

Paramount Realty

— CREATING LANDMARKS • BUILDING RELATIONSHIPS —



# ADEN TOWER

LUXURY IS NOW AFFORDABLE

---

ROYAPURAM, CHENNAI









Paramount Realty is a Chennai based Property Development Firm with over 40 residential projects in Chennai, Pondicherry, Coimbatore built over the last decade.

Whether you are a first time home buyer or an NRI investor, our team of real estate experts would love to hear from you about your requirements for your dream home.

The company was established with the vision of developing projects for clients right from concept to commissioning. In pursuance to this vision the company started specializing in developing elegant real estate properties with lifestyle amenities.

Launched in 2010, the company has steadily grown in its niche in the blooming real estate Industry and today has developed into a reputed organization and is one of the major players in the city with completion of highly appreciated projects.







PRESENTING



# ADEN TOWER

LUXURY IS NOW AFFORDABLE

Aden Tower is situated in Royapuram, a strategic location that lets you enjoy the best of the city's residential areas. It's right opposite to the Chennai Coastline, with easy access to the Chennai Local Train Station. Additionally, with its proximity to the city's major work and entertainment hubs, you'll never miss out on anything. Not mentioning the breathtaking views from our flats which is priceless.

Project By









## PROJECT HIGHLIGHTS



53 Exclusive Apartments



Landscaped Exteriors



60% Open Space



Seismic Design



Strategically Located



Stilt +9 Floors Sea View Tower



CMDA Approved



RERA Registered



Exclusive 2 BHK / 3 BHK / 4BHK



Abundant Ventilation







Children Play Area



Indoor Games



Fitness Gym



Landscaped Exteriors



## AMENITIES



Grand Entrance Lobby



24x7 Security CCTV



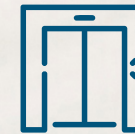
Community Hall



Indoor Games /  
Children Play Area



Covered Car Parking



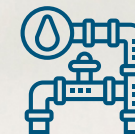
Automated Lifts



Rooftop BBQ &  
Family Gathering



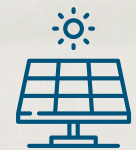
Rain Water Harvesting



High End Plumbing  
& Sanitary Fittings



Gymnasium



Provision for Solar  
Water Heaters



Landscaped Open  
Space and Pathway



DG Backup



Visitor's Parking Area



1st Floor Covered  
Car Parking









## PROJECT FEATURES

- » Stilt + 9 floor structure with a contemporary new-age design
- » Post tensioned slab for larger clearance
- » Gated Community of 53 luxurious apartments
- » Aesthetically designed corner view windows
- » Contemporary Styled Dual faced Balconies
- » Well Ventilated Spaces
- » Proper Planning of Air Conditioning Units
- » Thoughtfully designed living & bedroom areas with layout planning for furniture placement.
- » Spacious Kitchens and Wardrobe provisions
- » Community room available for resident private functions
- » Well ventilated corridors
- » Designer Exterior Grills
- » Designer Louvre in OTS spaces







## REASONS TO BUY

- » Premium Residential Apartments In Heart Of City
- » Fully Approved Development
- » Lifestyle Amenities
- » Unbeatable Price
- » Well Connected To Railway Station And Bus Stops
- » 5 Mins To Business Hub (George Town)
- » Nearby Major Schools And Institutes
- » Renowned Hospitals And Clinics In Vicinity
- » Nearby Reliance, Nilgiris, Dominos Etc.,
- » Fastest Developing Real Estate Area In North Chennai



