



Bungalow Apartment

"Bungalow Apartment" is a concept pioneered by XS REAL in India as early as 1996. Bungalow apartments combine the independence, privacy and customised facility of a bungalow, with the security, amenities, shared facilities and collective living conveniences of an apartment complex. The grandeur of the entrance is what makes every bungalow apartment special. All "Bungalow Apartments" would have a grand entry arc designed the Spanish way with a wicket gate opening up to a private foyer space and aesthetically designed traditional 'thinnai', doorway ensuring that the apartment actually looks and feels like an independent bungalow. These "Bungalow Apartments" are offered with lifestyle specifications which are normally only provided in luxury apartments. Shown here is the typical entrance to every house in Catalunya City. It is your own private space!



20 Years in the Industry | 2.5 Million Sft Delivered | 5 Million Sft in the Pipeline | More than 1500 Happy Families
Only developer in the country to deliver projects with 8 different Thematic Architecture.

Make a beginning



Help Chennai grow. Help India grow.

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Happiness



La Tomatina - the famous Spanish Tomato Festival.

Transport yourself to a unique Spanish
lifestyle of fun, frolic and happiness

p r e s e n t i n g

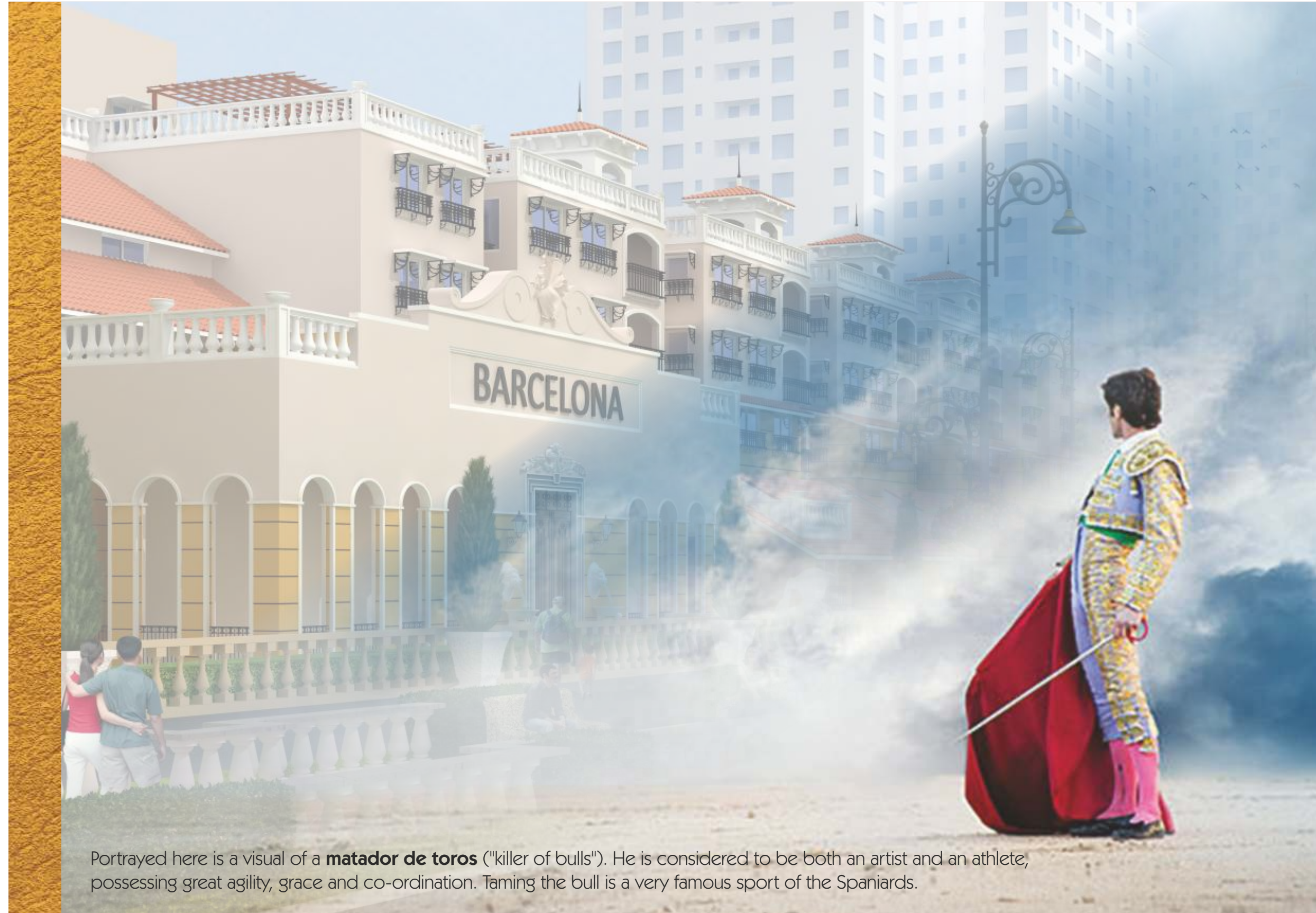
