



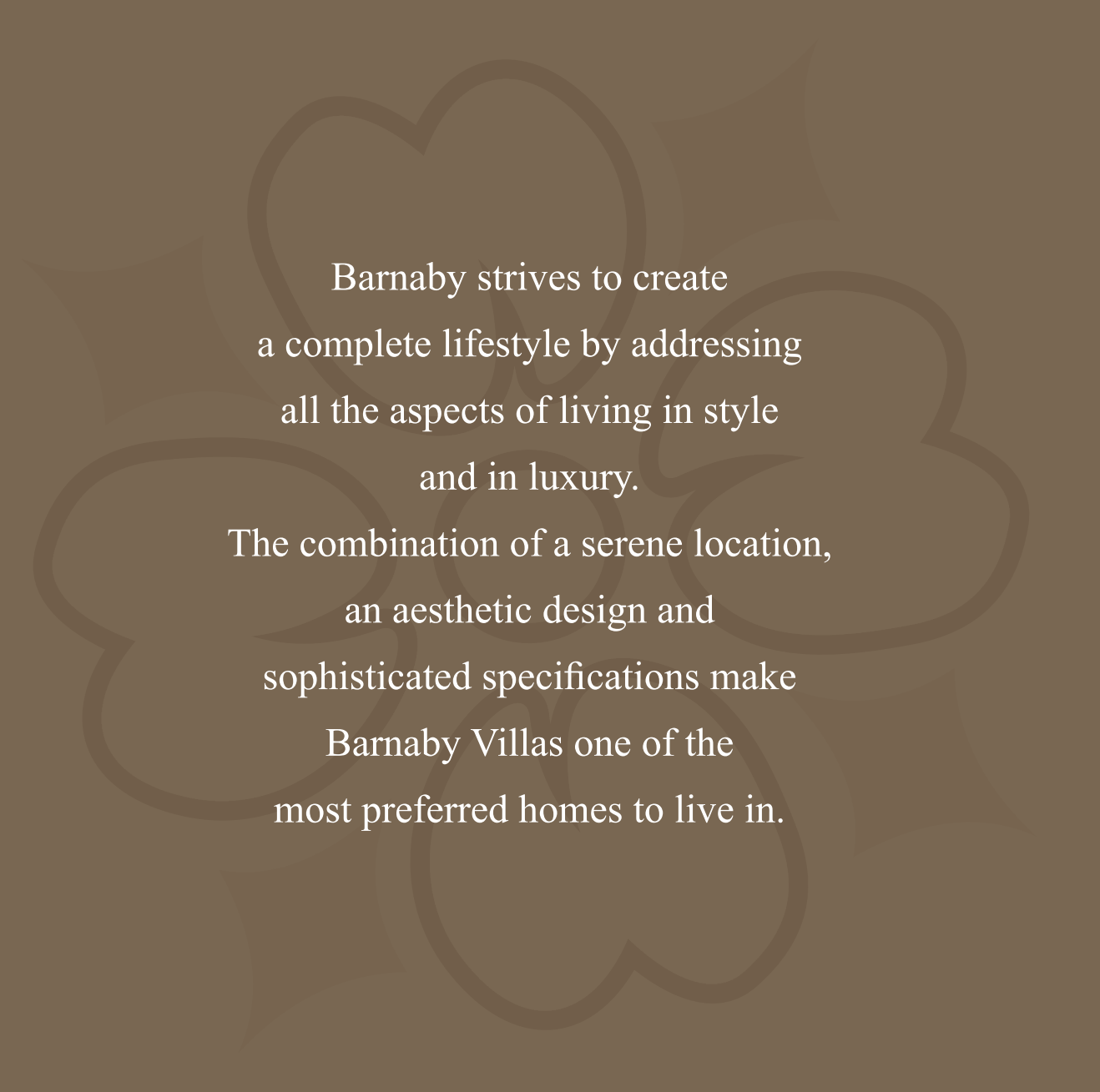
BARNABY VILLAS

THE HEART OF LUXURY LIVING

BARNABY ROAD - KILPAUK

✦ LUXURIOUS SEMI-INDEPENDENT DUPLEX VILLAS ✦





