



sanbrix
ADHIRA

AN OVERLOAD OF FINE LIVING



COIMBATORE'S LEADING LUXURY PROPERTY DEVELOPER

Sanbrix Properties has over a decade of experience in building both commercial and living spaces. Our corporate office located on the 100 feet main road sets a landmark by itself with its unique design and architecture.

At Sanbrix Properties, we believe in making an impact on the way we interact with the design. We create environments that encourage extraordinary lifestyles by designing spaces that challenge the norm and support people as they journey towards their dreams and aspirations.

Our properties are an intelligent mix of beautiful architecture and elegant construction. Renowned for creative designs and impeccable attention to detail, each Sanbrix residence reflects the sophisticated taste of its owners, delivering an unmatched premium experience.

We introduce an unrivalled standard of living by working with well-trained in-house architects, engineers, interior designers, and construction labourers.

Sanbrix. Homes that inspire.



OUR JOURNEY

CREATING LANDMARK DEVELOPMENTS IN COIMBATORE

With its uncompromising commitment towards crafting living spaces that not only shape, but redefine Coimbatore's real estate landscape, Sanbrix Properties has brought premium homes to life, conceptualized for individuals that do not settle for anything less than exceptional.

METICULOUSLY
CRAFTED TO PERFECTION!

Welcome home to a dwelling that stands for ultimate beauty and grace. Leave all your troubles at the door and step into the magnificence that is Adhira by Sanbrix, off Avinashi Road, Peelamedu.

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ADHIRA





EVERYTHING AT YOUR FINGERTIPS

Experience unquestionable serenity in an enviable location that's bustling with activity. Matchless connectivity means the project is mere minutes away from major spots such as Fun Mall and Raddison Blu Hotel.



Recreation

- Fun Mall
500 mtr
- Radisson Blu
2.8 km
- Jenneys Club
2.9 km
- ISKON Temple
3.8 kms

Educational Institutions

- Krishnammal College
0 km
- NISE School
200 mtr
- PSG Tech
1.5 km
- Coimbatore Institute of Technology
2.5 km
- PSG Arts College
4 km

Hospitals

- PSG Hospital
1.7 km
- KMCH Hospital
4.9 km

Others

- NAVA India
2.8 km
- Lakshmi Mills
3.8 km
- Codissia
4 km
- Airport
5 km



AN EXQUISITE ABODE

Situated among rich, thriving greenery, this secure community features 18 limited edition, luxurious villas. Get a true taste of privacy in a large expanse with just 9 homes per row, and your very own landscaped area.

