

**GOLDEN SAND  
PROPERTY DEVELOPERS**

*Sea  
Breeze*

**Beach-Side Premium Villas**

**Office Address    Site Address**

**1D, 1st Floor, No.57, KG Vallencia Apartment,  
1st Main road, Gandhi nagar, Adyar, Chennai, 600020**

**Plot No.5, Thiruvalluvar Nagar 2nd Avenue,  
Kavery Nagar, Thiruvanmiyur, Chennai, 600041**

# About *Us*

Golden Sand was established in 2012 to serve "THE CUSTOMER" by understanding their need for Quality, Professionalism and Transparency in the Micro market of Chennai Real Estate.

We strongly believe a home is not just a Brick and Mortar. It is a signature of the Owners life style.

The Company is governed by a Qualified Civil Engineer with 30 years world wide experience gained by playing a key role in Top Notch Companies like Hiranandani Groups (Chennai),ETA star Properties(Dubai), Deeyaar(Dubai) and K Raheja Groups (Mumbai) to name a few and developed Approximately 25 Lakhs Sq.Ft. of Premium Flats.

Golden Sand Property Developers has so far developed 82,000 Sq.Ft of residential projects, ongoing projects of over 16,000 Sq.Ft and proposed projects of over 28,000 Sq.Ft. Our Team of Engineers and Architects are meticulous and well experienced.

We firmly believe  
in giving our  
customers their  
dream home with  
quality and  
comfort, thus

*Our relationship  
has just begun.*

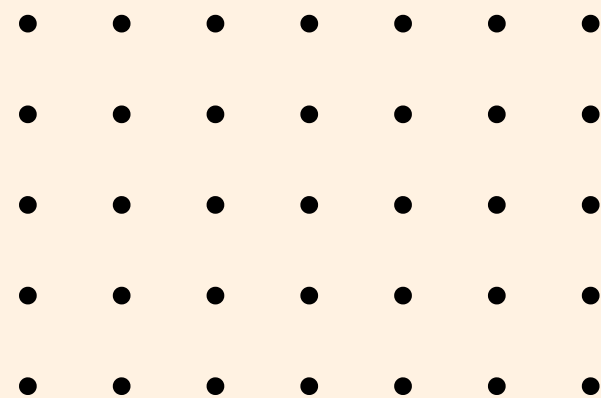
# Villa Configuration



| <b>Floor</b>        | <b>Functionality</b>   | <b>Builtup Area</b> |
|---------------------|--|---------------------|
| <b>Ground Floor</b> | <b>2CCP + 1 BED ROOM + FORMAL LIVING</b>                                     | <b>1046</b>         |
| <b>First Floor</b>  | <b>KITCHEN + LIVING + DINING + 1 BED ROOM + BALCONY + GARDEN</b>             | <b>1135</b>         |
| <b>Second Floor</b> | <b>2 BED ROOM + BALCONY</b>  | <b>1079</b>         |
| <b>Terrace</b>      | <b>GARDEN + GAZEBO + POWDER ROOM + BARBEQUE COUNTER + OPEN TO SKY SHOWER</b> | <b>350</b>          |
|                     | <b>Total Area</b>  | <b>3610</b>         |



