



REFINED MODERN LIVING
IN A REFRESHING
LOCATION

TIMBERLY
VICTORY



VICTORY HOMES

Victory Group of Companies, established in the year 1961, is the brainchild of Sri A.P.M Mammooty, visionary par excellence - the founder and chairman of the group. Over the past five decades, the group has built up excellent brand equity over the good will and trust of its clients and suppliers. The flagship of the group, Victory Timber and Plywoods, is one among the leading market players of this industry in Chennai. The Victory Group has now expanded to include housing and property development, logistics, infrastructure support, import and export of timber and timber related products and software.

A Victory Home is the real estate and property development division of the Victory Group headed by Sri Faizal Mammooty. Over the past few years, the company has undertaken and successfully completed many landmark projects in Anna Nagar, Porur, Kellys, ECR and other prominent areas of Chennai. Furthermore, the company is involved in promoting Government approved residential housing plots and layouts.

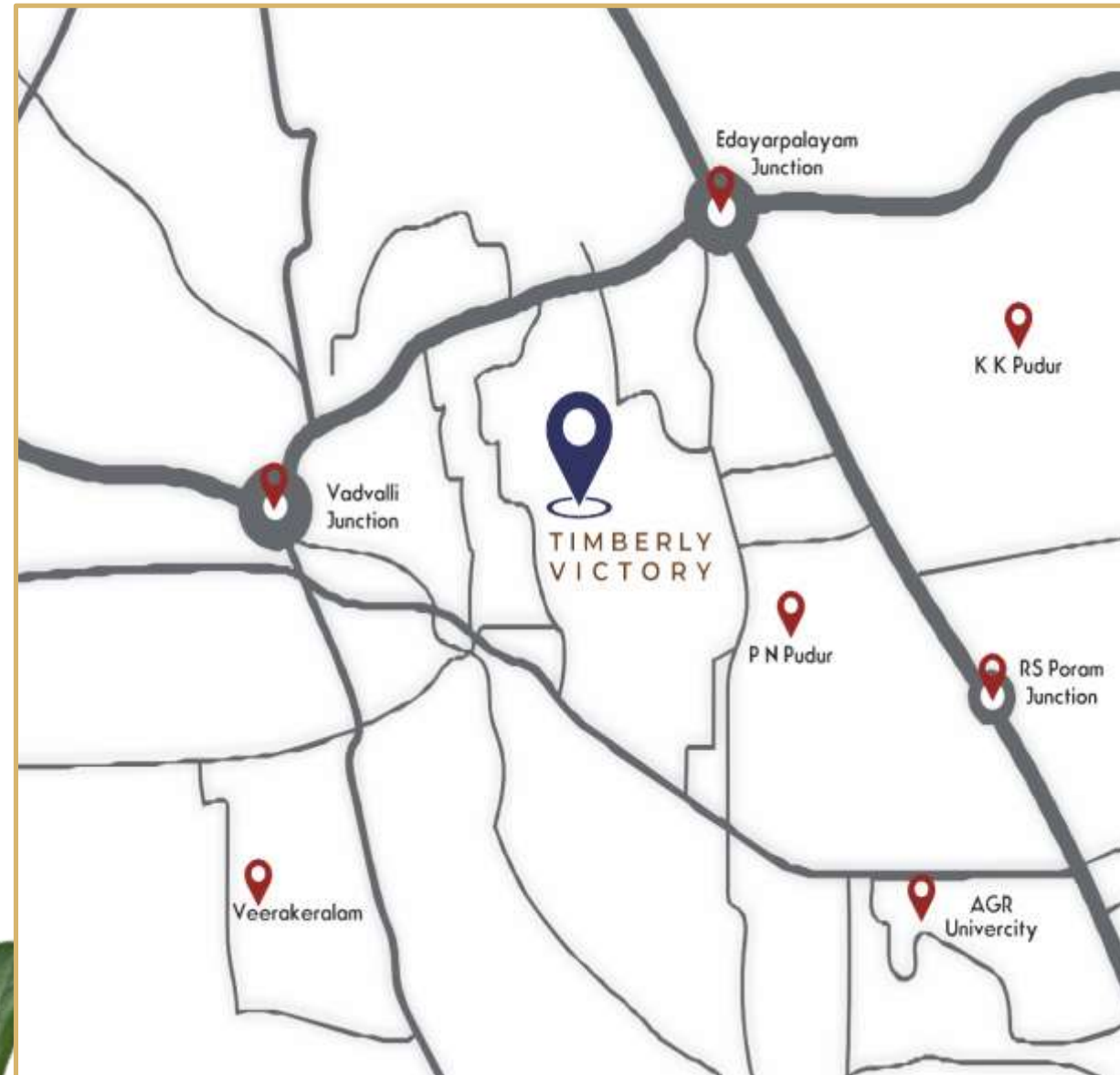


A CONTEMPORARY HOME IN A COMFORTABLE LOCATION.

This one line sums up everything about Timberly Victory. It has all that you expect from a modern home and a little bit more. Nestled in a blissfully green neighbourhood surrounded by hills, Timberly Victory comprises of 40 well-crafted premium apartments featuring best-in-class amenities. An exceptional home in an enviable location that gives you the best of both worlds - urban connectivity and countryside tranquility.



LOCATION MAP



LOCATION ADVANTAGES

CONNECTIVITY

RS Puram	4 min
Vadavalli Bus Stand	4 min
Brookefields Mall	12 min
Marudhamalai Temple	15 min

EDUCATIONAL INSTITUTIONS

RPM Vidyalayam School	3 min
TN Agri University	4 min
Jaycee Higher Secondary School	5 min
UN Play School	5 min
Government College of Technology	6 min

HOSPITALS

Vallalar Hospital	3 min
Mowthi Nursing Home	6 min
Vedanayagam Hospital	10 min

ENTERTAINMENT

Thunder Sound & Vision	2 min
TNAU Botanical Garden	5 min
RS Puram Shopping Street	7 min
Krithika Cinemas	7 min

