



# Marina Residences

Dr. Natesan Road (Off Dr. Radhakrishnan Salai), Chennai





SULTAN

SULTAN



**Marina Residences** is a premium 3BHK multi-dwelling residential apartments' project on a land area of 14,209 Sq.ft. being developed by **Sultan Developers LLP**, located in one of the oldest neighbourhoods of Chennai, Triplicane, and just 275 metres from one of the key roads of the city, Dr. Radhakrishnan Salai, Mylapore. The site is situated less than a kilometre from the pride of the city, the second longest beach in the world, Marina Beach, as well as the upcoming metro rail station near the Light House.

### Group Companies



**Sultan Gems & Fine Jewellery**, founded in 1986, by Mr. H. M. Sultan Mohideen, is one of the oldest boutiques in Chennai that offers custom-made jewellery, certified diamonds and fine natural gemstones. The Store has thrived to maintain and uphold highest standards of craftsmanship, impeccable quality and personalised service.



**Madras Gem Institute**, founded in 1983, provides professional Gem testing, Diamond Grading, Jewellery Valuation and appraisal services for the Gem and jewellery trade. It is the oldest and first Institute of its kind to be established in South India, and is recognised by the Government.



**Marina Residences**

Avvai Shanmugam Salai

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275m

Dr. Natesan Road

Queen Mary's College



Light House Metro Station



Chennai City Centre

600m

Gandhi Statue



Dr. Radhakrishnan Salai

TN Police (DGP) Head Office



Light House



Kamarajar Salai

Kamarajar Salai

Kamarajar Salai

Marina Beach

Marina Beach



5

Floors +  
Terrace

4

Units  
Per Floor

20

Premium 3BHK  
Apartments



Four-Side  
Ventilation



No Common  
Walls



Power  
Backup



10-Passenger  
Lift



Landscaped Garden  
in 1st Floor & Terrace

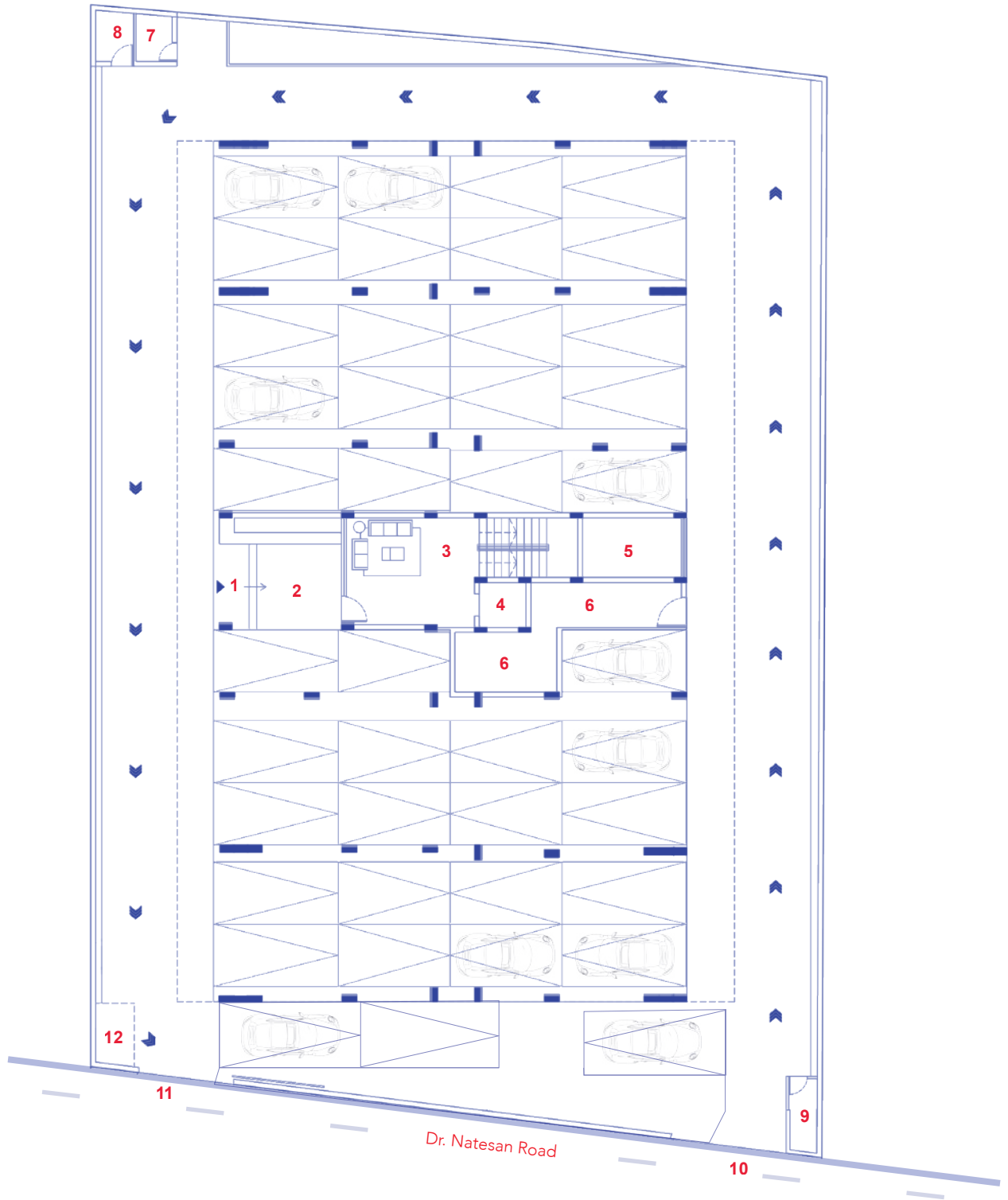


EV Charging  
Provision



Rain Water  
Harvesting





**Floor Plan – Stilt**

01	Lobby Entry	04	Lift	07	Toilet	10	Entrance Gate
02	Seating	05	Power Backup	08	Store Room	11	Exit Gate
03	Lobby	06	Electrical	09	Security Booth	12	Transformer







