

COMING TO THE HEART OF THE CITY

CHENNAI'S NEXT EXPERIENCE DESTINATION

CHAMIERS ROAD, CHENNAI



EXPERIENCE STARTS HERE. FOR RECREATION & COMMUNITY.

*A curated commercial destination
bringing together recreation, wellness,
dining and community in one premium
address*



CHAMIER'S ROAD, CHENNAI

AT THE CENTRE OF MOVEMENT, VISIBILITY, AND INFLUENCE.

The Chamiers Road Corridor

Unmatched Visibility

Directly opposite Novotel and adjacent to the Royal Thai Consulate.

Positioned To Serve

A corridor defined by boutique cafés, global brands, and fine-dining.

Affluent Catchment

Amidst Boat Club, RA Puram, Alwarpet & Kotturpuram; home to embassies, bungalows & luxury development



CHENNAI'S MOST PREMIUM CORRIDOR —
EVOLVING, AND UNDERSERVED.

YET, SOMETHING ESSENTIAL IS MISSING.

The Missing Layer : Recreation & Social Experiences

Dining

Premium standalone & destination restaurants



Hospitality

High-end hotels driving transient footfall



Clubs & Social

Established social and recreational hubs



Healthcare

Leading multi-specialty institutions



Connectivity

Metro, arterial roads, and seamless access



A HIGH-SPENDING, HIGH-FOOTFALL CORRIDOR —
YET **LACKING A COHESIVE LIFESTYLE ECOSYSTEM.**

INTRODUCING A NEW WAY TO EXPERIENCE THIS CORRIDOR.

