

# The Villa...

That meets every need

I need a  
**VILLA ON OMR**  
preferably at the price of an  
Apartment

I need a perfect  
**WEEKEND GETAWAY**  
to chill in Chennai

I need good  
**RENTAL RETURNS**

I need an  
**INVESTMENT**  
that will appreciate in future

\*Taxes & Other charges applicable.

## THE COMMUNE VILLAS

The perfect choice



₹ **62**<sup>\*</sup>  
**LAKHS**  
**ONWARDS**



# THE COMMUNE

VILLAS REDEFINED

The Commune is a collection of high-end attached and semi attached villas set amidst a premier gated community on OMR.

This 40 acre landscaped project was originally conceptualized by award winning Architect Prof. Cox of Australia. Naturally... there is no dearth of amenities and utilities; the recreation area in the master plan is spread over 1 lakh sq. ft. including a 30,000 sq. ft. club house.

At The Commune you get to choose from 3 types of Villas – Tulip, Iris and Aster – ranging from 850 to 1801 sq. ft. The living units take up only 28% of this expansive 40 acre property which means, more space, serene ambience and a healthy, stress-free lifestyle.

The gated community has key features like 100% power back-up for common area, Water & Sewage Treatment Plants, Black top roads with street lights and landscaped avenues, to name a few.

Make The Commune your Home. Visit us today for a site evaluation and discussion.



# THE COMMUNE GIVES YOU THE POWER OF CHOICE



Choose from 3 types of Attached or Semi attached Villas

**IRIS** : 1233 to 1241 sq ft

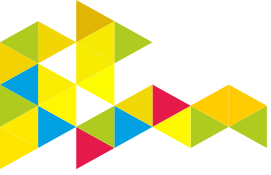
**TULIP** : 1561 to 1581 sq ft

**ASTER** : 1801 to 1826 sq ft

## 7 COMPELLING REASONS TO INVEST IN THE COMMUNE

- 1. Superior Design:** Master plan conceptualized by International Award winning Architect Prof. Cox. of Australia
- 2. Peace of mind:** Clear papers, DTCP approved, Vaastu compliant design
- 3. Spacious:** 40 acres with 72% open space, stress free ambience
- 4. Safety our first priority:** 24 x 7 vigilance using hi-tech gadgets, designed to avoid flooding, 100% power back-up
- 5. Designed for leisure:** Gym, Swimming Pool, Badminton court, Clubhouse
- 6. Designed for convenience:** Close to Work Facilities, Schools (Gateway International School, Maharishi etc.), Colleges (Hindustan, SSN etc.), Hospitals (Chettinad Health City etc.), Temples & Shopping Centres
- 7. Designed for a healthy lifestyle:** Lawn, Jogging tracks, Children's play area, Yoga centre





## Amenities that enhance your lifestyle

30,000 Sq.ft Clubhouse | Gym | Spa | Swimming Pool | Movie Lounge  
Yoga Centre | Children Games | Multi sporting court | Indoor Games  
100% DG Back Up For Common Amenities and Street Lights  
Treated Water Supply | STP | Rain Water Harvesting  
Well Laid Black Top Roads | Landscaped Avenues  
Wide Walk Ways with Street Lights



SPA



Cricket Nets



Gym



Children Games



Movie Lounge



Yoga Centre



### A RESIDENT'S THANK YOU NOTE, POST THE CHENNAI FLOODS...

When Vardah returned as 2.0 of Dec'15 floods the site was least affected. Appreciate and thank Phoenix Serene Team for their extended support and gratitude to address all snags last year and deploying team for supporting residents on the cyclone day. There were no major damages to the property and no water logging. With delay in restoration of EB lines and Shortage of diesel supplies team ensured back up power was available most of the time."

