



*Presenting*

# Melbourne

*Comfort & Luxury*

**3.5 BHK & 3 BHK**  
(2 CCP Available)

in  
**ANNA NAGAR**  
**Western Extn.**  
(Near SBOA School)

**6** Exclusive  
Flats

**2** Apartments  
Per Floor

*Ready to  
Move*



**B3 CONSTRUCTIONS**

☎ 98410 16272 / 99401 09298



Dimensions mentioned below are Carpet areas

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**FLAT 3.5 BHK**  
SBA-1379 Sq.ft

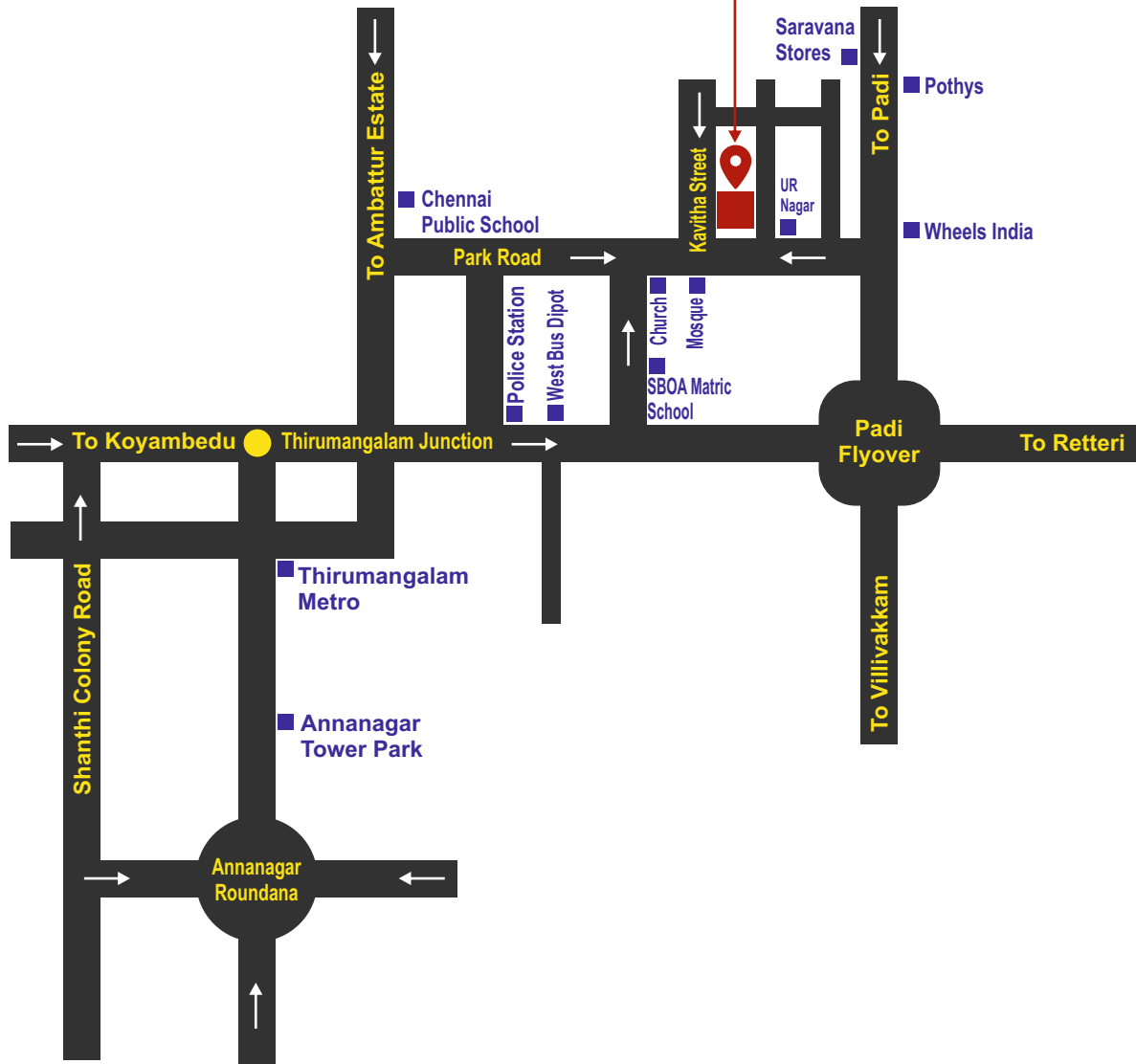
**FLAT 3 BHK**  
SBA-1271 Sq.ft

**1CCP RESERVED**  
(2ND CCP AVAILABLE)

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# Melbourne

Location



# Melbourne

Comfort & Luxury

Perfect Home  
For Your Family



## SITE ADDRESS :

Old No.9, (New No.11)  
Rukmani Street, UR Nagar,  
Annanagar West Extn, Chennai

## REGISTERED OFFICE :

# 4, E Road, Koyambedu, Chennai.  
E-mail : [acbalamurugan@yahoo.com](mailto:acbalamurugan@yahoo.com)

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# *Project Highlights*



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## **FOUNDATION & CIVIL WORKS**

- **Traditional Red Brick Construction**
- **Pile foundation with ISI TMT Bars**
- **Chettinad / Ultratech Make cement**
- **Clear Roof to finished Tile Floor - 9'8"**

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## FLOORING & WALL CLADDING

### INSIDE FLAT

Somany / Kajaria  
Make Tiles (6ft x 4ft) for  
All Bedrooms | Hall cum Dining  
Kitchen | Bath Wall Cladding  
Bath Floors Anti Skid  
Terrace Cool Roof Tiles

### GRANITE

Lift Floor & Facia | Lift Lobby  
Stair Case with SS Railing

### CAR PARK AREA

Designer High Strength Car Park Tiles

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## **DOORS & WINDOWS**

### **HIGH QUALITY TEAK WOOD WITH POLISH**

Used For  
All Main Doors,  
All Bedroom Doors  
All Toilet Doors  
All Frames  
(Industry First)

### **FRENCH WINDOWS**

UPVC with Toughened Glass  
& Mosquito Mesh

### **WINDOWS & VENTILATORS**

UPVC with Glass & Mosquito Mesh  
Along with MS Grills for Safety

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## EXTERNAL & INTERNAL PAINTING

### EXTERIOR WALLS

Asian Paint Apex ULTIMA  
Protek with primer.

### INTERIOR WALLS

Asian Paint Royale  
Premium Acrylic Emulsion finish

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## ELECTRICAL CABLES & SWITCHES

### POWER SUPPLY

3- Phase connection with MCB & ELCB

### SWITCHES

Legrand Modular Switches

### WIRES

Finolex make FRLS Cables

### AC

Provision with Plug & Socket

### GEYSERS

Provision with plug & Socket

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## SANITARY WARE & CP FITTINGS

**EWC & WASH BASIN**

**KOHLER make**

**CP & SANITARY FITTINGS**

**KOHLER make**

**PLUMBING LINES**

**Ashirvad make pipes**

**for all CPVC lines**

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## **COMMON FEATURES**

### **LIFT**

**Johnson make,  
fully automatic SS finish Interior  
with ARD  
(Automatic Rescue Device)  
for Safety.**

### **BACKUP POWER**

**DG Set Backup for  
all Common area Lights, Lift,  
Pump Motor and 500W Per flat.**

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## COMMON FEATURES

### MAIN GATE

Remote / Mobile Operated  
Motorized gate.

### SECURITY

Surveillance CCTV  
for all floors and car park area

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*Hall*



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*Bedroom*



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*Kitchen*