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our project brochure



kaaviya's

  
Yuthika

Inspiration from nature



Kaaviya's

  
**Yuthika**  
@ Porur

Presenting Kaaviya's Yuthika – One of the biggest apartment project till date at Porur, Chennai. Conceived and developed by Kaaviya Properties, the name which is closely associated with Porur for more than two decades from selling CMDA approved plots to villas. The project is located in the most happening stretch of Porur, just behind the DLF IT SEZ and L&T. The 88 apartments in the project are being constructed with superior materials, excellent craftsmanship, good quality and reputed consultants there by guaranteeing healthy, luxurious and happier living for its inmates.

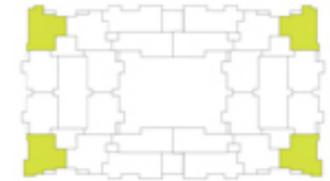
Porur is very rapidly growing and is now part of the Chennai city corporation. It is fast becoming as one of the most preferred and economical residential location with the presence of IT companies, Schools, Colleges and Hospitals.



Type 1 2 BHK

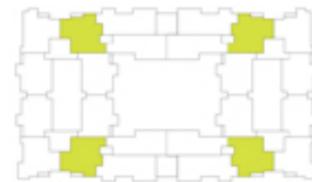


Apartment No	Salable Area /sq.ft	Terrace/sq.ft
E11/A12	1118	30
D13/B14	1088	30
E21/A22	1084	29
D23/B24	1054	29
D33/B34	1022	28
E31/A32	1051	28



Type 2 2 BHK

Apartment No	Salable Area /sq.ft	Terrace/sq.ft
D14/B13/E12/A11	1142	31
D24/B23/E22/A21	1106	30
E32/A31/D34/B33	1073	28



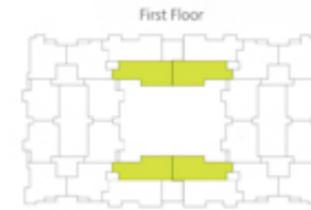
Type 3 2 BHK



Apartment No	Salable Area /sq. ft	Terrace/sq. ft
E14/A13	1125	24
A14/E13	1053	24
D11/B12	1067	24
E23/A24	1023	24
D21/B22	1037	24
E24/A23	1095	24
E33	993	24
D31/B32	1007	24
A33/E34	1065	24
A34	993	24
B11/D12	1119	24
B21/D22	1088	24
B31/D32	1058	24

Type 5 2 BHK

Apartment No	Salable Area /sq. ft
F14/C13	1065
C12/F11	1069



Type 6 3 BHK

Second & Third Floor



Apartment No	Salable Area /sq. ft
F23/C24/F33/C34	1410
C21/F22/C31/F32	1416

Type 4 2 BHK



Apartment No	Salable Area /sq. ft
C11/F12	1175
F13/C14	1168



Type 7 1 BHK



## Specifications

### STRUCTURE

RCC framed structure conforming to seismic zone requirement  
Good quality brick / light weight block masonry

### FLOORING

Stilt - Grano / Designer tile  
Lift wall & lobby - Granite  
Staircase - treads - Eurocon / Equivalent  
Raisers - Vitrified tile / Granite

### DRAWING / DINING / BED ROOMS

Floors - Vitrified tiles  
Balcony, Toilet, Service - Antiskid ceramic tile

### KITCHEN

Floors - Vitrified tiles  
Granite kitchen top & Stainless Steel sink with drain board  
Glazed tile dado up to 2' height above the slab

### DADO

Toilets : Up to 7'00" glazed tiles  
Service : Up to 3'00" glazed tiles

### FINISHES

Internal wall : Finished with putty & oil bond distemper  
External wall : Weather proof exterior paint  
Staircase wall : Cement paint

### JOINERY

Main Door : Teak wood frame and paneled door with polish & brass fittings  
Other doors : Good quality frame with solid core shutters with Aluminium / powder coated fittings & enamel paint  
Toilet doors : Good quality frame with solid core water proof shutters with Aluminium/ powder coated fittings & enamel paint

### WINDOWS

UPVC / powder coated windows with MS grills  
Ventilators : Aluminum louvered ventilator

### PLUMBING

High quality CPVC / UPVC pipes

### SANITARY

Parry ware / equivalent make white W.B & EWC / IWC

### CP FITTINGS

Metro/ equivalent make

### ELECTRICAL

3 phase Connection  
Modular Switches of ISI make  
ISI mark Wires  
T.V & Telephone point provision in hall and master bed  
A.C provision in all bedrooms  
DG backup in 0.5 KVA for 1 & 2 bed and 0.75 KVA for 3 bed  
DG backup for all common lights

