



LIFESTYLE
INVESTMENTS

Villa 49

LIVE LIFE IN STYLE WITH LIFESTYLE INVESTMENTS

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Introduction

Founded in 1985, Lifestyle Investments has been committed to delivering comprehensive real estate solutions.

Our mission is simple: to help our clients achieve their real estate aspirations while creating lasting value through strategic investments and partnerships. With decades of expertise, we focus on building wealth and success for every client we serve.



Villa 49

 NO: 49 THIRD MAIN ROAD,
AUDCO NAGAR, KATTUPAKKAM

Villa 49 seamlessly integrates lush green spaces with the elegance of vertical, multi-storey living.

Thoughtfully designed interiors ensure abundant natural light and cross ventilation, creating a refreshing and serene atmosphere.

Live Life in Style

WITH LIFESTYLE INVESTMENTS

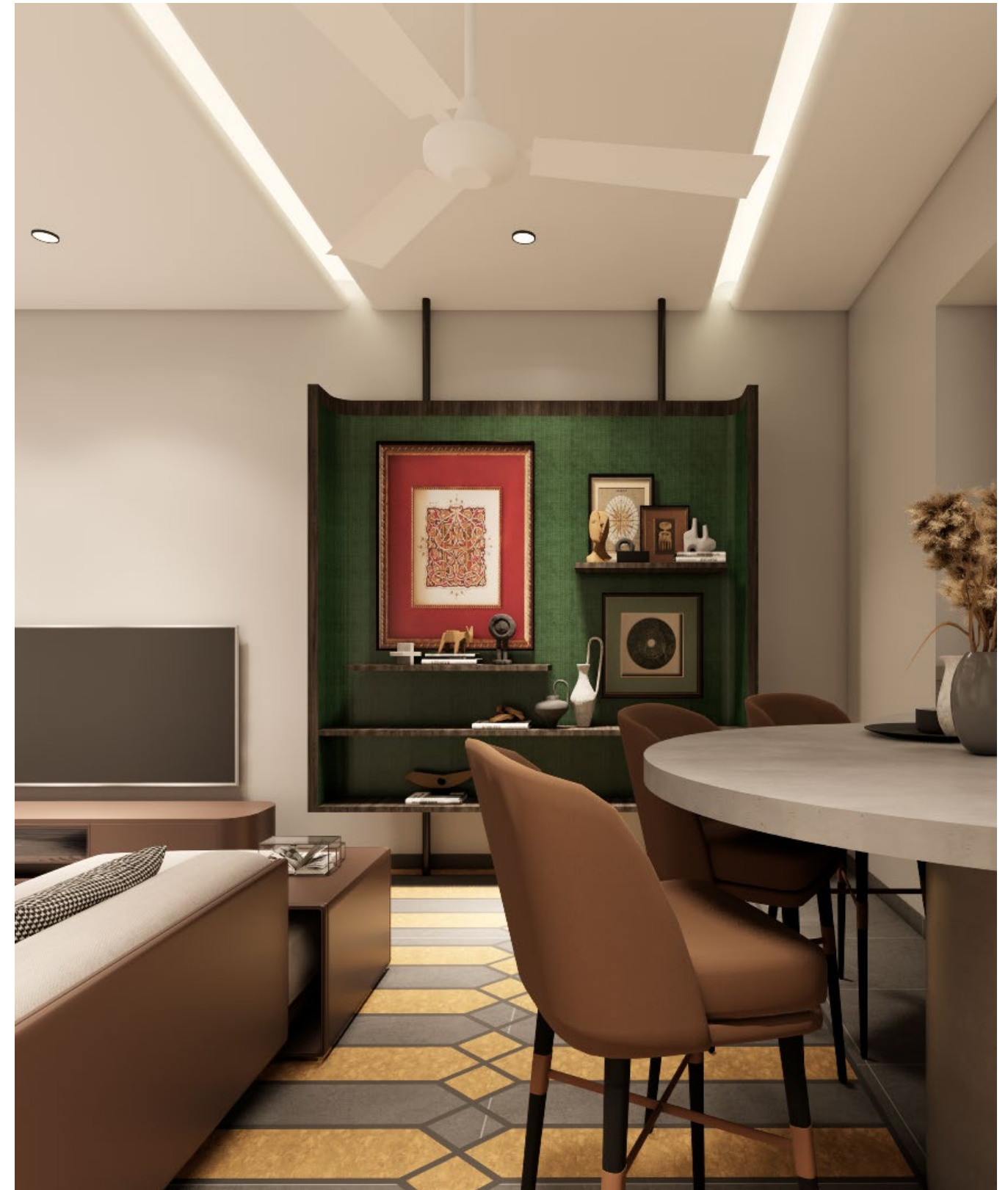
AREA STATEMENT	
Villa Type	4bhk + Private Terrace
Built-Up Area	2601 Sq.ft
Floors	Stilt + 3 Floors

Interiors



Kitchen

A modern, sleek kitchen with clean lines and a functional layout, designed for both style and practicality.



