

Site Address:
THE EDGE, Old door No.30, New Door No.14,
Padmavathy Thayar Street,
Gopalapuram, Chennai – 600086.

For bookings, call :
98404 77777



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HTTPS://RERA.TN.GOV.IN/

BAASHYAAM
IMPROVING LIFESTYLES – ENHANCING LIVES

THE
EDGE
Lighting up your lifestyle

Padmavathy Thayar Street
Gopalapuram

A SPARKLING
LIFESTYLE
THAT PUTS
MOST LUXURY HOMES
IN THE SHADE

~ HOME LOANS BY ~

 **AXIS BANK**

 **ICICI Bank**

 **बैंक ऑफ बड़ोदा**
Bank of Baroda

 **HDFC BANK**

 **SBI**

 **भारतीय**
Indian Bank

BAASHYAAM
IMPROVING LIFESTYLES – ENHANCING LIVES

BAASHYAAM CONSTRUCTIONS PVT. LTD.
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www.bashyamgroup.com



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Note: Values of the saleable area may slightly vary in the actual project.



Road level front view

A glittering bronze-embellished facade that lords the entire neighbourhood





Adding grandeur to a grander address

Your ultra-luxurious residence has been painstakingly envisioned and crafted to resemble an architectural marvel that transcends time. The crux of the design vision is the cheerful chemistry of luxury, modernity and the neighbourhood’s cultural essence.

It is poised composedly to be a serene escape from the city’s usual chaos. This residential masterpiece is a confluence of opulence and elegant design flair.

