

SHADHIL
BUILDERS & CONSTRUCTIONS

SHADHIL METRO HEIGHTS

VILLA AT THE HEART OF LUXURY

LAUNCHING NOW IN TAMBARAM



Covered
Balcony



Gym



Master
Bed Room



Home
Theatre



100+
Usable
Amenities



5 BHK
Villa



Luxury
Living

Secure
Community



PHASE DETAILS



Phase 1

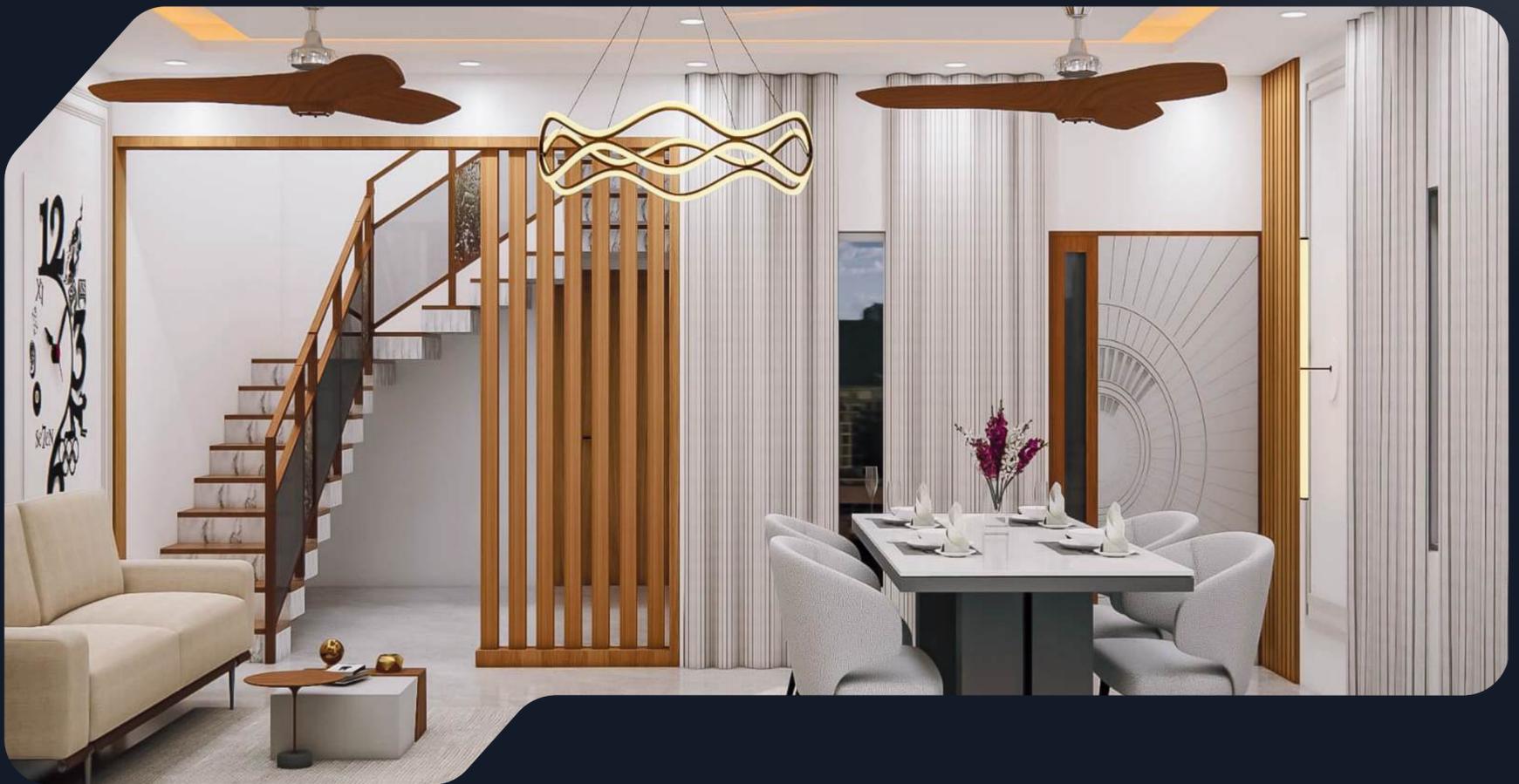
- Total Units: [59]
- Sq.ft Range: [1737 - 3297 sq.ft]
- Structure: Framed Structure Building
- Amenities: 3BHK with Private Theatre & Private Gym



