



ARCADIA



Designed for the Future



D e s i g n i n g l i f e s t y l e s f o r o v e r t w o d e c a d e s

Vision:

To redefine the urban living experience by crafting sustainable, smart, and beautiful spaces that enhance the quality of life for our residents. Our unwavering commitment to thoughtful design and purposeful architecture remains at the heart of everything we do, no matter the scale or nature of the projects we build.

Mission:

We believe our customers are our greatest assets — and they deserve nothing less than uncompromising attention to detail. At Advik, our mission is to design and deliver innovative, eco-friendly, and technologically advanced homes that exceed our customers' expectations. We strive to build long-term relationships while maintaining the highest quality in everything we do for our clients, communities and the world we build around us.

A decorative border of various tropical leaves, including monstera and palm leaves, in shades of green and teal, framing the central text.

Introducing **ADVIK URBAN ESTATES** — where visionary architecture meets innovative real estate. Founded by one of South India’s leading architects, with a proven legacy of over 200 successful projects, ADVIK is redefining the future of modern living. Our philosophy blends cutting-edge design, sustainable practices, and deep industry expertise to create spaces that inspire, elevate, and endure.

With a rich portfolio of apartments, villas, commercial spaces, and independent homes, our team brings unmatched skill and passion to every detail.

We are proud to unveil our debut residential apartment project on OMR, near Thoraipakkam — a bold expression of our values: design excellence, eco-consciousness, and smart urban living.

Our new OMR Residential Project is a unique landmark development that reflects our unwavering commitment to superior quality, sustainability, and smart urban living.

Elevating Urban Luxury to New Heights

ADVIK Arcadia redefines urban living-offering a sophisticated, connected lifestyle where the vibrant energy of the city seamlessly blends with the comfort and tranquility of home.





Energy Efficient Smart Homes @ Thoraipakkam

Nestled in the heart of the city lies a home you'll cherish. With **ADVIK Arcadia**, you're promised design excellence, our signature attention to detail, elegant elevations, and unmatched construction standards all brought to life with best-in-class fixtures, finishes, and materials.

Architect's Note:

At the heart of Thoraipakkam, **ADVIK Arcadia** offers thoughtfully crafted 2 and 3 BHK energy-efficient smart homes that prioritize both privacy and comfort. Every unit is designed to maximize natural light and ventilation. Our balconies and bedroom windows face serene landscapes while tactfully avoiding the neighbouring units for utmost privacy and a close visual connection to nature. In line with our design philosophy, the layout brilliantly avoids bedroom doors opening directly into public spaces, further enhancing the sense of seclusion within each home. As with every ADVIK project, Arcadia reflects the perfect harmony between aesthetic elegance and architectural innovation bringing form, function, and a touch of nature into everyday living.



