

Transport yourself to a unique Spanish  
lifestyle of fun, frolic and happiness

p r e s e n t i n g



**xs real**

**CATALUNYA CITY**

**PHASE II - FLAMENCO**

**SIRUSERI**



One of the leading developers catering to the residential market of Chennai & Coimbatore



Celebrating 25 years of "Happiness"



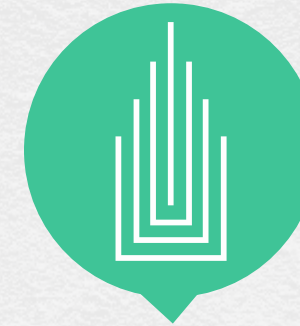
More than 2400 happy families



Over 3 million sq.ft. delivered in last 6 yrs



FDI Partners  
- GIC Singapore,  
Hayat Invest  
Kuwait



Only developer in the country to deliver projects With 9 different Thematic Architecture



Winner of several "Best Residential Project of the year" and "Outstanding Structure of the year" awards



A slice of Spain, in every element. From the moment you step in, the grandeur of the massive entrance, the spirit of Spain invites and embraces you. Each flower that blooms in the driveway, each motif that decorates the wall celebrates  
The architectural team from XS Real spent time in some of the major cities of Spain and were especially inspired by the beautiful autonomous community called **Catalunya**.  
Soaking up the atmosphere of Spain and Catalunya, the team came up with




And now bringing you Phase II- FALMENCO that epitomises the same Spanish zeal & fiesta. Offering you a fresh perspective by adapting Spanish features, amenities and materials that complement Chennai's climate while giving it an exotic flavour.





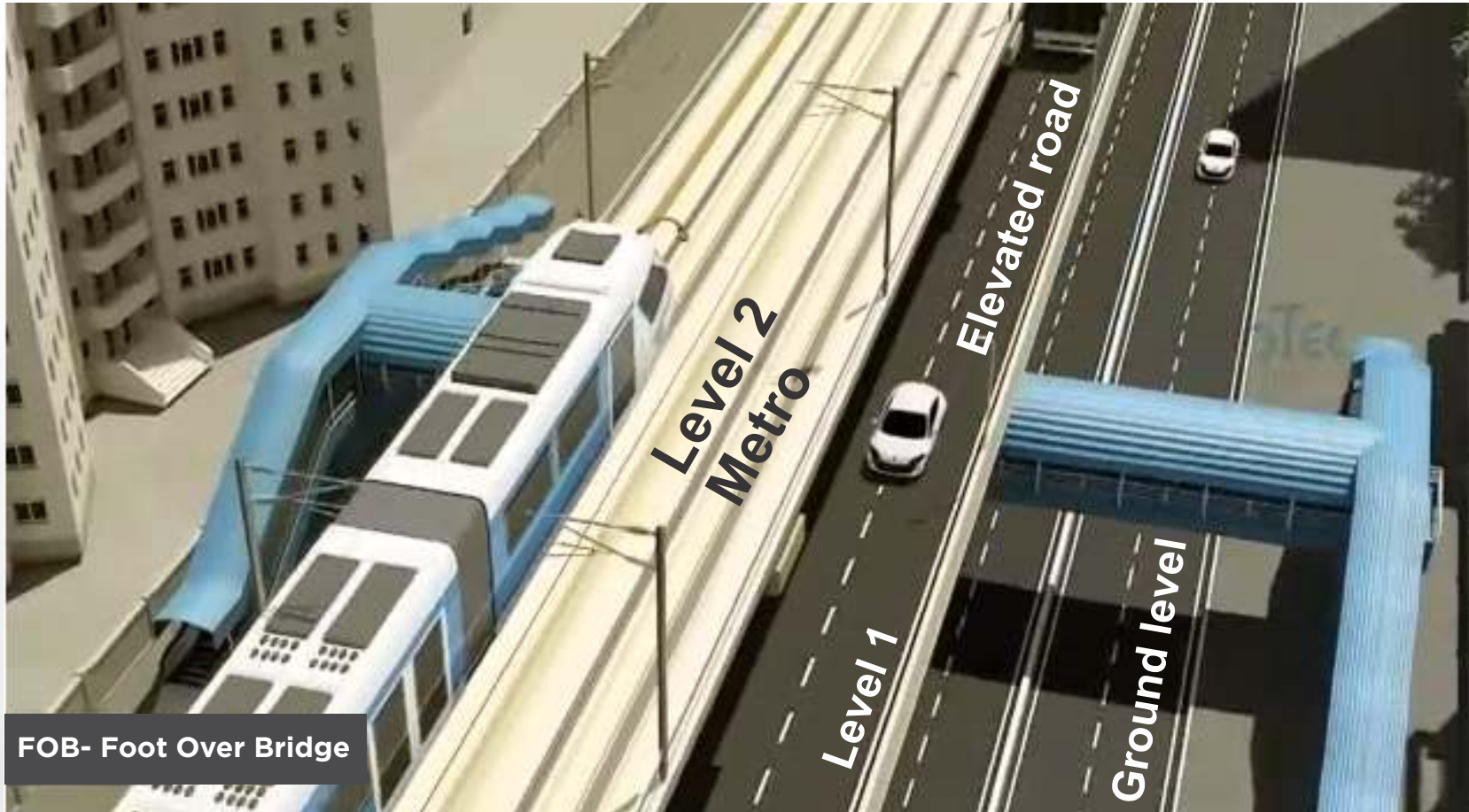
# RIGHT ON OMR- SIRUSERI CHENNAI'S HOTTEST RESIDENTIAL HUB