Living Room

A cozy and elegant living area, blending comfort and sophistication for a refined atmosphere.

Interiors



Bathroom

A spa-like retreat featuring sleek finishes and luxurious double vanity for a serene escape.

Streamlined storage meets minimalist elegance in a thoughtfully designed wardrobe space.



Bedroom

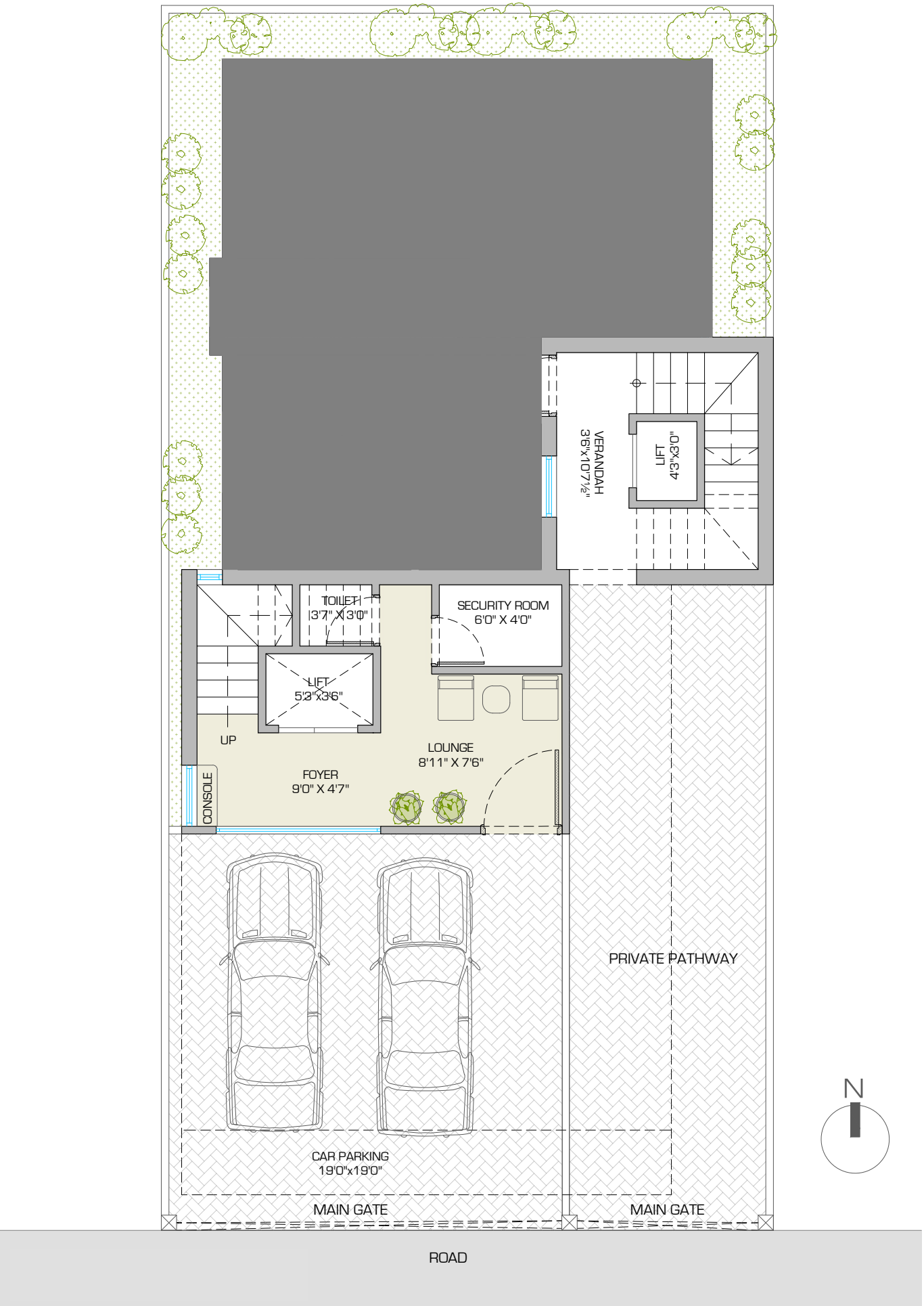
A bold yet minimalist design, offering timeless appeal that suits all tastes.