Phase 2

- Total Units: [54]
- Sq.ft Range: [1737 - 3297 sq.ft]
- Structure: Framed Structure Building
- Amenities: 3BHK with Private Theatre & Private Gym

PREMIUM INTERIORS



Premium Interiors Include:



SPACIOUS BEDROOMS

MODULAR KITCHEN



FITNESS GYM

STYLISH LIVING AREA



PRIVATE THEATRE

FLOOR PLAN

SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

WORLD-CLASS AMENITIES

100% Usable Premium Amenities

Many builders advertise 100+ amenities—but most of them are not practical, not usable, or rarely accessed by residents.

We believe in REAL value.

So instead of unrealistic numbers, we offer 50+ amenities that are truly 100% usable every day.

100% NATURAL LIVING ZONE

Experience nature at your doorstep.

- Lush green trees
- Clean, fresh air
- Peaceful walking pathways
- Eco-friendly environment

Live Healthy. Live Naturally.

Our Core Premium Amenities Include



Security Camera



Club House



Party hall



Children Play area



Walking path



Outdoor gym



Yoga area



Security system



24/7 Security available



Covered swimming pool



100% natural living area

And 50+ practical, lifestyle-focused amenities designed for your daily comfort

HERE, EVERY AMENITY ADDS VALUE.
HERE, COMFORT TRULY MEETS CLASS.



SECURED COMMUNITY

24/7 security surveillance | gated entry & exit | visitor management system
Safe environment for families | trained security personnel

- **STRUCTURE:** Tobias RCC Raft / Isolated Column Footing.
- **FOUNDATION:** RCC framed structure with brick masonry and plastering.
- **KITCHEN:** Granite platform, SS sink, size 2*16"*9".
- **FLOORING:** 2*2 vitrified tiles.
- **DOORS :** Teak wood framed door for main door. Wooden frames and wooden doors for bedrooms. Sintex door for toilets.
- **WINDOWS:** Wooden windows with clear glass and MS grill.
- **ELECTRICAL :** Finolex wire, Wonder switches, AC points in bedrooms. Chimney points in kitchen, two-way control switch for light and fan.
- **PAINTING :** Inner wall finished with Birla wall care putty, premium emulsion painting, and each bedroom and hall one wall finished with Royale Play designs. Outer wall finished with Apex Ultima paints.
- **PLUMBING :** CPVC concealed plumbing lines for hot and cold water.
- **TOILETS :** Common - one IWC, one wash basin, one wall mixer tap. Attached - one EWC, one wall mixer tap. Wall finished with tiles up to 7' height.
- **STAIRCASE :** Steps - gripped tiles, hand railing in SS.
- **MATERIAL USED :** ISI TMT steel rods, cement - Dalmia Vajram, UltraTech. Electrical - used Finolex and L&T wires, standard chamfer bricks. Painting - Asian Paints. Locks - ISI certified locks. Sanitary fittings - Parryware, Metro, Waterman.
- **ADDITIONAL FEATURES :** Security door system: Video door phone (hands free vision, camera with night vision, vandal & weatherproof housing, electronic controlled door locking, maximum 4 indoor (monitor) & 2 outdoor camera units) protect it from what's outside. Modular kitchen, interior cupboard work, LED TV showcase, R.O. water purifier system. CCTV camera.
- **SPECIAL FEATURES :** Best quality construction. All flats designed with 100% Vastu. Three-phase electricity connection with circuit breaker. Automatic overhead tank control switch. Covered car parking. Clear title documents.

