

Embrace a premium lifestyle at a prime location



## ADONAI'S ENCLAVE



**India Builders®**  
(CHENNAI) LIMITED



## About India Builders

Since its inception in 1987, India Builders has always strived to be a company, which sets the benchmark for others in the real estate business.

Be it in our design, methodology like soil testing etc., acquiring legal and Government approvals, construction practices, infrastructure and amenities provided, we do set a benchmark for others to follow.

No wonder we have acquired the ISO 9001 certification, which in itself means that we adhere to inflexible international quality standards.

We have crossed more than two million square feet of constructed area and are known as a company, which perseveres in providing the best of apartments to our deserving customers.





# ADONAI'S ENCLAVE

Door No.39, 3rd Cross Road, KK Pudur, Coimbatore - 641038

## Premium Lifestyle

Nestled in the vibrant urban landscape of Coimbatore, Adonais Enclave offers a modern way of living, featuring superior finishes and carefully selected specifications. This Stilt + 3 Floors intimate community consists of just 9 beautifully crafted homes, each designed to provide a greater sense of pleasure, comfort, and refinement than one might expect in a compact enclave.

## Prime Location

Conveniently situated within Coimbatore city limits, this address harmonizes natural beauty with urban convenience, keeping you close to essential amenities. From daily necessities and entertainment options to major transport hubs like bus stands, Railway Station, and the International Airport, everything you need is easily accessible.

## Pure Happiness

Available in 1555, 1600 and 1616 Sq.ft. variants, these homes are spaciously designed, prioritizing light, airflow, and ventilation. Ample fresh air and natural daylight foster a serene, uplifting living environment, enhanced by modern amenities such as security systems, high-quality fittings, and covered car parking. Designed as Vastu-compliant residences, these apartments promote well-being, inviting prosperity, peace, and happiness into daily life.



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FLAT AVAILABILITY		
Floors	Sq.ft.	Availability
<b>First Floor</b>		
1A	1600 Sq.ft.	Sold
1B	1555 Sq.ft.	Available
1C	1616 Sq.ft.	Sold
<b>Second Floor</b>		
2A	1600 Sq.ft.	Available
2B	1555 Sq.ft.	Sold
2C	1616 Sq.ft.	Available
<b>Third Floor</b>		
3A	1600 Sq.ft.	Sold
3B	1555 Sq.ft.	Available
3C	1616 Sq.ft.	Available

