



AKS HOMES

BY AKSHAYAA ASSOCIATES

FROM
15-08-2026

AYYAN AURA



PLOT NO: 36, 1st STREET, JAIN NAGAR,
HASTHINAPURAM, CHROMEPET, CHENNAI - 600 064



CONTACT

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AKS

Ayyan-Aura



JUST
500MTS
FROM
HASTHINAPURAM
BUS STAND



MODERN
ARCHITECTURE



PREMIUM
CONSTRUCTION



COVERED
CAR PARKING



PRIME
LOCATION

• QUALITY HOMES. TRUSTED LEGACY. •



www.akshayaaassociates.com

*ELEVATION SUBJECT TO CHANGE

FLOOR PLAN

AYYAN AURA



FLAT	FACING	FLOOR	BHK	FLAT AREA	UDS
F1 / S1 / T1	EAST	1 / 2 / 3	3 BHK	1128 SQ.FT	452 SQ.FT
F2 / S2 / T2	EAST	1 / 2 / 3	2 BHK	865 SQ.FT	348 SQ.FT

2 BHK



3 BHK



SPACIOUS
BEDROOMS



WELL DESIGNED
LIVING SPACES



BALCONIES FOR
FRESH LIVING



LIFT ACCESS FOR
CONVENIENCE



MODULAR
KITCHEN

PARKING PLAN

PARKING PLAN



**WELL DESIGNED
PARKING LAYOUT**



**SAFE & SECURE
PARKING SPACE**



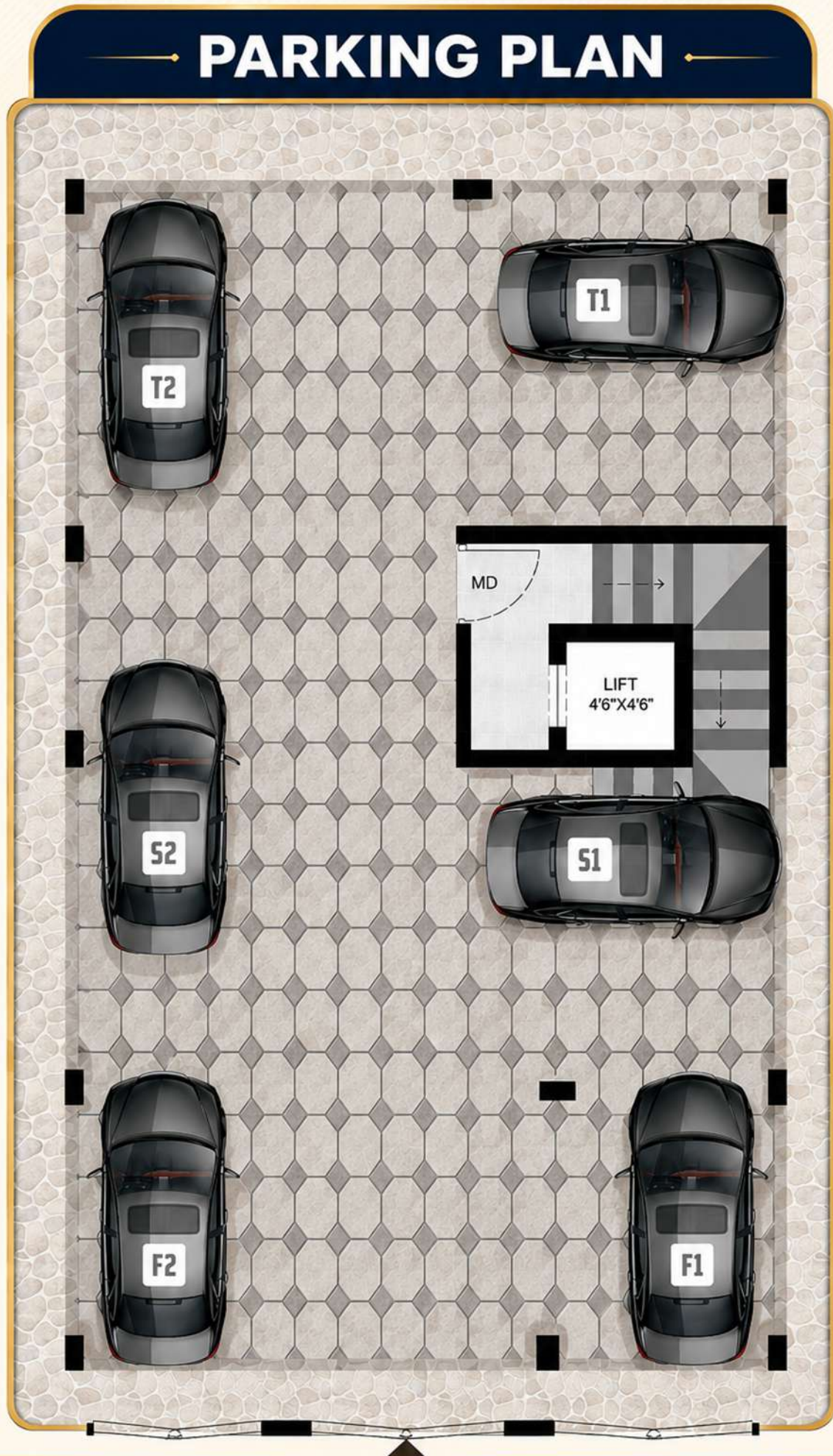
**SPACIOUS
DRIVEWAY**



**LIFT ACCESS
FOR EASY
CONNECTIVITY**



**COMFORT.
CONVENIENCE.
CONNECTED.**



1ST STREET, JAIN NAGAR



AKS HOMES

BY AKSHAYAA ASSOCIATES

AYYAN AURA



FLAT BREAKUP SHEET

SOLD

SOLD

DESCRIPTION	UNIT	F1	F2	S1	S2	T1	T2
TYPE	NOS	3 BHK	2 BHK	3 BHK	2 BHK	3 BHK	2 BHK
FLOOR	NOS	1ST	1ST	2ND	2ND	3RD	3RD
FACING	~	EAST	EAST	EAST	EAST	EAST	EAST
PARKING	~	CAR	CAR	CAR	CAR	CAR	CAR
UDS	SQ.FT	452	348	452	348	452	348
SALEABLE AREA	SQ.FT	1128	865	1128	865	1128	865



WELL DESIGNED
LIVING SPACES



BALCONIES FOR
FRESH LIVING



LIFT ACCESS FOR
CONVENIENCE



MODULAR
KITCHEN



QUALITY HOMES.
TRUSTED LEGACY.

AMENITIES

— FOR A COMFORTABLE LIFESTYLE —



*CONDITIONS APPLY

AYYAN AURA

— PREMIUM APARTMENT LIVING —



LIFT
UPTO TERRACE



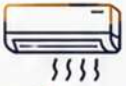
TEAK
MAIN DOOR



2 X 4
VITRIFIED TILES



EV
CHARGING POINT



PLUG & PLAY
AC PROVISION



PLUG & PLAY
INVERTER PROVISION



CAR PARKING



BOREWELL &
METRO WATER



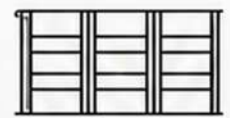
CCTV



DIGITAL
LOBBY ACCESS