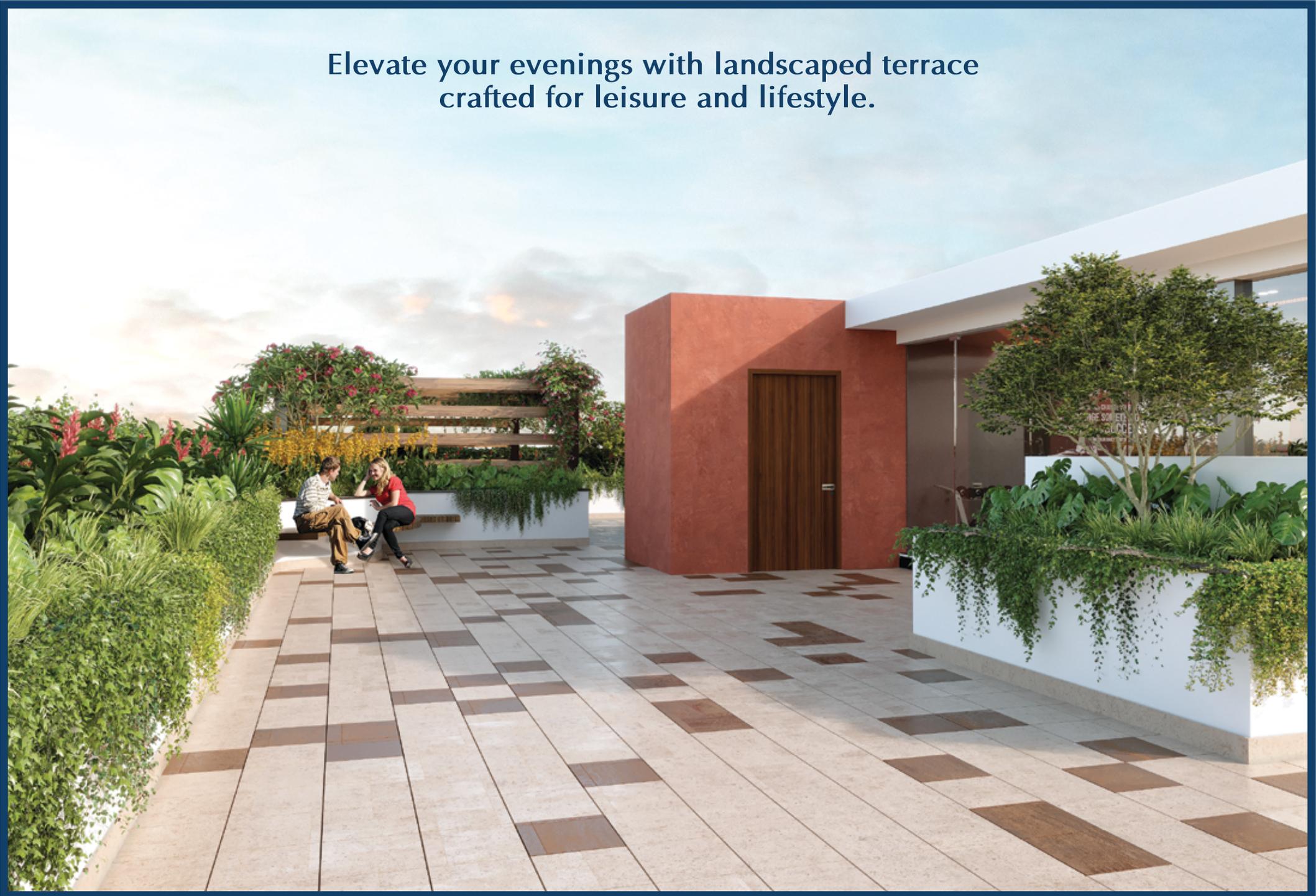
AMENITIES





-  Covered Car Parks
-  Rainwater Harvesting
-  CCTV Surveillance
-  Digital Lock for Main Doors
-  Security Cabin
-  Automatic Lifts with Safety Features from Top Brands
-  Toilets For Drivers & Staff
-  EV Charging Points
-  Solar Power As Per Norms

Elevate your evenings with landscaped terrace
crafted for leisure and lifestyle.



A space to stretch, breathe, and recharge
shaded by serenity.

TERRACE AMENITIES

-  Terrace Garden
-  Pergola Roof Gazebo With Seating Arrangements
-  Barbeque Counter
-  Terrace Toilet
-  Party Hall - 25 People's Capacity In the Terrace
-  Flowering Plants Along the Parapet Wall
-  Seating Around Planters





LOCATION ADVANTAGE

Located in the heart of OMR, Chennai's growth and tech hub

Rajiv Garden, Near secretariat colony, Thoraipakkam, Chennai, Tamil Nadu 600097
Surrounded by IT Companies, schools, colleges and hospitals Easy accessibility to
OMR, ECR, Velachery & Sholinganallur

STRATEGIC CONNECTIVITY

-  Chennai One IT Park – 5 Mins*
-  Taramani Metro Station – 20 Mins*
-  Chennai International Airport – 20Mins*

LEISURE & ENTERTAINMENT

-  Geetham Restaurant -3 Min*
-  Sai Nagar Park – 5Mins*
-  BSR Mall -7 Mins*

SCHOOLS & INSTITUTES

-  Sri Chaitanya Techno School – 5 Mins*
-  Dr. C.L. Metha Sishya OMR School – 10 Mins*
-  APL Global School – 12 Mins*
-  D.B. Jain College – 7 Mins*

IT HUBS

-  Chennai One IT Park – 5 Mins*
-  Cognizant IT Park – 15 Mins*
-  Elcot SEZ – 15 Mins*
-  SP Infocity – 25 Mins*

EDUCATION

-  APL Global School
-  Orchids The International School - Thoraipakkam
-  D.A.V. Public School
-  Narayana E-Techno School, Sholinganallur
-  Primrose Schools
-  My Little University