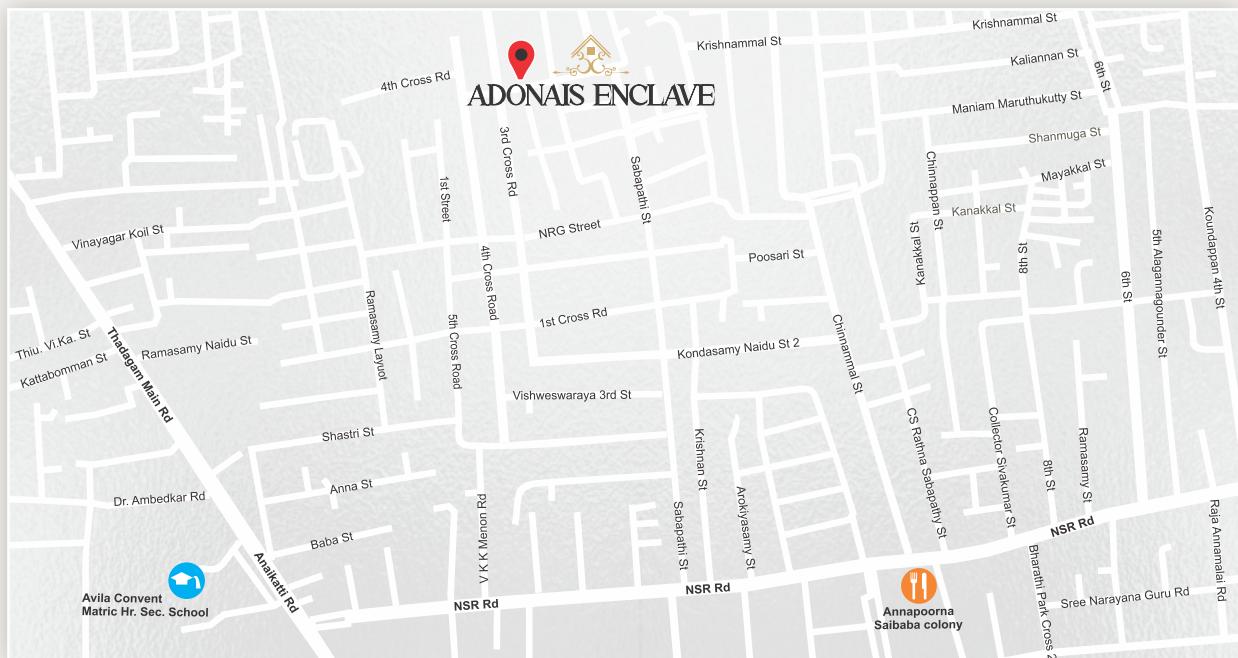
## Payment Schedule

- Initial Payment 30%
- On Completion of Foundation 15%
- On Completion of Stilt Floor Roof Slab 10%
- On Completion of First Floor Roof Slab 10%
- On Completion of Second Floor Roof Slab 10%
- On Completion of Third Floor Roof Slab 10%
- On Completion of Brickwork in the respective flat 10%
- On Handing Over 5%

## Cost

- Rate: Rs. /- per Sq.ft
- GST and Registration charges extra
- Covered car park, Generator and EB/CMWSSB charges extra

## Key Plan





Intertek



Typical Floor Plan

# Specifications

## I. General

1. Elegant Elevation
2. Cross Ventilation for all rooms
3. Vaastu Plan for entire Building
4. V3F Lift
5. Exquisite Lobby in Stilt floor
6. Exterior tiles for Car Parking area
7. Designer pavers for Paving area
8. Full Back-up Generator with Auto Changeover
9. Landscaped Terrace

## II. Flooring

1. Engineered Marble for Living and Dining Room
2. Wooden Laminate Flooring for Bedrooms
3. Double-Charged Vitrified Tiles for Kitchen
4. Designer Tiles for Toilet Walls for full height
5. Black Granite for Kitchen Platform
6. Granite Flooring for Staircase Area

## III. Carpentry

1. Teak Wood for Main Door Frame and Solid Panel Shutter
2. Safety door with One-side Teak Panels
3. Teak Wood Frames for all Doors
4. Moulded Flush Doors for other Rooms
5. Polymer Coated Flush Doors for Toilets
6. UPVC windows

## IV. Electrical

1. FRLS Wires
2. AC Point in Living, Dining and Bedrooms
3. TV and Phone Points in Living & Bedrooms
4. Modular Switches with Metallic Boxes
5. Exhaust Fan point in Toilets & Kitchen
6. Automatic Phase Change-over Switches with ELCB in Main Board
7. Fully automated panel boards
8. CCTV Surveillance System

## V. Painting

1. Premium Emulsion Paint for entire Interior
2. Weather Coat Emulsion Paint for entire Exterior
3. Melamine Finish for Entrance Door
4. Laminate finish for Wooden Surfaces

## VI. Plumbing

1. Toto Closets and Wash Basins in Toilets
2. Hansgrohe CP Fittings
3. Diverters in all Toilets
4. Glass Shower Enclosure
5. Counter Wash Basin in Dining
6. Carysil Sink with Sink Mixer in Kitchen
7. Earthquake Resistant Plumbing Conduits
8. Booster Pump

# An "Intelligent Building™" in terms of:

Techno-Mordern concepts	- Earthquake resistant structure, Soil exploration
Integrated systems	- LVC (Lighting, ventilation and communication)
Heat proofing	- Energy saving non-conductors on terrace
Effective tool for analysis	- STAADPRO
Endemic services	- Lift, Barbeque chambers
Uninterrupted power supply	- Autostart standby generator
Communication	- Online camera and intercom
Green cover environment	- Landscaping



Pictures are for design purpose only and are not final



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Coimbatore Office :

15/9, RK Nagar, Bharathi Park, 4th Cross Street, Sai Baba Colony, Coimbatore - 641 011.

**Mob : +91 908 777 3553**

Corporate Office:

AA - 36, 3rd Main Road, 3rd Street, Anna Nagar, Chennai - 40. Mob : +91 909 222 3553

E-mail : [sales@indiabuilders.in](mailto:sales@indiabuilders.in)

Website : [www.indiabuilders.in](http://www.indiabuilders.in)