



## GARDENS OF GAIA

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# WHERE SERENITY MEETS LUXURY









FIND YOUR  
OASIS AMIDST  
THE CITY

# GARDENS OF GAIA

\*Artistic impression\*



LIVE LIFE KING-SIZE  
IN THE LAP OF NATURE,  
AT GARDENS OF GAIA

Gardens of Gaia is all about creating homes that are the perfect blend of luxury living with a serene and natural environment filled around you. Living up to its name that literally translates to 'Gardens of Our Earth', the property boasts 26 Villas with lush greenery and natural lighting around in this 2.5 acres of land. Our luxury 3.5, 4 & 5 BHK villas here are crafted with remarkable designs and exceptional finish that not only adds grandeur to the space but also creates a feeling of openness and spaciousness to your home. The large expansive windows and high ceilings allow natural light to flood in, giving you a sense of being connected to the outdoors while still enjoying all the comforts of modern living. The vast landscapes surrounding each villa that are sure to make living in Gardens of Gaia the best way to live the cozy life with your loved ones.





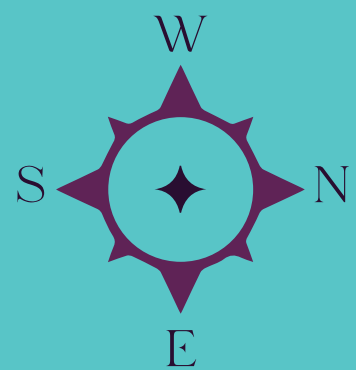
\*Artistic impression\*



# LOCATION MAP



Close to one of the busiest roads in Chennai yet peacefully away from the urban noises, Gardens of Gaia is a true oasis nestled along the prestigious OMR-ECR Link road, where luxury living meets natural beauty. This exclusive location offers a wealth of captivating features, making it an idyllic retreat for those seeking the ultimate in refined living.



<b>ECR Road</b>	- 2 minutes walk	<b>Upcoming Metro Station</b>	- 3 minutes drive
<b>OMR Road</b>	- 7 minutes walk	<b>Beach</b>	- 3 minutes drive
<b>Campus K School</b>	- 5 minutes walk	<b>Infosys</b>	- 7 minutes drive
		<b>PVR Heritage Mall</b>	- 8 minutes drive
		<b>Taj Vivanta</b>	- 5 minutes drive





# YOUR GATEWAY TO ELEVATED LIVING AT GARDENS OF GAIA!

The clubhouse, where life pulsates with excitement, offers something for everyone. From our state-of-the-art fitness center to our infinity pool, there's no shortage of ways to elevate your lifestyle. Here, the choice is yours - interact how you want, when you want, with unlimited possibilities

## LUXURY FEATURES



INFINITY POOL



BARBEQUE COUNTERS



YOGA



FITNESS CENTER



ESTATE MANAGER ROOM



INDOOR GAMES AREA



BANQUET HALL



SENIOR CITIZEN SEATING AREA



CHILDREN'S PLAY AREA\*



MULTI PURPOSE COURT\*



PALM PROMENADE\*

\* - OSR Amenities

\*Artistic impression\*





## STEP INTO THE LUXURY OF 'GARDENS OF GAIA'

Indulge in the pleasure of living in a fully independent villa that offers everything that's best in a place that you call home. Our gated community ensures privacy and security, while the surrounding landscape and greenery provide a soothing environment to relax and rejuvenate. Each villa has been designed with meticulous attention to detail, ensuring a comfortable and luxurious living experience for you and your family



# SITE PLAN





## SPECIFICATION

STRUCTURE	Seismic zone III compliant RCC framed structure. Walls will be aerocon blocks and external walls will be plastered with cement mortar and internal walls with gypsum punning	WINDOWS & VENTILATORS	UPVC or Aluminium windows with mosquito mesh as per architects specification Aesthetically designed skylight in select villas as per architects specification
FLOORING	Foyer, Living & Dining: Imported Marble Bedrooms: Imported Marble Kitchen: Anti-skid tile Toilets: Anti-skid tile Parking: Hi quality pavers as per architect's specification Utility/Balcony: Tiles as per architect's specification Driveway: 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
WALLS TILES	Toilets: Designer tile up to ceiling height Utility: Designer tile DADO up to 4 feet height	SECURITY SYSTEM	Video door phone for all villas CCTV cameras at crucial junctions in the community



#### POWER BACKUP

1000 watts power back up for each villa

#### ELECTRICAL

Concealed wiring with modular switches (Panasonic or Equivalent)

