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KAADOSH 



*A unique
living concept
Kissed by the Sea*

*Independent
Beach Villas*

BELVEDERE
AKKARAI, ECR

Site Address:
Kaadosh Belvedere,
Shyamala Garden, Akkarai,
ECR, Chennai - 600 115

Corporate office:
Kaadosh Real Estates Private Limited
#38, Besant Avenue Road,
Adyar, Chennai - 600 020



we'll take you off the beaten path

DEVELOPED BY

TEAM KAADOSH

FOR ALL YOUR BUILDING NEEDS

A young spirited most promising and Professional Construction and Property development firm Impacting all Prime locations of Chennai.

Kaadosh Real Estates Private Limited, Is a construction contracting Enterprise. Envisioned and incorporated to provide Turnkey services & Engineering solutions to every aspiration in the building construction industry with a determined commitment of delivering value with quality and expertise.



Belvedere

AKKARAI, ECR

MAKING YOUR DREAMS COME HOME

Villa

Your unique independent

BEACH VILLA

4 BEDROOMS + POOL + +

KAADOSH 



LIVE

The Beach Life

CITY STYLE



WORDS MEANING

bel·ve·de·re

/'bɛlvɪdɪə/

noun

a summer house or open-sided gallery, typically at rooftop level, commanding a fine view

"On the beachside of the ECR akkarai is the villa, Belvedere"

Time to Live

spend less time on roads



- IT-EXPRESSWAY 02 KM
- TIDEL PARK 10 KM
- 5-STAR LEISURES 02 KM
- INTERNATIONAL SCHOOLS 03 KM
- HEALTH CARE 04 KM
- AIRPORT 20 KM
- MULTIPLEX 07 KM

Luxury within the city

You need not sacrifice the comforts of the city to get a peaceful living environment.

KAADOSH - BELVEDERE





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*sea,
sand & nature*
—
Kissed by the Sea



Bringing the
Outdoors - Indoor

The Best Place To Spend
the rest of your Days - *home*

- Fully Fenestrated
Open triple-height
Drawing space
- Private Pool with
Seating Deck space
and landscape at
Ground level
- Pool view bed with
movable fenestrated wall
- make feel living out



Sand



OPEN YOUR WINDOWS TO
best Air quality
throughout the year

Average **AQI**
below 50

Close yet away
scenic beach views beautiful to
the sight, yet 500m away from
the high tide lines.

Breath



OCEAN
WAVES

7 5 C 3 C 8

BEACH
VIBE

B 8 A 4 8 F

SANDY
SHORE

E 8 D B C D



Sea view
at its best with an
undisturbed advantage of
altitude over the constantly
evolving terrain ahead



Cottage
at the terrace provides
the feel of exuberance
be it star gazing or
experiencing sun rise



Jacuzzi
with a view of the beach
from terrace level
nestled alongside roofline
landscaped planters to
provide best of the luxury
experience everytime