HEALTHCARE

-  Cloudnine Hospital - Old Mahabalipuram Road
-  Prashanth Super Speciality Hospital
-  Apollo Cradle & Children's Hospital Karapakkam, Chennai
-  Saraswathy Multispeciality Hospital
-  Promed Hospital

FOOD AND DRINKS

-  Geetham Veg Restaurant
-  Barbeque Nation- OMR
-  KFC
-  Dindigul Thalappakatti, Thoraipakkam
-  Adyar Ananda Bhavan - A2B

SHOPPING

-  Grand Square
-  ASV Crown Plaza
-  BSR Mall

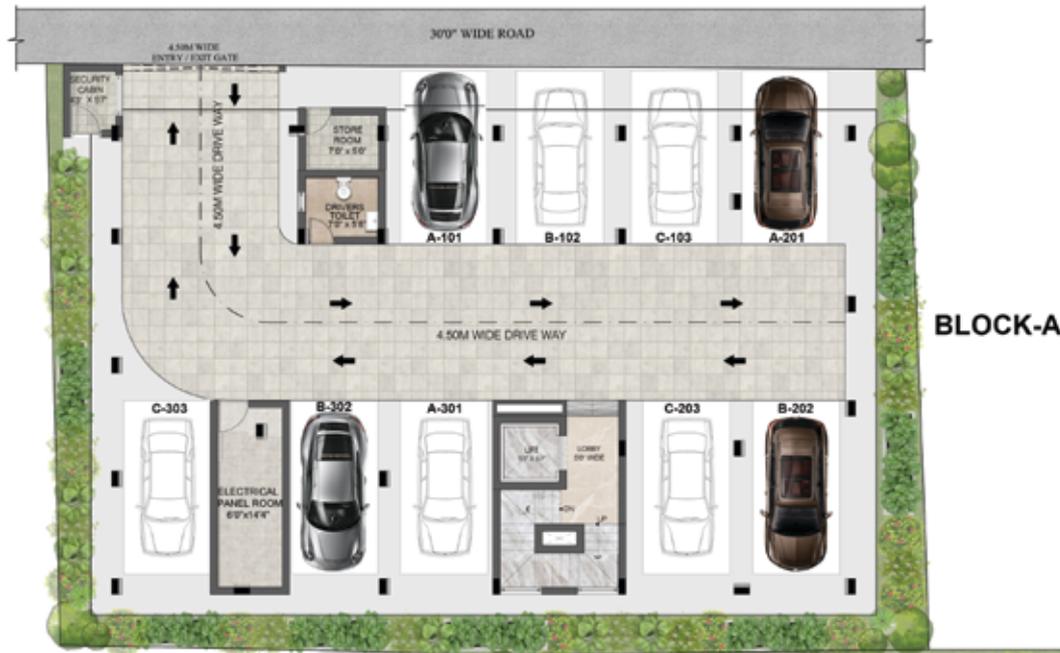
COMMUTE

-  Mettukuppam Bus Stop

Disclaimer: The content is for information purposes only and does not constitute an offer to avail of any service. Prices mentioned are subject to change without notice and properties mentioned are subject to availability. Images for representation purposes only.



BLOCK A & B - TYPICAL FLOOR PLAN
 (1st,2nd & 3rd FLOOR)



