



📍 Ankur Varaa, #24/47, 4th Main Rd, RA Puram, Chennai, Tamil Nadu - 600028.

📞 +91 - 8190933333, 8190944444

✉️ www.ankurfoundations.com

QR Code for Location



TERMS AND CONDITIONS

1. The registration shall be done on receipt of the entire payment.
2. Once allotted and the agreements are signed the prices are firm.
3. All payments to be made by CHEQUE/RTGS/NEFT favoring Ankur Foundations Pvt. Ltd.
4. All transactions are subject to Chennai jurisdiction only. This brochure is only for information and does not constitute a legal document.
5. This document is conceptual and not a legal offering by the company for advertising and is to be used for general information only. All measurements and specification given in this brochure are subject to minor variation. Furniture layout is only an indication for space utilization. Visuals and photographs may not represent actuals or may be indicative only. Computer generated images, walkthroughs and render images are the artist's impression and are indicative in nature and general information only. The super built-up area is inclusive of proportionate share of common areas and wall thickness.

design:stroke&arrow @9824092010



ANKUR
VARAA
3, 4 & 5 BHK RESIDENCES





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WHERE EXCLUSIVITY MEETS EXQUISITE LIVING

In the heart of Chennai, at RA Puram, where prestige and privilege meet, arises a residence like no other. Presenting Ankur Varaa - 8 limited edition 3, 4 & 5 BHK apartments, carefully crafted for the fortunate few.

Exceptional connectivity ensures bustling business districts, renowned cultural attractions, vibrant shopping experiences are all within reach without compromising on tranquility. Owning a home at Ankur Varaa is more than acquiring an address, it's securing a rare piece of the city's most desirable location and embracing a life of exquisite design, easy commute, and a close-knit community. It's owning a legacy.



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FEATURES:

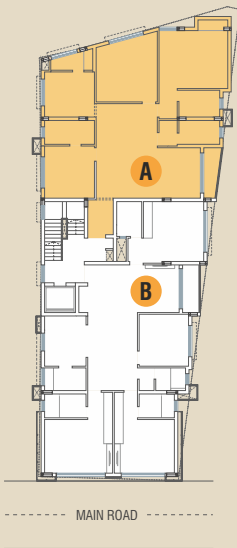
- | | |
|---|---|
|  10 Passenger Johnson Lift |  UG Sump & OHT Provision |
|  Italian Marble in Lobby Areas and Lift Fascia |  Solar Powered Common Areas |
|  Staircase with SS Handrails |  Keyless Entry in the Ground Floor |
|  CCTV Surveillance |  Landscaped Terrace Garden |
|  False Ceiling in all Common Lobbies with Lights |  EV Charging Point for each Flat on Ground Floor |
|  Rain Water Harvesting | |



Floor : 1, 2, 3 UNIT - A

3 BHK

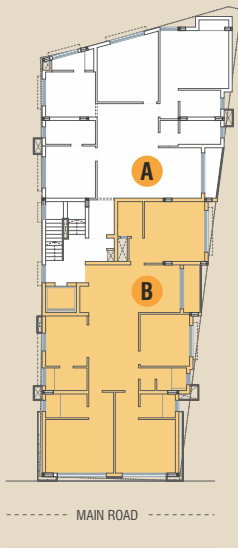
Saleable Area : 1778 sq.ft.
Carpet Area : 1373 sq.ft.
Plinth Area : 1532 sq.ft.



Floor : 1, 2, 3 UNIT - B

4 BHK

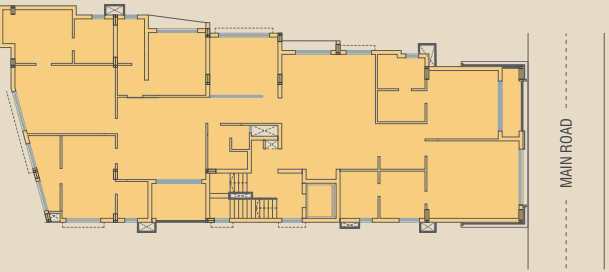
Saleable Area : 1986 sq.ft.
Carpet Area : 1534 sq.ft.
Plinth Area : 1711 sq.ft.



Fourth & Fifth (Typical Floor Plan)

5 BHK

Saleable Area : 3735 sq.ft.
Carpet Area : 2824 sq.ft.
Plinth Area : 3218 sq.ft.



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5 BHK (4th & 5th Floor)

3735 sq.ft.



Unit A 3 BHK (1, 2, 3 Floor)

1778 sq.ft.



Unit B 4 BHK (1, 2, 3 Floor)

1986 sq.ft.



SPECIFICATIONS

STRUCTURE

- RCC Framed structure
- Seismic Resistant Structure - Zone III

WINDOWS & VENTILATORS

- Alluminium windows & ventilators

CP FITTINGS & SANITARYWARE

- TOTO / GROHE / KOHLER or equivalent
- WC-Wall mounted with concealed cistern & health faucet

PAINTING & FINISHES

- Internal wall: 2 coat putty with Royale Luxury Emulsion
- Ceiling: 2 coats putty with Premium Emulsion

WALLS

- All walls of red bricks
- Internal & External walls will be cement plastered

DOORS

- Main Door: 8'0" Teak Door with Smart Lock
- Bedroom Doors: 7'6" engineered door with lamination and good quality locks
- Bathroom Doors: 7'6" water resistant engineered door with lamination

AIR CONDITIONING

- AC points in Living, Dining, Bedrooms & Kitchen

FLOORING

- Living, Dining, Kitchen: Italian Marble
- Bedrooms in all units: Italian Marble
- Balcony & Utility: Anti-Skid Tiles

ELECTRICAL

- 3-Phase power supply
- 100% power backup
- Legrand moduler switches or equivalent
- Required number of points for lights & fan out of which 1 light & fan will have 2 way control in all bedrooms

BATHROOMS

- Ceramic tiles on toilet walls upto ceiling
- Anti-skid tiles in flooring
- Grab bar and safety rails for seniors in one bathroom
- Shower Cubicle in all bathrooms



LAYING THE GROUND FOR A BRIGHTER TOMORROW

Ankur Foundations Private Ltd. is a Chennai based Real Estate Development Company with over 4 decades of experience and trust.

Over the years, we have completed high quality residential and commercial projects amounting to construction of over 6 million sq. ft. in prime locations. From elegant designs to impeccable construction, we create spaces that inspire and delight.

Quality you can trust, Spaces you'll love!