xs real
CATALUNYA CITY



Our Spanish themed '**Bungalow-Apartments**' allow you to travel far away without ever leaving Chennai!

Every small detail, be it in the architecture or landscaping, is inspired by Spain.

Come and visit the model bungalow-apartment and experience **Happiness** with a Spanish flavour...



A slice of Spain, in every element.

From the moment you step in, the grandeur of the massive entrance, the spirit of Spain invites and embraces you.

Each flower that blooms in the driveway, each motif that decorates the wall celebrates Spain.

The architectural team from XS Real spent time in some of the major cities of Spain and were especially inspired by the beautiful autonomous community called **Catalunya**, and its unique capital city, **Barcelona**.

Soaking up the atmosphere of Spain and Catalunya, the team came up with

XS REAL CATALUNYA CITY.

Offering you a fresh perspective by adapting Spanish features, amenities and materials that complement Chennai's climate while giving it an exotic flavour.



The imposing grand entry inspired by **Arc de Triomf** (Triumphal Arch), Barcelona, welcomes you to Spain in Chennai. Feel the vibrant energy from the perfectly sculpted lion, marvel at the fine craftsmanship of the beautiful rose window and the motifs on the walls. Drive in through the splendid Spanish grille gates and enter into a new world. Leave the mundane behind...