**Floor Plan - 1**

3BHK • 1570.35 Sq.ft • All units are of uniform size

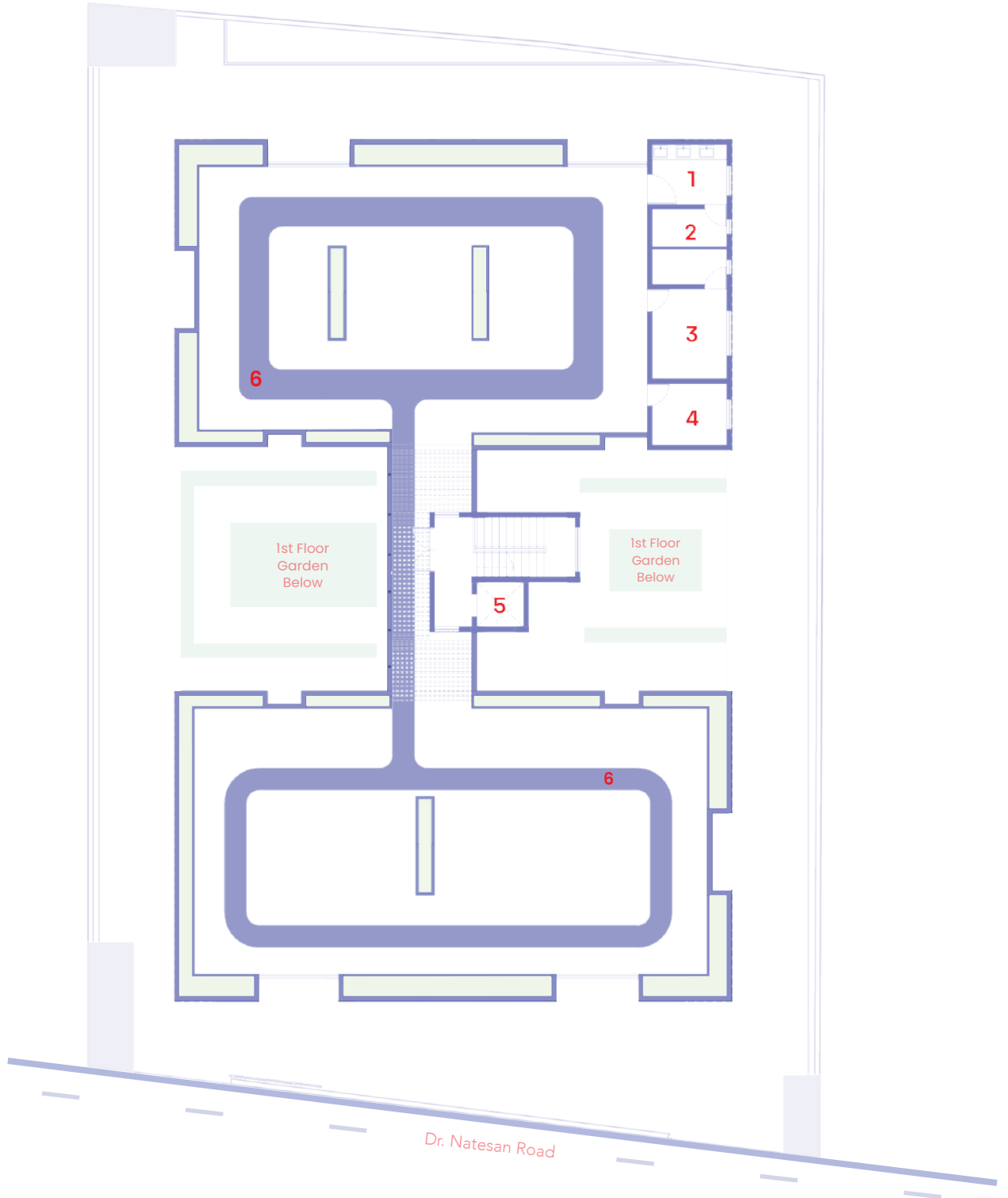




**Floor Plan - 2 to 5**

