

The logo for 'Elevate 21' features a stylized blue vertical bar on the left, resembling a building or a bar chart element. To its right, the word 'Elevate' is written in a dark blue, sans-serif font, and the number '21' is written in a gold, sans-serif font.

Elevate 21

LIVE UNLIMITED

OFF LB ROAD | KOTTIVAKAM, OMR



Nu-Tech
CONSISTENT. ALWAYS.



*Life was
meant to be lived
without limits*

A life without limits awaits... at 21 floors above sea level. An elevated lifestyle where you can live in harmony with nature and create a new life filled with possibilities. Situated at the perfect crossroads between OMR and LB road, this high rise of 21 floors with 3-bedroom premium apartments gives you the lifestyle you always desired in the most enviable location. Live the unlimited life, at Nu-Tech Elevate 21.

-Artistic impression



Experience upscale urban lifestyle



21 floors

1 stilt + 1 basement



198 luxury 3BHK residences
ranging from 1355 sqft to 1784 sqft



Sea facing residences



Rooftop clubhouse
with infinity pool



Contemporary and
aesthetic design



Located just off LB Road
and bang on OMR

-Artistic impression

APOLLO SPECIALITY HOSPITAL	2 min DRIVE	TURYAA HOTELS	3 min WALK
AMERICAN INTERNATIONAL SCHOOL	2 min DRIVE	HOLIDAY INN	2 min WALK
THE TIDEL PARK	5 min DRIVE	THE INDIAN PUBLIC SCHOOL	5 min WALK
PHOENIX MARKETCITY	10 min DRIVE	UPCOMING METRO STATION	2 min WALK

■ METRO RAIL
 ■ MRTS



Location Unlimited

Finding the perfect location to live in isn't easy – one rarely finds all that you need in the same place. But at Elevate 21, you can really enjoy the best of both worlds – the bustle and energy of LB road, where you are connected to the heart of the city and the proximity to work on OMR. The best of schools, five-star hotels, the finest institutions, world class hospitals and excellent entertainment options are all available in your immediate radius.

-Artistic impression

Nature Unlimited

Elevate 21 has been envisioned with Biophilic design, which aims to create a strong connection between you and nature. The design incorporates natural lighting, ventilation, natural landscape features and other elements to create a more productive and healthier environment. With only 20% plot coverage, there is a large expanse of open area with beautifully landscaped gardens that are inviting and invigorating.

The construction of the building follows the most environmentally conscious practices. All the apartments, being outward facing, provide wonderful views and above the 8th floor, you can experience an uninterrupted, gorgeous sea view that soothes the soul and lets you take in all that nature has to offer.





Features Unlimited

Elevate 21 is not meant to be a home for regular living. It is meant to create an elevated sense of living, giving your home life a purpose. The entire facade of the building is a single, vertical tower with a white base, interspersed with greenery. It has been designed to improve the urban landscape from a steel and cement one to a greener one, where artifacts seamlessly merge with natural elements that benefit the body, mind and soul.

As life in the city can get chaotic, it is essential to have a home with open spaces. Our property features open viewing areas in and around the apartment. We've designed your home to prioritize amenities and features that are most relevant to your lifestyle.

Elevate21 fosters community living, a place for the kids to meet their agemates, the elders to meet and chat and much more. It brings out the people from the sole life and clusters them to a community in love and peace often.



