



RKC  
*Pranaya*  
THE LEADER

LUXURY DUPLEX RESIDENCES - KILPAUK



**LUXURY LIKE YOU HAVE  
NEVER EXPERIENCED  
BEFORE**

Presenting *Pranaya* Three Ultra-Luxury Duplex  
Residences with features that promises to set a new benchmark  
in the world of luxury living.

Apollo  
First  
Med ~  
0.1 Km

Ega  
Theatre  
~ 0.6  
Kms

Egmore  
Railway  
Station ~  
2.5 Kms

RKC  
*Pranaya*  
K I L P A U K

Radisson  
Blu ~ 4  
Kms

Bhavans  
Rajaji  
School ~  
1.9 Kms

Loyola  
College ~  
3 Kms

E.V.R PERIYAR LANE-KILPAUK

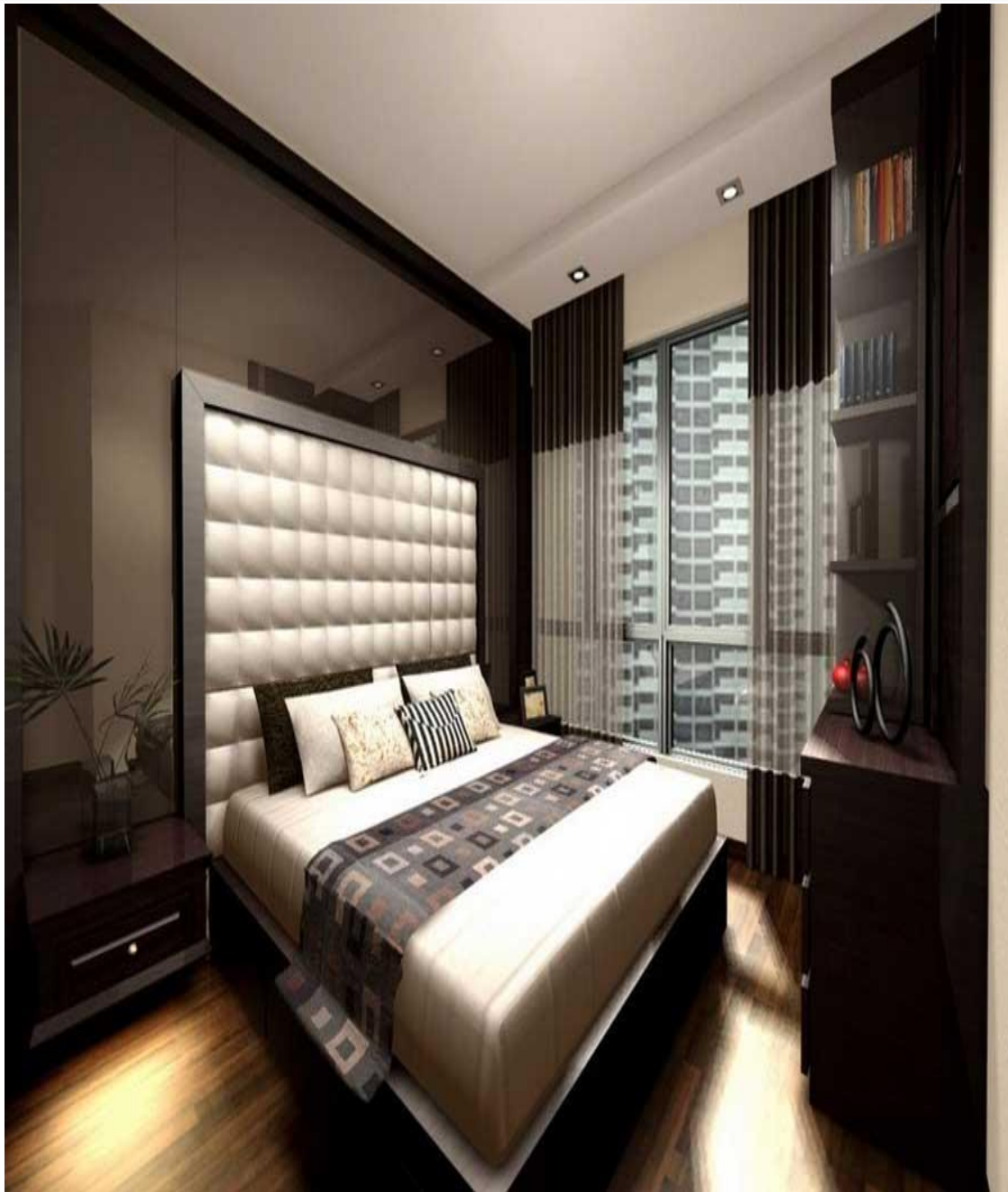
AN ADDRESS TO ENVY FOR  
IS NOW AVAILABLE FOR THE  
DISCERNING FEW



## THE LIVING ROOM

BASK IN THE GLORY OF DOUBLE  
HEIGHT CEILINGS IN YOUR VERY OWN  
LIVING AREA





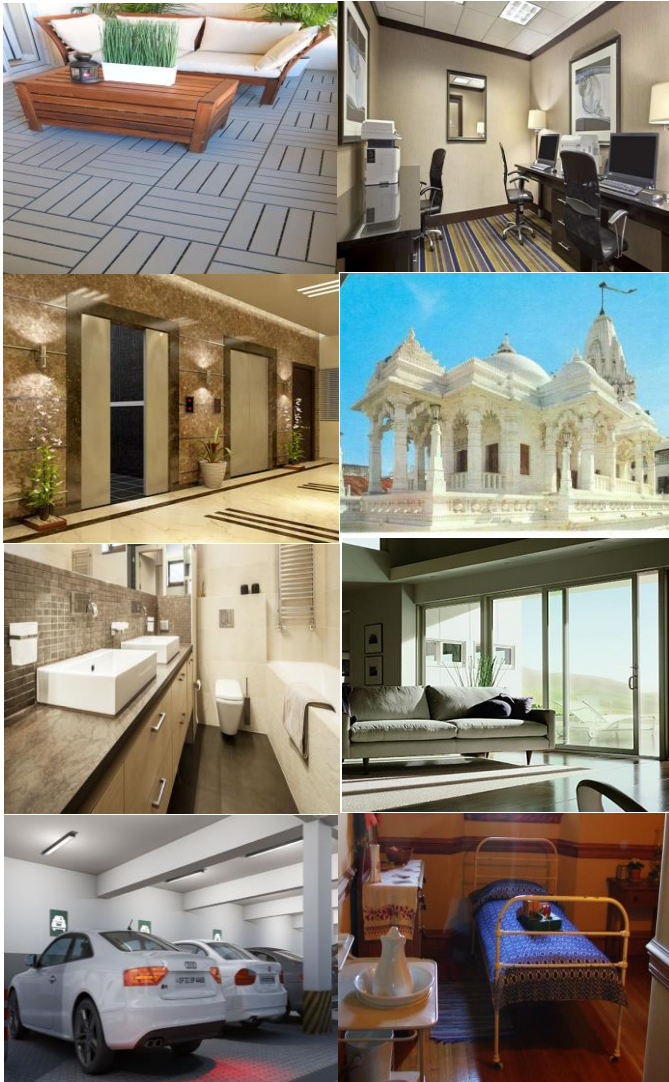
## THE MASTER BEDROOM

A PRIVATE RETREAT IN ITSELF, THE EXCEPTIONALLY DESIGNED MASTER BEDROOM IS YOUR PRIVATE SPACE. WITH TALL FRENCH WINDOWS TO BRING IN NATURAL LIGHT AND LAMINATED WOODEN FLOORING TO GIVE IT THAT WARM COSY FEEL



## THE KITCHEN

ELEGANTLY PLANNED KITCHEN  
WITH AMPLE STORAGE SPACE



## FEATURES

1. Highest UDS of 50%
2. Lowest Common Area of 16%
3. Exclusive Vegetarian Block
4. Fully Vaastu Compliant
5. Wooden Sun Deck
6. Business Space
7. Exclusive Lobby
8. Jain Temple (Right Next Door)
9. Plush Bathrooms
10. Full Height French Windows
11. Two Covered Car parks
12. Dedicated Servant Quarters and Toilet
13. 24/7 Security
14. Landscaped Garden

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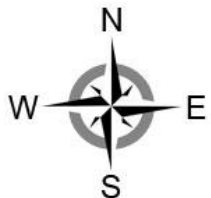
# DUPLEX TYPE-A- 2436 Sq.Ft