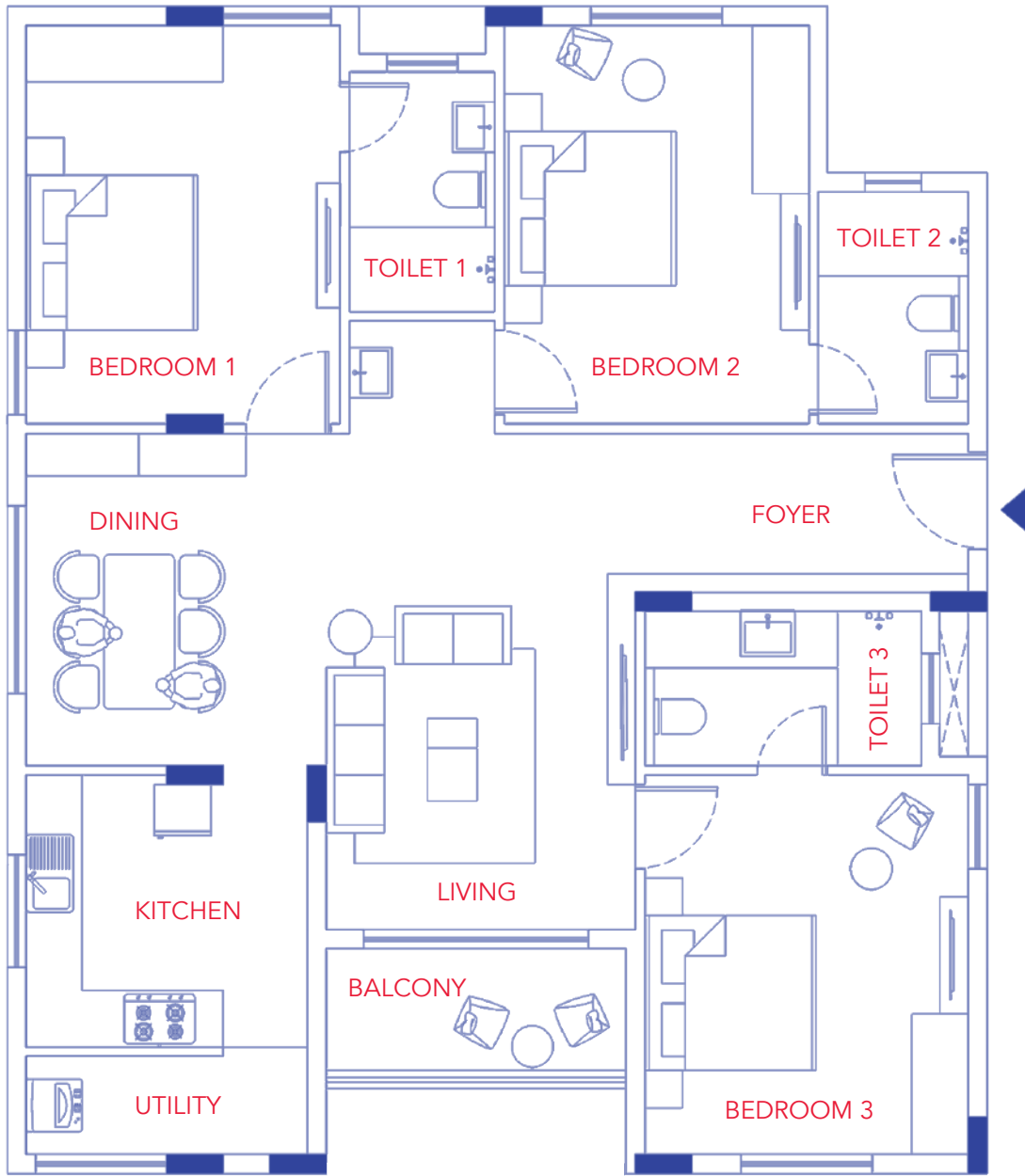
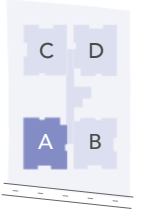
3BHK • 1570.35 Sq.ft • All units are of uniform size





