

SHREYA AVAAS

LUXURY LIVING AT ITS FINEST!



Sree Lakshmi Narayana
Constructions Pvt. Ltd.

H4, IV Floor, Rams Apartment, By-pass road, Madurai - 625 016

★★★★ ABOUT US ★★★★★

We at Sree Lakshmi Narayana Constructions Pvt Ltd. (SLNC) firmly believe that the standards and quality of our construction will enhance and enrich your living experience. Hence, our endeavour has always been on personal supervision, superior craftsmanship, optimum space utilization, enhanced natural lighting & aeration, accessibility, user-friendly amenities, recreation and security.

A LANDMARK PROJECT BY SLNC:



Sree Lakshmi Narayana Constructions Pvt. Ltd. (SLNC) has set a new benchmark in quality living with **SOURABHYA**, an elite project that elegantly blends superior craftsmanship, thoughtful design, natural lighting, and ventilation.

Building on this success, we are proud to present our next luxury development, **SHREYAAVAAS**. This exquisite project features striking modern facades, sophisticated interiors, and first-class amenities - all designed to deliver an unparalleled living experience.

We invite you to uncover the next level of ultimate luxury with SHREYAAVAAS, where every detail reflects our commitment to excellence



SHREYA A[^]VAAS

📍 Door No : 17, VISHALAKSHIPURAM, B.B. KULAM,
MADURAI - 625 014



EMBRACED WITH AN ESSENCE OF
NATURE IN EVERY STEP OF THE WAY!

Imagine waking up every morning to the sounds of
paradise, surrounded by space and visual splendor that
excites your senses, enriches your life, and leaves an
incredible impression on everyone around you.



IN LINE WITH OUR PHILOSOPHY OF
CREATING SUPERIOR LIVING SPACES,
WE OFFER EXCLUSIVELY CHOSEN
PLOTTED DEVELOPMENT SPACES IN
PRIME LOCATIONS.

MADURAI

THE TIMELESS HEART OF TAMIL CULTURE

*M*adurai, one of the oldest cities in India, is often called the "Cultural Capital of Tamil Nadu" due to its rich heritage and historical significance. Known for its centuries-old Meenakshi Amman Temple, the city is a hub of South Indian architecture, attracting visitors from around the world with its intricately carved towers and vibrant festivals. Located on the banks of the Vaigai River, Madurai has a history that dates back over 2,500 years and has been a significant center for Tamil learning, art, and culture.





THE HEIGHT OF EXCLUSIVE LIVING

A PRESTIGIOUS COMMUNITY FOR A LUXURIOUS LIFE

With stunning architecture, elegant designs, and a contemporary touch,
we've created stylish, luxurious homes that cater to all tastes.

Every residence is crafted to refinement, offering timeless beauty, comfort, and
charm, ensuring a truly delightful experience
for all who step inside.





SHREYA AAVAAS



A COMMUNITY THAT MAKES YOU GO WOW WITH ITS AWE-LOOKING DESIGN!



