

PURAVANKARA

LUXURY HOMES FOR
CHENNAI'S MODERN
ARISTOCRACY



PURVA
SOMERSET
HOUSE

THE WORLDHOME COLLECTION

Race Course Road, Guindy



TRUTHS OF THE ARISTOCRACY



Think 'aristocracy' and you imagine bygone eras. But modern times have aristocrats too. They have reached the upper echelons of society with their dedication and vision. They balance tradition and newness. And Purva Somerset House is a grand ode to their spirit. Designed by the world's finest minds, immaculately detailed, and steeped in natural beauty, these homes promise to be the finest canvas for the modern aristocrat's life.

NOTE FROM THE CEO



Chennai is a city we hugely admire for its heroic history and rich cultural heritage. That's why it gives me great pleasure to present you with Purva Somerset House. Part of our WorldHome Collection, this is a home that has many things in common with Chennai's aristocracy. A graceful aura. Global influence. An innovative spirit. And much more. It's no wonder these homes are the ideal living spaces for the elite of Chennai. And like all fine things, it's exclusive. That's why we decided to have just one WorldHome in Chennai. So that Chennai's aristocracy need no longer dream of other lands but can now enjoy global experiences and an elevated lifestyle right at their doorstep.

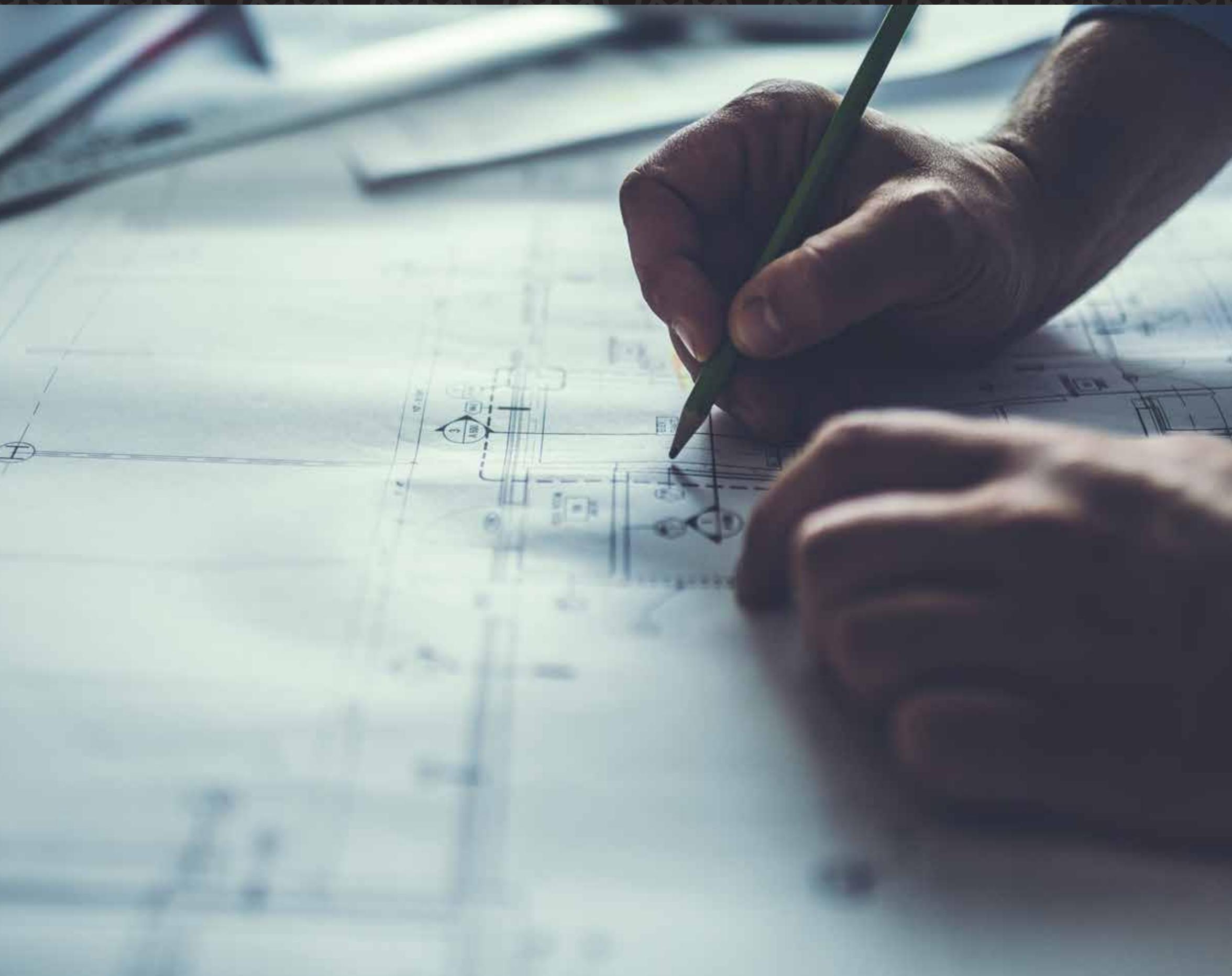
Abhishek Kapoor

Chief Executive Officer, Puravankara Ltd.