**Mr. D. Murugesh**

Gardenia Apartment, Flat No: 406

# KEY DISTANCES FROM COM<sup>THE</sup>MUNE



## HOSPITALS

	In minutes	In Km's
Chettinad Health City	10	6.9
Global Hospital	36	21.7
Apollo Life Line Hospital	42	26.1



## COLLEGES

	In minutes	In Km's
Hindustan University	11	7.5
Mohammed Sathak (Teacher Training College)	30	19.2
Fomra Institute of Technology	9	4.2
PSB Polytechnic	3	2.5
SSN Engineering College	4	2.2
Sathyabama University	27	16.2
Jeppiar SSR Engineering College	27	15.9



## SCHOOLS

	In minutes	In Km's
Jaganath Vidyalaya - CBSE	5	4.1
Gate Way International School	16	9.5
Maharishi (MAMBAKKAM)	24	15.9
Velammal Vidyashram	18	13.7
Delhi Public (KANDIGAI)	26	18.9
ST Marys Matriculation School	7	5.6
Bhuvana Matriculation School	10	6.4



## HOTELS

	In minutes	In Km's
Southern Residency	8	5.7
Asiana	26	15.3
Aloft	32	18.9
Novotel	17	11
Maria Chettinad Hotel	21	12.8



## CINEMA HALLS

	In minutes	In Km's
AGS Cinema	22	13.1
Mayajaal Multiplex	23	16



## IT HUB

	In minutes	In Km's
Siruseri IT Park	15	9.6
Tidel Park	53	29.2
Scope International	36	19.9



## SPORTS

	In minutes	In Km's
Khel Sports Academy	11	6.9
AKDR Golf Village	39	28.7



## PLACE OF WORSHIP

	In minutes	In Km's
Sidhi Vinayakar Temple	41	25.3
Arulmigu Kandhasamy Temple	4	2.5



## TRANSPORT

	In minutes	In Km's
Kelambakkam Bus Terminus	8	5.8



## BANK & ATM'S

	In minutes	In Km's
IOB	10	7.6
HDFC	8	7
Axis	12	9
IOB - ATM	7	6.5
KVB - ATM	9	5.8
ICICI	8	7



## SHOPPING

	In minutes	In Km's
Naturals Salon	8	7
Kandan Super Market	3	2
Nilgiris	7	6.5
Durga Gold City	2	1.4