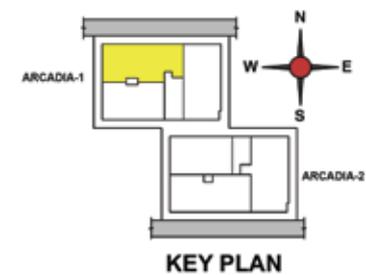
BLOCK A & B - STILT FLOOR PLAN



**BLOCK A - TYPICAL FLOOR PLAN
(1st,2nd & 3rd FLOOR)**

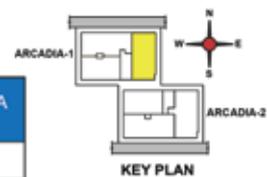


ARCADIA-1 UNIT NO.	APARTMENT TYPE	PLINTH AREA (SQFT)	SALEABLE AREA (SQFT)
A101, A201, A301	3BHK+3T	1076	1350



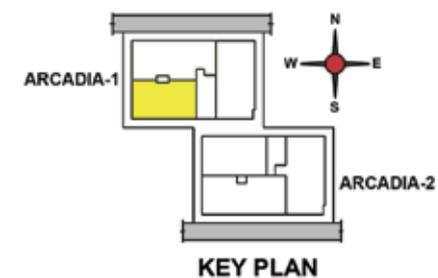


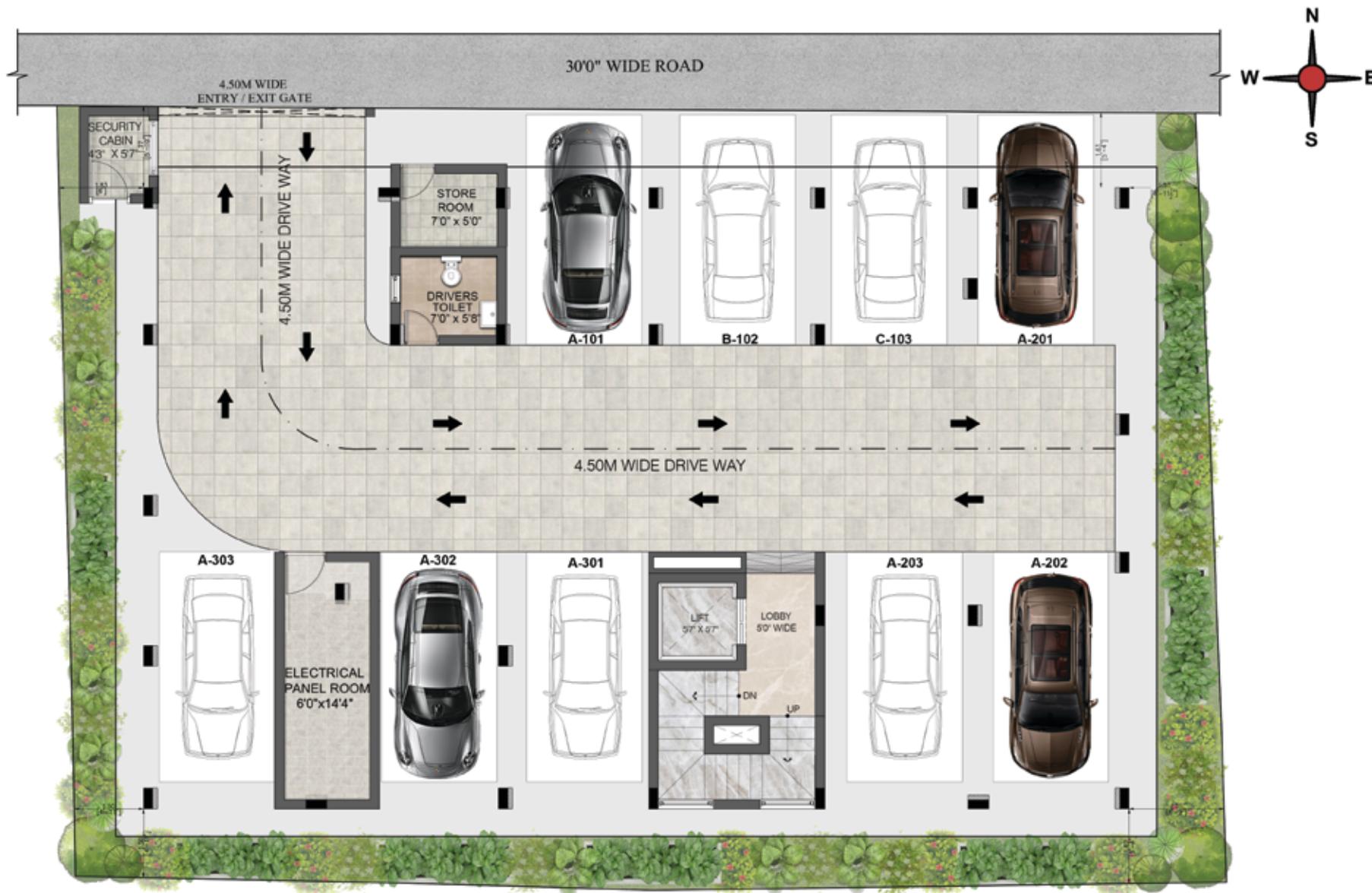
ARCADIA-1 UNIT NO.	APARTMENT TYPE	PLINTH AREA (SQFT)	SALEABLE AREA (SQFT)
B102, B202, B302	3BHK+3T	1001	1260



