

VGA
Presidency

— SUPER LUXURY APARTMENTS —
ON NUNGAMBAKKAM HIGH ROAD

ALL YOUR LIFE,

you have worked to be where you are today.

Every sleepless night. Every missed vacation. Every skipped meal.

Every passing minute of your life, has been leading you to this exact moment.

Crossing one milestone, only led you on a road to another.

You crossed them all. Today, you are who you always wanted to be.

And yet, you wonder, "What next?"

You have everything. Yet, you want something more to show for it.

And you want the world to see you for it.







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A MARK OF YOUR SUCCESS. A LANDMARK TO THE WORLD.

VGN Presidency isn't merely built to house people.

It is crafted to reflect everything you are.

To herald you to a heightened sense of living.

Superlative dwellings, replete with reverence and inspired architecture.

Replenished, with the best of luxuries from around the world.

To call them just homes, would be immoral.

Just like calling you, anything less than successful, would be incorrect.

A match made in heaven. Right here in Nungambakkam.



GERMAN DESIGNED HOMES FOR THE CONNOISSEUR IN YOU

Perfection in design and construction.

If there is anything that the Germans take pride in, it is in their superior engineering acumen and design excellence in every field.

German design is the embodiment of functionality, quality and durability.

Which explains why, we reached out to Hadi Teherani, one of the best known German Architects in the world.

Based out of Hamburg and internationally renowned for

his ground breaking concepts, Hadi's design is functional,

clear and contemporary. He is known for his iconic structures all over the

world. VGN Presidency is designed to maximise space and radiate warmth.

The detail oriented design is technically sophisticated and radiates a cool,

contemporary image focussing on clean elegant lines with light filtering into

all interior spaces. VGN Presidency reflects the aspirations of the growing

urban population of Chennai. Its underlying design principles and

engineering perfection will satisfy the most discerning amongst you.

All this, because you deserve the best and nothing less.





HADI TEHERANI, Hamburg, Germany.

ONLY THE WORLD'S BEST. FOR CHENNAI'S FINEST.

Homes designed by Hadi Teherani. For you.

When we embarked on a mission to create living spaces for you,
we knew it should be nothing short of special.

We knew we had to give you something, that would inspire awe and ignite envy.

Which is why, we reached out to one of the most celebrated architects
to have walked on this planet - Hadi Teherani.

His architectural masterpieces, have been sought out by some of the
world's richest and powerful. His designs have pushed the limits of imagination.

And after having put cities on the map with his creations,

he has put his energies, to give you a home that is as deserving of you, as you are of it.

After all, a city that celebrates you, needs to accommodate you
in an ambience equally appreciable.





AN ADDRESS THAT KNOWS HOW YOU PREFER TO BE ADDRESSED.

Centre of the city. Centre of attraction.

VGN Presidency is located at probably the best address in the entire city.

Flanked by the Taj Coromandel and overlooking the prestigious Nungambakkam High Road, it just cannot get any better than this. Steeped in history, a place so important, that an entire city was built around it. In fact, it would be an understatement to say, that this address comes straight out of an epic. After all, a person who needs no introductions, deserves to stay at an address that boasts of an equal reputation.

72 SWANKY APARTMENTS

15 FLOORS

CLUB HOUSE AT 14TH & 15TH FLOOR

3 BHK HOMES FROM 3278 SQ. FT. - 3467 SQ. FT.





ENTRANCE LOBBY

THE PERFECT WELCOME TO THE ANNALS OF ROYALTY.

7-Star Lobby

Every other place you visit, would definitely fall short of your expectations, after you experience what we have in store for you at VGN Presidency. Replete with a 7-Star Lobby, studded with aesthetic artistry, it is the perfect welcome for someone above everyone else.





TYPICAL ELEVATOR CORRIDOR

CORRIDORS THAT MATCH THE CORRIDORS OF POWER.

Elevator corridor.

At VGN Presidency, we have done everything to seat you in your throne of luxury. Even its grand corridors breathe exclusivity. And lavishness, not just in space, but also in artistic sensibility. All just to remind you of your prominence in the society you prevail over.





FORMAL LIVING ROOM

A WESTERN FACADE.
WITH AN INDIAN HEART.

100% Vastu compliant homes.



While your home at VGN Presidency
is sketched out to reverberate all the modern sensibilities,
at its soul, it is as much traditional as you are.
We have gone to great lengths to ensure that your home
is hundred percent Vastu compliant.
Because, we know that more than anything,
it is your peace of mind, that will transform a home into heaven.



INFORMAL LIVING ROOM

INTRODUCING A LIFESTYLE THAT DOESN'T EXIST YET.

Touch of class. Stroke of genius.

Living rooms at VGN Presidency are designed not just for living, but for life. In fact, larger than life. The finest of ingredients adorn this exquisite room. Which prides itself in being the perfect host, for you, and your guests.





DINING ROOM

LET THE SUNSHINE SERENADE YOU.
LET THE STARS DINE WITH YOU.

Glazed architecture.



Taking a leaf out of the glazed architectural designs that took Western Europe by storm during the turn of the 19th century, VGN Presidency takes you back to a time, when walls weren't built to confine, but to inspire. Just push aside those curtains, and take in the beauty of the cityscape, the way it is meant to be. Let the sunlight cascade in and paint masterpieces on your floor. And let the moonlight accompany you at the dinner table.



MASTER BEDROOM

ROMANCE HAS FOUND A PERFECT PLACE TO RESIDE.

The Master's bedroom.

At VGN Presidency, we have left no stone unturned, to ensure that your home is the pinnacle of splendour, that you desire it to be. And your bedroom is no exception. Tastefully crafted to resonate the romantic spirit in you, it oozes a sense of class, style and coziness that one has witnessed only in the movies.





LUXURIOUS BATHROOMS

REJUVENATION CENTRES WITHIN YOUR HOME

Ultra luxury bathrooms.

At VGN Presidency, a bathroom is not just a bathroom.
But more a rejuvenation centre. Aesthetically designed
with fixtures and accessories imported from around the world,
the bathrooms are a haven for peace and relaxation.





INFINITY POOL

SWIM UNDER THE SUN AND THE MOON.

Breathtaking Infinity Pool.

We have crossed the proverbial extra mile, and then some more,
just to give you an out-of-the-world experience.

And you will see it, when you take a dip in the infinity pool.

Where you can take-in ravishing views of the entire city.

Call it your throne, above everyone else.





