



Boutique Luxury Residences

RATHNA VILLA

26(30), Masilamani Road, Balaji Nagar,
Royapettah, Chennai - 600014



At Aliyah Homes, we believe true luxury lies in space, privacy, thoughtful design, and enduring value.

RATHNA VILLA is a reflection of this philosophy — a boutique residential development created for families who seek refined living in the heart of the city while enjoying the comfort of independent home-like privacy.

Typical Floor Plan

- Only 4 Premium Residences
- One Spacious Apartment Per Floor
- 4 BHK Residences – 2100 sq.ft
- Contemporary Architecture
- High UDS
- Two Covered Car Parks per Home



Royapettah

Balaji Nagar

Strategically located at
Masilamani Road, Balaji Nagar,
RATHNA VILLA places you at the
centre of everything important.



The Heart of
Chennai



Living Room

North facing main door

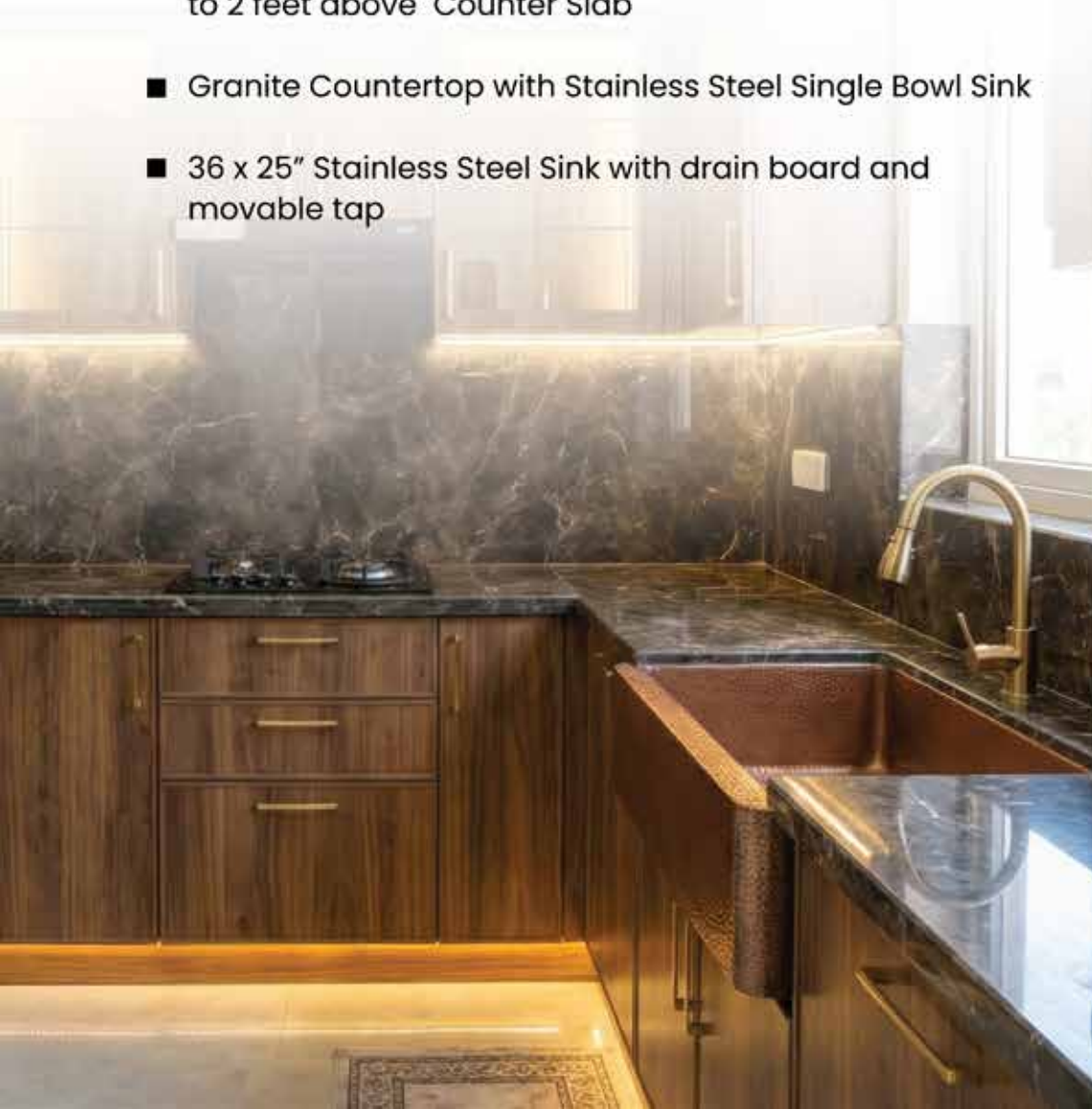
living space is towards the south

Good Natural Light



Kitchen

- Glazed Ceramic Wall Tiles (Orient Bell or Equivalent) up to 2 feet above Counter Slab
- Granite Countertop with Stainless Steel Single Bowl Sink
- 36 x 25" Stainless Steel Sink with drain board and movable tap