Creating Warm and Welcoming Homes
for the Next Generation.

STILT, LOBBY & PARKING

Security room	6'0" x 4'0"
Toilet	3'7" x 3'0"
Lift	5'3" x 3'6"
Foyer	9'0" x 4'7"
Lounge	8'11" x 7'6"
Car Parking	19'0" x 19'0"

Ground Floor
Plan

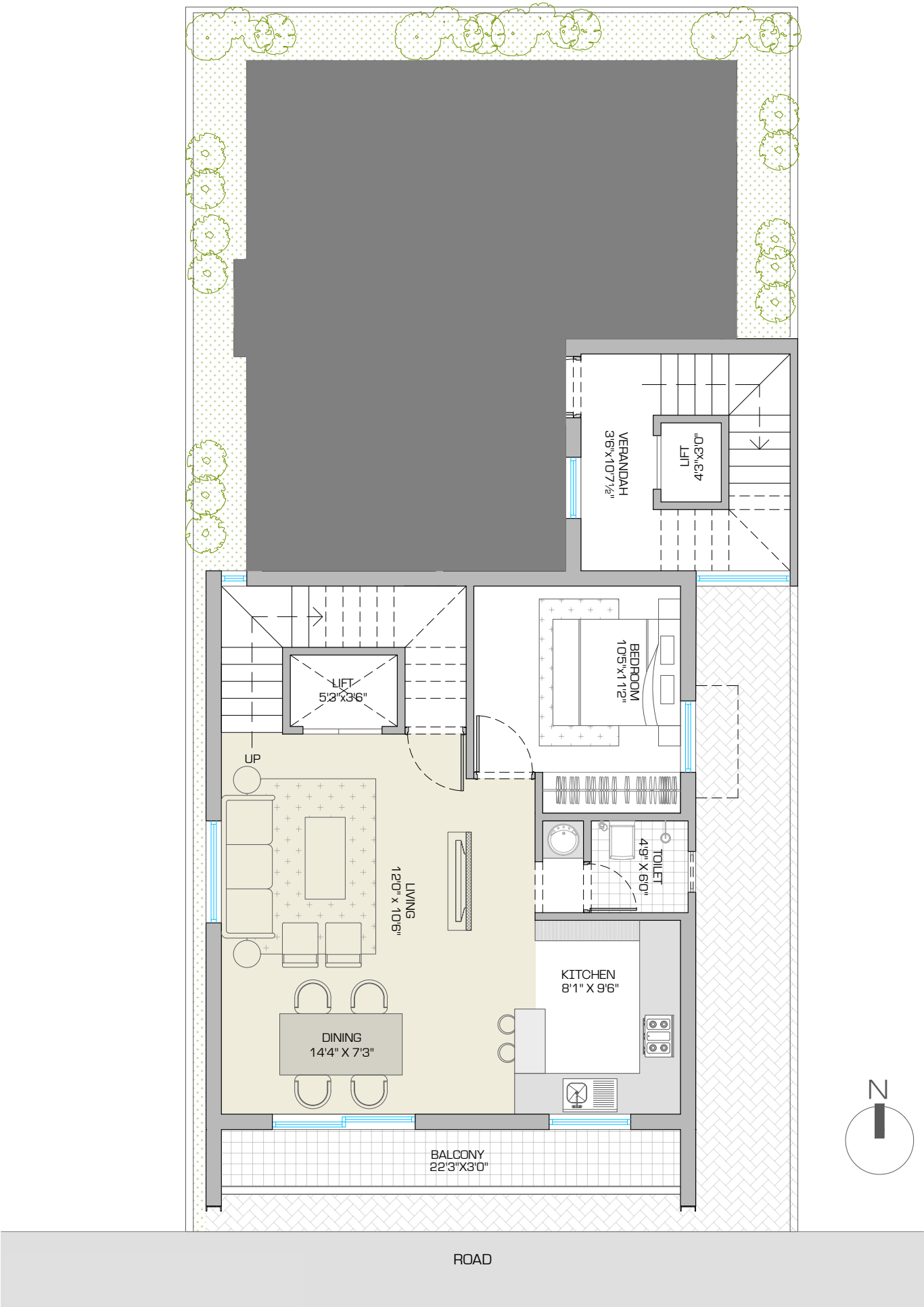


Creating Warm and Welcoming Homes
for the Next Generation.