THE SANCTUARY @ CHAMIER'S ROAD



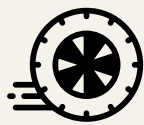
Infrastructure Meets Experience



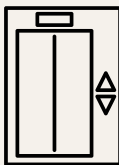
100% Power Backup



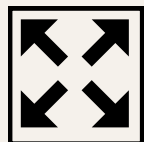
Fully Air-Conditioned Spaces



**Ample Four-Wheeler +
Two-Wheeler Parking**



**Large 10 Passenger Lift
(Access Till Terrace)**



Column-Free Layouts



Private Restroom per Floor



Skylit Terrace

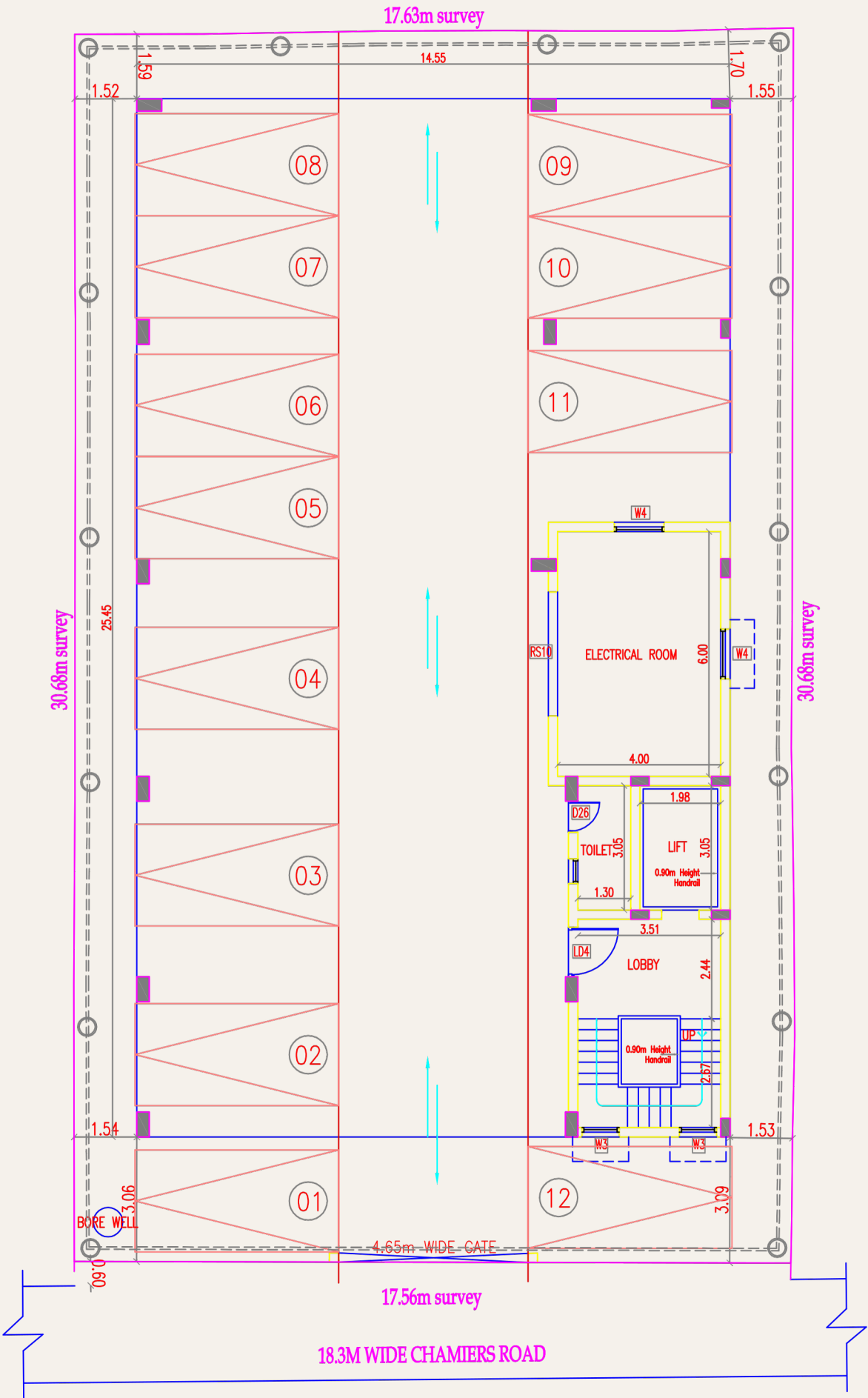


Abundant Natural Light

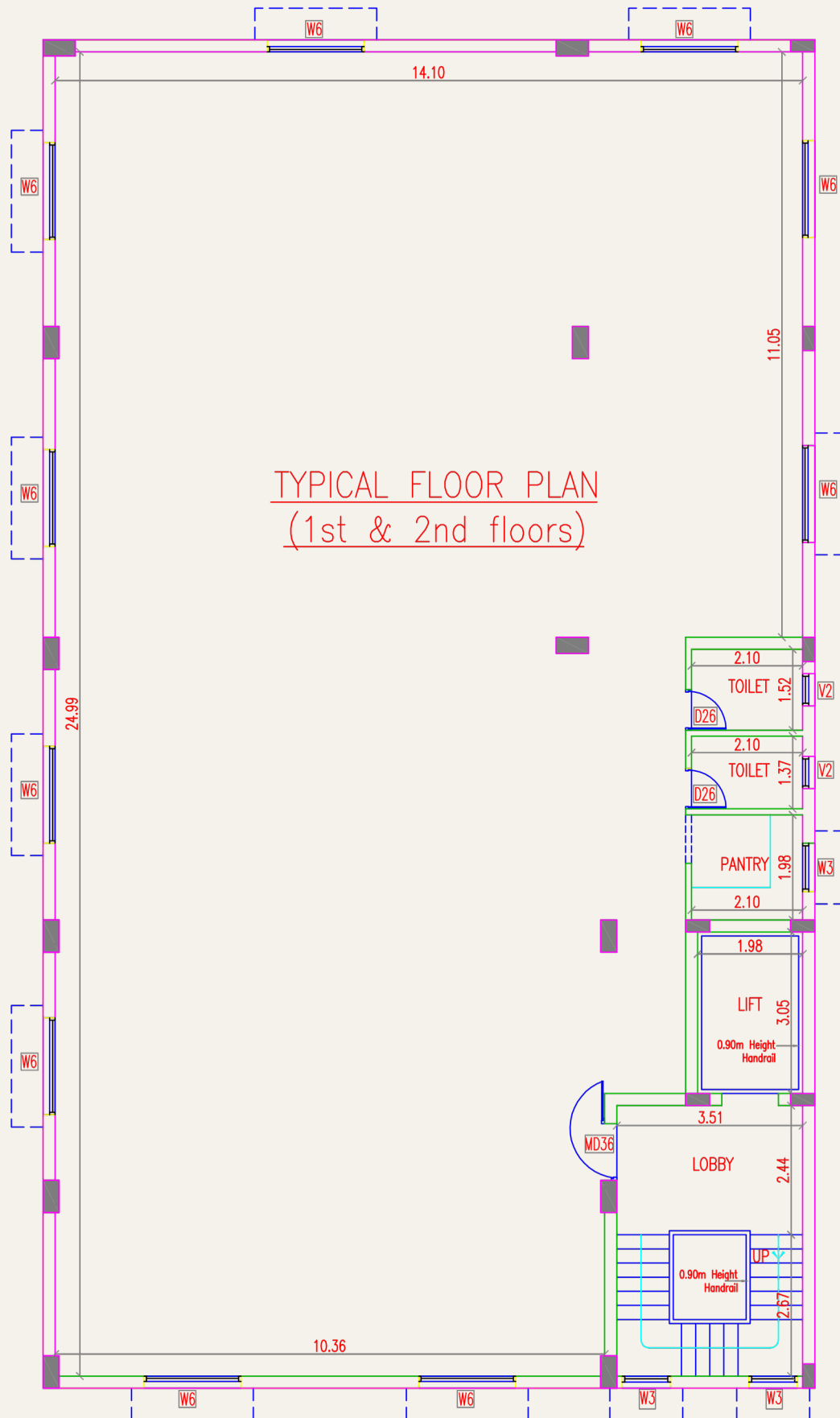


Flexible Experience Space

STILT FLOOR – Arrival & Access