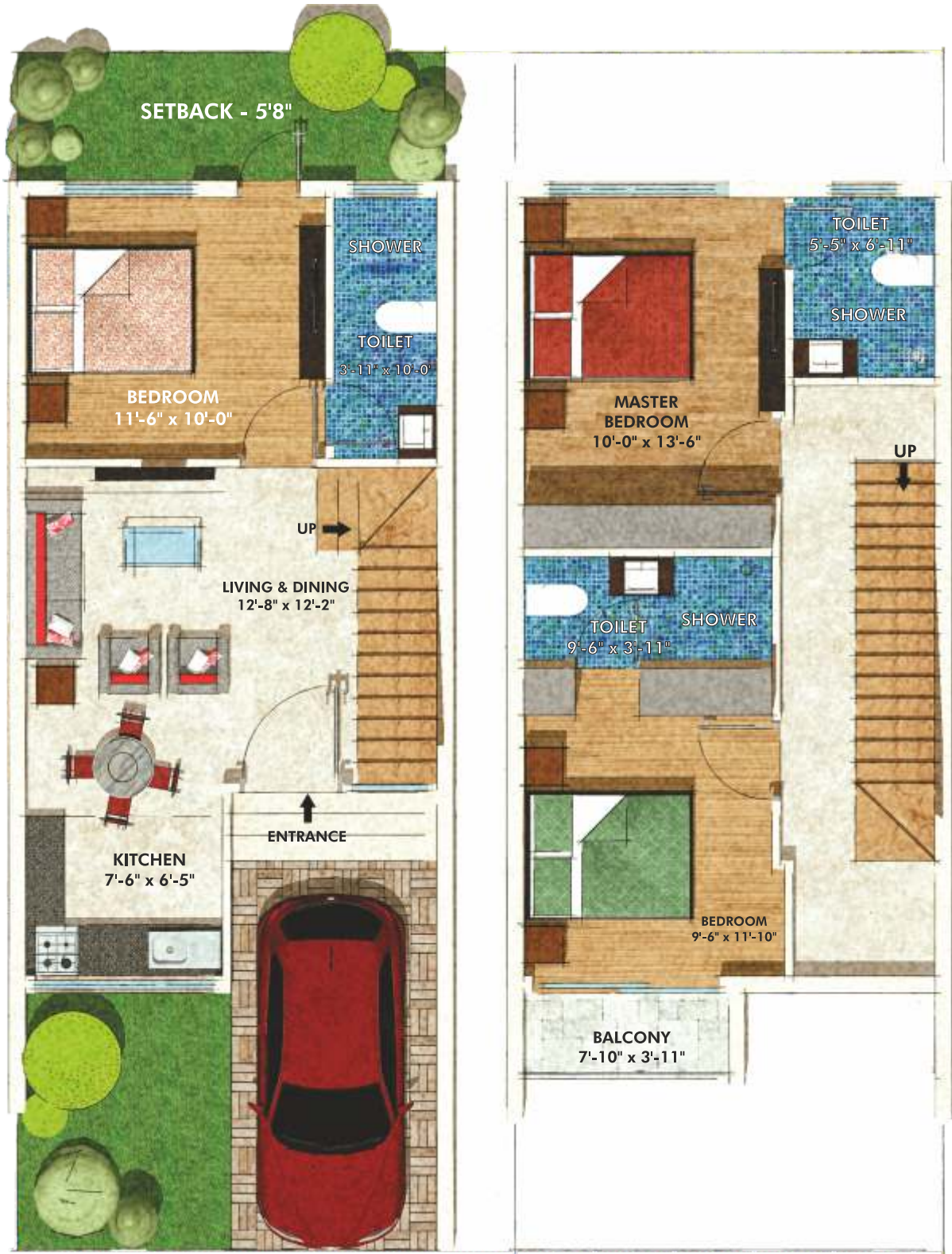
## LAW & ORDER

	In minutes	In Km's
Thirupurur Police Station	4	2.6

# Attached Villa

East Facing

Iris: 1233 Sq.ft.