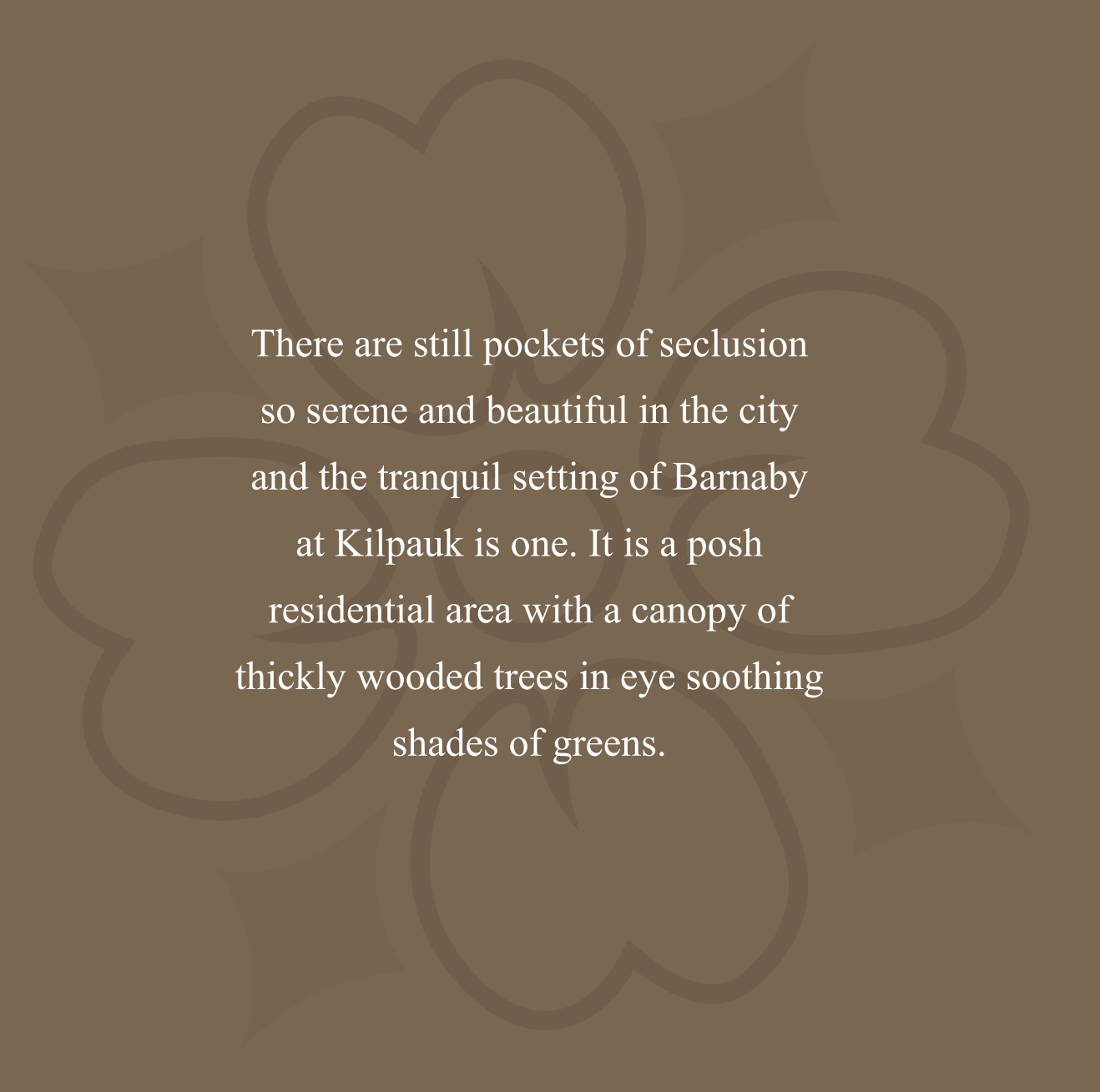
Barnaby strives to create
a complete lifestyle by addressing
all the aspects of living in style
and in luxury.