WEATHER PROOF
TERRACE



MS GRILL



GRANITE
STAIRCASE



UNDERGROUND
SUMP



PRE-APPROVED
LOANS



REGISTRATION
ASSISTANCE



AND MANY MORE...



SAFE &
SECURE



RELIABLE
WATER SUPPLY



UNINTERRUPTED
POWER SUPPLY



SMART
PARKING SOLUTIONS



PREMIUM
CONSTRUCTION



COMFORT
& CONVENIENCE

SPECIFICATIONS



STRUCTURE

- R.C.C. framed structure
- Panel walls of AAC Blocks and Red Bricks
- Anti- Termite Treatments



WATER

- Borewell with Submersible water pump and Automatic Controller
- RCC Underground Sump
- Overhead tank



POWER SUPPLY

- Individual 3 Phase power supply for each flat with Panel Board
- Common 3 Phase power supply for Lift and Common areas



STILT AND PARKING

- Mid Segment individual Car parking with EV Charging Provision
- Lift upto Terrace
- Digital Lobby access
- Stilt floor with Parking tiles, Compound wall and Main gate.



FLOORING

- Vitrified 2' x 4' tiles for Living, bedrooms & kitchen
- Antiskid tiles for Bathroom & Balcony
- Full Slab Kalinga Quartz over Kitchen Slab
- Granite staircase
- Vitrified Tiles in Lobby
- Cool Proof tiles in Terrace



DOORS & WINDOWS

- Teak main door and frames
- ABS Doors and frames for Bedrooms & Toilets
- UPVC Sliding door in Balcony
- UPVC Sliding windows with MS Safety Grills
- 3"6" MS Handrail in Balcony



PAINTING

- Inner walls with Putty, primer and Emulsion
- Outer walls with Primer and Emulsion



CP & SANITARY

- Divertor Type Mixer
- SS Single bowl sink in Kitchen
- Wall mount closet In Attached toilet
- Floor Mount Closet in Common Toilet



ELECTRICAL

- Orbit / Equivalent fire-retardant wires
- Legrand / Equivalent Modular Switches



SPECIAL FEATURES

- Required Invertor Wiring
- CCTV Provision
- Lofts in Kitchen and Bedrooms
- Sit Outs in Terrace



STRONG
STRUCTURE



RELIABLE
WATER SYSTEM



EFFICIENT
POWER SUPPLY



SMART PARKING
SOLUTIONS



SECURE &
COMFORTABLE LIVING

Prime Location

SITE LOCATION

WELL CONNECTED. PERFECTLY LOCATED.