GYMNASIUM BY EVANDER HOLYFIELD

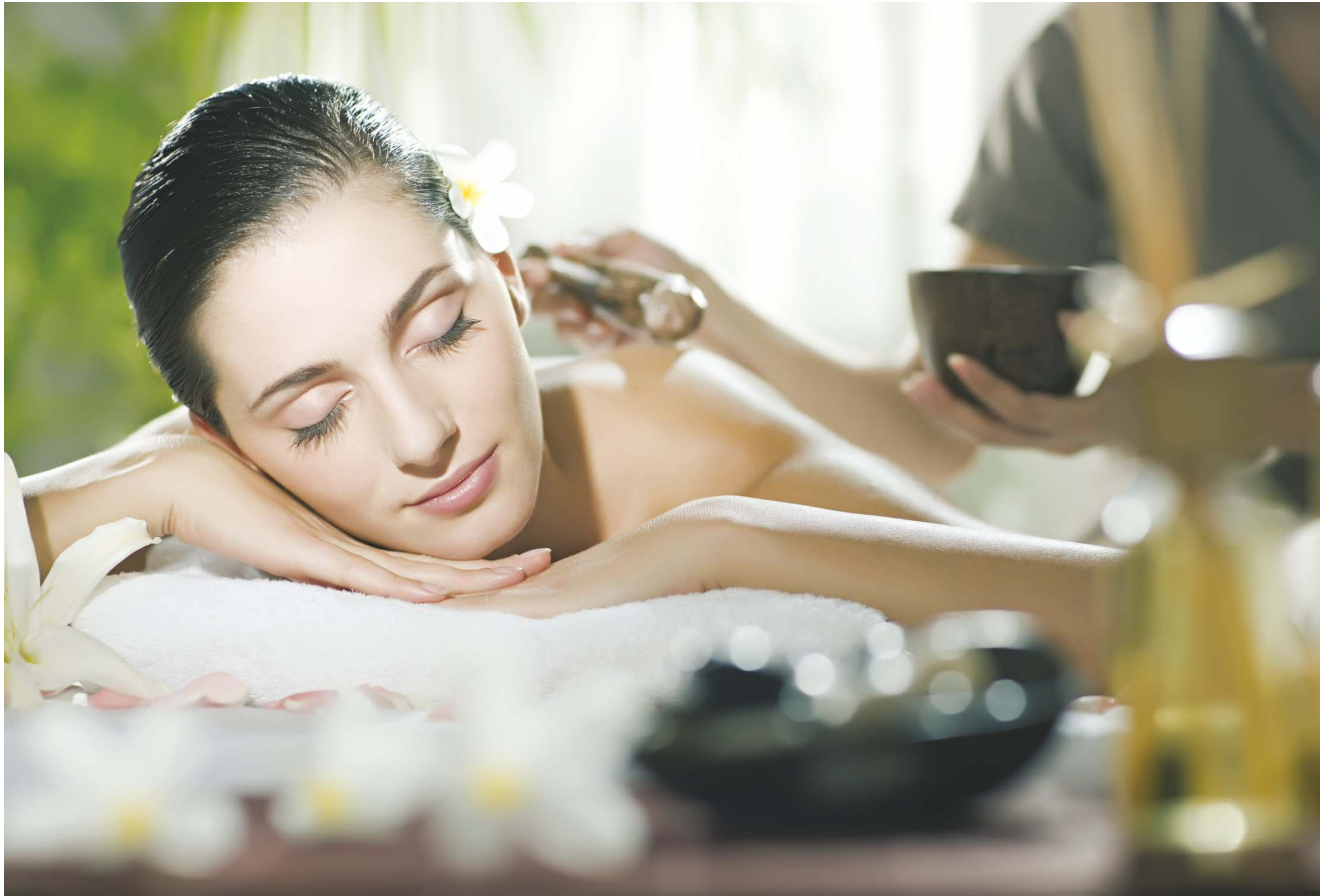
THE BEST OF THE WORLD. RIGHT AT YOUR DOORSTEP.

Gymnasium by Evander Holyfield.



We weren't kidding when we said we are bringing the world to you.
At VGN Presidency, you have access to one of the most respected
fitness brands in the world - Holyfield Gym.
Started by legendary boxer Evander Holyfield,
it is literally the gold standard when it comes to fitness.





SALON AND SPA BY WARREN TRICOMI

GET PAMPERED, ON DEMAND.

Salon and Spa by Warren Tricomi.

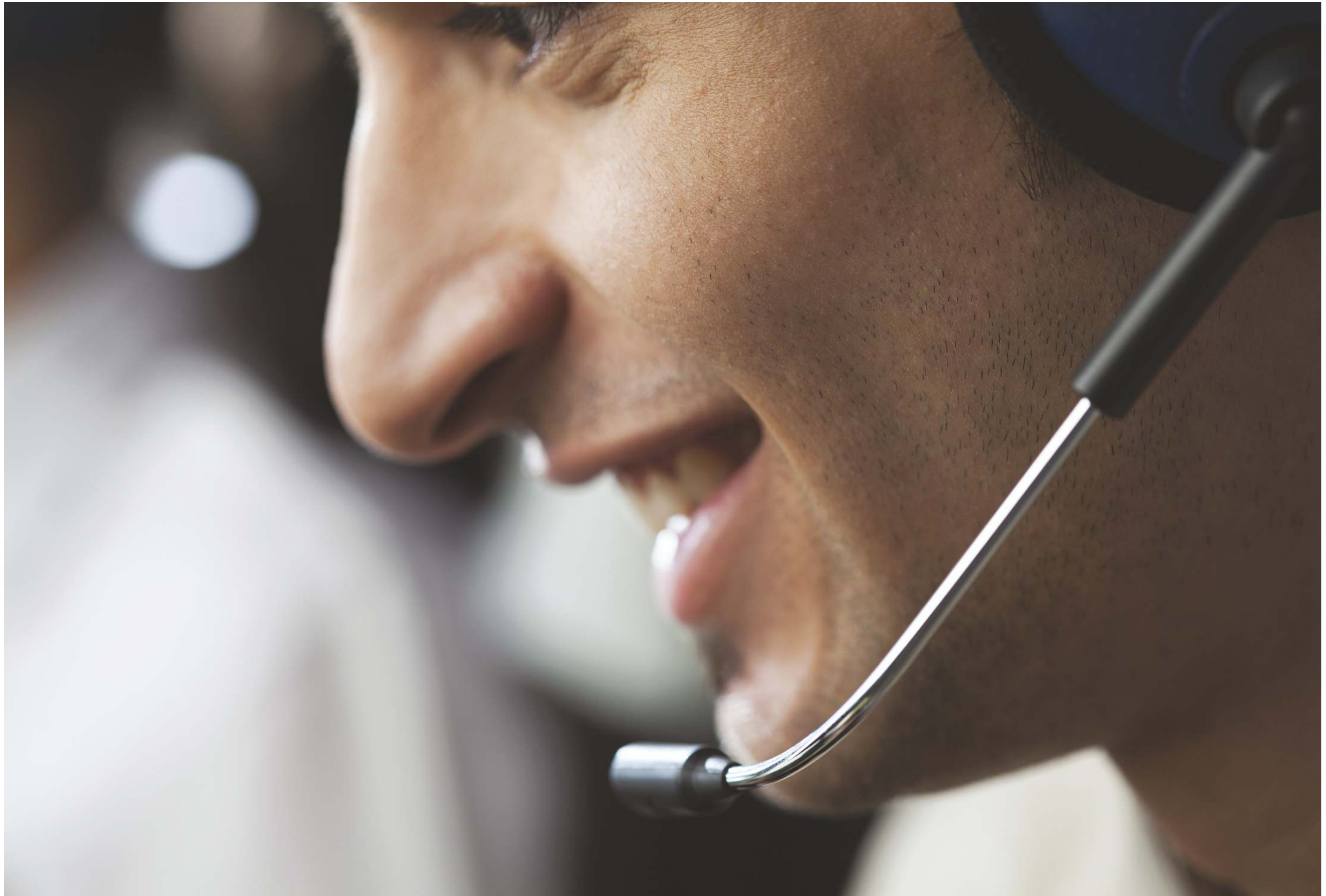
To us, you are no less than a movie star.

Which is why, you also shouldn't need an appointment for your grooming needs. Just walk in to the world renowned Warren and Tricomi salon and spa in the complex, and get yourself a pampering session.

WARREN•TRICOMI

—— SALON & SPA ——





CONCIERGE SERVICE

AT YOUR SERVICE 24 X 7

Concierge Services

At VGN Presidency, your wish is our command.

Which is why we offer premium Club Concierge services facilitated by world leaders Lesconcierges.