3 phase electricity supply with MCB and RCCB

Telephone point provision in living and master bedroom

USB or USC ports in all bedrooms

A/C points for all bedrooms, living, and dining

VRV A/C for all bedrooms, living and dining

(Daikin or Equivalent) for an additional cost

Home lift will be provided on additional cost (Emperor/Johnson or Equivalent)

#### PAINTING

Internal walls and false ceiling: Two coats of putty, one coat primer

and two coats of emulsion paint

(Dulux or Asian)

#### DOORS

Main Doors: Teak wood door frame with 35mm thick teak wood veneer shutter with melamine finish

Bedroom doors: Teak wood door frame with 32mm thick teak wood veneer door shutter with melamine finish

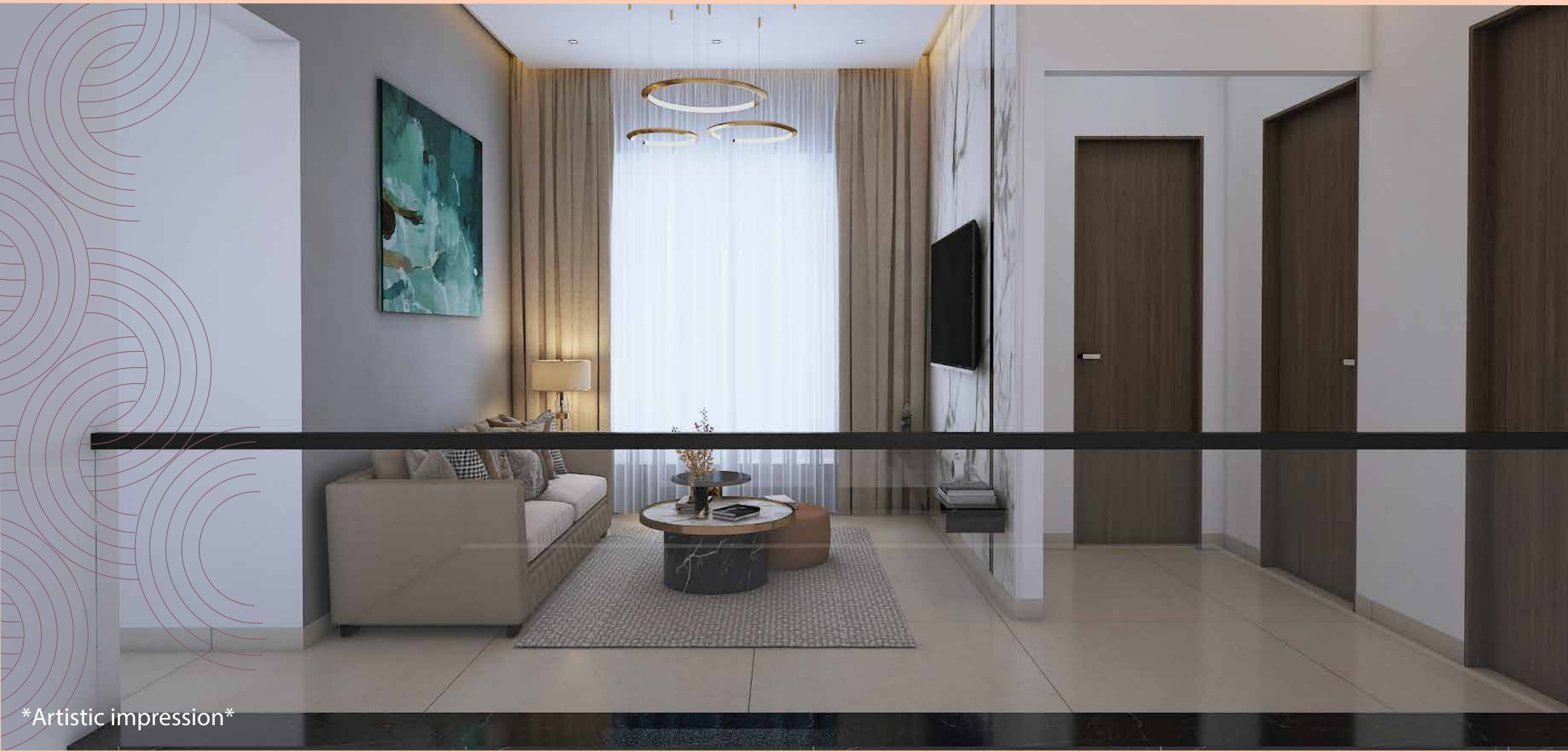
Toilet Door: Teak wood door frame with 32mm thick one side teak veneer flush door