# 4 BHK & 2 CCP

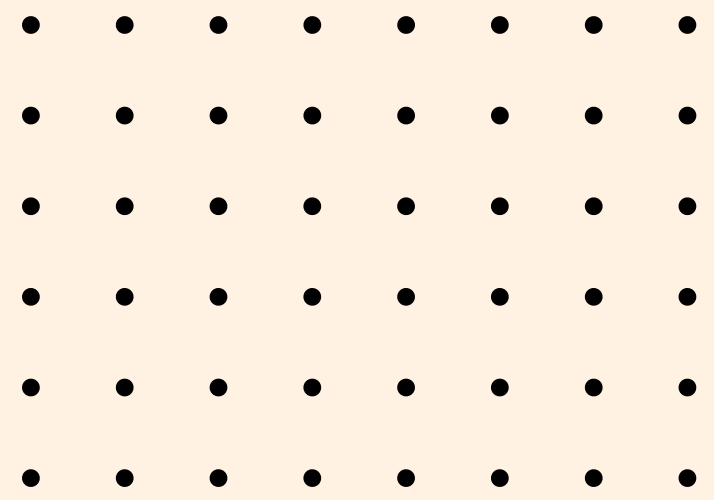


Premium Villa





# 4 BHK & 2 CCP

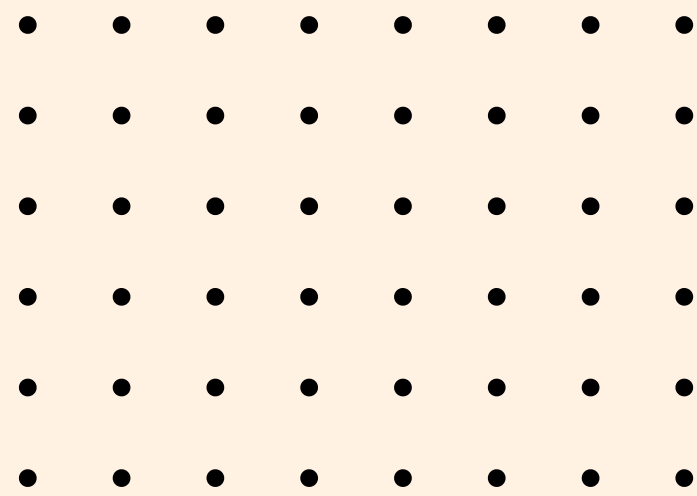


Premium Villa





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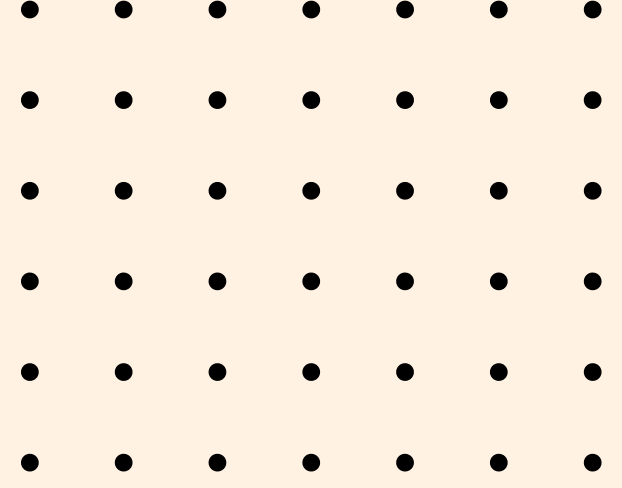