YOUR NEW
HOME,
NESTLED IN
PARADISE

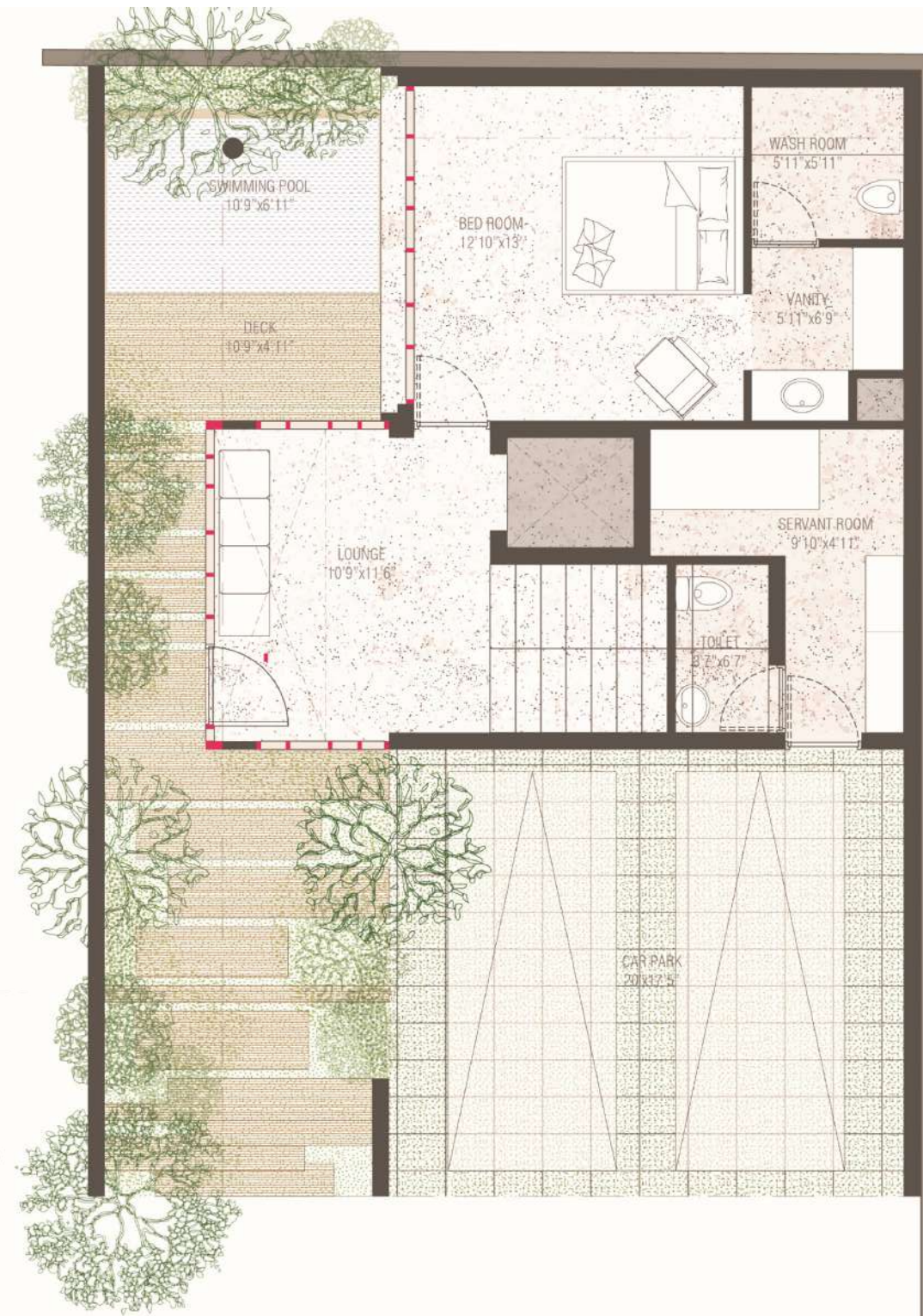
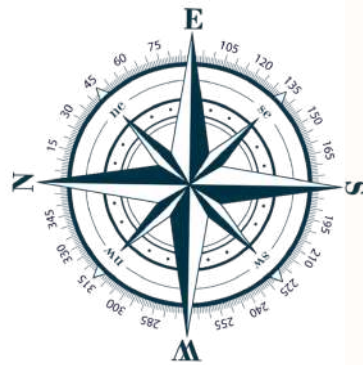
BELVEDERE

ground level

- Walkway - Landscaped floating steps
- Drawing - Lounge space
- Guest Bed - with vanity, wash & shower
- Swim Pool - with multi-level seating Decks

external

- Car Park - accommodative of 2 large SUV
- Outhouse - Servant Quarter with attached wash