#### OTHER FACILITIES

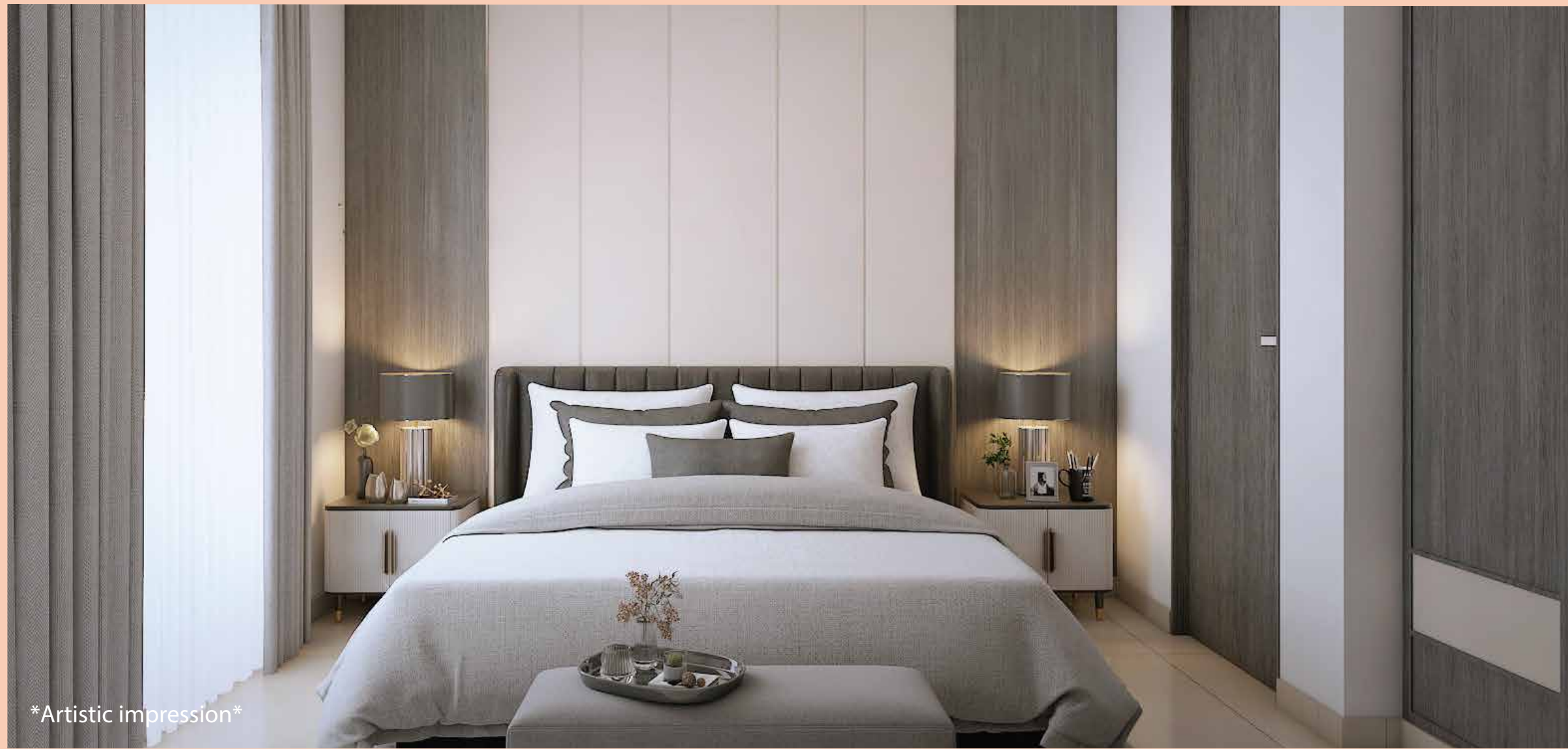
##### & AMENITIES:

- Security Room
- Adequate landscape around the villas
- Club House with fully equipped gymnasium, swimming pool, multi-purpose hall etc
- Developed OSR with various lifestyle amenities