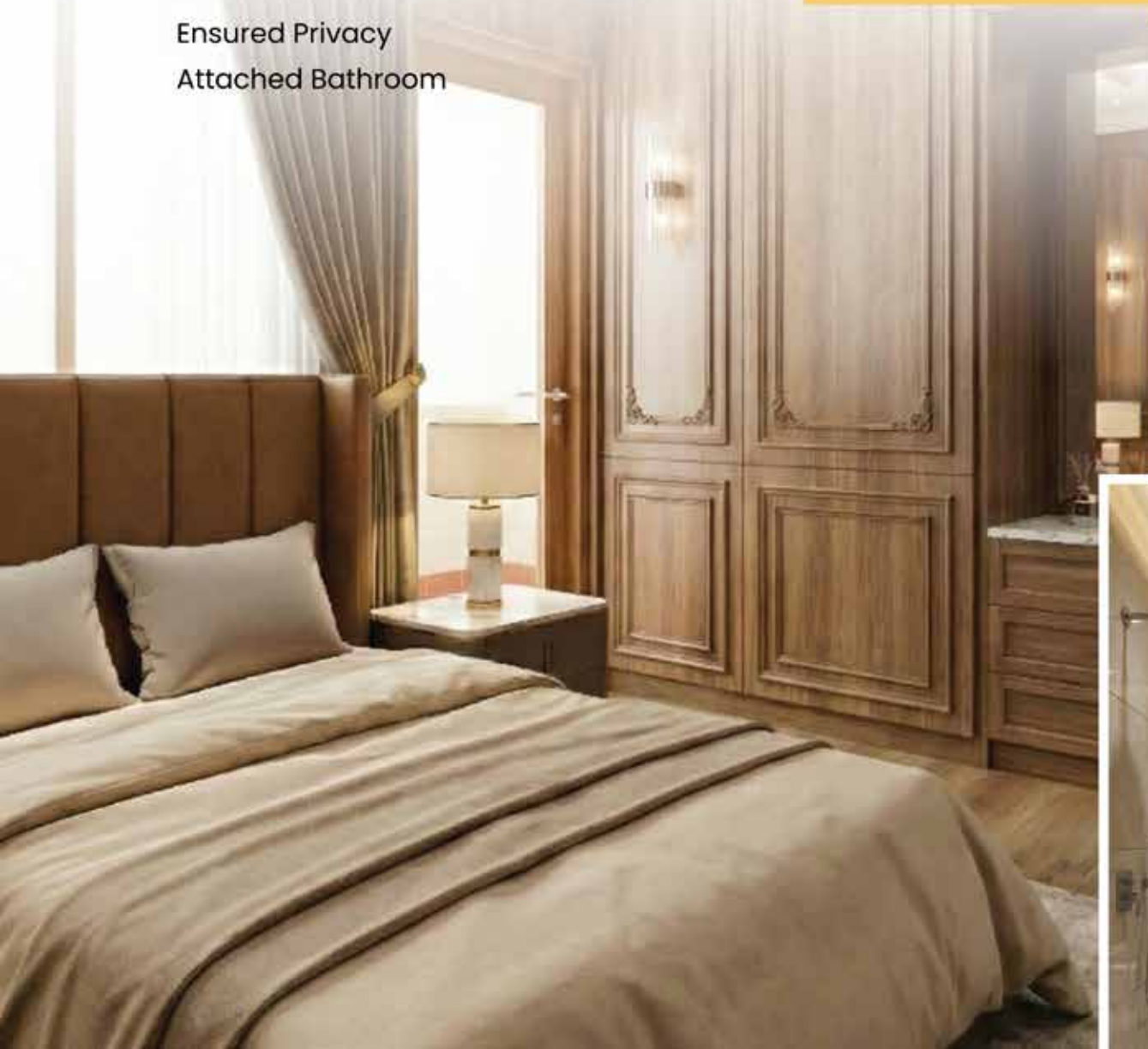


Dining
Balcony Attached

Bedroom

4 BHK

Ensured Privacy
Attached Bathroom



Bathroom

- CP fittings from Jaquar or Equivalent
- Wall mounted W/C with Health Faucet from Parryware or Equivalent
- Provision for Geyser
- 1' x 1½" (300mm x 450mm) Wall Tiles (Orient Bell) Roof level
- Water Proofing with epoxy grouting done for all Bathrooms



Structure

- RCC framed structure designed for seismic/earthquake resistance.
- Foundation as per Structural consultation
- AAC Block panel walls with M Sand Cement Mortar
- Inner walls for 4.5" thickness with anti-crack fibers plastering
- Anti – termite treatment under Foundation and along the External Perimeter

Flooring

- 4' x 2' Vitrified Tile Flooring and Skirting (Orient Bell or Equivalent) for Living, Dining, Kitchen and Bedrooms
- 1' x 1' (300mm x 300mm) Matte finish Anti-skid Ceramic Tiles (Orient Bell or Equivalent) for Bathroom, Utility and Balconies
- Premium Granite Flooring for Lobby
- Premium Granite Flooring for Common Areas and Staircase
- Anti-skid ceramic tiles in car parking & Utility area



Joineries

MAIN DOOR

Full Teak wood solid doors with teak frame polished as per design
(Size: 3.5 x 7 feet)

BEDROOM DOOR

Designer solid ABS doors with water resistance
(Size: 3 x 7 feet)

BATHROOM / BALCONY DOORS

Designer solid ABS doors with water resistance
(Size: 2.5 x 7 feet)

LOCKS

Locks from Godrej / Yale or Equivalent

WINDOWS

UPVC windows with glazed shutters, MD grills both for Windows and Gates

Painting

INTERIOR WALLS AND CEILING

Cement Plastered and Two coats of JK/Birla Putty