### GENERAL

Wi-Fi internet  
Anti termite treatment  
Underground sump / pumps  
5 passengers lift

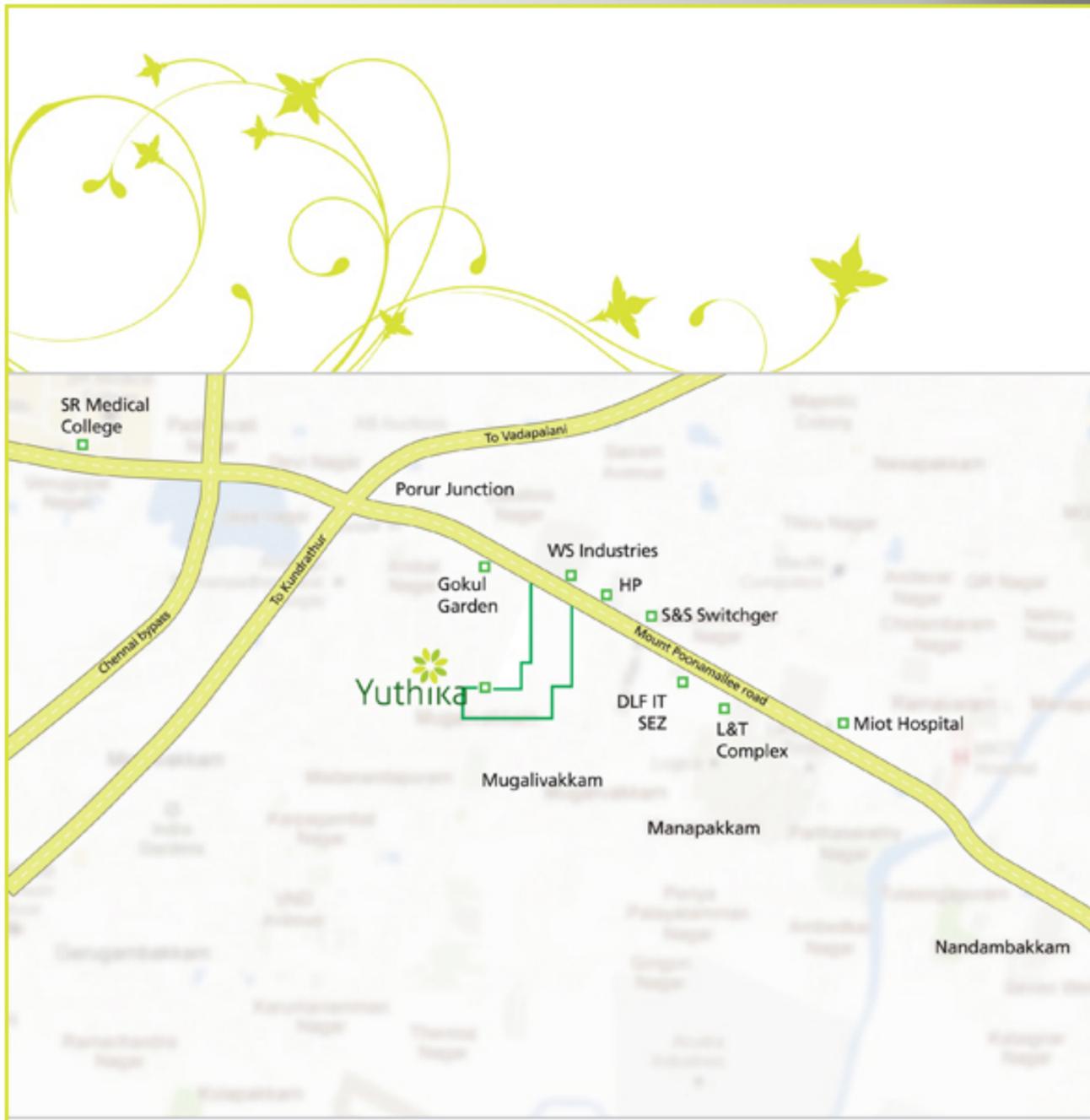
Porur gets a New Landmark  
come... Be a part of it!!



## Life Style and Retail Amenities

D G Power backup for the entire complex | Wi-Fi Internet facility | Rain water harvesting  
Convenience Store | Laundromat | Beauty parlour / saloon | Landscaped garden  
Toilets for domestic helpers/drivers | Residents Association Room | Tennis Court  
Covered and open car park | Childrens play area | Gym | Approach road all around  
Reticulated Gas | Water treatment plant





THANK YOU!!



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