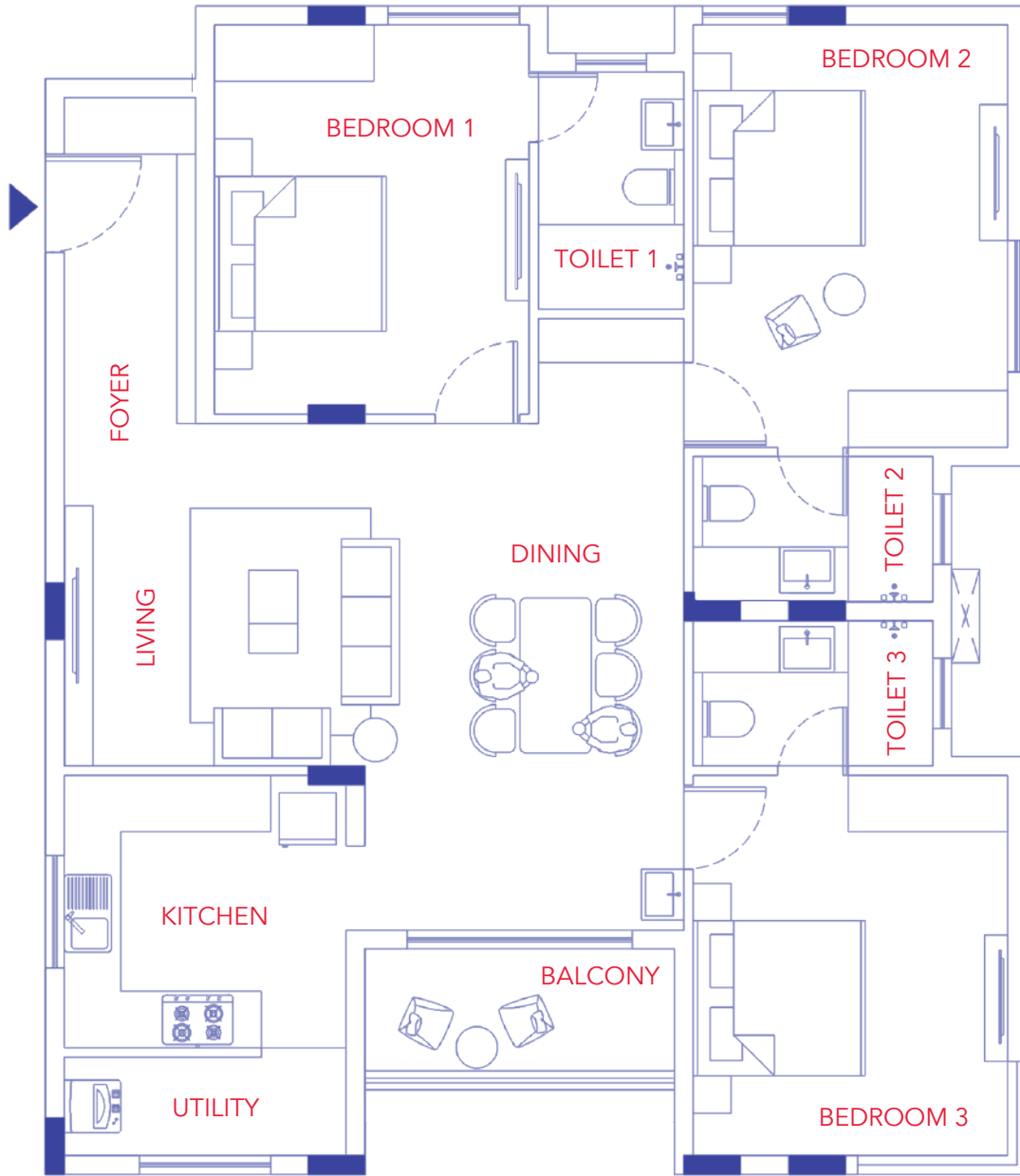
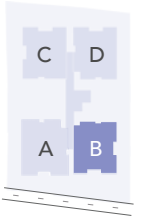
**Floor Plan - Terrace**