Spaciously crafted Apartments with

2819 Sq. Ft.



100% VAASTU

Homes crafted for complete space optimization



Sophisticated

3 BHK + **Servant** accommodation



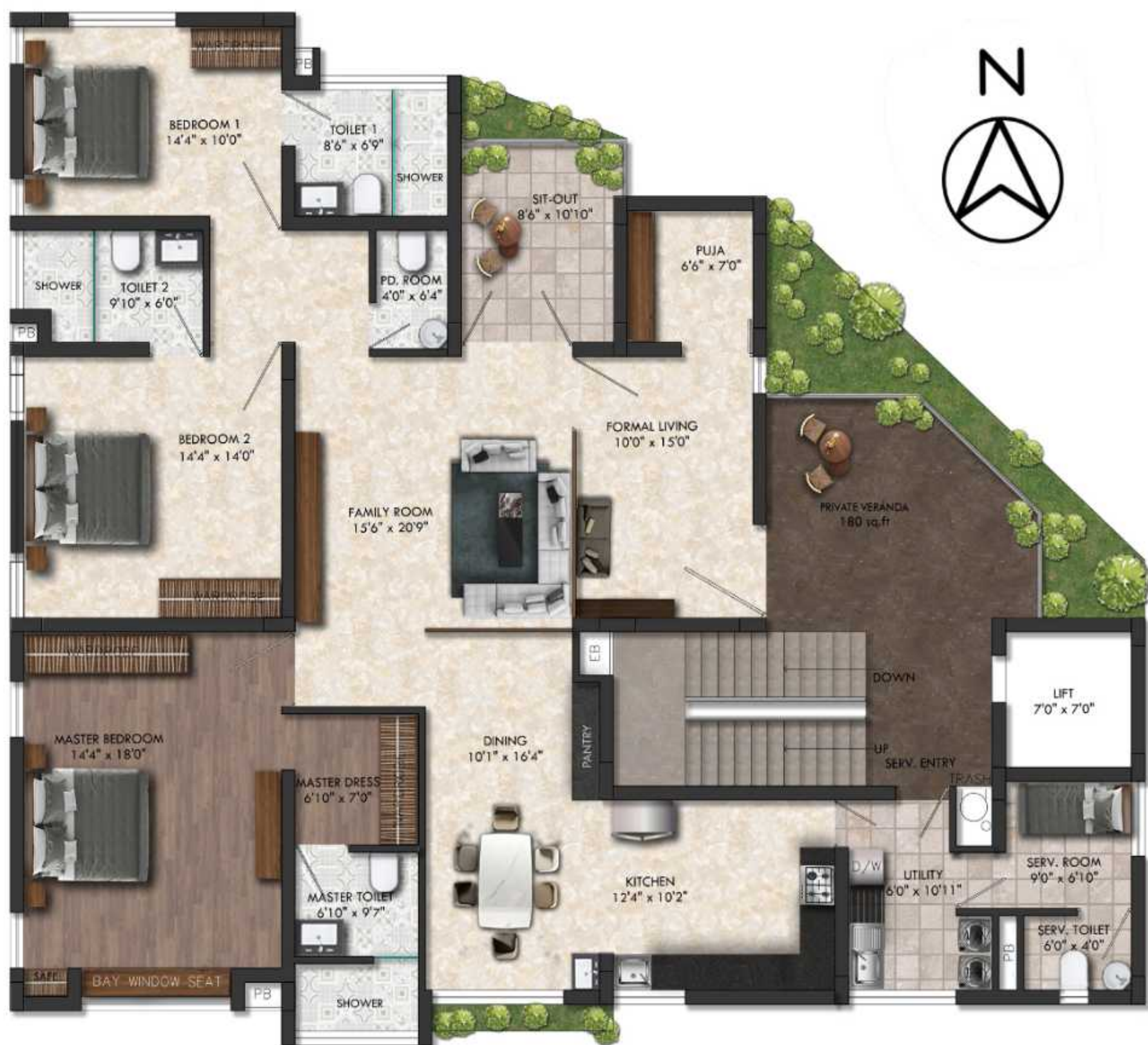
Peaceful Retreat

Situated in City's Key Location



SHREYA AAVAAS

TYPICAL FLOOR PLAN



AREA STATEMENT

- * BUILT-UP AREA - 2265 SQ. FT.
- * PRIVATE VERANDA - 180 SQ. FT.
- * COMMON AREA - 374 SQ. FT.
- SUPER BUILT-UP AREA - 2819 SQ. FT.**
(WITH TWO COVERED CAR PARKING)



SHREYA AVAAS OFFERS THE PINNACLE OF LUXURY WITH ITS MODERN FACADE, EXQUISITE INTERIORS, AND A WIDE RANGE OF THOUGHTFULLY DESIGNED FEATURES AND AMENITIES THAT PROMISE AN EXCEPTIONAL LIVING EXPERIENCE.





35 SIGNATURE AMENITIES



EXQUISITE
INTERIORS
AND MODERN
DESIGN



- Luxuriously furnished apartments with stunning 12-foot-high ceilings
- Veneer-finished main doors and laminated flush doors for all other rooms
- Premium wooden flooring in the master bedroom and imported marble in the remaining areas
- High-end engineered aluminum windows for a sleek and elegant appeal
- Modular kitchen equipped with state-of-the-art appliances
- Luxury bath fittings for an opulent living experience



