





Only For  
The Select  
~~Few~~ You

An aerial photograph of a city, likely Mumbai, India, showing a mix of modern high-rise buildings and older, more densely packed structures. A yellow and black train is visible on an elevated track in the middle ground. The foreground is dominated by lush green trees. A dark green, ornate frame with a white border is overlaid on the left side of the image, containing text.

# Only 14 Residents

An exclusive riverview home is welcoming you, embrace the beauty of the city at her own sanctuary.











# Paradise Hub Awaits You

Your very own paradise at the  
heart of city only for the  
select few with; library in their head  
and love in their heart.

# Home to Legacy

Your story is the greatest legacy.  
Create one beyond your limitations and  
far beyond expectations of others.











Home to  
**Elite Circle**

You are the company you keep.  
Make it worth the while.





# Home to Connoisseurs

Let your exquisite taste  
speak to you.





# Stress-Free Living

Leave your worries behind and  
indulge in that cuppa.





WELCOME TO KINGSFORD -



Only 14 Ultra - luxurious 2 & 3 BHK Apar

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Crafted with high meticulousness and a  
KINGSFORD is definite

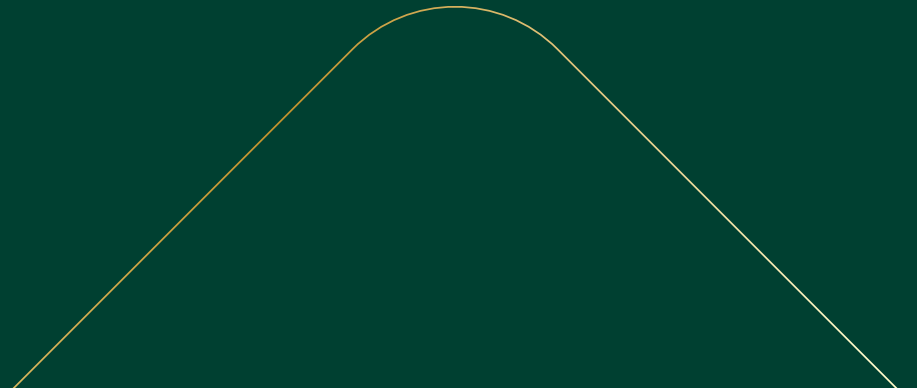
HOMES INSPIRED BY YOU



apartments at Defence Colony, Ekkatuthangal

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adorned with inimitable features galore,  
only for the select few.









## Setting a NEW BAR for SERENE LIVING



When one has reached a pinnacle in life, it's time raise a toast. At an abode that epitomizes privacy and elegance. A home that befits your status and lifestyle that surpasses all benchmarks of luxury. At Kingsford, you will experience an astounding balance between ultimate luxury and serenity.

- 5 Storeys
- Only 14 Residences
- 2 & 3 BHK Apartments
- 15+ Lifestyle Amenities
- 1049-1925 Sq. Ft
- EV Charging Point





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**Exclusive Ultra Luxury Residences  
by Asset Tree Homes.**

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One stunningly designed 5-storeyed building with 14 plush residences, lifestyle rooftop amenities. The grandeur of Kingsford befits the stature of those who will occupy it.

14 residences for 14 families. Each one speaks the language of opulence.

