

Josh Grand



For booking please contact:

J's LIVING SPACE [P]LTD
PROPERTY DEVELOPERS

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E-mail: js_labanan@dataone.in visit us at: www.jslivingspace.com

Luxury two BHK apartments @ Porur

Josh Grand



HAPPY LIVING BEGINS HERE



J's LIVING SPACE [P]LTD
PROPERTY DEVELOPERS
Committed to finesse

Josh Grand:

Josh Grand is promoted by JS Living Space (P) Ltd., headed by Mr. John Salvador, a third generation entrepreneur from J's Group of companies, offers twenty three units (22 luxury apartments & one commercial unit) at #10, Mugalivakkam Road, Porur, Chennai - 600 116.

The Aesthetically designed architectural plan of Josh Grand offers well ventilated spacious two bedroom apartments with excellent living & service space with all modern amenities.

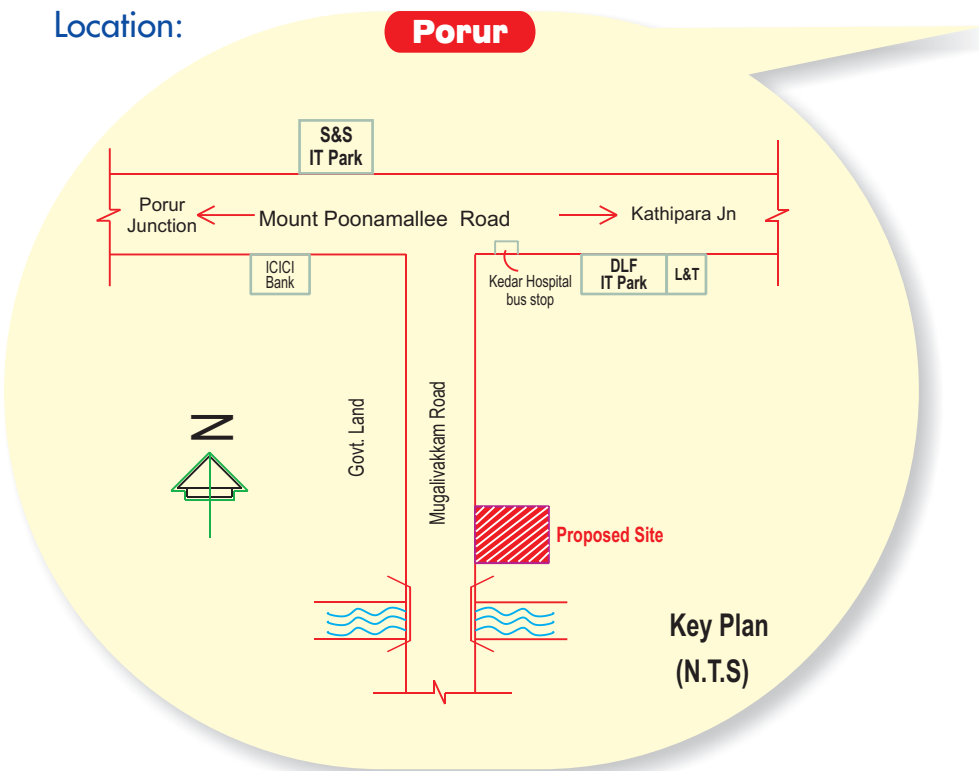
Josh Grand is strategically located between two of Chennai's largest IT parks (i.e) DLF and S&S and is just off Mount Poonamallee road in Porur.

The project is approved by the CMDA & Porur Town Panchayat as per norms with permit nos. **CMDA-B/SPL-Blg/15-C/C-2008** and **PTP-B/OP/5/A/C dtd. 25.02.08** respectively. Requisite fee has also been paid in advance for all dwellers for the proposed town Panchayat drainage system. The proposed project meets all the parameters for obtaining housing loans as per the individual's eligibility.