NEXT-GEN SMART LIVING AMENITIES

Digital Maindoor
Lock

VRF Air Conditioning
System

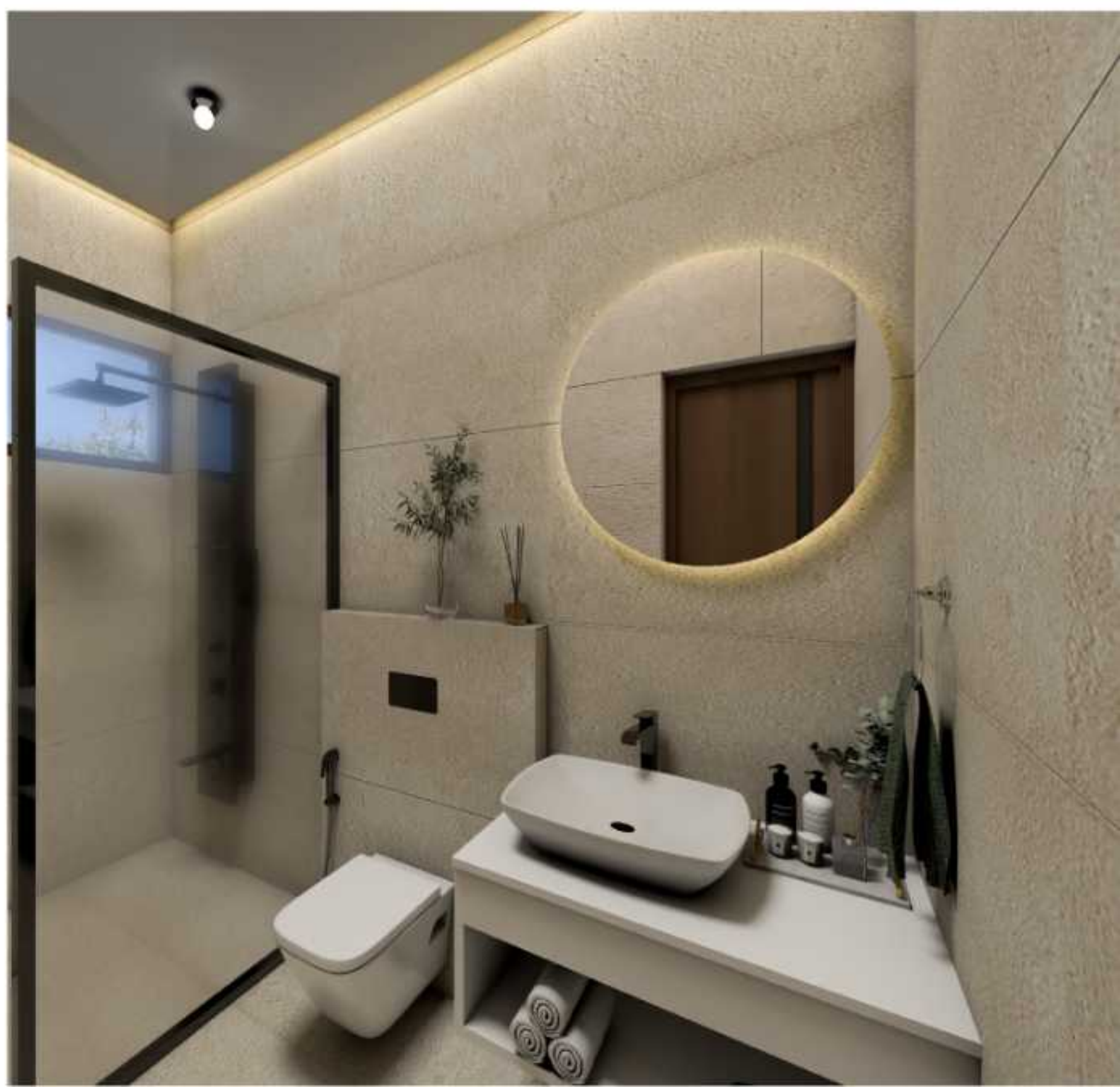


High-speed broadband,
OTT, and DTH
connectivity

Integrated Smart
Home Automation

Eco-friendly
water heaters powered
by renewable energy
and ambient air

Generator backup for the
entire apartment with
AC backup to the
master bedroom only





★★★★★ PRIVACY AND SECURITY ★★★★★



Exclusive privacy with only one apartment per floor



App-based entry authorisation for improved security and real-time monitoring



CCTV Surveillance System



Video Door Phone & Intercom connectivity



Four levels of access-controlled security system, covering the main gate, lift lobby, private verandah and main door





RECREATIONAL AND RELAXATION SPACES

- Large semi-outdoor private spaces seamlessly integrated into the living areas
- Private meditation and yoga spaces for relaxation and mindfulness
- Walking tracks and semi-outdoor chess play areas
- Seating lounge with a gazebo for social gatherings
- Outdoor party area on the terrace with city-view deck
- A Common Park area situated adjacent to the apartment

GREEN AND ECO-FRIENDLY FEATURES @ SHREYA VAAS



Integrated lush green spaces and waterscapes designed as per Vaastu compliant



Rainwater harvesting and water-softening plant for sustainable water use and quality



Solar-Powered Energy System for common electrical utilities



Revitalizing reflexology paths for health and wellness



ADDITIONAL FEATURES AND CONVENIENCES



- Individual RO system for safe and clean water
- Centralized Gas Pipeline
- Live-in maid accommodation with an attached toilet for each apartment
- Garbage disposal chute with access on every floor
- 10-passenger capacity lift access upto terrace
- Dedicated Building Management System (BMS) to manage building systems efficiently
- Servant toilet on the ground floor for added convenience
- Two designated covered parking spaces for cars and two-wheelers



