



LEGENDARY
PLATINA
GOPALAPURAM



ABOUT US

"Legendary" was incorporated with an ethos to be customer centric, transparent and innovative. With a highly experienced leadership team partnering with young bustling talent, we are passionate to design & develop uniquely stunning projects that enrich the experience of our clients and transform urban community living.

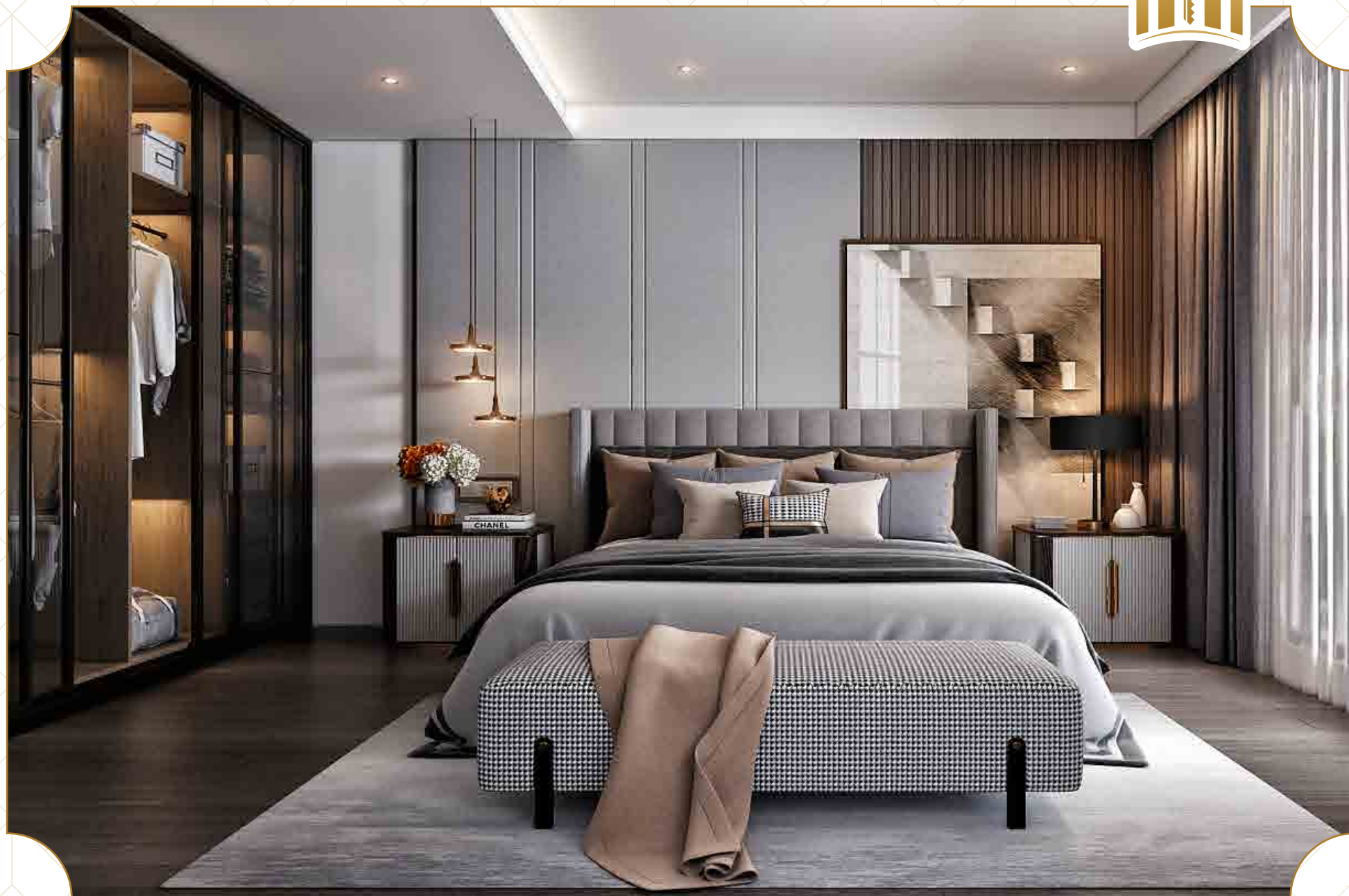











FEATURES

- Stilt + 5 Floors Building
- 10 Luxury 4BHK Apartments
- Two Apartments in Each Floor
- Super Built Up Area - 2,691 Sq.Ft
- UDS - 925 Sq.Ft



