

# VRX | terrace

Rera No: TN/35/Building/0399/2023  
[www.rera.tn.gov.in](http://www.rera.tn.gov.in)





## FROM THE CHAIRMAN'S DESK

It gives me immense pleasure to connect with you, and I would like to begin by thanking you for showing interest in VRX Terrace.

Today we have served more than 9573+ happy customers and have delivered 9475870+ Sq.ft constructed

As you might be aware, Vijay Raja is one of the most respected names in the real estate industry. For the past 75 years, we have been bringing smiles to thousands of customers with our unmatched quality, service and innovative solutions.

VRX Terrace is our new, exciting project that is designed to meet all the expectations of the new generation home-buyer with an amazing range of features.

The aim of VRX Terrace is to help you live the life you have been dreaming of. Built with the highest standards, VRX Terrace will open a fresh and fascinating chapter in your life and take you to the next level of societal status.

Here's wishing you a very happy life...



# ABOUT THE PROJECT



VRX Terrace offers a lifestyle beyond the ordinary - a peaceful retreat from the hustle and bustle of city life, filled with joy. Vijay Raja Homes presents VRX Terrace, sea view apartments, providing the opportunity to own a home in a serene setting without sacrificing urban convenience.

Situated opposite MGM Theme Park in ECR, VRX Terrace is an ideal investment destination, offering tranquillity just minutes away from city life. With meticulous attention to detail, VRX Terrace offers 138 apartments ranging from studios to 2 BHK units.

Experience elevated living with immersive sea views, beachfront relaxation, and access to adventure water sports in the neighbourhood. With tailored 70+ amenities, VRX Terrace ensures a life of ease, indulgence, and unique moments of joy.









## A NOTCH ABOVE IMMERSIVE EXPERIENCES

### Clubhouse @ 13th Floor

Escape to the Clubhouse on the 13th floor, and enjoy immersive sea views and scenery along with a variety of activities that soothe your mind and invigorate your soul. Unwind in a tranquil atmosphere designed for ultimate relaxation.





# A NOTCH ABOVE THE ORDINARY LIFE

Experience a vacation-like lifestyle every day with elegant living spaces, surrounded by breathtaking ocean views and immersive experiences that elevate your life a notch above the rest. Embrace a life of luxury and the tranquility of coastal living, where every day feels like a getaway



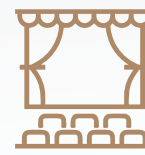
## SUNDAY CYCLING ON ECR

Maintain the balance, keep moving and go that extra mile!



## STROLL THROUGH THE BEACHES

Soothe your soul with sun-kissed evenings



## MOVIE THEATERS IN MINUTES

Experience the enchantment of cinema unfolding before you.



## SWIMMING ON LEVEL 13 IN CLUBHOUSE

Jump in and let the waters awaken your spirits.



## BOATING NEAR MUTTUKADU

Ride the waves, go with the flow and conquer the world!



## KAYAKING NEAR MUTTUKADU

Find your peace in the paddles.



# WHY TERRACE?



## LOCATION

VRX Terrace strategically located near OMR and ECR, offers residents easy access to Chennai's IT parks, educational institutions, and commercial centres. This prime location balances urban convenience with serene coastal retreats.



## PRICE

Discover the perfect blend of convenience and luxury at VRX Terrace's sea-view apartments. Competitive pricing and flexible financing options make it easy to own a home with stunning views, ensuring exceptional value and desirability in Chennai's vibrant real estate market.



## LIFESTYLE

Discover a perpetual vacation lifestyle at VRX Terrace. Wake up to panoramic coastal views, explore pristine beaches on leisurely walks, and unwind in a tranquil setting surrounded by lush greenery and explore adventure activities.



## CONVENIENCE

Enjoy unparalleled convenience with quick access to OMR's tech corridors and ECR's vibrant commercial hubs. Residents can minimize commute times and maximize leisure opportunities, ensuring a seamless and fulfilling lifestyle within easy reach.



## ASSET APPRECIATION

A strategic investment at VRX Terrace offers a home with future growth. The neighbourhood's ongoing development and increasing property demand ensure promising asset appreciation over time. Secure this opportunity to capitalise on Chennai's evolving real estate landscape.



# A NOTCH ABOVE HOME BUYING EXPERIENCE

## Streamlined Paperwork Without Any Stress

Enjoy a seamless home buying process with our efficient and hassle-free paperwork. We handle the details so you can focus on your new home.