SALIENT FEATURES



The only ready-to-occupy apartments in this location



15 mins drive from Coimbatore Main bus stand and main railway station



20 mins drive from Coimbatore International Airport



10+ superior amenities



Surrounded by prominent companies, schools, colleges, major banks and hospitals



High-end specifications for a superior lifestyle



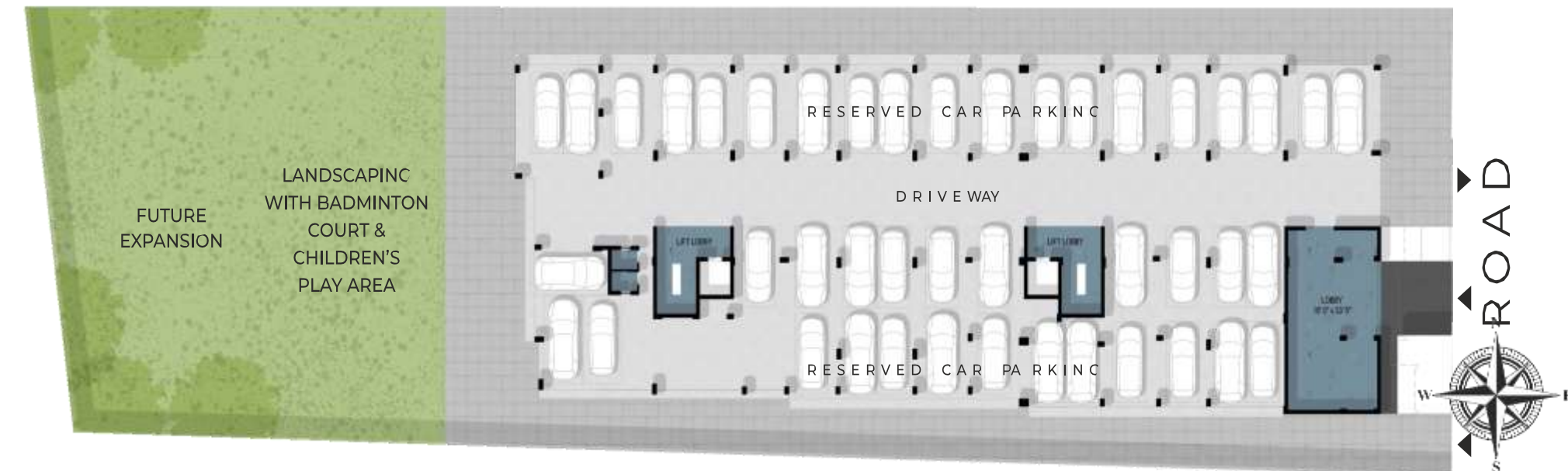
