



**DESIGNING HOMES FOR
ELEVATED LIVING.**



CRAFTING THE GIFT OF AN UPGRADED LIFESTYLE

Since 2010, we've been crafting landmark residences, nestled in the finest locations across Chennai. Our offerings include affordable homes, premium residences and luxury living spaces, each designed to delight.

Every Lifestyle home is built with profound attention to detail; evolving from the collective vision and efforts of a highly professional team. Our commitment to crafting homes of unmatched quality is supported by a deep-rooted foundation of values and ethics.

A MEMBER OF



CREDAI
CHENNAI




LIFESTYLE
HOUSING



VARDAAAN
MINT

**BUILDING THE BLOCKS OF
A LIFESTYLE UPGRADE**

Vardaan captures the dynamic spirit of the city with skillfully crafted homes. This magnificent 17-storey landmark features 86 elegant 3 and 4 BHK residences, meticulously designed with lesser common walls and zero dead space. Set in the heart of Chennai's bustling epicentre - Mint Street, the property is situated right next to the iconic Mint Clock Tower and opposite to the Washermanpet Metro Station. With residential and commercial spaces harmoniously coexisting in the same development, most often you'll be riding the elevator to reach work.



86 premium apartments



2 floors of wholesale/retail & office space



2 basement + stilt + 17 floors



pre-certified green homes



3 and 4 BHK
1671 - 2248 sq. ft.



39 commercial shops
274 - 1348 sq. ft.



100% vastu compliant homes



zero dead spaces & less common walls



**A VARDAAAN
THAT SHOULD
BE CERTAINLY TAKEN
WHEN GRANTED**

HOMES OF LAVISH LUXURY
AT THE HEART OF NORTH CHENNAI



VARDAN



NESTLED IN A GIFTED NEIGHBOURHOOD

Conveniently situated in a location that boasts everything life demands, Vardaan is seamlessly connected to wholesale markets, business hubs, cultural and entertainment destinations. Ensnconced in the city's most energetic neighbourhood, the development is at the meeting point of the Washermanpet Metro Station and Mint Clock Tower.