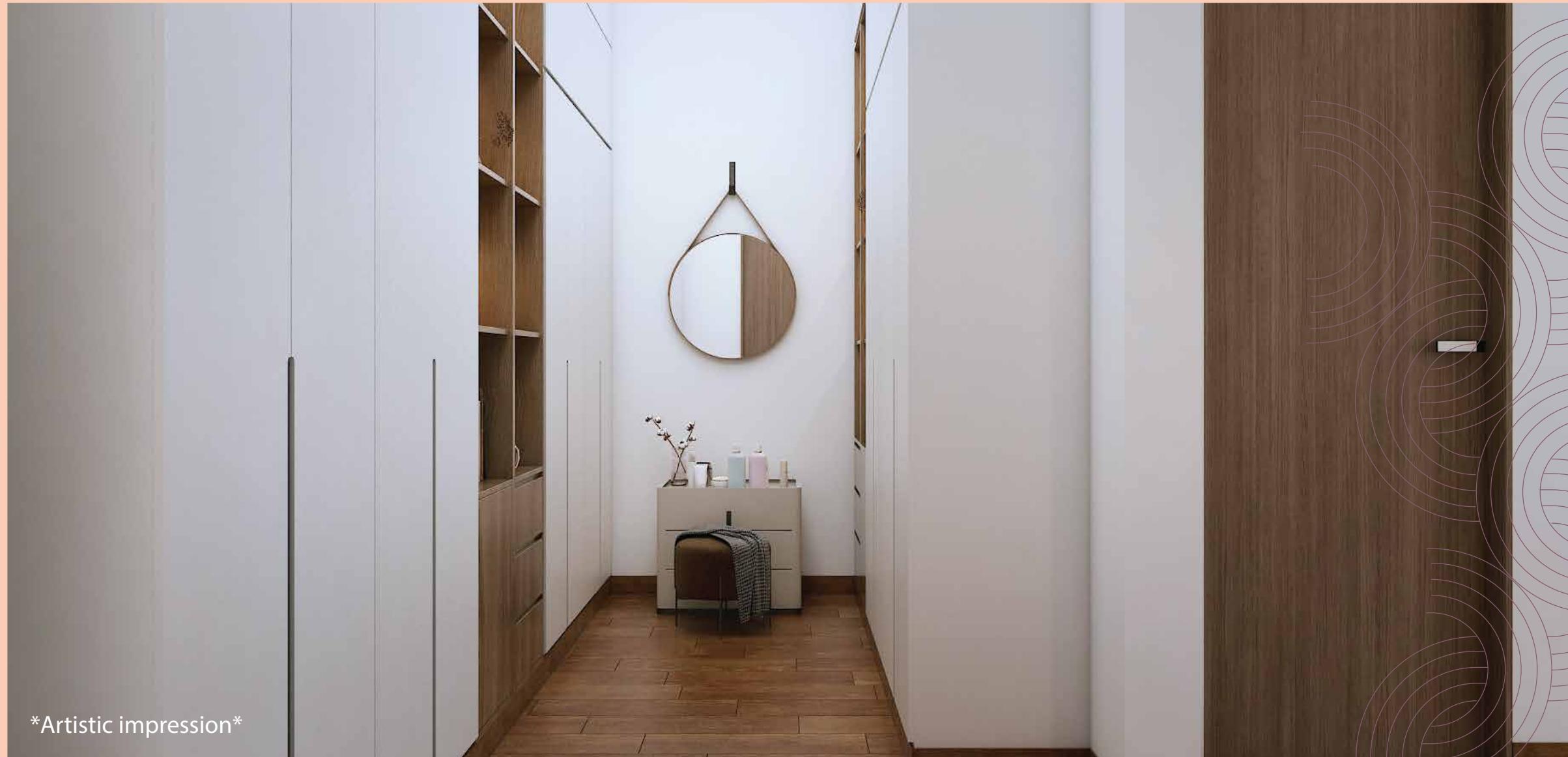
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