So be it a last minute dining reservation or an elaborate travel plan, an extravagant shopping spree or special guests that need to be entertained,

all you need to do is just give us a call.

And sit back as we take care of your every demand.

After all, you deserve to be waited on.

lesconcierges®





MINI THEATRE SUITE

SUPERSIZE YOUR LIFE AT VGN PRESIDENCY.

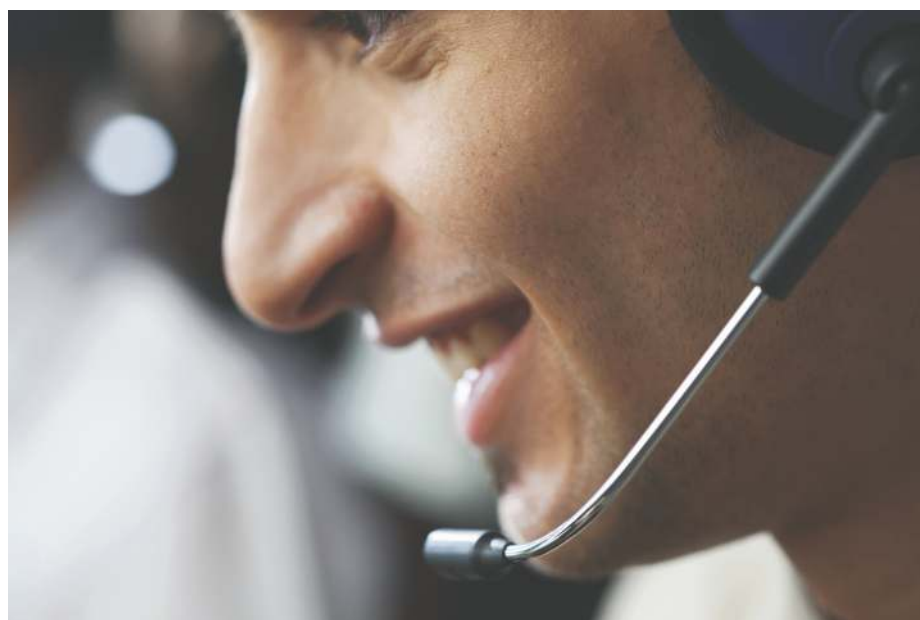
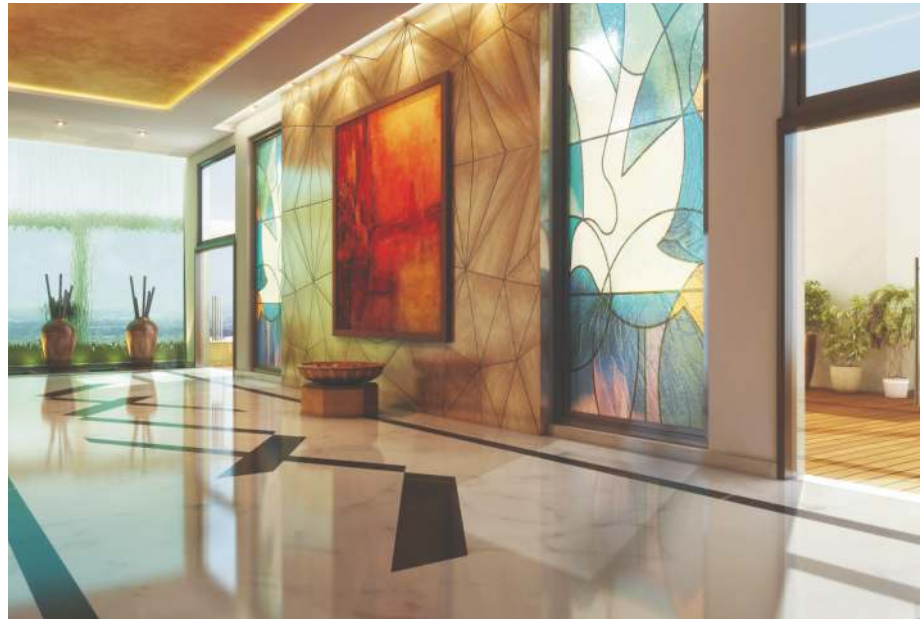
Even more amenities to get more out of life.

Life just doesn't stop getting better at VGN Presidency.

With an exhaustive array of modern lifestyle amenities, set in a luxurious Clubhouse, you have access to a mini theatre suite and indoor games suite.

And with 100% power back-up round-the-clock, we have put your comfort above all else at VGN Presidency.





LIFESTYLE AMENITIES

CLUBHOUSE

- Banquet Hall
- Gymnasium by Evander Holyfield
- Indoor Games
- Salon & Spa by Warren Tricomi
- Mini Theatre Suite
- Infinity Pool
- Sky Lounge

OTHER FEATURES

- Fully Automatic Multi-level Car Parking
- Fully air-conditioned apartments with VRV systems
- Club Concierge Services by Lesconcierges
- Multi-level Security System

- Trimax DTH
- Intercom with EPBAX
- Hydro Pneumatic Water Supply System
- STP & WTP by General Electric, USA or Equivalent
- Piped Gas System
- Automatic Fire Sprinkler / Hydrant System
- Fully Automatic Lifts with Access Control
- Video door phone
- Biometric Access (Keyless Entry) for Main Door
- Access Control for Staircase Door
- Business Centre
- 100% DG Backup



SPECIFICATIONS

STRUCTURE

- RCC framed earthquake resistant design

FLOORING

- Marble / granite for all common areas
- Granite for staircase
- Imported marble for foyer, living, informal living, dining, bedrooms and kitchen
- Anti-skid premium rustic tiles for balcony
- Imported marble for master bedroom toilet and tiles for other toilets and powder room

STAIRCASE & BALCONY

- SS handrail for staircase
- SS handrail satin finish with toughened glass for balcony

DOORS & WINDOWS

- Main door - teak wood door with architrave
- Bed room & toilet doors - wooden doors with architrave
- French door - glazed doors for access to balcony
- Windows - glazed sliding windows

PAINTING

- Internal walls - putty with emulsion paint
- External walls - texture painting or cladding



CP FITTINGS

- Imported fittings

SANITARY WARES

- All toilets*: Glass cubicle with rain shower, 3 in 1 wall mixer with hand shower and imported white colour wall mounted water closet and health faucet. Bathtub only in master bedroom toilet.

ELECTRICAL

- Modular switches and accessories with copper cables of reputed make with adequate lighting and plug points at suitable locations
- Power back-up: 100% DG backup for flats, common areas, lifts, STP, WTP and clubhouse