Premium Villa





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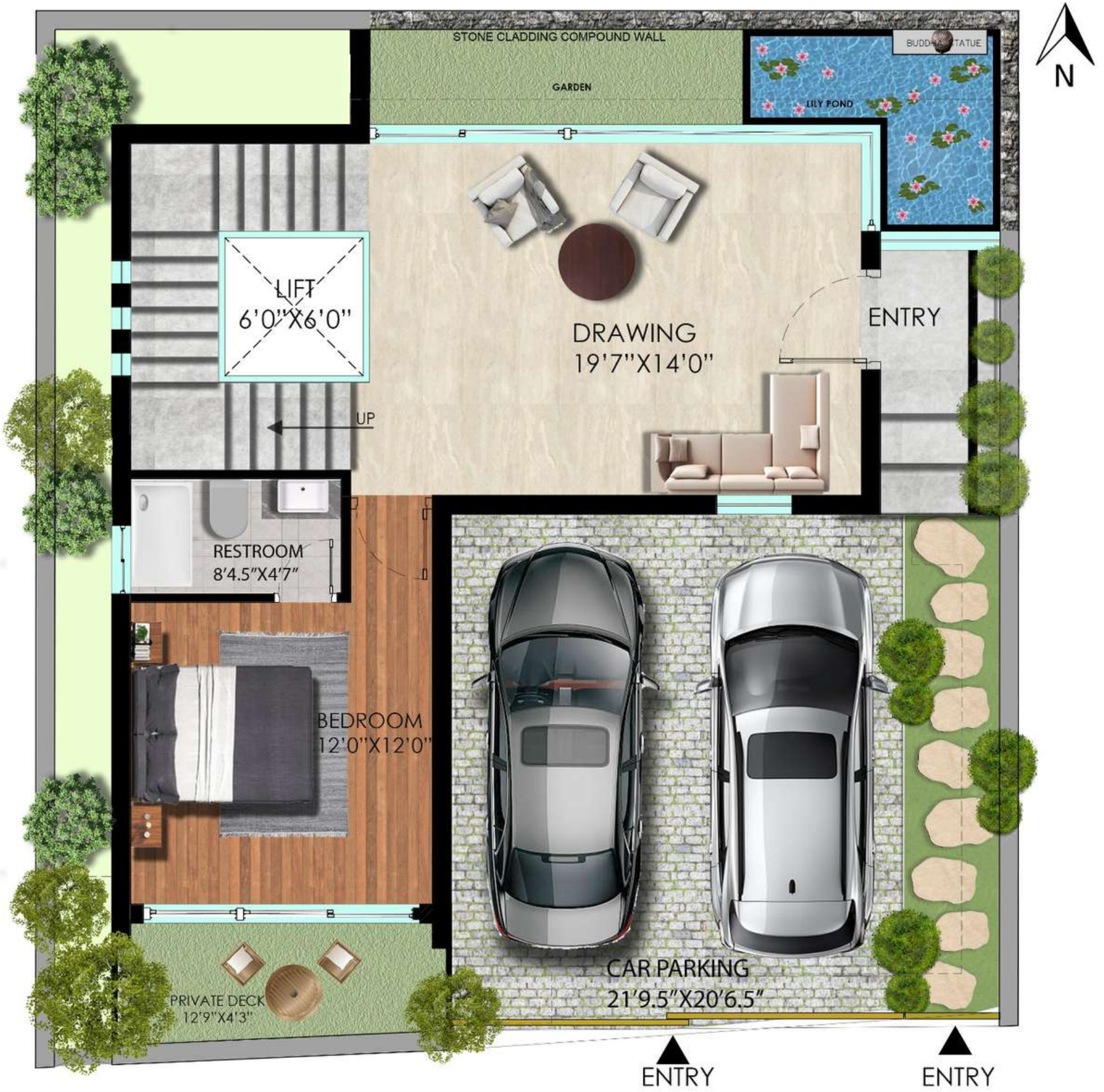