CLOSE TO YOUR BUSINESS HUBS

Chennai Central Railway Station - 3.3 kms

Chennai Harbour - 4.5 kms

Sowcarpet - 1.9 kms

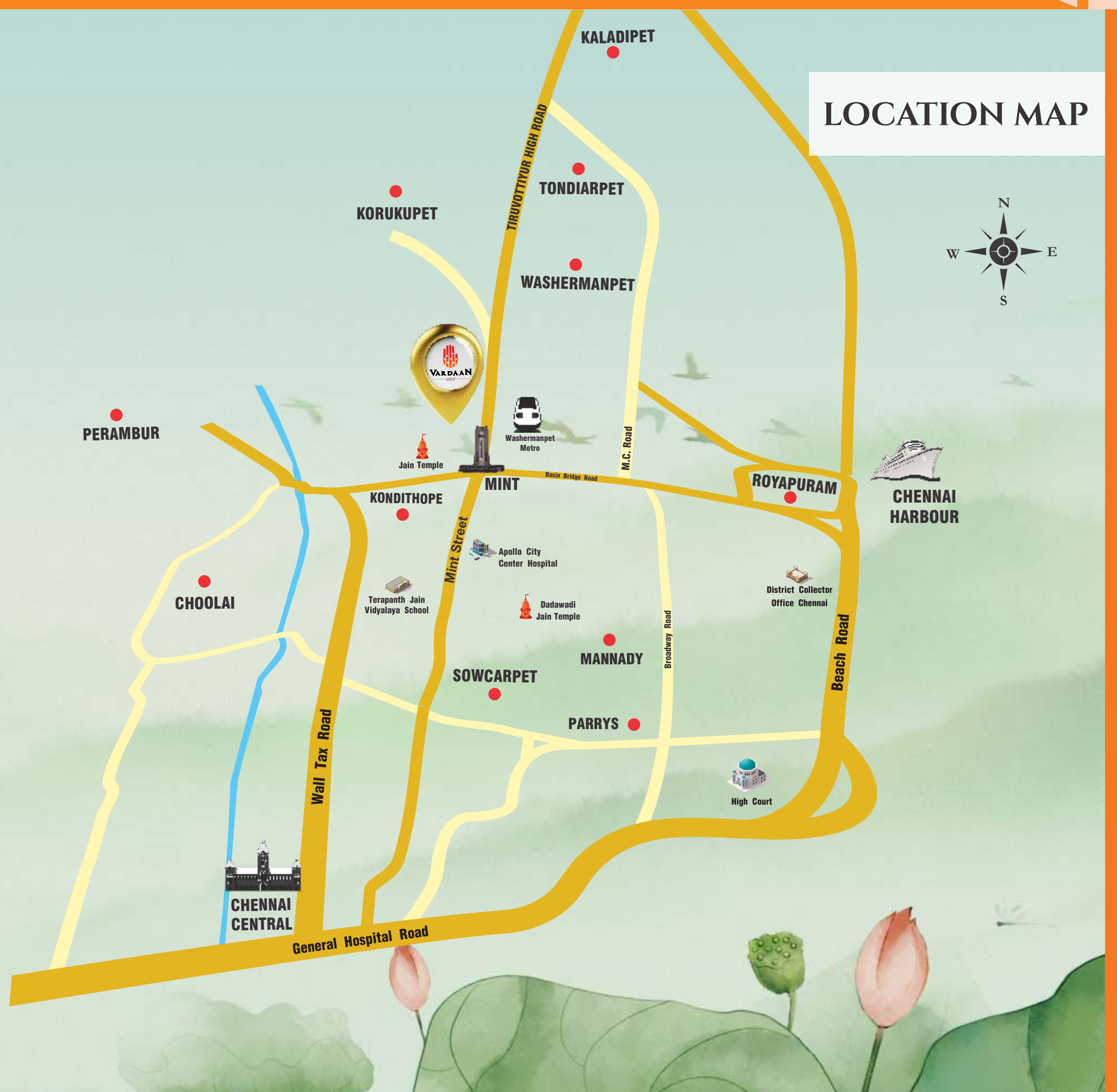
Choolai - 3.4 kms

Parrys - 3.5 kms

Washermanpet - 3.6 kms

Tondiarpet - 4.8 kms

LOCATION MAP



GREEN LIVING, A TRUE BLESSING

Vardaan is an IGBC pre-certified green home that is built ensuring stringent adherence to green building standards. Your sanctuary of peace and quiet is blessed with plenty of sunshine and remains calm from the bustle outside. Vardaan gives you the feeling of being sheltered and secure from the rest.

A MEMBER OF



INDIAN GREEN BUILDING COUNCIL



Ample natural light



Excellent ventilation



Improved air quality



18%-20% Energy savings



20%-25% Water saving



HOMES DESIGNED FOR
ELEVATED LIVING



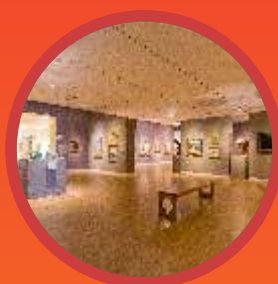
VARDAAN
2017





WORLD-CLASS AMENITIES WITH A CLASS OF ITS OWN

MULTIPURPOSE HALL | AC GYMNASIUM | YOGA & AEROBICS | BILLIARDS | TABLE TENNIS
BOARD GAMES | ELDER'S SIT-OUT | GIANT CHESS | CHILDREN'S PLAY AREA | MULTIPURPOSE
COURT | JOGGING TRACK | BOWLING ALLEY | ROOFTOP YOGA | ROOFTOP VEG BARBEQUE
ROOFTOP PROJECTOR SCREEN | LANDSCAPED PARTY TERRACE



MULTIPURPOSE HALL





BLESSED WITH THE BEST CONVENIENCES

ACCESS CONTROL ENTRY | AUTOMATIC PASSENGER LIFTS | BROADBAND & WI-FI
CONNECTIVITY | SECURITY INTERCOM | CCTV SURVEILLANCE | COMPLETE POWER BACKUP
3 IN 1 DTH CONNECTIVITY | FIRE-FIGHTING FEATURES | HYDRO PRESSURE PUMPS
INDIVIDUAL WATER METERS | RAIN WATER HARVESTING | SERVANT'S RESTROOM
SEWAGE TREATMENT PLANT | STORM WATER DRAIN | WATER TREATMENT PLANT | WELL-LIT
LANDSCAPING



AC GYMNASIUM



INDOOR GAMES



LANDSCAPED PARTY TERRACE



BEST IN CLASS SPECIFICATION

Structure/Walls – Seismic Zone III compliant RCC framed structure with internal and external walls made of autoclaved aerated concrete (AAC) or solid blocks.

Wall Finishing – Cement-plastered internal walls with 1 coat of putty and 2 coats of emulsion paint.

Cement - plastered outer walls with weather proof apex.

Flooring – 4'x2' premium vitrified tiles with 4" high skirting in living room, dining room, bedrooms & kitchen. Anti-skid ceramic tiles in balconies, bathrooms & utility area.

Kitchen – Counter-top granite platform with a stainless steel sink & 2'6" wall tiling.

Toilets – Designer glazed ceramic wall tiles up to false ceiling level.

Doors – Teakwood-framed door with paint/PU finish and teak skin panel shutter for main door. Country wood frames with paint/PU finish and shutters with laminated finish for bedroom & bathroom doors.

Windows – Modular UPVC/Aluminium powder-coated panel with mosquito mesh track, plain glass and MS grills on the inner side. Modular UPVC French panel with mosquito mesh track & plain glass in balconies.

Sanitaryware – CP fittings & sanitary wares from Jaquar.