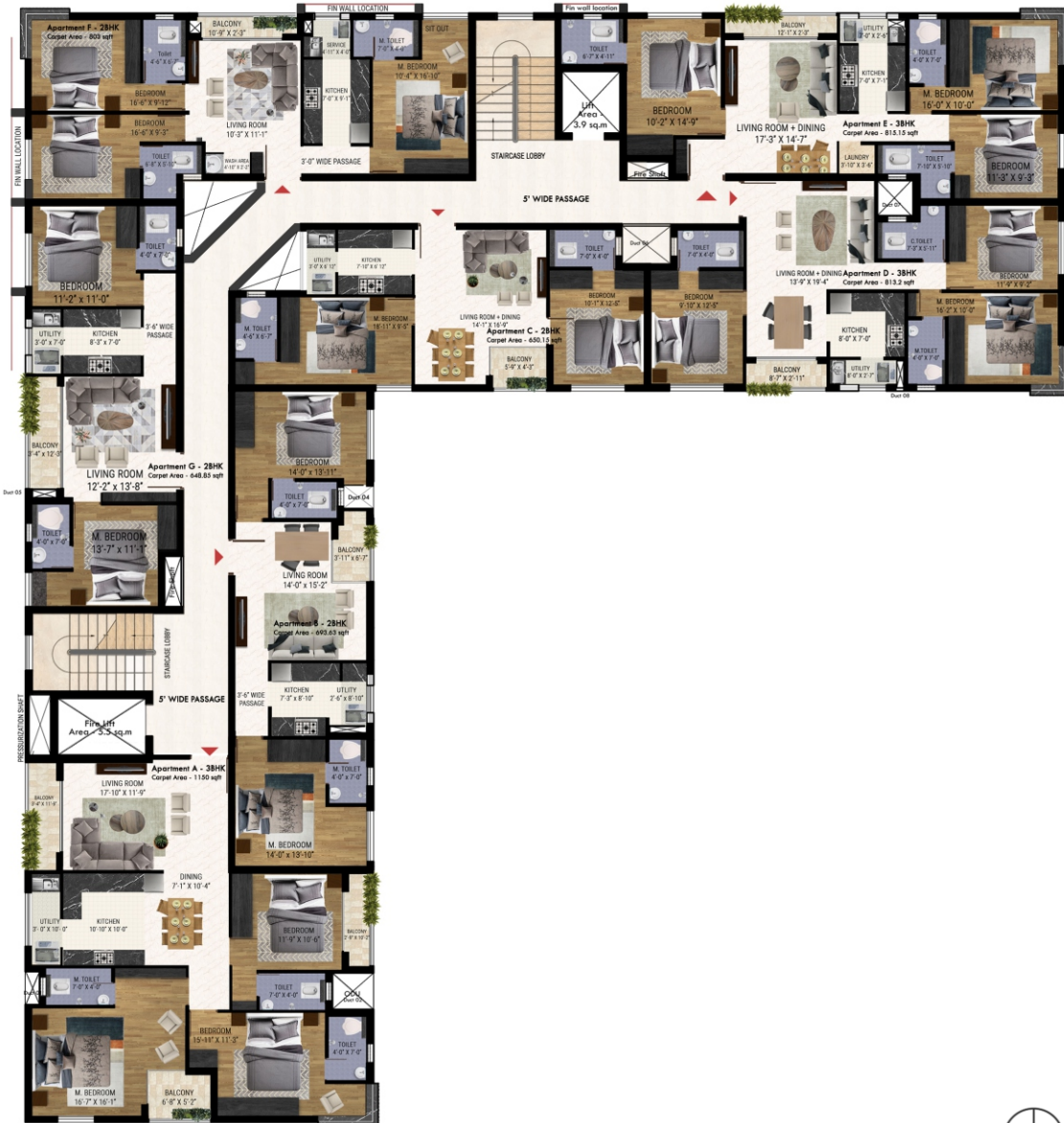








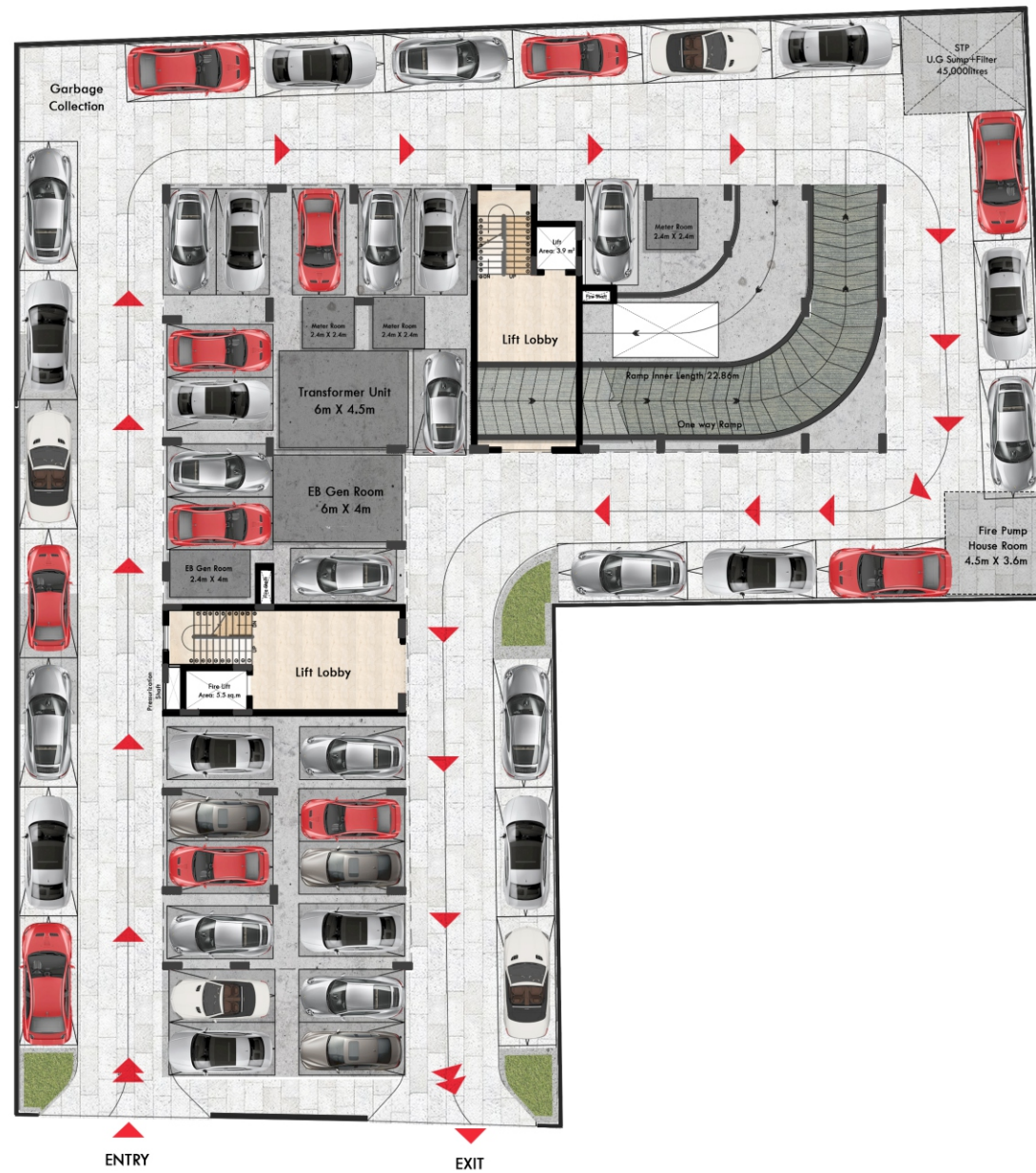
## KEY PLAN



## OVERALL FLOOR PLAN



# STILT FLOOR PLAN



GROUND FLOOR PARKING





# UNIT - A



KEY PLAN



Apartment A - 3BHK

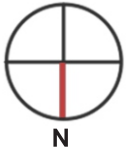
Carpet Area - 1154 sqft  
Built-up Area - 1651 sqft