TV & TELEPHONE

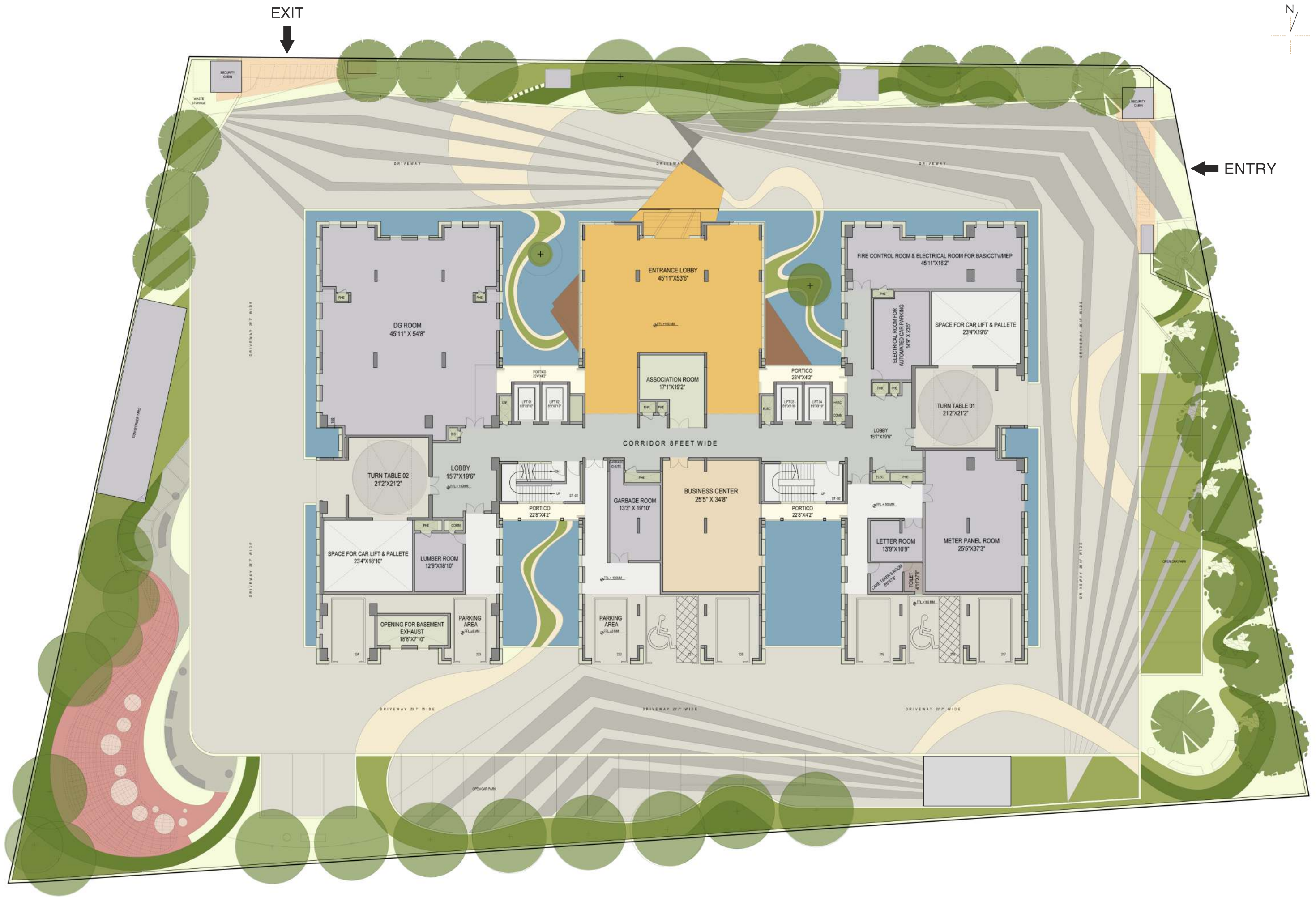
- Provision for TV and telephone points in all bedrooms, living and dining

*Excluding servant toilets



SITE CUM GROUND FLOOR PLAN





*Plan not to scale.

TYPICAL FLOOR PLAN

2nd Floor - 13th Floor





UNIT A - 3376 sq. ft.



UNIT B - 3467 sq. ft.



UNIT C - 3376 sq. ft.



CORRIDOR 8 FEET WIDE

CORRIDOR 8 FEET WIDE



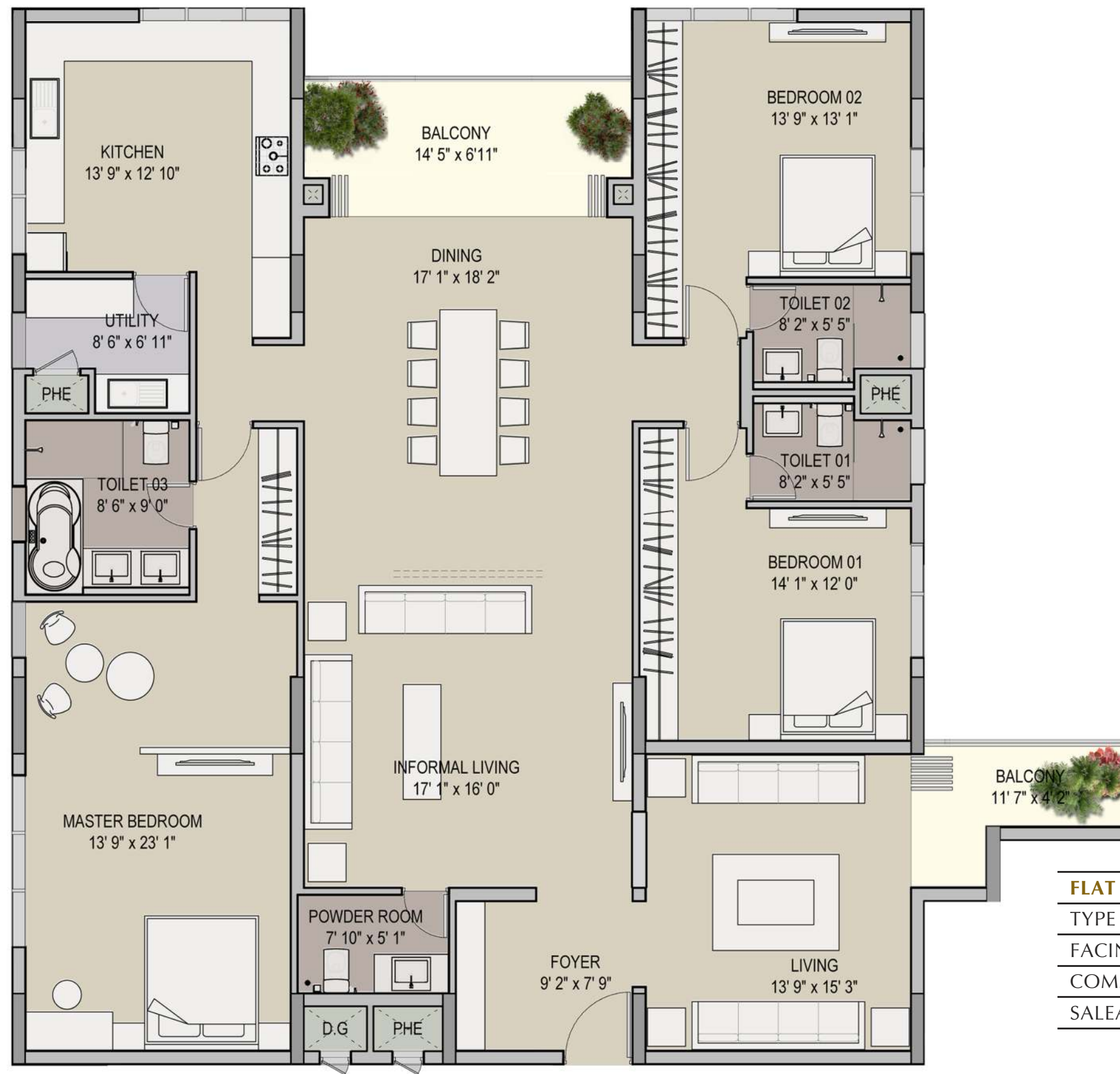
UNIT F - 3278 sq. ft.



UNIT E - 3376 sq. ft.