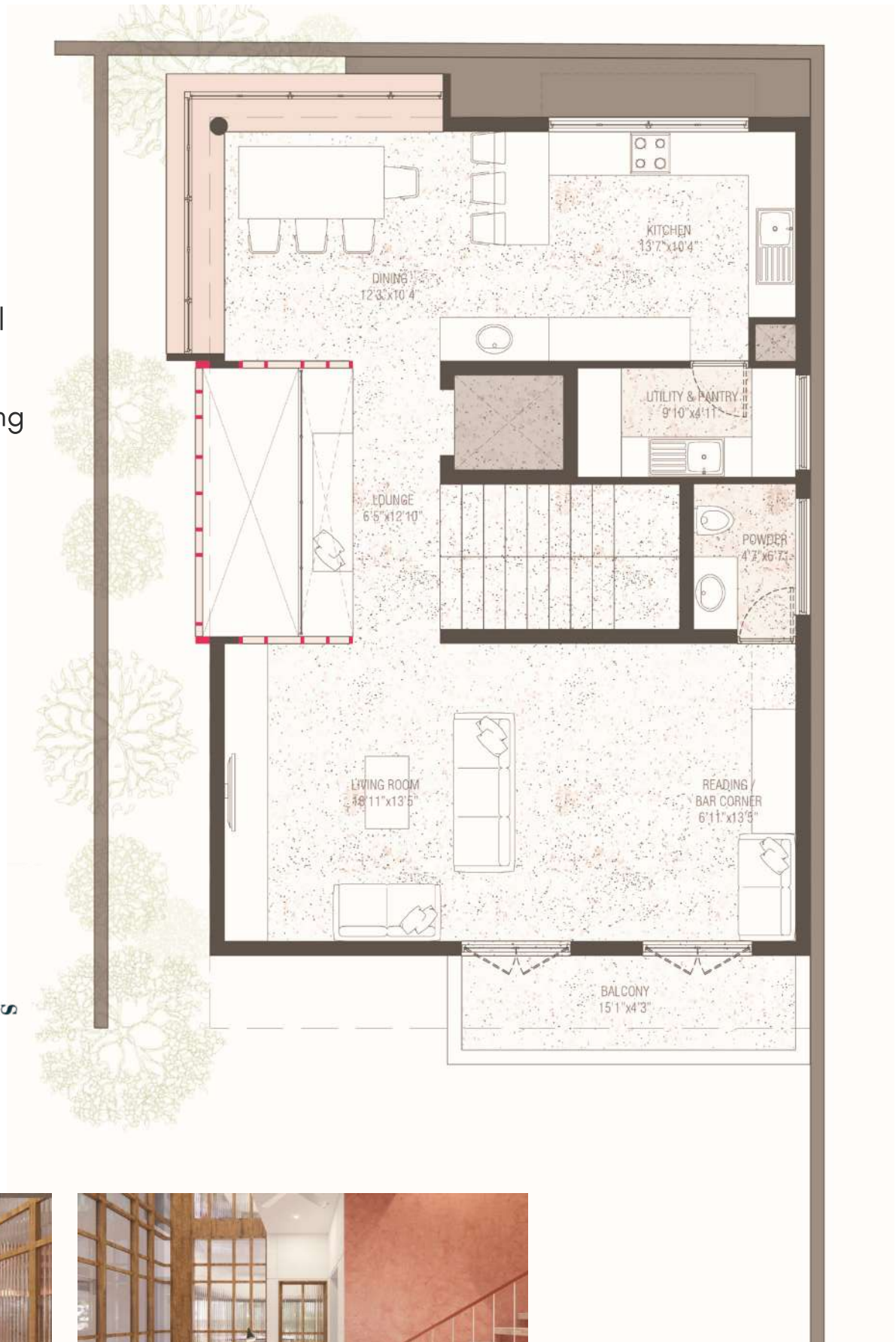


First Level

- Bridge - Lounge space in the connecting foyer
- Courtyard - simulative light-well connecting ground level
- Multipurpose Living - with bar counter/library
- Dining - Expansive layout opening up with window seating
- Kitchen - an open layout overlooking greens on planter

additional

- Gallery - attached to Living space overlooking Driveway
- Utility / Pantry - attached to the kitchen
- Powder room - on the side of bar counter for guests