GROUND FLOOR PLAN

FIRST FLOOR PLAN

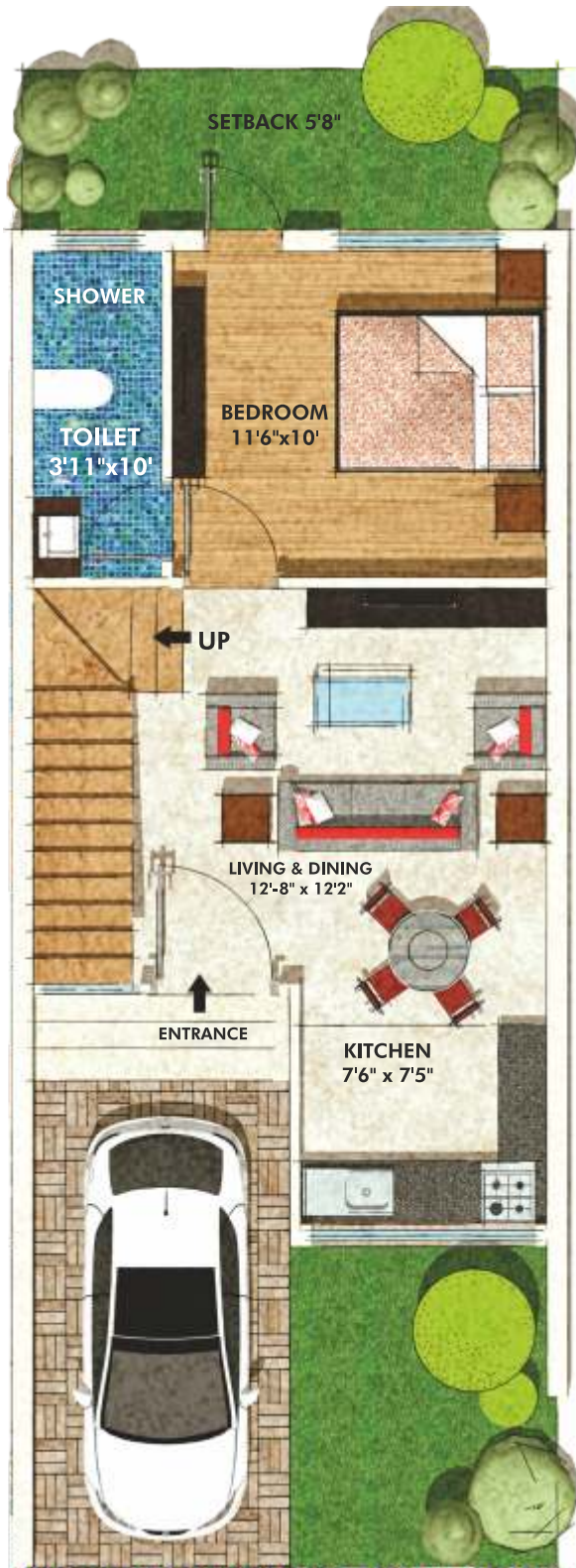




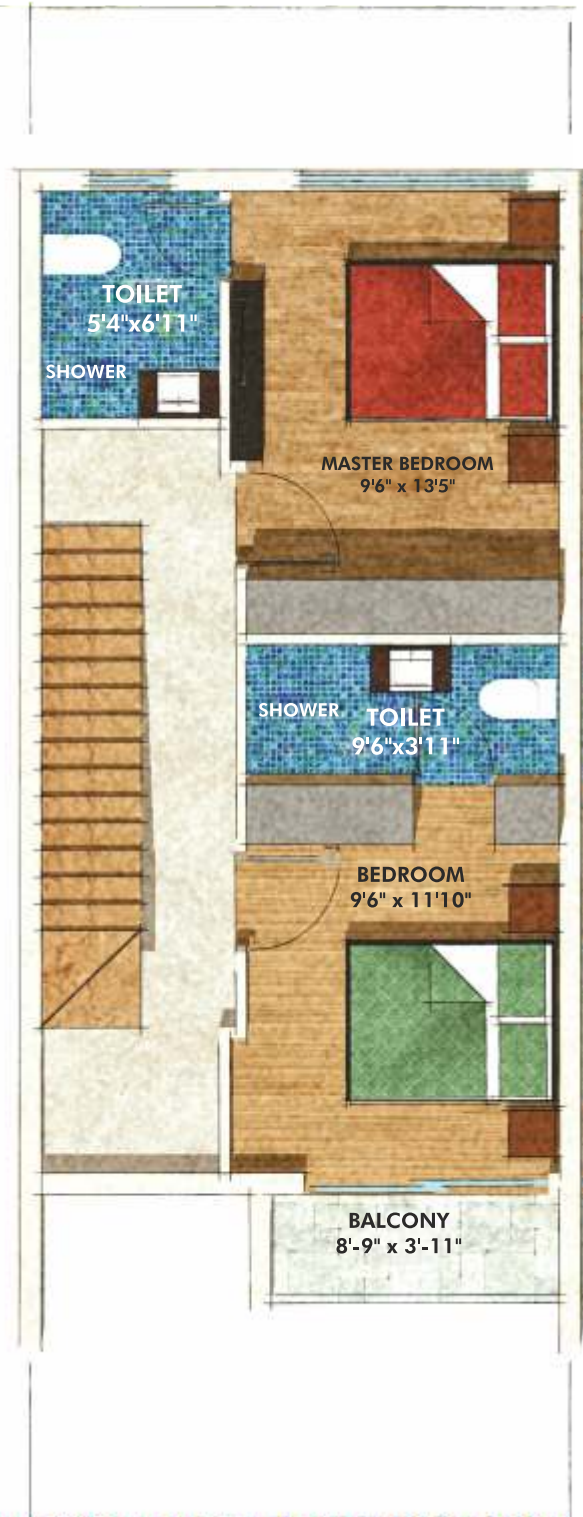
# Attached Villa

West Facing

Iris: 1241 Sq.ft.



