

PAPA *Elite*

CRAFTING HOMES
BUILDING FUTURE

@ SP AVENUE, POONAMALLEE



ABOUT **PAPA** *Elite* @ SP AVENUE

PAPA Elite is a premium residential enclave designed to redefine urban living. Located in the serene environs of Poonamallee, it offers thoughtfully planned homes that perfectly balance elegance and functionality. PAPA Elite offers the perfect blend of modern living and serene surroundings. This meticulously planned residential project is crafted to provide an exceptional lifestyle, with every detail reflecting comfort, convenience, and class. At Visionest, we believe in creating homes that inspire joy and build communities.



VISIONEST

A NAME YOU CAN TRUST

With decades of experience in construction and real estate, Visionest is committed to delivering projects that stand as a testament to quality and trust.



Expertise in modern construction techniques.



Dedicated to innovation, precision, and client satisfaction.



A proud legacy of partnering with PAPA Real Estates to bring dream homes to life.

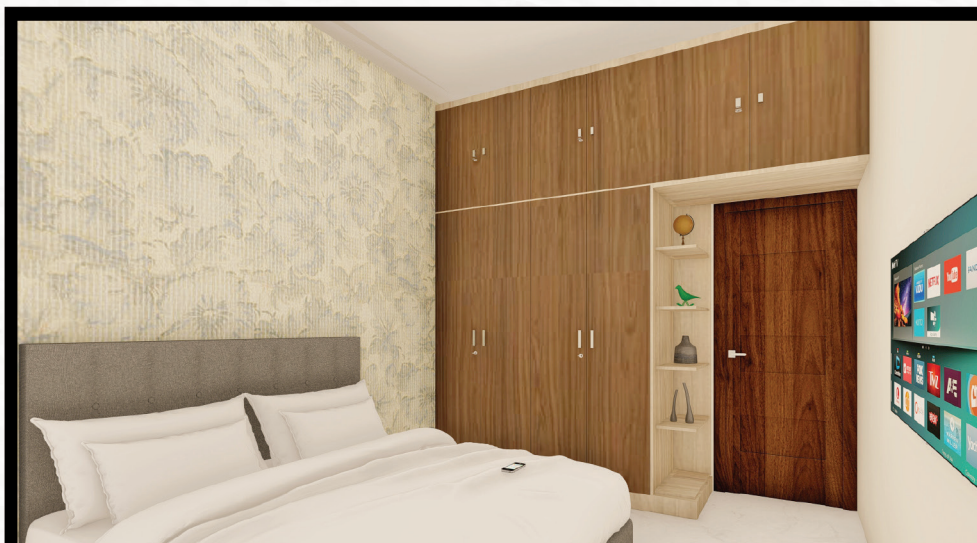




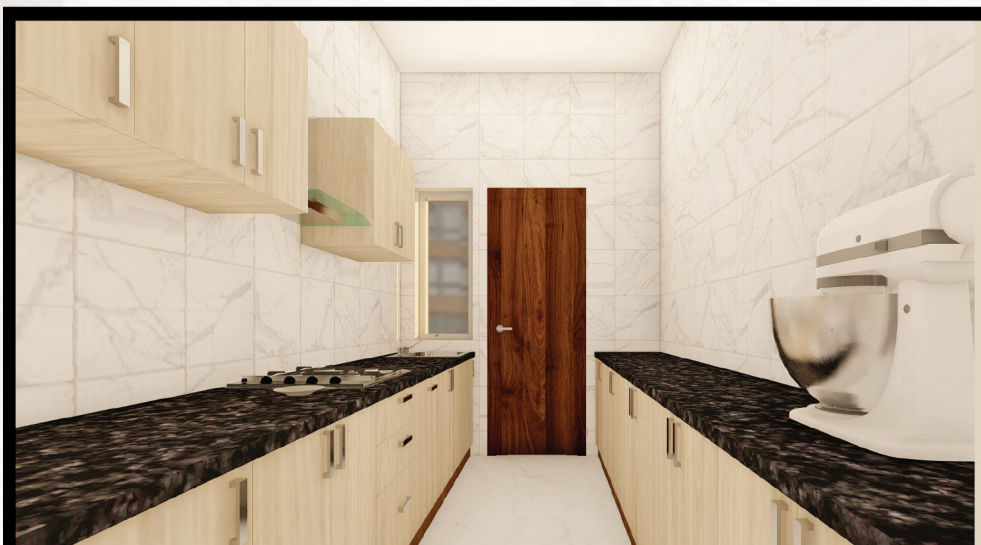
FLAT B LIVING ROOM - A spacious living room with ample lighting, seamlessly connected to an open kitchen and dining area, creating a bright, airy ambiance perfect for modern living and entertaining.