Premium Villa





# Ground Floor Plan



**GOLDEN SAND**  
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**GROUND FLOOR PLAN**

Build up area: 3610sqft  
Land area: 1551sqft

Built up Area : 3610 sq.ft

Land Area : 1551 sq.ft



# First Floor Plan



Built up Area : 3610 sq.ft

Land Area : 1551 sq.ft



# Second Floor Plan



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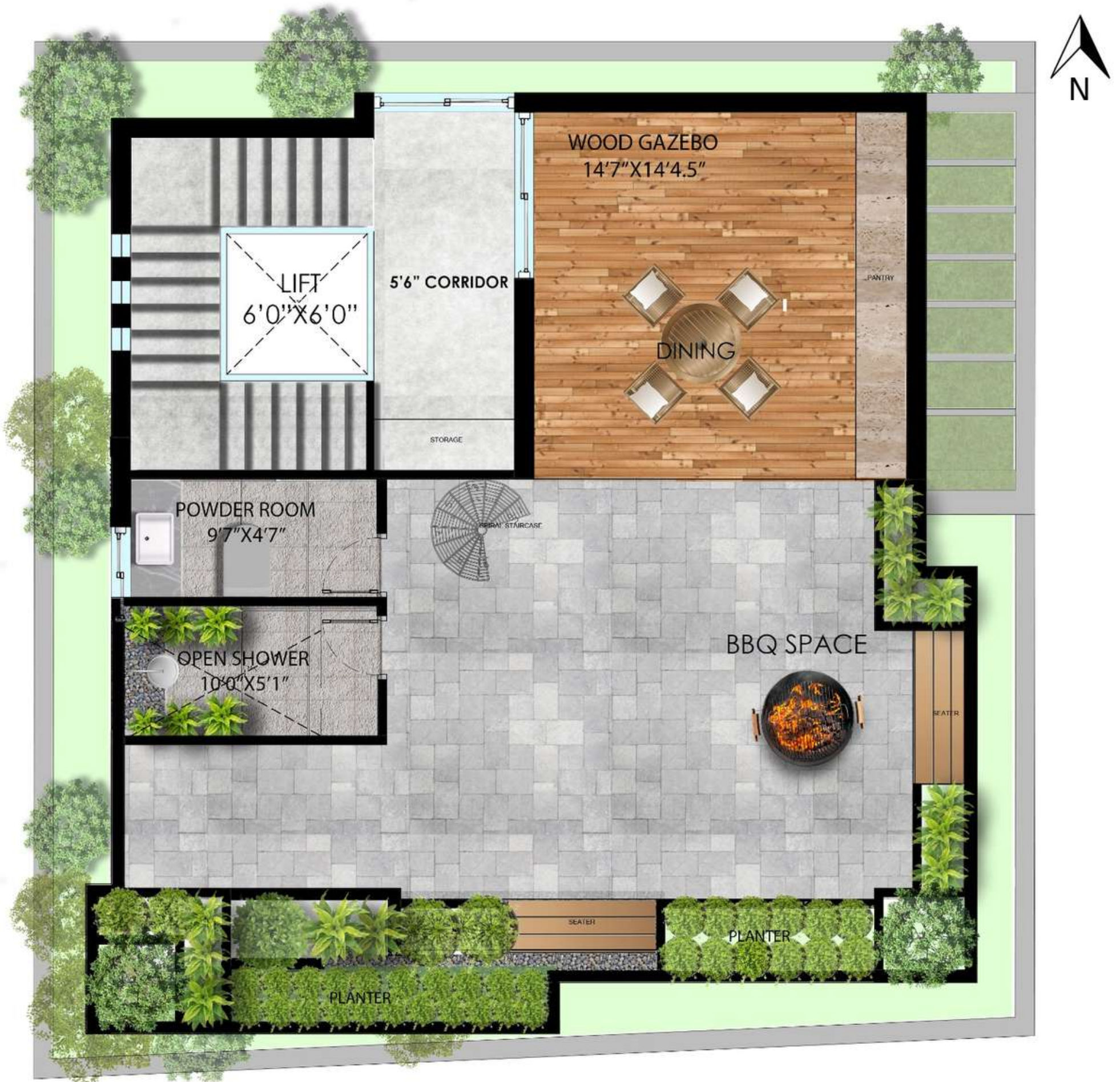
**SECOND FLOOR PLAN**

Build up area: 3610sqft  
Land area: 1551sqft

Built up Area : 3610 sq.ft  
Land Area : 1551 sq.ft



# Terrace Plan



TERRACE FLOOR PLAN

Build up area: 3610sqft  
Land area: 1551sqft

Built up Area : 3610 sq.ft  
Land Area : 1551 sq.ft



# Upper Terrace Plan



UPPER TERRACE FLOORPLAN

Build up area: 3610sqft  
Land area: 1551sqft

Built up Area : 3610 sq.ft

Land Area : 1551 sq.ft



# ***SPECIFICATION***

## **STRUCTURE**

- Structure design shall conform to IS: 456.
- Reinforcement Steel shall conform to IS: 1786.
- Foundation shall be designed for Seismic Zone III.
- RCC Framed structure shall have appropriate footings, RCC columns, RCC beams and slab based on Soil Investigation and Structural Design.
- All RCC concrete shall be M25/M20 Grade.
- All Reinforcement Steel shall be Fe 550 Grade.

