



LUXURY 2 & 3 BHK HOMES IN THE HEART OF GUINDY

An Ensemble of Elegance



INTRODUCING



# A Symphony of Luxury

Embrace a rare opportunity to own a masterpiece in living. This is your Golden Symphony—an offer too exquisite to ignore.





# An Ensemble of Elegance

Welcome to VGN Richmond Towers, a high-rise residential tower in Guindy—an area renowned for its stunning city views and ever-growing demand for housing in this locality.

VGN Richmond Towers seamlessly blends aesthetic appeal with functional design, offering more lung space and greenery that are not only visually pleasing but also practical and safe for comfortable living. These luxurious 2 & 3 BHK residences are a note in the grand symphony of luxury. Don't miss this exquisite opportunity! Experience the harmony of elegance and convenience in the heart of Guindy, crafted by VGN.





# Perfectly Positioned for Elegance

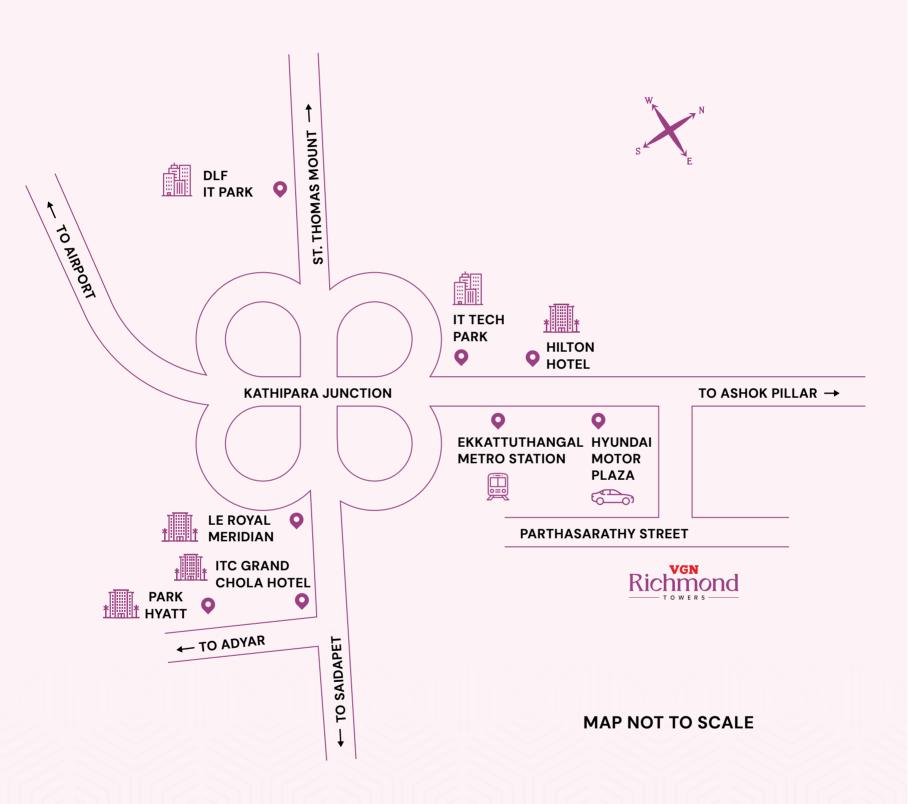
#### **Central Location, Perfect Harmony**

VGN Richmond Towers is strategically located in the heart of Guindy, one of Chennai's most prominent commercial and residential hubs, and a central point in the city. Just 1 km from Kathipara Junction, it offers seamless connectivity to Anna Salai. With Guindy and Ekkattuthangal Metro Station within walking distance, commuting is effortless. The area is home to major landmarks like Guindy National Park, making it an ideal location for both business and lifestyle. Surrounded by Saidapet, Adyar, Nandanam, and Ashok Nagar, VGN Richmond Towers ensures a luxurious living experience with unparalleled connectivity.

#### **Nearby Locations**

<u> </u>	Ekkattuthangal Metro Station	500 Mts
Ħ	Hilton Luxury Hotel	1 Km
	IT Techpark	1 Km
ħ	ITC Grand Chola Hotel	2 Km
	PSBB Millennium School	2 Km
0	Ashok Pillar	2 Km
, , , , , , , , , , , , , , , , , , ,	Theatres	2.5 Km
	Jawahar Vidyalaya School	2.8 Km
0	Saidapet	3 Km
	Nexus Mall	4 Km
	IIT Madras	4 Km
0	Adyar	5 Km
0	T. Nagar	5 Km
N	Airport	6 Km