 [Click here to view the exact location in Google map](#)

# ALL DEVELOPMENTS LEAD TO SIRUSERI

## MULTI-DECK ELEVATED TRANSPORT CORRIDOR



FOB- Foot Over Bridge



Length  
**17.7 km**



Time to travel  
**20 mins**  
(SIRUSERI TO TARAMANI)



**FOUR LANE**  
with carriageway width of  
**12.5 m** (eachside)

The entire Siruseri-OMR belt is to undergo a massive change - a Rs.3,088 crore multi-deck elevated transport corridor under two phases to decongest the IT Expressway, is to be constructed in 2020.

## Adani to invest ₹2,500 cr to set up hyperscale data centre in Chennai



The Adani Group will invest ₹2,500 crore to set up a 'hyperscale' data centre (DC) in Chennai, called Adani Chennai-1. The foundation stone for the project was laid last week, said government officials. It is expected to give a boost to the city's attempts to become the country's second major DC hub, after Mumbai.

Adani Chennai-1 DC will be located at the Siruseri IT Park that houses companies such as Tata Consultancy Services, Cognizant and FSS Ltd. It will be the biggest hyperscale tier-3+ DC in Chennai with 32 MW IT load, and a one-stop-shop for the telecom and IT infrastructure needs of hyperscale customers.

## Improved Connectivity

The Chennai Metro's second phase will be connecting Madhavaram to Siruseri, Light House to Poonamallee Bypass and will be a major development that would connect all the suburbs in Chennai



SOURCE: BUSINESS LINE, DECEMBER 20TH 2020

## SIRUSERI.... AN IDEAL LOCALE

### **WORLD-CLASS EDUCATION**

Educational institutions of international standards are sprouting up at Siruseri. Some of the noteworthy institutions in the area are PSBB Group of Schools, Amelio Early Learning Centre and The Ellen Sharma Memorial Matriculation Higher Secondary School among others.



### **THE IDEAL WORK-LIFE BALANCE**

TCS, Hexaware Technologies, Cognizant, Capgemini, Infosys, Syntel and Steria are just a few names among the multifarious companies that are in the vicinity.



### **WORLD-CLASS EDUCATION**

Educational institutions of international standards are sprouting up at Siruseri. Some of the noteworthy institutions in the area are PSBB Group of Schools, Amelio Early Learning Centre and The Ellen Sharma Memorial Matriculation Higher Secondary School among others.



