

SEABOROUGH

— exclusivity by the sea —



a distinguishable lifestyle by the sea

It would be **extremely** difficult,
if you were to **choose** between
having the **warm sea lapping** at your feet
or enjoying unusual but **alluring privacy**
or **aesthetic** and **thoughtfully** designed homes.
But you don't have to. Not with **Seaborough**.



In ECR's **Injambakkam** and a **five hundred meters** away from the **water's edge** is where precisely **three exquisitely designed villas**, sit.

While you call the stately **Embassy of Iceland** your **neighbour**, you will enjoy the **exclusivity** of the neighbourhood.

3 Villas | 3250 sqft each | 4 Roomy Bedrooms | 2 Commodious Living Rooms
1 Semi-Furnished Home Theatre* | Servant Quarters | Landscaped Garden
2 Covered Car Parks | DTCP approved Layout | CMDA approved

*Optional



a discernable lifestyle by the sea



Inspired by international minimalism
Seaborough's three villas are elegant at first glance.
Then sink in the smart and clean lines of the exteriors
that make the best use of abounding light and air.
Generous interior spaces mark the expansive living and
entertaining areas. All this, while being in line with
Vaasthu requirements.



FAMILY



MASTER BED



MASTER BATH



A combination of **marble**, wooden and designer **flooring** add to the **sophistication** of the villas.
 The **kitchen space** come fitted with the **state of the art** modular installation.
 Each of the three **villas** have their own twenty-four hour **electricity backup** apart from an **advanced** security system.

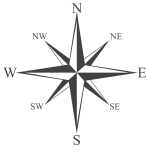


Marble Flooring | Home Automation - IPAD Controls for AC's Lights & FAN
 CCTV to outside area and Terrace | Automatic Opening/Closing of Entrance Gate
 15 KV Power Back Up for Each Villa



a productive lifestyle by the sea

Championing much needed privacy and *savoir faire*,
the three villas are located in ECR's **Injambakkam**;
the starting point of the **scenic** East Coast Road.
The locale is **efficiently equipped** with
every imaginable **amenity**, at hand.



The **pristine** neighbourhood is a miniscule five minute drive
on the **vast and easily accessible** newly laid,
thirty feet **wide road** from main ECR.

The **placement** of Seaborough will continue to remain
substantially **safe and refined** because of the
neighbouring **Embassy** in presence.