## Primely Situated for Ultimate Convenience



**EKKATTUTHANGAL METRO STATION**Only 500 meters away, ensuring quick access to metro services.

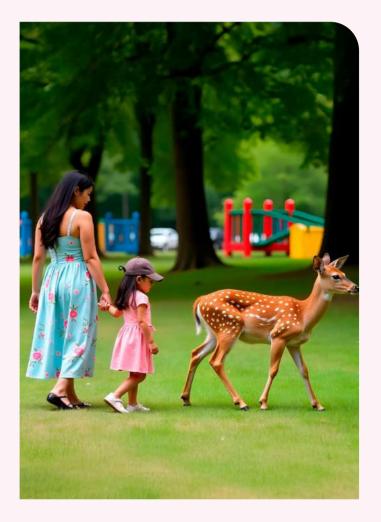


**KATHIPARA JUNCTION**Just 1 km away, offering seamless road connectivity.





**CHENNAI AIRPORT**A mere 6 km drive, providing ease for frequent travelers.



**GUINDY NATIONAL PARK**Located 6 km away, offering a green escape within the city.



## A Masterpiece in Progress

On 10.46 acres of prime land in the heart of Guindy, VGN is orchestrating a symphony of luxury with 1,559 multi-story apartments across 14 floors. 681 premium apartments have been fully sold and handed over, while 122 ultra-luxury intelligent homes, currently under construction, are 100% sold out. Now, we unveil 252 new luxury apartments, featuring exquisite 2 & 3 BHK residences at VGN Richmond Towers. This is your opportunity to be part of an elegant composition of opulent living.



### The Heartbeat of Leisure

Immerse yourself in a world of refined leisure and state-of-the-art amenities, all under one elegantly designed roof.





# Oxygen Recharge

#### Walk-in to the Clubhouse and Breathe in Fresh Air.

The 40,000 sq. ft. centrally air-conditioned clubhouse is designed for superior air quality. Multiple air vents at every corner continuously release fresh oxygen while removing stail air, ensuring a healthy indoor environment. These air vents maintain indoor air quality in accordance with ASHRAE standards, a much needed amenity in today's environmental conditions to minimize adverse health effects for occupants.

(ASHRAE: American Society of Heating, Refrigerating, and Air-Conditioning Engineers)



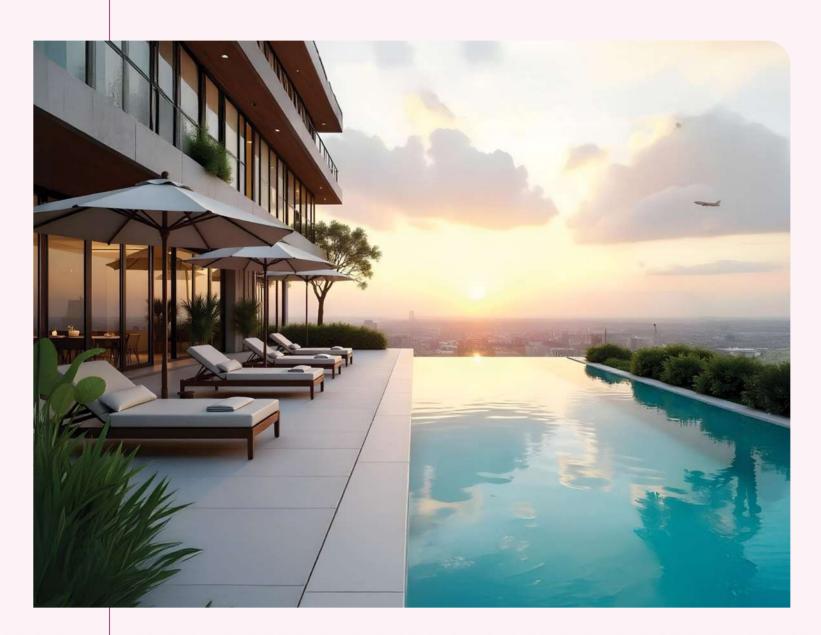
#### Clubhouse Amenities

- > Rooftop Infinity Pool
- › Barbeque Deck
- yoga Deck
- Gymnasium
- › Indoor Forest Lounge
- > Private Theatres
- › Banquet Halls
- > Badminton Courts
- Department Store
- > ATM
- > Pharmacy
- > Pool Table & Table Tennis
- Rooftop Lounge
- Reading Room
- › Kids Play Area

#### **Common Amenities**

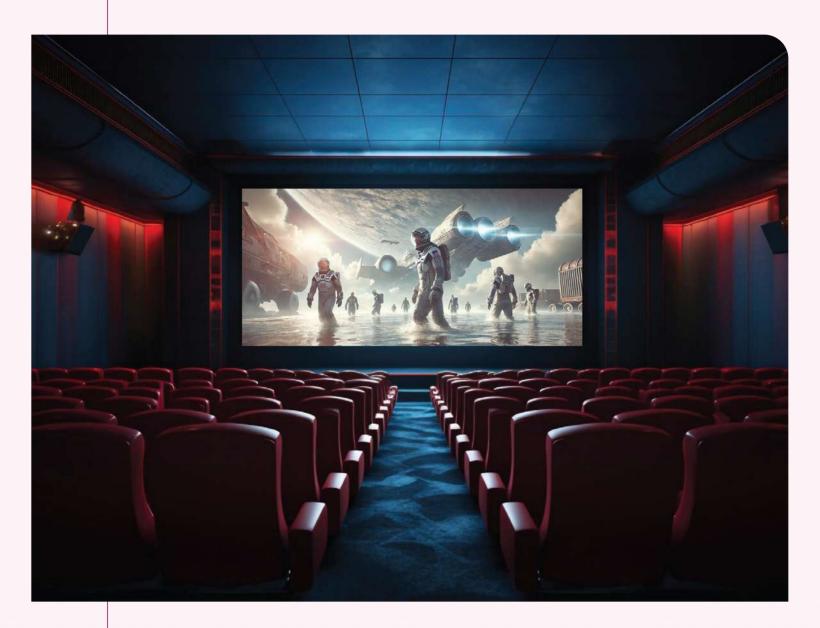
- 3-Tier Security System
  - RFID Boom Barriers
  - Access Controlled Lobbies
  - Video Door Bell
- > Water Treatment Plant
- → Automatic Lifts
- › Five-Star Entrance Lobby
- > Fire Hydrant System(in common areas only)
- > EV Charging points
- › Metro Water
- RO Provisions in Kitchen
- › Home Automation