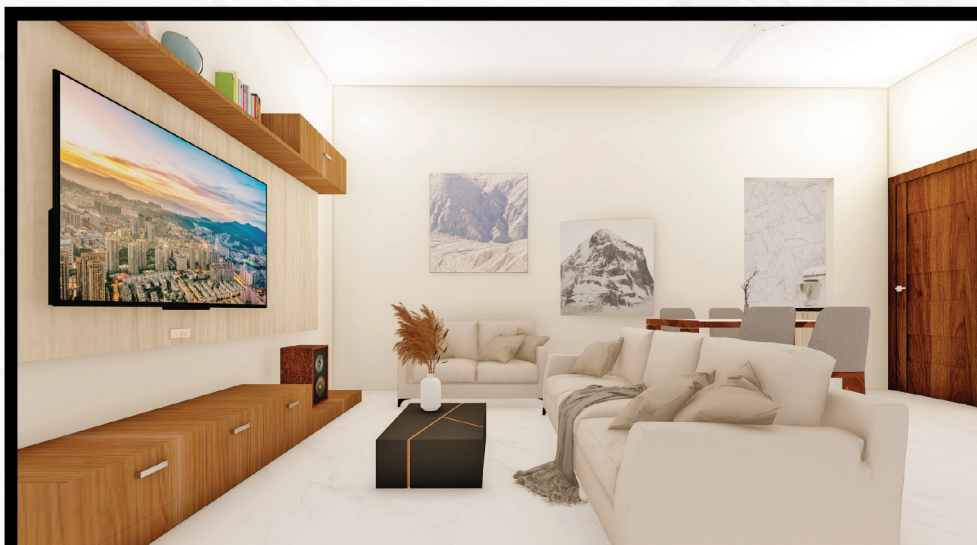
FLAT B TV UNIT - a sleek TV unit featuring a white and wood laminate finish, combining modern elegance with natural warmth to create a luxurious and sophisticated focal point.



Bedroom - Spacious bedrooms equipped with well-designed wardrobes and essential electrical points, offering functionality and convenience for a comfortable living experience.



Flat A - Parallel kitchen



FLAT A LIVING ROOM - living room seamlessly integrated with dining and a parallel kitchen, creating an open and airy layout for modern living

PRIME LOCATION AT POONAMALLEE

Strategically located, PAPA Elite provides unparalleled convenience and accessibility.



Educational Institutions

Close to prestigious schools and colleges.



Healthcare

Easy access to leading hospitals and clinics.



Shopping and Entertainment

Proximity to malls, supermarkets, and recreational spots.



Connectivity

A peaceful neighborhood for a tranquil lifestyle. Seamless access to major highways and public transport networks.



EXPERIENCE THE ELITE LIFESTYLE

PAPA Elite at SP Avenue is a premium residential project designed to offer the ultimate living experience.



Structure

Stilt + 3 floors with six exclusive units.



Orientation

Thoughtfully planned with 3 East-facing and 3 North-facing units to ensure ample natural light and ventilation.



Location

Strategically situated in a peaceful yet well-connected neighborhood of Poonamallee.