### **PREMIUM HEALTHCARE FACILITIES**

The high-level social infrastructure offered at Siruseri ensures effective healthcare facilities that are easily accessible from everywhere. Some of the leading hospitals of the city such as, The Global Hospitals, Chettinad Health City, Swaram Hospitals, etc. are available 24x7 and offer premium healthcare to suit all your needs.



### **PRICE AND DEMAND AT PLAY!**

The real estate price appreciation at Siruseri is on a rise. The current property rates range from Rs. 3,627 to Rs. 4,411 per sq ft. and is sure to move up, given the popularity and traction that Siruseri is gaining in the realtors' market.



**A Sprawling  
Neighbourhood  
spread over 15 ACRES**

**PHASE-I -BARCELONA  
Handed over possession  
ahead of time**

**PHASE-II -FLAMENCO  
Stilt +14 Floors**

**1 Tower of 126 units  
2, 2.5 & 3 BHK**

# A SLICE OF SPAIN IN EVERY ELEMENT



THE IMPOSING GRAND  
ENTRANCE IS INSPIRED BY  
THE TRIUMPHAL ARCH,  
CATALUNYA CITY

LA RAMBLA, THE BUSIEST  
STREET IN CENTRAL  
BARCELONA IS THE  
INSPIRATION FOR THE  
BEAUTIFUL DRIVEWAY  
INSIDE XS REAL  
CATALUNYA CITY



THE DRIVEWAY  
CONNECTS TO THE  
DANCING FOUNTAIN  
INSPIRED BY  
THE MAGIC FOUNTAIN OF  
MONTJUÏC WITH GAZEBOS  
REPLICATED





**LEGEND**

- 1 - Entry/Exit Portal (Catalunya City)
- 2 - Commercial Block
- 3 - 7.2 M Drive Way
- 4- 6 M Drive Way
- 5 - La Rambla
- 6 - Phase - 1 (Barcelona)
- 7 - Central Plaza
- 8 - Gallery
- 9 - Entry ( Phase II)
- 10 - Totlot ( Kids Play Area)
- 11 - Exit (Phase-II)
- 12 - Lobby - A Block (Phase-II)
- 13 - 7.2 Drive Way
- 14 - 6 M Internal Drive Way
- 15 - Transformer
- 16 - Generator
- 17 - OSR

## FEATURES & AMENITIES



Catalunya City - FLAMENCO boasts of many lifestyle amenities to enhance the quality of your life.

### **These include:**

- Friendly neighbourhoods and not impersonal townships (every phase of Catalunya City will be independent & self-contained with exclusive amenities & features.)
- Spanish-style gardens with water bodies.