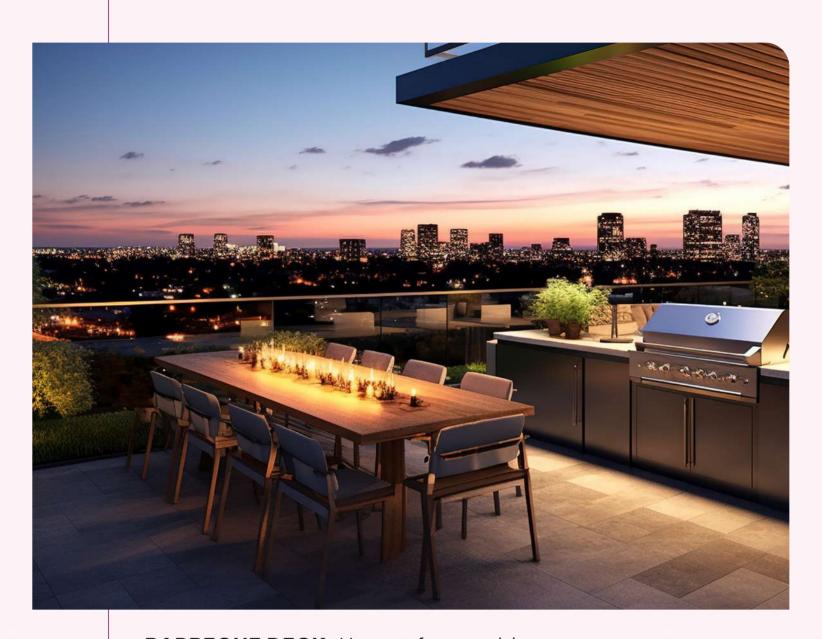
**ROOFTOP INFINITY POOL:** Watch the sunrise as you take a refreshing dip in the rooftop infinity pool. Float beneath a starry sky and let the worries of the day drift away.





**PRIVATE THEATRES:** Experience the ultimate in luxury entertainment at our private theaters, equipped with Dolby Atmos. With crystal-clear visuals and immersive sound, every movie is an extraordinary journey into unrivaled cinema.





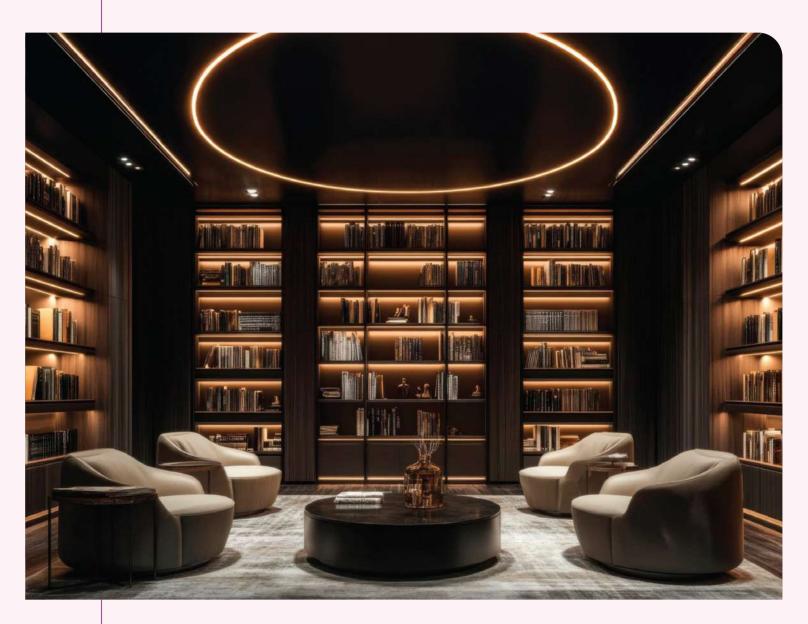
BARBEQUE DECK: Host unforgettable events at our elegant barbeque deck. Enjoy the luxury of an open roof that lets in fresh air, transforming from a sunlit oasis to a starlit paradise. Overlooking the infinity pool, it offers the perfect backdrop for high-end entertainment.