Stilt +4 floors design structure



40 thoughtfully designed 2 & 3 BHK apartments



100% vastu compliant homes with zero dead space design



TIMBERLY VICTORY STILT FLOOR PLAN

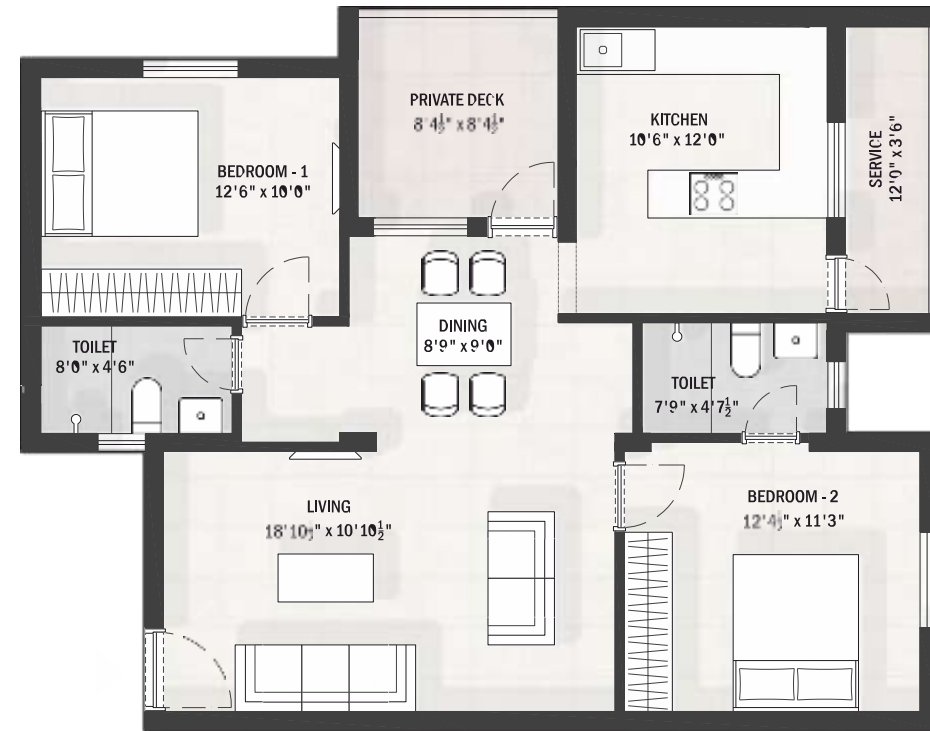
UNIT A5

2BHK | 1145 Sqft
NORTH FACING



UNIT A6

2BHK | 1370 Sqft
SOUTH FACING



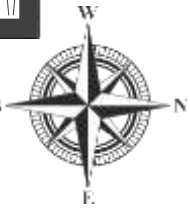
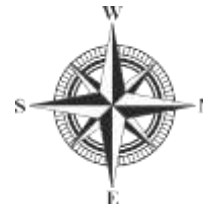
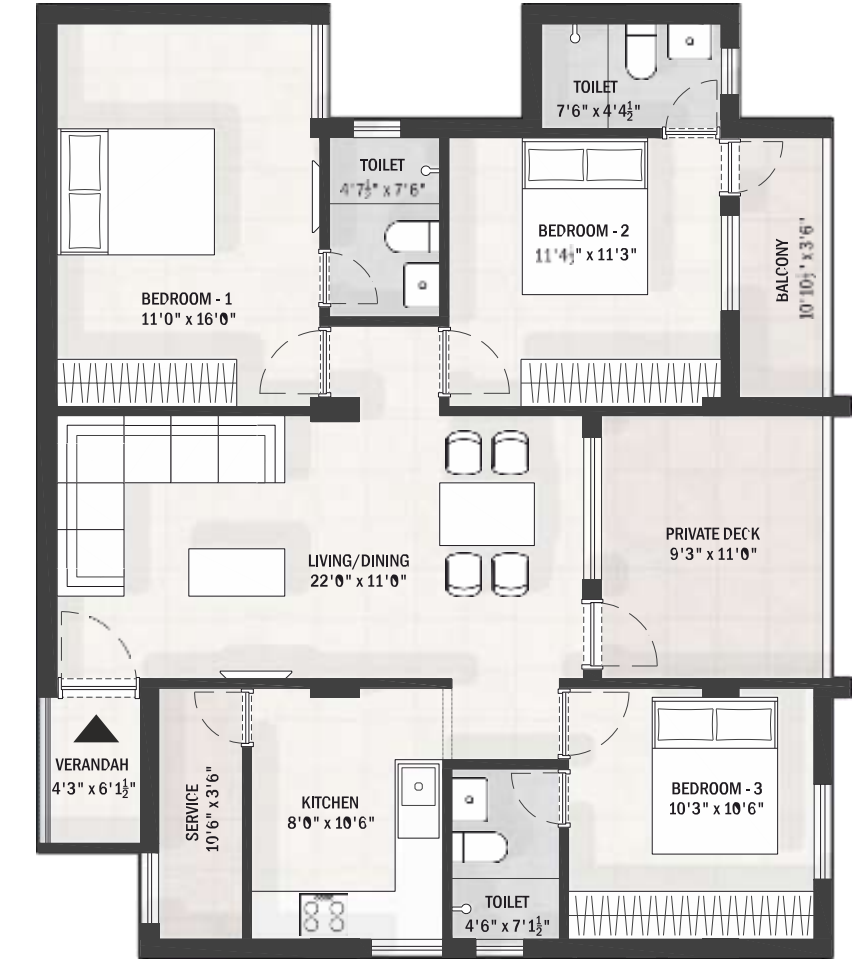
UNIT A4