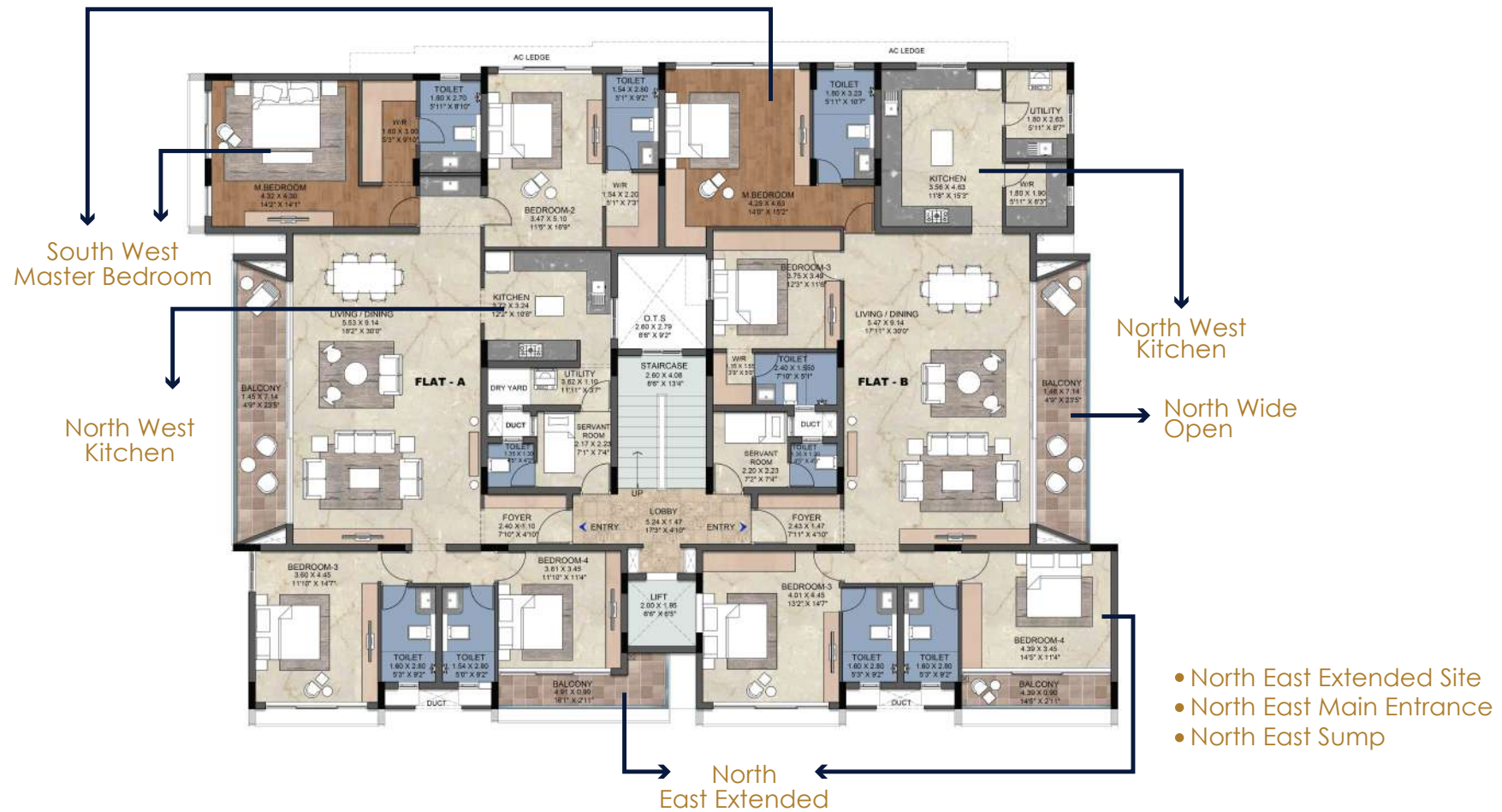


AMENITIES

-  Gym
-  Landscaped Terrace Garden
-  Kid's Play Area
-  100% Power Backup
-  24x7 CCTV & Security