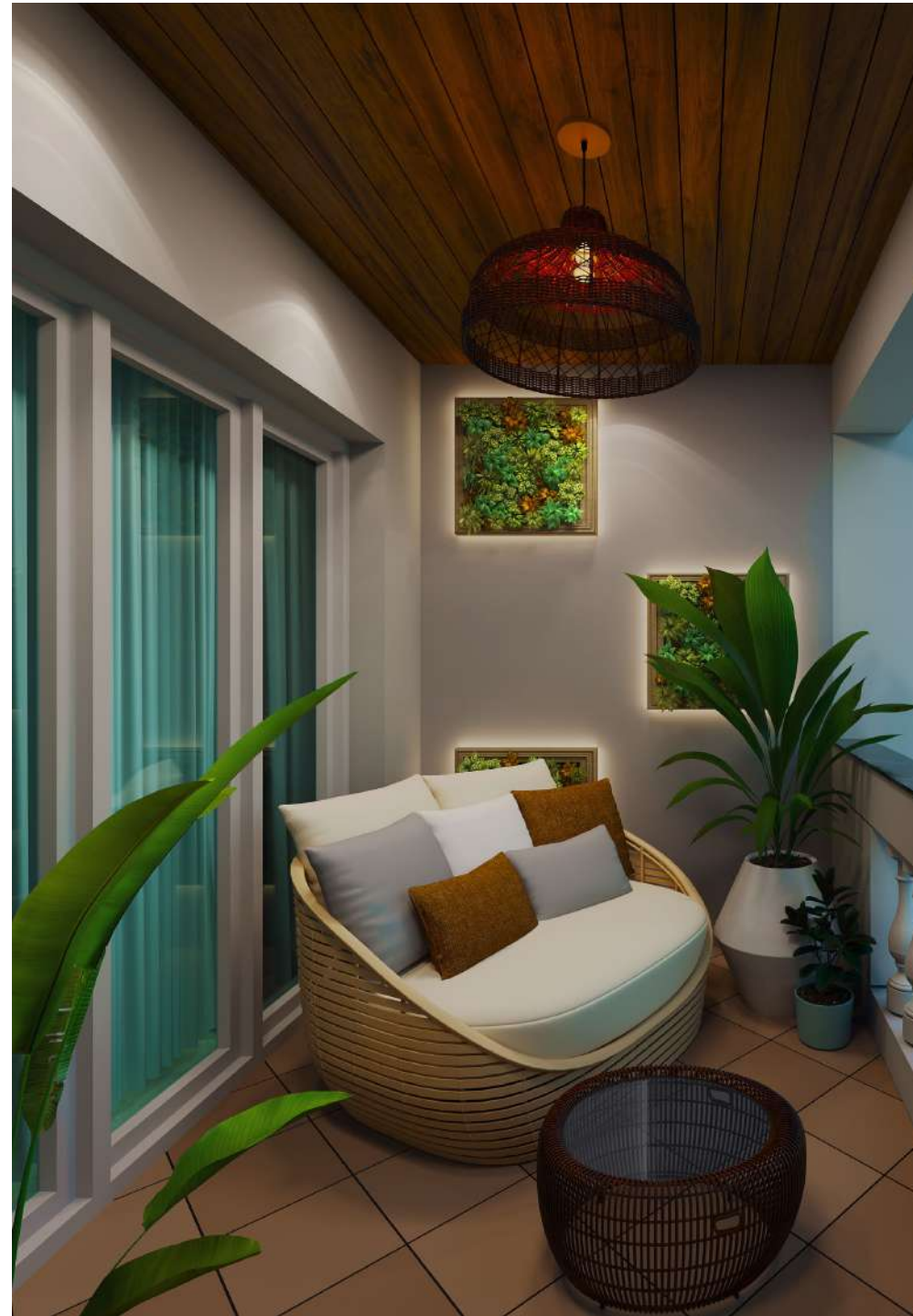








A LIVING ROOM AND  
BEDROOMS THAT  
REFLECTS LIFE ON A  
HIGHER PLANE.







LUXURIOUS LIVING  
SPACES FOR A LIFE OUT  
OF THE ORDINARY.