SOMERSET
HOUSE

LUXURY HOMES DESIGNED BY THE BEST IN THE WORLD



The aristocracy has always known the value of collaborations.

That's why for Purva Somerset House, we worked with some of the best minds in the world.



Hadi Teherani
Renowned German architect and designer

HADI TEHERANI | *FACADE DESIGN*

Hadi designed the facade of Purva Somerset House to create an international and timeless architectural statement. It borrows from traditional design elements of Tamil Nadu and global design trends creating a unique look. It is inspired by the geometry of intricate patterns of the traditional handmade Chettinad tiles which have been reimaged into modern jaali patterns and cladding design elements, thereby giving it a strong character rooted in rich heritage. In short, Purva Somerset House will be nothing short of magical.



Andy Fisher
Renowned Singapore-based architect

Andy Fisher workshop

ANDY FISHER | *CLUBHOUSE DESIGN*

Andy has over 30 years of experience working on international projects in Europe and Asia. Since founding the workshop in 2004, he has developed it into a creative and collaborative venue, undertaking a wide range of projects including hotels and resorts for international brands. He also has extensive experience in designing large-scale residential, commercial, and retail developments. Andy has envisioned and designed the Clubhouse at Somerset House, making it a space that brings elevating experiences and a global lifestyle to your doorstep.

THE WORLDHOME COLLECTION



SIX TENETS THAT MAKE IT
A WORLDHOME

FUTURE-THINKING LUXURY

Foreseeing the hidden layers of the good life with integrated planning

DIVERSE LUXURY

Weaving in latest best practices from experts around the world

Purva Somerset House is part of our prestigious WorldHome Collection. These homes have been designed for the quintessential 'world citizen' who shapes industries, influences organizations, and travels around the world. It's no wonder these homes deliver the highest level of luxury in every department - from immaculate details and renowned architects to elevated experiences and eco-friendly, tech-integrated living.

PURVA
SOMERSET
HOUSE
THE WORLDHOME COLLECTION
Race Course Road, Guindy

PURVA
ORIENT GRAND
THE WORLDHOME COLLECTION
Lalbagh Road, Bengaluru

PURVA
ATMOSPHERE
THE WORLDHOME COLLECTION
Behind Manyata Business Park, Bengaluru

SUPERLATIVE LUXURY

Crafting impeccable designs on par with the world's best luxury spaces

EXPERIENTIAL LUXURY

Curating elevating experiences for mind, body, and soul

GREEN LUXURY

Balancing man-made and nature-made via sustainability

INTELLIGENT LUXURY

Designing spaces that act like an extension of our minds

PURVA SOMERSET HOUSE IS OUR ONLY WORLDHOME IN CHENNAI



Boldly conceived, immaculately designed, it bears all the hallmarks of the aristocratic life





THE ARISTOCRACY DOESN'T GO TO THE WORLD.
IT COMES TO THEM



When Cleopatra sought Caesar's help to strengthen her empire, she went to Rome to meet him, bearing the best of the world
on a platter, from mesmerizing silks to rare delicacies.



PURVA SOMERSET HOUSE BRINGS THE BEST OF THE WORLD TO YOU ON A PLATTER



- *Part of our exclusive WorldHome Collection*
- *Elite craftsmanship*
- *Experiences that go beyond amenities*
- *Blending technology and eco-friendly living*

NOTHING STANDS BETWEEN THE ARISTOCRACY AND A GOOD VIEW



For centuries, aristocrats always valued an expansive view. It offered sensory pleasures and an inspiring view of the horizon.



ENJOY UNOBSTRUCTED VIEWS OF NATURE'S RICHES AT GUINDY

- *A 270-degree view of acres of soothing greenery*
- *A panoramic view of the Madras Race Club*
- *Glimpses of the Guindy National Park*

THE ARISTOCRACY INDULGE THE CITY
OR ESCAPE IT, WHEN THEY PLEASE



Chennai International Airport
8 kms

Towards Phoenix Marketcity
2 kms

Velachery Road

Unhindered movement and access have always been important to the aristocracy,
whether to retreat from a battle or just escape the tedium of palace affairs.

LIVE IN GUINDY, ONE OF INDIA'S 10 PRIME INVESTMENT DESTINATIONS

- *Get access to city centre*
- *Travel quickly to the Metro Station and International Airport*
- *Be close to Phoenix Market City, educational institutes, hotels and hospitals*