Entrance view

A graceful welcome framed by rich wood textures and sleek lines

STRIKING NUMBERS

Total units – 15
No of floors – 10

Unit A
5,551.15 sq.ft

Unit B
4,969.94 sq.ft

Sq.ft range
4,969.94 sq.ft –
11,024.45 sq.ft



Residential
Unit C

5th floor
11,024.45 sq.ft

13
STANDALONE
APARTMENTS

Duplex A
interconnects the
3rd floor and
4th floor
10,833.41 sq.ft

SITE PLAN

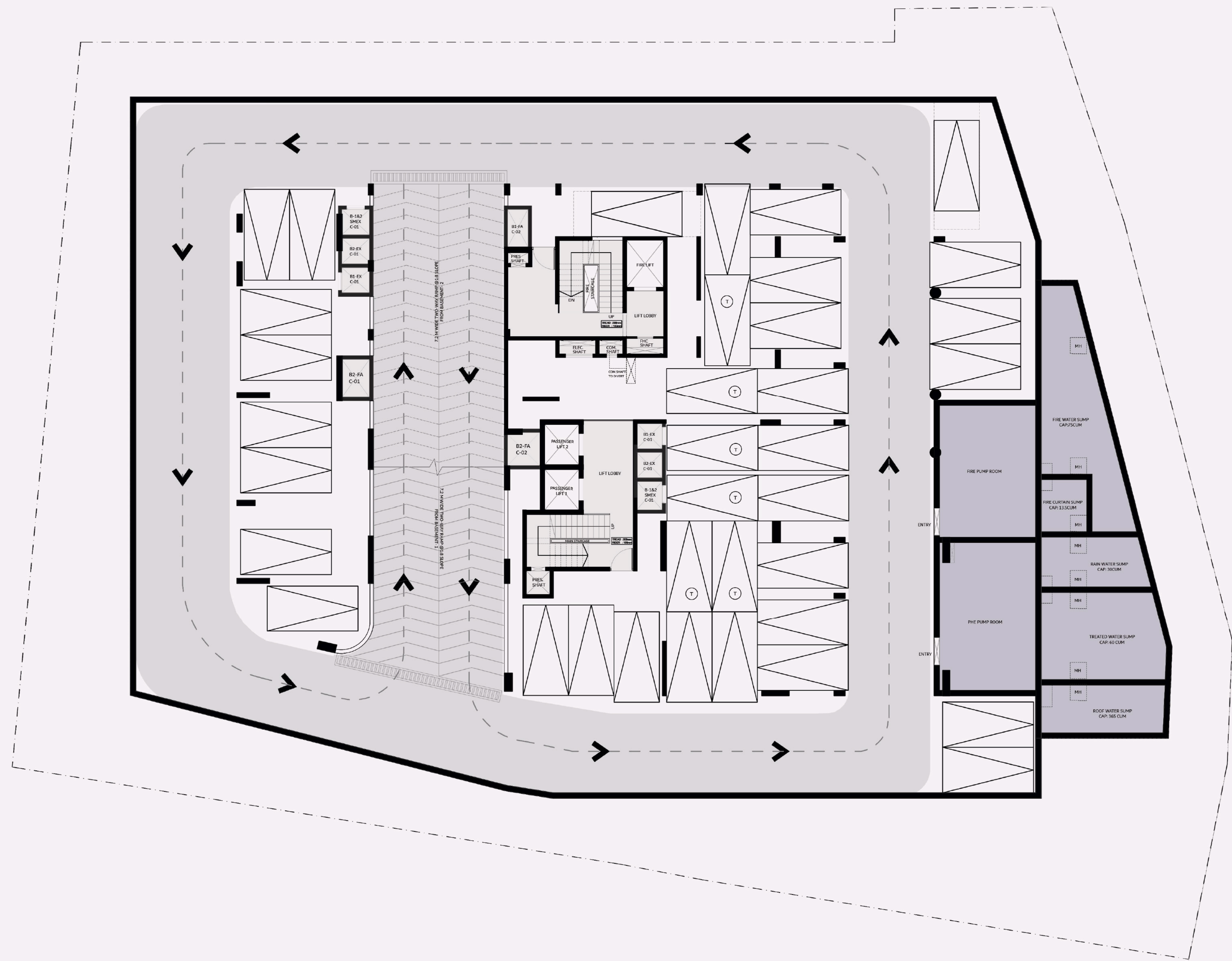
THE
EDGE

Lighting up your lifestyle

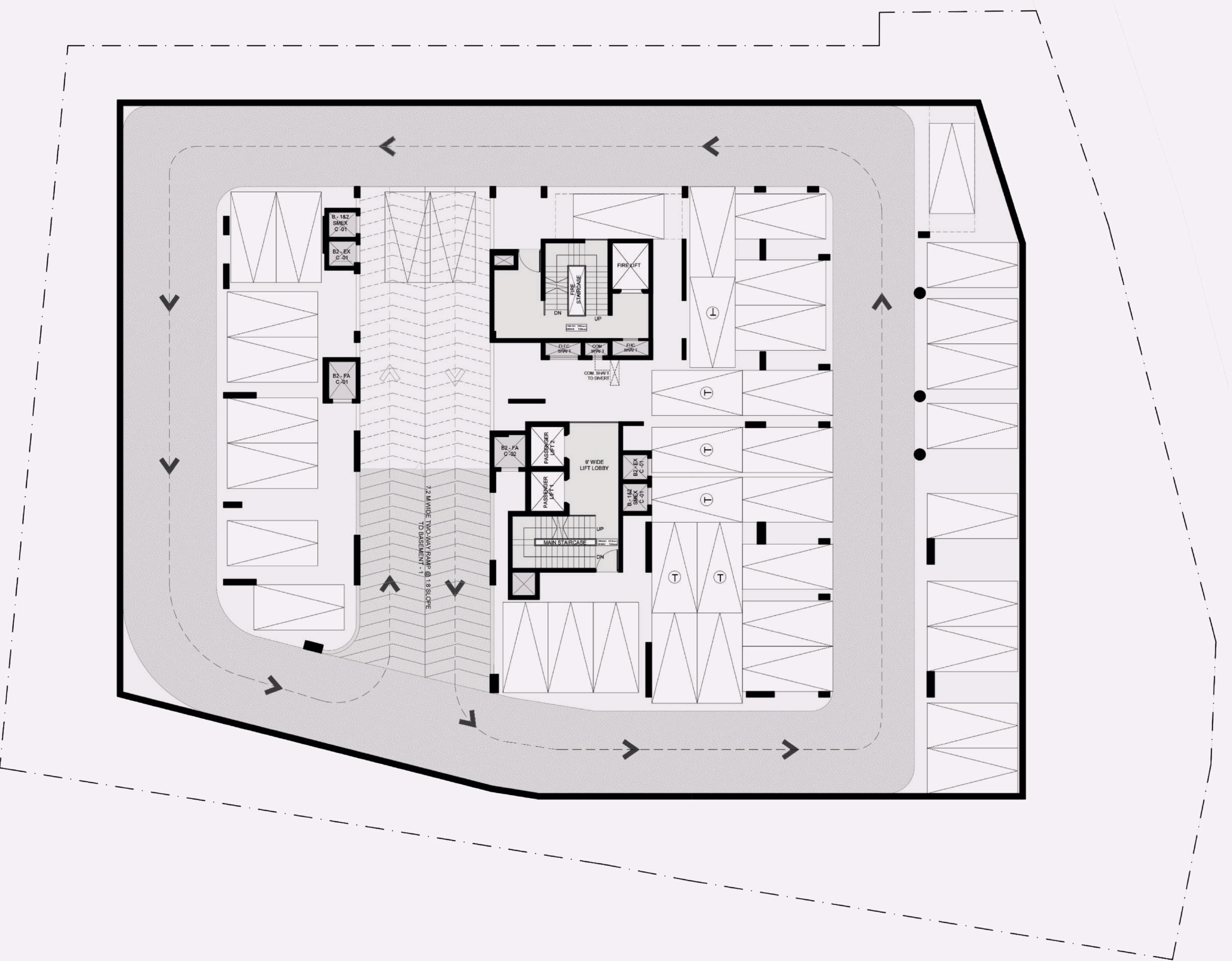
Padmavathy Thayar Street
Gopalapuram



BASEMENT 1
FLOOR PLAN



BASEMENT 2
FLOOR PLAN



STILT FLOOR PLAN



FIRST FLOOR PLAN

UNIT B

Saleable Area :
4,969.94 Sq.ft



SECOND
FLOOR PLAN

UNIT A	UNIT B
Saleable Area : 5,551.15 Sq.ft	Saleable Area : 4,969.94 Sq.ft



THIRD
FLOOR PLAN

Duplex UNIT A	UNIT B
Saleable Area : 10,833.41 Sq.ft	Saleable Area : 4,969.94 Sq.ft