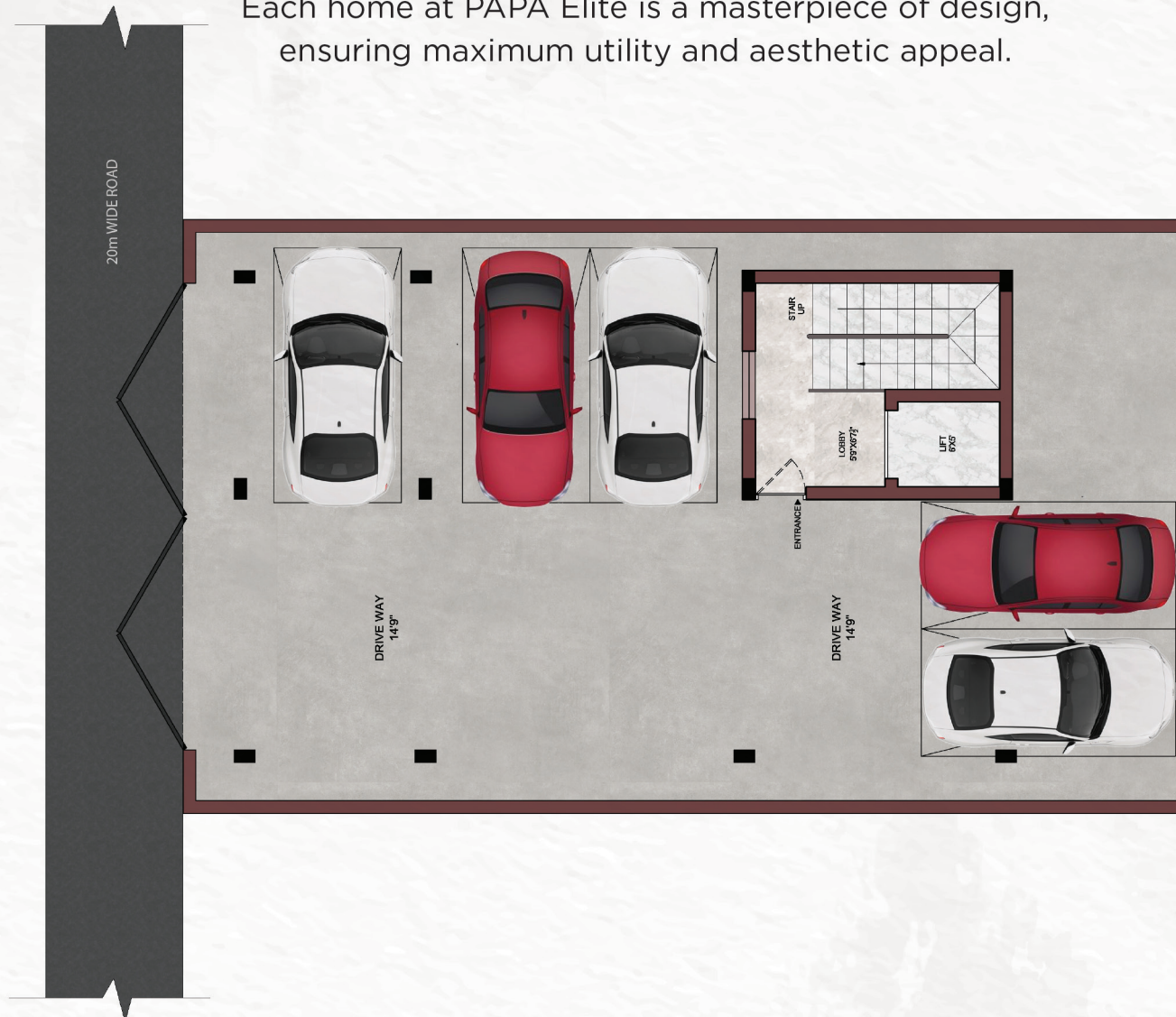


Facilities

Includes 5 covered car parking spaces, a modern passenger lift, and three-phase EB connections.

THOUGHTFULLY DESIGNED HOMES

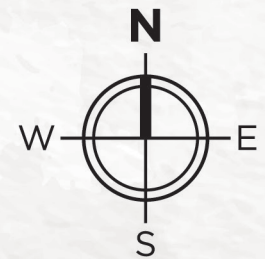
Each home at PAPA Elite is a masterpiece of design, ensuring maximum utility and aesthetic appeal.



STILT FLOOR PLAN
SP AVENUE- PLOT 1A



TYPICAL FLOOR PLAN 1, 2, 3
SP AVENUE- PLOT 1A



DETAILED AREA BREAKDOWN

Flat No	Facing	PLOT AREA	Built-Up Area	Common Area (20%)	SALEABLE Area	UDS
UNIT A	East	2,074.50	800 Sq. Ft.	160 Sq. Ft.	960 Sq. Ft.	359.22 Sq. Ft.
UNIT B	North	2,074.50	740 Sq. Ft.	148 Sq. Ft.	888 Sq. Ft.	332.28 Sq. Ft.

ISOMETRIC VIEW A & B



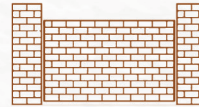
CONSTRUCTION DETAILS BUILT TO LAST

PAPA Elite is constructed using top-quality materials and advanced techniques to ensure safety, durability, and aesthetic appeal.



STRUCTURE

RCC framed structure, designed for seismic compliance.



WALLS

High-quality bricks for external (9.5") and internal (4.5") walls.



CEILINGS

Floor height of 10 ft for a spacious feel.



MATERIALS

UltraTech Cement, Kamachi Steel, and M-Sand/P-Sand for superior strength.

INTERIORS AND FINISHES

Elegance Meets Functionality

STRUCTURE

Structural System : RCC Framed Structure designed for seismic compliant (Zone-3).