Kathipara Flyover

Guindy Metro
1 km

Five Furlong Road

Madras Race Club

Velachery Road

Raj Bhavan
3 kms

Guindy National Park
3 kms

Military Hospital

Central Institute of
Plastic Engineering
& Technology

To Koyembedu

UTI Infrastructure
Technology &
Services Ltd.,

SPIC Building

ITC
Grand
Chola

Guindy Flyover

To Porur &
Sriperumbudur

MKN Road

Ashram
School

Madras
Race Club

To Airport

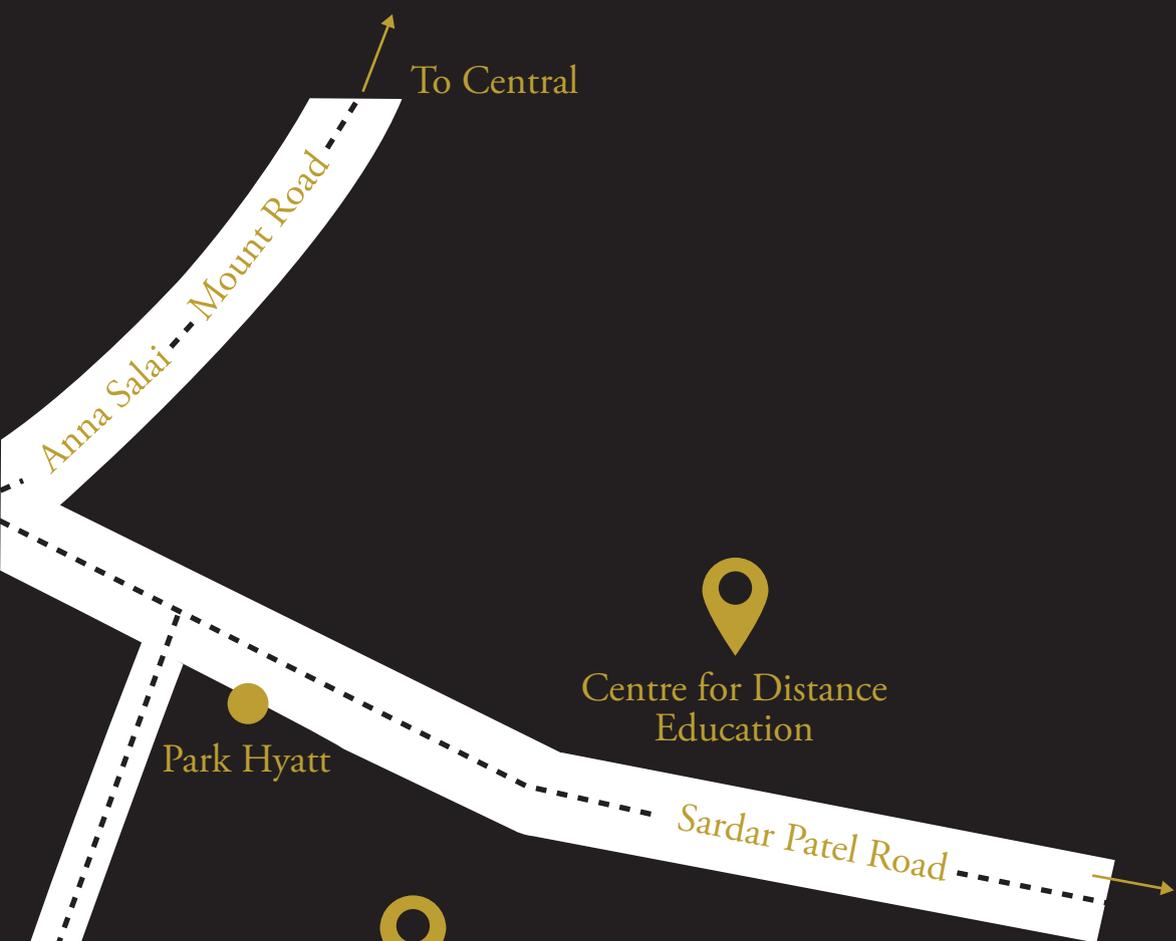


Five Furlong Road

Velachery Road

To Velachery & OMR





To Central

Anna Salai
Mount Road

Park Hyatt

Centre for Distance
Education

Sardar Patel Road

Tamil Nadu Science
& Technology

Anna University
Central Library

To Adyar

Raj Bhavan



Guindy
National
Park

PURVA
SOMERSET
HOUSE

THE ARISTOCRACY ALWAYS ENJOYS RINGSIDE SEATS TO LIFE'S MAGIC



From King Leopold in old-world Vienna to Queen Elizabeth in modern London, the elite have always witnessed
life's best from an exclusive vantage point.



GET A ROYAL VIEW OF THE RACECOURSE FROM THE ASCOT SEATING LOUNGE

- The most privileged view of the Madras Race Club, India's oldest race track
- Private and connected to the action



NO MATTER WHERE YOU PLANT AN ARISTOCRAT, SHE ALWAYS BLOOMS



From the Gardens of Versailles in 15th century France to the Royal Botanic Garden in London,
gardens have always enthralled the aristocracy.



LUXURIATE IN ROOFTOP THEMED GARDENS



- *The Walled Garden, perfect for reading and contemplation*
- *The Sound Garden, a palette of musical textures*
- *The Fragrance Garden, a feast for your senses*



THE ARISTOCRACY IMAGINES A WORLD WITHOUT BOUNDARIES





The aristocracy has always had a special connection with water. The Greeks were famous for the 'Palaestrae' where swimming as exercise and social activity took off.