FOURTH
FLOOR PLAN

Duplex UNIT A	UNIT B
Saleable Area : 10,833.41 Sq.ft	Saleable Area : 4,969.94 Sq.ft



FIFTH
FLOOR PLAN

UNIT C
Saleable Area : 11,024.45 Sq.ft



SIXTH FLOOR PLAN

UNIT A	UNIT B
Saleable Area : 5,551.15 Sq.ft	Saleable Area : 4,969.94 Sq.ft



SEVENTH FLOOR PLAN

UNIT A	UNIT B
Saleable Area : 5,551.15 Sq.ft	Saleable Area : 4,969.94 Sq.ft



EIGHTH
FLOOR PLAN

UNIT A	UNIT B
Saleable Area : 5,551.15 Sq.ft	Saleable Area : 4,969.94 Sq.ft

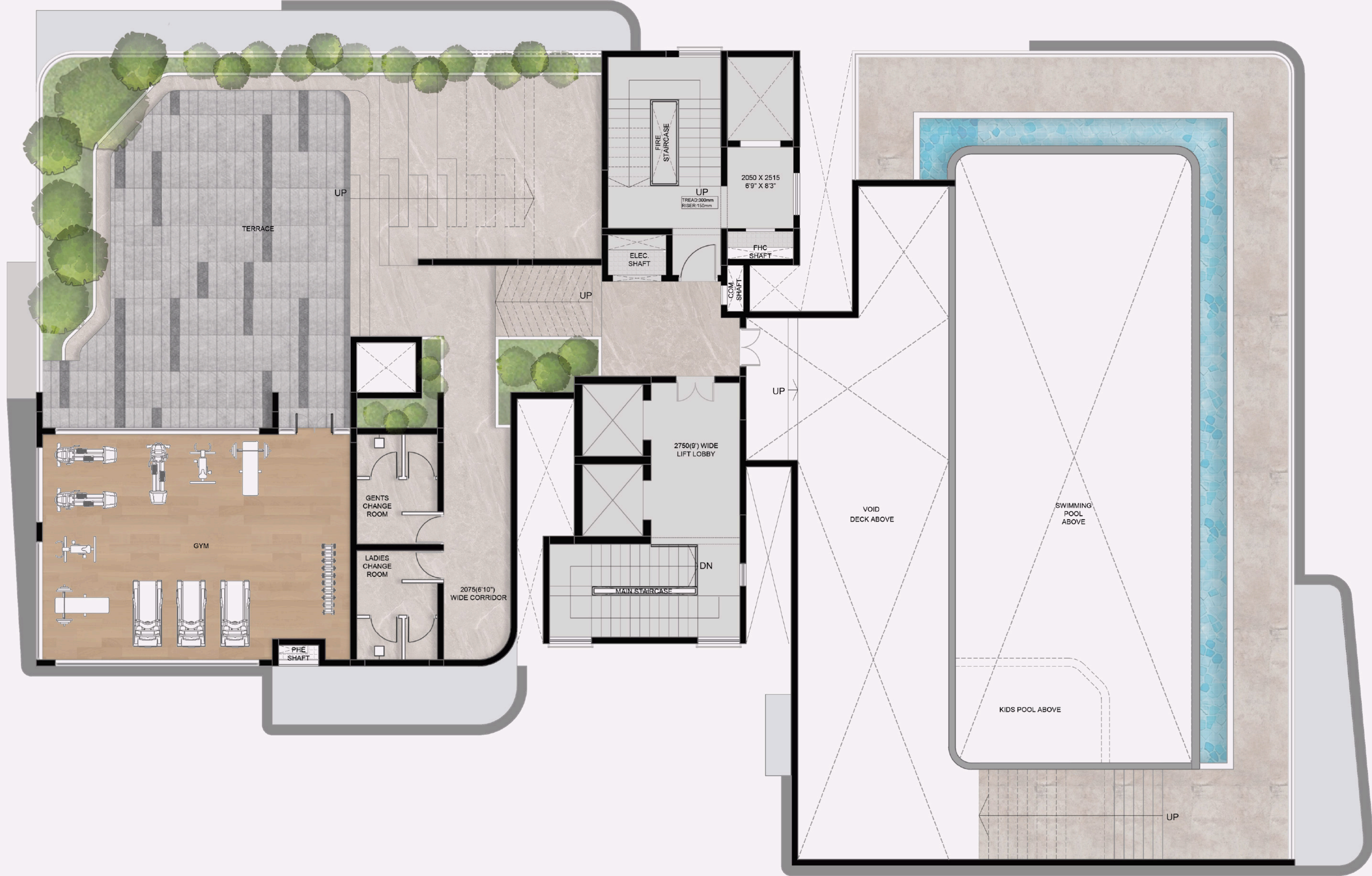


NINTH
FLOOR PLAN

UNIT A	UNIT B
Saleable Area : 5,551.15 Sq.ft	Saleable Area : 4,969.94 Sq.ft



TENTH
FLOOR PLAN



POOL DECK
PLAN



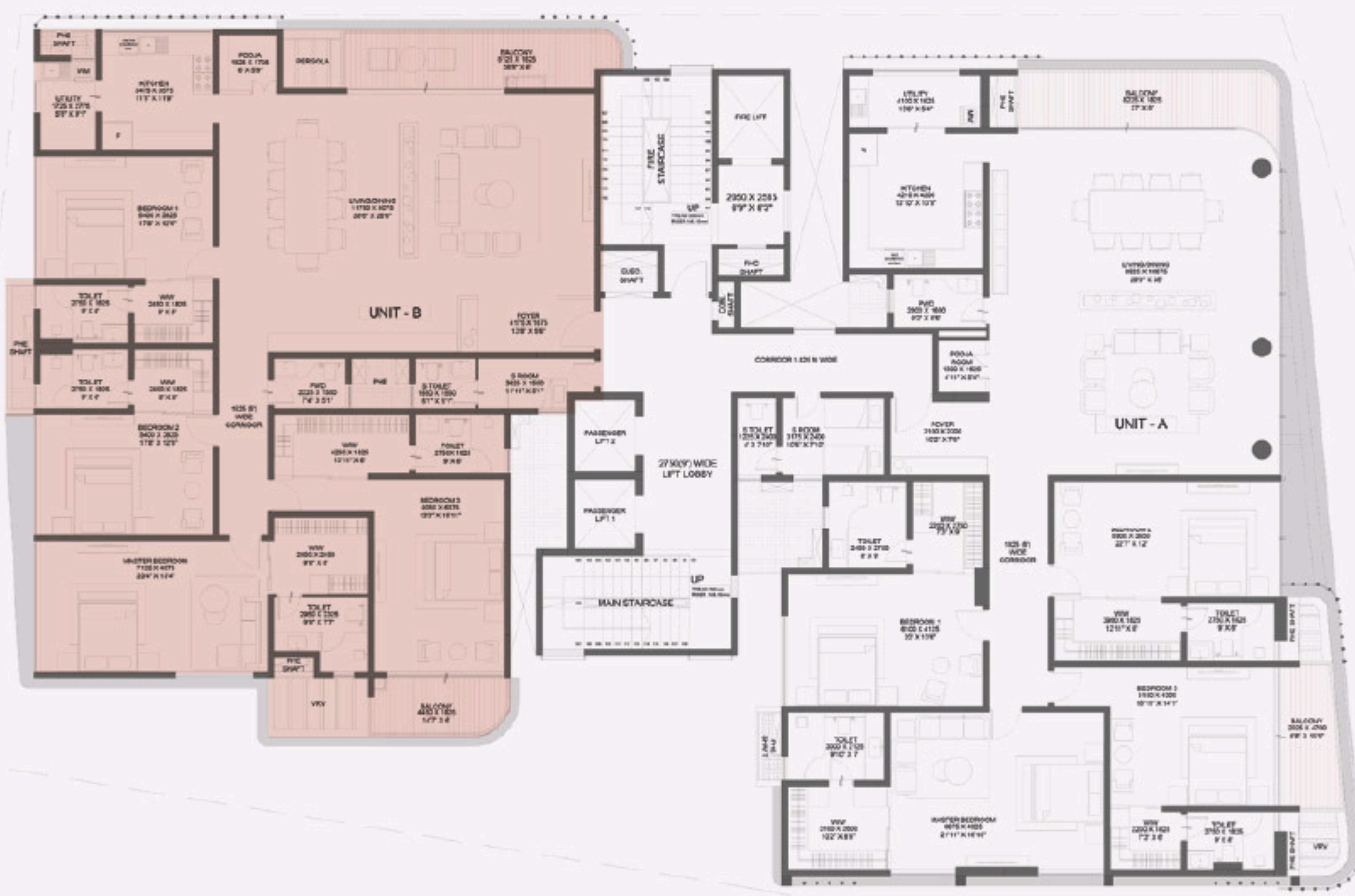
TYPICAL UNIT PLAN

UNIT - B | 4 BHK

TYPICAL UNIT PLAN

UNIT - C | 4 BHK

KEY PLAN



► EAST FACING ENTRANCE
(5 Units)

Saleable area - 4,969.94 Sq. ft
RERA carpet area - 3,215.75 Sq. ft



KEY PLAN



► NORTH FACING ENTRANCE
(1 Unit)