SPECIFICATIONS

1. STRUCTURE

Structural System	: RCC Framed structure designed for seismic compliant (Zone - 3)
Floor- Floor height (incl. slab)	: Will be maintained at 3000mm
ATT	: Anti-termite treatment will be done

2. WALL FINISH

Internal walls	: Finished with 2 coats of putty, 1 coat of primer and 2 coats of premium emulsion
Exterior walls	: Exterior faces of the building finished with texture and 1 coat of primer and 2 coats of exterior Emulsion paint with color as per architect's design

3. FLOOR FINISH WITH SKIRTING

Foyer, Living & Dining	: Italian Marble as per Architect selection
Master Bedroom	: Wooden Flooring as per Architect selection
Other Bedrooms & kitchen	: Double Charged Polished Vitrified Tiles
Servant Room	: Vitrified Tiles
Bathroom & Utility	: Anti-skid Ceramic Tiles
Balcony	: Anti-skid Ceramic Tiles

4. BATHROOMS

Sanitary fixture	: KOHLER/ American Standard OR equivalent
CP fittings	: KOHLER/ American Standard OR equivalent
Master Bathroom	: Glass Shower partition
Attached Bathrooms	: Wall-mounted WC, with cistern, Health faucet, Single lever diverter, handshower, Rain shower and counter mounted wash basin
Servant Bathroom	: Floor-mounted WC, with cistern, Health faucet and Spout

5. DOORS AND WINDOWS

DOORS

Main door	: Teak wood frame and shutter with veneer panelling on both sides. : Ironmongeries like Digital lock system, tower bolts, door viewer, safety latch, Magnetic catcher.
Bedroom doors	: African teak wood frame and double side laminated door : Ironmongeries like tower bolt, and Magnetic catcher.
Bathroom doors	: African teak wood frame of double side laminated door : Ironmongeries like one side coin and thumb turn lock without key, tower bolt and door bush

WINDOWS

Windows	: Aluminium / UPVC windows with sliding shutter with see-through plain glass and MS grill on the inner side (wherever applicable)
French doors	: Aluminium / UPVC windows and doors with toughened glass without grill

6. ELECTRICALS

Power Supply	: 3 PHASE power supply connection
Switches & sockets	: Modular box & modular switches & sockets of Schneider or equivalent will be provided
Back-up	: 100% Power Backup for all the Units



SPECIFICATIONS

COMMON FEATURES:










- | | |
|-----------------------|---|
| 1. Lift | : Automatic elevator of 10 passengers |
| 2. Back-up | : 100% Power backup for common amenities |
| 3. Lift fascia | : Marble /Granite cladding at all levels |
| 4. Lobby | : Marble / Granite flooring As per Architect suggestion |
| 5. Corridor | : Marble / Granite flooring As per Architect suggestion |
| 6. Staircase floor | : Granite flooring at all levels |
| 7. Staircase handrail | : MS handrail with enamel paint finish in all floors |
| 8. Terrace floor | : Pressed tile flooring |

OUTDOOR FEATURES:

- | | |
|--------------------------------|--|
| 1. Water storage | : UG Sump for Rain Water Storage. WTP Provision at Terrace and Treated water will be stored in OHT |
| 2. Rainwater harvest | : Rainwater harvesting site |
| 3. Sewage Disposal | : Public Sewer Connection |
| 4. Safety | : CCTV surveillance cameras will be provided all-round the building at pivotal Locations in ground level |
| 5. Well-defined walkway | : Walkway spaces well defined as per landscape design intent |
| 6. Security | : Security booth will be provided at the entrance |
| 7. Compound wall | : Site perimeter fenced by compound wall with entry gates for a height of 1500mm as per design intent |
| 8. Landscape | : Suitable landscape at appropriate places in the project as per design intent |
| 9. Driveway | : Convex mirror for safe turning in driveway in / out |
| 10. External Driveway flooring | : Interlocking paver block/equivalent flooring with a demarcated driveway |