EMBRACE A SEAMLESS WORLD
IN THE INFINITY POOL

- *Edges that appear to blend with the horizon*
- *A pristine space to unwind, with a sunset view*

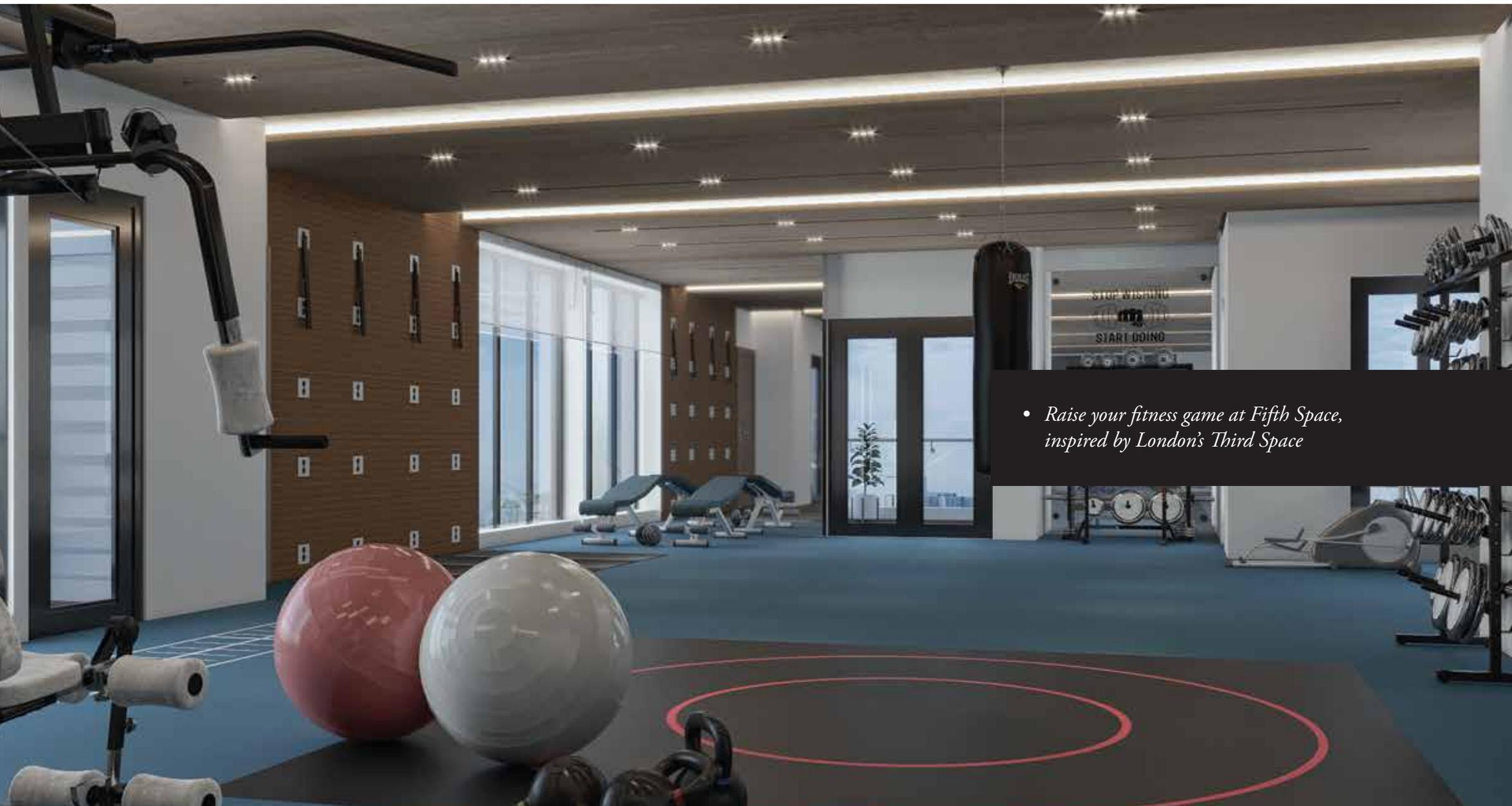
THE ARISTOCRACY NEEDS AMPLE ENERGY
TO LIVE ITS AMBITIONS



A city's aristocracy is always a sporty, active bunch. After all, living a grand vision requires a higher degree of stamina. From the polo field to the horse races to the tennis court, the aristocracy has its own special ways of keeping fit.