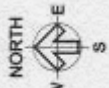
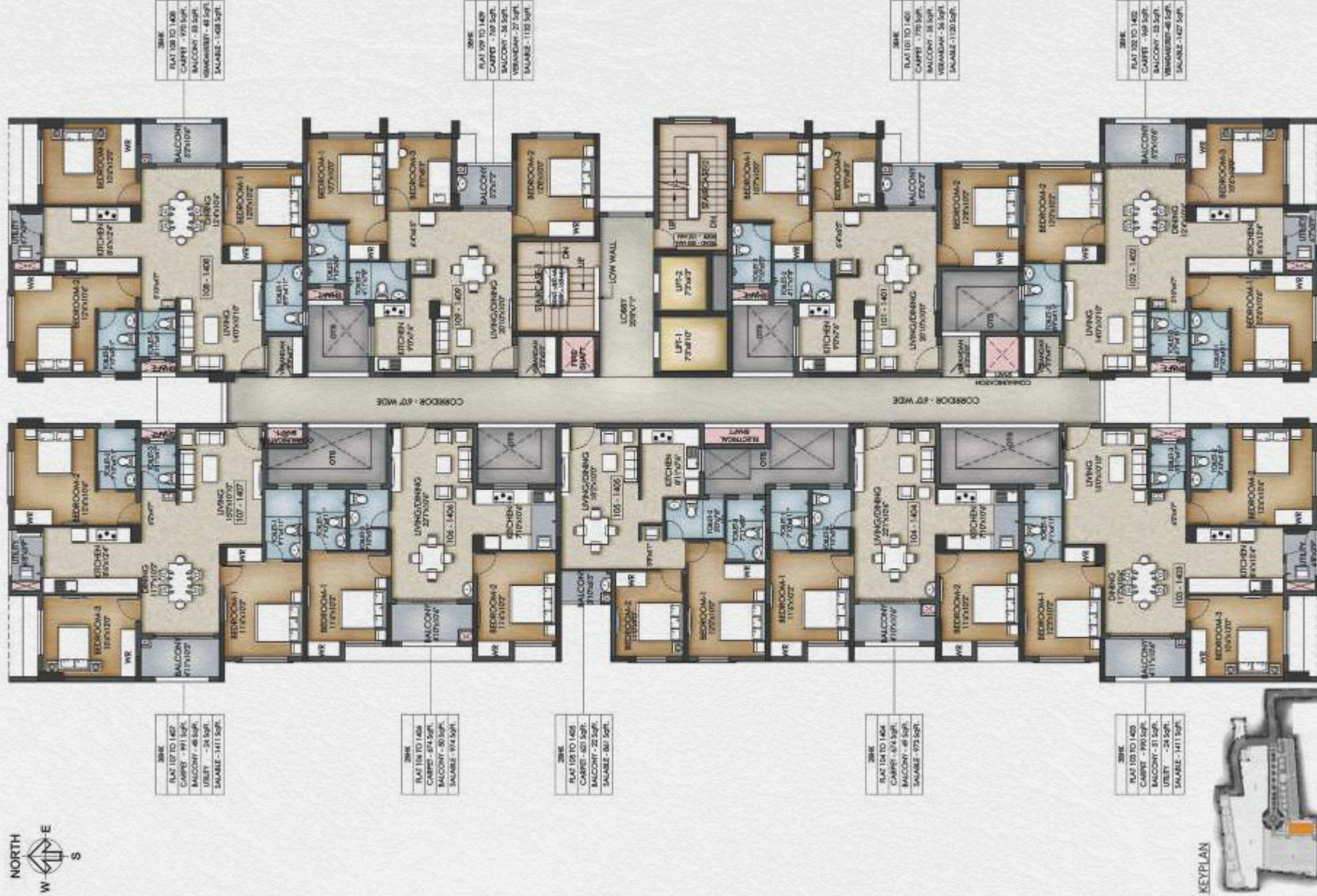
## FEATURES & AMENITIES



**Lifestyle Amenities:** Gymnasium & Indoor games (Club house part of future development of Flamenco).

**OSR Amenities:** Basketball court, badminton court, skating rink and cricket ground.







|                      |
|----------------------|
| <b>2.5BHK</b>        |
| FLAT 101 TO 1401     |
| CARPET - 770 SqFt.   |
| BALCONY - 35 SqFt.   |
| VERANDAH - 26 SqFt.  |
| SALABLE - 1120 SqFt. |



|                           |
|---------------------------|
| <b>3BHK</b>               |
| FLAT 102 TO 1402          |
| CARPET - 969 SqFt.        |
| BALCONY - 53 SqFt.        |
| VERANDAH/UTILITY-48 SqFt. |
| SALABLE - 1427 SqFt.      |



|                      |
|----------------------|
| <b>3BHK</b>          |
| FLAT 103 TO 1403     |
| CARPET - 990 SqFt.   |
| BALCONY - 51 SqFt.   |
| UTILITY - 24 SqFt.   |
| SALABLE - 1411 SqFt. |



|                     |
|---------------------|
| <b>2BHK</b>         |
| FLAT 104 TO 1404    |
| CARPET - 674 SqFt.  |
| BALCONY - 49 SqFt.  |
| SALABLE - 973 SqFt. |



|                     |
|---------------------|
| <b>2BHK</b>         |
| FLAT 105 TO 1405    |
| CARPET - 621 SqFt.  |
| BALCONY - 22 SqFt.  |
| SALABLE - 861 SqFt. |



|                     |
|---------------------|
| <b>2BHK</b>         |
| FLAT 106 TO 1406    |
| CARPET - 674 SqFt.  |
| BALCONY - 50 SqFt.  |
| SALABLE - 974 SqFt. |