## **PEST CONTROL**

Anti Termite Treatment shall be carried out at three stages:

- Before Foundation Concrete.
- After basement filling and Before P.C.C. Flooring.
- After Formed Ground Level.

## **FLOORING AND TILING**

LIVING, DINING, BEDROOMS AND KITCHEN :

- Italian Marble flooring in Living and Dining.
- Wooden flooring in Bedrooms.
- Anti-skid tiles in Kitchen.(Johnson, Somany,Kajaria).



## UTILITY, BALCONY AND TOILETS :

- Anti-skid Tiles in the Utility, Balcony and Toilets.(Johnson, Somany, Kajaria).

## WALLS :

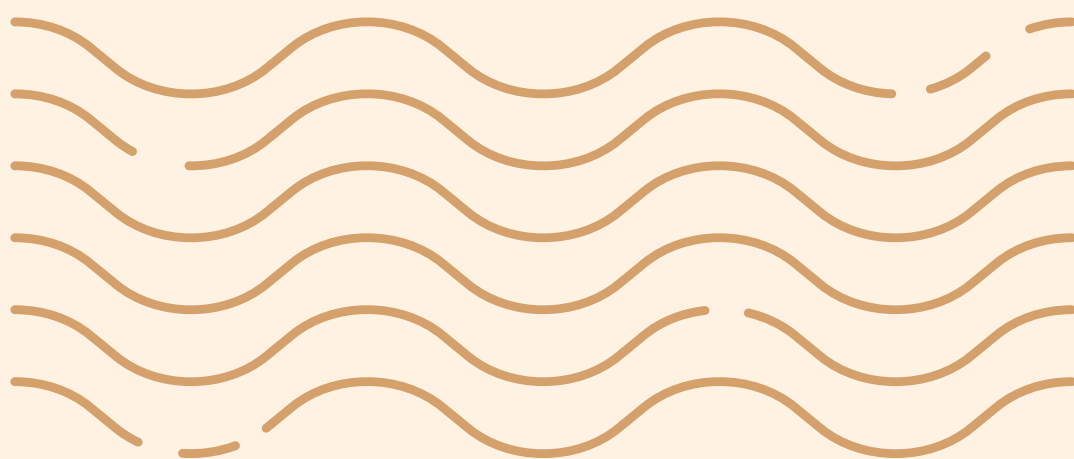
- Toilets shall be provided with wall tiles to a Full Height. (Johnson, Somany, Kajaria).

## TERRACE :

- Water Proofing of Entire Terrace with Fosroc Material.
- Flooring with Weather Proof Tiles.

## CAR PARKING AREA :

- Rough Granite.





# CIVIL WORK

- Depth of Earth work excavation for foundations shall be in accordance with the Structural Design by the Structural Consultant based on Soil Investigation.
- Formed Ground Level - Depending on the site condition shall range between 1'6" to 2'0".
- Car parking level - Depending on the site condition shall range between 1'6" to 2'6".
- External and Internal Walls shall be constructed with AAC Solid Blocks.
- Floor to Ceiling Height 11'6".
- Doors with 8'0" Height.
- Lintels - As per the detailed drawings and specifications provided by the Architect and Structural Consultant.
- Surface Plastering for RCC Works with Cement Mortar (CM) 1:3.
- Inner and Outer Plastering shall be of  $\frac{3}{4}$ " thick finishes.
- Water proofing shall be done for all the slabs in the Toilets, Balcony, Utility, Terrace, Under-ground sumps and Overhead Tank with FOSROC material.



