

SOME THINGS
IN LIFE ARE
INCOMPARABLE.

OPEN TO
DISCOVER ONE.



Nu-Tech
Associates
CONSISTENT. ALWAYS.

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A TIMELESS
WORK OF ART
BEYOND COMPARE

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ome things in life are incomparable. The love for your family, the desire to own a home and the passion to scale up your lifestyle are a few that's close to your thoughts. And it is what your heart longs for.

Nu-Tech Athulyam is your incomparable zeal to celebrate life. A mirror to your timeless love for your family, Nu-Tech Athulyam which means beyond compare has brought to you the art of fine living in Chennai at busy T. Nagar by Nu-Tech Associates, a reputed and trusted promoters of quality living spaces. Come, turn to explore the wonders of Athulyam.

Nu-Tech
ATHULYAM




BEST SPACE OPTIMIZATION & GOOD VENTILATION

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Marvel by hands-on experienced architects, Nu-Tech Athulyam, a prestigious luxury residence for just 12 privileged families is built on a land extent of 11092 sq.ft.

Arising beautifully on stilt plus 4 floors, each floor has only 3 spacious apartments ranging from 1624 sq.ft to 1647 sq.ft. with space efficiently designed floor plans. Built to elevate the quality of your life, Nu-Tech Athulyam is truly a symbol of your status where every attention to detail is spread lavishly across the luxury living spaces.

Big reasons to buy

- 12 lifestyle apartments in the heart of the city.
- Stilt + 4 elegant design structure.
- Exclusive 3 BHK secure community.
- Contemporary new age architecture.
- Efficiently planned internal spaces for optimum space utilization.
- Ideal for investment and good rental yields.
- Amenities & features like Gym, Children play area, Association hall and many more.



EXPERIENCE THE JOY OF FINE LIVING IN STYLE

D

esigned for comfort living with generous moving space and four side ventilation, Nu-Tech Athulyam opens to welcome ample flow of breeze and light.

The inspiring architectural design with aesthetic elevation is complimented by high-end user- friendly specifications.

Most importantly, quality materials, upscale fittings and top of the line fixtures are the highlights of Nu-Tech Associates that has been beautifully carried out in Nu-Tech Athulyam.

HERE, EVERYTHING IS SO NEAR, SO CLOSE

There are still some pockets of seclusion in the busy locality of T.Nagar. Vasan Street off Usman Road at T.Nagar is one. Athulyam has arised majestically at this calm, residential locality away from the hustle and bustle, yet strategically positioned close to a galaxy of dine outs, shopping malls, educational institutions and sandwiched between the Mambalam and Kodambakkam Railway Stations. It is truly the new pride of T. Nagar to own.

Distance from Athulyam

TRANSPORT

T. Nagar Railway Station	1.1 KMS
Koyambedu Bus Junction	5.8 KMS
Kathipara Metro Station	7.4 KMS
Meenambakkam Airport	11.9 KMS

HOTELS

The Accord Metroplitan	1.7 KMS
The Residency Tower	1.7 KMS
GRT Grand	2.7 KMS
ITC Grand Chozha	5.7 KMS

HEALTH CARE

Kavery Hospital	4.8 KMS
MIOT	5.5 KMS
Apollo Hospital	5.6 KMS

EDUCATIONAL

Holy Angel Anglo Indian School	1.7 KMS
Lyola College	2.9 KMS
SIET College	3.1 KMS
Stella Maris College	3.4 KMS
Church Park School	3.9 KMS
WCC College	4.4 KMS
Anna University	6.2 KMS

WORK PLACE

Major IT parks & MNCs with in 7 KMS radius.

Flooring & Fittings

- Living, dining, bedroom will have 2' X 2' vitrified tiles- Kajaria/Marbito/Somany/Rak. 1' x 1' anti-skid matt finish flooring in kitchen, balcony & service area.
- Conceptual designer Kajaria wall tiles for toilet walls up to ceiling and above the kitchen platform up to 2 feet.
- Polished black granite for kitchen counter top and stainless steel sink.
- Ceramic tiles flooring in the toilets.
- Chromium plated bathroom fitting - Jaquar continental type or its equivalent.
- Parryware / Roca Wall Hung water closet with Geberit concealed flush tank in all the toilets.
- One Parryware / Roca wash basin in dining hall and one in each toilet.