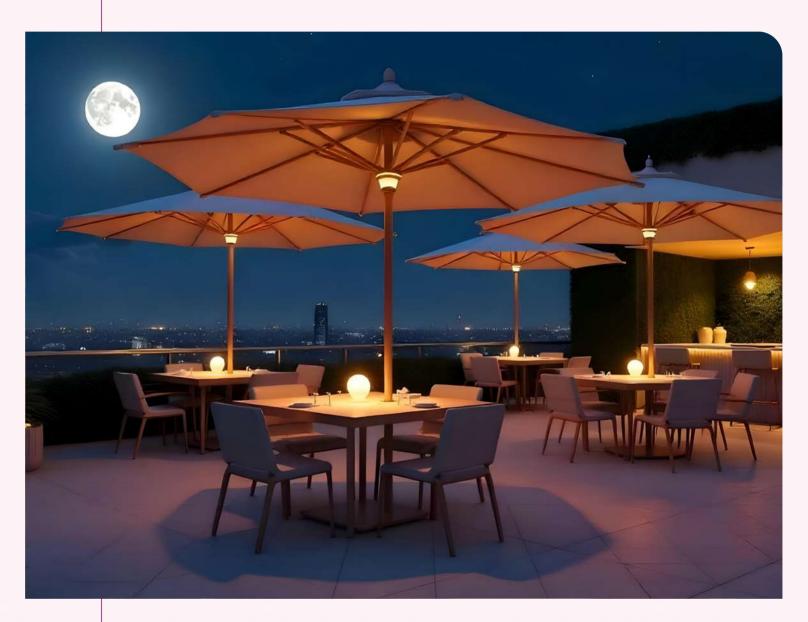
**BANQUET HALLS:** Transform any event into a grand celebration in our elegantly designed banquet halls, perfect for birthdays, anniversaries, and every other special occasion.





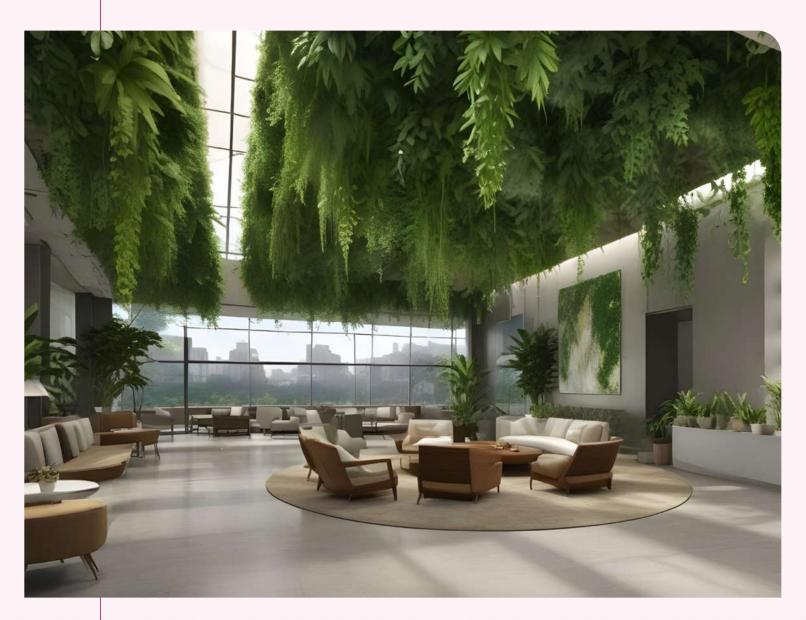
**READING ROOM:** Relax in our peaceful reading room, where comfortable seating and natural light create the perfect ambience for unwinding. Explore our curated book collection in this serene retreat.





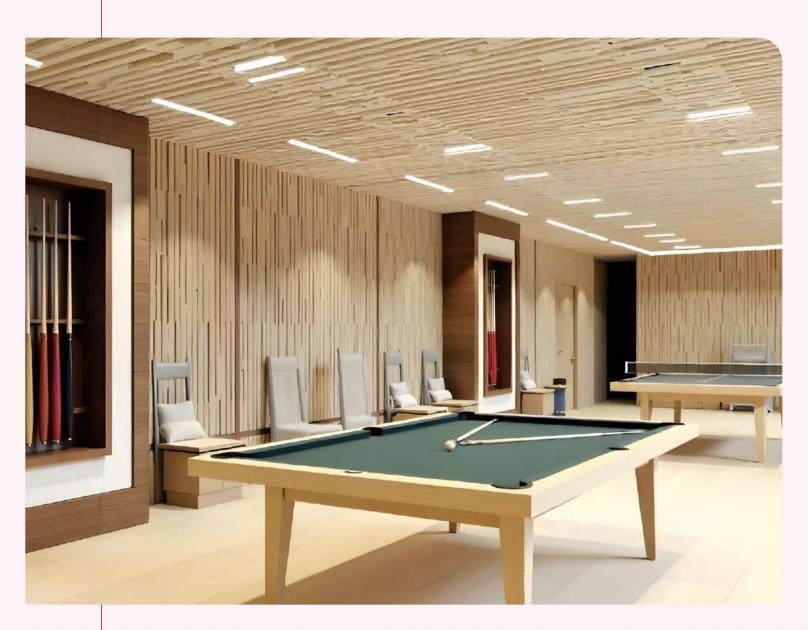
ROOFTOP LOUNGE: Experience luxury under the stars at our rooftop lounge, featuring a motorized retractable roof. Enjoy breathtaking city skyline views by night, creating a magical ambience for cocktails, dining, or simply unwinding.