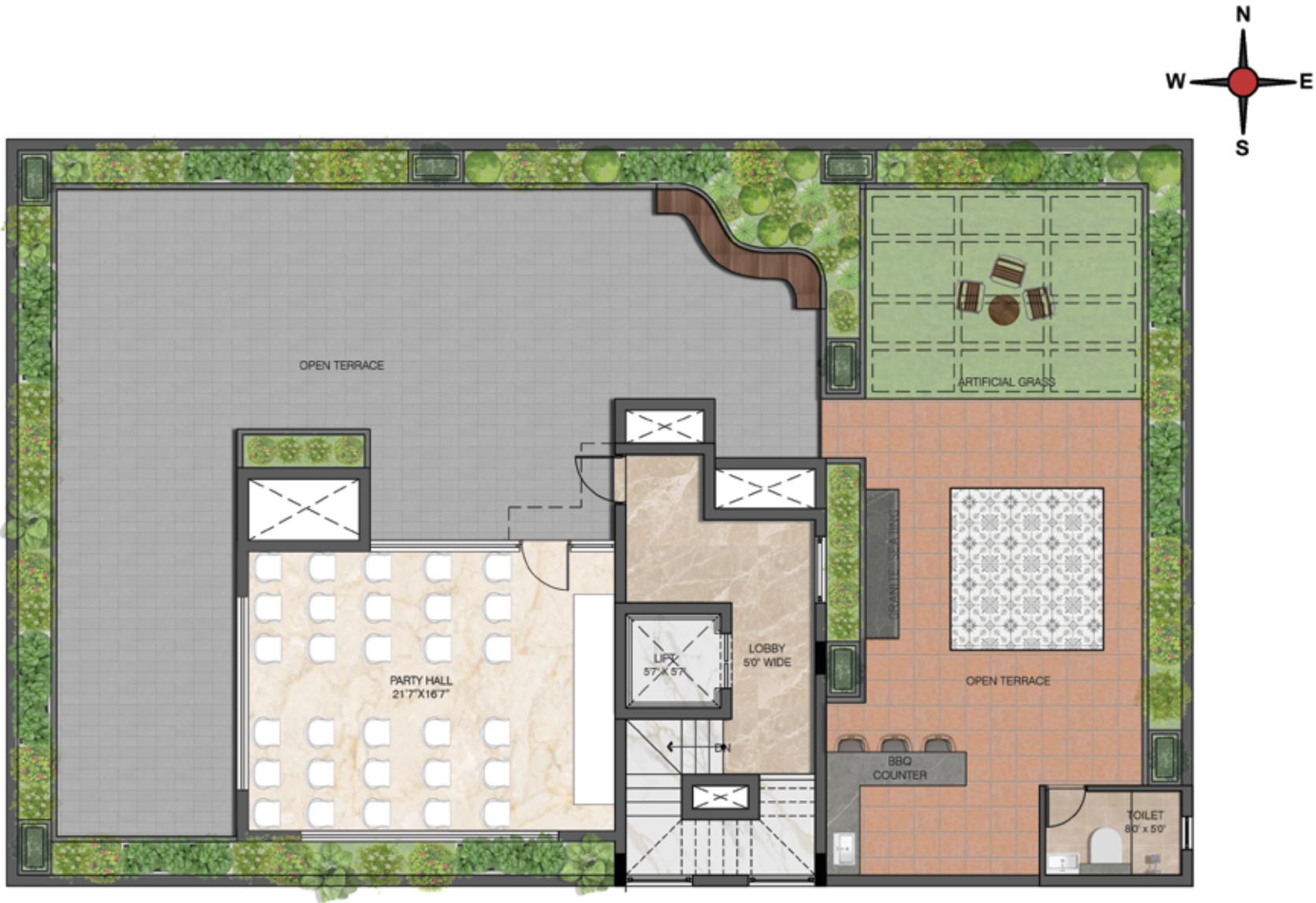


ARCADIA-1 UNIT NO.	APARTMENT TYPE	PLINTH AREA (SQFT)	SALEABLE AREA (SQFT)
C103, C203, C303	2BHK+2T	818	1030