Painting

- Internal walls (emulsion with putty) and paint (1 coat of primer and 2 coats of paint).
- External walls Asian weather shield emulsion.

Doors & Windows

- Entrance door – teakwood frame with solid teakwood shutter (paneled door) and melamine finish, brushed SS door fitting.
- Other door- teak wood frames with flush shutter of hard core with melamine finish.
- Door fittings - anodized aluminium with locks on the main door and bedroom doors, tower bolt and door stopper.
- UPVC for windows, french doors and ventilators.
- French doors with SS butt hinges and brass fittings.
- Internal doors with 3. Nos. 4” butt hinges and brass fittings.
- Toilet doors with 3 nos. 4” butt hinges and 1 no. Mortice baby lock.
- All windows and ventilators shall be provided with MS square grills.

Electrical & Plumbing

- Concealed three phase electrical wiring with MCB, DB, modular switches and main board with meter.
- A/C provisions in all bed rooms and living room.
- Geyser provisions in all toilets.
- Concealed plumbing using CPVC pipes
- External plumbing using UPVC pipes and fittings, soil & water line systems using PVC/SW pipes.

Water Storage

- One bore well of 6 inches diameter and one sump for metro water.
- Overhead tank with water supply from the sump and the bore well with one pump/motor for sump and bore well.

Common Area

- One passenger lift (8 persons) with full automation
- Lobby flooring finished with Italian Marble.
- Common area, all floors staircase and lift fascia will be finished with granite.
- Staircase provided with SS hand rails.

Generator

100% backup generator for lift and common area, motor pumps etc., and additional 1000 watts power for each flat.

Car Park

Two covered car parking for every apartment.

UPSCALE SPECIFICATIONS

Amenities

- Good ventilation and lighting
- BBQ counter in terrace with counter wash basin
- Toilet facilities for security/servant
- Beautiful Landscape
- Separate letter boxes
- Pest control & anti Termite treatment
- CCTV cameras and intercom
- Rain water harvesting
- Association Hall.
- Fitness Center.



ASSOCIATION HALL



BBQ COUNTER



CCTV CAMERA



CHILDREN PLAY AREA



24 HOUR SECURITY



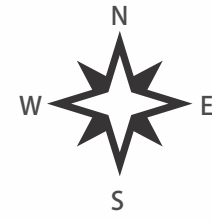
SEPARATE LETTER BOX



FITNESS CENTER



INTERCOM



Typical Floor Plan

FLAT 1A 2A 3A 4A
1641 Sq.ft.

FLAT 1B 2B 3B 4B
1624 Sq.ft.

FLAT 1C 2C 3C 4C
1647 Sq.ft.



FLAT 1A 2A 3A 4A



FLAT | 1B 2B 3B 4B



FLAT | 1C 2C 3C 4C



Nu-Tech Balaji Nagar | Saligramam



Nu-Tech Crown | Kodambakkam



Nu-Tech Solitaire | Ashok Nagar



Nutech Virid H Block. | Anna Nagar



Nutech Sreenivas | Purasaiwalkam



Nu Tech Srinivas | T Nagar



Nutech Greens | Porur



Nu-Tech Mind Space | Perungudi

BUILDING VALUES CEMENTING CREDIBILITY

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Nu-Tech Associates, a 400 Crore reputed property development major, is the brain child of Shri. B. Nagi Reddy, a civil engineer himself who made a humble start in to real-estates two decades ago. He later expanded his business into property development and other premium real-estates like IT Parks, apartments, villas & townships. Nu-tech Associates is one of the major players in South India, today.

Headed by Shri. B. Tej Narasa Reddy, the son of the Founder Chairman Shri. B. Nagi Reddy, this enterprising company has completed over 140 projects spread across 20,00,000 sq. ft. of quality living space in and around Chennai. The hallmark of success of Nu-tech is thorough professionalism, quality construction, ethical business practices and above all timely delivery of every project, every time.

- Gated Townships
- Villa Communities
- Lifestyle Apartments
- IT Parks
- Plotted Developments