GET ACCESS TO NEXT-LEVEL FITNESS AT OUR WORLD-CLASS GYMNASIUM



- *Raise your fitness game at Fifth Space, inspired by London's Third Space*

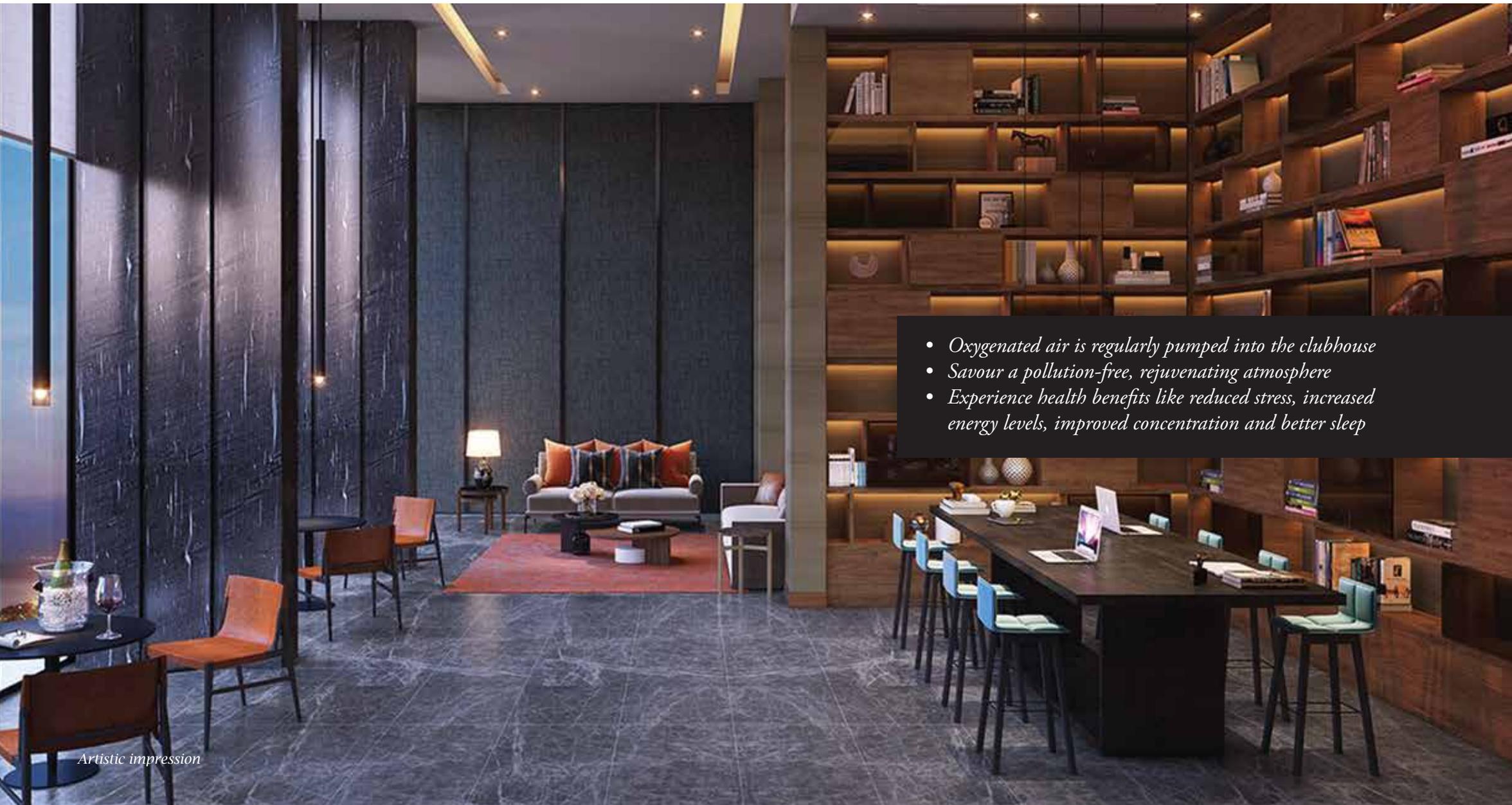
THE ARISTOCRACY ALWAYS EMBRACES
A BREATH OF FRESH AIR



King Ashoka ensured the nurturing and safeguarding of trees in urban areas. In this way he championed the cause of sustainability and wellness centuries ago.