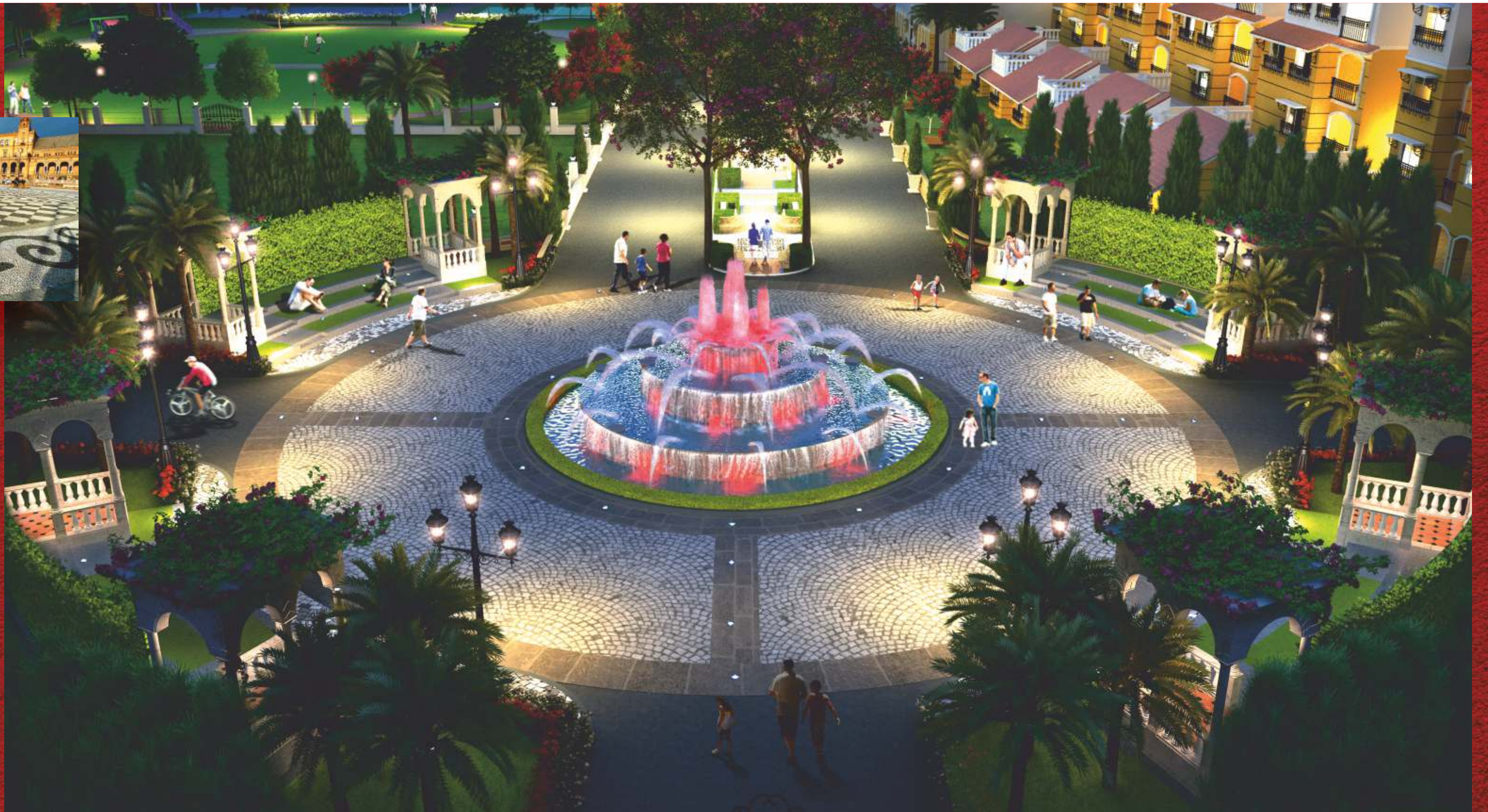


The majestic entrance leads to a beautiful drive way which is an inspiration of **La Rambla**. It is the busiest street in central **Barcelona**, capturing the charm and flavour of the city. The promenade is lined with kiosks that sell flowers, newspapers and knick-knacks, street traders, performers and pavement cafes and bars. A tree-lined pedestrian walkway stretches for 60 feet. Details such as the balusters, the mosaic benches, the kent tiled pathways are a common sight in Spain's architecture. Coniferous shrubs and the hanging pots, the colonial lamp posts, the sculptures, the grilles used in the balcony, all ensure that you have an authentic experience of Spain and Barcelona.





The 60 feet drive way connects to the dancing fountain inspired by the **Magic Fountain of Montjuïc** with gazebos and tiling replicated. Over a cup of coffee from your balcony, watch your children play in the lawns around the roundabout, and recreate an evening of family happiness the Spanish way!





Features & Amenities

'Barcelona' boasts of many lifestyle amenities to enhance the quality of your life. These include:

- Fully Wi-Fi enabled township.
- Friendly neighbourhoods and not impersonal townships (every phase of Catalunya city will be independent & self-contained with exclusive amenities & features.)
- Bungalow apartment.
- Spanish-style gardens with waterbodies.
- 60 feet wide internal road – an inspiration from La Rambla.
- Higher carpet area efficiency for apartments – 73 % to 74%
- Commercial space with creche, departmental store, polyclinic, pharmacy, parlour & many more facilities to delight you...
- Exclusive Club House