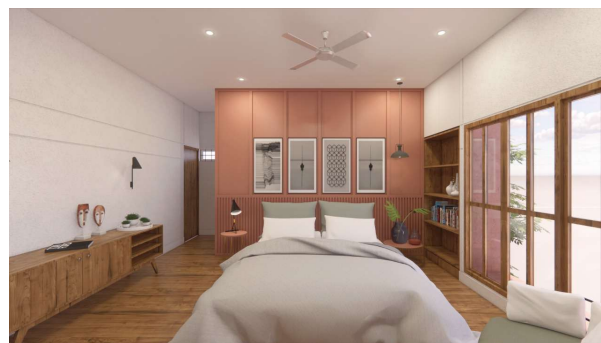
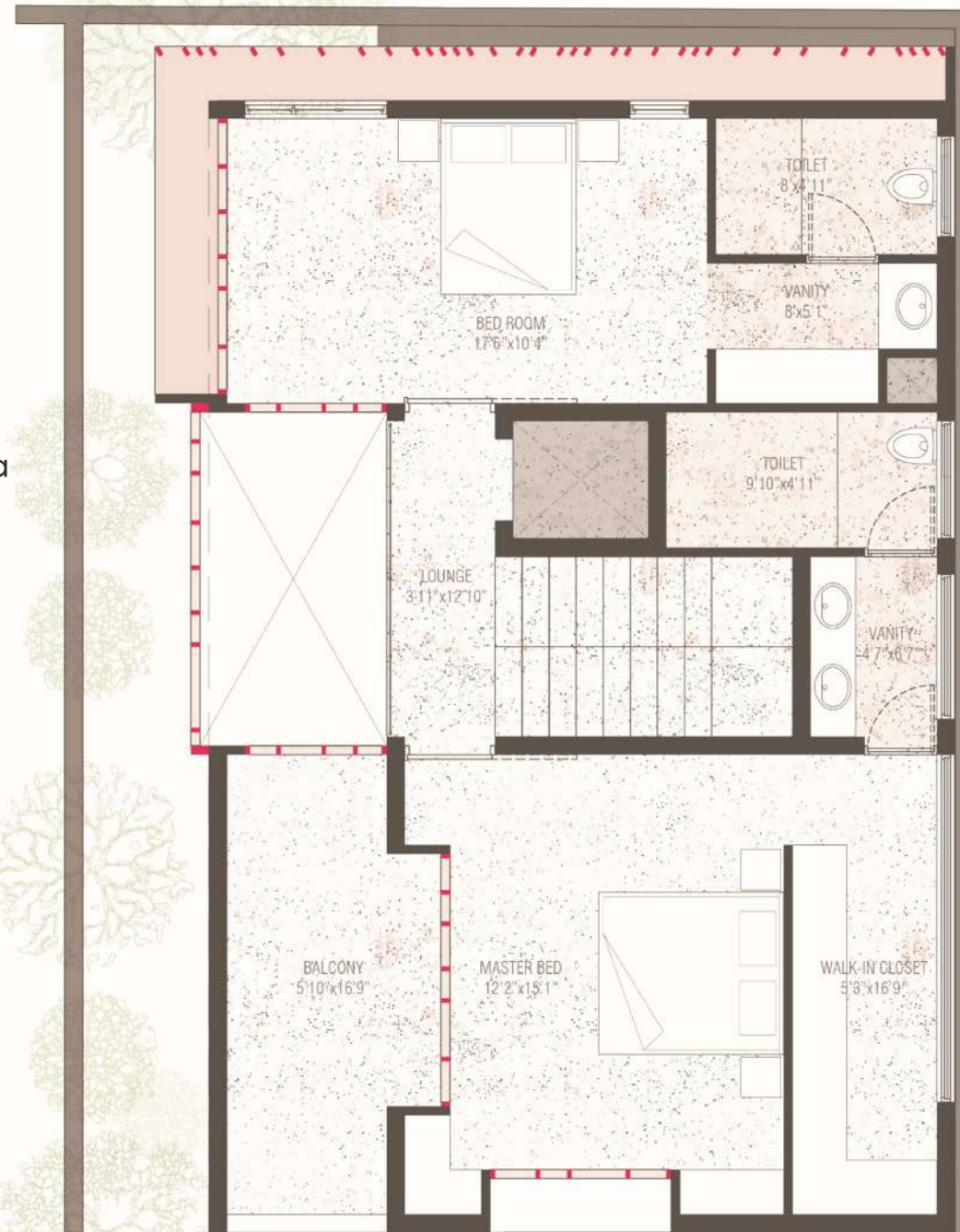
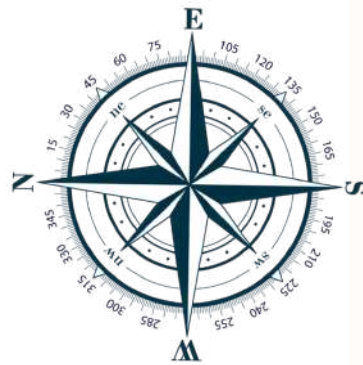