LIVING & DINING

Lift	5'3" x 3'6"
Bedroom	10'5" x 11'2"
Toilet 1	4'9" x 6'0"
Living	12'0" x 10'6"
Toilet 2	4'9" x 6'0"
Dining 1	14'4" x 7'3"
Kitchen	8'1" x 9'6"
Balcony	22'3" x 3'0"

First Floor
Plan

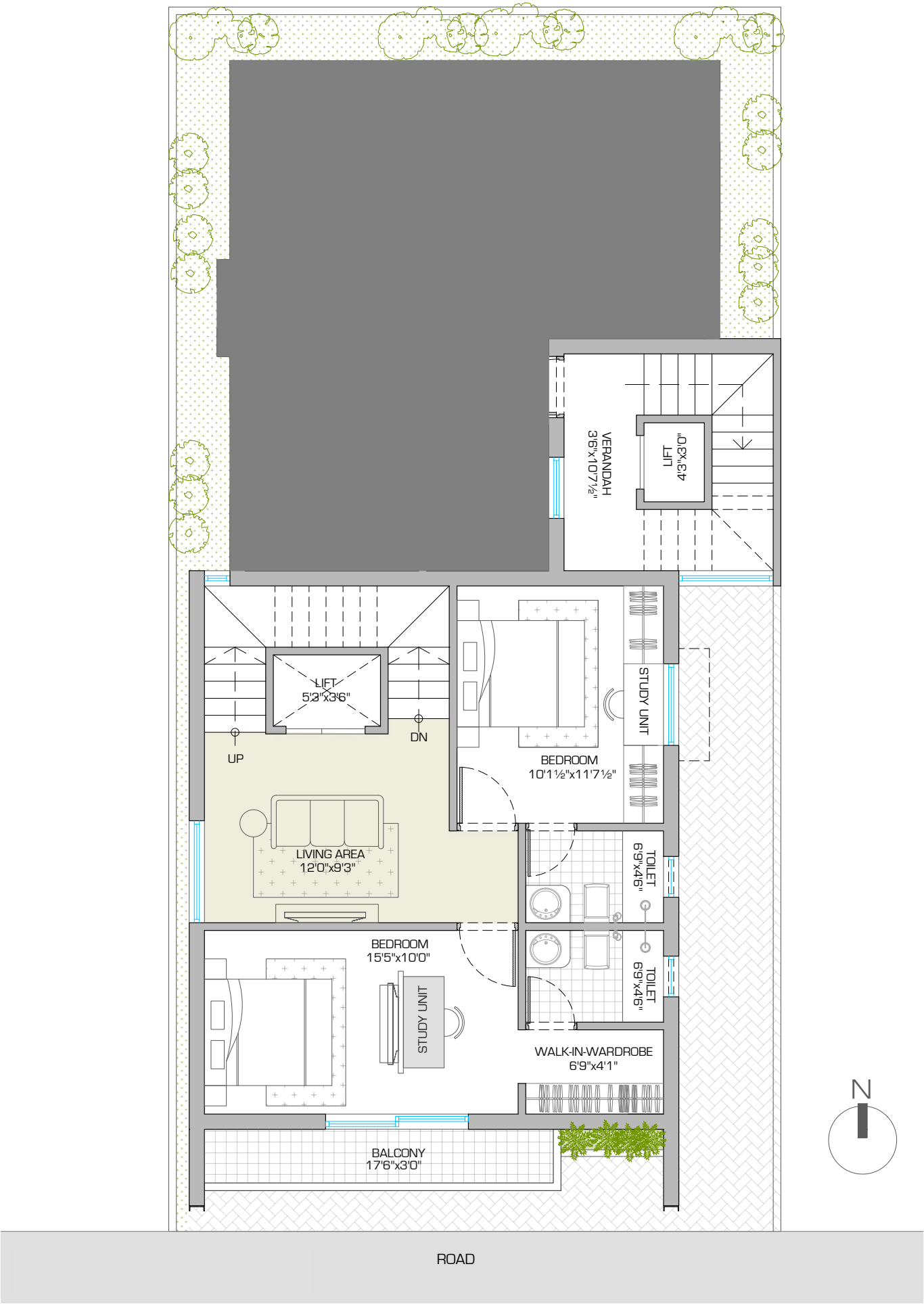


Creating Warm and Welcoming Homes
for the Next Generation.