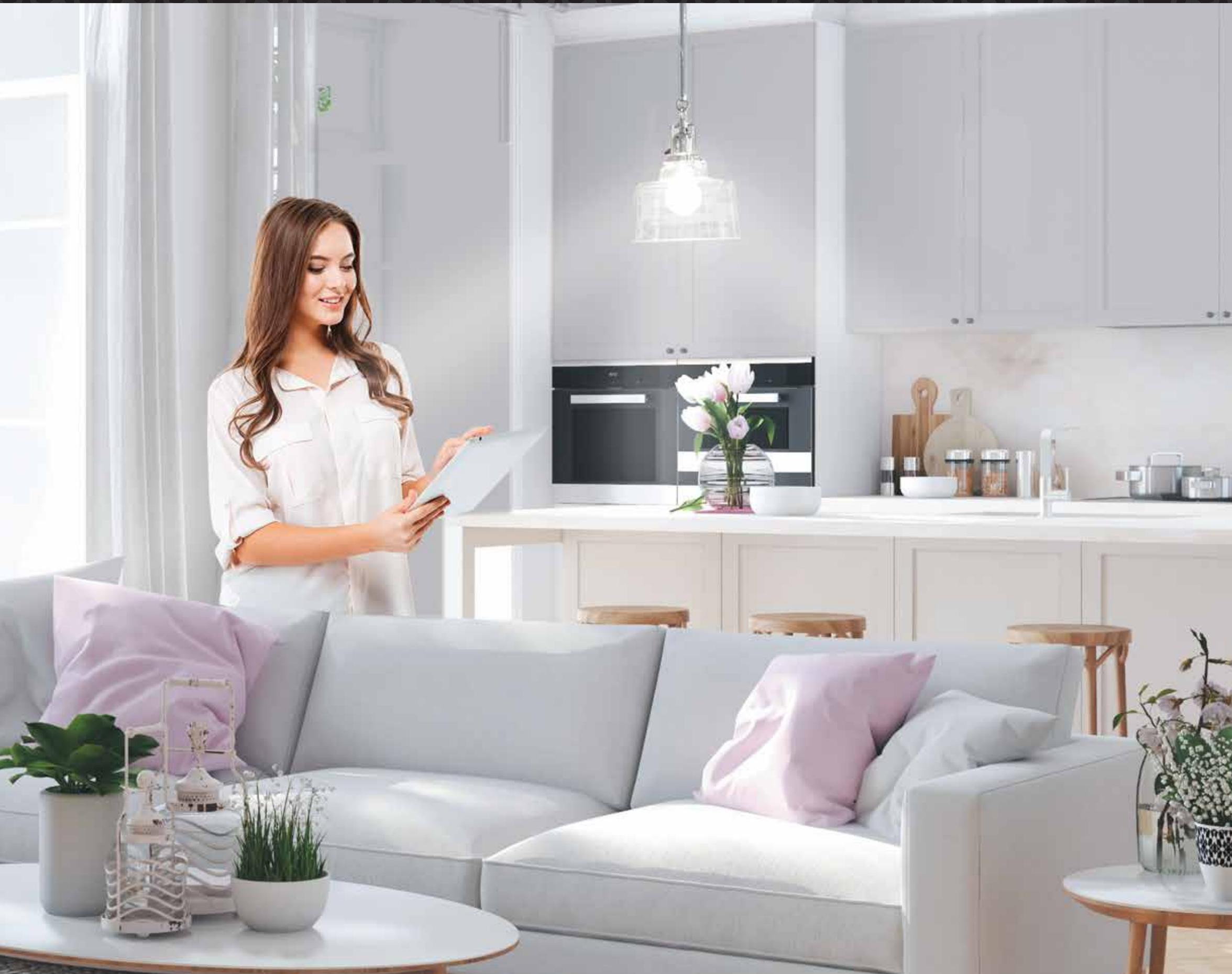


FRESH AIR AND FINE PLEASURES COMBINE AT THE OXYGENATED CLUBHOUSE



- *Oxygenated air is regularly pumped into the clubhouse*
- *Savour a pollution-free, rejuvenating atmosphere*
- *Experience health benefits like reduced stress, increased energy levels, improved concentration and better sleep*