GROUND FLOOR PLAN

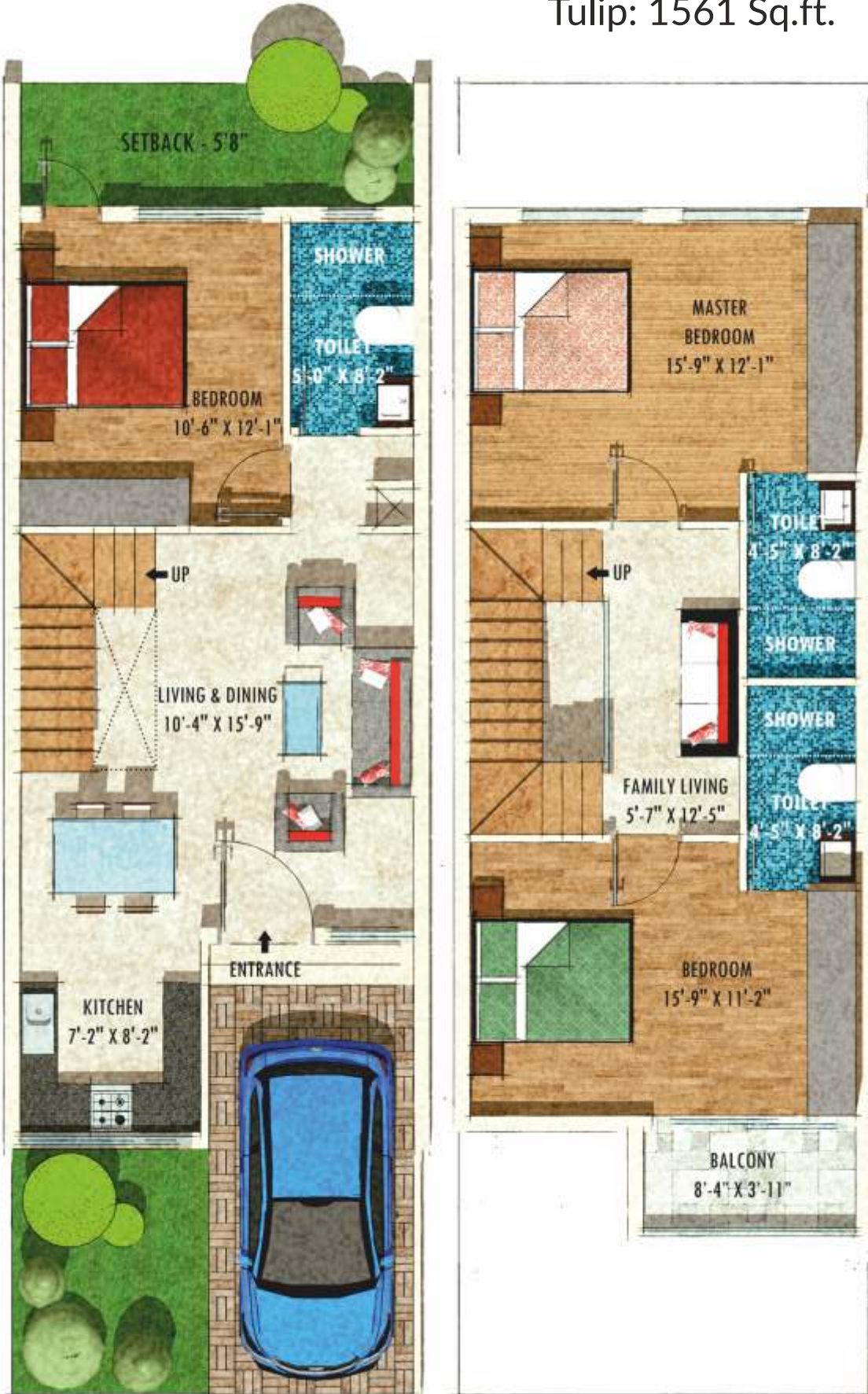


FIRST FLOOR PLAN



# Attached Villa

East Facing  
Tulip: 1561 Sq.ft.