Electricity & power backup – 3-phase power supply with FR wiring. 24x7 complete power back-up: 3BHK – 1000W & 4BHK – 1250W.

Lifts – Fully-automatic lifts with 100% genset power backup.

Lobby & Staircase – Granite/full body vitrified flooring with MS railing.

Security – CCTV surveillance across the community. Security intercom facility.

Water Supply – Borewells along with underground RCC sump and overhead tanks. Separate underground sump for metro water.

Others – Adequate well lit landscaping will be provided as per architect's design. Compound wall on all sides of the property as per architect's design. Sewage treatment plant.

GRAND RESIDENTIAL LOBBY



A LIFESTYLE THAT TOWERS
ABOVE ALL BLESSINGS





THE COMMERCIAL COMFORT OF VARDAAAN

- 39 efficiently designed prime commercial spaces
- Located next to Mint Clock Tower and bang opposite to the metro station
- Exclusive floor for wholesale/retail commercial spaces
- Exclusive floor for office commercial spaces
- Commercial spaces ranging from 274 sq.ft. to 1348 sq.ft.
- Double height ceiling enabling mezzanine floor for wholesale/retail commercial spaces
- Grand 11' ceiling height for commercial office spaces
- Exclusive commercial grand lobby area
- Signage provision for every shop
- Automatic MS rolling shutters for each commercial space
- Individual car parking slots for each commercial space
- Ample two-wheeler common parking slots
- Centralized VRV/VRF air-conditioning
- Elegantly designed 7' wide corridors
- 100% generator backup
- 15 passenger automatic lift with ARD technology
- 24/7 CCTV surveillance & security features
- Separate restrooms for men & women on each commercial floor
- High-end technical & product specifications
- Fire-fighting systems with smoke detectors & automatic sprinklers



**DOUBLE HEIGHT
WHOLESALE/RETAIL
COMMERCIAL SPACE**

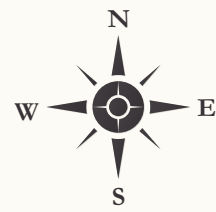


**ELEVEN FEET HEIGHT
OFFICE SPACE**

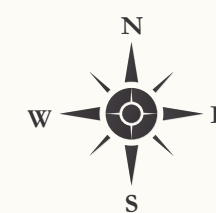




COMMERCIAL FIRST FLOOR PLAN



COMMERCIAL SECOND FLOOR PLAN

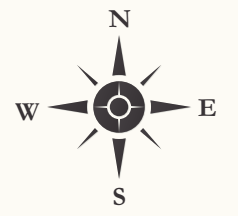


AN ICONIC LANDMARK
OF LUXURY





STILT & TERRACE AMENITIES



Stilt Amenities

- Grand Commercial Entry
- Residential Entry
- Bowling Alley
- Children's Play Area
- Elder's Sit-out
- Toddler's Play Area
- Jogging Track
- Multi-Purpose Court
- Residential Exit
- Pick-up & Drop-off Zone

Terrace Amenities

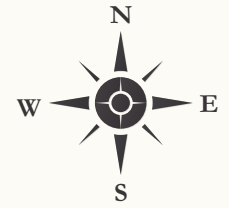
- Social Interactive Space
- BBQ / Food Counter
- Yoga Deck
- Tensile Roof
- Pergola
- Buddha Statue
- Screen Wall
- Rooftop Projector Screen
- Landscaped Party Terrace
- Seating Ledge

TYPICAL FLOOR PLAN



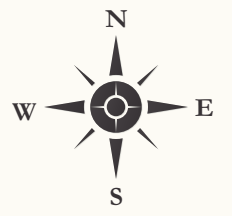


THIRD FLOOR PLAN

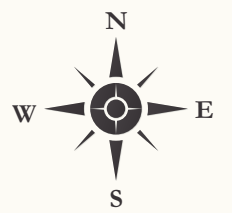




FLAT A
3BHK
2007 sq. ft.

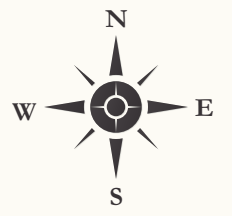


FLAT B
4BHK
2248 sq. ft.





FLAT C
3BHK
1838 sq. ft.

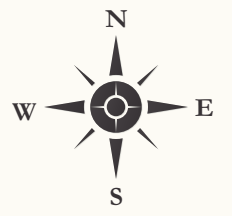


FLAT D
3BHK
1934 sq. ft.





FLAT E
3BHK
1695 sq. ft.



FLAT F
3BHK
1671 sq. ft.





LIFESTYLE HOUSING & INFRASTRUCTURE

No. 61, First Floor, Ormes Road, Kilpauk, Chennai - 600 010 | Diagonally opposite to Kakada Ramprasad
📞 + 91 44 4222 4246 ✉ enquiry.sales@lifestylehousing.in 🌐 www.lifestylehousing.in



Scan to download
e-brochure



A MEMBER OF

CREDAI



Scan to view
walkthrough

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