01	Wash	02	Toilet	03	Association Room	04	Store	05	Lift	06	Walking Path
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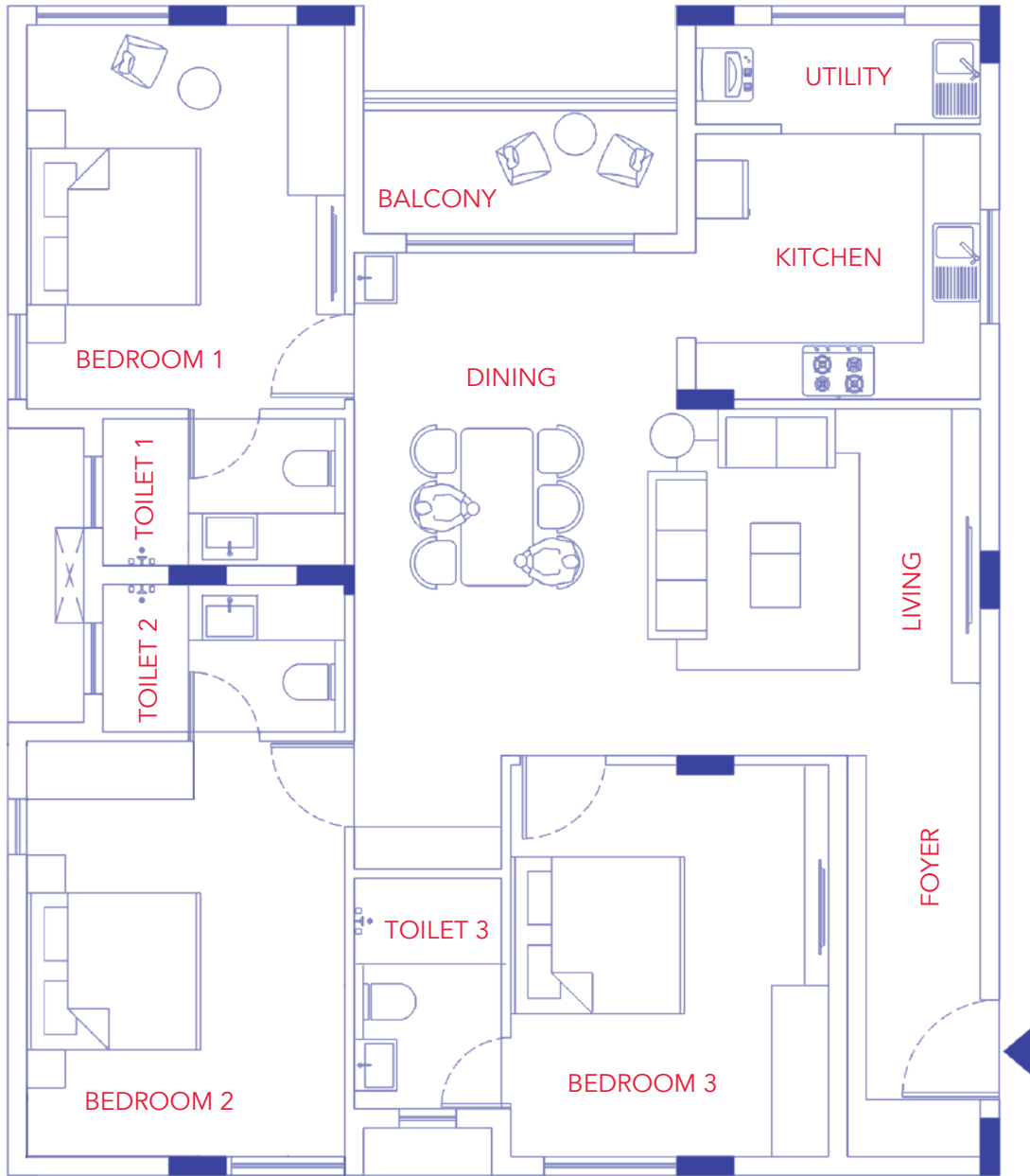
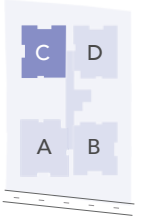
<b>Unit A</b>	Super Built up <b>1570.35 Sqft</b>	Plinth Area <b>1320.95 Sqft</b>	RERA Carpet <b>1146.68 Sqft</b>	Balcony <b>51.67 Sqft</b>	Total Carpet <b>1198.35 Sqft</b>
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Foyer	11'8" x 5'7"	Kitchen	9'10" x 9'6"	Bedroom 1	11'0" x 14'0"	Toilet 2	5'3" x 8'2"
Living	11'2" x 17'4"	Utility	9'10" x 3'5"	Toilet 1	5'1" x 8'5"	Bedroom 3	11'4" x 13'3"
Dining	10'2" x 11'8"	Balcony	10'6" x 4'11"	Bedroom 2	10'8" x 14'0"	Toilet 3	9'8" x 5'5"