# JOINERY WORK

The Joinery work shall be carried out as per the design and specification of the Architect.

The General provisions are listed below :

## MAIN DOOR:

- Frame - 1st quality Teak - 5" x 3".
- Shutters – Teak Wood .
- Fittings - Antique Brass.

## BED ROOMS & TOILETS:

- Frame – 1st quality Teak - 4" x 2½".
- Shutters – Double side Teak wood finished Flush Door.
- Fittings - Stainless Steel.

## FRENCH WINDOWS AND WINDOWS :

- Branded UPVC French Windows and Windows.

## BALCONY:

- Handrails to a height of 4'0" with MS grills and MS Square Tube topping shall be provided.
- All exposed grills shall be painted as per the design and specification of the Architect.



## PAINING WORK

- External Walls : Exposed Brick Cladding/ Texture Paint/Two coats of Exterior Grade Paint (Asian) as per the design and specification of the Architect.
- Internal Walls : Two coats of Birla/JK putty, one coat primer and two coats of Premium Emulsion paint (Asian).
- Ceiling Areas : Two coats of Premium Emulsion paint (Asian) over one coat of primer.
- Doors : Wood Polish.
- Grills and Railings : Two coats of Enamel paint (Asian) over one coat of Zinc Primer.

## ELECTRICAL WORK

- Concealed Boxes and Metal Boxes - MK .
- Wires - Anchor/ Finolex/Orbit or equivalent.
- Domestic Range Distribution Board - Standard/ L&T or equivalent with door.
- MCBs & Isolators - Havells/ Legrand or equivalent.
- Rotary Switch - L&T or equivalent.
- Modular Switches – Legrand/Crabtree/Schneider.



## PLUMBING WORK

- Concealed Cold Water and Hot Water Pipes CPVC - Astral or equivalent .
- Exposed Water Supply Pipes UPVC- Astral or equivalent.
- Soil and Waste Water Pipes PVC- Astral or equivalent .
- Sewer and Drain pipes PVC - Astral or equivalent.
- Sanitary Fittings- Roca/Kohler.
- CP Fittings- Roca/ Kohler.
- Man hole covers of approved make RCC shall be provided.

## COMMON AMENITIES FOR PROJECT

- One RCC Sump shall be provided (10,000 Litres Capacity).
- One Number Bore-well shall be provided.
- One No. 1.5 HP Motor and One No. 1 HP Motor shall be provided.
- One RCC overhead tank shall be provided.
- Rain Water harvesting system shall be provided.
- CCTV Surveillance shall be provided for the Common Areas.
- Home Automation.
- Home Lift with three passengers capacity shall be provided.
- Servant Room & Toilet shall be provided.
- Landscaping shall be done as per the design of the Architect.
- Common area lightings shall be provided.
- Roof garden and Gazebo shall be provided.





# *Quaint* Location

Thiruvanmiyur Beach (530 Mtrs)

Tidel Park(4.5 Kms)

International Schools - APL Global  
School(5.7Kms), Gateway International  
School(2.6Kms)

Airport(16Kms)

IIT Madras(6.5 Kms)

Phoenix Mall(7.2 Kms)