Multiple Balconies



Zero Common Walls



Expansive Floor To Ceiling Windows



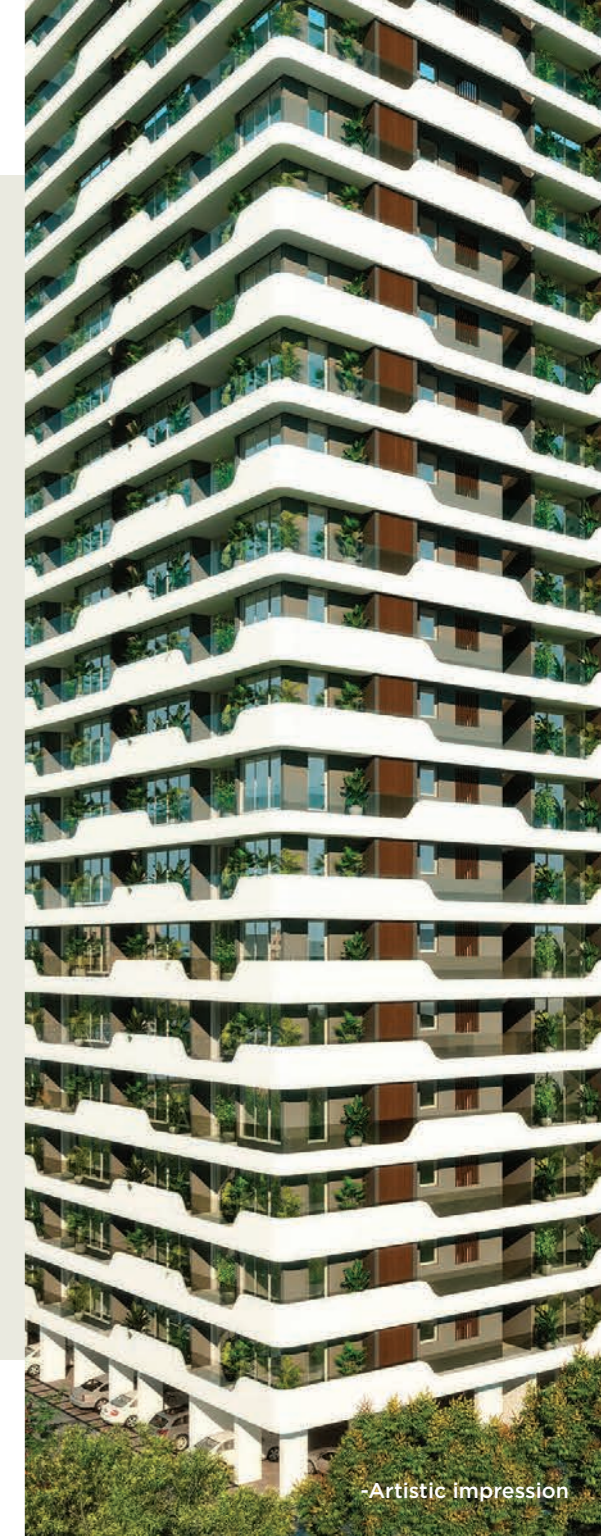
100% Vaastu Compliant



3 Way Ventilation



Spectacular Sea Views



-Artistic impression

-Artistic impression



Infinity pool
-Artistic impression

Interactions Unlimited

Elevate21's pulsing heartbeat, the clubhouse. Situated at the 21st floor CLUB 21 takes interactions to the next level. We have curated the place where each member of the family can find their pace with the plethora of options made available. From fitness centre to yoga, party terrace to mini theatre, infinity pool along with spectacular sea views. You can choose to interact the way you want, when you want and with whom you want as there are unlimited ways to elevate your lifestyle here.

Club 21 features



Infinity Pool
Kids Pool



Fitness Center



Party Terrace



Banquet Hall



Barbeque Counters



Mini Theatre



Amphitheatre



Co-working Space
exclusive for residents



Association Office /
Conference Hall



Yoga / Viewing Deck



INDOOR GAMES AREA

- Chess
- Carrom
- Foosball
- Billiards

Gym
-Artistic impression



Multi-purpose room
-Artistic impression



Co-working space
-Artistic impression



Kids play area
-Artistic impression

Indoor games area
-Artistic impression



Mini theater
-Artistic impression

Plethora of top amenities

Amenities Unlimited

A view of the sea on a peaceful evening from your balcony. Your body clock resetting to a 24- hour rhythmic cycle thanks to the flow of natural light. An increased, overall feeling of tranquility because of the subliminal effect of greenery all around you. We also offer a host of exciting unbeatable amenities which make your life infinitely easier, healthier, and better. There are unlimited benefits to living at Elevate21, which go far beyond lifestyle changes.