2BHK | 1120 Sqft
NORTH FACING



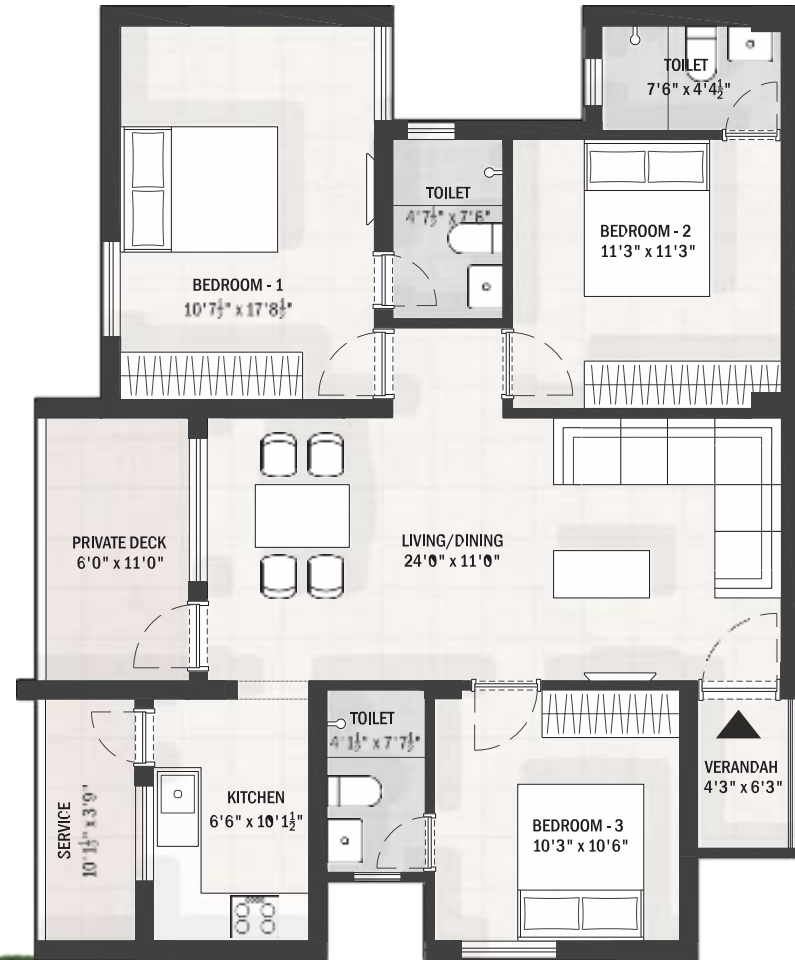
UNIT A7

3BHK | 1675 Sqft
EAST FACING



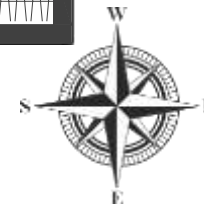
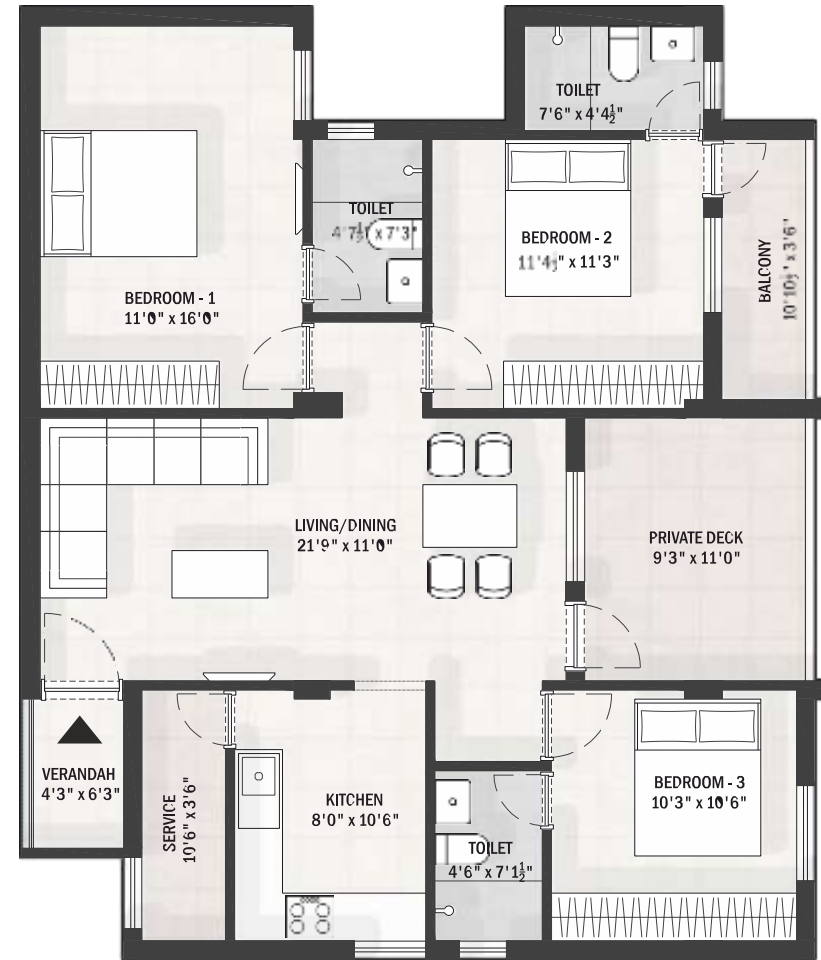
UNIT A3