Saleable area - 11,024.45 Sq. ft
RERA carpet area - 7,011.35 Sq. ft

TYPICAL
UNIT PLAN

DUPLEX - A | 6 BHK

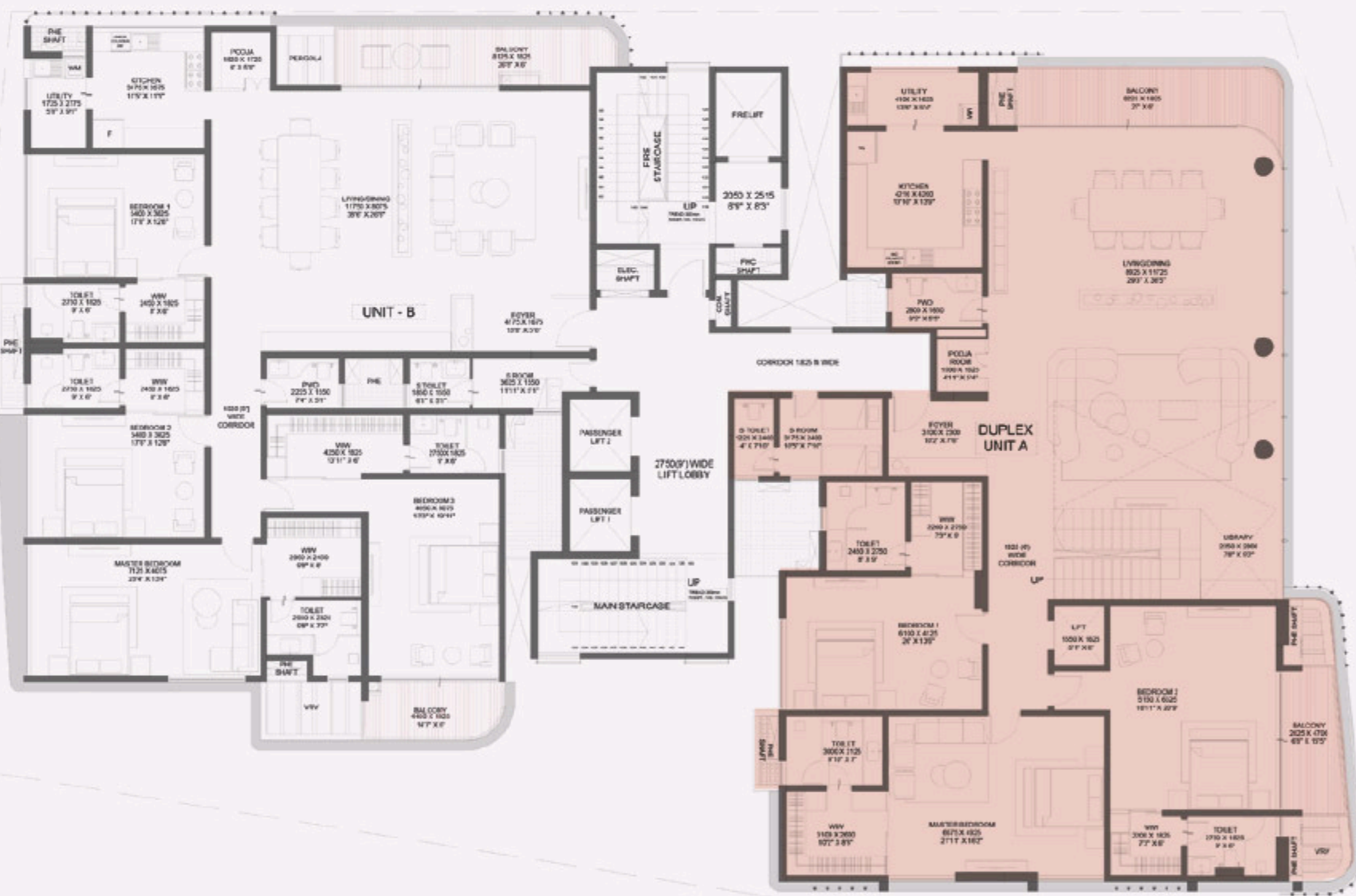
LEVEL 1



LEVEL 2



KEY PLAN



▶ NORTH FACING ENTRANCE
(1 Unit)

Saleable area - 10,833.41 Sq. ft
RERA carpet area - 6,966.68 Sq. ft

Architecture that's soulful and alive

Diligent care has been invested to proportionately blend sophistication with functionality. What will set this upscale residence apart is the layered stacking of units at various levels. This exudes a dynamic breath of fresh air.

Punctuated by a louvered wrapped façade, the design concept resourcefully adopts a delicate interplay of shade and sunlight. This in turn accentuates the building's sleek silhouette, offering a contemporary yet timeless appeal. The versatile façade adapts to the varying climate moods and interacts with the surrounding.

A LIVING,
BREATHING
STRUCTURE
THAT INTERACTS
WITH ITS
ENVIRONMENT



Road level side view

Proudly flaunts the intricate louvers that create a dynamic play of light and shadow



The opulent architectural design tone is set with warm wooden textures, minimal finishes, which is further accentuated with the double-height entry and the vertical scale of the building. This promises to be a markedly distinct landmark in the neighbourhood.

Residents here will get to sashay in the enduring warm and inviting vibes.