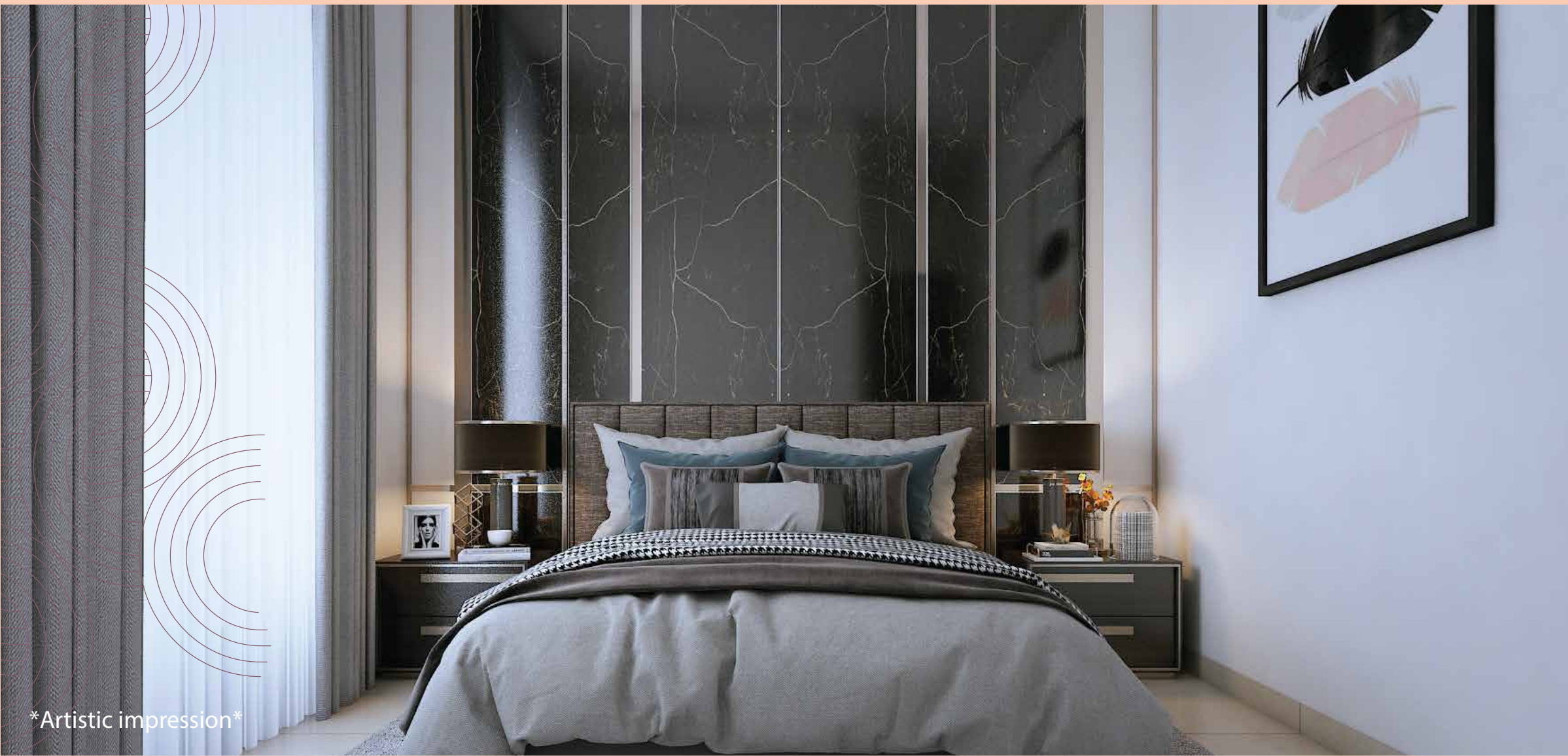