BLOCK A - STILT FLOOR PLAN



BLOCK A - TERRACE FLOOR PLAN

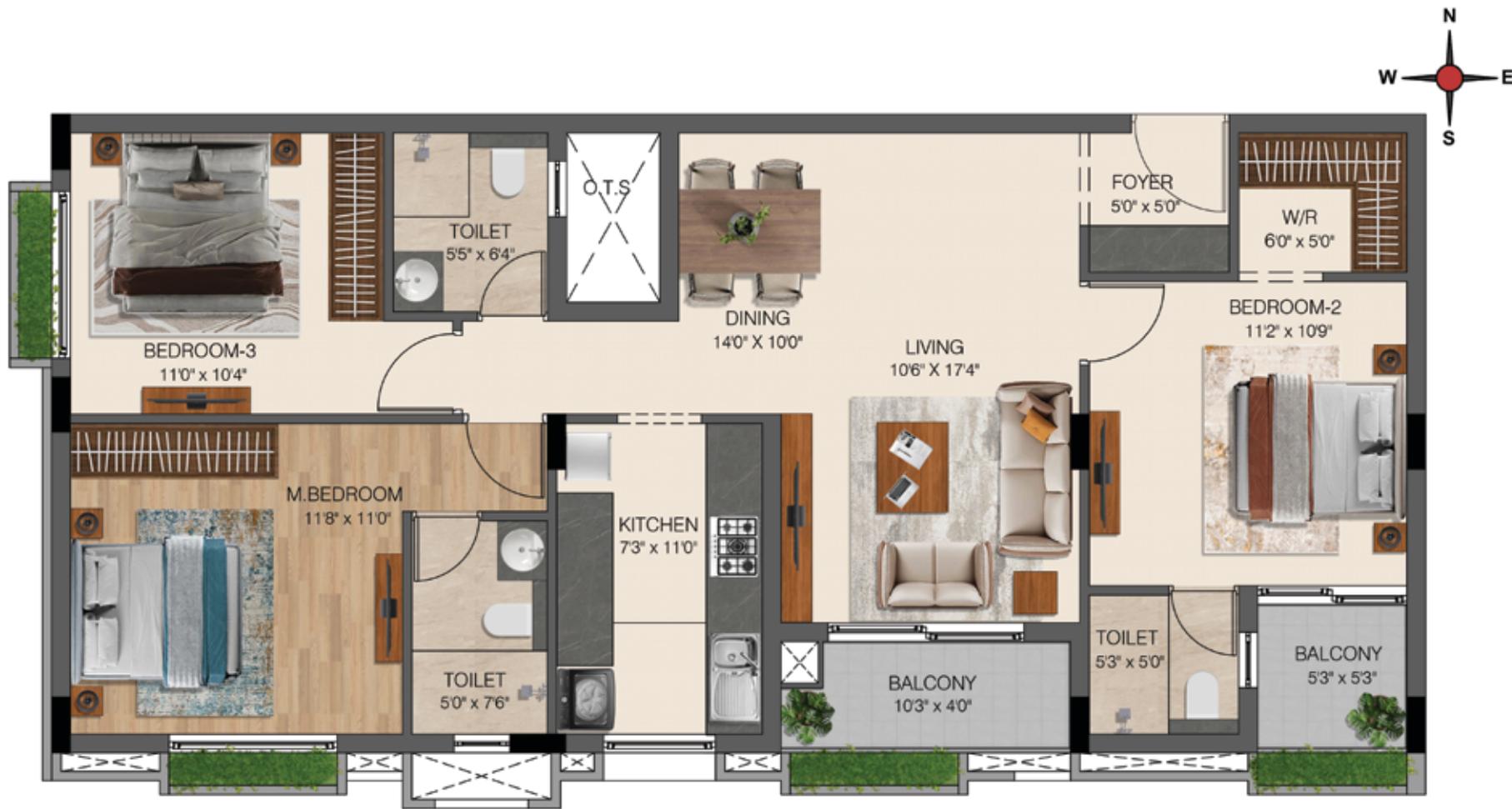


BLOCK B - TYPICAL FLOOR PLAN
(1st, 2nd & 3rd FLOOR)