Second Level

- Bridge - a continued feature of connecting foyer
- Courtyard - simulative light-well connecting ground level
- Master Bed - with WIC, vanity, wash & shower
- Bed 3 - with WIC, vanity, wash & shower overlooking the sea

additional

- Private Balcony - attached to Master Bed
- Walk-in Closet - Fully functional, attached to Master Bed
- workstation space - in the wide stretch of Bed 3



Terrace Level

Lounge - open fenestrated entertaining space

Cottage room - exuberate woody touch to your 4th Bed

Jacuzzi - with vanity counter and mirror opening to the sea

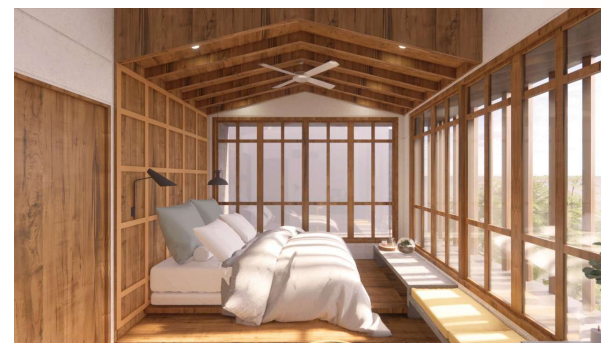
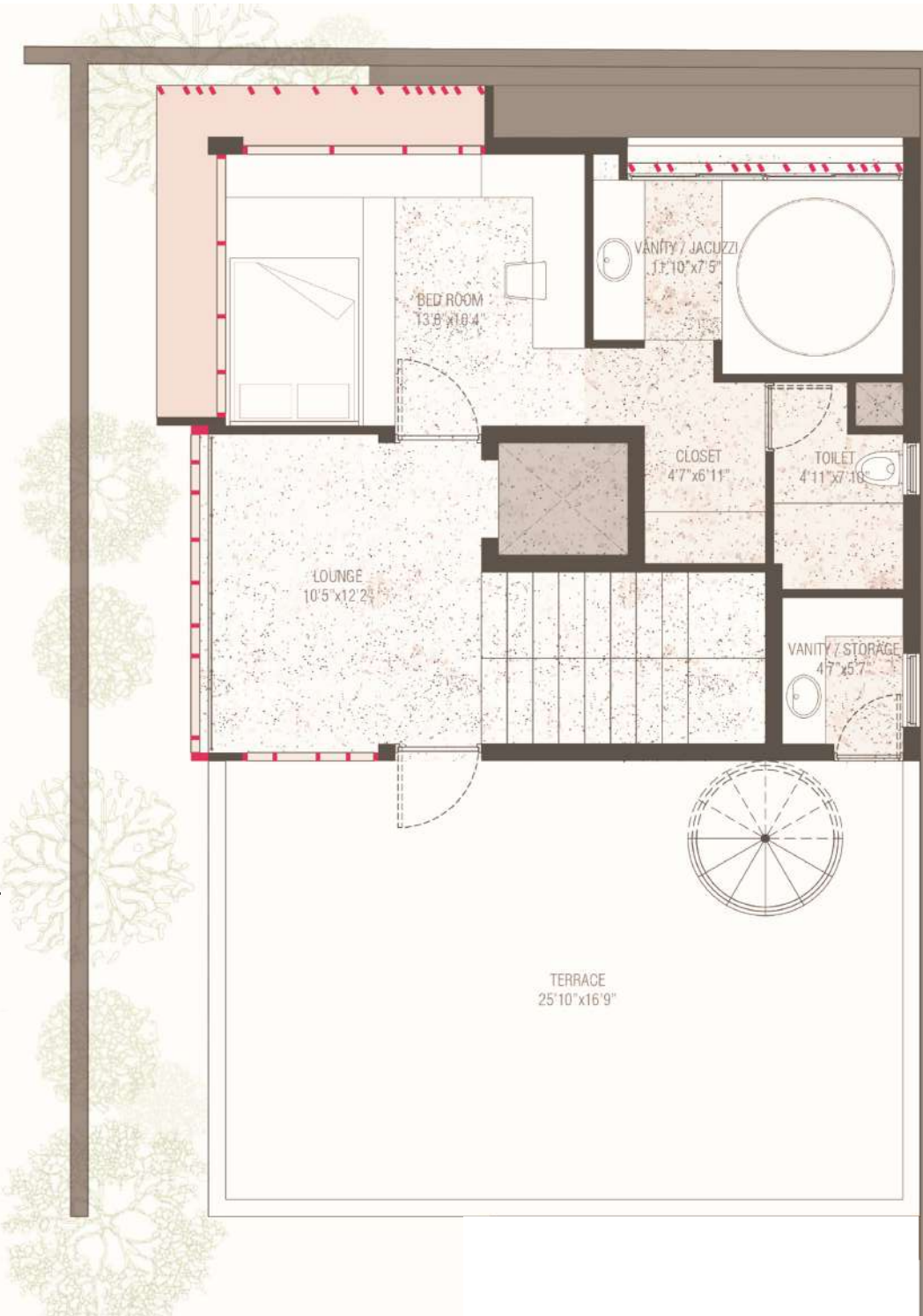
Work station - contemporary concrete desk and seating