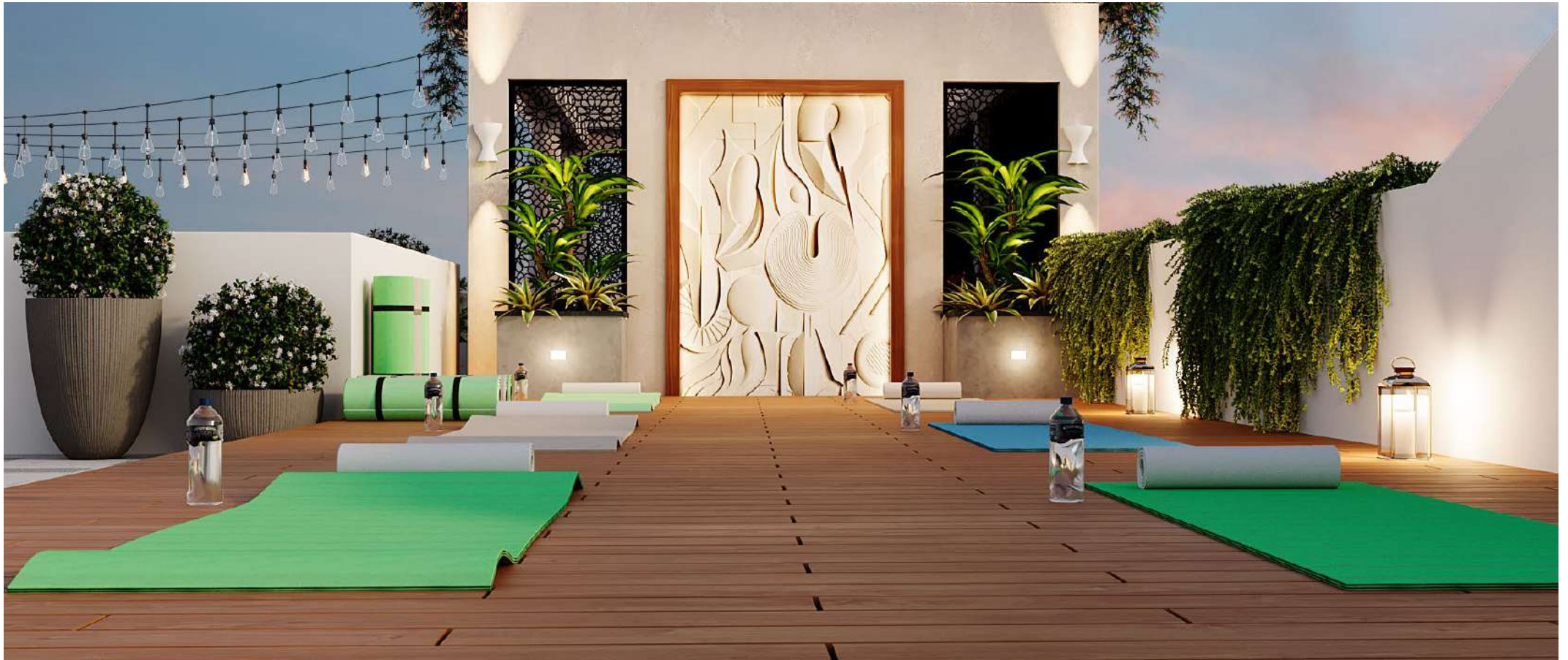






# Live the Good Life.

With wellness at its core, the state-of-the-art rooftop amenities offers you the best rejuvenation and recreation. Keep your body, mind and spirit in balance all day. Immerse in clear, pristine beauty and float in the pool of serenity, unwind and relax with fitness, yoga at the mediation centre. Create a memorable evening with your neighbours at barbeque counter and gazebos on rooftop.