Grand double height entrance lobby
-Artistic impression

- Grand double height entrance lobby
- Jogging track
- Multipurpose Court – Basketball / Skating
- Multiple terrace gardens / courtyards
- Kids play area
- Senior Citizen Seating Area
- EV Charging Stations
- Garbage chute / Garbage collection room
- Video Door phone
- Access Control
- Security Cabin and CCTV
- Mother Dish
- Rain Water Harvesting
- Sewage treatment plant
- Separate rest room and changing room for staff
- Toilets for drivers and domestic help
- Visitor Car Parks
- Aesthetic landscaping all around the site
- Superior Firefighting equipment as per Fire NOC
- 100% Power back up for common areas and 1000 Watts per apartment
- High Speed Stretcher lifts
- Metered Gas Bank



Specifications

Structure

Seismic zone III compliant RCC framed structure. Walls will be aerocon blocks and external walls will be plastered with cement motor and internal walls with gypsum punning

Flooring

Foyer, Living & Dining: Double charged vitrified tiles

Bedrooms: Double charged vitrified tiles

Kitchen: Anti-skid tile

Toilets: Anti-skid tile

Common area & Staircase: Indian Granite

Utility/Balcony: Tiles as per architect's specification

Walls Tiles

Toilets: Designer tile up to ceiling height

Kitchen: Designer tile DADO for 2 feet height over counter

Utility: Designer tile DADO up to 4 feet height

Doors

Main Doors: Wooden door frame with 35mm thick teak wood veneer shutter, polished on both sides

Bedroom Door: Wooden door frame with 32mm thick modular door shutter, polished on both sides

Toilet Door: Wooden door frame with 32mm thick one side teak veneer flush door

Windows & Ventilators

UPVC or aluminium windows as per architect's specification

Plumbing & Sanitary Installations:

CPVC concealed water line
Master Bedroom Toilet: Jaquar or equivalent with single lever with shower
Other Bedroom Toilet: Jaquar or equivalent with single lever with shower
Sanitaryware: All sanitary fittings will be Kohler or equivalent make

Kitchen

Steel grey granite countertop and single bowl sink

Elevator

13 passenger elevator (Fujitec, Kone or equivalent)

Driveway

As per architect's specification

Security system

Video door phone for all apartments
CCTV camera around the driveway and entrance

Power Backup

100% power back up for common areas with additional 1000 watts for each apartment

Electrical

Concealed wiring with modular switching (Panasonic or equivalent)
3 phase electricity supply with MCB and RCCB
Telephone point provision in living and master bedroom
A/C points for all bedrooms, living, and dining

Painting

Internal walls and ceiling: Two coats of putty, one coat primer and two coats of emulsion paint (Dulux or Asian)

Other Facilities and Amenities

- 2 way intercom facility between all apartments and security rooms
- Integrated HD DTH system using Triax Sat Wave System
- Adequate landscape around the building
- Modern fire-fighting equipment as per Fire NOC
- Rooftop club house with yoga / meditation deck, gymnasium, swimming pool, and multi-purpose hall