additional

Terrace Garden - landscaped lush green space to hangout

outdoor vanity/Store - functional space

Overhead seating - for the views



Villa No : 1 to 5
Main Door Facing : North Direction
Configuration : 4 BHK + 1 Servant Quarter

Total Extent of Villa

4340
square feet

Undivided Share in the land

2134
square feet

Area Statement

Built Up Area -

Ground Floor : 620 Sq.ft.
First Floor : 957 Sq.ft.
Second Floor : 1016 Sq.ft.
Third Floor : 607 Sq.ft.

Total : 3200 Sq.ft.

Additional Area

Recreation / Pool area : 165 Sq.ft. (Optional)
Servant Room + Bath : 120 Sq.ft.
Living Gallery : 75 Sq.ft.
Private Terrace : 430 Sq.ft.
Covered Car Parking : 350 Sq.ft.

Total : 1140 Sq.ft.

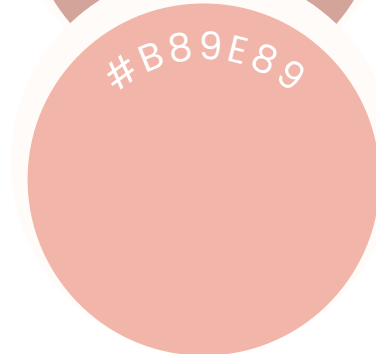
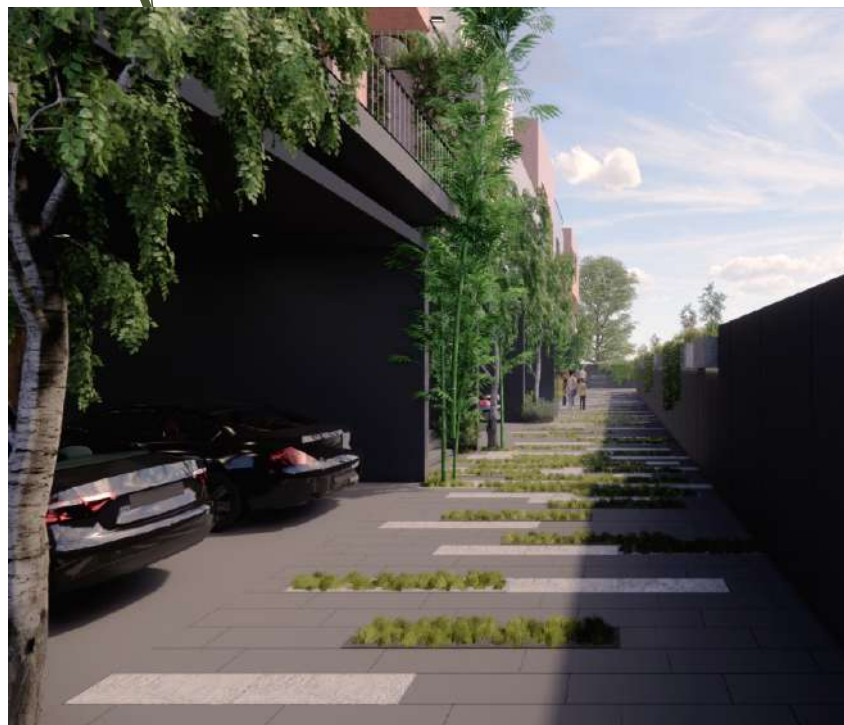
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Galore
BELVEDERE

”

Close to nature

Choice of earthen textures and elements make buildings more responsible and responsive towards the environment.