Finished Walls with One coat of Primer and Two coats of Emulsion Paint (Asian /Dulux or Equivalent)

EXTERIOR WALLS

Cement Plastered Walls Finished with One coat of Primer and Two coats of Emulsion Paint (Asian / Dulux or Equivalent)

Electrical and HVAC

- Finolex /Havels or Equivalent Wiring and Cables in Internal and External PVC conduits
- Modular Switches – HAVELLS or Equivalent
- Kitchen points for water purifier, Dish washer, Mixie and Chimney
- TV & Internet points in living & Bedrooms
- Utility area with wall tiles, Anti-skid floor tiles and washing machine point

Plumbing

- ISI certified CPVC pipes (Astral or Equivalent) for Internal Plumbing water lines
- ISI certified UPVC pipes (Astral or Equivalent) for External Plumbing water lines.



Other Salient Features



2 Covered Car Parking Spaces



8-Person Elevator
(Johnson or Equivalent)



CCTV Surveillance &
Video Door Phone
System



Premium DG Backup for
Continuous Comfort &
Convenience



Dedicated Security,
Lift & Power Rooms



Provision for EV
Charging (Optional)



Professional
Landscaping



Setback Area with Interlocking
Concrete Paving Blocks



Rain Water Harvesting System
15,000 Litres Capacity Underground Sump
9,000 Litres Capacity Overhead Water Tank



Terrace Handwash Point & Pandal Rings
Terrace Thermal Insulation Tiles with Waterproofing



Office Address

No.72/104, Greenways Road Extn, R.A Puram, Chennai - 600 028

Phones: 98404 72738/62625 75761

Email: sales@aliyahhomes.in

Website: www.aliyahhomes.in

Spaciously planned homes designed for comfort and privacy