## 3BHK+PRIVATE TERRACE

### FIRST FLOOR PLAN



### SECOND FLOOR PLAN





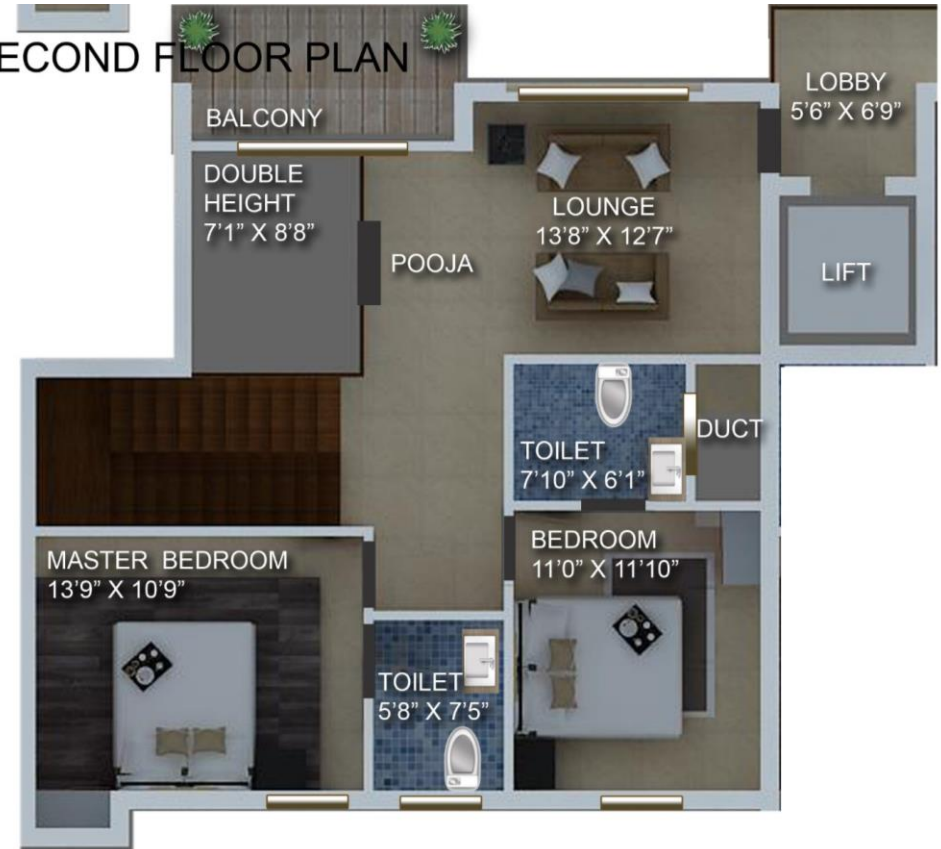
# DUPLEX TYPE-B - 2180 Sq.Ft

## 3BHK+PRIVATE TERRACE

FIRST FLOOR PLAN



SECOND FLOOR PLAN



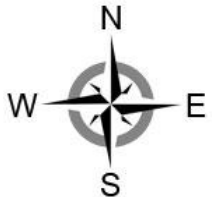
# DUPLEX TYPE-C - 2302 Sq.Ft

## 3BHK+PRIVATE TERRACE

### FIRST FLOOR PLAN



### SECOND FLOOR PLAN



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# SPECIFICATIONS

## STRUCTURE:

RCC Frame Structure with foundation as per the Structural Engineer's Design and anti-termite treatment.

## WALLS:

4.5" thick internal walls and 9" thick external walls using conventional bricks/fly ash bricks.

## WALL FINISHES:

**External Walls** - Weather proof textured paint.

**Internal Walls** - Putty with plastic emulsion paint.

## FLOORING:

**Foyer, Living, Dining, Bedroom** – Marbonite/Equivalent Vitrified Tiles.

**Master Bedroom** – Laminated Wooden flooring.

**Kitchen** - Premium vitrified tile.

**Bathroom, Balcony** - Anti-skid tiles

**Staircase** – Granite.

## CEILING:

False ceilings in designated areas.

## SECURITY:

Video Door Phone Security System, CCTV for Parking Areas and Lobbies.

## DOOR FRAMES & DOORS:

Main Door-Polished teak wood flush door with frame.

Other Doors-Teak wood frame and flush door.

## WINDOWS:

Powder Coated Aluminium sections with glazing as per architects design.

## SANITARYWARE & PLUMBING:

All ceramic and water fixtures are of Kohler or equivalent.

**Lift** – 4 PAX Passenger Elevators of Johnson/Equivalent.

## KITCHEN:

Granite counter with single bowl stainless steel sink with drain board.  
Dado of 2 feet above kitchen platform.  
Provision for water purification system, washing machine & exhaust fan.

## ELECTRICAL:

Three Phase supply with independent meter.

## ELECTRICAL FIXTURES:

Concealed fire retardant wiring with modular switches.  
Concealed geyser provision in toilets.

## POWER BACKUP:

DG power back up for common areas.

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# rkc estates<sup>®</sup>

homes that speak for itself

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