Kids Play Area

A fun zone where childhood stories and memories begin



Double height Lobby



Punctuates every arrival with an unmistakable shadow of grandeur

It has sophistication, sculptural volume and enduring appeal written all over it. It dramatises the entry experience with an overwhelming double-height space, defined by refined wooden detailing and polished Italian marble.

This amalgam of scale, texture and materials in the interiors is evidently visible across the entire spectrum of the residence.



Lift Lobby

Offers a calm transition between the private and public zones of the building.

1ST FLOOR

CLUBHOUSE
OFFERS A HAVEN FOR
WELLNESS AND LEISURE



Indoor Games

Your doorway to endless
fun, friends and memories



Multipurpose Hall

Every celebration here has the
stamp of warmth and wonder

ULTRA-SPACIOUS INTERIORS

Inside, it continues to captivate with its lavish, roomy interiors. The residences, designed carefully to follow the Indian vastu shastra, offer exceptional functionality and space.



Living

The naturally lit living rooms effortlessly connect with the outdoor decks, with access to panoramic views.

Warm palette and natural finish ensure unbridled sophistication and amplified space.

The living spaces are designed to evoke elegance and a premium ambiance, enhancing the overall living experience.

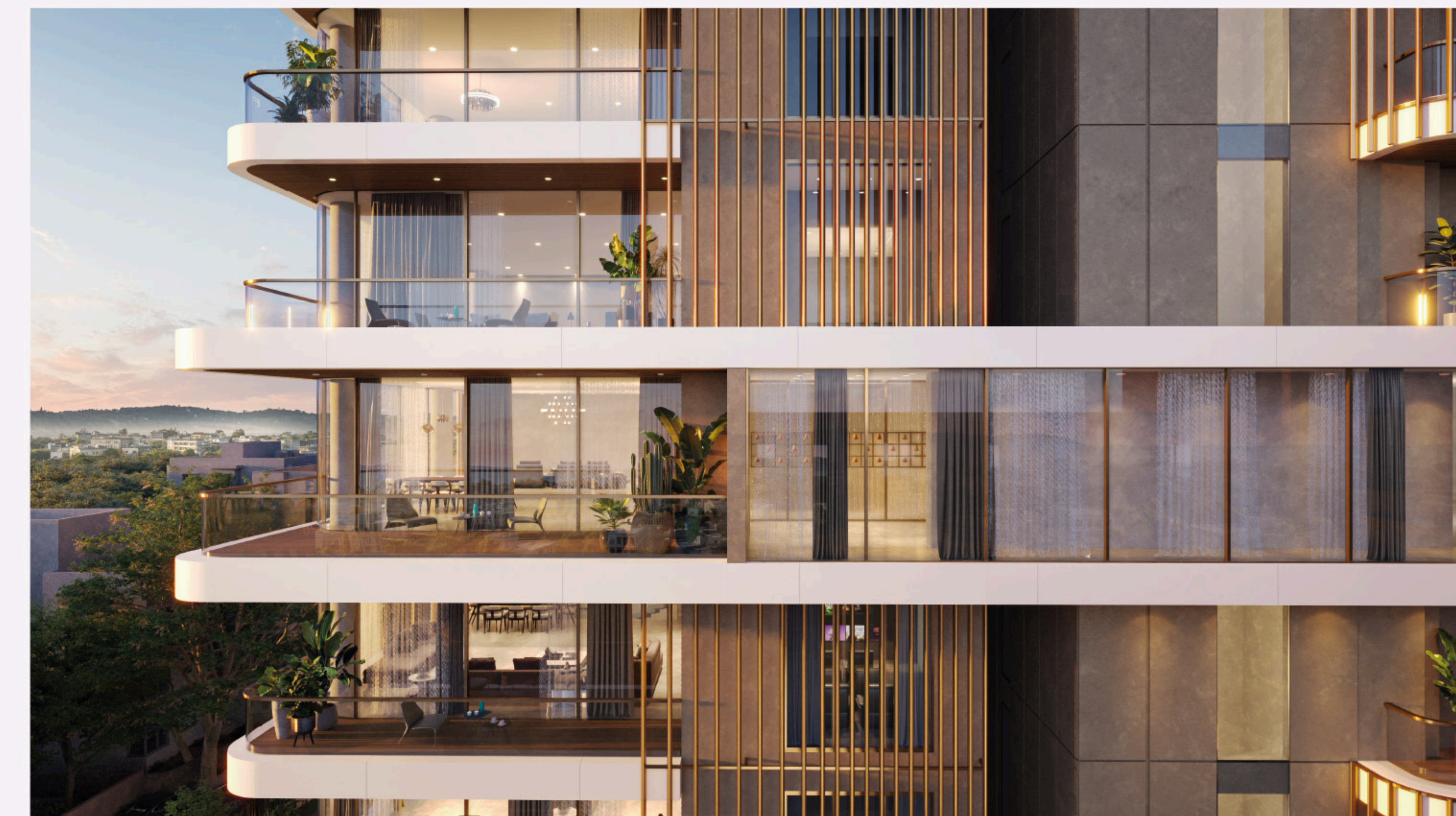
2 Balconies per home

Living and Dining

Inspires families to spend more time and bond over laughter

Balcony

Sit back and let panoramic vistas sweep you away



Inspiring enough to whip up exotic cuisines. It is a testament to functionality and luxury which is also accompanied by utility spaces and a servant's quarters.