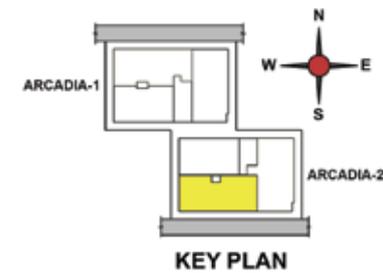


ARCADIA-2 UNIT NO.	APARTMENT TYPE	PLINTH AREA (SQFT)	SALEABLE AREA (SQFT)
A101, A201, A301	3BHK+3T	1055	1318



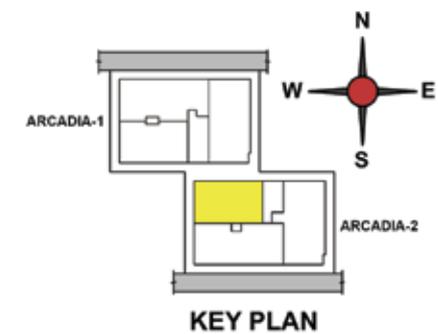


ARCADIA-2 UNIT NO.	APARTMENT TYPE	PLINTH AREA (SQFT)	SALEABLE AREA (SQFT)
B102, B202, B302	3BHK+3T	1087	1358





ARCADIA-2 UNIT NO.	APARTMENT TYPE	PLINTH AREA (SQFT)	SALEABLE AREA (SQFT)
C103, C203, C303	2BHK+2T	819	1030

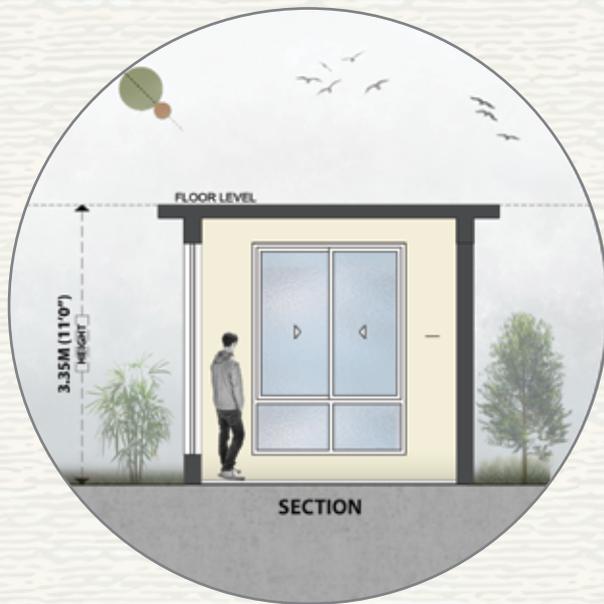




BLOCK B - STILT FLOOR PLAN



BLOCK B - TERRACE FLOOR PLAN



HEIGHTENED EXPECTATIONS: The Importance of Floor-to-Floor Height

At Advik Arcadia, we offer an impressive floor-to-floor height of 11 feet, compared to the market standard of just 9.5 feet.

Advantages of Floor to Floor height

Beyond its visual appeal, the height achieved through a floor-to-ceiling design lends a striking sense of grandeur to the apartments.

Residents enjoy a sense of freedom and ease, experiencing true luxury and unparalleled comfort.

The soaring height opens up endless possibilities for creative design from installing elegant tall shelving or showcasing a striking statement artwork to incorporating a stylish false ceiling that adds depth, dimension, and refined aesthetics to the space.

Increasing the floor-to-floor height offers a rare combination of luxury, openness, and a deeper connection to the environment. This enhanced height allows natural light to flood the space, creating a sense of grandeur and comfort that transforms everyday living.

RED BRICK REVIVAL:

Bringing Tradition to Modern Builds

RED Brick Construction

Durability and Longevity

Red bricks are renowned for their exceptional strength and resilience, capable of withstanding harsh weather conditions such as heavy rain, strong winds, and extreme temperatures.

Red brick structures can last for generations, representing a wise investment for property owners.

Sustainability and Eco-friendliness

Red bricks possess a high thermal mass, which allows them to absorb and store heat during the day and release it slowly at night.





SPECIFICATIONS

STRUCTURE

RCC Framed Structure with Seismic zone III compliant as per NBC Norms.

Block-work - Customized 8" long First Grade Wire-cut clay brick.

Flooring and Tiles: Kajaria / Somany / Equivalent.