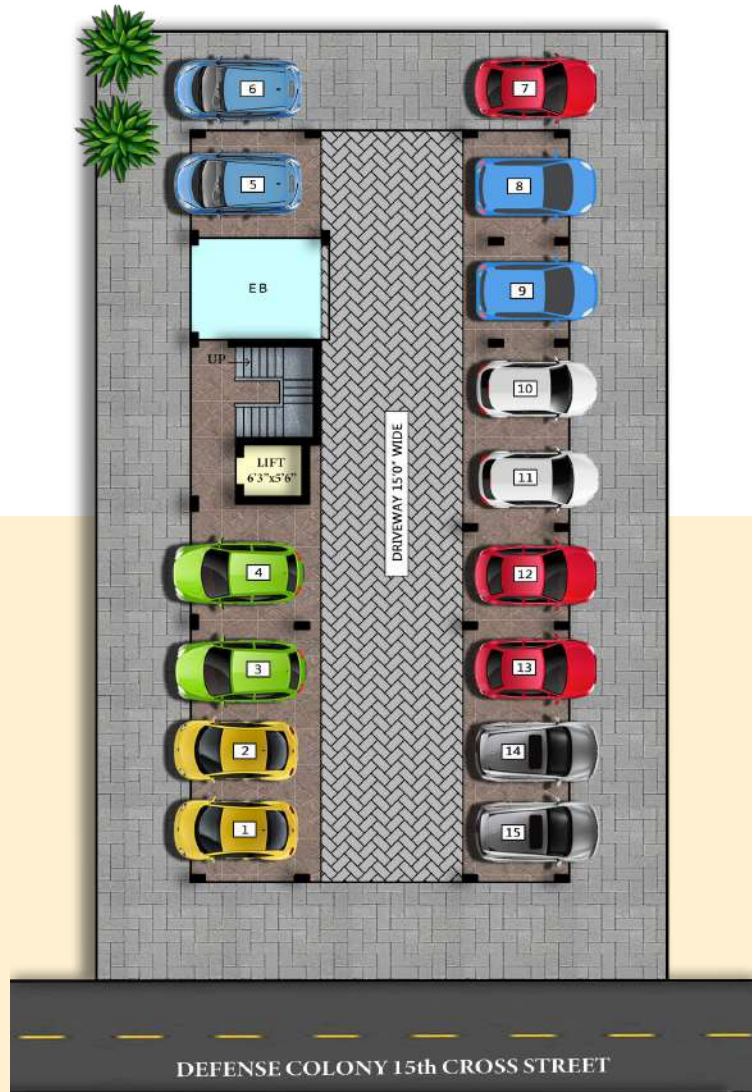




Video Door Phone | Covered Car Parking | Potable Water | Genset Power Backup | CCTV Surveillance | Lift  
100% Vastu Compliance | Solar Power for Common Areas | EV Charging Point | Godrej Digital Lock For Main  
Door | Leisure Area | Yoga & Meditation Hut | Barbeque Counter | Security Cabin | Driver's Restroom

# LAYOUT PLANS

## Car Parking



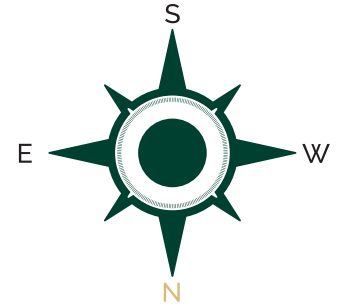
## 1<sup>ST</sup> Floor





# LAYOUT PLANS

2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup> & 5<sup>th</sup> Floor





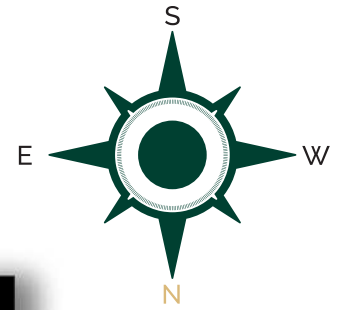
# FLOOR PLANS

1st Floor



Flat No. 1B | Area 1617 Sq.Ft. | 3 BHK | North Facing

# FLOOR PLANS



2nd, 3rd, 4th & 5th Floor



Flat No. 2A, 3A, 4A & 5A | Area 1416 Sq.Ft. | 3 BHK | East Facing

# FLOOR PLANS

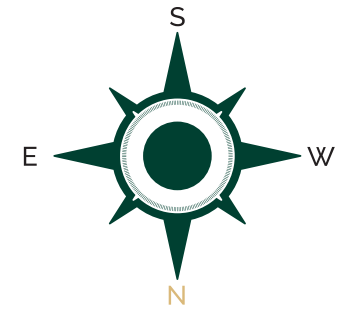
2nd, 3rd, 4th & 5th Floor



Flat No. 2B, 3B, 4B & 5B | Area 1049 Sq.Ft. | 2 BHK | East Facing



# FLOOR PLANS



2nd, 3rd, 4th & 5th Floor



Flat No. 2C, 3C, 4C & 5C | Area 1179 Sq.Ft. | 3 BHK | North Facing

# SPECIFICATIONS

## STRUCTURE

- RCC framed structure and red bricks are used for external and internal walls
- Earthquake-resistant structure to adhere to seismic Zone III.
- Anti-termite treatments wherever applicable during the construction stage

## TILING (Flooring)

- All tiles will be from Kajaria & Somany or an equivalent brand.
- Living, dining and utility area – 2'0" x 2'0" vitrified tiles with spacers.
- Toilet, balconies & utility area – antiskid ceramic tiles with spacers.
- Weatherproof tiles will be applied on the terrace.
- The door threshold in the flat will be finished with granite.
- Staircase – finished with granite flooring.
- Stilt floor lobby with granite flooring, corridors and typical floor lobby – vitrified tiles.
- Car parking - anti-skid tiles (external) – interlocking paver.

## TILING (Dado)

- All tiles will be from Kajaria & Somany or an equivalent brand.
- Kitchen – 2' x 1' ceramic wall tiles up to 2 feet above the platform will be provided.
- Toilet – 2' x 1' ceramic wall tiles up 8 feet from the floor level.
- Utility area – 2' x 1' ceramic tiles, height to match the kitchen wall at the level.

## KITCHEN

- 18 mm thick black granite size as per the drawing for the kitchen platform will be provided.
- A quartz sink with a drain board will be provided.
- Vitrified tile flooring from Kajaria & Somany or an equivalent brand.
- Sink water point – CP fittings will be provided.