3BHK | 1535 Sqft
EAST FACING



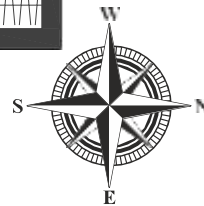
UNIT A8

3BHK | 1630 Sqft
EAST FACING



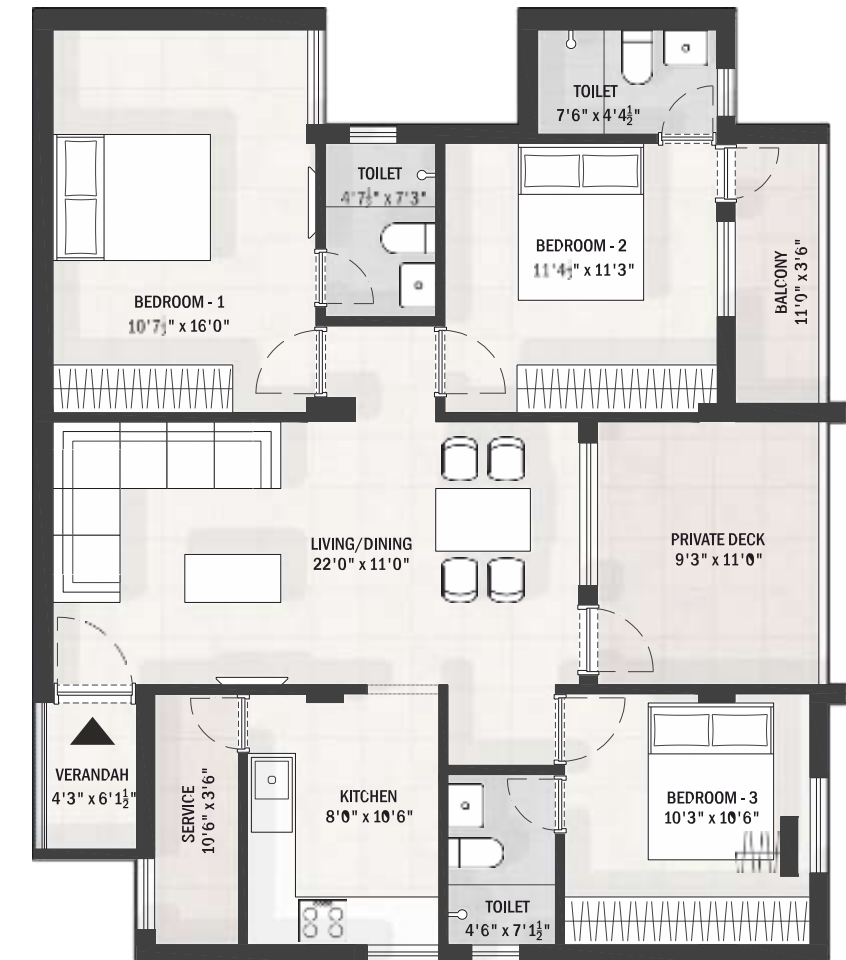
UNIT A2

2BHK | 1285 Sqft