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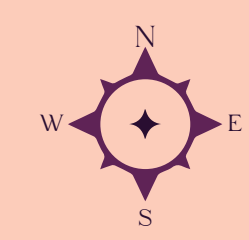
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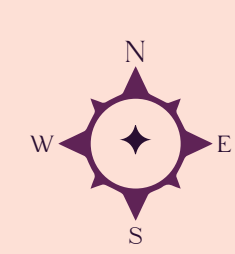


# VILLA 01

**LAND AREA : 2493+94**  
**VILLA AREA : 2990**  
**COMMON AREA : 142**  
**TOTAL AREA : 3132**



Ground Floor



# VILLA 02

**LAND AREA : 2599+94**  
**VILLA AREA : 3138**  
**COMMON AREA : 142**  
**TOTAL AREA : 3280**



Ground Floor



First Floor



Terrace Floor

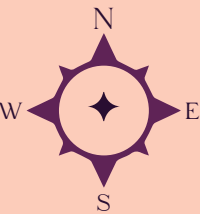


First Floor



Terrace Floor



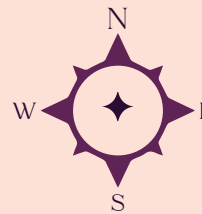


# VILLA 03

LAND AREA : 2524+94  
 VILLA AREA : 3091  
 COMMON AREA : 142  
 TOTAL AREA : 3233



Ground Floor



# VILLA 04

LAND AREA : 2535+94  
 VILLA AREA : 3062  
 COMMON AREA : 142  
 TOTAL AREA : 3204



Ground Floor



First Floor



Terrace Floor

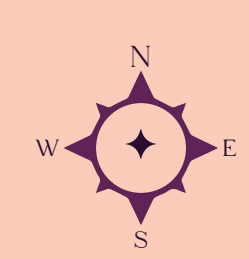


First Floor



Terrace Floor



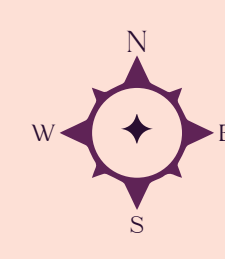


# VILLA 05

LAND AREA : 2525+94  
 VILLA AREA : 3109  
 COMMON AREA : 142  
 TOTAL AREA : 3251



Ground Floor



# VILLA 06

LAND AREA : 2507+94  
 VILLA AREA : 3069  
 COMMON AREA : 142  
 TOTAL AREA : 3211



Ground Floor



First Floor



Terrace Floor

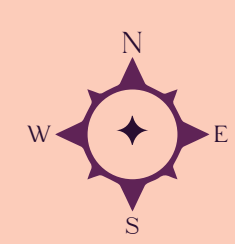


First Floor



Terrace Floor



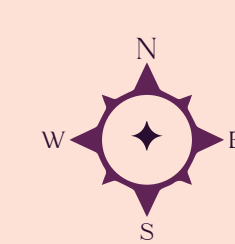


# VILLA 07

**LAND AREA : 2581+94**  
**VILLA AREA : 3175**  
**COMMON AREA : 142**  
**TOTAL AREA : 3317**



Ground Floor



# VILLA 08

**LAND AREA : 2655+94**  
**VILLA AREA : 3276**  
**COMMON AREA : 142**  
**TOTAL AREA : 3418**



Ground Floor



First Floor



Terrace Floor

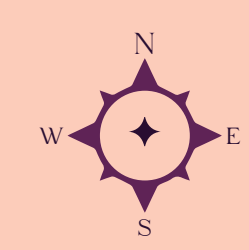


First Floor



Terrace Floor



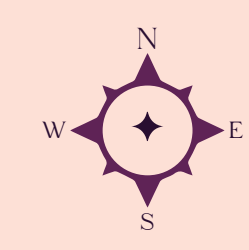


# VILLA 09

LAND AREA : 2676+94  
 VILLA AREA : 3301  
 COMMON AREA : 142  
 TOTAL AREA : 3443



Ground Floor



# VILLA 10

LAND AREA : 2628+94  
 VILLA AREA : 3093  