Parryware

ashirvad

JAGUAR

KUNDAN CAB
WIRING CABLES

KUNDAN CAB
WIRING CABLES

ARS
550D

JSW
Better Everyday

AMMAN-TRY
GROUP
BILLETS | TMT BARS | PIPES | TUBES

ORBIT
THE POWER OF PEOPLE
WIRES & CABLES

UltraTech
CEMENT
The Engineer's Choice

Dalmia
Bharat Cement

Chettinad
cement

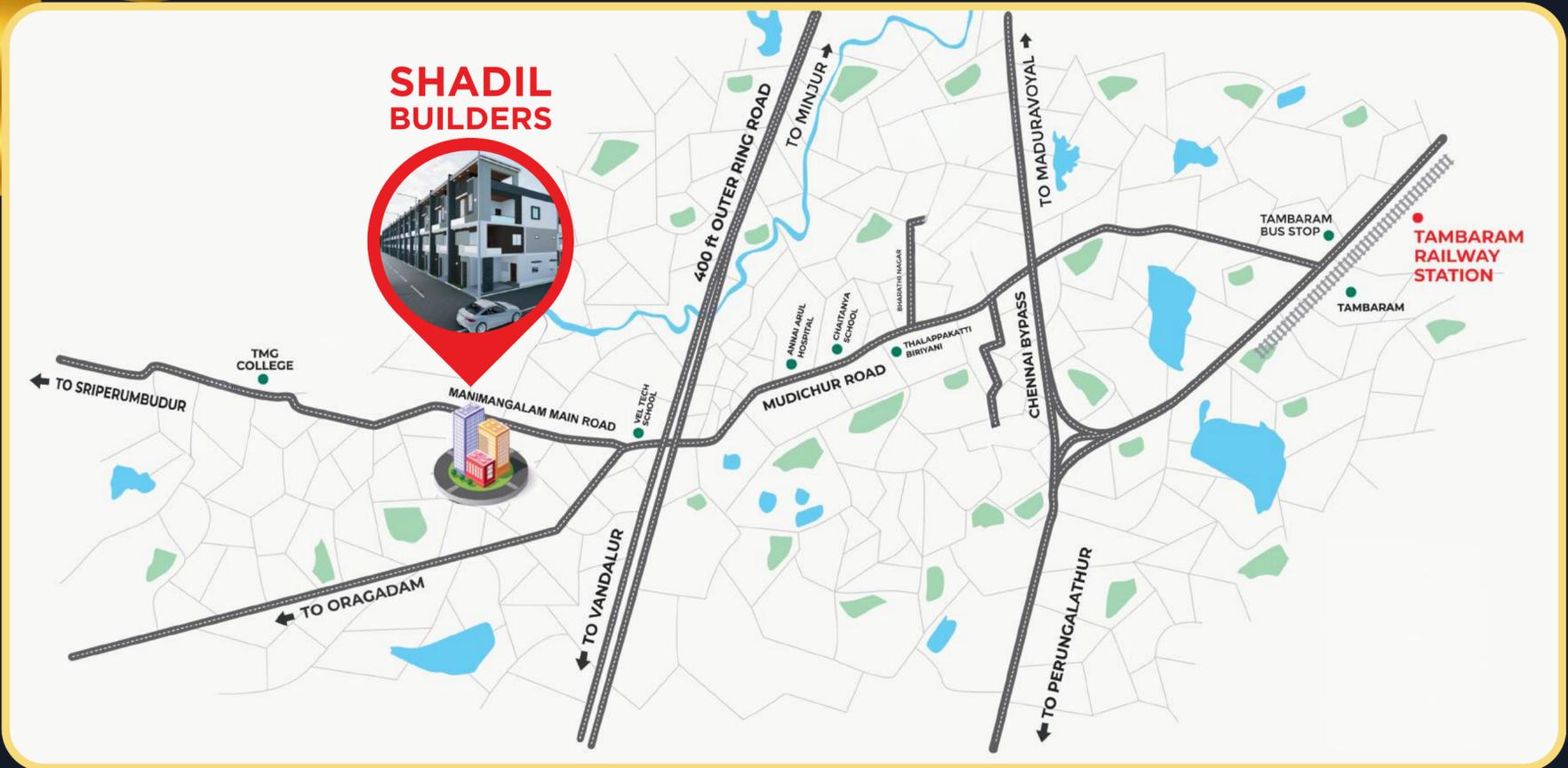
asianpaints

legrand®

ANCHOR

Your Safety, Our Priority.

SHADIL BUILDERS



**ON TAMBARAM TO
MUDICHUR ROAD**

**NEAR MARUTHAM
ROYAL GARDEN**

**10 MINUTES FROM
MCC COLLEGE**

**1 MINUTE FROM
VEL TECH SCHOOL**

**5 MINUTES AWAY FROM
TAMBARAM BUS STAND**

**5 MINUTES TO KILAMBAKKAM
BUS STAND**

**5 MINUTES TO
CRESCENT COLLEGE**

**2 MINUTES FROM
MULTI-SPECIALITY HOSPITALS**

**2 MINUTES TO
OMNI BUSTAND**

**5 MINUTES TO
VANDALUR ZOO**

**2 MINUTES TO
OUTER RING ROAD**



CONNECTIVITY

Airport - **16 kms**
 MEPZ - **9 kms**
 OMR - **23 kms**
 Tambaram Railway Station - **7 kms**
 Tambaram Bus Terminus - **7kms**
 Vandalur Bus Terminus (Kilambakkam) - **7Kms**
 Oragadam Sipcot - **12 kms**
 Sriperumbudur sipcot - **15 kms**



SCHOOLS

Vels Vidhyashram Global School
 Velammal CBSE School
 Shree Niketan CBSE School
 Alwin Public School (CBSE)
 Narayana e-techno School