Features:

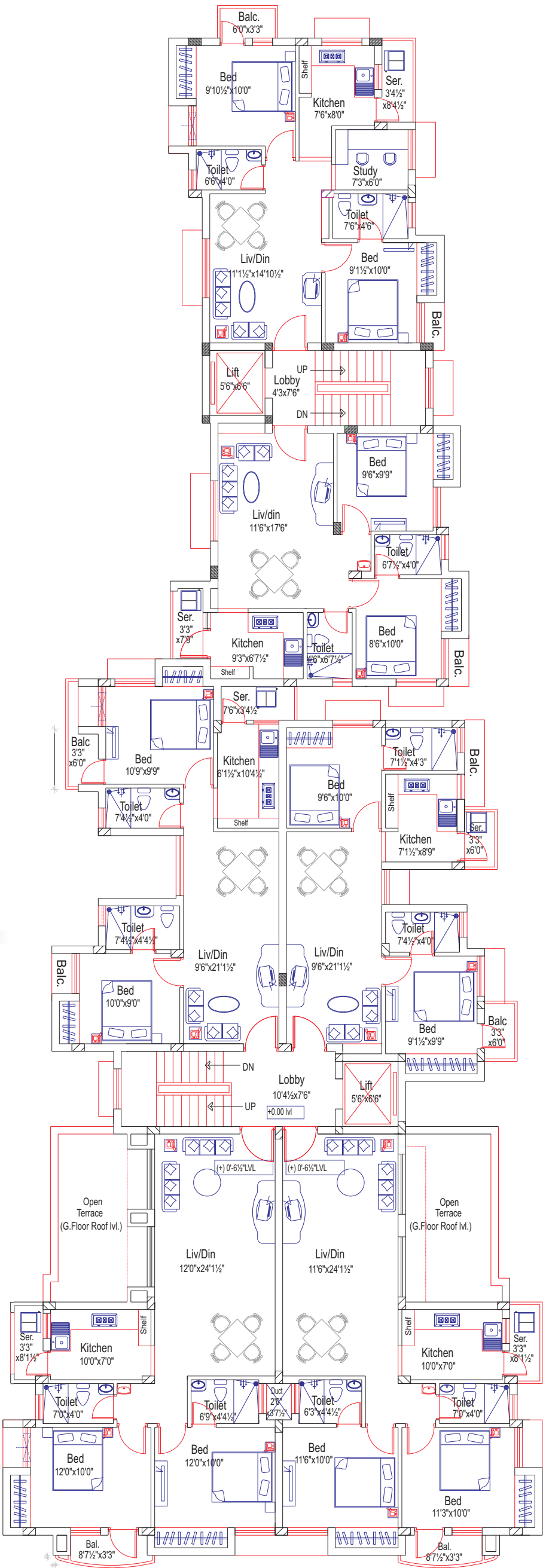
- Two passenger lifts
- Play area for children
- Landscaped garden
- Ample open / covered car park
- Flooring: High quality vitrified tiles (2' x 2' size) for living, dining space, bedrooms & anti skid quality ceramic surface for bathrooms
- POP finish with acrylic emulsion paint for main interior walls
- Entrance door made of quality teak wood & other doors with quality hard wood
- Modern windows made out of hard wood fitted with quality accessories
- Granite toping & stainless steel sink in kitchen with tap fixtures
- All bathrooms fitted with elegant closets & stylish fittings to match the interior
- Shock free elegant modular electrical switches
- Main Circuit-Breaker with auto phase shifters
- Step up transformer with the backup power supply
- Copious water supply
- Security intercom for all apartments
- Dish antenna provision
- Drainage connection through the future Town Panchayat project

Location:



AREA STATEMENT

Flat No.	Sale area		
Commercial Area	2059.00	IIF	837.00
IA	1200.00	IIIA	1033.00
IB	1170.00	IIIB	1000.00
IC	846.00	IIIC	846.00
ID	788.00	IIID	788.00
IE	780.00	IIIE	780.00
IF	837.00	IIIF	837.00
IIA	1038.00	IVC	842.00
IIB	1008.00	IVD	782.00
IIC	846.00	IVE	776.00
IID	788.00	IVF	830.00
IIE	780.00		
		Common area of each flat is 14% of the Plinth Area	



TYPICAL FLOOR PLAN