Phase 1 | 114 units | 2 & 3 BHKs | 839 sft - 1467 sft

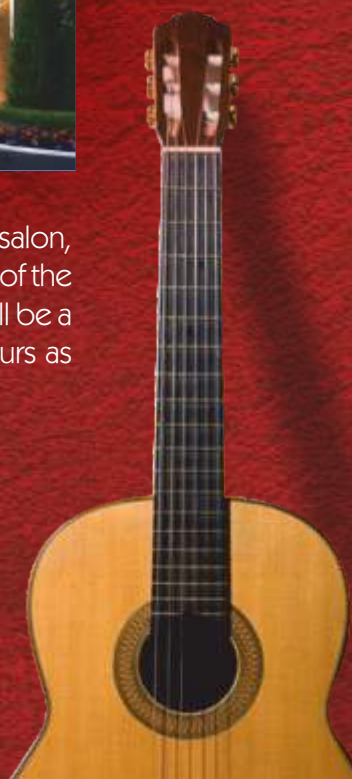
We take you further in your Spanish journey along the pathways to Barcelona, which will be home to the finest architecture that Chennai has ever witnessed! '**Bungalow-apartments**' in true Spanish style offer breathtaking views from each balcony. The phase 1 block is flanked by sloping roofs, wrought iron grilles, complementing wall colours and Spanish arcades. Every element has been thoughtfully replicated. Phase 1 consists of just **108 Bungalow apartments**, spread across 3 blocks and **6 villaments**.



Commercial Block



The **commercial block**, facing the road, has a well appointed super market, a salon, a creche, and a spacious café. The elevation of this block is another extension of the Spanish theme, with wrought iron railings and a traditional clock tower. This will be a boon not just for families residing in Catalunya City but also to their neighbours as well.



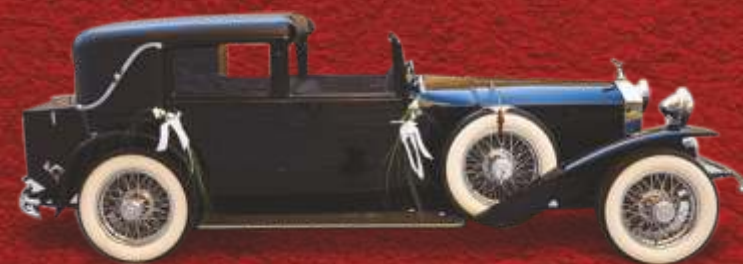


Smart & well planned

Catalunya City in other words is a smart city - it is enabled with smart features that suit the requirements of a tech savvy young generation. From the moment you enter the grand entrance, facilities enriched with latest technology will make you realize how smart the homes and the common areas have been planned; be it in the safety of the residents with top notch surveillance or a safe play area for children with world class play equipments or impressive tiling in common areas or energy conservation systems both inside homes and outside. Use of quality fittings and fixtures will further enhance the lifestyle of Catalunians. At Catalunya City, "Smart" is the way of life!

XS Real Catalunya City is a **Leed certified green building** by IGBC. Green buildings helps in reducing the usage of natural resources such as energy, water and construction materials and in curbing the impact on human health and the environment. A Green building also gives you a peace of mind by reducing your maintenance and recurring costs.

Catalunya City is a 15 acre smart Spanish township that will be completed in 3 Phases with beautifully landscaped gardens, aesthetically carved edifices and magnificent OSR with a string of outdoor amenities – basketball court, tennis court, badminton court, skating rink and cricket ground. Located strategically near the IT Park, Catalunya City is nestled amidst extensive social infrastructure such as speciality hospitals & high quality educational institutions, making it a hot investment opportunity for the NRI's.





Site Plan

LEGEND

- | | |
|--|--|
| 1 - External Road | 16 - Cricket Ground |
| 2 - Entry/exit Portal (Catalunya City) | 17 - Skating Rink |
| 3 - Barcelona | 18 - Shuttle Court |
| 4 - Commercial Block | 19 - Basket Ball Court |
| 5 - Flamenco | 20 - Volley Ball Court |
| 6 - Feliz | 21 - Seating around Cricket Ground |
| 7 - Entry/exit (Barcelona) | 22 - Kids' Play Area (in Commercial Block) |
| 8 - Villament (Barcelona) | 23 - Entry (to Park Area) |
| 9 - La Rambla | 24 - Entry (to Commercial Block) |
| 10 - Plaza De Cataluniya | 25 - Entry (to Club House) |
| 11 - Water Fountain | 26 - Transformer Yard (Barcelona) |
| 12 - Gallery | 27 - S T P (Barcelona) |
| 13 - Kids' Play Area | 28 - Generator (Barcelona) |
| 14 - Security Room | 29 - 7.2 M Drive Way |
| 15 - Park and Playfields | 30 - 6 M Drive Way |