## UNIT - B



KEY PLAN



Apartment B - 2BHK

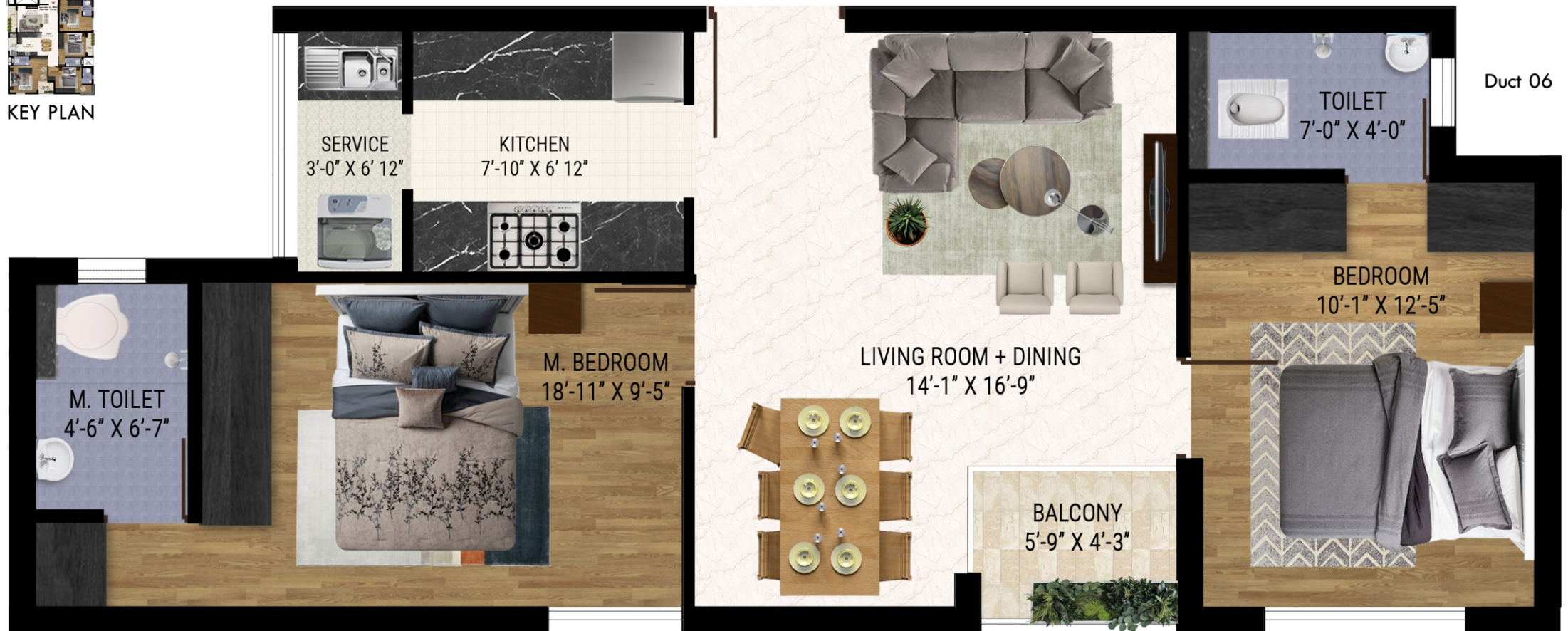
Carpet Area - 698 sqft  
Built-up Area - 1025 sqft



## UNIT - C



KEY PLAN



Apartment C - 2BHK

Carpet Area - 651 sqft  
Built-up Area - 956 sqft



## UNIT - D



KEY PLAN



Apartment D - 3BHK

Carpet Area - 822 sqft  
Built-up Area - 1188 sqft



## UNIT - E



KEY PLAN



Apartment E - 3BHK

Carpet Area - 823 sqft  
Built-up - 1205 sqft



# UNIT - F



KEY PLAN



Apartment F - 3BHK

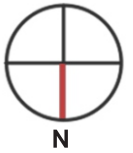
Carpet Area - 815 sqft  
Built-up Area - 1188 sqft



## UNIT - G



KEY PLAN



Apartment G - 2BHK

Carpet Area - 654 sqft  
Built-up - 963 sqft



## FLAT AREA BREAKUP

UNIT	FLAT TYPE	CARPET (Sqft)	BUILT-UP (Sqft)
A	3 BHK	1154	1651
B	2 BHK	698	1025
C	2 BHK	651	956
D	3 BHK	822	1188
E	3 BHK	823	1205
F	3 BHK	815	1188
G	2 BHK	654	963





## STRUCTURE

- RCC-framed Structure with Pile Foundation Post tensioned slab for substantial clearance between columns and slabs



## WALL FINISHES

- Internal wall in the living, dining, bedrooms, kitchen and lobby with 1 coat of primer, 2 coats of putty and 2 coats of plastic emulsion
- Ceiling with cement paint
- Exterior faces of the building with 1 coat of primer and 2 coats of emulsion
- Utility and Toilets with 1 coat of primer and 2 coats of cement paint
- Toilet walls with glazed ceramic tiles up to 7 feet height for aesthetic finish
- Utility walls with glazed ceramic tiles for aesthetics up to 4 feet height



