

Grand **MELODY**

*luxury
residences by*





COME LIVE THE LIFE
YOU'VE ALWAYS DREAMED OF.
A LIFESTYLE YOU
TRULY DESERVE.



ENJOY A LIFESTYLE OF
PURE SPLENDOUR.

Where you are in the middle of
the buzzing activity of the city.
Yet cocooned inside your private paradise

RESIDENCES

THE GLITZ AND THE GLAMOUR AT YOUR DOORSTEP

Grand Melody comes with a cosmopolitan neighbourhood.

The Express Avenue Mall, Chennai's most distinguished retail & entertainment address overlooks your home, where all the excitement and entertainment of the city is at arm's length. Being in the heart of city enables the distinguished residents of Grand Melody to be in the thick of all action. Located in the Central Business District (CBD), all the excitement of urban living is right at your doorstep.

With Chennai's premier shopping destination and its attractions within grasp, every day starts, and ends on a pleasantly high note.



EASY MOBILITY

With a Metro station at Mount Road, access from your residence at Grand Melody to the Metro Rail is with-in walking distance.

Yet another addition to the list of conveniences and comfort your abode at Grand Melody offers!





SHEER DELIGHT

Marvel at the extraordinary design of a unique residence that spurs the imagination. Come home to an exquisite abode that exudes elegance. Enjoy a life that is the envy of others.

Welcome to...

Grand
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DISTINCTIVELY DISTINGUISHED

Soaring from an already elevated level, Grand Melody rises to a truly commanding presence.

Sheathed in a facade design both timeless and elegant, it strikes the clouds and carves a new definition point in the cityscape.

Beyond a home, it is your stamp upon the sky.





EXCLUSIVITY...THY NAME IS



A limited edition home of stately apartments, Grand Melody shall offer a feeling of living in a villa, but with all the convenience, privacy and security of a modern apartment campus.

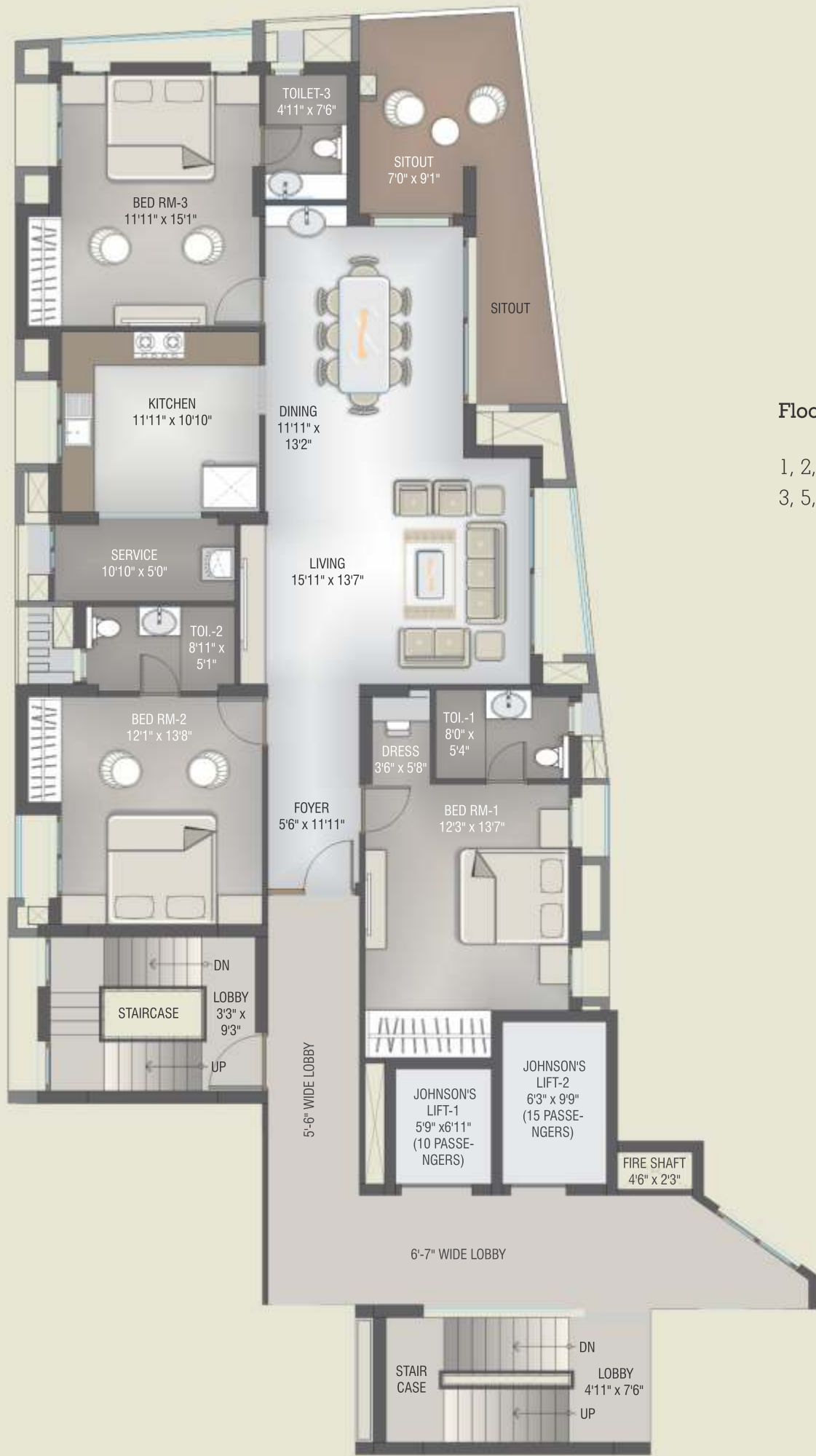
With just 35 super spacious apartments, only 3 apartments per floor, and planned such that each apartment gets a generous view, natural light and aeration, life at Grand Melody shall be one that is truly rare and enriching.