Masonry : PCC Mix 1:4:8, for 4 1/2" thick flooring concrete.

Walls : 9.5 inches (230 mm) for external walls using first quality bricks in cement mortar 1:5.

4.5 inches (115 mm) for internal walls using first quality bricks in cement mortar 1:4.

Floor- Floor height (incl. slab) : Will be maintained at 10 ft (3000mm) .

Materials used for Foundation / : M SAND / P SAND / Brickwork / Concrete Work

Cements : Ultra Tech Cement or equivalent will be provided

Steel : Using 500 TMT Rod – Kamachi or equivalent will be provided

WALL FINISH / PAINTING

Internal walls : Finished with 2 coats of putty, 1 coat of primer & 2 coats of Tractor emulsion Asian Paints

Ceiling : Finished with 2 coats of putty, 1 coat of primer & 2 coats of Tractor emulsion Asian Paint

Exterior walls : Finished with 1 coat of primer & 2 coats of exterior Ace paint & color as per architect design intent.

FLOOR FINISH WITH SKIRTING

Foyer, Living, Dining & : Double Charged Vitrified tiles of size 4 ft x 2 ft Internal passage (600X1200mm)

Bedroom & kitchen : Double Charged Vitrified tiles of size 4 ft x 2 ft (600X1200mm)

Bathroom : Anti-skid ceramic tiles of size 2 ft x 2 ft (600X600mm)

Balcony : Vitrified tiles of size 4 ft x 2 ft (600X1200mm)

KITCHEN

Electrical point : For chimney & water purifier.

CP fitting : Parryware or equivalent will be provided.

Kitchen : Granite counter mounted Sink and wall dado of height 2 ft (600mm) on all three sides.

BALCONY

Handrail : SS handrail as per architect's design intent

BATHROOMS

CP & Sanitary fixture : Parryware or equivalent will be provided

Attached Bathroom : Wall mounted WC , flush plate and Health faucet, Single lever diverter, rain shower.

Common Bathrooms : Wall mounted WC , flush plate and Health faucet, Single lever diverter, rain shower.

JOINERY WORKS

Main doors : Solid Teak wood frame of 5"*3" section with Malayisan Teak door

Bed Room Doors : All internal doors with teakwood frame of 4"*2 1/2" section with thick factory made solid core first quality ISI flush shutters of make.

Bathroom Doors : All bathroom doors with with top class PVC doors.

Windows : All windows shall be sliding or open UPVC with plain glass and MS grills as per Architect's design.

Ventilators : UPVC.

DOOR AND WINDOW FITTINGS

Main door : Shutter shall have 3 Nos. of 5" SS hinges, 1 no. Lock, 1 no. 8" SS tower bolt inside, 1 no Door Magnet or Door stopper.

Bed room Door : shall have 3 Nos. 4" SS hinges, 1 No. Cylindrical lock, 1 No. 6" tower bolt and 1 No. door stopper or magnet.

Toilet doors : Toilet doors shall have 3 Nos. S.S. 4" hinges, & handle inside and outside.

WINDOWS

Windows : UPVC windows with sliding shutter with see through toughened glass & MS railing on the inner side (wherever applicable)

French door : UPVC frame and doors with toughened glass and without grill.

ELECTRICAL POINTS

Power Supply : 3 PHASE power supply connection.

Safety device : MCB & RCCB (Residual Current circuit Board)1

Switches & sockets : Modular box, modular switches & sockets of Legrand or Roma

Wires : Orbit | **Foot Lamp :** Foot lamp provided in all bedrooms

5- Amp Socket : Point provided in the Living/Dining balcony in recommended locator

TV : Point provided in the Living & Double Bed room

Split- air conditioner : Points in Living / Dining and in all Bedroom

Exhaust fan : Points in all bathrooms

Geyser : Point will be given in all bathrooms.

SPECIAL FEATURES

Individual Car Parking | 3 Phase EB Connection | Inverter Line for all Rooms

VIRTUAL SITE VISIT



CLICK HERE 

PAPA *Elite* | VISIONEST
@ SP AVENUE CONSTRUCTIONS

YOUR DREAM HOME AWAITS

CONTACT US

Ready To Take The Next Step? Reach Out To Us.

NO.15,Muthu Nagar,Poonamallee,Chennai- 600 056

Phone: +91 86 81 00 45 45

Email: visionestconstruction@gmail.com

Marketed By

Livify
PROPERTIES
UPSCALE LIVING



90 8404 8404

www.livifyproperties.com