The combination of a serene location,
an aesthetic design and
sophisticated specifications make
Barnaby Villas one of the
most preferred homes to live in.

A LIFE SO BEAUTIFUL BLOSSOMS HERE.

‘Barnaby Villas’ is a prestigious gated community brought to you by Subasri Realty, a reputed property development company with proven credentials. A high degree of opulence, exclusivity and abundance goes into making this unrivaled artistic dwelling, which arises at Kilpauk. Spread over on a sprawling 10.8 grounds, the development features 10 Luxurious Semi-Independent Duplex Villas. Each home has been extensively but carefully designed with great skill and vision by Metaskapes. Come, discover the art of expressing life. Come home to Barnaby Villas.





There are still pockets of seclusion
so serene and beautiful in the city
and the tranquil setting of Barnaby
at Kilpauk is one. It is a posh
residential area with a canopy of
thickly wooded trees in eye soothing
shades of greens.

Location Map
(Not to scale)



A HOME IN THE HEART OF THE CITY.

Kilpauk is one destination that needs no introduction. Perched in the heart of Chennai, this well developed and one of the most preferred residential locations in Chennai still has pockets of seclusion. The serene and quiet site of Barnaby is one. This posh residential setting with a dense vegetation of trees opens up to a gated community of luxurious semi-independent duplex villas in a perfectly secured environment with the best of social facilities. Conveniently connected to the various touch points of the city, Barnaby is surrounded by reputed business houses, educational institutions, health care establishments and entertainment hot spots. Truly, this enviable location makes travelling to your daily touch points easier, faster, convenient and pleasurable too!