- **Foyer; Living; Dining:** 1200mm x 600mm double charged glossy vitrified tiles with coordinated skirting.
- **Bedrooms:** 600mm x 600mm Double charged matt vitrified tiles with coordinated skirting.
- **Kitchen:** 600mm x 600mm vitrified tiles with coordinated skirting and 20mm Black Granite in counter.
- **Balcony:** Wooden finish Plank Tiles.
- **Utility:** 300mm x300mm Anti-skid tiles.
- **Toilet:** 300mm x 300mm vitrified Anti-skid tiles.
- **Terrace:** All-weather proof tiles.

WALL TILES

- **Kitchen:** 2'Height Glazed self-designed tile above counter.
- **Utility:** Glazed Ceramic Tiles up to 3' height in wet area.
- **Toilet walls:** High End vitrified tiles 2 x2 or 4 x2 Up to 7' height.

DOORS, WINDOWS AND RAILINGS

- **Main Door:** 8'0"x 3'6'. Teak wood frame and shutter with melamine polish with Godrej or equivalent Locks
- **Internal Doors - All Internal Doors 8' Height:** 8' Height Engineered wood /Country wood frame with skin doors with Key and door stopper of Godrej Mortise lock or equivalent.
- **For Toilet Doors:** FRP doors for the best water resistance.
- **Windows & Ventilators:** UPVC / Aluminium Powder coated sliding, with clear glass.
- **Balcony French Doors:** UPVC / Aluminium Powder French Doors and profiles. Sliding door with Saint- Gobin glass or equivalent

GRILLS

- Grills MS Grills fixed on to the walls. Zinc Chromate Anti-corrosive primer with Enamel Paint.

SANITARYWARE & CP FITTINGS: Hindware / Jaquar / Equivalent

- **EWC:** Wall mounted closet with concealed cistern and health faucet.
- **Wash Basin:** Wall mounted basin with pillar cock.
- **Shower set:** The shower head, hand shower and tub sprout operate with a single-lever 4-way concealed diverter.

HANDRAILS & SAFETY GRILLS

- SS handrails for staircase.
- MS grills for all windows.

SPECIFICATIONS

PAINTING: Asian / Berger

- **Internal walls:** Punning and premium emulsion paint (2 coats putty, 1 coat primer and 2 coats stain resist paint)
- **Internal ceilings:** premium emulsion paint (2 coats putty, 1 coat primer and 2 coats stain resist paint)
- **Exterior walls:** Weatherproof exterior emulsion.

ELECTRICAL DISTRIBUTION AND WIRING

- TV, telephone, and modem points in all bedrooms, and the living room.
- Electrical distribution & concealed wiring suitable for 3-phase power supply.
- Fire-resistant electrical wires of Finolex or Anchor make.
- Switches and sockets of Anchor Roma / Legrand or equivalent make.
- Air-conditioning points in all rooms.
- One MCB for each room in the main distribution box in each residence.
- Three phase power supply.

All products like switches and accessories, PVC conduits, switchgear, wiring cable, etc., are compliant with IS code of practice for electrical wiring.

COMMON AREAS

- **Ground floor lobby:** Polished granite combination design flooring with matched skirting.
- **Upper Floor Lobbies:** Polished granite slab with matched skirting | Stone cladding around elevator.
- **Staircases:** Granite flooring with skirting | Handrails with MS grill work.

EXTERNAL AREAS

- **Pavement:** Paving with granolithic flooring/concrete interlock pavers | rains along the compound wall to divert rain water to rain harvesting pit.
- **Landscaping:** As per the Architect's detailing.
- **Elevator:** One 8-passenger capacity Johnson elevator /Kone.
- **Security System:** CCTV cameras in common areas | Video door bell
Sump of Adequate capacity as per CMWSSB Standards.
- **Generator :** Generator with sound proof covering of the required rating to cater lights, fan points modem points in all rooms and adequate lighting in the common area and to operate motor pump and Lift.

MORE UTILITIES IN CAMPUS

- Rainwater harvesting system.
- OH tank with float switch.
- Toilet for drivers/staff in stilt floor and for residents in the terrace.
- Solar cells as per CMDA norms.
- EV charging points on the stilt floor.







The logo for ADVIK URBAN ESTATES features the word "ADVIK" in a bold, white, sans-serif font. A small orange and white graphic element is positioned to the left of the letter 'A'. Below "ADVIK", the words "URBAN ESTATES" are written in a smaller, white, all-caps, sans-serif font.

ADVIK
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