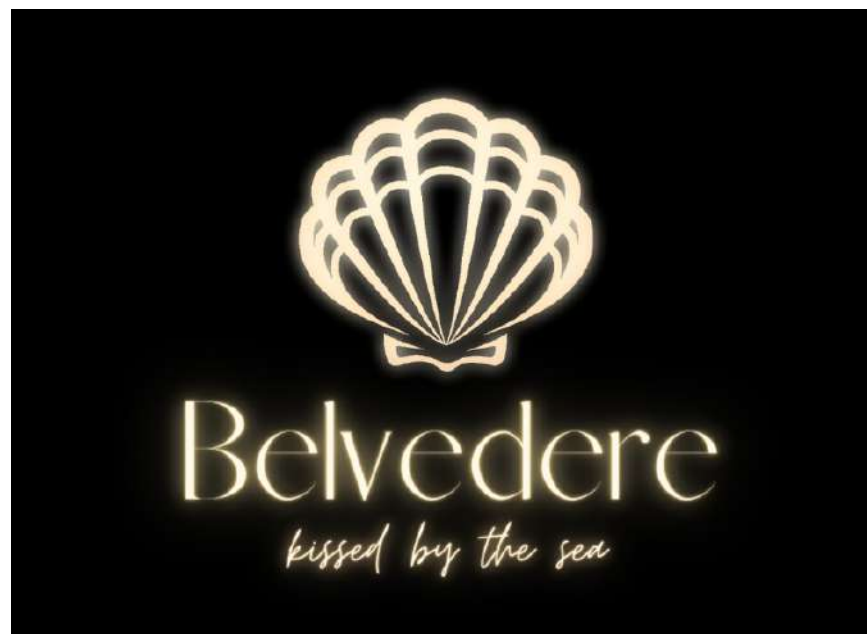
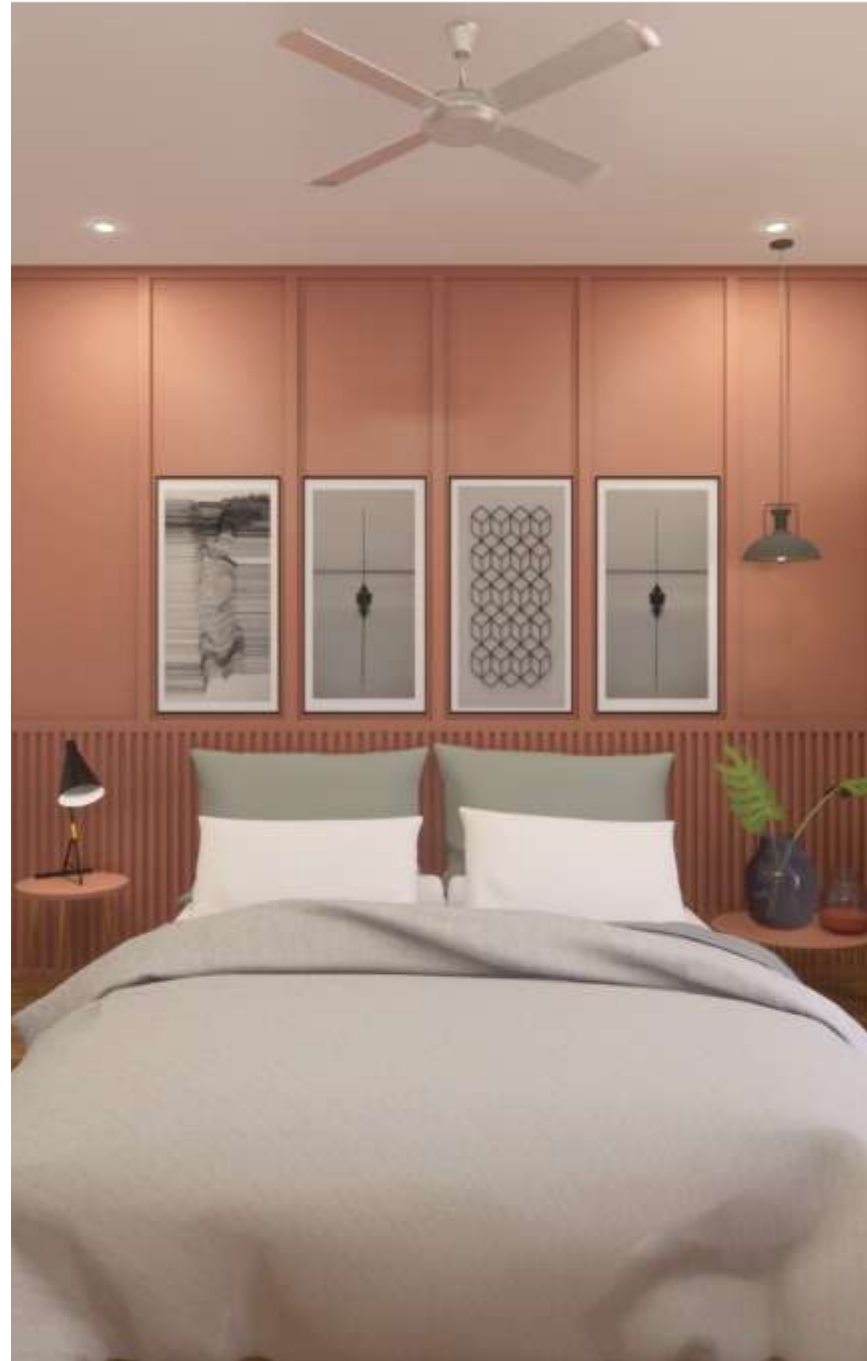