<b>Unit B</b>	Super Built up <b>1570.35 Sqft</b>	Plinth Area <b>1320.95 Sqft</b>	RERA Carpet <b>1143.77 Sqft</b>	Balcony <b>53.28 Sqft</b>	Total Carpet <b>1197.05 Sqft</b>
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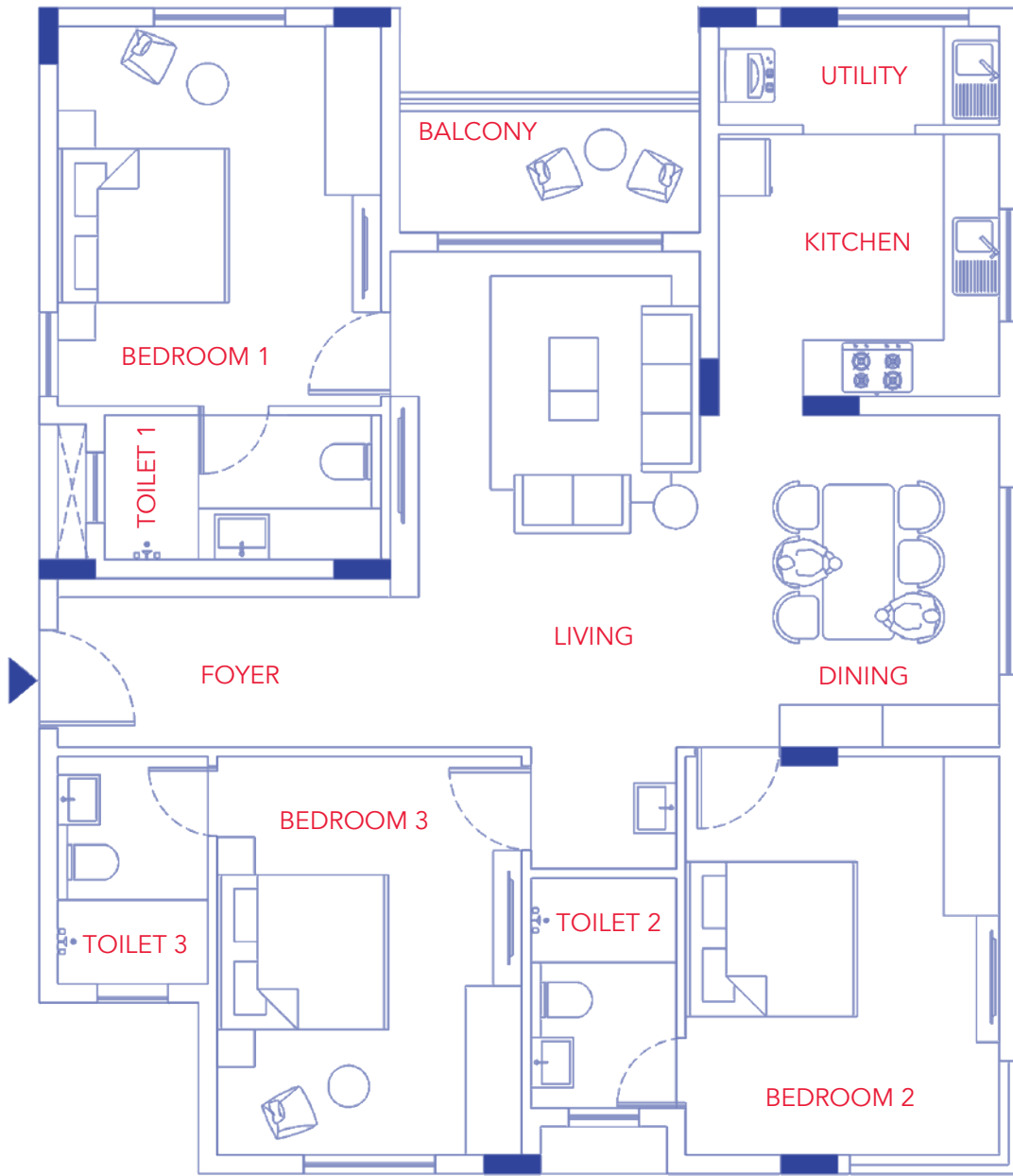
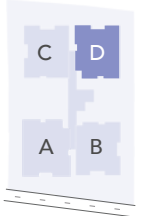
Foyer	4'7" x 12'1"	Kitchen	9'10" x 9'6"	Bedroom 1	11'0" x 13'7"	Toilet 2	8'4" x 5'1"
Living	10'2" x 12'0"	Utility	9'10" x 3'5"	Toilet 1	5'1" x 8'4"	Bedroom 3	11'0" x 13'3"
Dining	11'2" x 17'9"	Balcony	10'10" x 4'11"	Bedroom 2	11'0" x 14'9"	Toilet 3	8'4" x 5'1"



