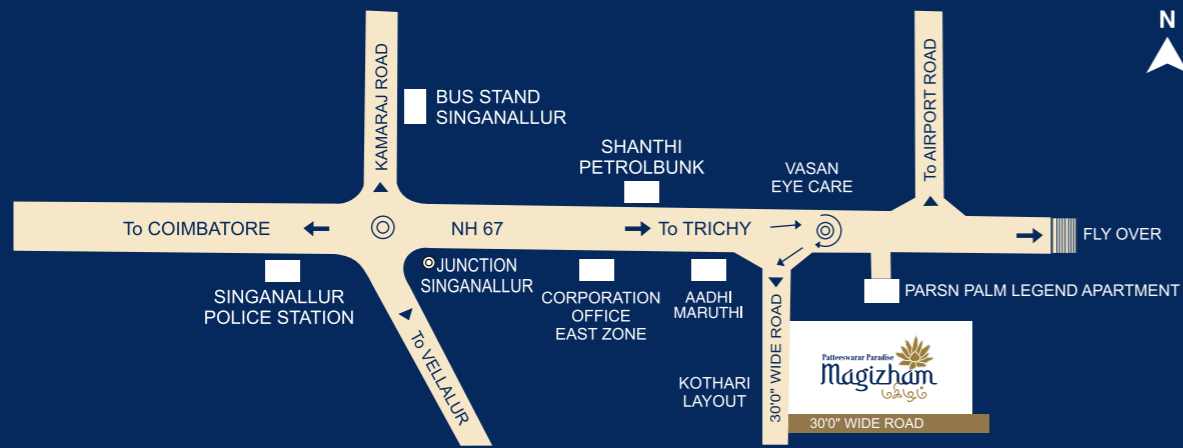


## Location Map



Drawings are subject to change Not to scale

## Know Your Neighbourhood

### To Reach

- | Railway Station - 9 kms
- | Singanallur Bus Sand - 2 kms
- | Airport - 7 kms
- | Gandhipuram - 12 kms
- | Fun Mall - 6 kms
- | Broadway Mall - 8 kms

### Education Institutions

- Jeyandra Saraswathi School - 1 kms
- SSVM School - 3 kms
- Venkatalashmi School - 5 kms
- Perks School - 5 kms
- Alvernia School - 6 kms
- PSG Tech - 5 kms
- PSG Arts - 5 kms

### Hospitals

- Shanthi Social Service - 1kms
- Muthu Hospital - 1 kms
- NG Hospital - 2 kms
- PSG Hospital - 4 kms

### Shopping

- Kannan Smart - 1 kms
- D Mart, Singanallur - 2 kms

## Gateway TO CELESTIAL HAPPINESS

### **P** PATTEESWARA DEVELOPERS INDIA (P) LTD

Administrative Office: 11A, Sowripalayam Road, Ramanathapuram, Coimbatore - 641 045.

E: adminpatteeswarar@gmail.com  
W: www.patteeswara.com



**Patteeswarar Paradise Magizham**  
Vivekananda Nagar, Singanallur,  
Coimbatore - 641 005.

This brochure is conceptual and not a legal offering. The promoters reserve the right to modify, add to, and/or delete any of the specifications, views, amenities and sizes mentioned herein without notice. Photographs of amenities are only indicative. Furniture shown in the floor plans is not a part of the offering and is only to indicate a possible layout.



# Celebrate A NEW LUXURY LIFESTYLE



RERA APPROVAL NO: TN/11/BUILDING/378/2023 DATED 05.09.2023

## About Magizham

The residential apartments are centrally located. Comfort, aesthetics and amenities are inter woven in the fabric of the clients vision of a home. Clear titles, interior, exterior, ambience and every requirement of the esteemed client are met with precision. Every home is the essence of the clients contentment.

Get your dream home booked in a harmonious and sustainable  
**Living Environment!**

Patteeswarar Paradise  
**Magizham**  
மகிழ்வு

**Luxury, Lifestyle**  
AND THE BEAUTY OF LIFE IN BETWEEN.





FLAT NO	TYPE	CARPET AREA*	PLINTH AREA	COMMON AREA	TOTAL AREA
1	3BHK - North	1297 SQ.FT	1397 SQ.FT	434 SQ.FT	1831 SQ.FT
2	3BHK - North	1355 SQ.FT	1456 SQ.FT	453 SQ.FT	1909 SQ.FT
3	3 BHK - North	1183 SQ.FT	1273 SQ.FT	396 SQ.FT	1669 SQ.FT
4	3 BHK - North	1183 SQ.FT	1276 SQ.FT	397 SQ.FT	1673 SQ.FT
5	3 BHK - East	1074 SQ.FT	1167 SQ.FT	363 SQ.FT	1530 SQ.FT
6	2 BHK - East	924 SQ.FT	1015 SQ.FT	316 SQ.FT	1331 SQ.FT
7	2 BHK - North	933 SQ.FT	1019 SQ.FT	317 SQ.FT	1336 SQ.FT
8	3 BHK - North	1221 SQ.FT	1334 SQ.FT	415 SQ.FT	1749 SQ.FT
9	3 BHK - East	1326 SQ.FT	1442 SQ.FT	449 SQ.FT	1891 SQ.FT
10	4 BHK - East	1787 SQ.FT	1914 SQ.FT	595 SQ.FT	2509 SQ.FT

\*Carpet area includes RERA Carpet area Plus Exclusive Balcony & Service area

### A Space OF LIMITLESS POSSIBILITIES



# Floor Plan



Floor Plan



## Floor Plan



## Amenities

- Landscaping
- Theatre
- 24x7 Security Service
- Generator Back-up for each flat
- Children's Play Area
- Indoor Games
- CCTV Surveillance
- Intercom
- Fully Furnished Gym
- RO / Siruvani Water
- 8 Passenger Lift (2 Nos.)
- Association Office

## Specifications

### Structure

RCC framed structure with solid Block periphery and partition walls.

### Floor Finish

Living, Bed Rooms, Dining Kitchen - Vitrified Tiles

Kitchen Counter Top - Granite

Stainless Steel Single Bowl

Balcony, Service and Toilets - Anti Skid Tiles

Lobby, Corridor - Vitrified Tiles

Staircase - Granite / SS Handrails

### Bathroom

Ceramic wall dado up to 7ft height and Ceramic flooring.

### Door, Window Frame & Shutter

Entrance door frame Teakwood and shutter made of skinned door with polish, other door frames with seasoned country wood and standard flush shutters.

Windows with Mosquito Net and ventilator UPVC frames with necessary grills and fixed glass with Net Window .

French door UPVC sliding doors with Net Window

### Lift

8 passenger lift with automatic door with ARD.

### Electrical

Concealed ISI quality copper wiring with MCB switches of standard make.

### Paintings

Interior paint – Two coats of emulsion paint over wall putty and primer.

Exterior paint – Two coats of exterior paint over primer.

### Plumbing & Sanitary

First quality CP & Sanitary fixtures of reputed brand in all toilets.

Diverter Concealed Flush Tank

### Stage Payment Detail

Booking Advance	5%
Signing Agreement	15%
Completion of Basement	5%
Completion of Stilt	10%
Completion of Roof Slab	15%

Completion of Brick Work	15%
Completion of Plastering	15%
Completion of Flooring	15%
Before Handover	5%