

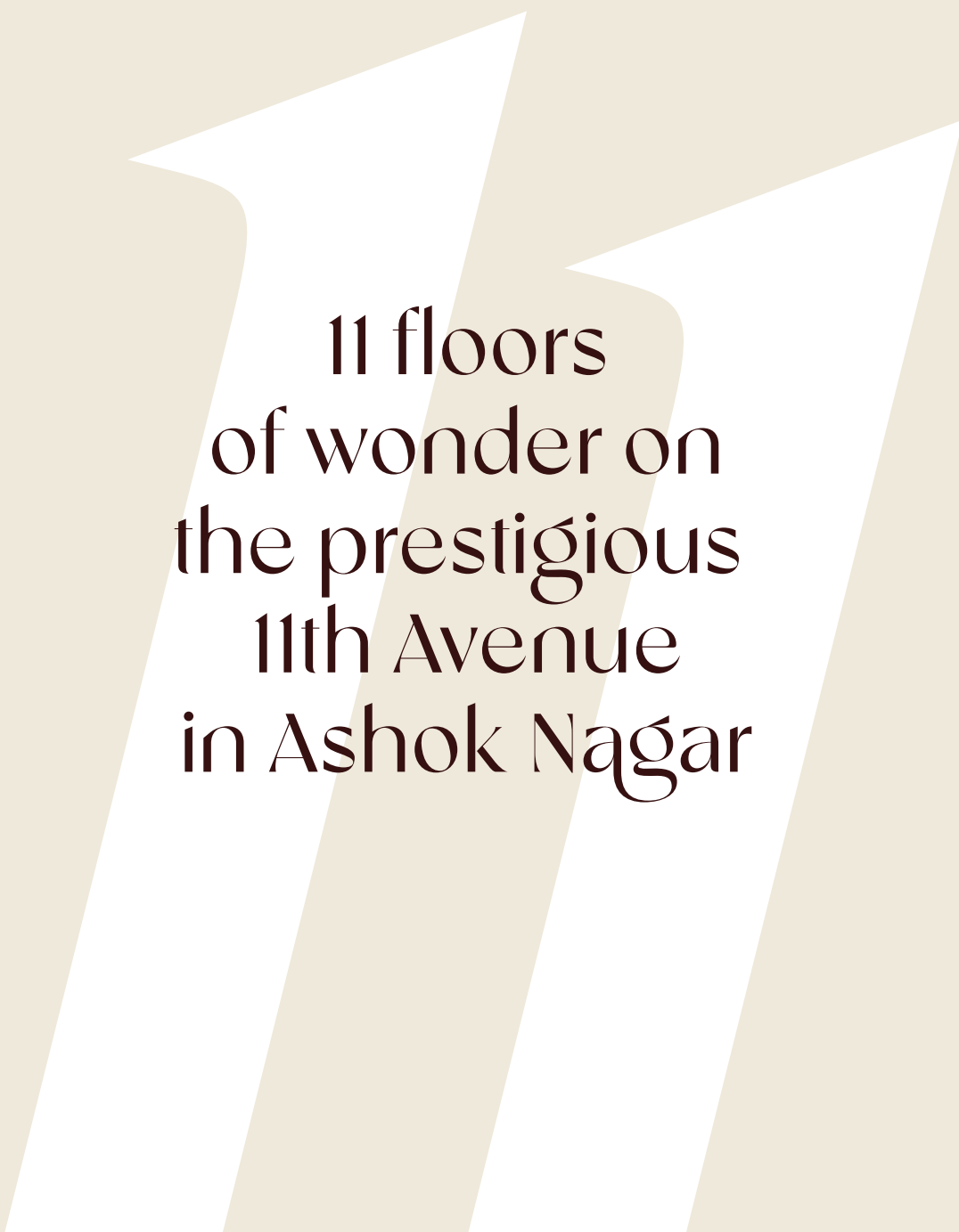
Eleven on 11

REDEFINE YOUR EVERYDAY



Nu-Tech
CONSISTENT. ALWAYS.





11 floors
of wonder on
the prestigious
11th Avenue
in Ashok Nagar

Your always one decision away from a different life

And with a power like that, you're bound to reach great heights, as tall as the Eleven-floor premium property located at the heart of the city. Live the luxe life at this opulent dwelling and redefine your everyday ordinary into exciting experiences.

The time to recreate memories with your loved ones and reinvent yourself is here, only at Nu-Tech Eleven on 11.