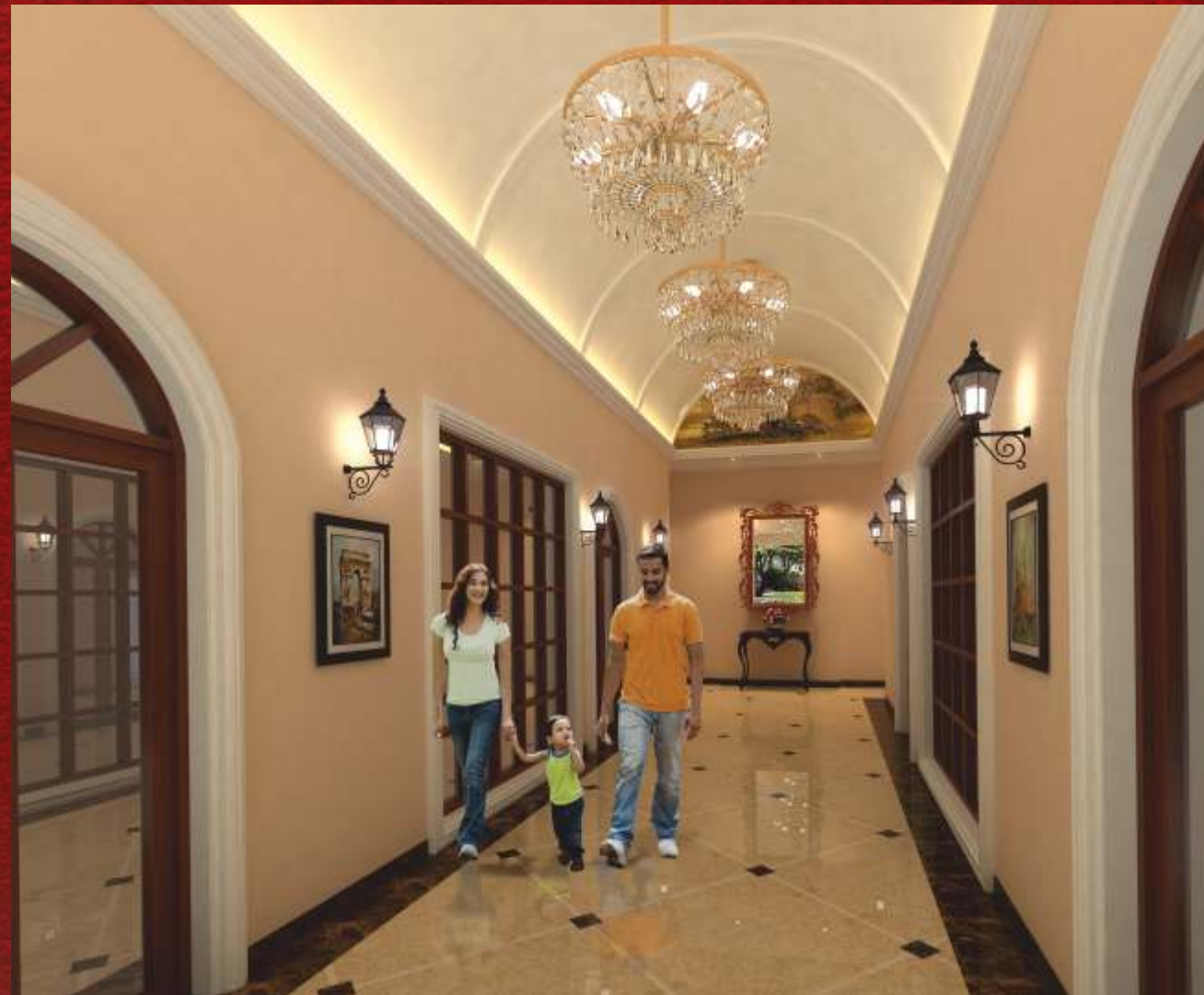
Location Map



Location: Very near Siruseri IT Park, MNC's like TCS, WIPRO, I Gate, CTS, etc., are located in the vicinity. Residents either can walk or cycle their way to office... The location allows you to be self sufficient and caters to the needs of the entire family.