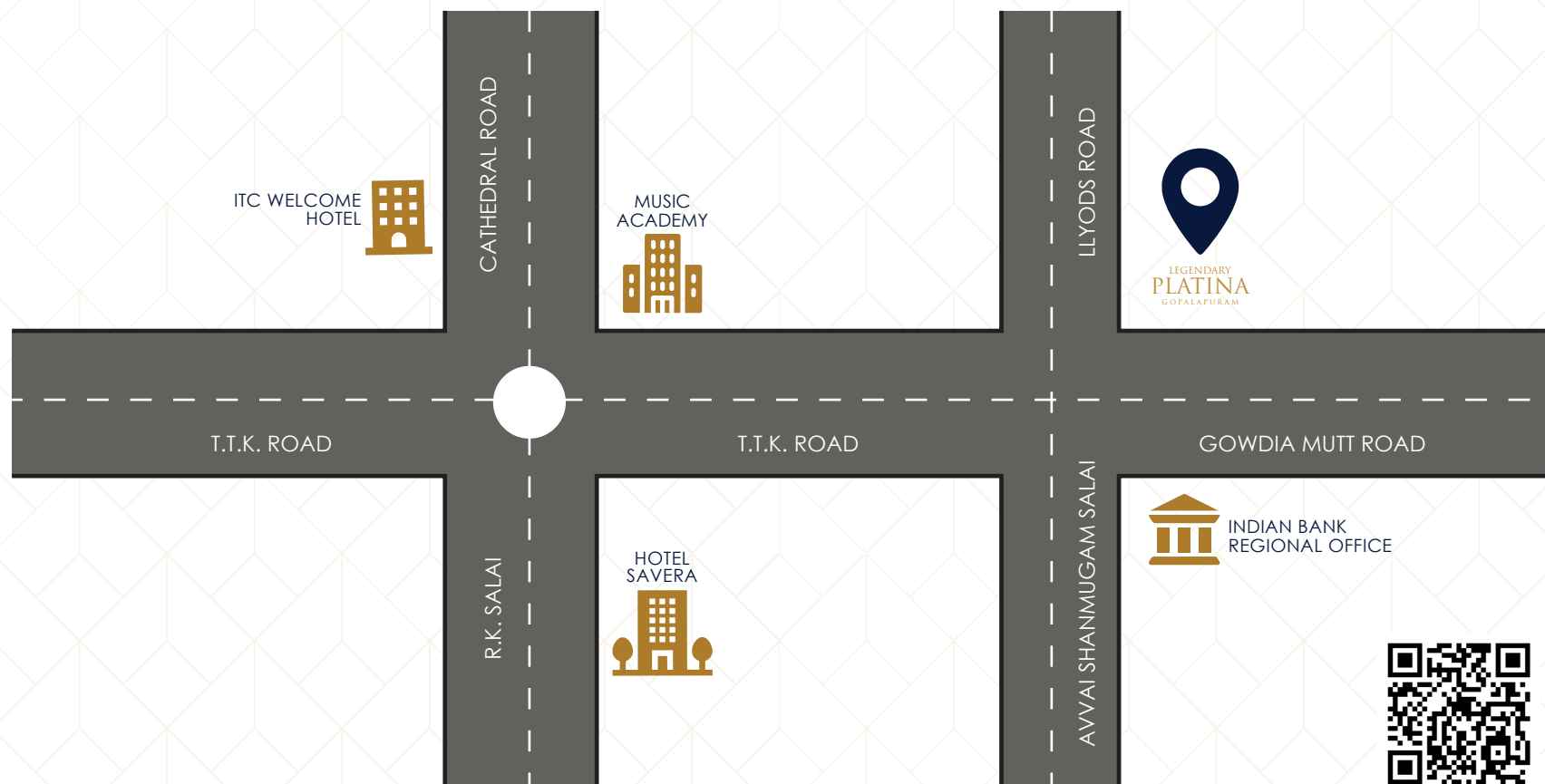
WHY CHOOSE PLATINA ?

-  UDS of 925 sq.ft in the heart of the city
-  Excellent Location in the vicinity of reputed schools, hospitals and malls
-  Unbelievable pricing at Gopalapuram
-  Lowest common area loading
-  Zero dead space floor plan
-  30x5 ft expansive balcony
-  30x18 ft living and dining
-  Vastu Compliant Floor Plan
-  **HANDING OVER BY DECEMBER 2023**





LOCATION MAP



SCAN FOR
LOCATION



PAYMENT SCHEDULE

Booking Advance	10%
Agreement Signing	50%
Completion of 1st Floor Slab	10%
Completion of 3rd Floor Slab	10%
Completion of 5th Floor Slab	10%
Plastering Completion	5%
Handing Over	5%

HANDOVER BY DEC 2023



LEGENDARY

REAL ESTATE

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RERA Number: TN/29/BUILDING/062/2023