With a limited number of apartments in the campus, the common amenities shall be less pressured, thus allowing you and your family to enjoy them to the fullest. With like-minded, high profile neighborhood, you and your family are sure to build lasting relationships.

JUST **35**
SUPER SPACIOUS
APARTMENTS

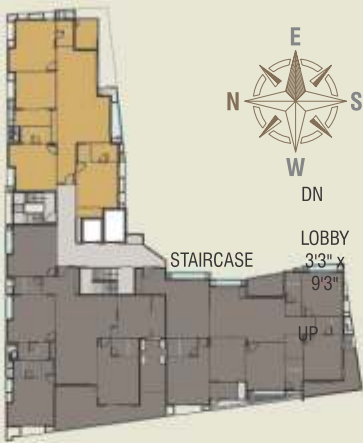
ONLY **3**
APARTMENTS
PER FLOOR



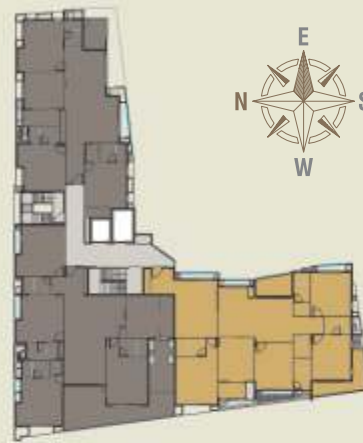


TYPICAL FLOOR PLAN
TYPE (A) (3 BHK)

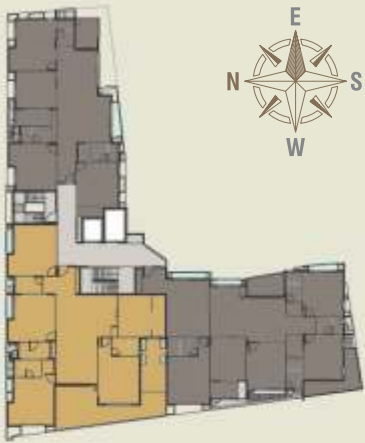
Floors	Saleable Area
1, 2, 4, 6, 8, 10 & 12	2031 Sq. Ft.
3, 5, 7, 9 & 11	2185 Sq. Ft.



Floors	Saleable Area
2, 5, 8 & 11	2669 Sq. Ft.
3, 6, 9 & 12	2610 Sq. Ft.
4, 7 & 10	2598 Sq. Ft.



TYPICAL FLOOR PLAN
TYPE (C) (4 BHK)



Floors	Saleable Area
2, 5, 8 & 11	2664 Sq. Ft.
3, 6, 9 & 12	2525 Sq. Ft.
4, 7 & 10	2396 Sq. Ft.



An urban sanctuary that brings a lifetime of grandeur. Soothed by the calming campus while enlivened by infinite urban glamour. Plush leisure facilities that your family can enjoy any time of the day, any day of the week!

A personal space that lets you live large, in the company of other refined individuals. Extravagance amplified, only at Grand Melody!



LEISURE AMENITIES

Experience the serenity and pleasing ambience that nature brings. Rise high above the daily frenzy and revel in the fun life amidst the Roof Terrace's soothing terrace garden and its myriad charms.

Sitting majestically on the roof terrace is the communal leisure space available to all residents. Take a dip in the invigorating Jacuzzi and cool yourself or start your day with a fitness training session at the health club, join in a game of pool with friends or watch the kids enjoy the indoor games...there is so much for every member of the family to indulge in.



RELAX, REJUVENATE & REVEL IN THE LUXURIANT AMBIENCE

Exclusive recreational pleasures include:

AIR CONDITIONED FITNESS CENTER

Pump some iron or take an exercise session at the state-of-the-art Health Club with latest fitness equipments. Pamper yourself later at the Steam Room / Jacuzzi!

