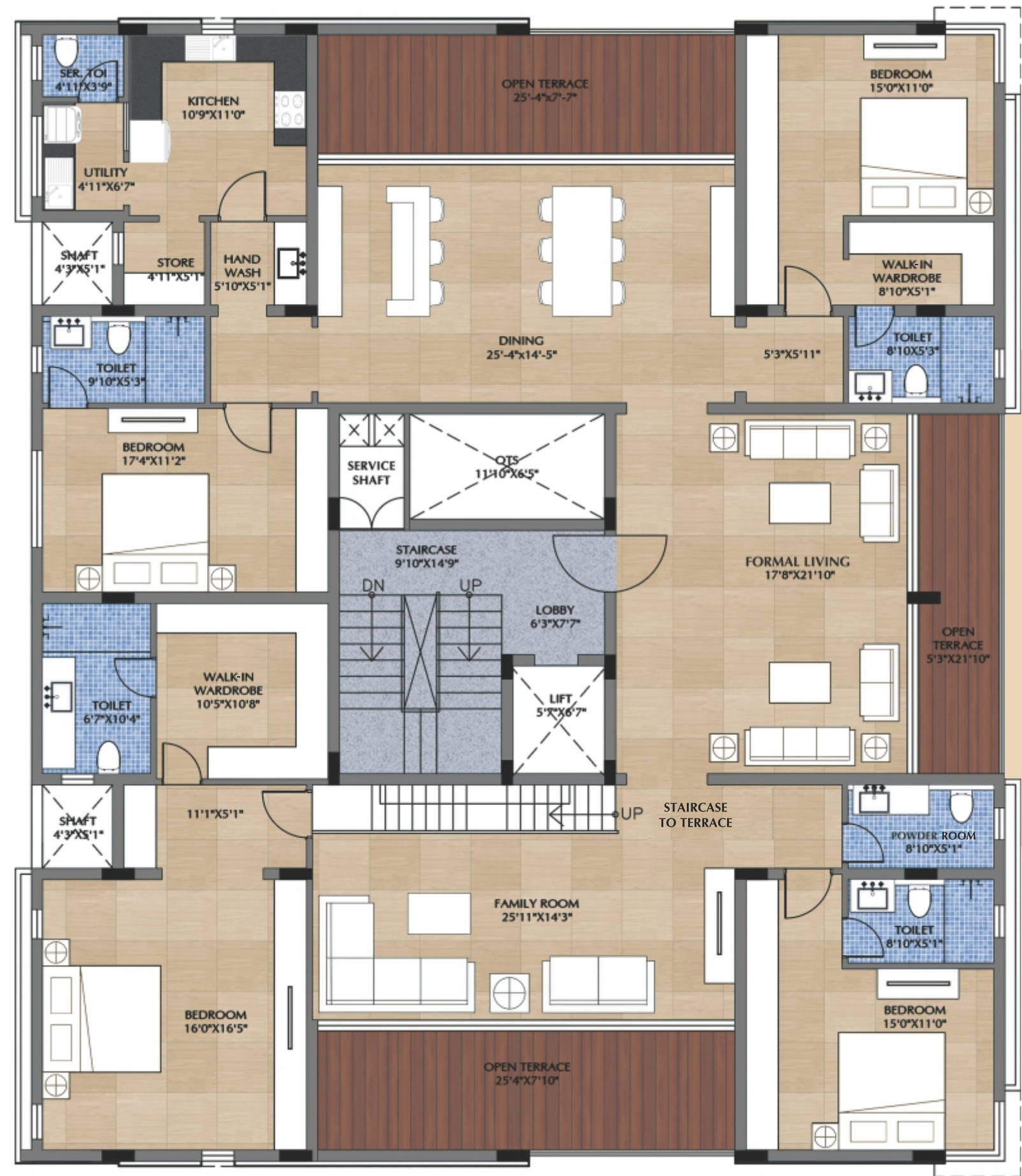


Proposed Common Terrace Landscape

**Carpet Area:**  
3430 Sq. Ft

**Sale Area:**  
3989 Sq. Ft

**Open Terrace:**  
465 Sq. Ft



ATTENTION TO DETAIL

- Three-sided large open terrace for natural air and light ventilation
- Large formal living with its own lavish balcony
- Powder room tucked in beside formal living.
- Full-sized kitchen, store, utility and domestic help toilet
- SW and NE bedrooms of the home have a walk-in wardrobe.



Carpet area as defined by RERA.  
Furniture and other fixtures shown here are indications and not part of specifications.



Homes with a little more...

- Crafting Homes for more than 35 years
- South India's first township of **150 Independent Homes** in Chennai in 1987.
- First in India to launch "Affordable Homes" in 2008.
- First to launch **Easy to Maintain (E2M)** apartments in India.
- First developer in Chennai to win the 'Asian Leadership Awards' in Dubai.

## OUR VISION

"With a solid foundation in the real estate sector spanning over three decades, we strive to surpass expectations by delivering more than what is anticipated, as reflected in our motto, 'Homes with a Little More'. Our commitment to going the extra mile distinguishes us and drives us towards becoming the benchmark of the industry."

T Padam Dugar, Founder and Chairman - Dugar Homes  
Past President - CREDAI



Greems Dugar



Sky Dugar



Gold City



Glo Dugar



Dugar Estate



Lake Dugar



Ashwa Dugar



Elliot's Dugar



Nava Dugar (Ongoing Project)



*"A location and a property like this comes once in a blue moon. Even for us having been building homes for the past 35 years, this one is unique"* - Padam Dugar

Completely vastu-compliant, road on two sides, right in the middle of the city without any traffic noise, one home per floor with four car parks if you choose... the highlights are many.

**Book early,**  
for choice of floor and internal customisation

+91 98840 47171

myhome@dugar.in

www.dugar.in



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<http://www.rera.tn.gov.in>

LOCATION