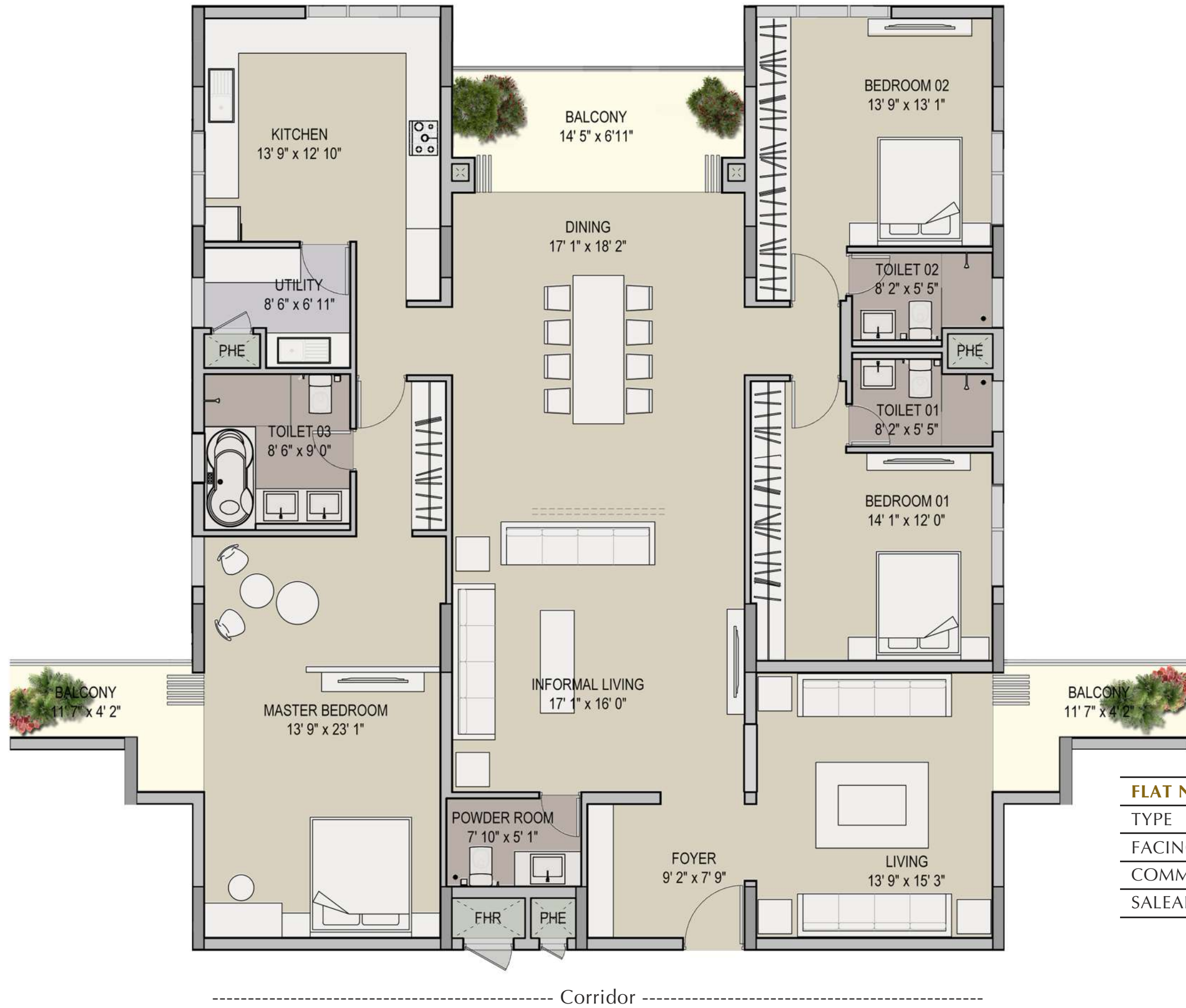
UNIT D - 3376 sq. ft.



UNIT A
3376 sq. ft.

FLAT NO	A
TYPE	3 BHK + 4 TOI
FACING	SOUTH
COMMON AREA	847 SFT
SALEABLE AREA	3376 SFT

----- Corridor -----



UNIT B
3467 sq. ft.

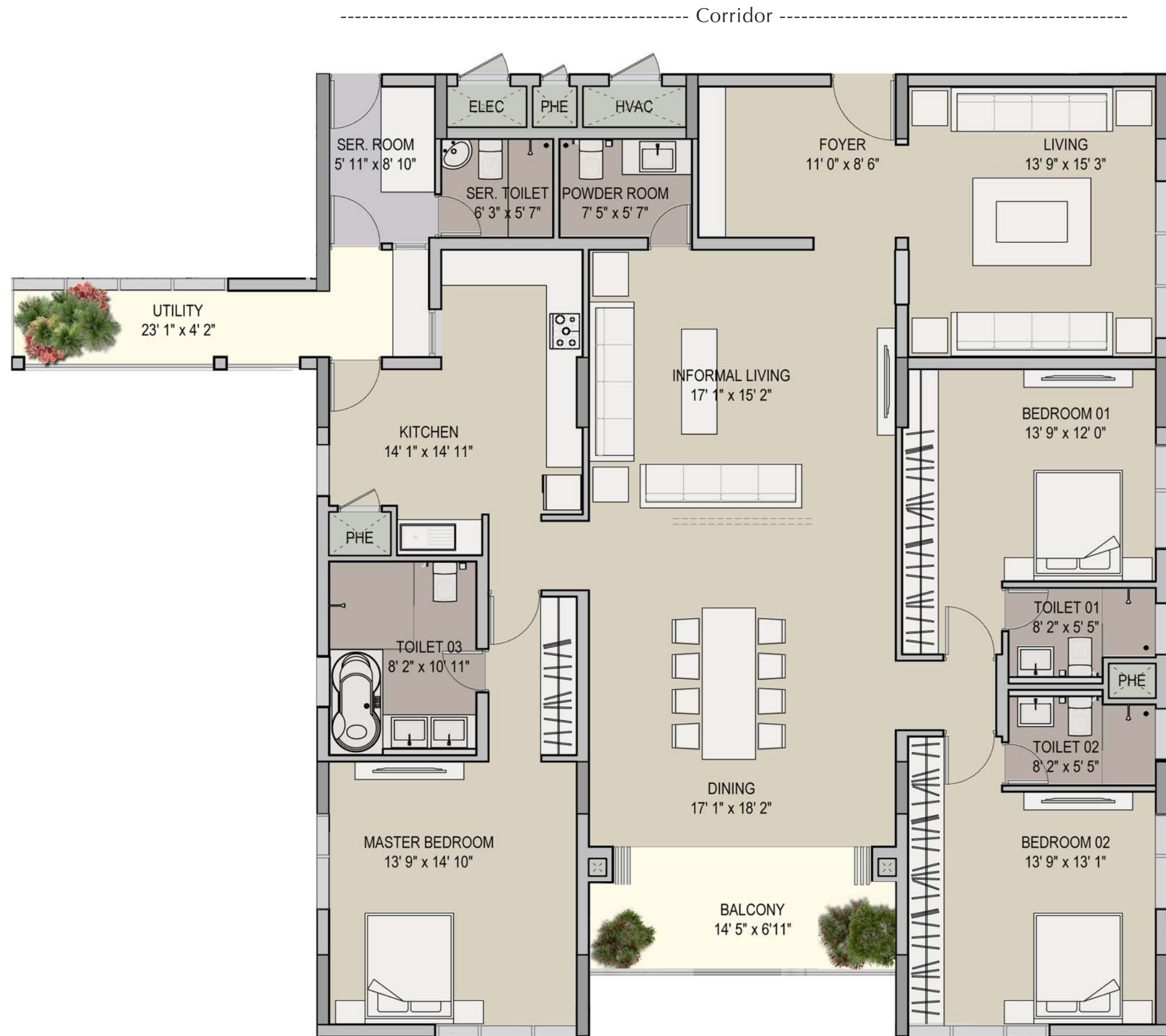
FLAT NO	B
TYPE	3 BHK + 4 TOI
FACING	SOUTH
COMMON AREA	870 SFT
SALEABLE AREA	3467 SFT



----- Corridor -----

UNIT C
3376 sq. ft.