BELVEDERE

OFF THE BEATEN PATH

AKKARAI, ECR





Specifications

best in class technical and commercial specs to emphasize luxury of lifestyle through quality

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Structure

R.C.C Framed Structure with AAC Blocks 200mm for outer walls and 100mm for internal walls Floor to floor height will be maintained evenly at 3000mm for 1st, 2nd and 3rd floors

Wall Finishes

Interiors walls & Ceiling: Royal Acrylic Emulsion - Putty finish

Exteriors walls: Weatherproof Exterior Emulsion - lime mortar

Bathrooms: Joint free ceramic tiles cladding up to the ceiling

Utility walls: Joint free ceramic tiles cladding up to 4 feet

Joineries

Main Door: Teak wood door frame and double side veneer finish flush door of 1000mm x 2350mm with tower bolt, door viewer, safety latch, door stopper, and yale locks.

Bedroom Doors: Teak wood door frame and double side veneer finish flush door of 2350mm with tower bolt, door stopper, and Hettich or equivalent thumb turn locks.

Bathroom Doors: waterproof Designer molded skin door.

Windows: UPVC/aluminum profile with see-through glass and MS grill where ever applicable.

Balconies: Sliding UPVC/aluminum French doors and toughened glass will be provided without grills

Floor Finishes

Foyer, Living, Lounge, and Dining: **Marble**

Master Bedroom: Parquet **wooden** flooring

Kitchen and other Bedrooms: **vitrified** tiles

Bathrooms and Utility: Matt finish **ceramic** tiles

Balcony: wood finish vitrified tiles

Stairs: Ferro cement or **Granite** flooring

Terrace: Heat reflection **coolant** tiles



Kitchen

Provision for Chimney, Hob, and RO water purifier

CP fittings of **Jaquar** or equivalent

The countertop will be of Polished Granite

Engineered Marble Sink with drain board

Bath

Vanity counter top wash basin Kohler or equivalent

Wall-mounted W/C with health faucet of Kohler

CP and Sanitary fittings of Kohler or equivalent

Concealed wall mixer of Kohler or equivalent

Provision for Geyser will be provided

Shower glass partition in the master bedroom

Rain Shower in the master bedroom

Electrical

Cables and wiring: **Finolex** or equivalent

Switches and sockets: **Legrand** or equivalent

Provision for Split air conditioners points in all rooms

DB with phase change over, MCB, and ELCB

LAN and TV(DTH) points in living & bedrooms

Master control Switch at the entrance

Amenities

Sump, OHT, Rainwater Harvesting

Elevator 4 Passenger **Schindler**/equivalent

Provision for DG power backup

Piped LPG line

Video door phone, Access Control,

CCTV for all common areas.





BELVEDERE

*In Top
of the World*

The most exciting experience of lifestyle with the best of modern amenities to fulfill your heart's desires is awaiting your arrival.



INSPIRE YOUR DAILY LIVING

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