Social Infrastructure: Being in close proximity to the IT Park, Catalunya City is amidst extensive social infrastructure making it a preferred destination. Well connected roads with state of art educational institutes and hospitals makes this passionately crafted residential marvel, the most desirable location.

Exclusive Club House



Spanish Inspired Foyer

XS Real Catalunya City boasts of a Club House which is exclusive to the 114 families that move into phase 1 - Barcelona. This is an uncommon feature in the Chennai realty industry. Normally the Club House is common and shared by the entire community.

By providing exclusive club house to each phase, we ensure that our privileged "Catalunyans" have more value for money, hassle free maintenance and enjoy all the amenities once they move in. The club house boasts of interiors which replicate Spanish arcades, low hanging lighting fixtures and typical Spanish inspired flooring. It has a state of art gymnasium, multipurpose hall, indoor games, a lavish swimming pool with deck area and a home theatre room.



Exclusive Two Floor Club House



An original Spanish foyer

Our Previous Spanish Themed Apartments - XS Real Villa Espana at Velachery



Specifications - Barcelona (Phase 1)

Structure: RCC Isolated or Combined with framed structure: Seismic compliant (Zone III).

Main Door: The front foyer will continue the elegant Spanish architectural theme; the main door will be fitted with brass/SS hinges and handles, branded locks, viewing lens and magnetic door stopper, and will be immaculately finished engineered doors.

Tiles: Branded Vitrified tiles – living, dining and bedrooms; branded vitrified tiles – Kitchen; branded anti- skid or matt finished ceramic tiles – balconies; branded glazed designer wall tiles – washrooms (7 feet).

Other Doors & Fittings: Bedroom doors - elegant branded engineered doors, SS hinges, branded lock, door stopper and tower bolt; bathroom doors - engineered door with flush shutter and coated with laminate on one side; toilet doors - SS hinges with cylindrical locks.

Windows & Fittings: Windows - UPVC premium brand openable or sliding shutters with pinhead or plain glass; ventilators - powder coated aluminium frame, louvers with pin head glass; sit outs - French doors UPVC plain or tinted glass sliding shutters.

Sanitary & CP Fittings: Master Bathroom- 3-in one wall mixer head showers; Other Bathrooms– regular head showers; sleek wash basin – All bathrooms; sanitary - Parryware / equivalent, white coloured, wall mounted closet; all toilets - master control valve.

Kitchen: Black granite & stainless steel sink will be handed over at the time of delivery; Glazed tiles above cooking platform level for 2' height

Utility: Anti-skid matt ceramic tiles on the floor; Three feet glazed tile dado on the walls; (space)provision for a washing machine point and an additional tap in the utility area.

Painting: Internal wall – Interior Emulsion with primer & putty; External wall – Exterior emulsion; Ceiling – Premium Emulsion.

Plumbing: Internal water line - CPVC pipes; external water line - UPVC pressure pipes; waste water, soil lines and rain water lines - UPVC/SWR pipes; all external lines - fixed on the walls by clamps/brackets.

Railings: Balcony Handrail/Balustrade as per architect design

Foyer: Well-designed individual wicket gate to increase the privacy of your home; aesthetic 'thinnail' in the foyer with polished granite / marble; foyer flooring - polished granite/marble or tile.

Electrical Works: 3 phase connection - 4KVA for 2BHK and 6 KVA for 3BHK; ISI branded FRLS (Fire Retardant Low Smoke) copper wires, ELCB; MCBs and modular switches; back-up power up to 1 KVA for lighting, fans and TV.