Bedroom
-Artistic impression

Kitchen
Artistic impression



Bedroom
-Artistic impression



Bedroom
-Artistic impression





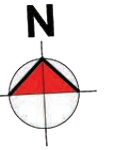
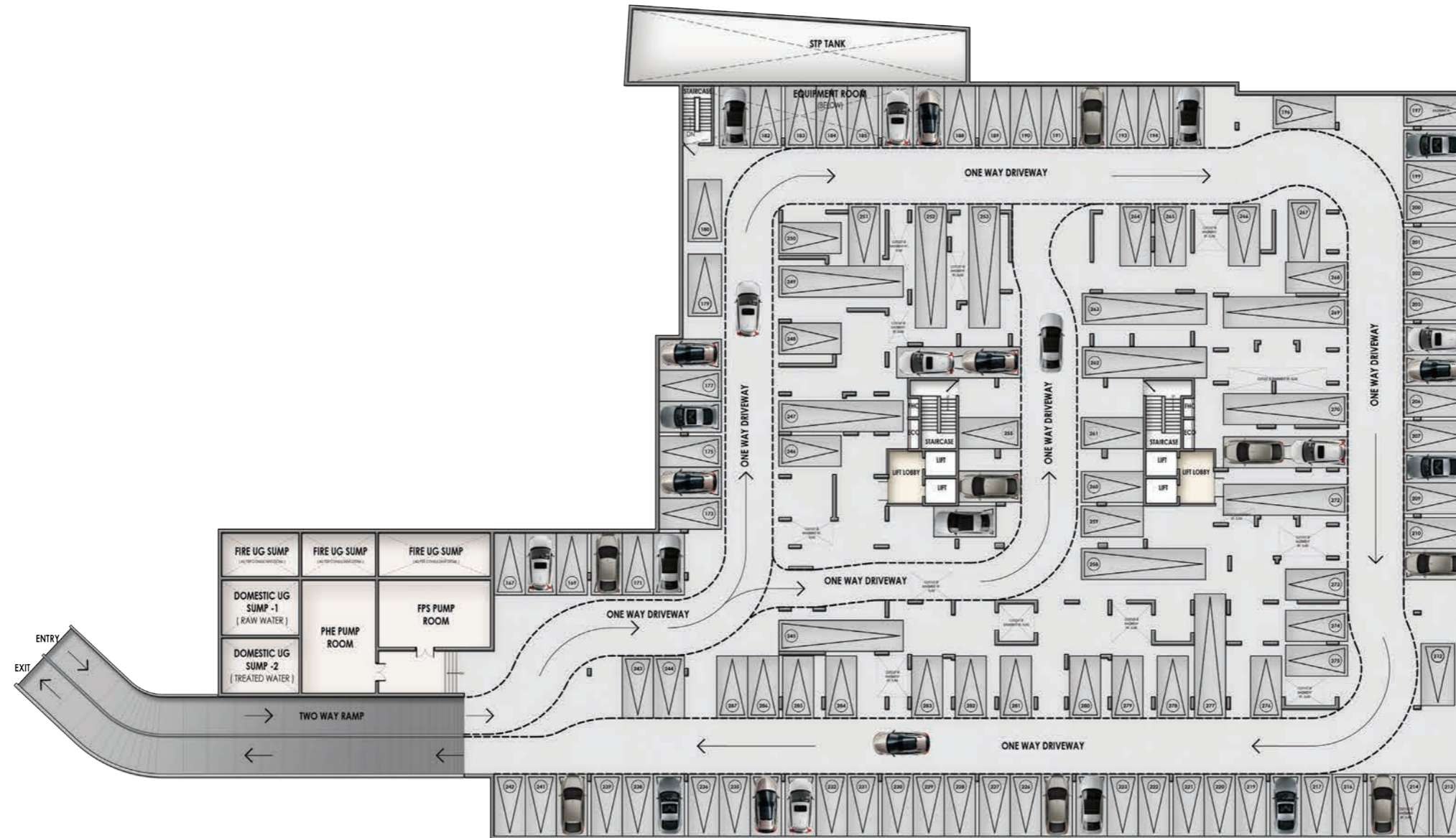
Restroom
-Artistic impression

Site Map



- | | | |
|---------------------|--------------------------|------------------------|
| 1. Entry Portal | 8. Cricket Practice Net | 15. Security Toilet |
| 2. Security Cabin | 9. Entry Pergola | 16. BMS / Network Room |
| 3. O.S.R Area | 10. Lobby | 17. Electrical Room |
| 4. Basketball Court | 11. Lift | 18. Garbage Room |
| 5. Skating Rink | 12. Staircase | 19. Ventilation Shaft |
| 6. Skate Ramp | 13. Security Room | |
| 7. Sand Pit | 14. Drivers Waiting Area | |

- O.S.R**
- Jogging Track
 - Senior Citizen Park
 - Herbal Garden
 - Yoga Stage
 - Ball Game Area
 - Sand Pit