PAYMENT SCHEDULE*

At the time of Booking

**10%
+GST**

**35%
+GST**

Registration of
Deed of Sale & Construction
Agreement

Completion of
Respective roof Slab

**15%
+GST**

**15%
+GST**

Completion of
Respective Brickwall

Completion of
Plastering Work

**15%
+GST**

**08%
+GST**

Completion of
Tiles Work

At the time of
hand over

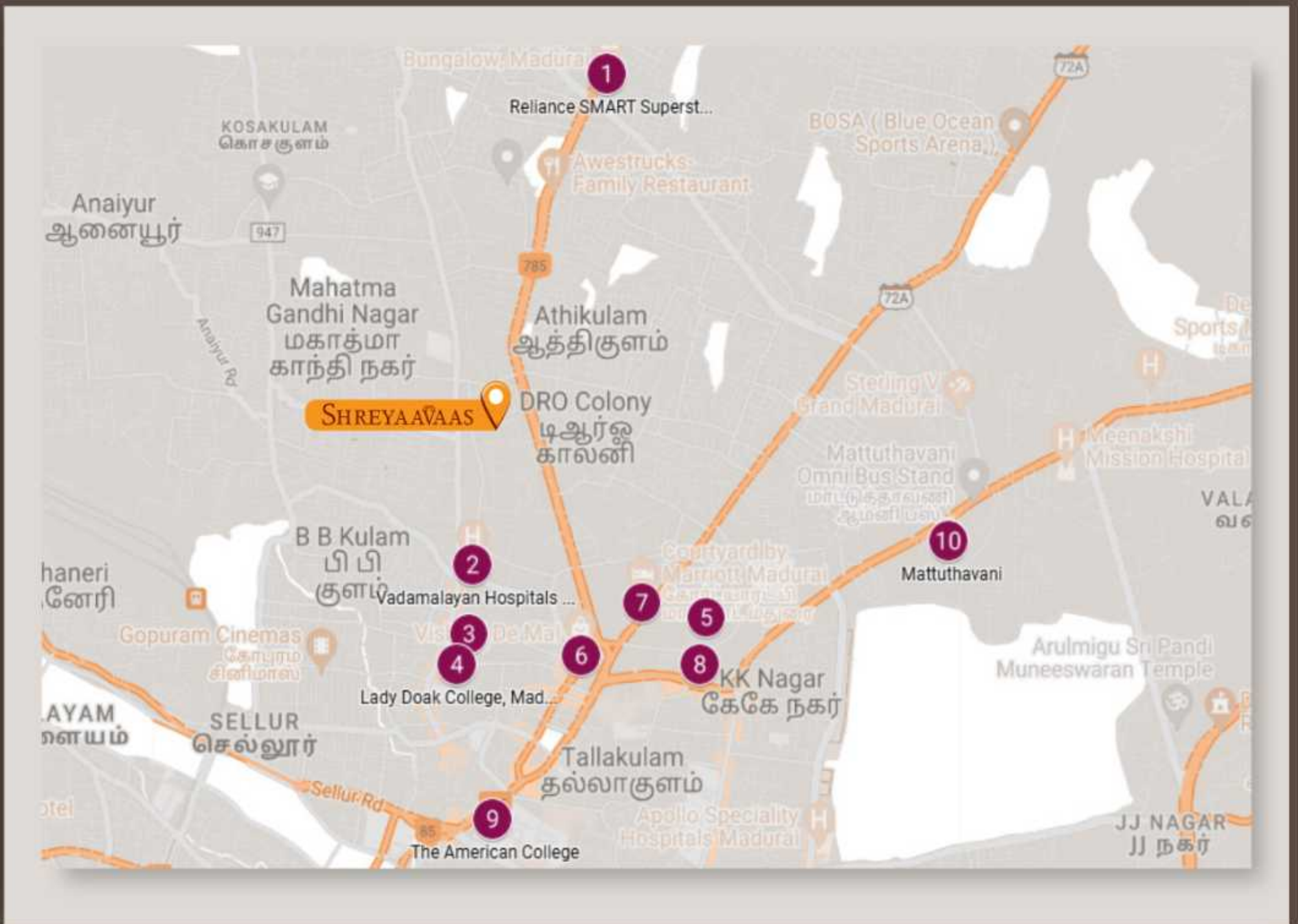
**02%
+GST**

*Note : GST @ 5% + Registration & Stamp Duty Charges extra





CONVENIENCE MEETS LIFESTYLE – ALL WITHIN REACH



- Reliance SMART Superstore
- Vadamalayan Hospital
- Kendriya Vidhyalaya School
- Lady Doak College
- Race Course Ground
- Vishal De Mall
- Courtyard by Marriott
- District Court Complex
- The American College
- M.G.R (Mattthavani) Bus Stand

1.0 km

1.3 km

1.3 km

1.5 km

2.0 km

2.2 km

2.3 km

2.5 km

3.5 km

4.0 km



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FOR ENQUIRY : +91 98409 40150



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