KEY DESTINATIONS

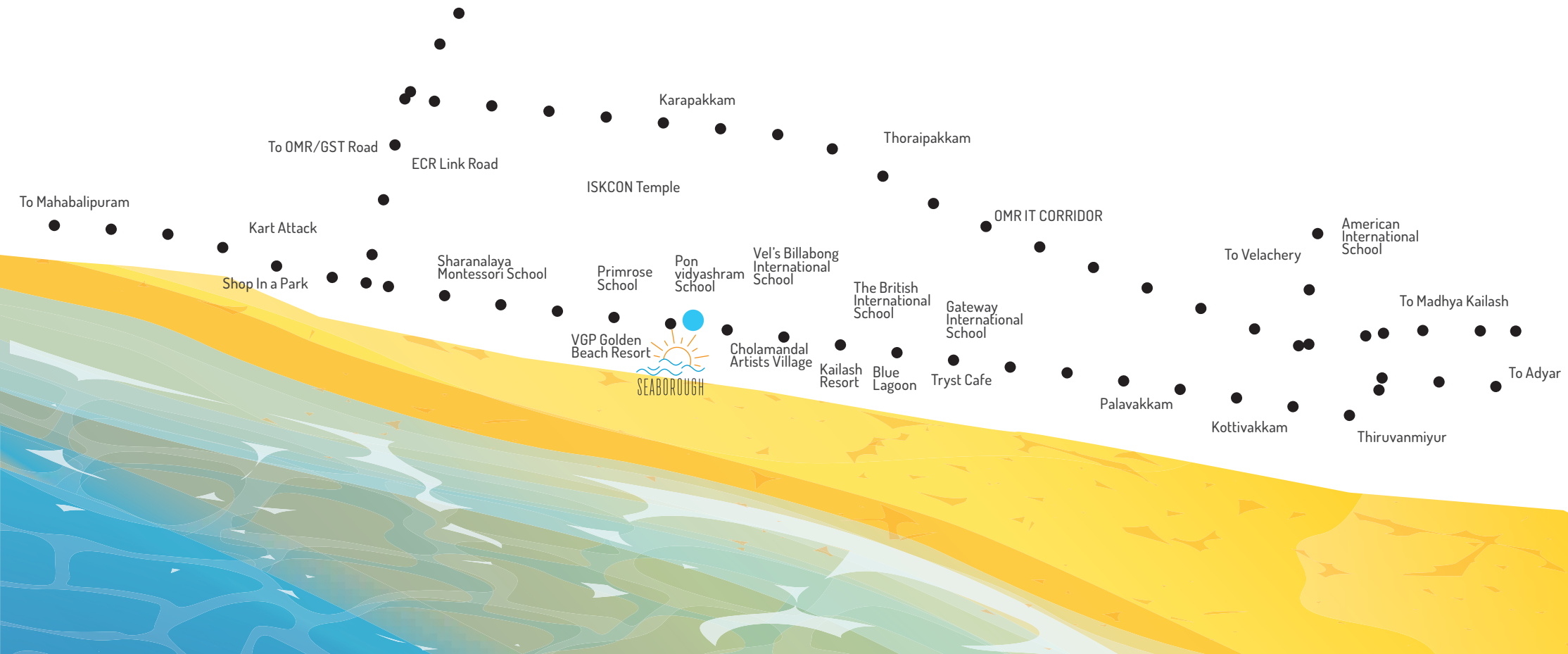
Adyar - 10 km

Thiruvannamiyur - 8 km

OMR IT corridor - 6 km

Chennai International Airport - 20km

Mahabalipuram - 34 km



Villa #1, 2

Key Plan	
Villa 1	
Villa 2	



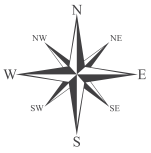
Ground floor



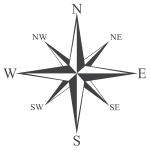
First floor



Terrace floor



Villa #3



First floor



Ground floor

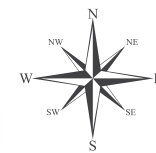


Terrace floor

Villa #1, 2

Key Plan

Villa 1
Villa 2



Ground floor

Foyer 5'3" x 5'7.5" | Living 17'3" x 13'3" | Balcony 10'7.5" x 8'4.5" | Toile 5'x8'
Dining 15'6.5" x 13'4.5" | Kitchen 9'10" x 13'3" | Wash 5'1.5" x 7'7.5"
Bed room 13'9" x 11'7.5" | Servant Room 10'1.5" x 5'3" | WC 4'7.5" x 3'7.5"



First floor

Balcony 6'x17' | Toile 5'x9' | Master Bedroom 17'3" x 13'3" | Dress 8'6" x 5'7.5"
Toile 8'6" x 5'3" | Bedroom 11'x16'7.5" | Passage 16'9" x 8'3" | Toile 5'x8'
Bedroom 13'9" x 11'7.5" | Dress 5'x8'3" | Family 13'3" x 13'9" | Open Terrace 4'3" x 9'3"



Terrace floor

Home Theatre 10'7.5" x 16'7.5" | Toile 5'x8' | Passage 16'9" x 8'3"

Villa #3



Ground floor

Foyer 5'3"x5'7.5" | Living 17'3"x13'3" | Balcony 16'4.5"x6'4.5" | Toilet 5'x8'
 Dining 15'4.5"x10'7.5" | Kitchen 9'10"x13'3" | Wash 5'1.5"x7'7.5"
 Bedroom 13'9"x11'7.5" | Servant Room 10'1.5"x5'3" | WC 4'7.5"x3'7.5"



First floor

Balcony 6'x17' | Toilet 5'x9' | Master Bedroom 17'3"x13'3" | Dress 8'6"x5'7.5" | Toilet 8'6"x5'3"
 Bedroom 11'x16'7.5" | Passage 16'9"x8'3" | Toilet 5'x8' | Bedroom 13'9"x11'7.5" | Dress 5'x8'3"
 Family 13'3"x13'9" | Balcony 3'3"x14'10.5" | Open Terrace 4'3"x9'3"



Terrace floor

Home Theatre 10'7.5"x16'7.5" | Toilet 5'x8' | Passage 16'9"x8'3"

Project Specifications

STRUCTURE

RCC framed structure designed to seismic resistance

Wall: 200 / 150 / 100 mm thick solid block work

Internal plastering: Cement plastering for internal walls

External plastering: Waterproof Plaster

Anti-termite treatment under foundation and along the external perimeter

FLOORING

Interiors: Foyer, Living, Dining (Crema Maryl, Crema Diva equivalent)

Staircase (Embrador Dark, equivalent), Master bedroom (Wooden Flooring equivalent)

Other Bed rooms (Embrador Light equivalent)

Balconies: Rustic series vitrified tiles equivalent

Utility: Vitrified tile flooring in the wall and floor

Toilet: Marble flooring, Walls italian marble (Embrador Dark equivalent)

JOINERY

Main door: (45 mm thick) Teakwood frame with designer solid shutters laminated with veneer and polished as per design shall be provided by developer

8 feet high Bedroom doors: (40mm thk) Flush doors with veneer and polished

8 feet high Bathroom doors: (32 mm thk) Flush doors with waterproof on the inner side and veneer on bedroom side

8 feet high Utility Doors: (35 mm thk) Flush doors with waterproof coating

8 feet high Windows: UPVC (Koemmerling/Fenesta or equivalent)

Hardware: Locks – Yale/Baldwin or equivalent

FALSE CEILING

Gypsum false ceiling in all areas, Calcium silicate false ceiling in toilets

PAINTING

All internal painting shall be with Asian or equivalent premier emulsion

KITCHEN/UTILITY

Italian finish modular kitchen with Hob & Chimney

ELECTRICAL & AIRCONDITIONING

Wiring: Copper wiring in PVC concealed conduits (Finolex or equivalent)

Switches: Legrand / RTR or equivalent.

AC Provision: Appropriate copper piping and electrical work will be done to all rooms to accommodate airconditions

WATER SUPPLY

ISI certified CPVC water lines and UPVC sewer lines

Pneumatic system

PLUMBING & SANITARY

EWG: Wall mounted with concealed flush tank (Kohler/Toto/Bravit or equivalent)

Wash Basin: Counter wash basin (Kohler/Bravit or equivalent) – White colour

CP fittings (Kohler/Bravit or equivalent) in toilets, utility and Kitchen – White colour

SAFETY AND SECURITY

Video door phone

CCTV for external areas with 7 days recording

Security cabin

ADDITIONAL FEATURES

Wi-Fi & DTH connectivity (plug and Play model)

Remote operated entrance gate

Centralised stabiliser for entire electrical/electronic appliances

Intercom connectivity for all rooms

Power back up with stand alone DG

Stand alone RO system connected to individual bore well





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