Kitchen

Tastefully designed to unleash the MasterChef in you

The space is defined by clean lines, a neutral palette and sustainable materials. This exudes a warm, inviting sanctuary vibe.



Master Bedroom

Get used to awakening afresh in this beautiful calm retreat

Master Bathroom

A spa-like setting devoted for unhurried self-care



Duplex



The two storied residence features a private lift alongside a sculpted staircase that elegantly connects the entertainment lounge, master suites and guest bedrooms on the upper levels, providing a seamless and exclusive experience.

The master suites, accompanied by walk-in closets and spacious bathrooms, cocoon you in luxury.



Terrace-10th floor

The scene and mood dramatically changes when you reach the rooftop, where a world of relaxation, wellness, leisure and entertainment awaits.

Amenities beyond compare

From the lobby to the changing rooms there's enough pointed reminders that you are residing in a luxurious home.



Terrace

A rooftop sanctuary designed to restore your mind, body and spirit

Rooftop Infinity Pool with Deck

Float ecstatically in extraordinary views!



Rooftop Gym

Let panoramic views power every rep





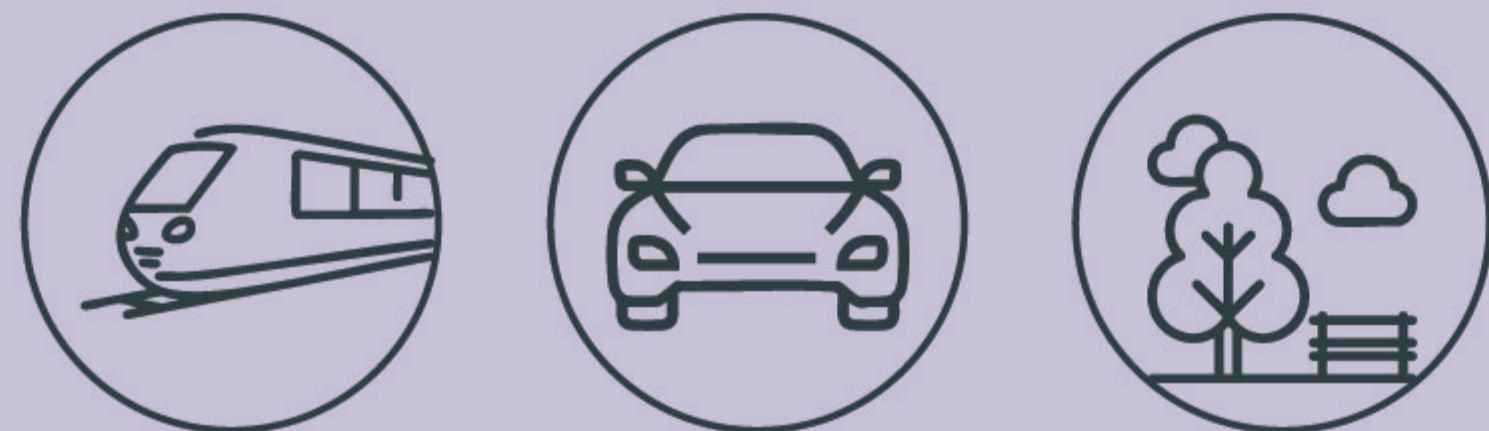
Amphitheatre / Sky Garden

Watch live performances
touch a magical crescendo

With clear skies and clouds for company residents can enjoy rousing performances in an ethereal setting. Every aspect is designed to cater to your need, enveloping you in a lifestyle that is truly extraordinary.

Connectivity is luxury

Located just a short stroll from the Thousand Lights Metro Station, this project is in close proximity to marquee residential neighbourhood like the Poes Garden and cultural landmarks like Semmozhi Poonga.



