

Scale Up
To Luxury Living,
Majestically.

Isha
MAJESTICA

T.NAGAR

Scale Up To Luxury Living, Majestically.



T.NAGAR

'Majestatem' derived from Latin is Majestic in English which means greatness, dignity, honor and excellence. Bringing this to you in your life is Majestica. A work of art in concrete designed by renowned architect and developed by eminent property developer Isha Homes, Majestica is a premium luxury abode of 15 exclusive 3 BHK apartments in the prime residential hub of T. Nagar.

RERA No:TN/29/Building/0154/2023

Luxury In Every Detail

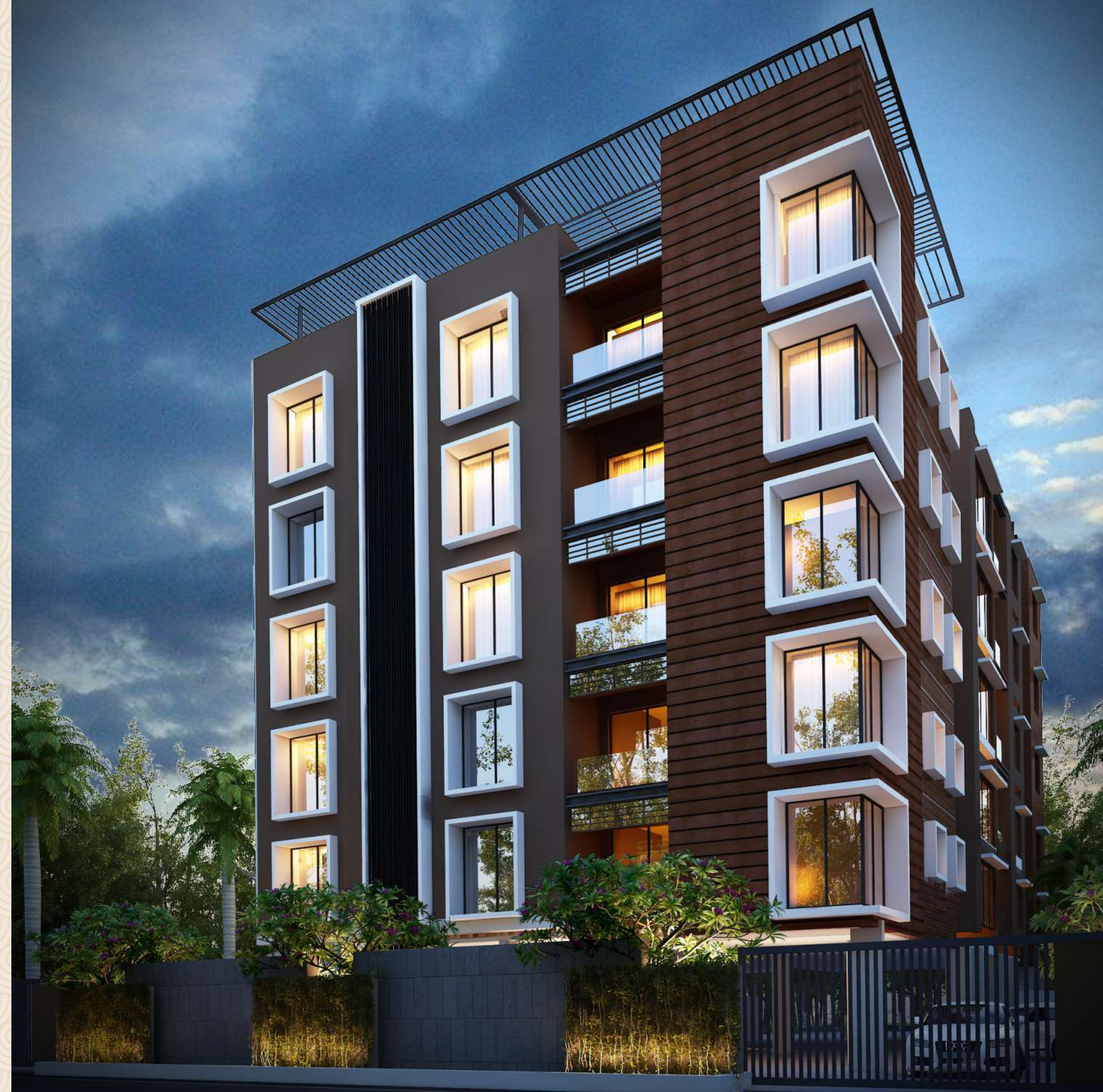
The aim was clear from the inception; nothing but the best would suffice you, the connoisseurs of fine living. The result is Majestica. A home to spacious living, iconic in style and substance is blessed with a private setting and peaceful location loaded with limitless potential.