 COMMON AREA : 142  
 TOTAL AREA : 3235



Ground Floor



First Floor



Terrace Floor

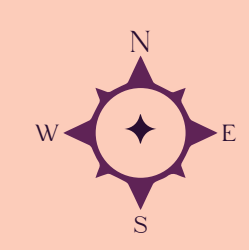


First Floor



Terrace Floor





# VILLA II

LAND AREA : 2894+94  
 VILLA AREA : 3070  
 COMMON AREA : 142  
 TOTAL AREA : 3212



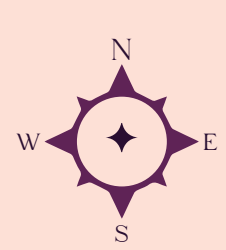
Ground Floor



First Floor



Terrace Floor



# VILLA 12

LAND AREA : 2915+94  
 VILLA AREA : 3327  
 COMMON AREA : 142  
 TOTAL AREA : 3469



Ground Floor

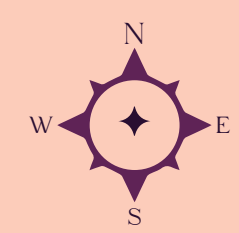


First Floor



Terrace Floor



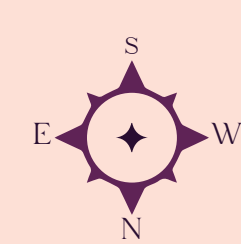


# VILLA 13

**LAND AREA : 2872+94**  
**VILLA AREA : 3311**  
**COMMON AREA : 142**  
**TOTAL AREA : 3453**



Ground Floor



# VILLA 14

**LAND AREA : 2672+94**  
**VILLA AREA : 3139**  
**COMMON AREA : 142**  
**TOTAL AREA : 3281**



Ground Floor



First Floor



Terrace Floor



First Floor



Terrace Floor



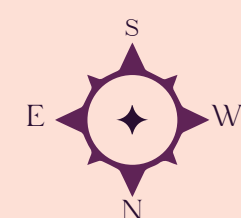


# VILLA 15

LAND AREA : 2374+94  
 VILLA AREA : 2936  
 COMMON AREA : 142  
 TOTAL AREA : 3078



Ground Floor



# VILLA 16

LAND AREA : 2403+94  
 VILLA AREA : 2936  
 COMMON AREA : 142  
 TOTAL AREA : 3078



Ground Floor



First Floor



Terrace Floor

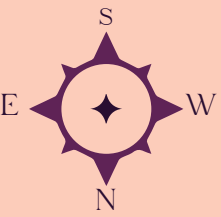


First Floor



Terrace Floor



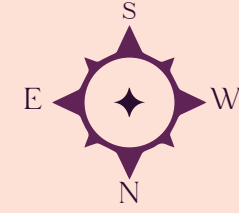


# VILLA 17

**LAND AREA : 2398+94**  
**VILLA AREA : 2932**  
**COMMON AREA : 142**  
**TOTAL AREA : 3074**



Ground Floor



# VILLA 18

**LAND AREA : 2477+94**  
**VILLA AREA : 3021**  
**COMMON AREA : 142**  
**TOTAL AREA : 3163**



Ground Floor



First Floor



Terrace Floor

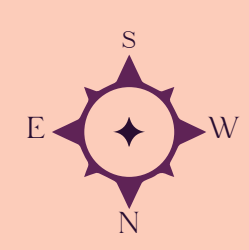


First Floor



Terrace Floor



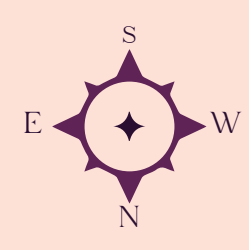


# VILLA 19

**LAND AREA : 2458+94**  
**VILLA AREA : 3008**  
**COMMON AREA : 142**  
**TOTAL AREA : 3150**



Ground Floor