LIVING AREA & 2 BEDROOMS

Lift	5'3" x 3'6"
Bedroom	10'11 1/2" x 11'7 1/2"
Toilet 1	6'9" x 4'6"
Living	12'0" x 9'3"
Toilet 2	6'9" x 4'6"
Bedroom 2	15'5" x 10'0"
Walk-in Closet	6'9" x 4'10"
Balcony	17'6" x 3'0"

Second Floor
Plan

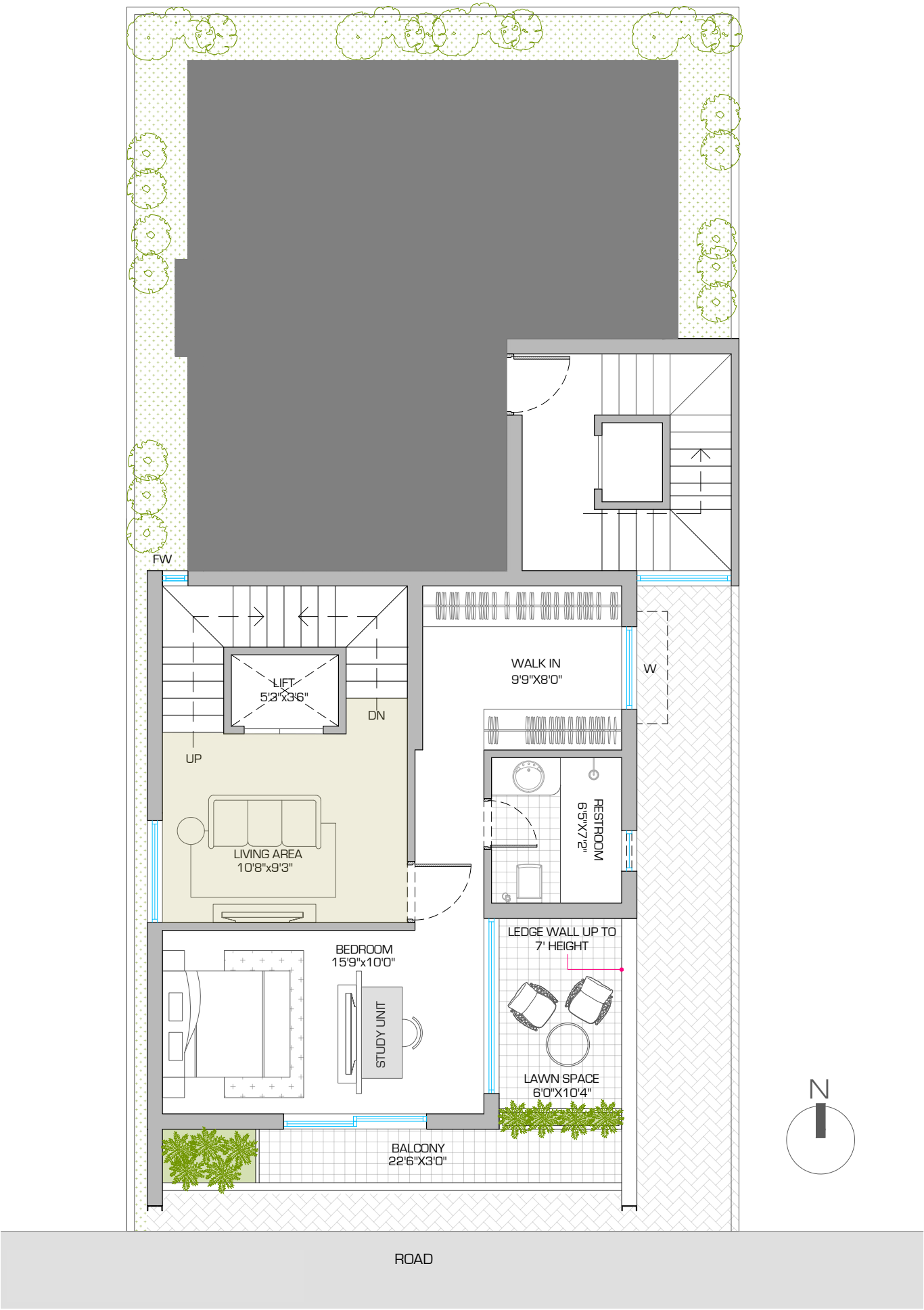


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for the Next Generation.