SPECIFICATIONS

01	> Structure	RCC frame structure with masonry partitions Internal Masonry – Aerocon blocks or equivalent
02	> Floor Finishes	<u>Living:</u> Imported marble <u>Kitchen:</u> Granite flooring <u>Bedrooms:</u> Imported marble <u>Sit-Out:</u> Granite matte flooring <u>Utility:</u> 2x2 Vitrified tiles of a reputed brand <u>Toilets:</u> Imported marble up to false ceiling height <u>Powder Room:</u> Imported marble
03	> Wall Finishes	<u>Internal Walls & Ceiling:</u> Smooth putty finish with 2 coats of emulsion paint of reputed brand over one coat of primer <u>External Walls:</u> Stone / Textured finish and 2 coats of exterior emulsion paint of reputed brand over one coat of primer
04	> Sanitary & Plumbing	<u>Bedroom Toilets:</u> Western Style, Porcelain EWC of Catalano / equivalent <u>Wash Basin:</u> Porcelain wash basins of Catalano / equivalent <u>Bathrooms:</u> Provided with shower cubicle plus rain shower and hand shower <u>Overhead Showers:</u> Will be of Hansgrohe / equivalent in all bathrooms <u>Master Bedrooms:</u> Will have rain shower <u>Faucets:</u> All faucets shall be CP, colour coordinated heavy body metal fittings of Fantini / equivalent Hot water connection shall be provided to the shower, wash basins, bathrooms and kitchen sink <u>Plumbing:</u> All external water supply lines & drainage lines shall be in PVC pipes Internal water supply lines will be of concealed CPVC Pipes
05	> Doors	<u>Main Door:</u> 8 ft. Engineered frame doors with wooden veneer shutters <u>Other Doors:</u> 8 ft. Engineered frame and shutters with natural wood veneer finish <u>Internal Door Finish:</u> Internal door shutters and frames shall be provided with a melamine matt finish <u>Bedroom Doors:</u> Shall have a height of 8 ft.
06	> Windows	Aluminium windows with mosquito mesh
07	> Electrical Wiring & Switches	3-phase supply with independent meters and phase change facility in each apartment Concealed electrical wiring with Finolex cables or equivalent and sufficient points with Schneider or equivalent modular switches False ceiling with LED lights provided

SPECIFICATIONS

07

> Electrical Wiring & Switches

Home automation in living, dining area and all bedrooms
Data points and CAT 6 cable for all bedrooms and living areas with networking option
Heat pump for all apartments
Automation system with touchscreen in the foyer
6-button touch panel in the living and dining area
A handy 4-button smart panel by the bedside

08

> Home Automation System

ADDITIONAL FEATURES:

- Main door intrusion detection
- Bathroom lighting fitted with motion sensors
- All bedroom air-conditioning with on / off control
- Fully Automated air-conditioning for living / dining area
- Gas leak Sensor
- Curtain control



09

> Power Backup

Backup power provided to the entire unit and common area lighting, pumps, motors, etc
Generators have acoustic enclosures and an AMF panel with an automatic change-over switch

10

> Water Plant

A water purification plant provided for the supply of treated water to the units
Rainwater harvesting percolation pits are provided

11

> Elevators / Lifts

Mitsubishi passenger elevators shall be provided with automatic doors

12

> Common Amenities and Facilities

SECURITY SYSTEM:

- Security cameras at the main gate, elevators, servant rooms, ground floor lobby area and all common areas including gymnasium
- Intercom facility connecting each apartment to the security room

OTHER FACILITIES / AMENITIES:

- Gymnasium, Swimming Pool
- Integrated DTH system using TRIAX

FROM THE REPUTED HOUSE OF



A robust three decade plus presence in the Tamil Nadu Infrastructure and Real Estate Vertical makes Baashyaam Group stand tall, among its compatriots. It has ably showcased its abilities with multiple projects across categories, ranging from Affordable Housing, Independent Villas, Premium Living Spaces, Luxury Residences and Commercial Buildings. This has helped enrich its vision of Improving Lifestyles – Enhancing Lives, for the past thirty years.

The brand is credited for being one of the very few developers with end-to-end capabilities, right from project inception to finish. It has an enviable reputation for being a transparent business house, with sound emphasis on quality and commitment towards honouring promises.

When it comes to embracing new technology and best practices, Baashyaam is an early adopter. It has an incessant passion for innovation and has a strong obsession for on-time delivery of projects. When you add to this, stringent quality standards, high degree of dependability and unflinching attention to detail, you have a reliable brand of choice for customers.

PRESTIGIOUS **ONGOING PROJECTS**

SRINIVASA

A star studded high-rise in West Mambalam, Chennai.



ENCHANTED

A sustainable oceanfront skyscraper in Thoraipakkam, Chennai.



CROWN RESIDENCES

A Self-Contained Epic Township, Koyambedu, Chennai.



ROYAL DAMERA GARDENS

An opulent, classical lifestyle with contemporary verve, Poes Garden, Chennai.



THE PINNACLE

Villa- Inspired Super Affluent Abodes in Boat Club, R A Puram, Chennai.



PROMENADE

Modern, Iconic, Sustainable Commercial Marvel, Guindy, Chennai.

PRESTIGIOUS **COMPLETED PROJECTS**



CLOUD GRAZE

Exclusively Individualistic High-Rise at RK Shanmuga Salai, KK Nagar, Chennai.



PINNACLE CREST

Tallest Residential Skyscraper Within Chennai Limits, Sholinganallur, OMR.



57 POES

French Classical Architecture at the Most Coveted Residential Location, Poes Garden, Chennai.



LE GRAND TRIANON

French Classical Luxury Homes at Kasthuri Rangan Road, Poes Garden, Chennai.

THE PLUTUS RESIDENCE

Plush Posh Residences at LB Road, Adyar, Chennai.



SADHR GARDENS

A Well-Guarded Posh Secret Within an Upscale Residential Locale, Chennai.



BONAVENTURA

Luxury Space Redefined at R A Puram, Chennai.



THE PEAK

An Imposing, Iconic, Upscale High-Rise in Ashok Nagar, Chennai.