WiFi



Water Treatment Plant



Swimming Pool



Sewage Treatment Plant



Gymnasium



Home Theatre



Multipurpose Hall



Indoor Games Facility



Children Play Area



Themed Landscape

Specifications And Amenities Outside Your Apartment



The Theme: Catalunya City is inspired by Spanish architecture.

The Entrance: The entry to Catalunya City will be a grand entry portal leading to a 60 feet internal driveway. The entry arch is majestic with captivating arches, sculpture and designer entry gates.

The Central driveway with traffic Island: The focal point of Catalunya city is this central driveway and the roundabout created in the 60 feet internal road common to three phases. The road leading to the roundabout replicates the famous La Rambla street in Barcelona. A tree lined central promenade is pedestrian friendly and bordered with relaxing seating arrangements, kiosks for stalls to make this a vibrant space for the entire community. Traffic passes on either side of the pedestrian area. The central driveway terminates at a roundabout, with a traffic island of about 30 feet diameter. The central roundabout is adorned with fountains and sculptured water body. The entire space will be illuminated with designer lighting and presents a panoramic setting in soothing greenery. This point will be the heart of the entire project and a socializing space for the community.

Lifestyle amenities: We will create an attractive and striking Spanish styled club house for Barcelona. This will feature a spacious internal recreation area, which can accommodate lounge with reception area, gymnasium, indoor games area, a multipurpose hall, mini private home theatre and an office room space for the association.

The Pool: There will be an aesthetically designed elevated pool at the second floor level of approximately 3000 sq.ft. The pool will have a specific area for children. The floor will be finished with glass mosaic tiles. Also the pool will have a charming deck space with greenery.

Common facilities, defined driveway & landscape: The ambience will be defined by soothing greenery and serenity. Tiny tots have exclusive space for their recreation with modern play equipment. The driveway will be well defined with paver block/ concrete paved all-round the building.

Hi-Tech City: To cater to the younger generation's modern technological and social needs, we intend to provide Wi-Fi facility at special spots in the common area. Apartments will be entirely Wi-Fi enabled with fibre optic voice and data provided by recognized service provider. There will be intercom services offered along with voice and data by service provider. In addition, there will be common DTH facility offered from reputed service provider for your convenience.

Security: This gated community is designed having top priority for security and safety. The

entry to the main central driveway will have gates and boom barrier. Large sized security booth is expected to be manned by professional security agency. The entry & exit of each phase will also have boom barriers along with manned security personnel. We shall also provide Hi tech surveillance features for maintaining the safety and security of the community.

Water: Water supply for your apartment shall be through bore or open wells at specific locations. We shall provide overhead tanks for water storage and also an underground sump with water treatment plant (carbon and sand filter only).

Sewage Treatment plant: We shall provide Sewage treatment plant with ultra-filtration membrane (includes tertiary treatment), where the treated water gets recycled for flushing and gardening purposes.

Lifts & Terrace area: The reception lounge in any building core shall lead to an automatic adequate capacity passenger lift that travels up to the fourth floor. The fourth floor will be premium space as the terraces above the fourth floor shall be conceived of beautiful terrace gardens with party area, common for all residents.

Other Spaces: There will be space for caretaker's office room, driver's/servant's rest rooms and lumber room for storage at appropriate places.

Name Board & Apartment name plate: Each apartment will have a designer number plate for engraving the apartment number. There will be display of owners' name board in a beautifully designed board at the entry of each building

Car Park Bays: Barcelona is circled by artfully paved driveways which begin at the entrance and end at the exit. These drive way branch off underneath the building to form sheltered and open car parking bays. At selected place there will be plug point for vacuum cleaner usage. To wash your car, adequate number of taps will be provided at suitable locations.

Power Back up for common area: 100% power back shall be provided for lifts, selective common area lighting, and pumps & STP.

Essential Commercial space: For your convenience, there shall be an exclusive commercial building designed with Spanish architectural elements, owned and operated by the promoters or external agents). The exterior facade is created in such a way that it integrates seamlessly with the rest of the architecture. The commercial space contains facilities such as Crèche, Parlour, Clinic with pharmacy, Laundromat, Cafe & Supermarket. (The commercial block facility will be ready around the completion of the entire project of 15 acres development.)