3

BHK apartments

3

Apartments per floor

3

Side ventilation for all
apartments

1200 sq ft | 1454 sq ft | 1952 sq ft

One building that's got it all



Stilt plus
11 floors



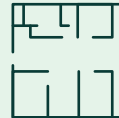
100% Vastu
Compliant



Grand
entrance lobby



Large expansive
windows



Floor plan with
maximum carpet area



Contemporary and
aesthetic design



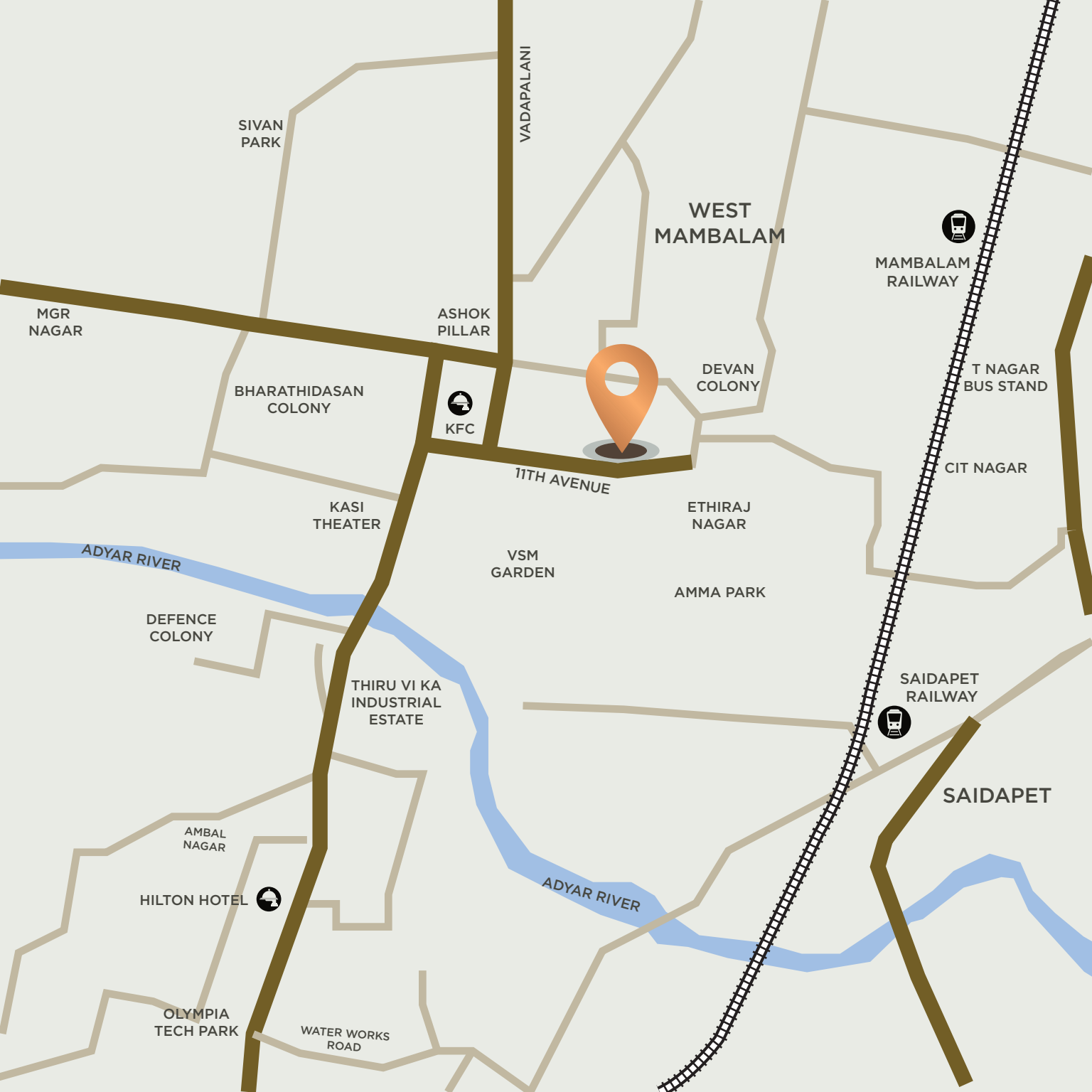
Yoga deck
on rooftop



Mother dish for TV



Metered gas bank



SIVAN PARK

VADAPALANI

WEST MAMBALAM



MAMBALAM RAILWAY

MGR NAGAR

ASHOK PILLAR

DEVAN COLONY

T NAGAR BUS STAND

BHARATHIDASAN COLONY



KFC

CIT NAGAR

11TH AVENUE

KASI THEATER

ETHIRAJ NAGAR

ADYAR RIVER

VSM GARDEN

AMMA PARK

DEFENCE COLONY

THIRU VI KA INDUSTRIAL ESTATE

SAIDAPET RAILWAY



SAIDAPET

AMBAL NAGAR

HILTON HOTEL



ADYAR RIVER

OLYMPIA TECH PARK

WATER WORKS ROAD

Be at the heart, stay at the heart

Only when you are living amidst the city's real hustle-bustle, then can you fully experience what Chennai is all about.