**INDOOR FOREST LOUNGE:** Step into a tranquil retreat beneath a verdant canopy and flowing tendrils that gently filter the sunlight above. The indoor forest lounge invites you to unwind while offering the joy of nurturing your very own plant, fostering life in this serene escape.

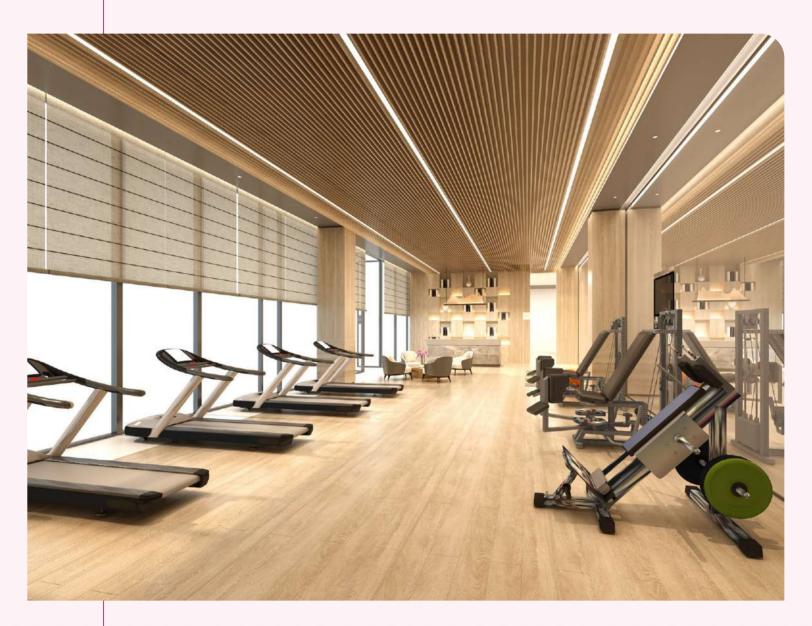




#### **POOL TABLE & TABLE TENNIS:**

Experience a refined game of billiards on our elegant pool table. Enjoy friendly table tennis matches with loved ones, adding a touch of sophistication to your leisure time.





**GYMNASIUM:** Our luxurious,

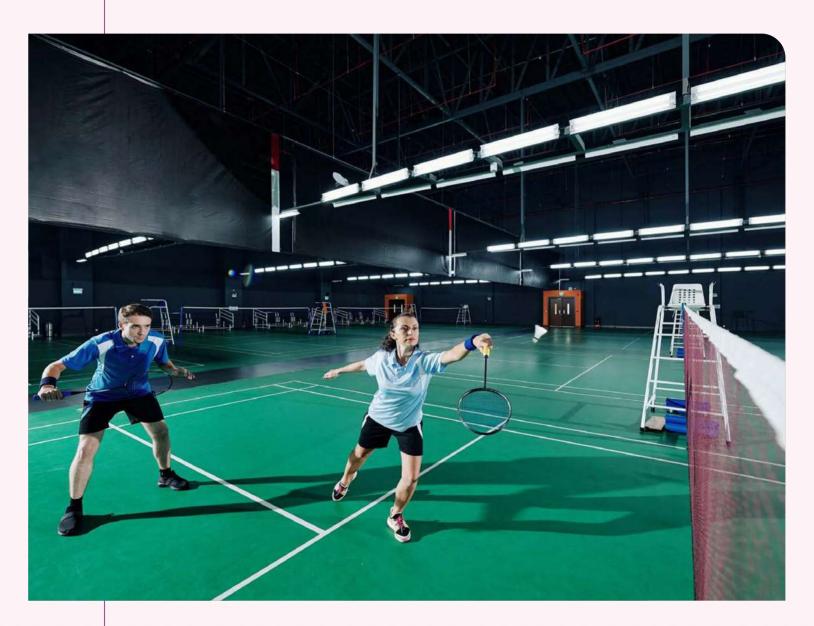
air-conditioned gym, enhanced with fresh air vents, is equipped with exquisite fitness equipment and premium amenities, offering you an unparalleled workout experience in ultimate comfort. Achieve your fitness goals with ease and convenience.





KIDS PLAY AREA: Our safe and vibrant play area is perfect for letting kids run wild, featuring a ball pit, slides, jungle gym, and a variety of fun activities designed to keep them happy and engaged.





BADMINTON COURTS: Engage in friendly rallies, share laughs, and create unforgettable memories together as you play. The perfect spot for bonding over some active fun!





**YOGA DECK:** Designed for ultimate relaxation and mindfulness, it serves as your personal sanctuary, offering a space to find balance and tranquility.



#### **Built for a Greener Future**

VGN Richmond Towers will be constructed with a strong commitment to sustainability, utilizing eco-friendly materials and practices to minimize resource consumption and waste. The development will feature advanced energy management initiatives, including a solar-powered, energy-efficient system and home automation with sensor-activated lighting. Passive design principles for natural heating and cooling will further enhance the project's environmental performance. Additionally, extensive landscaping and rainwater harvesting systems will underscore our dedication to sustainable living.