## FLOORING

- 2x2 Feet double glazed vitrified tiles in living, dining, kitchen
- Anti-skid ceramic tiles in bathrooms, balconies and utility
- Interlocking paver blocks in the driveway
- Grano flooring in car parking
- Tile / Granite / Marble in common areas and staircase



## KITCHEN

- Plumbing and electrical provisions for modular kitchen
- Provision for chimney
- Provision for water purifier
- Granite Platform



## BATHROOMS

Sanitary fittings / CP fittings will be Jaguar or equivalent brand Provision for Geyser will be provided in all the bathrooms



## WINDOWS

- High-end UPVC / Aluminium P.C window with see-through plain glass
- French doors to access balcony, with high-end UPVC frame
- Ventilators of UPVC / Aluminium P.C frame with suitable louvered glass panes



## ENTRANCE DOORS

Main door of 7 feet height with teak wood frame and double side veneer finish skin with Godrej or equivalent lock, tower bolts, door viewer, safety latch and door stopper



## BEDROOM DOORS

Seasoned good quality wooden / UPVC frame paneled skin doors with enamel / laminated finish of 7 ft height; with branded locks, thumb turn with key, door stopper etc.



## BATHROOM DOORS

Chemically treated door of 7 ft height with enamel / laminated finish and internal side waterproofed



## ELECTRICAL FITTINGS

- Polycab / Orbit or equivalent cables and wiring
- Anchor Roma or equivalent switches and sockets
- Telephone and DTH points in Living room and master bedroom
- Split air-conditioner points in all bedrooms and living room
- USB Charging ports in living room and master bedroom
- Modular plate switches, MCB and ELCB (Earth Leakage Circuit Breaker) systems



## FIRE SAFETY NORMS

- As per fire department norms

## EXTERNAL FEATURES



## ELEVATOR

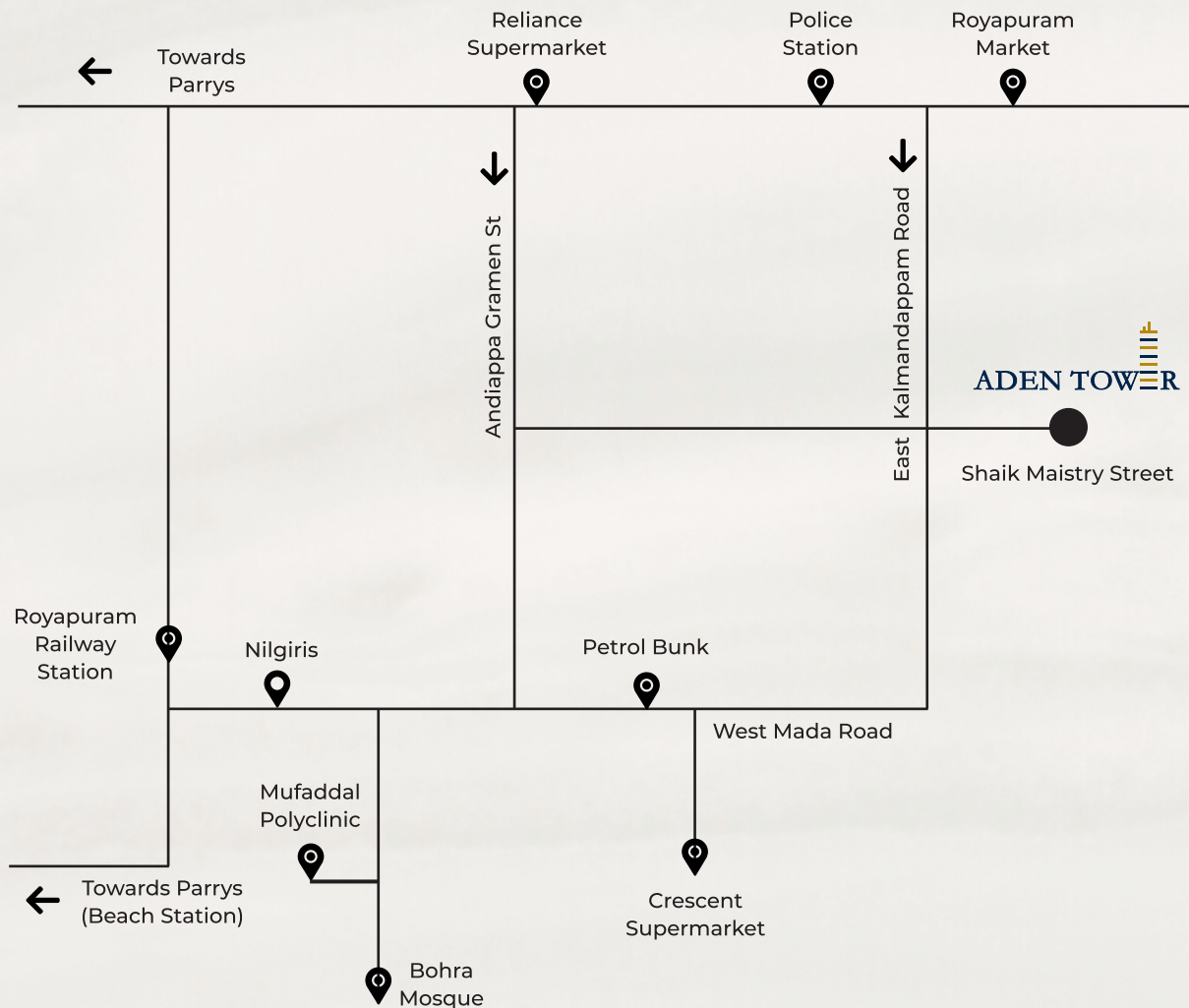
- Branded 2 Nos of 10 Passenger automatic lift