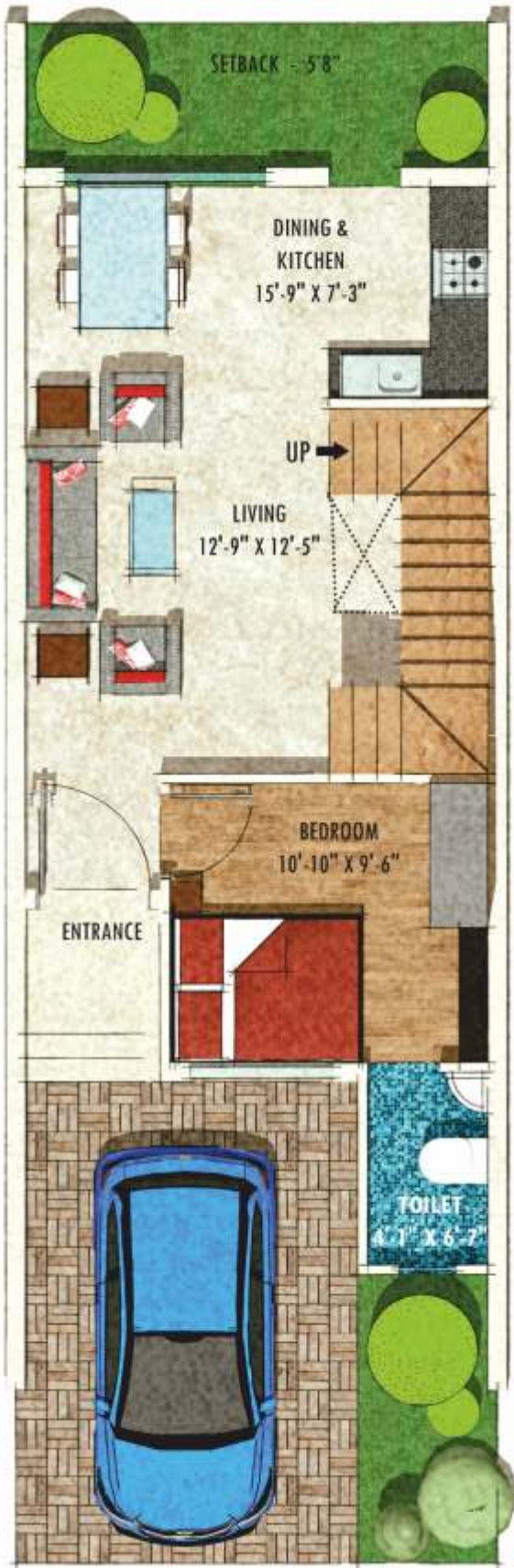
FIRST FLOOR





# Attached Villa

West Facing  
Tulip: 1561 Sq.ft.



FIRST FLOOR





# Semi - Attached Villa

West Facing

Aster: 1801 Sq.ft.



# Semi - Attached Villa

East Facing

Aster: 1806 Sq.ft.