### Reliable and Clean Water - 24/7

A large residential community requires a reliable and abundant water supply. At VGN Richmond Towers, metro water is connected to every home, alongside our state of the art water treatment plant that recycles water. It's not just about providing water—it's about doing so responsibly, with care for both your conscience and the environment.



## Rooms that Respond

Every room responds to your voice. With the latest in home automation, you can effortlessly control music, lighting, and room temperature through your virtual assistant. Your security is also safeguarded around the clock with Al-powered systems. Experience the future of living.





# Three Layers of Security for Complete Peace of Mind

From the moment you arrive at the entrance gate to the safety of your own home, your security is our top priority. Our state of the art 3-Tier Security System includes RFID Boom Barriers at the entrance, comprehensive CCTV coverage, lobby access control from your apartment, and a Digital Video Door Phone at your front door. Additional features like piped gas further enhance your home's safety, ensuring a secure and worry-free living environment.











#### Multi-Level Car Park

The facade of the Multi-Level Car Parking (MLCP) embodies the principle of 'hiding in plain sight'. Designed to seamlessly blend into the master plan, the MLCP's facade integrates effortlessly with the overall visual landscape. Vertical elements are employed to obscure the functional aspects of the car park while adding a sense of warmth and openness. This approach ensures that the MLCP complements the Towers' architectural beauty without overshadowing it.





# Typology no. of units

2 BHK - 196 units

3 BHK - 56 units **Total units:** 252

#### **Building type:**

2 Basements + Stilt + 14 Floors

#### Car parking:

2 Basements

These homes are perfectly sized, ranging from 1,029 sq. ft. to 1,354 sq. ft., featuring spacious living, dining, bedrooms, and balconies.





#### SITE PLAN





# VGN RICHMOND TOWERS-CORE-1 1<sup>ST</sup> TO 14<sup>TH</sup> FLOOR



Flat no: 1A to 14A Area: 1354 sq. ft Flat type: 3BHK + 3T Facing: South Flat no: 1B to 14B Area: 1029 sq. ft Flat type: 2BHK + 2T Facing: South Flat no: 1C to 14C Area: 1035 sq. ft Flat type: 2BHK + 2T Facing: South



Flat no: 1R to 14R Area: 1307 sq. ft Flat type: 3BHK + 3T Facing: North Flat no: 1Q to 14Q Area: 1037 sq. ft Flat type: 2BHK + 2T Facing: North Flat no: 1P to 14P Area: 1042 sq. ft Flat type: 2BHK + 2T Facing: North







Flat no: 1A to 14A Area: 1354 sq. ft Flat type: 3BHK + 3T

Facing: South







Flat no: 1B to 14B **Area:** 1029 sq. ft

Flat type: 2BHK + 2T

Facing: South







Flat no: 1C to 14C Area: 1035 sq. ft Flat type: 2BHK + 2T

Facing: South







Flat no: 1R to 14R Area: 1307 sq. ft Flat type: 3BHK + 3T

Facing: North







Flat no: 1Q to 14Q Area: 1037 sq. ft Flat type: 2BHK + 2T

Facing: North







Flat no: 1P to 14P Area: 1042 sq. ft Flat type: 2BHK + 2T



## **VGN RICHMOND TOWERS-CORE-2** 1<sup>ST</sup> TO 14<sup>TH</sup> FLOOR



Flat no: 1D to 14D **Area:** 1035 sq. ft Flat type: 2BHK + 2T Facing: South

Flat no: 1E to 14E **Area:** 1032 sq. ft Flat type: 2BHK + 2T Facing: South

Flat no: 1F to 14F **Area:** 1032 sq. ft Flat type: 2BHK + 2T Facing: South



**Flat no:** 10 to 140 **Area:** 1041 sq. ft Flat type: 2BHK + 2T Facing: North

Flat no: 1N to 14N **Area:** 1040 sq. ft Flat type: 2BHK + 2T

Facing: North

Flat no: 1M to 14M **Area:** 1037 sq. ft Flat type: 2BHK + 2T







1D to 14D

Flat no: 1D to 14D Area: 1035 sq. ft Flat type: 2BHK + 2T







1E to 14E

Flat no: 1E to 14E Area: 1032 sq. ft Flat type: 2BHK + 2T







1F to 14F

Flat no: 1F to 14F Area: 1032 sq. ft Flat type: 2BHK + 2T







Flat no: 10 to 140 Area: 1041 sq. ft Flat type: 2BHK + 2T







Flat no: 1N to 14N Area: 1040 sq. ft Flat type: 2BHK + 2T







Flat no: 1M to 14M Area: 1037 sq. ft Flat type: 2BHK + 2T



# VGN RICHMOND TOWERS-CORE-3 1<sup>ST</sup> TO 14<sup>TH</sup> FLOOR



Flat no: 1G to 14G Area: 1045 sq. ft Flat type: 2BHK + 2T Facing: South Flat no: 1H to 14H Area: 1O44 sq. ft Flat type: 2BHK + 2T Facing: South Flat no: 11 to 141 Area: 1272 sq. ft Flat type: 3BHK + 3T Facing: South



