

LUXURY LIVING

  
**hansa  
haddow's**

A MASTER PLAN OF DESIGN, SPACE & COMFORT





Step-in to a world of design, space & comfort



Hansa Haddows, adjacent to the Haddows road park, is amongst the finest properties located in the heart of the city. It welcomes you into a world of luxury and overwhelms you with its inherent sense of comfort.







**Hansa Haddow**s consists of 8 intelligently planned personalized premium residences with a saleable area ranging from 2050 to 2100 sq ft each. Every apartment resonates elegance and contemporary styling while being Vaastu compliant.

In addition, two apartments may be combined to form one opulent penthouse with bespoke interiors and outdoor-landscaping.

# HANSA HADDOWS - AMENITIES

GYMNASIUM



LANDSCAPED TERRACE



DUAL VIDEO DOOR PHONE



CCTV CAMERA IN COMMON AREAS



MODULAR KITCHEN



GENERATOR BACK-UP



PRE-FITTED SPLIT AIRCONS IN 3 ROOMS



COVERED CAR PARK



NO SHARED WALLS BETWEEN APARTMENTS





# FLOOR PLAN



## KEY

01 ENTRANCE  
02 LIVING AREA  
03 DINING AREA  
04 KITCHEN  
05 SERVICE & UTILITY

06 MASTER BEDROOM  
WITH ATTACHED  
BATHROOM  
07 BEDROOM 2 WITH  
ATTACHED BATHROOM

08 BEDROOM 3  
09 GUEST BATHROOM  
10 OUTDOOR SEATING AREA  
10A & 10B BALCONY

# SPECIFICATIONS

## STRUCTURE

RCC framed structure with brick main walls of 9" and partition walls 4.5"

CLEAR HEIGHT: Height from floor to floor – 10ft

## PLASTERING

INTERNAL WALLS: All internal walls will be smoothly plastered to give an even finish.

EXTERNAL WALLS: All external walls with double coat of plaster and water-proofing treatment

## PAINTING

INTERIOR: Royal Emulsion paint or equivalent

EXTERIOR: ACE Ultima paint or equivalent

MS GRILLS: Enamel paint

RAILINGS: Powder coated

## FLOORING

LIVING AND DINING: Italian marble

BEDROOMS: Superior quality laminated wooden floor/Vitrified tiles

KITCHEN: NITCO/KAJARIA or equivalent Ceramic/Vitrified tiled flooring

OUTDOOR SEATING AREA/BALCONY & UTILITY: 1' x 1' ceramic flooring

ROOF TERRACE: Landscaping with dressed granite, designer tiles and 1' x 1' heat reducing Scudo tile (by approx 12° C)

LOBBY/STAIRCASE: Marble

## ELECTRICAL

TV POINT: One TV point in the living room and in all bedrooms

ELECTRICAL WIRES: Fire resistant electrical wires

SWITCHES: Elegant designer modular electrical switches of reputed make

MCB: One Miniature circuit Breaker (MCB) for each room provided at the main distribution box within each flat

TELEPHONE POINTS: Telephone points in all bedroom & living room

AC POINT: Provision for split AC in living, dining and all 3 bedrooms

Pre-fitted Split Aircons in 3 rooms

STAND-BY GENERATOR: Stand-by Generator for lighting of common areas, lifts, pumps, and few fans and light points in the apartments

## PLUMBING LINE

All plumbing lines are pressure tested

INTERNAL: All water supply lines are of CPVC of a reputed make

EXTERNAL: Rigid PVC pipes

## SECURITY SYSTEMS

DUAL VIDEO PHONE: EuroVigil Multi-apartment Video Door phone with both lobby and entry door access control

CCTV CAMERA: CCTV cameras at strategic locations

## TOILETS

MASTER BED ROOM & OTHER BED ROOM TOILETS: Designer 2 x 1" Ceramic tiled flooring from NITCO or equivalent

EWC: Wall-mounted EWC from KEROVIT or equivalent

CISTERN: Concealed Cistern from GEBERIT

WASH BASIN: Designer Counter-top basin from KEROVIT or equivalent on marble counter top

CP FITTINGS: Good quality CP fittings from KOHLER or Equivalent

GEYSER: Geyser provision in all the toilets

## DOORS AND WINDOWS

### FRAME

Main Door: First quality teak doorframe, of cross-sectional size of 5" x 3"

Other Doors: First quality teak doorframe, of cross-sectional size of 4" x 2.5"

### SHUTTER

Main Door: Designer door with veneer on both sides with Natural PU Laquer finish.

Other Room Doors: Flush door veneered on both sides

Toilet/Kitchen Doors: Flush door veneered on one side and laminate on the other side

Utility Doors: Flush door with laminate on both sides

Balcony Doors: Flush door veneered on both sides with vision panel

MAIN DOOR LOCK: Main door fitted with remote-release lock from Euro-Vigil

HARDWARE: All doors fitted with good quality Brass/Chrome finish hardware

BALCONY SLIDING DOORS: UPVC sliding doors with mosquito mesh and safety grill

WINDOWS: UPVC sliding windows and doors with mosquito mesh

TOILET VENTILATOR: UPVC toilet ventilators with translucent glass fitted with provision for exhaust fan

## KITCHEN AND UTILITY

Modular kitchen with glass dado/ceramic tiles (as per choice), granite counter and single bowl sink

Electrical provision given for hob and chimney

Electrical and Water point provided for RO connection

Double bowl sink with drain board

Water & power point provided in utility, for washing machine and floor mop



---

A Division of Hansa Vision India Private Limited  
2nd Floor, No 605 & 606, Anna Salai, Chennai - 600 006  
Cell: 93807 18993, 93807 18997  
E-mail: [sales@hansaestates.com](mailto:sales@hansaestates.com)