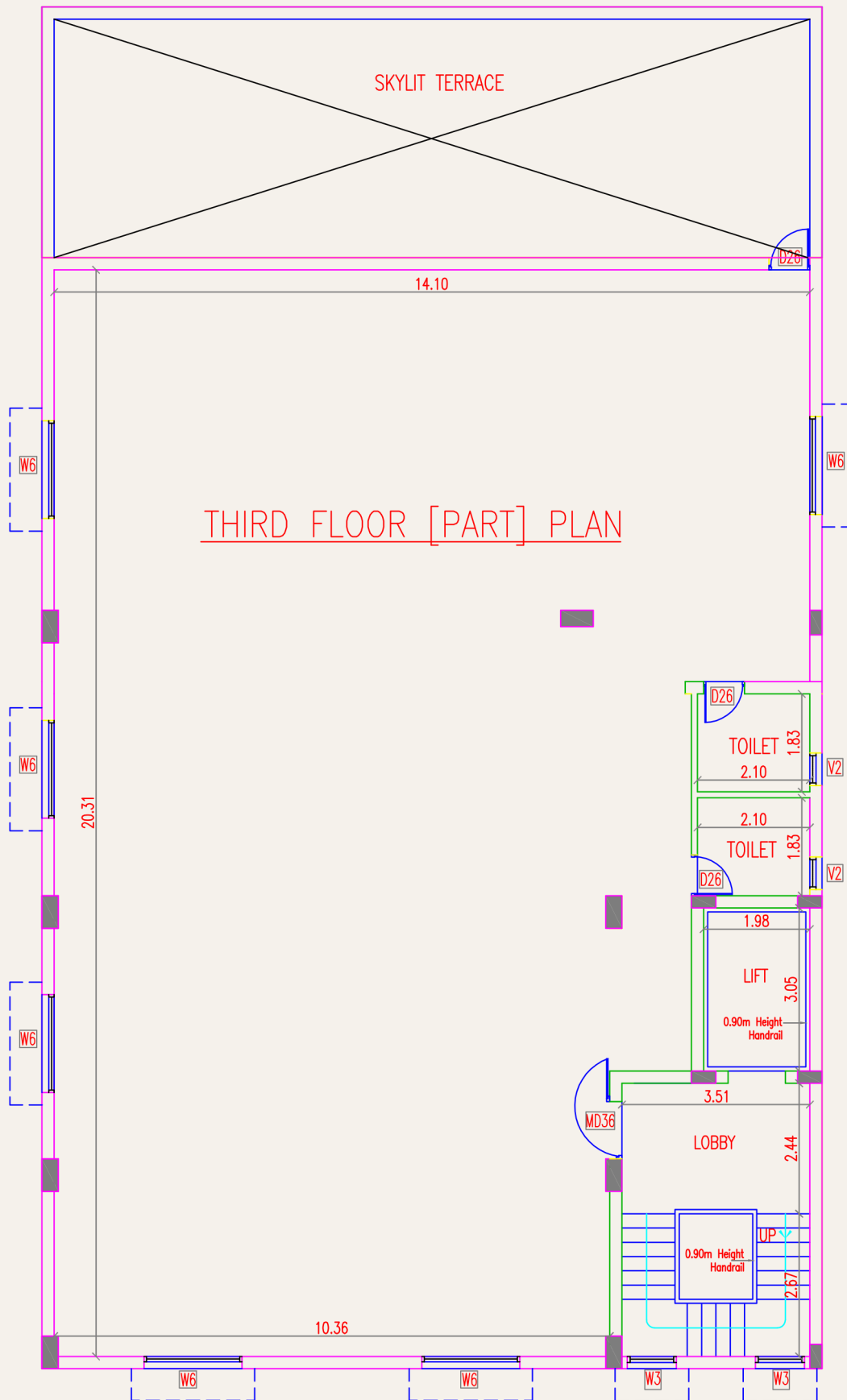


FIRST & SECOND FLOOR – Recreation & Play



Floor Space: 4,000 Sq.Ft. | Developed Space: 4,400 Sq.Ft.

THIRD FLOOR – Social Terrace



Floor Space: 4,000 Sq.Ft. | Developed Area: 4,400 Sq.Ft.
Including a 734 sq.ft. skylit experiential zone

IDEAL PARTNERS

NOT TENANTS, BUT COLLABORATORS —
SHAPING CULTURE AND LEADING CATEGORIES



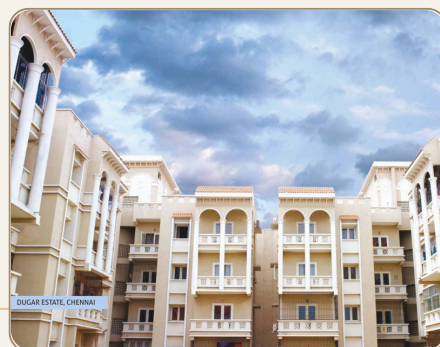
- Boutique Fitness & Wellness
- Event & Community Curators
- Curated Café Concepts
- Kids & Enrichment Concepts
- Experience-Led Concepts
- Experiential Retail

Backed by a proven track record of execution.



Over three decades of delivering high-quality residential & commercial Developments.

4.5+ Mn Sq.ft. Developed
2500+ Families Served
0 Consumer Grievances



35+ YEARS OF BUILDING CHENNAI

Trusted by a growing community of homeowners, investors, and partners.





THIS IS NOT FOR EVERYONE

— AND THAT'S INTENTIONAL.

If your brand elevates how people live, play,
and connect — you belong here.

Now Leasing | Limited Spaces Available
www.duggar.in | 98840 47171

**LET'S BUILD
EXPERIENCES
THAT LASTS.**

THE SANCTUARY @ CHAMIERS ROAD