Flat no: 1L to 14L Area: 1040 sq. ft Flat type: 2BHK + 2T Facing: North Flat no: 1K to 14K Area: 1036 sq. ft Flat type: 2BHK + 2T Facing: North Flat no: 1J to 14J Area: 1326 sq. ft Flat type: 3BHK + 3T Facing: North







Flat no: 1G to 14G

Flat type: 2BHK + 2T

**Area:** 1045 sq. ft







Flat no: 1H to 14H Area: 1044 sq. ft Flat type: 2BHK + 2T







11 to 141

Flat no: 11 to 141 Area: 1272 sq. ft Flat type: 3BHK + 3T







Flat no: 1J to 14J Area: 1326 sq. ft Flat type: 3BHK + 3T







Flat no: 1K to 14K Area: 1036 sq. ft Flat type: 2BHK + 2T







Flat no: 1L to 14L Area: 1040 sq. ft Flat type: 2BHK + 2T



## Specifications

#### SUPER STRUCTURE

 RCC framed structure as per the earthquake-resistant design masonry with concrete blocks & plastering

#### **FLOORING**

- Living, bedrooms & kitchen double charged large size vitrified tiles
- kajaria/rak or equivalent make
- Toilet flooring anti skid vitrified tiles kajaria/rak or equivalent make
- Toilet walls large size vitrified tiles upto false ceiling level kajaria/rak or equivalent make
- Balcony anti skid premium wood finish vitrified tiles kajaria/rak or equivalent make
- Entrance lobby polished high definition marble series tileskajaria/rak or equivalent make

#### PREMIUM SANITARY WARE & CP FITTINGS

- EWC & wash basin wall mounted water closet with concealed tanks
   & wash basin kohler/grohe/american standard/ or equivalent make
- CP & Sanitary fittings kohler/grohe/american standard/ or equivalent make
- Glass partition partition with fixed glass saint gobain/equivalent in all toilets



#### **JOINERY**

- Main door teak wood frame with veneered shutters along with architraves & dorma/hafele fittings/equivalent make
- Bedroom doors polished wooden frame with veneered wooden flush door & dorma/hafele premium fittings/dorset
- Toilet doors polished wooden frame with thick two-side
   laminated flush doors & dorma/hafele premium fittings/dorset

#### FRENCH DOORS/WINDOWS

- French doors french doors with mosquito fiber mesh
- Windows sliding window with clear glass / openable
- Ventilators Top hung windows with frosted glass

#### **RAILING**

- Balcony railing SS handrail with toughened/laminated glass
- Staircase railing MS handrail with premium enamel finish

#### **FALSE CEILING - TOILETS**

• Suspended false ceiling with water proof calcium silicate panels



#### **KITCHEN**

- Counter granite counter top with polished & chambered edges
- Sink matt finish single bowl with drain board futura/nirali/carysil
   SS sink / equivalent

#### **PAINTING & FINISHES**

- Exterior finishes texture putty asian/dulux/equivalent make
   exterior emulsion weather proof exterior emulsion asian/dulux/equivalent make
- Interior finishes premium interior emulsion asian/dulux/equivalent make

#### **ELECTRICAL**

- 3-Phase electrical supply with required mcb & rccb
- Fire retard low smoke copper wires of polycab/orbit/finolex or equivalent
   make concealed conduits
- Switches sockets and plate modular switches panasonic
   /legrand/havells or equivalent
- TV /Network plug-in points in living room & all bedrooms
- Home automation for lights/fan/ac energy efficient smart homes
   powered by IOT based systems schneider electric/legrand



- Copper piping layout from idu to odu for air conditioning units – bedroom and living
- Power points for Refrigerator, Chimney, Mixer/Grinder in Kitchen
- Washing machine & dish washer power points in service area

#### **PLUMBING**

- CPVC Plumbing for internal lines astral/finolex/ashirvad or equivalent
- UPVC/PVC pipes for external lines astral/finolex/ashirvad or equivalent
- Washing machine & dish washer provision in service area
- Pneumatic pressure pumping systems for water supply
- Automatic OHT water level controllers

#### **DG BACKUP**

- DG backup for 2bhk-500 watts, 3bhk-800 watts, 1000 watts
- 100% DG backup for lifts, STP, WTP, clubhouse & common area lightings
- Make cummins/koel green/ equivalent



#### **COMMON AMENITIES**

- (EV) charging systems in dedicated spaces
- 3-Tier Security system with smart bell/video door phone/access - controlled lobbies/rfid - controlled boom barrier in entrance
- Piped gas facility to individual homes along with metering systems
- STP & WTP systems
- 24x7 CCTV surveillance system
- World-Class clubhouse amenities



## Payment Schedule

On Booking	5%
On Signing the Agreement (within 7 Days)	10%
Within 30 Days from the date of Booking	10%
On Completion of Excavation	10%
On Completion of Raft Foundation	10%
On Completion of Lower Basement Slab	10%
On Completion of Upper Basement Slab	10%
On Completion of 2nd Floor Slab	5%
On Completion of 7th Floor Slab	5%
On Completion of 9th Floor Slab	5%
On Completion of 12th Floor Slab	5%
On Completion of 14th Floor Slab	5%
On Completion of Flooring	5%
On Receipt of Completion Certificate	5%