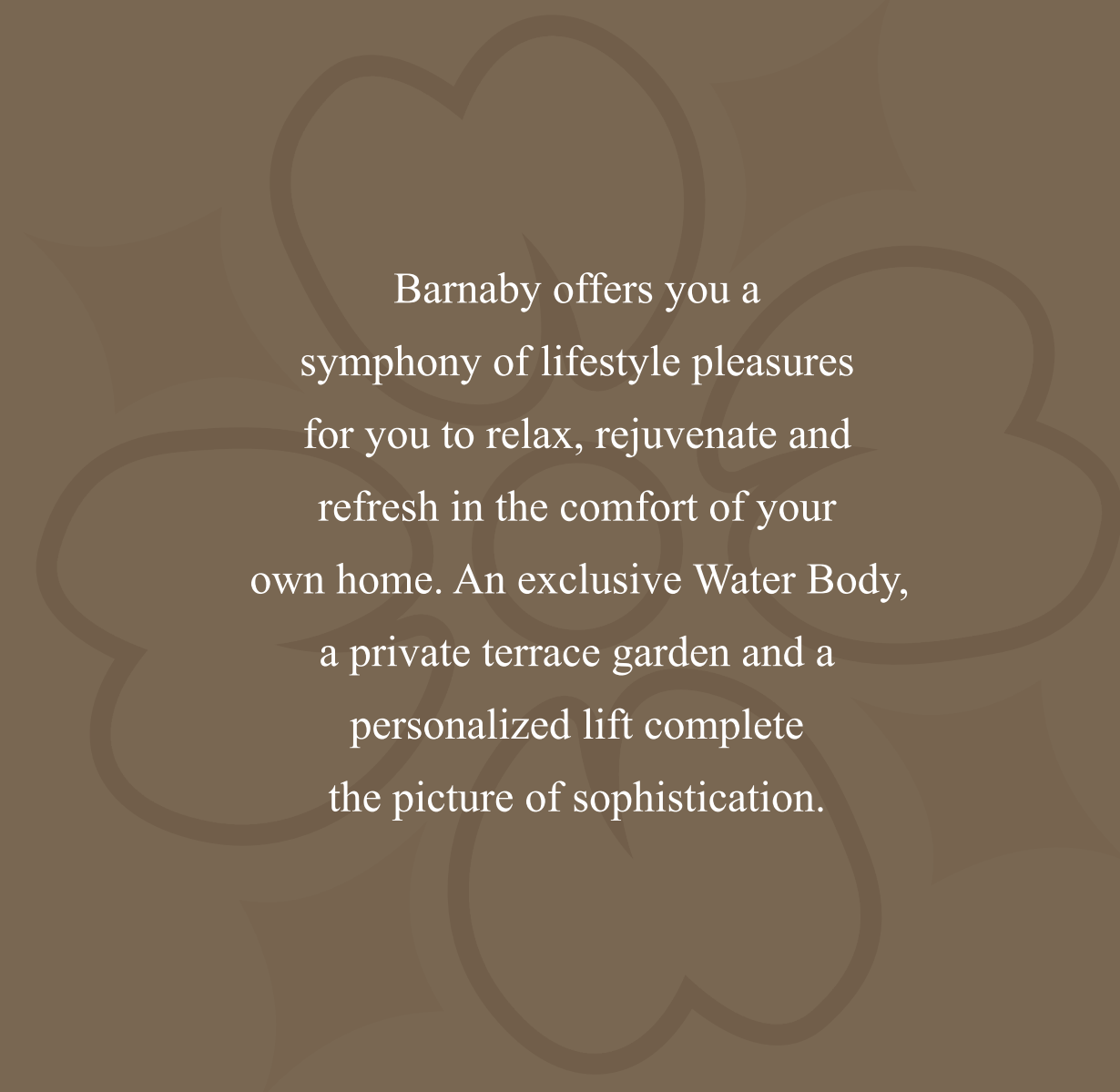
Thoughtful design elements
with a linear free flowing
environment enables customized
interior furniture layouts.
The design also ensures complete
privacy in each villa with
a straight line modern architecture style.



EXPERIENCE THE PLEASURE OF LIVING IN LUXURY.

What it takes to live in luxury is a little aspiration from within. To the connoisseurs of luxury living, Barnaby Villas is the right choice. The remarkable artistic details of the homes attract your attention from the moment you step in. Effortlessly luxurious and uniquely styled, each home at Barnaby is lavishly spread over 3400 to 6000 square feet to house an inviting living room, four spacious bedrooms with full baths, a user-friendly modern open kitchen with a service area, an exclusive Water Body, a private terrace, a personal lift and a servant room with an attached bath. The picture of sophistication is complete with two exclusive car parking spaces. Come explore the world within and outside the doorsteps of Barnaby Villas. It is breathtakingly beautiful and perfect for you and your family to live a life in luxury.





Barnaby offers you a
symphony of lifestyle pleasures
for you to relax, rejuvenate and
refresh in the comfort of your
own home. An exclusive Water Body,
a private terrace garden and a
personalized lift complete
the picture of sophistication.

WORLD-CLASS FEATURES & SPECIFICATIONS

- RCC framed structure.
- Solid brick masonry for internal and external walls.
- Provision for air-conditioning with VRV/VRF or split air-conditioning.
- Automatic elevator in each villa.
- Exclusive Water Body, in each villa at terrace level.
- Two reserved car parks per villa.
- Contemporary elevation with wood and granite finish.
- Contemporary glass handrails for staircases.
- Contemporary glass railings in balconies and terraces.
- Landscape with a feature wall design.
- POP punning with premium plastic acrylic emulsion finish.
- Independent video door phone for each villa.
- Round-the-clock security with video monitoring in the common areas.

ELECTRICAL

- Concealed wiring with PVC insulated copper wires and modular switches.
- Sufficient power outlets and light points provided.
- 100% power back up facility for each villa.