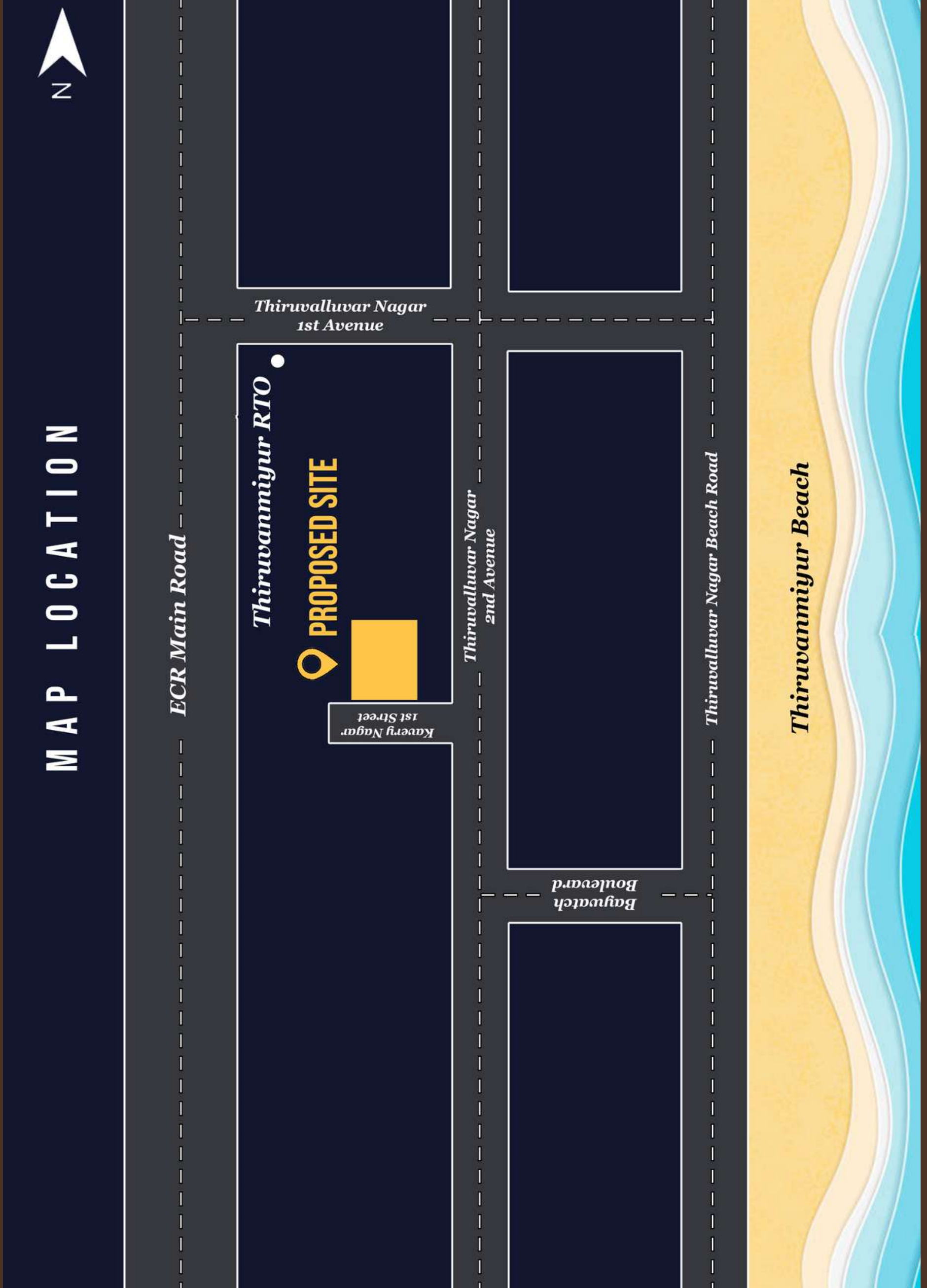
Ashtalakshmi Temple(3.6 Kms)

Narayana e-Techno School(4.6 Kms)

Apollo Speciality Hospital(6 Kms)



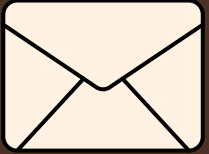
# Key Plan



\*Disclaimer: The brochure is only a conceptual/pictorial presentation of the project and does not constitute a legal offering. The developers reserve the rights to make changes without any prior notice. Actual site design might change.



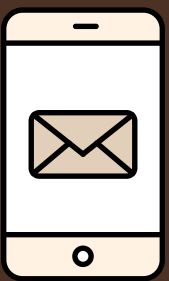
# Contact Information



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