FLAT NO	C
TYPE	3 BHK + 4 TOI
FACING	SOUTH
COMMON AREA	847 SFT
SALEABLE AREA	3376 SFT



UNIT D
3376 sq. ft.

FLAT NO	D
TYPE	3 BHK + 5 TOI
FACING	NORTH
COMMON AREA	847 SFT
SALEABLE AREA	3376 SFT



-----Corridor-----

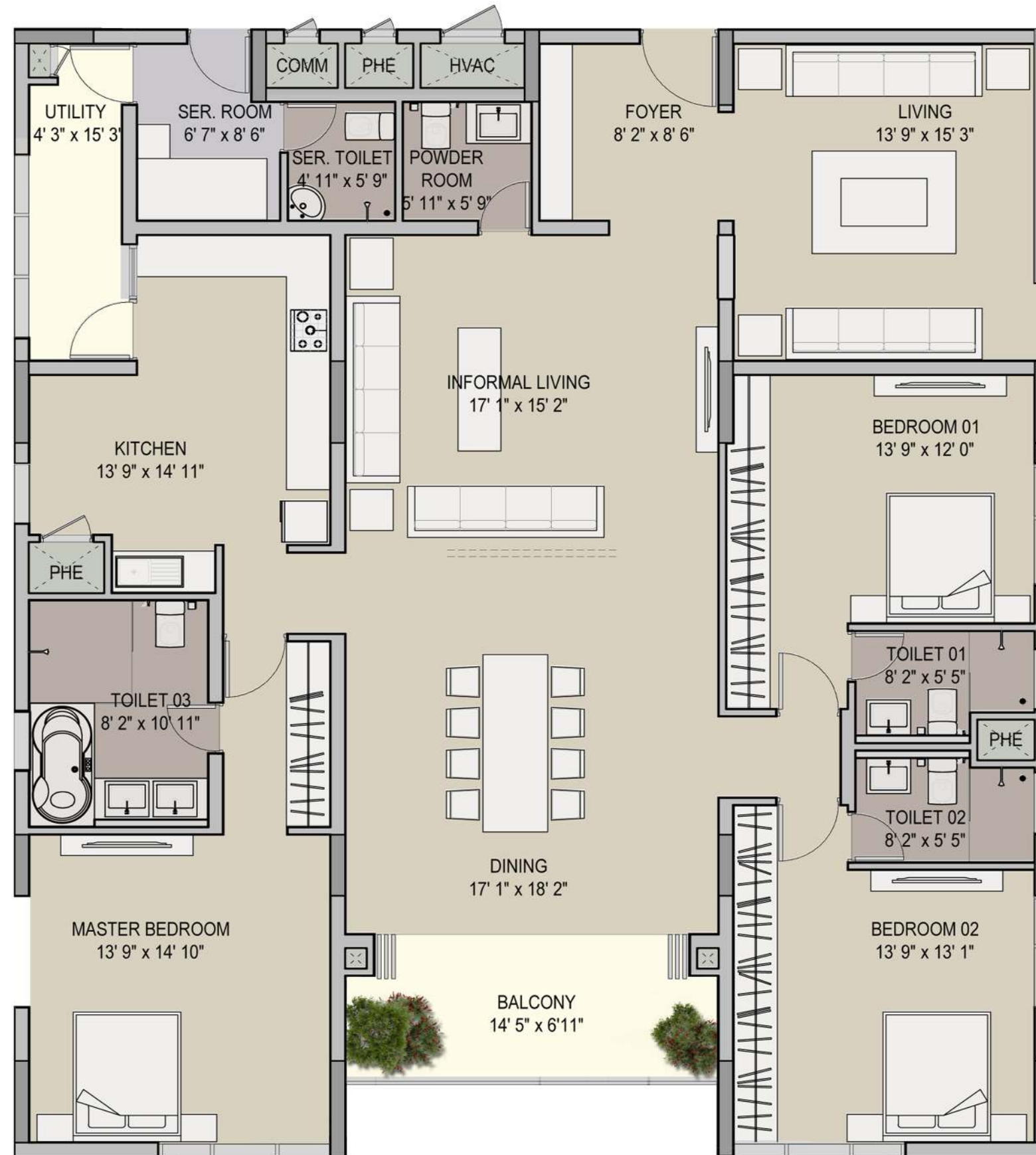


UNIT E
3376 sq. ft.

FLAT NO	E
TYPE	3 BHK + 5 TOI
FACING	NORTH
COMMON AREA	847 SFT
SALEABLE AREA	3376 SFT



----- Corridor -----



UNIT F
3278 sq. ft.

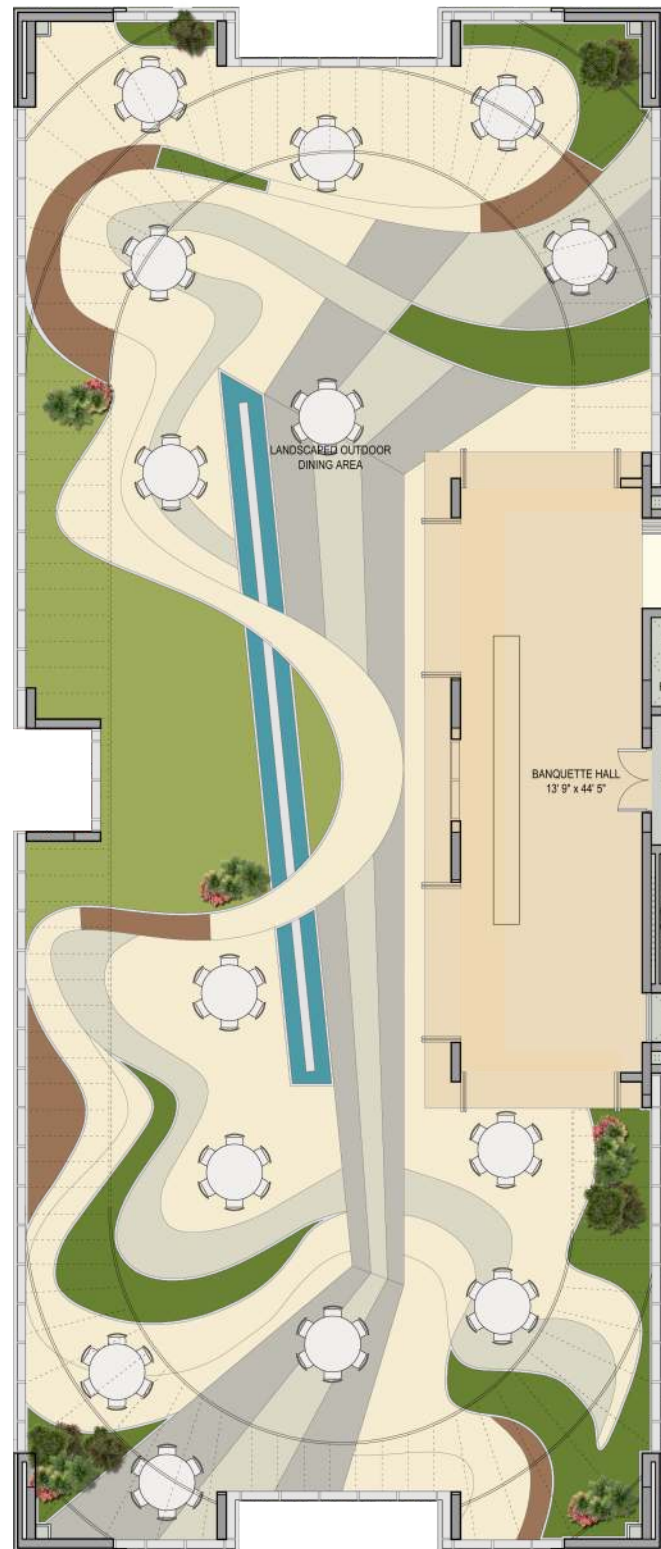
FLAT NO	F
TYPE	3 BHK + 5 TOI
FACING	NORTH
COMMON AREA	823 SFT
SALEABLE AREA	3278 SFT