**AYYAN
— AURA —**

PREMIUM APARTMENT LIVING



STRATEGIC
LOCATION



EXCELLENT
CONNECTIVITY



CLOSE TO
AIRPORT



CLOSE TO
RAILWAY STATION



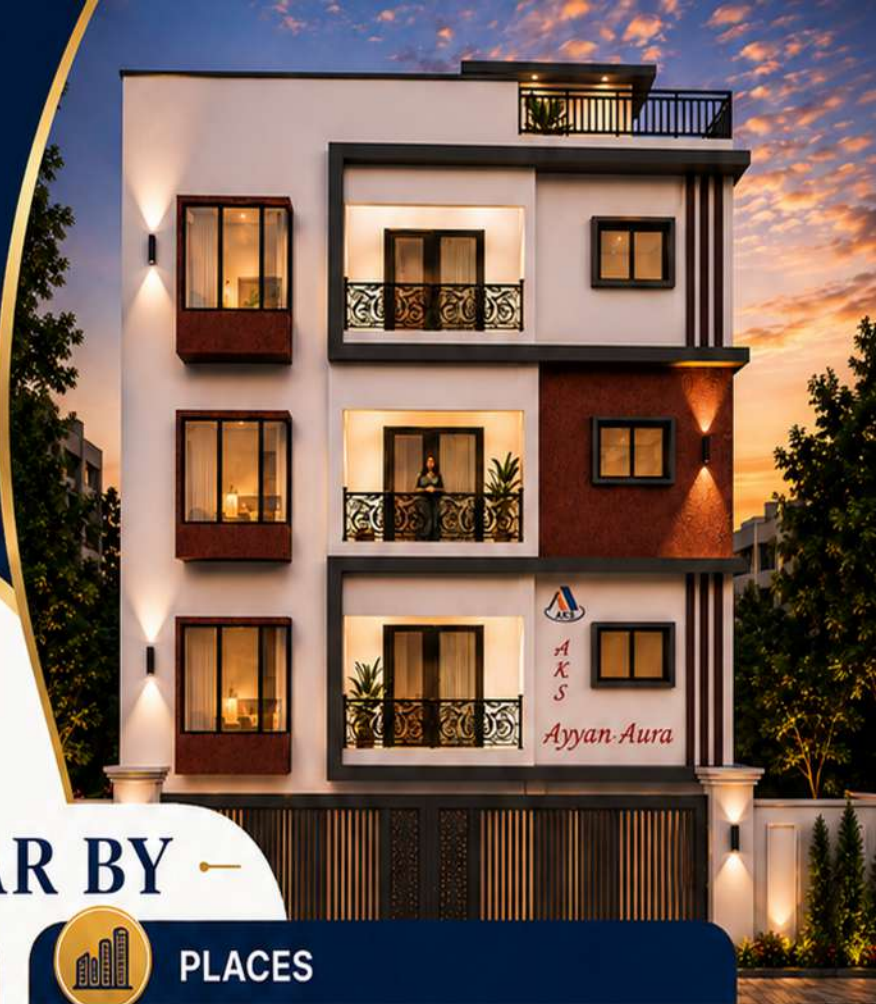
WELL CONNECTED
ROAD NETWORK



AYYAN AURA

— PREMIUM APARTMENT LIVING —

Prime Location.
Perfect Connectivity.
Better Living.



NEAR BY



LOCATION

HASTHINAPURAM BUS	- 500 MTS
200FT RADIAL ROAD	- 1.4 KMS
GST ROAD	- 1.8 KMS
CHROMEPET STATION	- 1.5 KMS
AIRPORT	- 4 KMS
TAMBARAM STATION	- 5 KMS
TAMBARAM BUS STAND	- 5 KMS



PLACES

SUPER SARAVANA	- 2 KMS
SARAVANA SELVARATNAM	- 2 KMS
POTHYS	- 2 KMS
VETRI THEATRE	- 2.5 KMS
PARVATHY HOSPITAL	- 4 KMS
KAVERY HOSPITAL	- 4.5 KMS
AND MANY	- 5 KMS SURROUNDING



SCHOOLS

SHIKSHAA SCHOOL	- 300 MTS
NSN MEMORIAL	- 2 KMS
SRI CHAITANYA TECHNO	- 2 KMS
VIVEKANDA VIDYALAYA	- 2.2 KMS
HILTON MATRICULATION	- 4 KMS



COLLEGES

VELS UNIVERSITY	- 1.5 KMS
MIT	- 1.5 KMS
MCC	- 4 KMS
TAGORE ARTS & SCIENCE	- 3 KMS
VAISHNAVA	- 3 KMS



FOR BOOKINGS CONTACT :

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