With a location like Ashok Nagar that is easily accessible from almost anywhere in the city, at Nu-Tech Eleven on 11, you will be truly living the urban life. A nouveau apartment in a harmonious residential area, you will be just a stone-throw away from some of the best schools, hospitals, work places, stores, malls and many more.

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

Security system

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

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

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





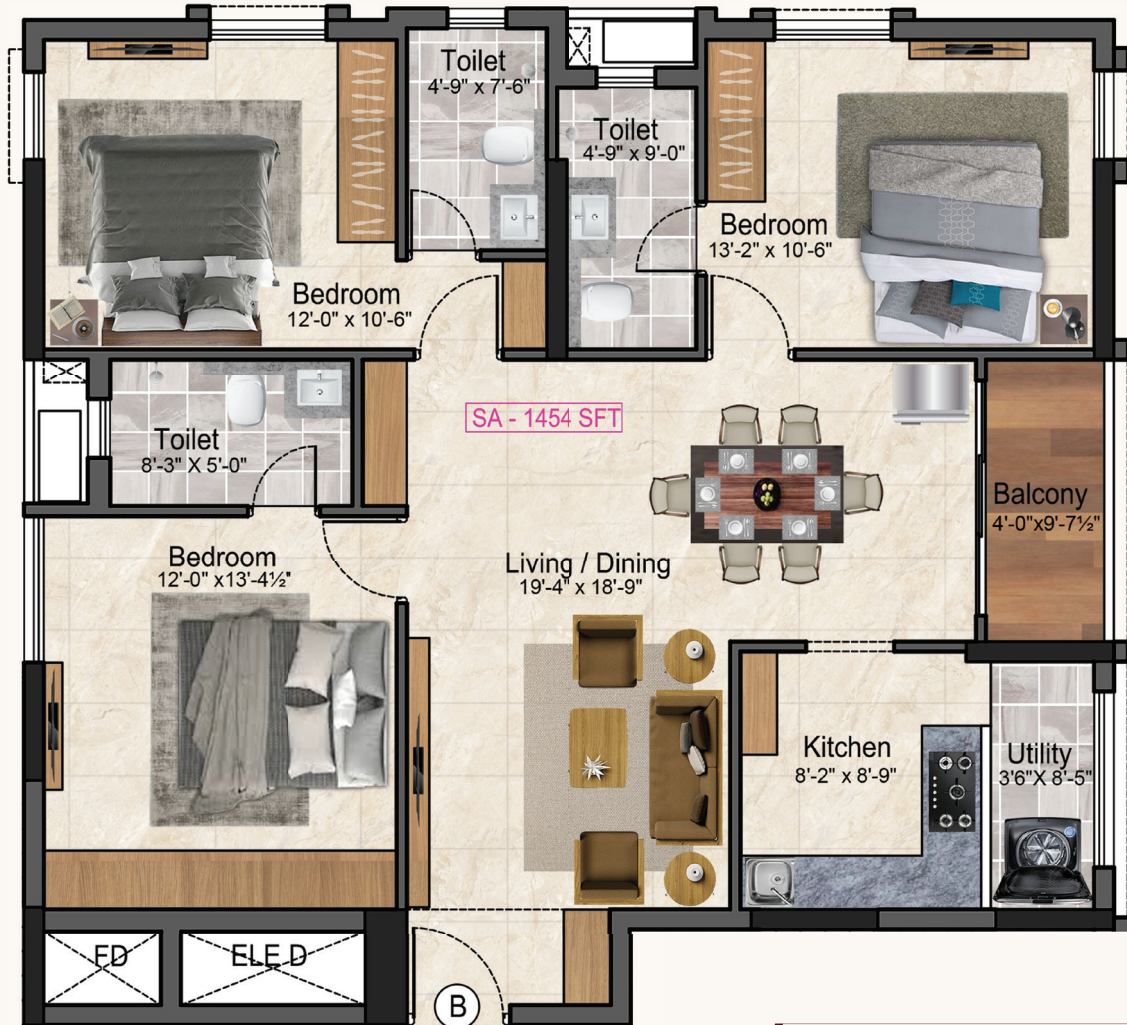


Flat A:

Saleable area: 1952 sft

RERA Carpet Area: 1309 sft

Balcony Area: 116 sft



Flat B:

Saleable area: 1454 sft

RERA Carpet Area: 1009 sft

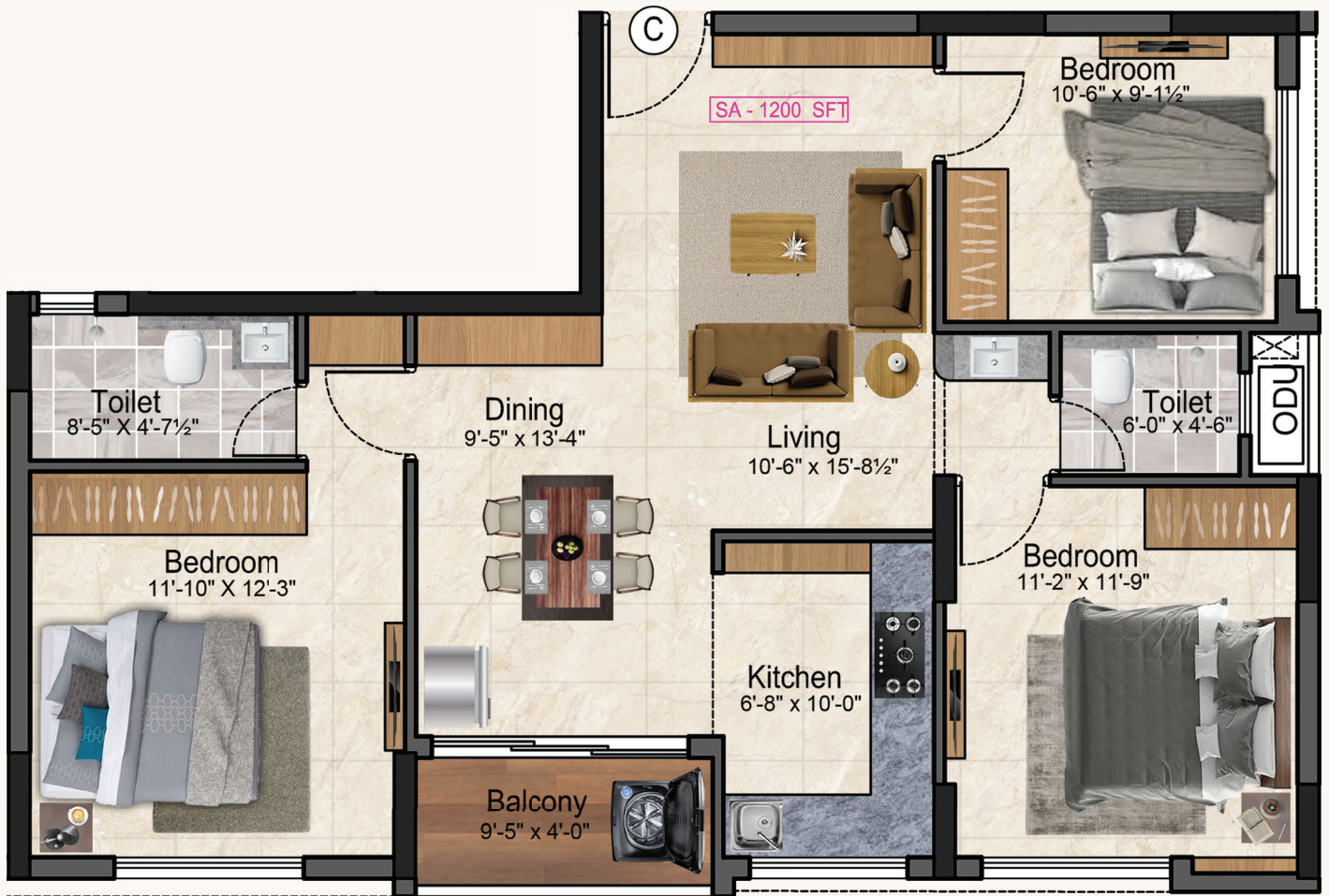
Balcony Area: 39 sft

Flat C:

Saleable area: 1200 sft

RERA Carpet Area: 830 sft

Balcony Area: 37 sft







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.

Corporate Address

Old No. 41, New No. 76, Block 1, 2nd Floor, 1st Main Road,
CIT Nagar, Nandanam, Chennai 600 035.

Site Office Address

Nu-Tech Eleven on 11, 11th Avenue, Ashok Nagar,
Chennai, Tamil Nadu, 600083

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TNRERA Reg.No:

TN/29/Building/0450/2022 dt 03.11.2022

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