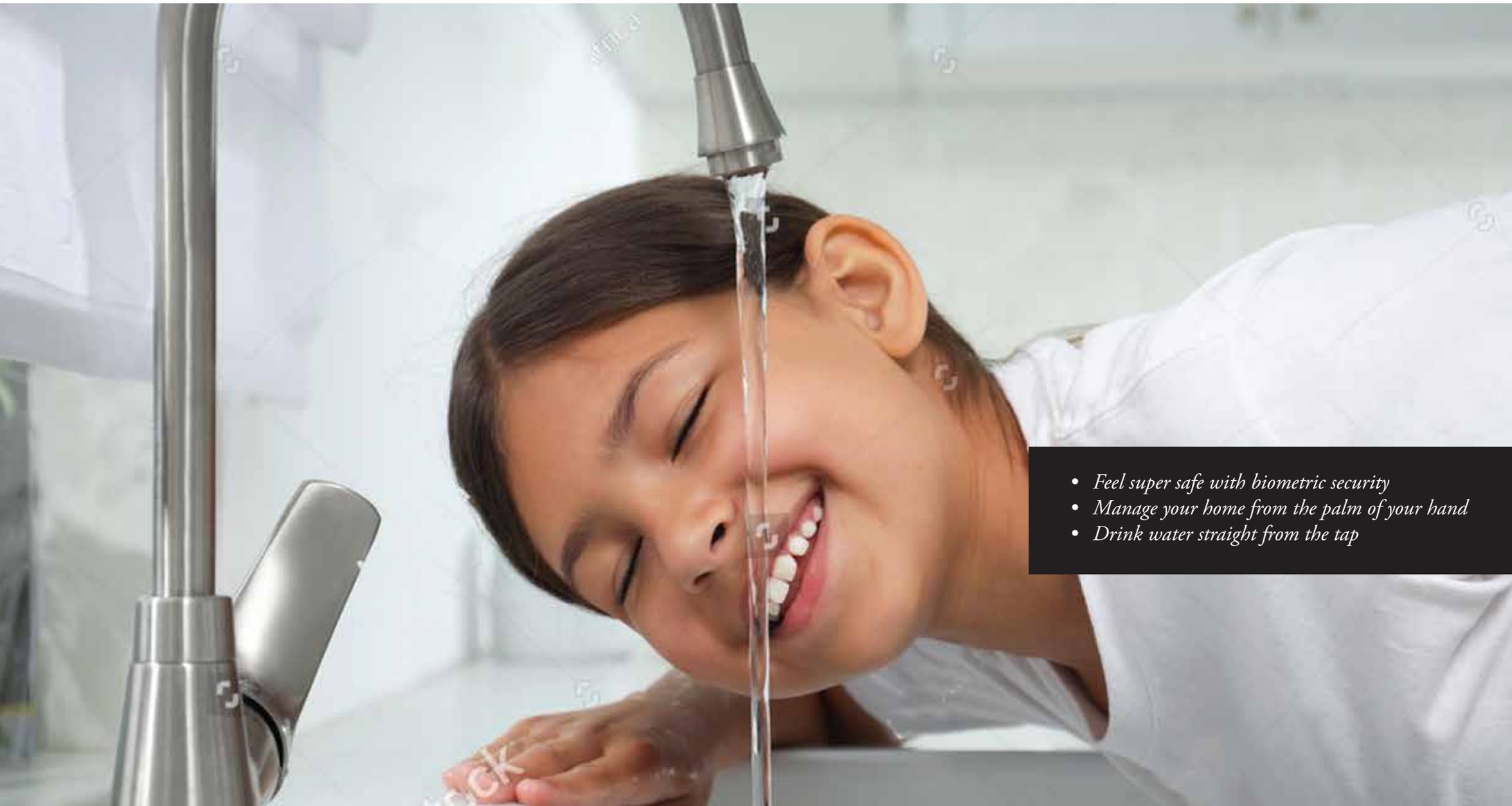
A TRUE ARISTOCRAT HAS EYES AND EARS ALL
ACROSS THEIR KINGDOM



The aristocracy is always well informed. In the 16th century, the Queen's informants ensured she knew everything important, sometimes even before it happened.



CONTROL YOUR KINGDOM FROM ANYWHERE WITH BLUNEX INTELLIGENT HOMES



- *Feel super safe with biometric security*
- *Manage your home from the palm of your hand*
- *Drink water straight from the tap*

THE ARISTOCRAT'S LIVING ROOM IS A MIRROR OF HIS SPIRIT



The living room has always been the most sublime expression of the aristocrat's sensibilities. King George IV filled the Green Drawing Room at Windsor Castle with the finest furnishings and French artworks of the time.



EXPANSIVE LIVING ROOMS THAT INSPIRE YOUR FINEST LIFE



- *Generously designed, well-appointed apartment layouts*
- *Thoughtfully considers your life and its diverse needs*
- *Elegantly optimizes space*

STAR GAZING IS GRANDER
ON YOUR OWN PRIVATE TERRACE



Exploring constellations. Hosting a charming, sumptuous soiree. Or just lounging about at home on a Sunday. These are a few of the extraordinary experiences the aristocracy can indulge in when they have their own private terrace.



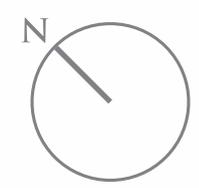
ULTRA-LUXURIOUS PENTHOUSES FOR CHENNAI'S ARISTOCRACY

- *Spacious top floor residences*
- *Featuring an 800 sq. ft private terrace*

MASTERPLAN



A sprawling property comprising of 4 towers with designated courtyards between each of the towers.
The building comprises of three basement levels with mechanised/valet parking, stilt + 12 habitable floors.



**For representation purpose only.*

TYPICAL UNIT PLANS (3 BEDROOM LUXE)

LEGEND		
1. Foyer	5'2" x 6'6"	
2. Living/Dining	21'0" x 15'0"	
3. Balcony	16'4" x 4'6"	
4. Kitchen	10'4" x 9'4"	
5. Utility	5'0" x 9'0"	
6. Bedroom-2	14'6" x 12'0"	
7. Bathroom-2	5'10" x 8'0"	
8. Bedroom-3	11'7" x 13'0"	
9. Master Bedroom	12'0" x 15'1"	
10. Bathroom-1	8'6" x 6'0"	
11. Bathroom-3	8'0" x 6'0"	



3 BEDROOM LUXE

Indicative Saleable Area: 1925 Sq. ft.

Indicative Carpet Area: 1225 Sq. ft.

Indicative Usable Area: 1325 Sq. ft.



Furniture, fixtures or fittings shown in the floor plan are not standard and will not be provided in the apartment. Areas mentioned herein are approximate and shall vary based on selected apartment. Floor plans are in accordance with the latest approved sanctioned plan and are subject to changes mandated by government authorities and/or applicable laws from time to time.

TYPICAL UNIT PLANS (4 BEDROOM LUXE)

LEGEND		
1.	Foyer	4'10" x 3'1"
2.	Living/Dining	22'1" x 15'0"
3.	Balcony	16'6" x 5'0"
4.	Kitchen	11'5" x 9'3"
5.	Utility	12'5" x 5'0"
6.	Bedroom-2	12'0" x 14'0"
7.	Bathroom-2	5'6" x 8'6"
8.	Bathroom-4	5'0" x 9'3"
9.	Bedroom-4	11'4" x 13'3"
10.	Bedroom-3	12'0" x 14'0"
11.	Bathroom-3	5'2" x 8'4"
12.	Master Bedroom	12'0" x 16'0"
13.	Master Bedroom Balcony	6'10" x 8'0"
14.	Bathroom-1	9'4" x 6'6"



4 BEDROOM LUXE

Indicative Saleable Area: 2475 Sq. ft.

Indicative Carpet Area: 1500 Sq. ft.

Indicative Usable Area: 1665 Sq. ft.