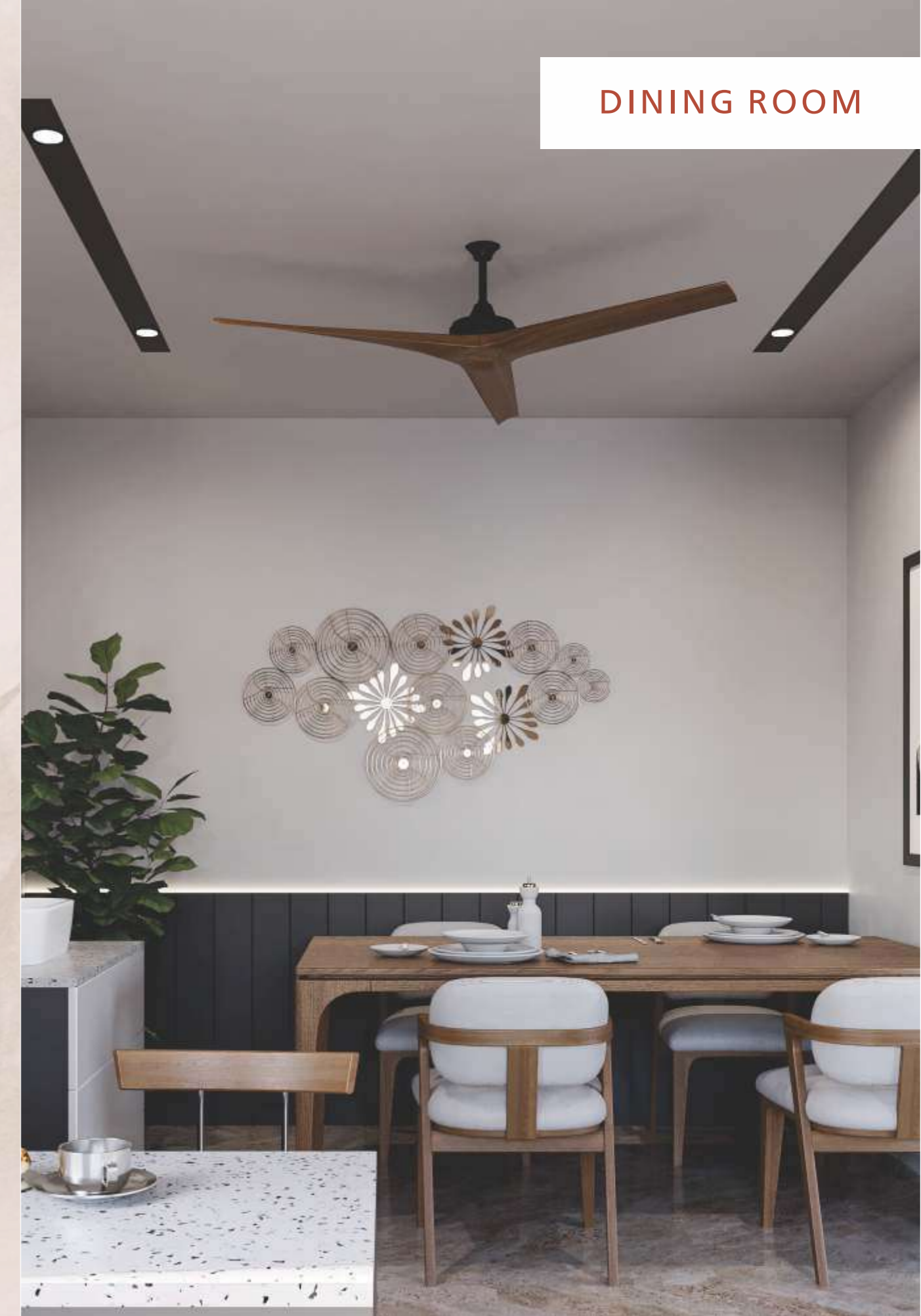




BEDROOM

LUXURY BEYOND COMPARE

True luxury is a masterful blend of class and comfort. Adhira is a fine example of true luxury. The seamless ease with which luxury amenities are integrated into your everyday life is unrivalled. As you discover more, you'll be amazed at the aesthetic design elements, impressive planning, vastness of the space and the thoughtful expertise that has gone into making Adhira a fine example of modern luxury living.



DINING ROOM

LIVING ROOM



KITCHEN





HEALTHY MIND. HEALTHY BODY.

The community's fully equipped clubhouse will leave you wanting for nothing! Sit back and relax at a revitalising gazebo or up your fitness routine at the gym. Combining stunning architecture with the intention to improve lifestyles to healthier ones, top-notch amenities add the finishing touches to make Adhira your ideal destination!



GYM

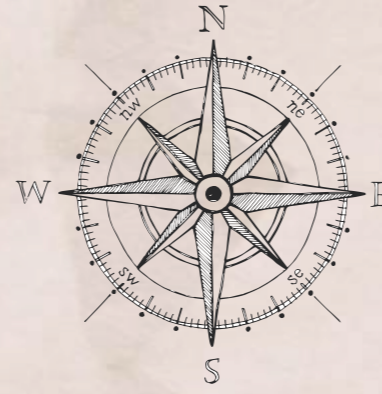


PARTY HALL



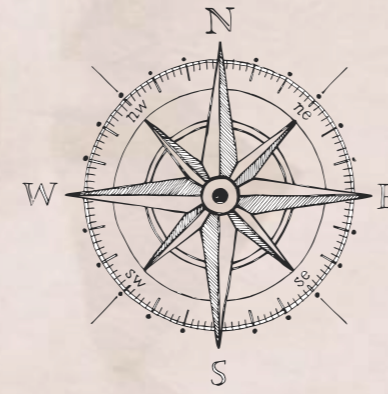
**TYPE
A & C
EAST
FACING**

Total Villas : 09
 Plot area - 1440 Sq.ft (3.31 Cents) to 1690 Sq.ft (3.88 Cents)
 Total Built-up area - 2481 Sq.ft to 2882 Sq.ft
 BHK : 03



**TYPE
B & D
NORTH
FACING**

Total Villas : 09
 Plot area - 2110 Sq.ft (4.84 Cents) to 2266 (5.20 Cents)
 Total Built-up area - 3645 Sq.ft to 3900 Sq.ft
 BHK : 04 (Courtyard + Home Theatre)





PIONEERS OF BEST PRACTICES

We do not outsource our constructions and our engineers retain complete control over construction quality. With our leadership team having few decades of engineering and construction expertise, we have been the pillars of many best practices in the industry.

SPECIFICATIONS

A. R.C.C. Framed Structure:

Earthquake resistant foundation with R.C.C M25 grade concrete. Super structure brick/solid block/Aerocon masonry in cement mortar. Clear ceiling height 9.6 feet from floor.

B. Plastering:

Internal & External - Cement plaster with cement finish.

C. Doors:

Main Door Frame: Best teakwood frame; Shutter: Flush door with veneer finish and melamine polishing. Locks will be from Yale or Dorma.

Internal Door Frame: Best teakwood frames; Shutter: Flush door with veneer finish. Locks will be from Yale or Dorma.

D. Windows:

Window frames & shutters in UPVC; elegantly designed MS painted grills and high standard hardware.

E. Painting:

External: 1 coat primer and 2 coats of external Weather Bond finish.