EAST FACING



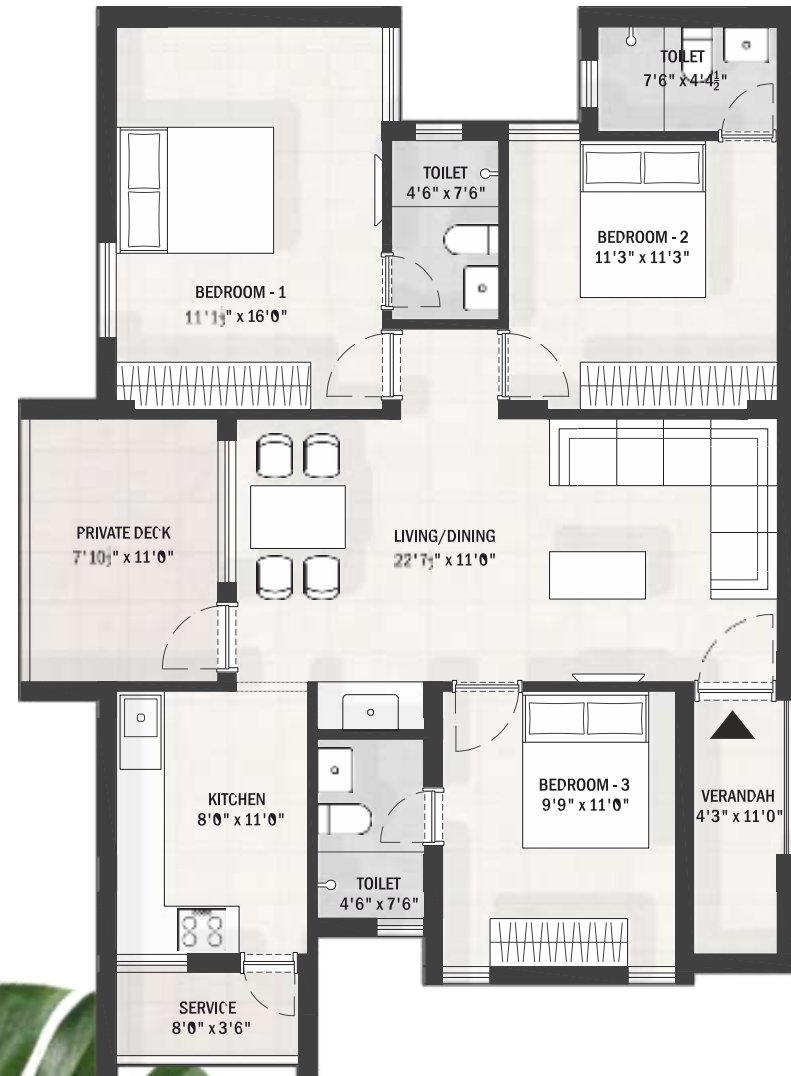
UNIT A9

3BHK | 1630 Sqft
EAST FACING



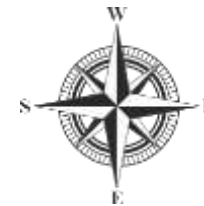
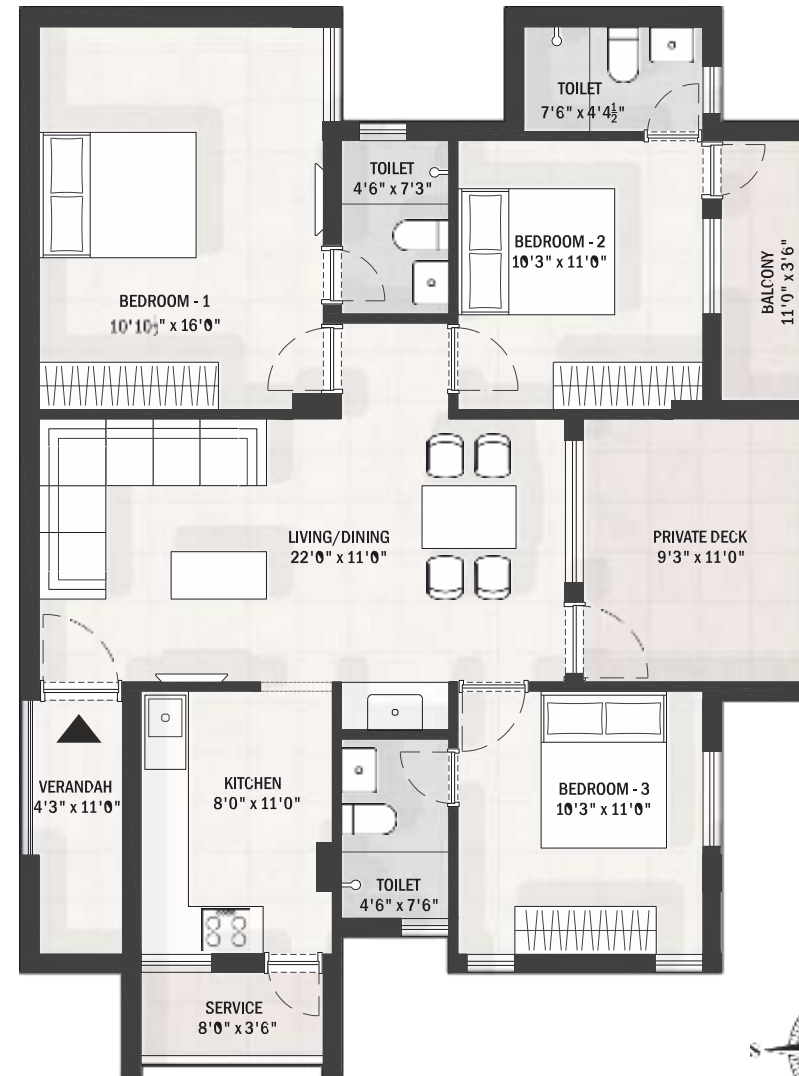
UNIT A1