 The Lord International school
 Budding Minds International School
 Good Earth School



RESTAURANTS

A2B Resturant
 Vasantha Bhavan
 Sangeetha
 Salem R.R Resturant
 Kudial
 Thenmanam



COLLEGES

Madras Christian college
 SRM University
 Sairam Engineering College
 Dhanalakshmi Engg College
 Balaji Medical college & Hospital
 Crescent Engg college
 TMG Arts and Science College



RECREATION & LEISURE

PVR Cinemas
 Vetri Theatre
 Vidhya Theatre
 National Theatre
 Vandalur Zoo



HOSPITALS

SRM Hospital
 Hindu Mission Hospital
 Annai Arul Hospital
 Rela Hospital

ABOUT US



WE ARE A TAMIL NADU-BASED BUILDER WITH OVER 18 YEARS OF EXPERIENCE IN CRAFTING PREMIUM RESIDENTIAL SPACES SINCE 2007. WITH 200+ COMPLETED PROJECTS ACROSS THE STATE, WE SPECIALISE IN DESIGNING HOMES THAT BLEND ARCHITECTURE, COMFORT AND LONG-TERM VALUE. FROM BOUTIQUE APARTMENTS TO LUXURY VILLAS, EVERY PROJECT IS DELIVERED WITH METICULOUS PLANNING, TRANSPARENT PROCESSES AND ON-TIME EXECUTION. OUR FOCUS IS SIMPLE: TO CREATE HOMES THAT DON'T JUST LOOK GOOD TODAY, BUT GROW IN VALUE AND PRIDE FOR GENERATIONS TO COME.

CONTACT US

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BOOK YOUR DREAM HOME TODAY!