## PAINTING FINISHES

- Three-phase power supply with concealed wiring will be provided.
- All internal walls will be finished with 2 coats of Nerolac putty, 1 coat of primer and 2 coats of premium emulsion paint of Asian/Nerolac or equivalent brand.
- All external walls will be finished with 1 coat of damp proof primer and 2 coats of apex ultima or equivalent brand.
- Ceilings will be finished with 02 coats of Nerolac putty, 01 coat of primer 2 coats of tractor emulsion Asian / Nerolac or equivalent brand.
- MS railing for Balcony and staircase finished with enamel paint aesthetically designed & fixed to the wall.



## ELECTRICAL FIXTURES/FITTINGS

- Three-phase power supply with concealed wiring will be provided.
- All switches will be of Legrand / Havells or equivalent brand.
- Cables & wiring will be of Polycab / Lapp or equivalent brand.
- Split air conditioning provision with electrification will be provided in the living room cum dining and all bedrooms.
- 15A plug points will be provided for the refrigerator, washing machine and micro-oven.
- 5A plug points will be provided for water heaters in all toilets.
- 5A socket for chimney will be provided in kitchen and exhaust fan point in all toilets.
- Power back-up for each flat and the essential points in common areas.
- Solar power for the essential points in common areas.
- TV points will be provided in the living and all bedrooms and telephone/internet points in the living and master bedroom.
- USB charging port in switchboard will be provided in living and bedrooms.

## DOORS / WINDOWS / VENTILATORS

- The main door (3'6"x7'0") is 7 feet height, frame is made of good quality teak wood. The shutter of 44mm thick on both sides finished with Malaysian teak wood with groover and designer hardwares of Godrej or equivalent brand.
- Bedroom doors (3'0"x7'0") are 7 feet in height, the frame is made of good quality ABS doors. The shutter of 36mm thick on both sides finished abs doors with designer hardwares of victory or equivalent brand.
- The toilet doors (2'6"x7'0") are 7 feet height, frame is made of good quality ABS doors. The shutter of 36mm thick on both sides finished abs doors with designer hardwares of victory or equivalent brand.
- uPVC French door with sliding shutter will be from Venesta or equivalent brand.
- uPVC windows with sliding shutters for all windows will be from Venesta or an equivalent brand.
- uPVC ventilators with pin-headed glass along with exhaust fan provision will be from Venesta or equivalent brand.