### Home Loans Approved by Leading Banks

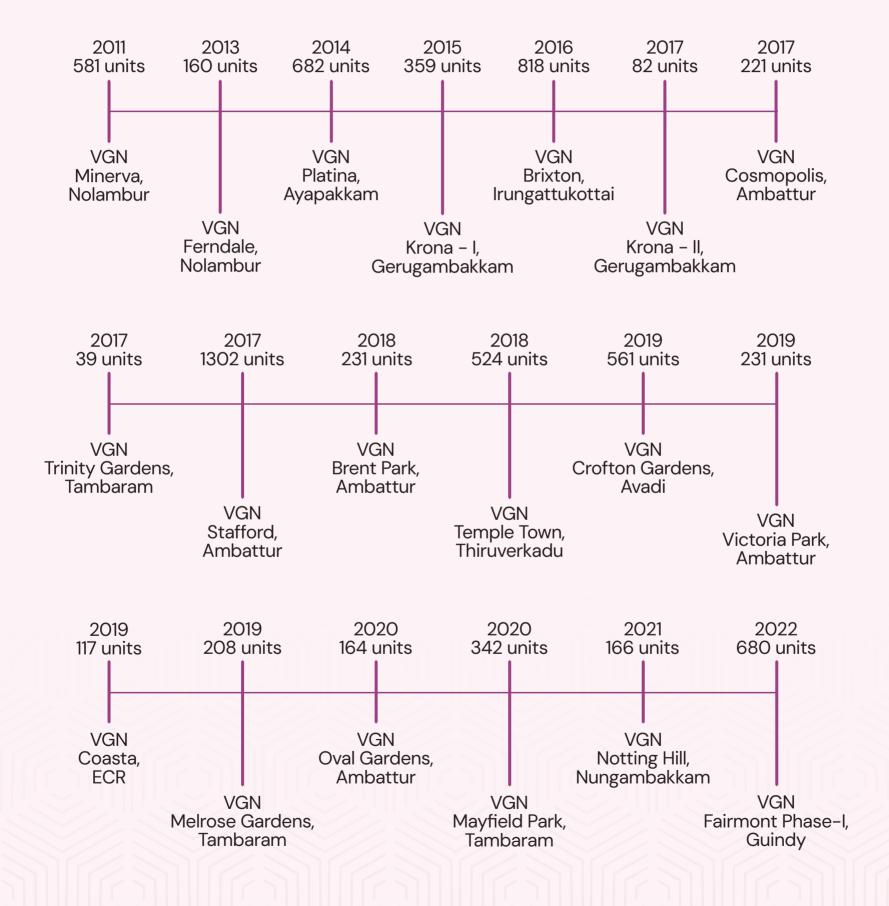


Project Funded by





## VGN Major Milestones





## VGN Journey

When VGN was founded in 1942 as a brick manufacturing unit by Mr. Gurusamy, it was the start of an incredible legacy. He started a brick kiln factory, manufactured bricks in the name of VGN, and acquired large parcels of land to manufacture bricks at various locations in Chennai. He worked hard to build goodwill and earned a name as a reputed brick manufacturer in Chennai.

His grandson Mr. Pratish Vedhappudi, Managing Director of VGN Projects Estates Group, holds a Master's degree in Construction Engineering from Cambridge University, England, UK. He entered the real estate business in 2004. His eye for detail, engineering prowess, and business acumen have resulted in the construction of large residential projects in and around Chennai. Since 2008, he has been developing large residential townships in various parts of Chennai. Under his leadership, many prime projects catering to the evolving needs of homebuyers have been developed. A few recent multi-storeyed landmark residential projects include VGN Notting Hill in Nungambakkam, VGN Fairmont in Guindy, VGN Coasta on East Coast Road (ECR), and other







Under his leadership, VGN Group has completed over 250 residential projects and developed more than 600 acres of plotted land, comprising 20,000 residential plots—offering highly lucrative investment opportunities to VGN's customers. VGN has also delivered around 10,500 premium and luxury homes under his dynamic leadership, with approximately 1,500 high-quality homes currently in various stages of development.

VGN has been recognized and honored with numerous credible awards and accolades. The company has also sponsored Chennai Super Kings in the IPL (Indian Premier League). However, the journey is far from over. With a mission to consistently improve, implement the latest technology in construction engineering, and provide nothing short of the best for its customers, VGN's journey continues.

### Awards & Accolades







250+ Completed Projects



- LIC HFL Ungal Illam Awards
- LIC HFL Ungal Illam Awards
- HDFC Preferred Developer Award
- India Bulls Premier League Awards
- Economic Times BB Realty
- Aircel Super Cup
- Chennai Super Kings Super Cup Winner
- V Raman Memorial Cup
- South India's Real Estate Awards Developers of the Year
- Zenith Cultural Fest Award
- Vijayavani Property Expo Awards
- Indian Express Property Expo Awards
- Prince of Arcot Trophy Runners Up
- Prince of Arcot Trophy Runners Up
- SAP Invitational F15 Cricket Cup Winner
- Economic Times Realty Convention Awards
- Maddys Advertising Club Madras Awards
- Lifetime Achievement Award by Sulekha Properties







## CORPORATE OFFICE: VGN PROJECTS ESTATES PVT. LTD.

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