3BHK | 1550 Sqft
EAST FACING



UNIT A10

3BHK | 1640 Sqft
EAST FACING



SPECIFICATIONS OF TIMBERLY VICTORY

FOUNDATION & STRUCTURE

- RCC frame structure with RCC Columns, Beams and Slabs
- 9" thick outer wall and 4.5" thick internal walls

DOORS & WINDOWS

- Main Entrance Door: Teak wood frame with OST 40mm thick teak wood door of 7'0" height with Godrej or equivalent lock, tower bolt, door viewer, safety latch and door stopper
- Bedroom Door: Solid wood frame with 35mm thick flush door of 7'0" height with Godrej or equivalent lock, tower bolt, thumb turn with key and door stopper
- Bathroom Doors: Solid wood frame with 32mm thick BWP flush door of 7'0" height with Godrej or equivalent locks and thumb turn
- Window: UPVC openable window & MS grills in all windows

FLOOR FINISHES

- Living, dining & kitchen: Vitrified flooring (2'x2') from RAK / SOMANY or equivalent brand
- Balconies / utility: Matte finished vitrified tiles / anti-skid tiles (2'x2') from RAK / SOMANY or equivalent brand
- Bathroom: Anti-skid 1'x1' ceramic floor tiles for flooring and 2'x1' ceramic wall tiles up to 8' height from RAK / SOMANY or equivalent brand
- Common area: Granite flooring

WALL FINISHES

- Internal Walls (excluding bathroom): 2 coats of putty, 1 coat of primer & 2 coats of emulsion
- Ceiling: 2 coats of putty, 1 coat of primer & 2 coats of emulsion
- Exterior Walls: 1 coat of primer & 2 coats of emulsion
- Bathroom: Glazed ceramic tiles (2'x1') up to 8' height from RAK / SOMANY or equivalent brand

KITCHEN

- Black granite countertop with CERA or equivalent brand sink
- CP fittings from JAQUAR or equivalent brand
- Adequate power points for all kitchen appliances
- Glazed ceramic tile backsplash of RAK / SOMANY or equivalent brand up to 2' height above countertop

BATHROOM

- Water closet from PARRYWARE or equivalent brand
- Wall hung wash basin from PARRYWARE or equivalent brand
- CP fittings from JAQUAR or equivalent brand
- Provision for exhaust fan & geyser

ELECTRICAL & POWER BACKUP

- 3 phase electricity supply and independent meters
- Earth leakage circuit breaker to prevent shock
- DG power backup (excluding AC and geyser)
- Modular switches, sockets of Anchor Roma or equivalent make
- 2-way switches for master bedroom
- Split A/C points for living, dining & all bedrooms
- TV, telephone points in living & master bedroom

SPECIAL FEATURES

- 100% vastu compliant
- Terrace garden with gazebos and walking track
- Gym, badminton court, landscaping & children's play area
- Post boxes and name boards for apartment owners
- CCTV surveillance camera with recording facility
- Elevators with automatic rescue device
- Rainwater harvesting, fire fighting provision and sewage treatment plant
- Common servant toilets



TIMBERLY VICTORY APARTMENT

HEAD OFFICE

F-22, 3A, Palm Spring Apartment, 2nd Main Road, Anna Nagar East,
Chennai-600 102.

SITE OFFICE

SF: No: 21/3B, Victory Home, Central Excise Colony, PN Pudur,
Coimbatore - 641 041.

CONTACT: +91 76676 99696

www.avictoryhome.com

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*This image is only creative visualization