MASTER BEDROOM & PRIVATE
TERRACE

Lift	5'3" x 3'6"
Bedroom	15'9" x 10'0"
Walk-in	9'9" x 8'0"
Living	10'8" x 9'3"
Toilet	6'5" x 7'2"
Lawn Space	6'0" x 10'4"
Walk-in Closet	6'9" x 4'10"
Ledge Wall	7'0"
Balcony	22'6" x 3'0"

Third Floor
Plan



Amenities

From modern interiors to robust safety features, every aspect of Villa 49 reflects a commitment to quality and sophistication.

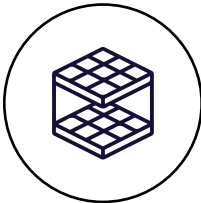
Thoughtfully designed and equipped with world-class amenities, our villa ensures an exceptional living experience tailored to your comfort and convenience.



At Villa 49, we've left no detail overlooked to bring you the finest amenities, ensuring an unparalleled living experience.

FALSE CEILINGS

Gypsum false ceiling in living areas



PIPED GAS PROVISION

Piped gas provision from the ground floor to the kitchen



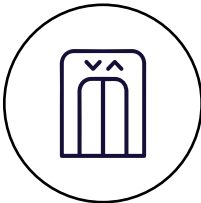
SANITARY WARE

Sanitary ware & faucets of jaguar brand or equivalent



LIFT

Four passenger auto door lift



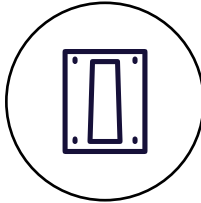
UPVC

UPVC for windows



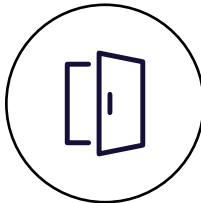
ELEVATION

Special elevation features



SWITCHES

Modular switches / Legrand / Anchor or equivalent



ACCESS

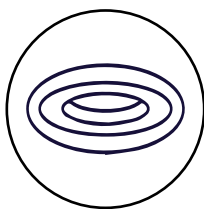
Access control

Amenities

From modern interiors to robust safety features, every aspect of Villa 49 reflects a commitment to quality and sophistication.