CLUB HOUSE FLOOR PLAN

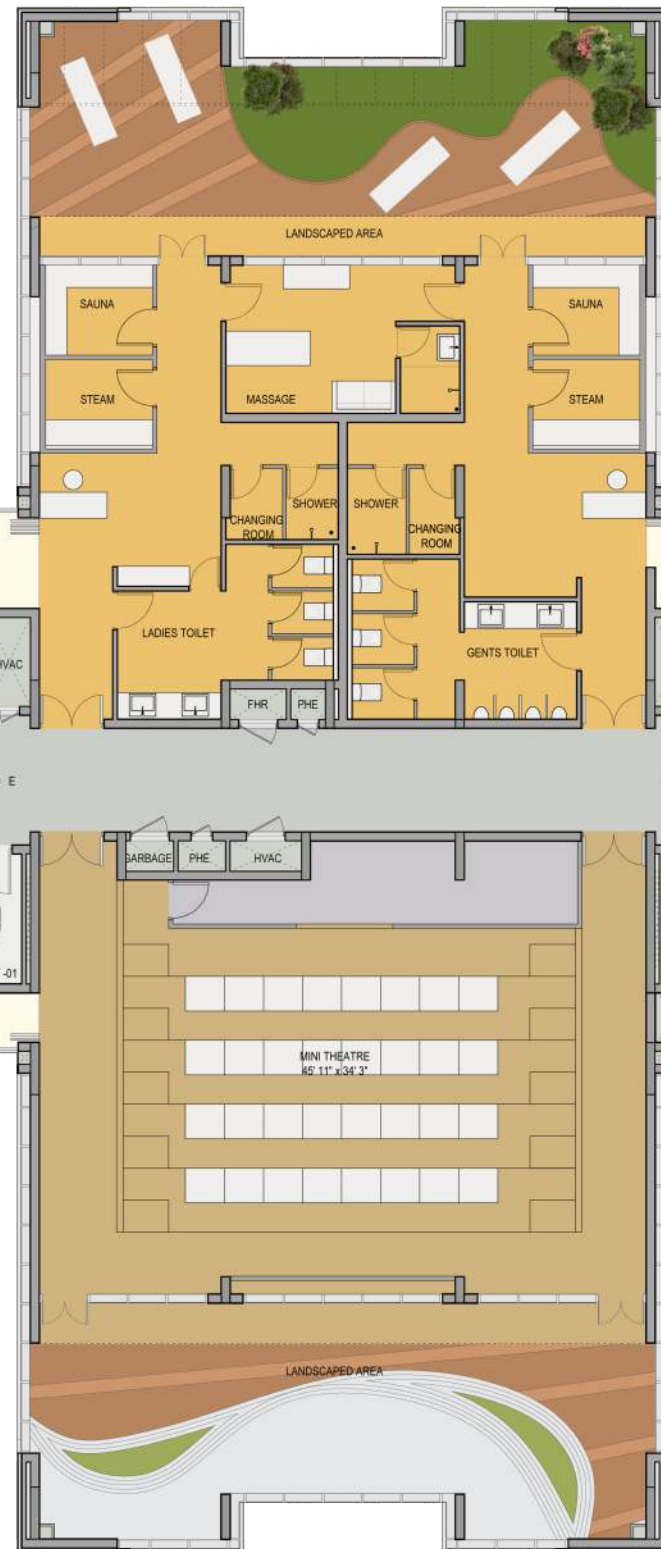




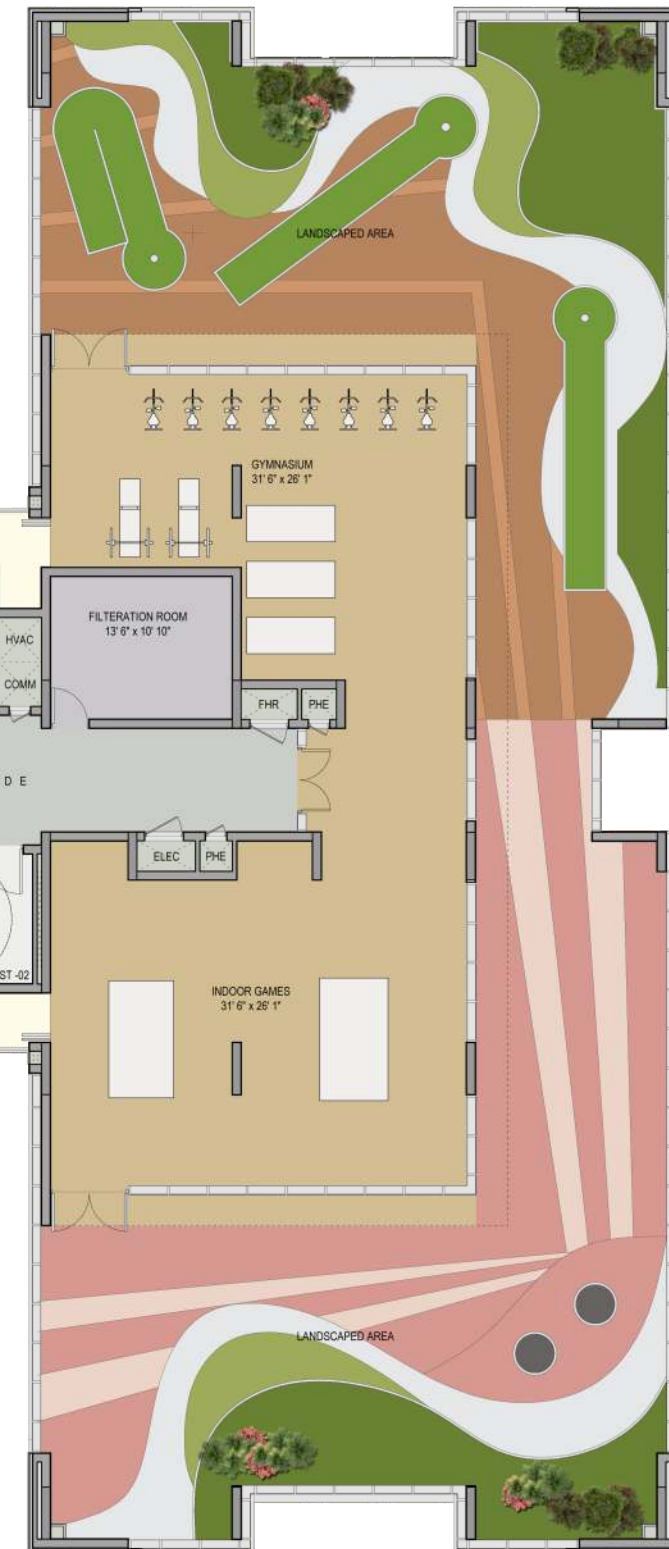
BANQUET



SALON & SPA



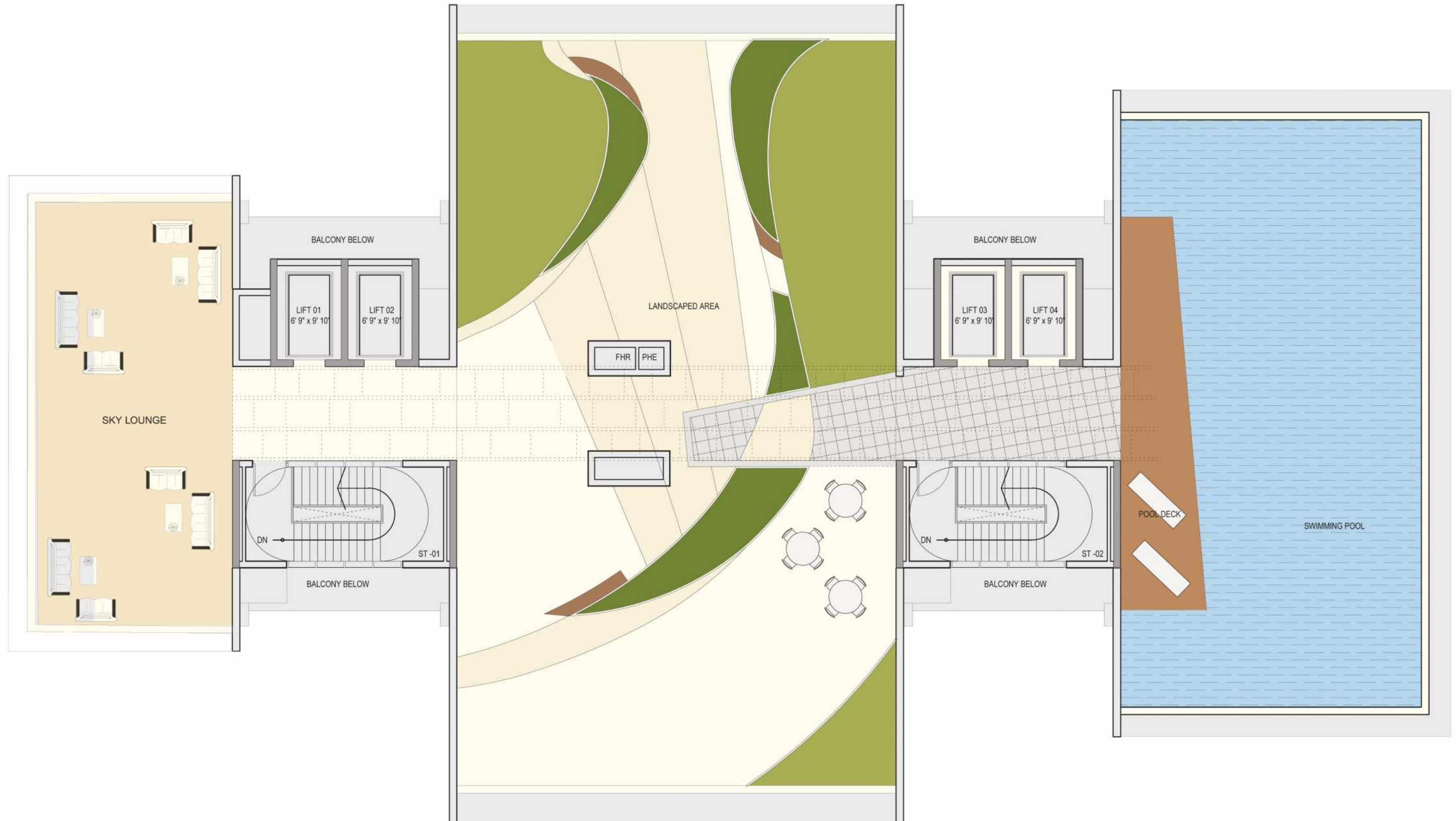
GYM & GAMES



MINI THEATRE SUITE

TERRACE FLOOR PLAN





PAYMENT SCHEDULE

On booking	-	10%
On 30 days from booking	-	40%
On completion of basement roofing	-	10%
On completion of 3rd floor roofing	-	7.5%
On completion of 6th floor roofing	-	7.5%
On completion of 9th floor roofing	-	7.5%
On completion of 12th floor roofing	-	7.5%
On completion of flooring	-	5%
On hand over	-	5%



THE VGN ADVANTAGE



This is a system that ensures all customer queries are responded and closed within a given time frame. Customers can post their queries at 'Customer Zone' on our website www.vgn.in and obtain a reference number. The customers then get the exclusive right to track and get clarified.



Our passion for building homes far exceeds our love for everything else in this world. Which is why we have a dedicated in-house team to conduct quality checks at regular intervals. When they're done, an internal quality audit team runs a battery of checks to ensure nothing was missed out. And if that wasn't enough, we have even hired an independent third-party quality assurance team to ensure that all guidelines are met and to keep us on our toes. Because when it comes to your home, we want to make sure everything is right.



- Our quality processes are ISO 9001:2008 certified by TUV
- SOPs for quality assurance along with well defined method statement and inspection test plans
- A full-fledged in-house quality control team to implement quality process at site
- A full-time third-party quality assurance team at site



THE VGN ADVANTAGE



VGN in its pursuit of excellence in systems implementation and meeting the needs of constantly changing, continually evolving business, has chosen SAP as its ERP software. In SAP, Systems application components are fully integrated with all business functions. SAP helps in driving business transformation by empowering enterprises to mobilize