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TYPICAL PENTHOUSE (LOWER) UNIT PLANS

LEGEND		
1.	Foyer	5'2" x 7'9"
2.	Living/Dining	21'8" x 15'0"
3.	Balcony	16'5" x 4'6"
4.	Kitchen	10'4" x 9'4"
5.	Utility	5'0" x 9'0"
6.	Bedroom-2	12'0" x 13'10"
7.	Bathroom-2	5'6" x 8'0"
8.	Bathroom-3	8'0" x 6'0"
9.	Gym	11'4" x 12'8"
10.	Master Bedroom	12'0" x 15'1"
11.	Bathroom-1	8'6" x 6'0"



LOWER PENTHOUSE

Indicative saleable area: 2650 Sq. ft. + ~ 875 Sq ft Terrace

Indicative carpet area: 1700 Sq. ft. + ~ 875 Sq ft Terrace

Indicative usable area: 1800 Sq. ft. + ~ 875 Sq ft Terrace



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TYPICAL PENTHOUSE (UPPER) UNIT PLANS

LEGEND	
1. Lounge	11'4" x 4'7"
2. Study	8'6" x 11'8"
3. Bedroom-3	12'0" x 15'1"
4. Bathroom-3	8'0" x 6'0"
5. Private terrace	



UPPER PENTHOUSE



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IMPERIAL MANSIONS UNIT PLAN

LEGEND			
1. BedRoom-1	24'0"x18'0"	10. BedRoom-2	12'0"x13'10"
2. Bathroom-1	11'6"x6'0"	11. Bathroom-2	5'6"x8'01/2"
3. Dress	5'0"x6'0"	12. Balcony	16'5"x4'6"
4. Living	21'0"x15'0"	13. BedRoom-3	11'4"x12'8"
5. Balcony	16'5"x4'6"	14. BedRoom-4	12'0"x15'1"
6. Kitchen	10'1"x11'3"	15. Bathroom-3	8'0"x6'0"
7. Utility	10'1"x7'5"	16. Bathroom-4	8'6"x6'0"
8. Dining	21'0"x15'0"	17. BedRoom-5	12'0"x13'10"
9. Foyer	10'7"x7'5"	18. Bathroom-5	5'6"x8'0"



IMPERIAL MANSIONS
Indicative Saleable Area: 3750 Sq. ft.
Indicative Carpet Area: 2400 Sq. ft.
Indicative Usable Area: 2600 Sq. ft.



5-BHK Modification Request

Optional modification on a customer request combining 2 independent units of series 1 and 2 or series 3 and 4 in Tower D. The modification will continue to retain units in series 1 and 2 or series 3 and 4 as two independent units with 2 independent sale deeds and two independent main door numbers for all statutory and documentation purposes.

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THE ARISTOCRATIC LIFE AWAITS FOR YOU AT PURVA SOMERSET HOUSE



Artistic impression



Artistic impression



Artistic impression

PURAVANKARA: CREATING BETTER WORLDS



Backed by a 47-year-old legacy, Puravankara is one of the top 4 listed developers in India. We pioneered on many fronts: we were the first to bring FDI in Indian real estate, design theme-based projects, and unlock affordable housing. Our strong values, deep customer centricity, robust engineering, and complete transparency have earned us accolades as well as the respect of customers across the world.

1.7 LAKH HAPPY RESIDENTS	9 INDIAN CITIES	42,500+ HOMES DELIVERED
43 MILLION SQ. FT. DEVELOPED	70+ ICONIC PROJECTS	150+ AWARDS OF EXCELLENCE

PURAVANKARA
RESIDENTIAL
Luxury apartments & villas

PROVIDENT
RESIDENTIAL
Premium development

PURAVANKARA
COMMERCIAL
Tech / Business parks

PURVA LAND
PLOTTED DEVELOPMENT
Theme based unique plotted developments

 **STARWORTH**
INFRASTRUCTURE & CONSTRUCTION LTD.
Engineering & Constructions

 **PURVA[®] STREAKS**
Interior design

propmart
Real estate services

DISCLAIMER



I/We understand that all features offered by the developer under the BluNex Life Package is an optional upgrade which comes at an additional cost for the Home Owners. However as an inaugural promotional plan, the developer is offering the BluNex Life Package complementary to all purchasers of this project. The developer has appointed a specialised home automation vendor/s and such other vendors as may be required for the installation of BluNex. The installation of BluNex Life Package and integration of the same with the relevant smart appliances of the Home Owner shall be done post the Home Owners taking possession of their home. Most of the features of BluNex Life Package are technology based and I/We understand that the operation of the same shall require smart appliances/devices/fixtures, paid subscriptions to service providers, potential modifications, power, wi-fi connectivity and such things/services as may be required to customise the installation to the special situation that a home may demand, all of which may be at an additional cost to the Home Owner. I/We understand further that Technology/Technology Vendor evolve at a rapid pace with possibilities of redundancies and possibilities of non-compatibility of some or all of the features/devices of BluNex Life Package with some or all of the Home appliances owned by the Home Owner, in which case the Home Owner may need to upgrade their home appliances/devices/fixtures to take advantage of the offerings under the BluNex Life Package. I/We understand that the user interface on the BluNex app, Google Home app and on other home automation devices including the Google Home may change with time. I/We also understand all features, offerings, devices offered under the BluNex Life Package are beyond the Standard Specifications offered by the developer and hence the developer is precluded from any defect period liability on the same. Google and Google Home are trademarks of Google LLC. I/We understand that a detailed note of all specifications that come as part of the BluNex Life package shall be intimated to all Home Owners independently.



PURAVANKARA

We look forward to seeing you at our WorldHome Experience Suite
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Rera No:TN/29/BUILDING/13/2019 For details, visit <https://www.rera.tn.gov.in>

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