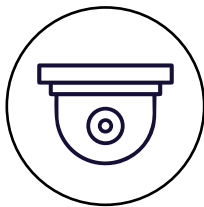
LED LIGHTS

Led lights for common area



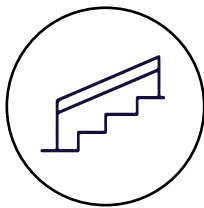
CCTV

CCTV camera will be provided



RAILING

M.S. railing for staircase and M.S. Main gate



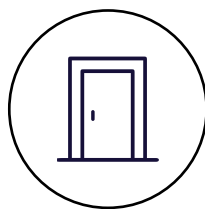
LANDSCAPING

Landscaping with planter boxes



PEST CONTROL

Pest control at all levels



ABS DOORS

ABS doors for toilets



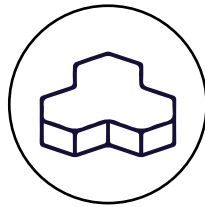
CAR PARKING

Covered car parking



DEMARCATED GARDEN

Terrace with demarcated garden with meditation deck



PAVING BLOCKS

Paving blocks for car parking area

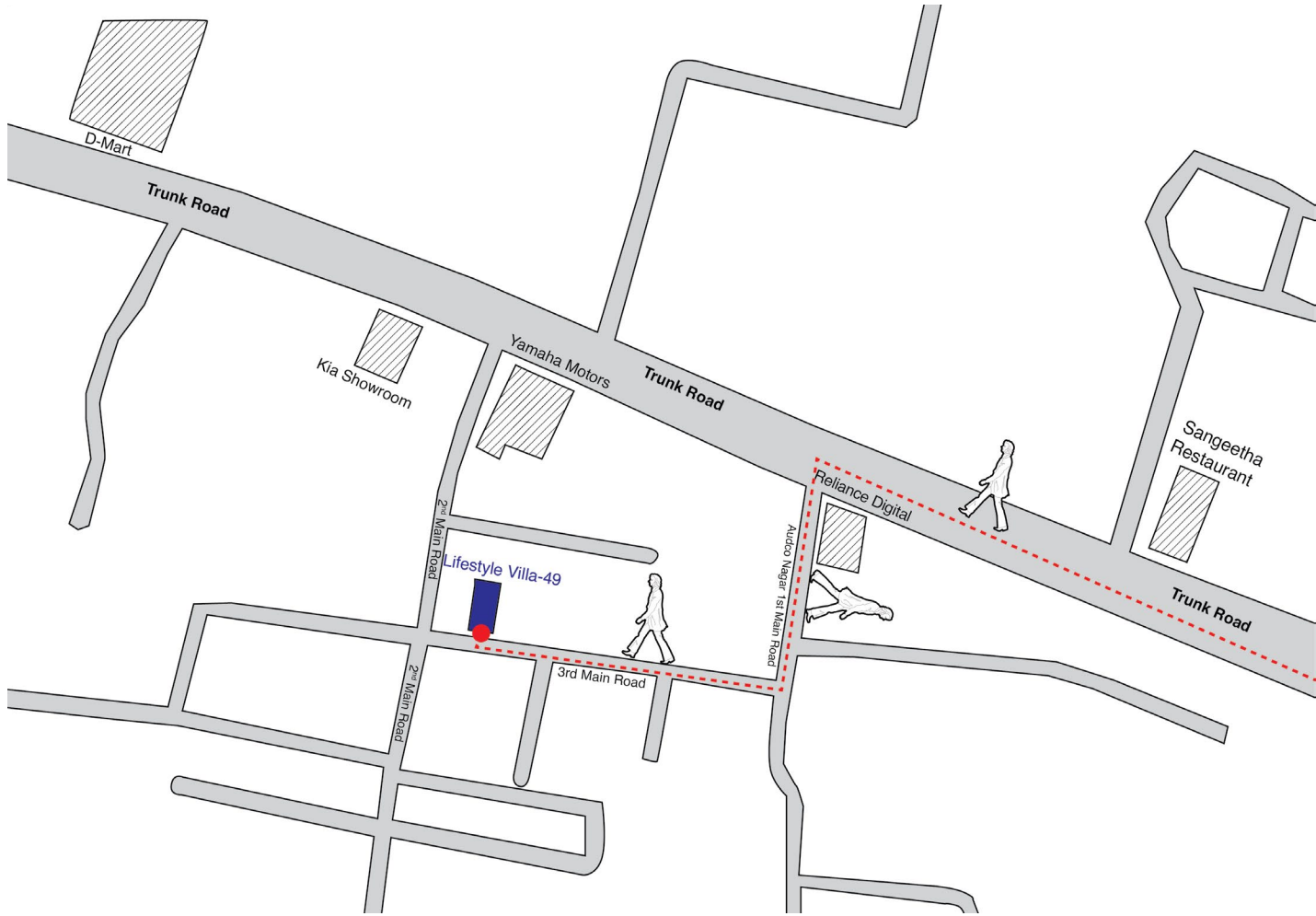


WATER PROOFING

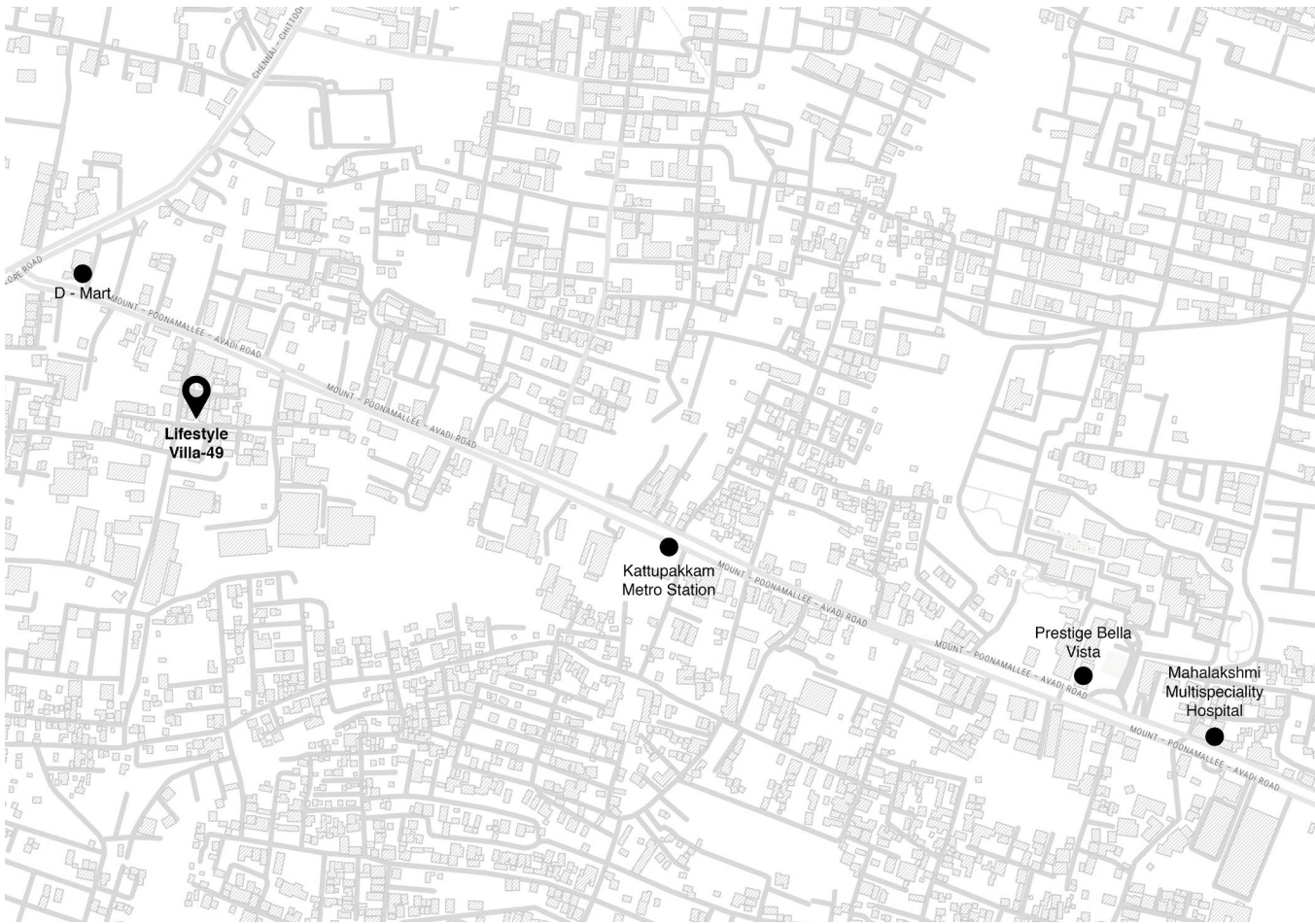
Water proofing by experienced professionals

Prime Location

At the crossroads of creativity and ecological responsibility, Villa 49 is designed for those who seek modern living with a greener footprint. Situated in a prime location, enjoy seamless connectivity to essential hubs and vibrant community spaces.



Building Dreams,
Creating Homes



Reliance Digital	200 Mts	Vellamal Vidyalaya	2.9 Kms
Sangeetha Veg Restaurant	300 Mts	Narayana E Techno School	2.9 Kms
Katupakkam Metro Station	400 Mts	Ramachandra Medical College	3.1Kms
D-Mart	600 Mts	Acs Medical	4 Kms
Prestige Bella Vista	1.8 Kms	Mehta Hospitals	4.1Kms
Iyyapanthangal Bus Depot	1.9 Kms	Saravana Stores	4.3 Kms
Radiance Royale	2.6 Kms	Dlf It Park	6.5 Kms
Osian Chlorophyll Apartments	3.5 Kms		

Connectivity & Convenience



LIFESTYLE
INVESTMENTS

Office Address:

Old No.7, New No.31, Plot No. 383,
I Block, 2nd Main Road, Anna Nagar East,
Chennai - 600102

Site Address:

No:49, Third Main Road,
Audco Nagar, Kattupakkam,
Chennai - 600056

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maps.app.goo.gl/8R5AZnuuNRnQodReA