FLOORING

- Italian marble in the foyer, living, family and dining areas.
- Premium wooden flooring for bedrooms.
- Vitrified tile flooring for the servant room.
- Toilets with marble counters and premium vitrified tiles on the floor and walls.
- Terrace deck in composite wooden flooring of exterior grade.

DOORS AND WINDOWS

- Entrance doors - Timber frame with 8 feet opening and paneled single shutter in hard wood timber with a polish finish.
- Internal doors - Bedroom doors with hard wood timber frames and flush shutters with a natural veneer finish.
- Windows - UPVC sliding glass doors and sliding windows, fixed windows, and top hung windows / ventilator louvers of premium make.

TOILETS

- Premium Fittings and accessories from Kohler.
- Superior make water closets, wash basins and bathtubs with premium quality basin mixers, shower heads, bathtub mixers and hand showers from Kohler.
- Water efficient sanitary ware and CP fittings to ensure savings in potable water.

***Note:** The brand type and color of wares, fittings and accessories are subject to availability and the architect's selection.*

DISCLAIMER : The images shown in the brochure are an artist's impression and are indicative of the conceptual plan to convey the 'extent' of the development. The developer reserves the absolute right to change, omit, delete, add or revise any terms, conditions, specifications or images at any time without giving any notice.



LILY - STILT / GROUND FLOOR



LILY - FIRST FLOOR





LILY - SECOND FLOOR



LILY - TERRACE FLOOR



PROMOTER & BUILDER OF A NEW WORLD.

Subasri Realty is a full-fledged professional property development company based in Chennai with a diverse interest in construction, development and property management. Promoted by an enterprising conglomerate, the company takes the mantle of a trusted and reliable property development company of repute committed to build quality constructions. In pursuit of its cherished mission to bring a refreshing change in the quality of living, Subasri has completed many prestigious projects and has cemented its excellence in concrete spanning over millions of square feet. Driven by determined goals, high morals and a progressive work culture, the construction expertise of Subasri spans across major project types from residential to commercial spaces, IT parks to hospitality and educational institutions to retail buildings. It is this rich experience of Subasri, which has sown the seeds of trust in the hearts of its ever-growing customers for over a decade, since its inception in 2004.



PRESTIGIOUS COMPLETED PROJECTS

COMMERCIAL

RMZ Millennia Business Park, Chennai

It is the first mega IT park project of Subasri, jointly developed with a Bangalore based reputed property development company. This award winning green building of 2.5 million square feet is an awe-inspiring office space built on 21 acres and is simply stunning in design, style and execution.

Sivanthi Adityan Tower, Chennai

The quintessentially luxurious in space and stunning in style, Sivanthi Adityan Tower, is an eco-friendly marvel. Perched in a prime location in Chennai, the exquisitely and elegantly designed commercial space has a total built-up area of 25,000 square feet.

RESIDENTIAL

Haddows Pride Apartment, Nungambakkam, Chennai

Conveniently located in the central business district of Chennai at Nungambakkam, the 24,000 square feet elegant and luxury loaded Haddows Pride comprises of spacious

designed apartments of 3 and 4 bedrooms with state-of-the art specifications and fixtures and fittings.

EDUCATIONAL INSTITUTIONS

Dr. Sivanthi Aditanar Teacher Training Institute, Tiruchendur

This superlative institute located at Tiruchendur is a 10,000 square feet creation by Subasri. Meticulous planning has created a space efficient and utility packed seat of learning with state-of-the art infrastructure and facilities.

SPORTS FACILITIES

Dr. Sivanthi Aditanar Indoor Stadium, Tiruchendur

This trend setting and world-class sports facility at Tiruchendur covers an expanse of 23,500 square feet of excellence in concrete. Reflecting a spirit of zest by accommodating space for a gym, indoor games and outdoor games, this indoor stadium meets international standards in infrastructure and is considered one of the best indoor stadiums in Tamil Nadu.



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