

Rediscover Legendary Luxury



PREMIUM APARTMENTS ON  
NELSON MANICKAM ROAD

• PREMIUM MANOR APARTMENTS •



## Historic Success

*RWD is a realty powerhouse that came into being as the result of a 50: 50 JV between RAMKY GROUP, Hyderabad and WAVOO REALTY & INVESTMENTS, Chennai. A 4000 – Crore Company, Ramky brings its expertise in environmental engineering to the table while Wavoo is the real estate stalwart with a cumulative experience of over 4 decades. Headquartered in Chennai, RWD adds a new dimension to living in the metropolis.*



## Celestial Beauty

*Distinctive. Classic. Opulent. Unparalleled.*

*A development that spells success, aspiration and above all, a world class lifestyle, RWD ATLANTIS is a prominent new landmark on the Chennai skyline.*

*Magnificent in its superb splendor and guaranteed to raise your profile a notch or two, RWD ATLANTIS offers an exceptional array of 42 luxurious manor apartments spread over 14 strikingly designed floors.*

*An impressive collage of modern creativity and affluent expressions these exquisite homes in one, two and three bedroom configurations are truly spacious and splendidly appointed to offer residents the best in comfort, style and elegance.*

*Come live the lifestyle you truly deserve at Atlantis,  
an aristocratic home that evokes the spectacular grandeur of a regal era.*



# Divine Luxuries

*Stepping into the tastefully fashioned interiors of Atlantis you are sure to be captivated by the opulent selection of world-class features, and top-of-the-line fixtures and finishes that promise a truly imperial and ultra indulgent lifestyle experience for each and every resident.*

## STRUCTURE

RCC Framed Structure with RCC foundations. Building designed as per the SEISMIC ZONE III. Anti-terrace treatment will be provided for the entire building walls will be constructed using country burnt bricks in cement mortar. 8" thick wall will be for external and 4.5" thick wall for internal walls.

## WALL FINISHES

Internal walls will be finished with cement plaster with putty finish and emulsion paint. The toilet walls will be finished with designer concept glazed ceramic tiles subject to a limited choice of colours and concepts up to 7' height level. Tiles and profiles will be used in the wall dado. Other than the tiled area in toilets, Kitchen, Balconies and other areas will be finished with cement plaster and putty finish and emulsion paint. Wash and of Service area will be finished with ceramic tiles upto 3'-0" height. 2'-0" above the kitchen platform will be finished with glossy vitrified tiles. Exterior faces of the building will be finished with the cement plaster and Exterior Weather proof grade paint.

## CEILING

Ceiling areas of entire apartment both exterior and interior areas shall be finished with cement plaster and cement paint.

## FLOOR FINISHES

Living, Dining and Bedroom will be finished with Superior MARBLE flooring with matching 4" high skirting using the same tiles matching the floor. Kitchen will be finished using 2' X 2' vitrified tiles with matching 4" high skirting using the same tiles matching the floor. Bathrooms & Utility wall areas will be finished with ceramic tiles. 18" X 12" and flooring will be with 2' X 1' Ceramic matt finish tiles with 4" high skirting using the same tiles matching the floor. Balcony areas will be finished with Terra Cotta or Rustic finish tiles 2' X 1' and 4" high skirting using the same tiles.

## COMMON AREA FINISHES

Staircases & Lobbies will be finished with Marble or Granite Flooring. Car parks will be finished with PCC / Granolithic flooring. Driveways to be finished with inter-locking paving blocks.

## DOORS

Entrance Door using Teakwood frame with Solid Teak wood doors polished with melamine on the external and internal surfaces. With brass handles, Mega Eye and cylindrical locks. Bedroom Door using Teakwood frame, 30mm thick Flush doors with cylindrical locks and finished with Veneer and melamine polish on both sides. For Toilet-Teakwood frame, 30mm thick one side ply with coated waterproof

Flush doors with cylindrical locks finished with enamel paint on both sides.

## WINDOWS

Frames and shutters using UPVC / Fenesta. Ventilators using UPVC top hung type, provision for exhaust also shall be provided. Painted MS grills grouted to the walls will be provided.

## KITCHEN

Platform will be done with 20mm thick Galaxy Black Granite slabs 2' ends and provided with Stainless Steel Single Bowl sink with single drain board. Sink to be provided with draining spout, Washing Machine and Dish-washer inset / Duplex provision to be provided in Utility area.

## TOILET

All Sanitary ware shall be of ROCA / KOHLER / RAK or equivalent and white in colour in all toilets. All toilets in the apartment to be provided with European classmate and health facilities with concealed cisterns. All toilets will have a counter Wash basin with Black granite counter top and provision for GEYSER Tap, concealed dispensers with carout and shower and fixtures shall be of ROCA / KOHLER / GROHE or equivalent and 4-4 be chrome plated finish.

## ELECTRICAL

Concealed installed copper multi-strand PBE 5 Power Flex / O flex or equivalent, make wires in all apartments. Each apartment will be provided with a distribution board having MCB's. All switches & sockets are modular type - of ANCHOR AVE / SIEMENS / Legrand / MK Honeywell or equivalent make.

## LANDSCAPE

Adequate landscaping will be provided (both bare-landscape and soft-landscape).