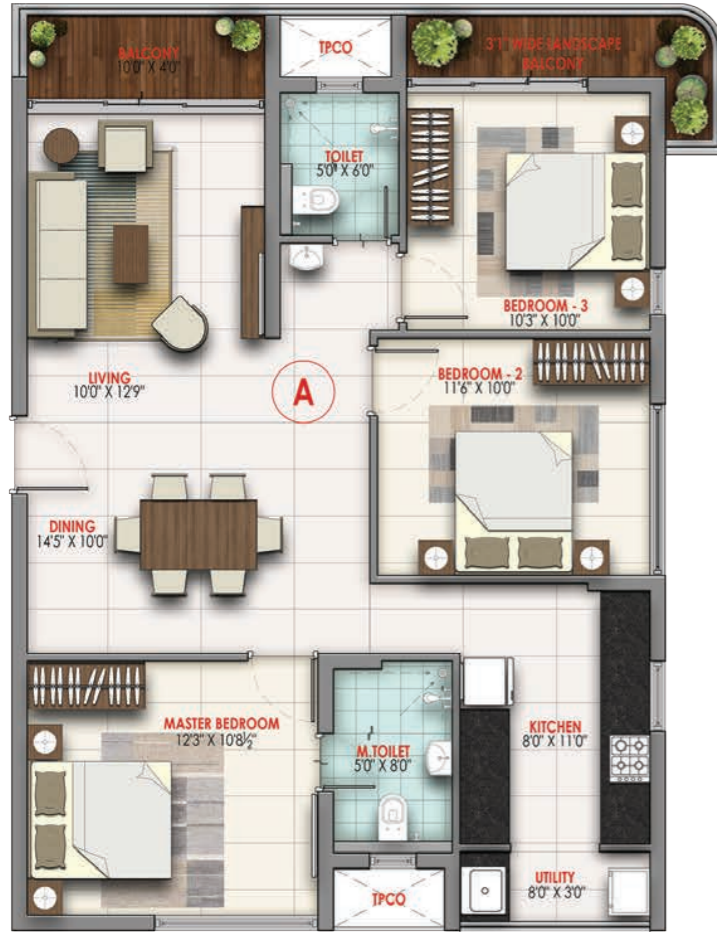
BASEMENT FLOOR PLAN



FIRST FLOOR PLAN



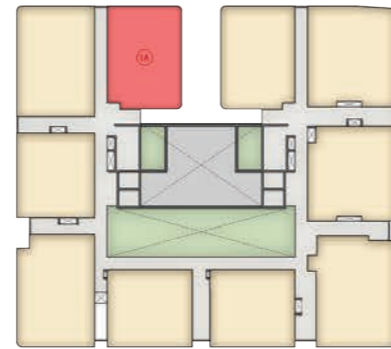
TYPICAL FLOOR PLAN



Typical Unit Floor Plan (1A - 20A)

3 Bedrooms + 2 Bathrooms

Saleable Area : 1382 sq.ft (128 sq.m)
 Rera Carpet Area : 887 sq.ft (82 sq.m)
 Balcony Area : 91 sq.ft (8 sq.m)
 UDS : 363 sq.ft (34 sq.m)



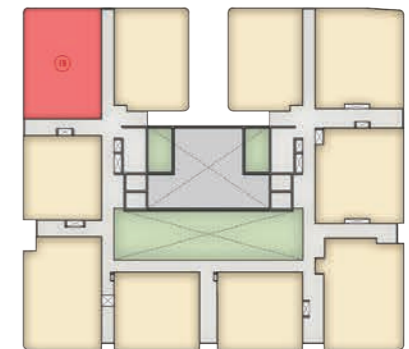
KEY PLAN



Typical Unit Floor Plan (1B - 20B)

3 Bedrooms + 3 Bathrooms

Saleable Area : 1764 sq.ft (164 sq.m)
 Rera Carpet Area : 1046 sq.ft (97 sq.m)
 Balcony Area : 210 sq.ft (20 sq.m)
 UDS : 463 sq.ft (43 sq.m)



KEY PLAN

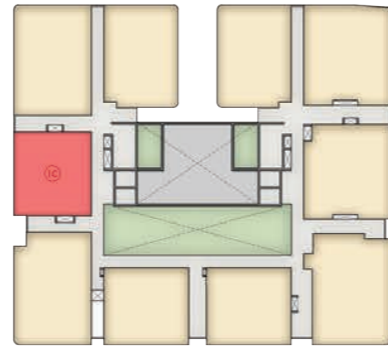




Typical Unit Floor Plan (1C - 20C)