Internal: 2 coats of acrylic emulsion paint of Nippon make or equivalent; smooth finish with 1 coat of primer over 2 coats of Wall Care Putty in specified areas.

F. Compound Wall:

The community will have a secured compound wall. Each villa will have a 5' low-level compound wall on all 3 sides except the front side. The front side will have planter areas and hedges.

G. Flooring:

Living room, Drawing room, Dining room: Vitrified flooring tiles of size 800mm x 800mm with 3" skirting.

Bedroom: Imported laminated wooden flooring with wooden skirting for master bedroom. Other bedrooms will be 2' x 2' vitrified tiles.

Kitchen: Vitrified tiles flooring of 800 x 800mm size with 3" anti-skid finish.

Bathrooms, utility, powder room, servant room: Vitrified/Ceramic non-slippery acid-resistant wall tiles and flooring tiles.

Staircase: Granite flooring with skirting.

Covered Balconies & Open Portico: Anti-skid vitrified tiles of 1' x 1' with 3" skirting.

Parking Area: Anti-skid parking tiles of 1' x 1'.

H. Cladding & Dado:

Kitchen: Glazed ceramic tile dado up to 2'0" height above kitchen counter.

Bathrooms & Powder Room: Glazed ceramic tile dado up to 7'0" height.

Utilities/Wash: Glazed ceramic tile dado up to 3'0" height.

I. Kitchen:

Granite platform with high quality SS sink with treated water connection and provision for fixing RO system. Provision for exhaust fan and chimney.

J. Utilities/Wash:

Provision for washing machine & wet area for washing utilities.

K. Plumbing & Sanitary Fixtures:

Well-planned toilet layout with wet & dry areas.

Wall-hung EWC with concealed flush tank & counter below wash basins. All bathrooms have CP basin mixer and hot & cold wall mixer with shower.

All CP fittings are chrome-plated of Kohler/Roca/American Standard make or equivalent.

All Sanitaryware: Kohler/Roca/American Standard make or equivalent. Geyser point provision, health faucet, shower provision and ventilators provided.

L. Electrical :

Power: Dedicated 11 KV/440V feeders to ensure quality power. Concealed copper wiring in PVC conduits. Power outlets for air-conditioners in all bedrooms, drawing, living. Power plug for cooking range, chimney, refrigerator, microwave and mixer grinder in kitchen.



MICRO MANAGED

Material testing and quality checkpoints at all stages ensure the highest levels of quality.

Our engineers go right from sourcing raw materials until completion, to ensure the quality is uncompromised.

SPECIFICATIONS

Backup power: Electrical provision only for individual UPS power. UPS will not be provided.

1.5 KVA power backup for individual villas.

3-phase supply for each unit and individual meter boards.

Miniature Circuit Breakers (MCBs) & ELCB: All electrical modular switches & sockets of Legrand/ MK make or equivalent.

M. Communication:

Connectivity across community for intercom. Telephone points and cable connection in all bedrooms and living room.

N. Air Conditioning Electrical Provision:

Electrical provisions for split air conditioners shall be installed in all bedrooms, living room, and dining room.

O. Miscellaneous:

Hand railing: S.S. handrail with matte finish for main staircase. S.S. finish/ Aluminium finish glass hand railing for open balcony areas.

P. Outdoor/ Landscaping:

External areas of the villa are fully landscaped with grass lawns and anti-skid tiles.

Q. Common:

Entire property shall be compounded and will have two entrance gates. Roads will be well finished with tar tops. Storm water drains and service trenches to allow hassle-free rainwater discharge and easy addition of cables in the future. Each villa shall have water supplied through a common bore with treated RO water. Genset backup for up to 45 KVA will be provided for the entire community which will take care of the common lighting loads. The entire campus will be under CCTV surveillance.

AMENITIES

- A** Fully equipped Clubhouse with Modern Gymnasium and Banquet Hall
- B** Gazebo
- C** Kids Play Area
- D** Jogging Track
- E** Aroma Garden
- F** Video Door Phone for each villa
- G** Intercom Facility
- H** Mini Amphitheatre
- I** Reflexology Walk path
- J** Avenue Landscape
- K** Lush Landscape in Common Areas
- L** LED Street Lights
- M** CCTV Surveillance
- N** Secured Compound with Two entrance gates
- O** 1.5KVA Genset Backup for each Villa
- P** Rain water harvesting
- Q** Common Corporation Water for drinking
- R** Each villa will have an Individual septic tank and choke pit
- S** Each villa will have an Underground sump of 8000 litres capacity with separate partition for RO and drinking water and a moulded Poly Ethylene OHT of 4000 litres capacity with separate partition for RO and drinking
- T** Underground cable connection for main power
- U** Deep common bore well for ground water with suitable R.O.Plant
- V** Common Underground sump in Club House will provide uninterrupted supply of RO water to each Villa
- W** Booster pump for individual villas.

TO ARRANGE
A PRIVATE MEETING,
CONTACT US

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