business, by integrating different business activity right from engineering to materials management, from production planning to sales and distribution. SAP system integrity ensures transparency and control over all our operations, critical business process are as per the best business practices. SAP enhances data access, flexibility, and productivity. SAP Customer Relationship Management (CRM) ensures achieving customer driven growth. The availability of real-time information and also end-to-end processing of transactions eliminate data inconsistencies, thus helping us to serve our customers better and achieve the organizational goals and objectives.



PROJECT CONSULTANTS

Project Name: **VGN Presidency**

Developer: **VGN Developers Pvt. Ltd.**

Project Architect: **Hadi Teherani Architecture India Pvt. Ltd.**

Structural and MEP Consultant: **Design Tree Service Consultants Pvt. Ltd.**

Facade Consultant: **Meinhardt Facade**

Landscape Consultant: **ZORAS India**

Quality Consultant: **Bureau Veritas (India) Pvt. Ltd.**

Contract Management: **Langdon & Seah Consulting India Pvt. Ltd.**



ABOUT VGN

Established in the year 1942, VGN has successfully carved a niche for itself in the ever-dynamic real estate industry over the last 72 years. An ISO 9001:2008 certified company, VGN is known as much for its beautiful, world-class homes as it is for following best practices in the industry.

In 2009, VGN Infra India Pvt. Ltd. was set up as a subsidiary of the VGN Group. This makes us one of the few real estate companies in India that have invested heavily to augment in-house construction capability so that we work 24/7 without any dependence.

Today, VGN is synonymous with quality, expertise and trust, that is evident in each of our projects. Turning people's dream of owning a home into reality while providing them with exponential returns on their investments. It is this success that today, inspires us to foray into newer and more challenging areas in property development.





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