## PLUMBING & SANITARY

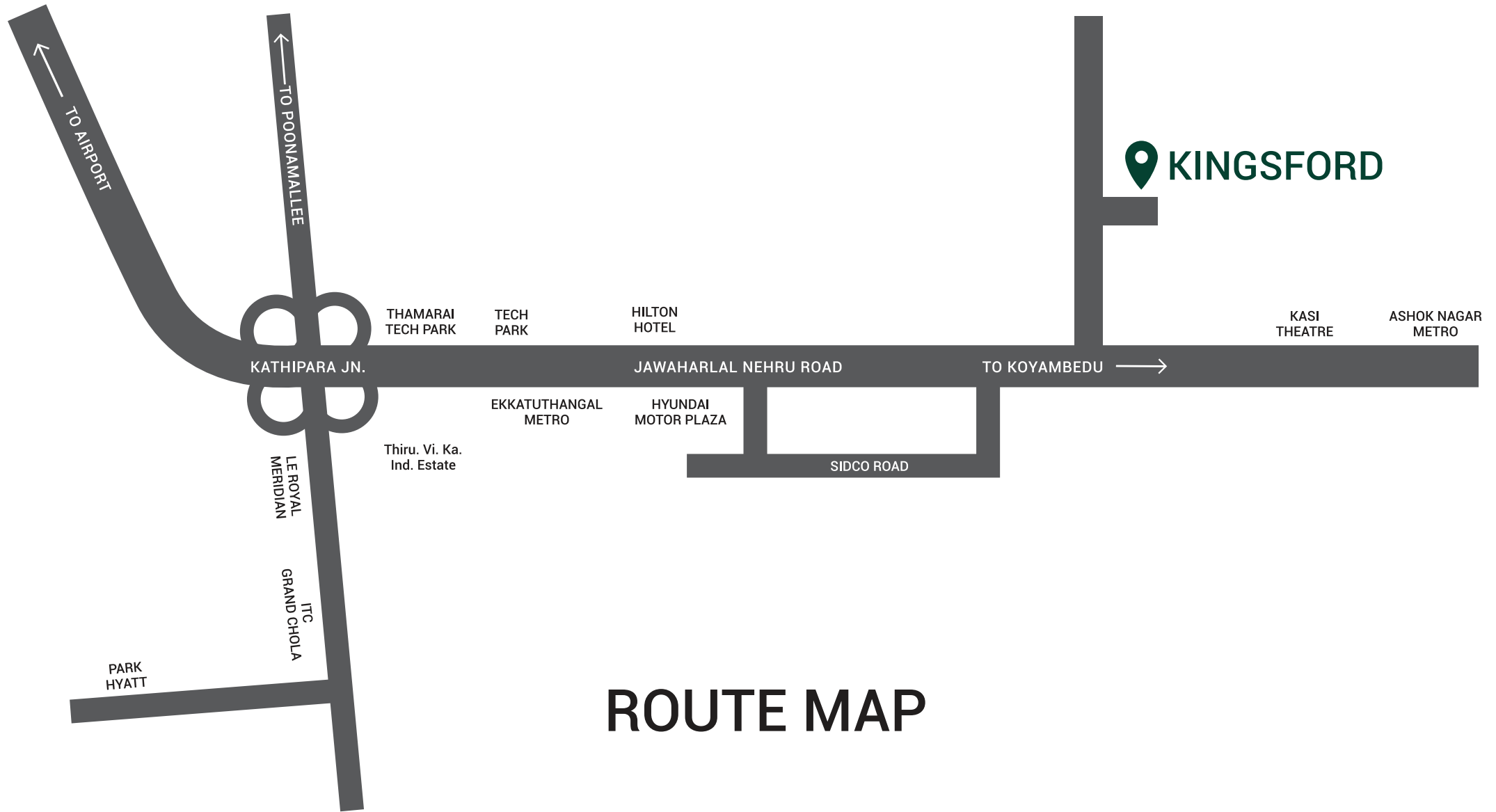
- All sanitaryware will be in ceramic from superior brands like Jaquar or equivalent.
- EWC with health faucets of a superior brand like Jaquar or equivalent will be provided.
- Washbasins will be of a superior brand like Jaquar or equivalent.
- CP fittings of superior brand Jaquar or equivalent will be provided.
- Single level HL FLOW concealed diverter of Jaquar or equivalent makes of hot & cold mixer with overhead shower will be provided in the toilets.
- CPVC/UPVC pipelines/PVC soil water lines/sewage pipelines and Rainwater lines of a quality ISI brand like Ashirvad/Prince/Finolex or equivalent will be provided.

# LOCATION & NEIGHBOURHOOD

Defence Colony, Ekkatuthangal provides a well-connected haven for modern living, ensuring convenience and tranquility in the heart of Chennai.

Metro Station	-	1.7 Km
Olympia Tech Park	-	2 Kms
PSBB School	-	4 Kms
PSBB Millenium	-	4.5 Kms
Jawahar Vidyalaya	-	3.5 Kms
Forum Mall	-	4.5 Kms
Guindy Ind. Estate	-	3 Kms
Chennai Airport	-	8 Kms





# ROUTE MAP



# **ASSET TREE HOMES**



# CRAFTING DREAMS, BUILDING TRUST.

Embark on a journey of distinction with Asset Tree Homes, where our 18 years of unwavering expertise has shaped a legacy of excellence. From inception to completion, our commitment to quality construction has been the cornerstone of every project. We take pride in the smiles of our happy customers, their stories echoing the success of our endeavour. At Asset Tree Homes, timely delivery isn't just a promise; it's a commitment fulfilled with precision. As architects of dreams, our legacy is a testament to the fusion of expertise, quality construction, delighted customers, and the timeless artistry that defines every home we create.

18

Years of  
Excellence

600+

Homes Sold

3000+

Happy Families

2L+

Sq.Ft. Developed



## ASSET TREE HOMES

### Contact



**Site:** 8/203, Defence Colony  
15<sup>th</sup> Cross St, Defence Colony,  
Ekkatuthangal, Chennai - 600032



**Office:** No-20, 2nd Floor,  
Zion Complex, Pammal Main Road,  
Pammal, Chennai - 600 075.



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**CREDAI**  
CHENNAI