3 Bedrooms + 2 Bathrooms

Saleable Area : 1387 sq.ft (129 sq.m)
 Rera Carpet Area : 881 sq.ft (82 sq.m)
 Balcony Area : 112 sq.ft (10 sq.m)
 UDS : 364 sq.ft (34 sq.m)



KEY PLAN



Typical Unit Floor Plan (1D - 20D)

3 Bedrooms + 3 Bathrooms

Saleable Area : 1773 sq.ft (165 sq.m)
 Rera Carpet Area : 1086 sq.ft (101 sq.m)
 Balcony Area : 170 sq.ft (16 sq.m)
 UDS : 466 sq.ft (43 sq.m)



KEY PLAN





Typical Unit Floor Plan (1E - 20E)

3 Bedrooms + 2 Bathrooms

Saleable Area : 1387 sq.ft (129 sq.m)
 Rera Carpet Area : 880 sq.ft (82 sq.m)
 Balcony Area : 112 sq.ft (10 sq.m)
 UDS : 364 sq.ft (34 sq.m)



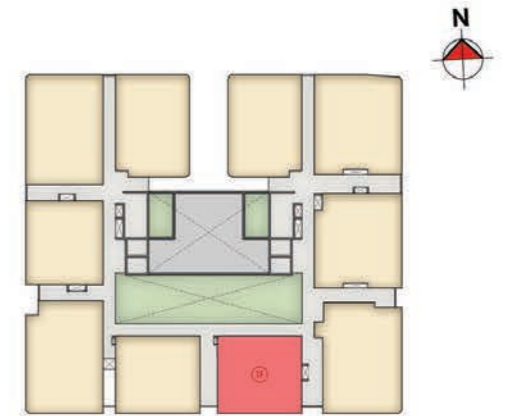
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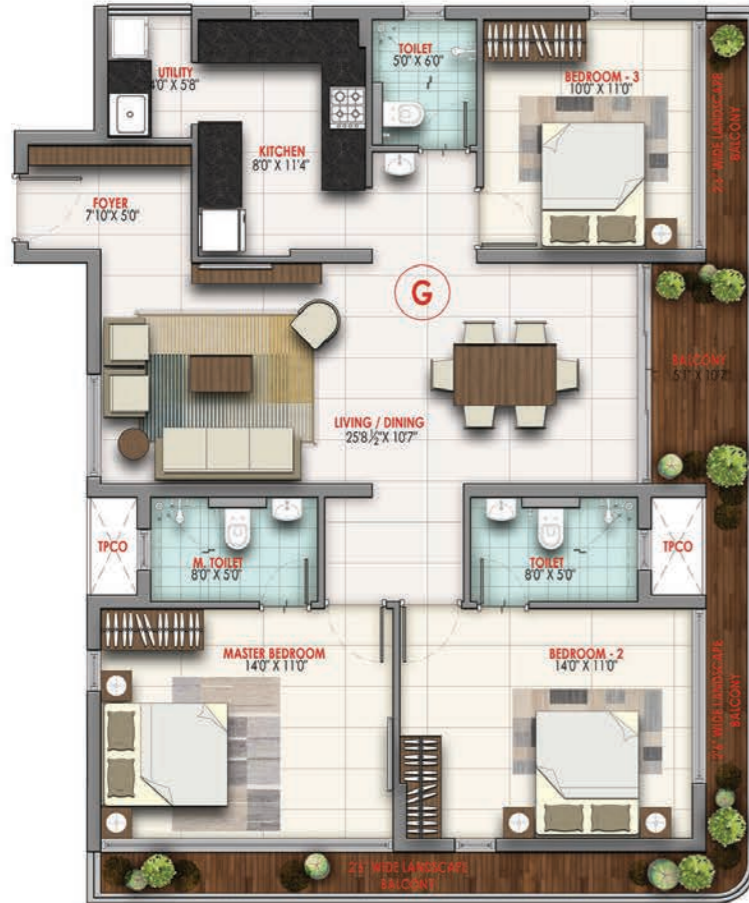
Typical Unit Floor Plan (1F - 20F)