<b>Unit C</b>	Super Built up <b>1570.35 Sqft</b>	Plinth Area <b>1320.95 Sqft</b>	RERA Carpet <b>1144.42 Sqft</b>	Balcony <b>53.28 Sqft</b>	Total Carpet <b>1197.70 Sqft</b>
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Foyer	4'7" x 13'10"	Kitchen	9'10" x 9'2"	Bedroom 1	11'0" x 13'3"	Toilet 2	8'4" x 5'1"
Living	10'6" x 12'0"	Utility	9'10" x 3'5"	Toilet 1	8'4" x 5'1"	Bedroom 3	11'0" x 13'6"
Dining	11'2" x 17'5"	Balcony	10'10" x 4'11"	Bedroom 2	11'0" x 14'4"	Toilet 3	5'1" x 8'0"





<b>Unit D</b>	Super Built up	Plinth Area	RERA Carpet	Balcony	Total Carpet
	<b>1570.35 Sqft</b>	<b>1320.95 Sqft</b>	<b>1146.79 Sqft</b>	<b>51.67 Sqft</b>	<b>1198.46 Sqft</b>

Foyer	11'8" x 5'11"	Kitchen	9'10" x 9'2"	Bedroom 1	11'4" x 13'3"	Toilet 2	5'1" x 8'1"
Living	11'2" x 17'4"	Utility	9'10" x 3'5"	Toilet 1	9'8" x 5'1"	Bedroom 3	10'8" x 14'0"
Dining	10'2" x 11'8"	Balcony	10'6" x 4'11"	Bedroom 2	11'0" x 14'4"	Toilet 3	5'3" x 8'0"

## Project Specifications

### Structure

- RCC framed structure
- Structure compliant with seismic zone III
- Stilt floor raised 2.5 feet from road level
- Concrete block masonry & plastering
- 8" outer wall thickness & 4" inner wall thickness
- Pest & Anti-termite control treatment prior to and during construction

### Electrical

- 3-Phase power supply with fully concealed fire resistant wiring
- Generator backup
  - Common Areas - lift, lighting, pumps, and motors
  - Apartments - lights, fan & 5amp points.
- TV, telephone & data points provisions in living area
- AC points provisions in living, dining & bedrooms
- Switches - Anchor Roma or equivalent
- Solar Panels installed in the terrace floor for Common area as per CMDA regulations
- EV charging provision for all apartments in respective parking slots

### Plumbing / Water System

- Ring main water system with CPVC pipes for water lines
- PVC pipes for drainage & rainwater lines
- UG sump with adequate capacity
- Overhead tank with metro & bore partition
- Rainwater harvesting system
- Borewell - 2 nos

### Flooring

- Vitrified tiles in living, dining & bedrooms
- Anti-Skid tiles in kitchen, utility, toilets & balcony
- Kota stone/granite/equivalent for common area & staircase

### Painting

- Ceiling & Internal Walls - 2 coats of emulsion paint over wall putty & primer
- Exterior walls - weather shield exterior emulsion paint
- Enamel paint for grills & railings



## Project Specifications

### Security

- Security booth at entrance gate
- CCTV for common areas
- Video door phone access

### Toilets

- Wall tiling up to 7ft height
- Sanitary & CP fittings – Jaquar / Equivalent

### Windows & Ventilators

- UPVC sliding windows with plain glass
- MS Grill for windows

### Doors

- Main Door - Teak wood frame & shutter
- Internal Doors - Country wood frame & skin door shutter
- Smart lock for main doors

### Kitchen & Utility

Open floor will be provided with necessary electrical and utility provisions for easy customisation

### Lift (Elevator)

Johnson/Equivalent 10-passenger elevator with automatic door closing mechanism & rescue device

### Others

- Landscaping in stilt, first floor and terrace
- Lobby with waiting area for visitors
- Common Toilet in Stilt floor
- Association Room & Common Toilet in Terrace floor

#### Disclaimer :

This Brochure is a conceptual presentation only and not a legal offering. Whilst reasonable care has been taken in preparing the Brochure, the Developer or its designated marketing agents shall not be held responsible for inaccuracies in their contents or between the materials/ specifications and the actual unit. Visual representations such as layout plans, finishes, furnitures, furnishings, illustrations, pictures, photographs and drawings contained are artists' impressions and for general guidance only, and not representation of fact and should not be relied upon as accurately describing any specific mater. The Developer reserves the right to change, alter, add or delete any specifications mentioned herein without permission or notice.



# Marina Residences

Old No: 135 & 136, New No: 358  
Dr. Natesan Road, Triplicane  
Chennai - 600005

Approved by CMDA and Chennai Corporation  
RERA - TN/29/Building/0476/2023 dated 30.11.2023  
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