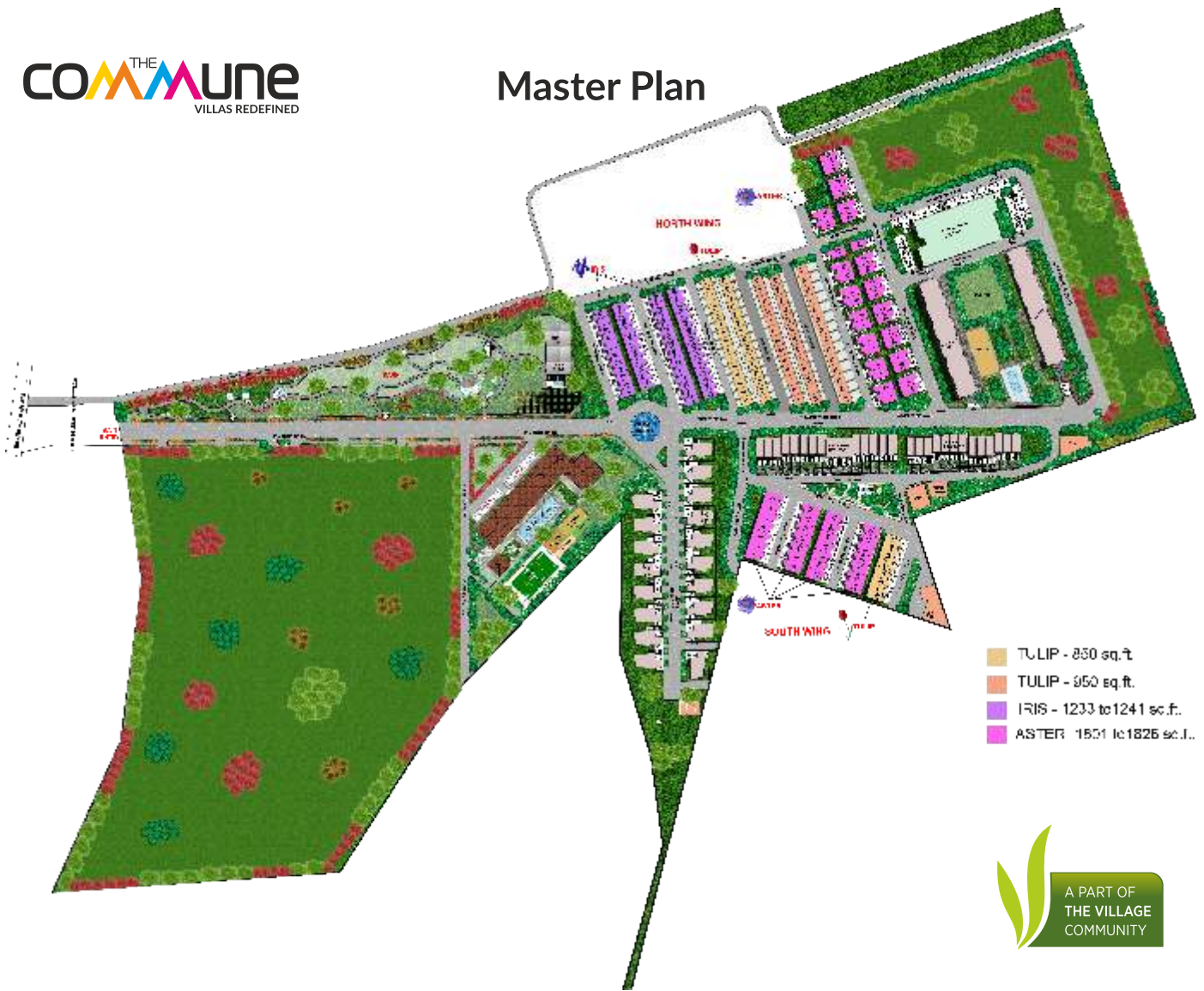


FIRST FLOOR PLAN

GROUND FLOOR PLAN







- TULIP - 850 sq. ft.
- TULIP - 850 sq. ft.
- IRIS - 1233 to 1241 sq. ft.
- ASTER - 1501 to 1825 sq. ft.



# Specifications

## INFRASTRUCTURE

**Framed Structure:** RCC framed structure to withstand wind & seismic loads

**Super Structure:** 8" thick solid blocks for External walls and 4" thick solid blocks for internal walls

## JOINERY WORK

**Main Door:** Teak wood frame with Teak veneer flush shutter with melamine polish

**Internal Doors:** Teak wood frame with Skin shutters finished with Paint / Polish

**Utility and Toilet Doors:** Teak wood frame with Skin shutters finished with Paint / Polish

**Windows & Ventilators:** Powder Coated Aluminium Window / Ventilators

## FLOORING

Vitrified Tiles for all living areas including bedrooms

Laminate Wooden flooring for Master bedroom

Anti-skid ceramic tiles in all toilets, utility and balconies.

Ceramic tiles for dado in all toilets, kitchen and utility-dado in toilets upto 7 feet height.

Skirting same as the flooring in all areas

Internal staircase with Marble

Interlocking Pavers in car park area

## KITCHEN

Granite counter top

SS Sink with drain board

## PAINTING

**External:** Weather proof exterior emulsion paint

**Internal:** Oil bound distemper with putty

## TOILET & SANITARY

Wall hung W/C with concealed cistern - Hindware / Jaguar or equivalent

Wash basins - Hindware / Jaguar or equivalent

Hot / cold mixtures in showers.

All CP fittings - Hindware / Jaguar or equivalent

## DG Back Up

All lights, Fans and Fridge points upto 1 KVA load in single phase.

## ELECTRICAL

Switches - Legrand or equivalent

Wires - Multistrand copper wires of reputed manufacturers.

Projects by **PHOENIX**  
*Forever*



Halcyon



Avance Business Hub (IT SEZ)



Golf Edge



Phoenix Embassy Junction



Phoenix Primea



Phoenix Trivium



Phoenix Lithop



Intelli City



Phoenix Mall



Phoenix Embassy Trio Square



Phoenix Edifice



Phoenix Tech Park



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