This immaculate home, an epitome of luxurious city living features 3 bedrooms, 2 with attached bathrooms; one common bath, a contemporary kitchen with utility, a spacious living and dining with an open balcony. Inviting you to Majestica is a compact foyer to discover and own this exceptionally rare and unparalleled ownership opportunity

15 Luxury Apartments | Exclusive 3 BHK

1330 Sq. Ft - 1550 Sq. Ft | Stilt + 5 Floors | Covered Car Park

Upscale Specifications | High-End Fittings & Fixtures



LOCATION MAP
(Not to Scale)



SCAN FOR LOCATION



The Road To Luxury Living

Remarkably secluded just off the busy Habibullah Road, Majestica seamlessly arises amidst a prime residential hub and a haven of privacy at T. Nagar. Located close to Vidhyodaya Girls School and Valluvar Kottam, Majestica is strategically positioned with excellent connectivity to Kodambakkam, Nungambakkam and Teynampet. The best is, the shopping hub, the dine-outs, the AGS Multiplex of T. Nagar are just an easy and pleasurable drive away.

- Padma Seshadri School - 50 mts
- Vidhyodaya Girls School - 100 mts
- Valluvar Kottam - 400mts
- AGS Multiplex - 500mts
- Accord Metropolitan - 800mts
- Panangal Park - 1 km

UNIT TYPE -1



KEY PLAN

3 BHK+3T

FLAT NO

101,201,301,401,501

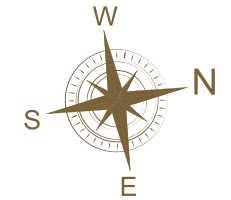
1553 SQ.FT.



UNIT TYPE -2



KEY PLAN



3 BHK+3T

FLAT NO

102,202,302,402,502

1373 SQ.FT.

UNIT TYPE -3



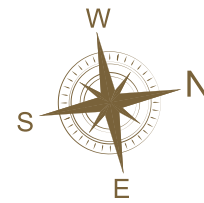
FLAT - 3 ENT.

3 BHK+3T

FLAT NO

103,203,303,403,503

1330 SQ.FT.



KEY PLAN

SPECIFICATIONS

- STRUCTURE** : • RCC Framed structure
- WALLS FINISH** : • Solid Block with cement Mortar.
- MAIN DOORS** : • Teak wood readymade door with veneer on both sides and polish finish
- BEDROOM DOORS** : • Skin doors with polish finish.
- TOILET DOORS** : • Both side film coated doors with paint finish.
- BALCONY DOORS** : • UPVC sliding doors.
- TILES** : • Marble flooring for living and dining.
• 20" x 2'0" Vitrified Tiles for all bedrooms & kitchen with skirting except toilets
• Antiskid Ceramic flooring tiles for all Toilets, Balcony.
• Ceramic Tiles for wall dado up to Ceiling height for all bathroom walls.
- PLUMBING** : • All concealed water lines with CPVC Pipes.
• Diverter and Concealed Cistern with Closet (TOTO/GROHE/Equivalent).
- WINDOWS** : • UPVC sliding window with wall mounted MS Grill.
- KITCHEN COUNTER** : • RCC Platform with Granite Counter.
• SS Single bowl sink with drain board for Kitchen.
- PAINTING** : • Putty with Emulsion for Internal walls and Ceilings.
• Emulsion for external walls.

ELECTRICAL SPECIFICATIONS

Three Phase Power Supply with Concealed wiring & Modular Switches of ISI Standard\, Lights, fans, 5 amp's and 15 amp's power points as tabulated below.

Location	Light Point	Ceiling/Wall Fan Point	Plug Points - 6A	Plug Points - 16A	TV (6 Amps)	Exhaust	Calling Bell	AC
Entrance	1(2 way)	-	-	-	-	-	1	
Living	1	1	1(SB)	-	2	-	-	1
Dining	1	1	1(SB)					
Balcony	1	-	-	1(washing machine)	-	-	-	
Kitchen	1	1	3	2	-	1	-	
M. Bed Room	1+1 (2 way)	1(2 way)	2(SB)	-	-	-	-	1
Other Bedrooms	1+1 (2 way)	1(2 way)	2(SB)	-	-	-	-	1
Toilets	1	-	1	1(Geyser)	-	-	-	

Note:

1. SB Denotes Socket at switch Board.
2. TV- Conduit will be provided in living.
3. Inverter point will be provided.
4. Phase changeover will be provided.

Common (Blocks)

- Lift
- Corridor Flooring with Granite.
- Staircase Steps with granite and SS handrail.

COMMON AMENITIES

- Video Door Phone • Bore Well Water • Glass Partition For Shower • Paver Block For Driveway • Power Backup For Common Amenities
- CCTV Surveillance • Solar Power For Common • Lobby -Access Control • EV- Charging Point • Water Meter



T.NAGAR

Site Address : Old Door No.5, New Door No.6,
Paul Appaswamy Street, T. Nagar, Chennai - 600 017.

RERA No:TN/29/Building/0154/2023



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