## POWER SUPPLY / BACKUP

- 3 - Phase power supply for all apartments
- DG backup will be provided





## Location Advantages

The area has good connectivity to transport hubs & other recreational areas

1 Km to Royapuram Railway Station

3Km to Beach Station

5 Km to Central Railway Station

Nearby renowned colleges and schools

## Hospitals

Mufaddal Polyclinic - 1.3 km

Nichani Health Centre - 750 m

M. V. Hospital for Diabetes - 700 m

Government Unani Hospital - 600 m

## Schools

MSB Matriculation Higher Secondary School - 2.3 km

St Anne's Girls' Higher Secondary School - 1.3 km

Saint Peters Higher Secondary School - 1 km

## Supermarkets

Reliance Supermarket - 1.2 km

Nilgiris - 1.2 km



## REFER YOUR FRIENDS... AND EARN REWARDS...



Dear Customer,

An exciting opportunity of receiving referral rewards awaits you. Refer your friends, colleagues or family to Aden Tower and stand to earn rewards for your efforts.

---

To refer, give a call on our marketing contact numbers (or)  
[adentower@paracon.in](mailto:adentower@paracon.in) | [www.adentower.paracon.in](http://www.adentower.paracon.in)

# Paramount Realty

— CREATING LANDMARKS • BUILDING RELATIONSHIPS —

#### CORPORATE OFFICE :

4/330 - A, 1st floor Thambu Chetty Street ,  
Opp Royapuram Bridge, Chennai-1, India  
Ph : +91 44 45574852  
Web : [www.paracon.in](http://www.paracon.in)

#### ADEN TOWER LOCATION :

No.33, Shaik Maistry Street,  
Royapuram (Near Kalmandapam),  
Chennai, India  
Web : [www.adentower.paracon.in](http://www.adentower.paracon.in)

#### MARKETING CONTACT :

**+91 98840 51522**  
**+91 91762 64852**  
**+971 508374399 (UAE)**  
**+965 97962699 (KWT)**

#### MARKETED IN :



U.A.E.



KUWAIT

**DISCLAIMER :** Information and images herein are only indicative and in no manner binding on the Company. The company reserves the right to alter, amend and/ or vary the layout, plans, specifications and/ or features under applicable laws without prior notice, reference or obligation.

**RERA No : TN/29/0218/2021**