## WATER

Required floor wells will be provided. One underground RCC sump of required capacity for metro water, overhead tank with partition well for drinking / bore well will be provided. Metro water provision for one tap in kitchen. All toilets to be provided with bore well water provision. Automatic water level controller to be provided for the sump.

## LIFT

OTIS / BOHNDLER or equivalent, make fully automatic high speed lift of 4 numbers will be provided.





# Heavenly Abode

Typical Floor Plan (7th - 12th floor)



Luxurious living will soon be measured and compared on the Atlantis parameters...

Unfolding a refreshing idiom of home design that radiates a pleasing balance of form and function, Atlantis brings together an elite array of impeccably fashioned manor apartments with spacious floor plans, breathtaking vistas and inviting three-sided ventilation, just like an independent house, promising residents enviable privacy and a delightful treat of natural light.

Typical Floor Plan			
Plot No	UDS	Built up Area	BHK
701 - 1201	586	1912	3
702 - 1202	445	1619	2
703 - 1203	434	1577	2
704 - 1204	556	2023	3
705 - 1205	457	1660	2
706 - 1206	368	1338	2
707 - 1207	900	796	1



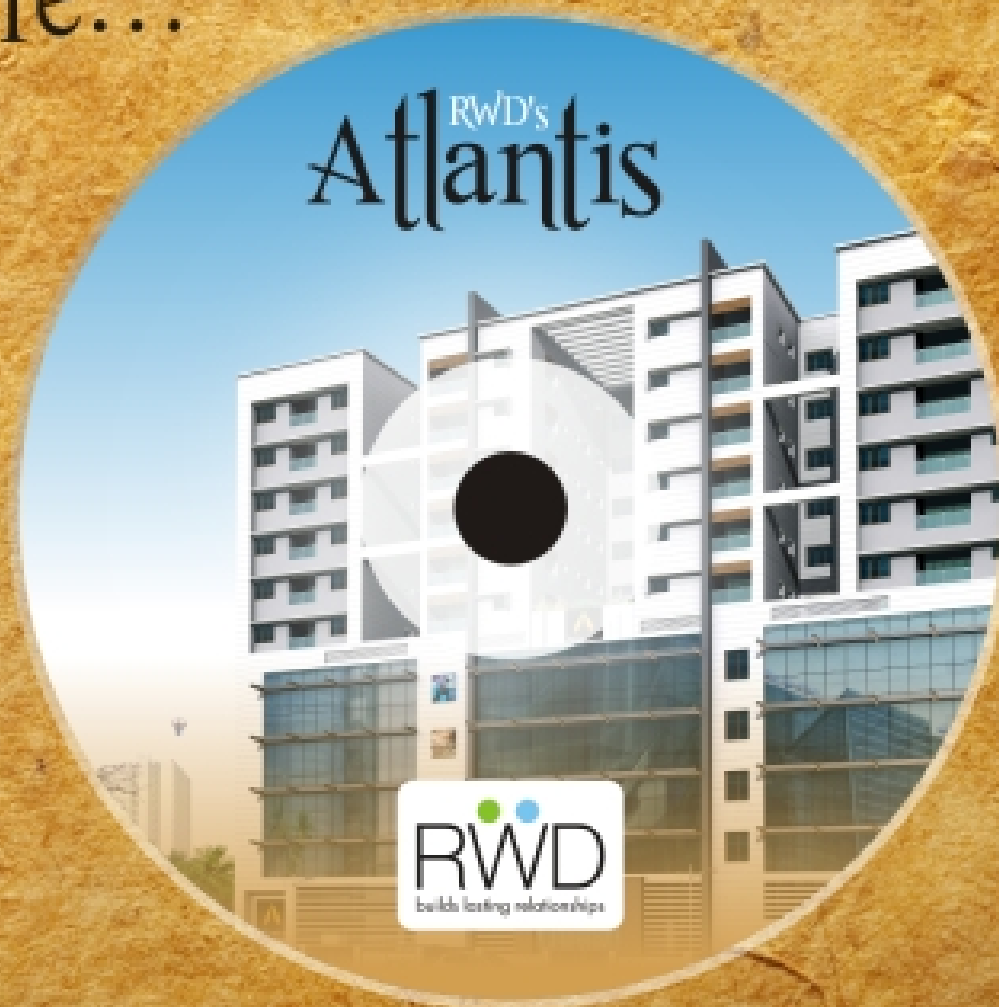
# Perfect Voyage

*It's not just the luxuries on offer that makes RWD Atlantis the perfect residence but it is also the location of the property that makes it an exceptional buy and remarkable investment.*

- *Strategically and advantageously located in the heart of the city on the prestigious Nelson Manickam Road in Nungambakkam.*
- *Within easy reach of employment hubs, educational institutions, public transportation, entertainment and shopping malls.*
- *Well connected to all parts of the city through a good network of roads.*
- *Enjoys close proximity to a variety of every day needs, including supermarkets, restaurants, banks, hospitals and places of worship.*

*All this put together makes Atlantis a most desirable address in town.*

Your search for  
paradise ends here...





www.rwd.in



**RAMKY WAVOO DEVELOPERS PVT LTD**

(An ISO 9001:2000 certified company)

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