MEDITATION CENTER / MULTIPURPOSE HALL

A large well furnished Multi-purpose Hall awaits you. Use it for a get-together on special occasions, or utilize it as a Yoga / Meditation Hall every morning!

ROOFTOP JACUZZI

The whirlpool bathtub beckons you to take a dip. With a spectacular view of the Chennai skyline, be sure to have a great time either inside the water, or just sitting next to it while you see the evening go by!

INDOOR GAMES ZONE

Adults as well as children shall love to play a game of Table Tennis / Pool / Cards / Carom / Chess and a lot more at the Indoor Games zone. A perfect place to chill out with friends and be involved in an enriching activity!

KIDS PLAY AREA / SENIOR CITIZEN SITTING AREA

The Landscaped Gardens at the ground floor offers a Garden apart from a Children's play area with play equipment and a Senior citizens' sitting area.





SPECIFICATIONS

STRUCTURE

- RCC framed structure designed to seismic resistance
- Anti Termite Treatment under Foundation

WALL FINISH

- Exterior faces of the building will be coated with Weather Shield Paint
- Smooth Finished Interior Walls with Acrylic Emulsion

FLOORING

- Italian Marbles in Living/Dining & Kitchen
- Wooden Flooring in Bedrooms

AIR-CONDITIONING

- Split AC units in Living Room / Dining Room & Bedrooms

DOORS & WINDOWS

- Teak Wood Door Frames
- Solid Flush Door Shutters with Teak Veneer
- UPVC Windows with grills

PLUMBING & SANITATION

- Concealed lines for Water Supply
- Glass Partitions in Shower
- Fixtures from Grohe or equivalent
- Sanitary Fittings from Toto or equivalent

ELECTRICAL

- Fire Retardant Copper Wiring in Concealed Conduits
- Modular Plate Switches & MCB's of reputed brand
- Adequate Electrical Points
- Exhaust Fans in Bathrooms

KITCHEN & UTILITY

- Cooking Platform Surface in Granite with Sink and Drainer
- Modular Kitchen as per Architect's Design

ELEVATORS

- Passenger Elevator & Service Elevator from Toshiba/Johnson

VALUE ADDITIONS

- Impressive Entry Plaza
- Lounge Area for Visitors in Ground Floor
- Society Office/Manager's Room
- Restrooms for Chauffeurs & Servants at Ground Floor
- Intercom Facility & Security Systems in all flats (not within the flats), Elevators & Main Areas of the building
- Fire Fighting Facilities
- Rain Water Harvesting
- Ample Covered & Open Area for Parking
- DG Backup for lights & fans in flats / elevators / pumps & common areas
- Hardscaping & Landscaping to create a green and eco-friendly ambience

Note: All fittings, fixtures, amenities & facilities indicated are subject to approval and may be changed if required by respective authorities & advising expert consultants.



www.narendraproperties.com

Mr. Narendra Maher, the Promoter of M/s. Narendra Properties Limited, started building apartments in 1971, when the concept of apartments was relatively new for Chennai. He has foreseen the necessity of living in community housing complexes. And the present proliferation of apartments is the testimony to his vision.

For NPL it has always been about nurturing each customer, their dream and helps them realise that dream, which develops into a lifelong relationship. It has not been surprising that NPL has had so many repeat customers over the many years, who have been accustomed to their on-time delivery of apartments, adherence to stated quality standards and specifications, comfortable with the management style of operation.

Because it is not about adding the numbers of square foot you build but bringing contentment and satisfaction to each of the lives you deal with-

A conservative and zero- debt Company, NPL has developed several prime residential and commercial properties in and around Chennai designed by architects chosen from all over India.



Mr. Syed Abbas, a humble gentleman from Bangalore started his career with Cinema Catering & Property Investments in Chennai & Bangalore from the year 1973.

“Melody”, one of the oldest theatres in the city, was established in the year 1988 which exhibited only Hindi movies; an idea initiated by Mr. Syed Abbas was welcomed and appreciated by the people of Chennai as there were only limited screens for hindi movies in the neighborhood.

Two experienced persons from different fields and same ideologies have joined together to replace the iconic address “MELODY” to a new landmark “GRAND MELODY”, a premium residential apartment complex with lifestyle amenities.

For Bookings Contact:
+91 733 888 4098
+91 733 888 4198
grandmelody@narendraproperties.com



Site Address: Grand Melody, Old Door No 7, New Door No 10, Woods Road, Royapettah, Chennai 600 014.

THE TEAM

PROJECT DEVELOPED BY:



CORPORATE OFFICE:

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LAND OWNERS



ABBASIA HOLDINGS LLP
7, Pycrofts Garden Road,
Chennai 600 006

MEMBER



Architects : M/s. Chettinaad Designs
Structural Consultant : Mr. Alex Jacob
Legal Advisors : M/s. Fox Mandal & Associates

Please note: All drawings, measurements, amenities and facilities indicated are subject to approval and may change if required by respective authorities and advising expert consultants. The pictures shown in the brochure are purely conceptual.

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