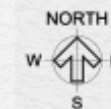
|                      |
|----------------------|
| <b>3BHK</b>          |
| FLAT 107 TO 1407     |
| CARPET - 991 SqFt.   |
| BALCONY - 48 SqFt.   |
| UTILITY - 24 SqFt.   |
| SALABLE - 1411 SqFt. |



|                             |
|-----------------------------|
| <b>3BHK</b>                 |
| FLAT 108 TO 1408            |
| CARPET - 970 SqFt.          |
| BALCONY - 53 SqFt.          |
| VERANDAH/UTILITY - 48 SqFt. |
| SALABLE - 1428 SqFt.        |



|                      |
|----------------------|
| <b>2.5BHK</b>        |
| FLAT 109 TO 1409     |
| CARPET - 769 SqFt.   |
| BALCONY - 36 SqFt.   |
| VERANDAH - 27 SqFt.  |
| SALABLE - 1132 SqFt. |



## SMART & WELL PLANNED APARTMENT



**DRAWING ROOM  
(ENTRANCE VIEW)**



**DRAWING ROOM**



**KITCHEN**



**DINNING ROOM**

## SMART & WELL PLANNED APARTMENT



BEDROOM



MASTER BEDROOM



ENTRANCE



KID'S BEDROOM

# PHASE I BARCELONA A RUNAWAY SUCCESS

PHASE I WAS HANDED OVER AHEAD OF SCHEDULE



*All Pictures shown here are actual pictures of Phase I - Barcelona*

# Only developer in the country to deliver projects with 9 different Thematic Architecture.



**GreenEdge** - Scandinavian Styled Architecture



**Villa Espana** - Spanish Styled Architecture



**Prathyeka** - Chettinad Styled Architecture



**Pallava Heights** - Pallava Styled Architecture



**Chesterfields** - Tudor Styled Architecture



**La Celeste** - French Styled Architecture



**Villa Bali** - Balinese Styled Architecture



**Siena** - Tuscan Styled Architecture



**Catalunya City** - Spanish Styled Architecture

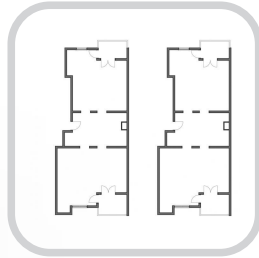
All Pictures shown here are actual pictures of Completed Projects

# WALKTHROUGH

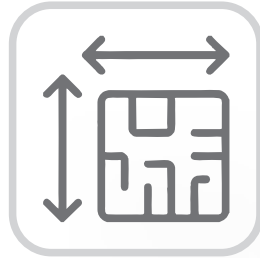




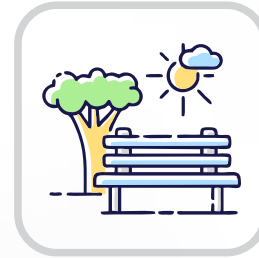
Spanish themed architecture based project



Minimal sharing of common wall between apartments



74% Carpet area against average of 68% carpet area of competitors in the vicinity



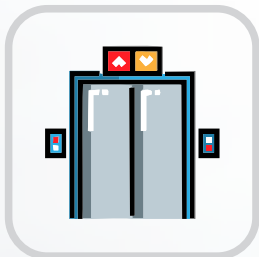
70% open space in the project



Best in class Light and Ventilation



Roof Top Terrace Garden



Lift access up to Terrace Garden level



Security features : Access card and Biometric access for Lift and stair cases



Multilevel Car Parking



Walkable distance to PSBB school



Metro Rail 3 mins drive from upcoming Metro Station to Catalunya city

**THANK YOU**