# VILLA 20

**LAND AREA : 2484+94**  
**VILLA AREA : 3042**  
**COMMON AREA : 142**  
**TOTAL AREA : 3184**



Ground Floor



First Floor



Terrace Floor

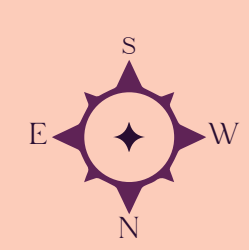


First Floor



Terrace Floor



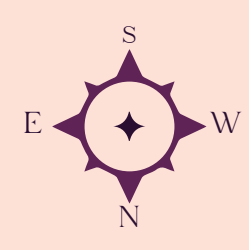


# VILLA 21

LAND AREA : 2531+94  
 VILLA AREA : 3113  
 COMMON AREA : 142  
 TOTAL AREA : 3255



Ground Floor



# VILLA 22

LAND AREA : 2498+94  
 VILLA AREA : 3065  
 COMMON AREA : 142  
 TOTAL AREA : 3207



Ground Floor



First Floor



Terrace Floor

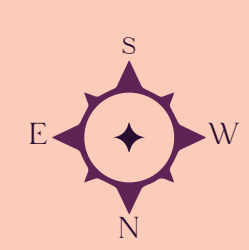


First Floor



Terrace Floor



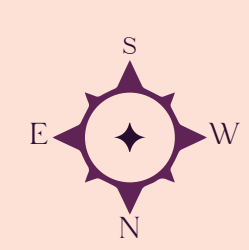


# VILLA 23

**LAND AREA : 2556+94**  
**VILLA AREA : 3125**  
**COMMON AREA : 142**  
**TOTAL AREA : 3267**



Ground Floor



# VILLA 24

**LAND AREA : 2532+94**  
**VILLA AREA : 3098**  
**COMMON AREA : 142**  
**TOTAL AREA : 3240**



Ground Floor



First Floor



Terrace Floor

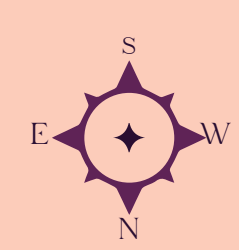


First Floor



Terrace Floor



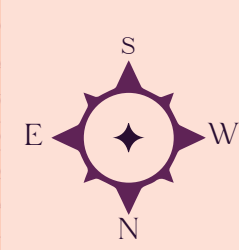


# VILLA 25

LAND AREA : 2553+94  
 VILLA AREA : 3113  
 COMMON AREA : 142  
 TOTAL AREA : 3255



Ground Floor



# VILLA 26

LAND AREA : 2376+94  
 VILLA AREA : 2733  
 COMMON AREA : 142  
 TOTAL AREA : 2875



Ground Floor



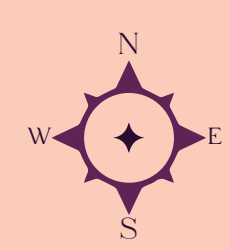
First Floor



Terrace Floor







# CLUB HOUSE

LAND AREA : 2447



Ground Floor



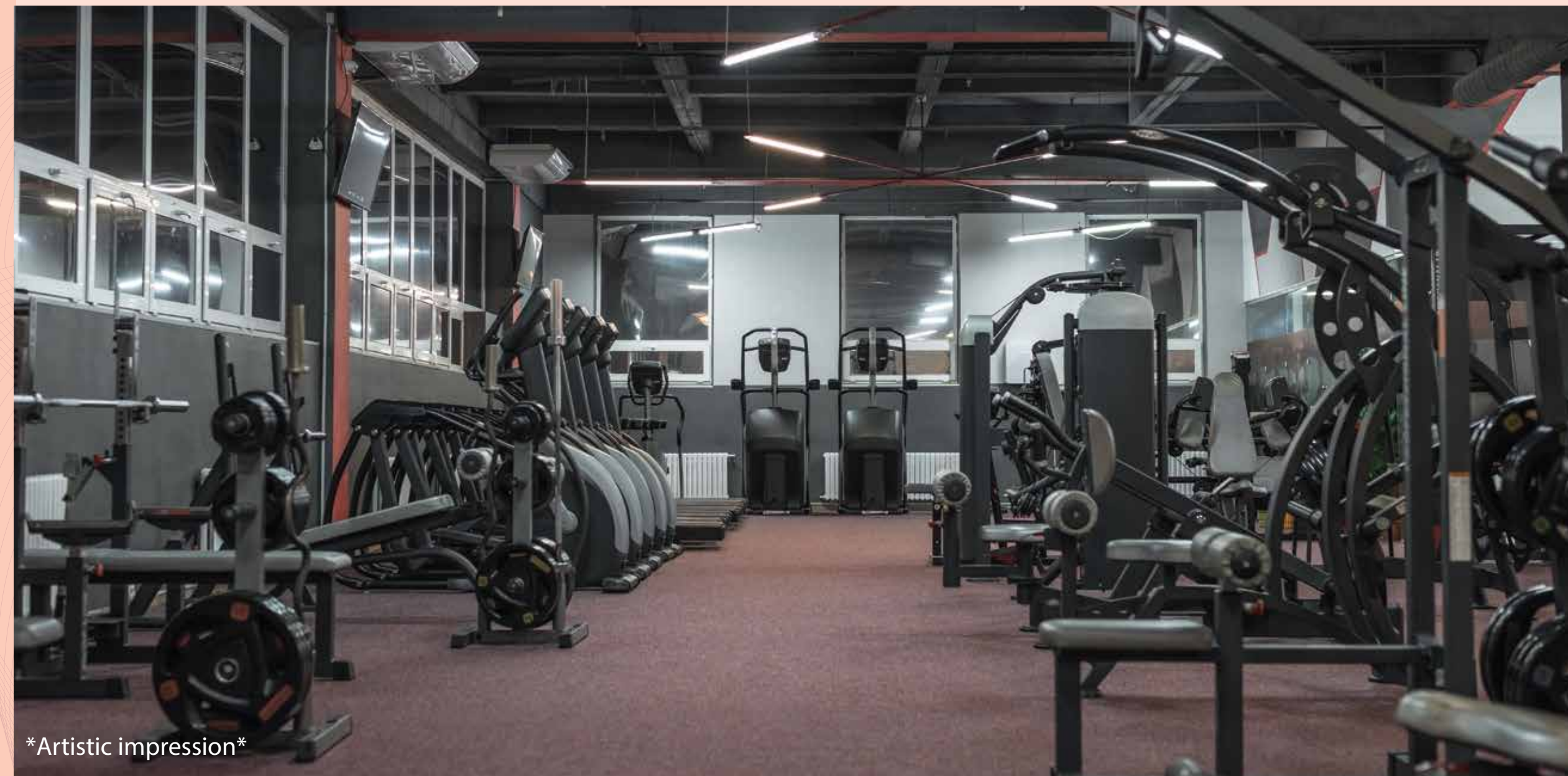
\*Artistic impression\*



First Floor



Terrace Floor



\*Artistic impression\*





\*Artistic impression\*



For over 36 years, Nu-Tech has been in the business of creating spaces that are designed with not only the finest eye for detail but also with commitment and passion. With over 170+ projects in Chennai and Bangalore that span over 2.5 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 thousands 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.





A RETREAT FROM THE CHAOS,  
A SANCTUARY FOR THE SOUL.