3 Bedrooms + 2 Bathrooms

Saleable Area : 1387 sq.ft (129 sq.m)
 Rera Carpet Area : 880 sq.ft (82 sq.m)
 Balcony Area : 112 sq.ft (10 sq.m)
 UDS : 364 sq.ft (34 sq.m)



KEY PLAN



Typical Unit Floor Plan (1G - 20G)

3 Bedrooms + 3 Bathrooms

Saleable Area : 1784 sq.ft (166 sq.m)
 Rera Carpet Area : 1068 sq.ft (99 sq.m)
 Balcony Area : 206 sq.ft (19 sq.m)
 UDS : 469 sq.ft (44 sq.m)



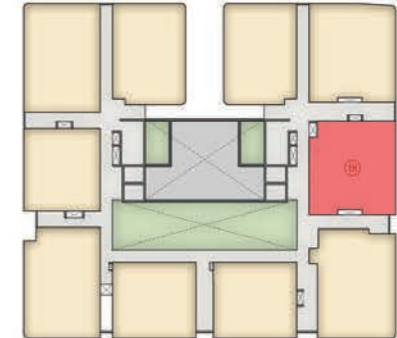
KEY PLAN



Typical Unit Floor Plan (1H - 20H)

3 Bedrooms + 3 Bathrooms

Saleable Area : 1717 sq.ft (160 sq.m)
 Rera Carpet Area : 1105 sq.ft (103 sq.m)
 Balcony Area : 123 sq.ft (11 sq.m)
 UDS : 451 sq.ft (42 sq.m)



KEY PLAN

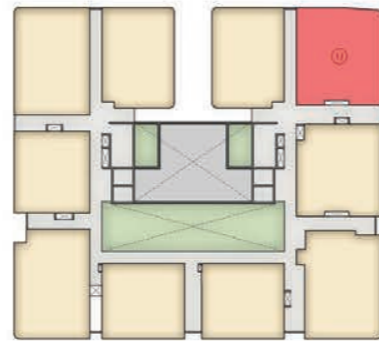




Typical Unit Floor Plan (1J - 19J)

3 Bedrooms + 3 Bathrooms

Saleable Area : 1724 sq.ft (160 sq.m)
 Rera Carpet Area : 1073 sq.ft (100 sq.m)
 Balcony Area : 154 sq.ft (14 sq.m)
 UDS : 453 sq.ft (42 sq.m)



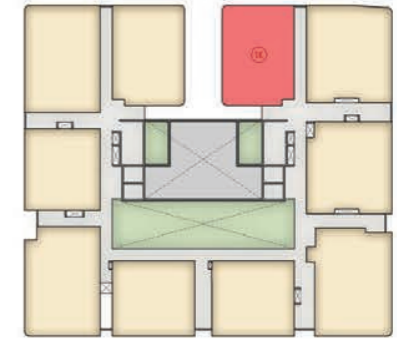
KEY PLAN



Typical Unit Floor Plan (1K - 19K)

3 Bedrooms + 2 Bathrooms

Saleable Area : 1355 sq.ft (126 sq.m)
 Rera Carpet Area : 871 sq.ft (81 sq.m)
 Balcony Area : 91 sq.ft (8 sq.m)
 UDS : 356 sq.ft (33 sq.m)



KEY PLAN





ABOUT NU-TECH

For over 30 years, Nu-Tech has been in the business of creating spaces that are designed with not only the finest eye for detail but with commitment and passion. With over 170 projects in Chennai and Bangalore that span over 2 million sq. ft. of real estate, Nu-Tech has established itself as one of the leading and most respected developers in South India. Maximum transparency, integrity, distinctive design, and on-time delivery are the cornerstones of our company, that have earned us the trust of hundreds of customers. With every project we take up, we make a commitment not only to our customers but to the community – to enrich their lives in every way we can.

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