## Dedicated Relationship Manager

Our relationship manager is here to ensure a smooth and personalized home buying experience. From the first visit to the final purchase, we are with you every step of the way.



## SAP

We empower our business success with SAP's tailored solutions. With customized software designed to meet the unique needs of our industry, SAP optimizes our operations, enhances efficiency, and supports informed decision-making, driving our business forward.

## VIARA

Create smarter lifestyles and seamless experiences with VIARA. Our innovative solutions integrate advanced technology with everyday living, enhancing convenience, efficiency, and quality of life. Experience the future of smart living with VIARA.



## Salesforce

We simplify our operations through Salesforce to enhance customer relationships, drive growth, and enable our business to thrive in a competitive landscape.





## STUDIO HOMES

Step into luxury without breaking the bank in our compact studio homes. Enjoy premium interiors and modern amenities that enhance your overall living experience.





## 1 BHK HOMES

Embrace the charm of a chic dwelling that effortlessly combines style and functionality. This compact, yet well-designed space creates a haven of contemporary living.



## 2 BHK HOMES

Experience sophistication as you step into our plush abode, where luxury meets comfort in perfect harmony. Elevate your living standards and indulge in the epitome of refined living.





## CLUB HOUSE AMENITIES

### THIRTEENTH FLOOR

|                   |                       |                  |
|-------------------|-----------------------|------------------|
| Gym               | Pocket                | Mini Theatre     |
| Yoga Deck         | Card Games            | Zumba / Aerobics |
| Multipurpose Hall | Traditional Games     | Play Station 4   |
| Table Tennis      | Golf Simulator        | X Box 360        |
| Pool Table        | Virtual Reality Games | Steam            |
| Dart Board        | Toy Toddler           | Jacuzzi          |
| Foosball          | Pedicure              | Shower Area      |
| Chess             | Manicure              |                  |
| Carrom            | Massage Room          |                  |





## TERRACE LEVEL AMENITIES

Swimming Pool

Dedicated Kids' Pool

Pool Deck

Pool Jacuzzi

Temperature Control Pool

Outdoor Shower

Barbeque

Rooftop Dining

View Deck

Sky Cinema

Bar Counter

Wi-Fi Zone





## 70+ AMENITIES

- |                         |                      |                       |
|-------------------------|----------------------|-----------------------|
| CCTV                    | Invertor Provision   | Fountain              |
| Corridor Music          | DG Power Backup      | Tree Mound Patio      |
| Security Cabin          | Lift                 | Walking Track         |
| Boom Barrier            | Viara App            | Reflexology Pathway   |
| Electric Charging Point | Terrace Explorer     | Designated Green Area |
| Car Wash Bay            | Children Play Area   | Pergolas              |
| Puzzle Car Parking      | Jungle Gym           | Sand Pit              |
| Visitor's Car Parking   | Slide                | Bicycle Rack          |
| WTP                     | Seasaw               | FMS Room              |
| Solar                   | Merry-Go-Round       | Club House            |
| STP                     | Garden Seating Patio |                       |
| Home Automation         | Hammock              |                       |



# UNLOCK YOUR BIGGEST UPGRADE



## Closer to workplaces in OMR & ECR

VRX Terrace's strategic location near OMR and ECR provides residents easy access to major workplaces, enhancing both convenience and lifestyle. Whether you work in IT parks along OMR or frequent commercial hubs on ECR, living here offers a seamless blend of urban connectivity and coastal tranquility.



## An investment destination

VRX Terrace is an investment destination for its blend of natural beauty and financial promise. The rising demand for properties in this serene location ensures that your investment will provide a peaceful retreat and substantial financial benefits.



## A weekend home to unwind

Experience the rush of surfing the ocean or the joy of cycling through beautiful landscapes, all within the vibrant neighbourhood of VRX Terrace. This is the perfect destination for a weekend getaway filled with heart-pounding activities and serene moments.



## A serene place to relocate

Feeling overwhelmed by the hustle and bustle of city life? Escape to VRX Terrace. Embrace a peaceful lifestyle in a stunning location where the soothing sounds of the sea will relax you for a lifetime.

# PERFECTLY INTEGRATED



## Inclusive Connections

Bang on the ECR



## Tranquil Surroundings

Clean air. No noise or air pollution



## Tailored Amenities

A lifestyle that is unparalleled



# TERRACE MASTER PLAN

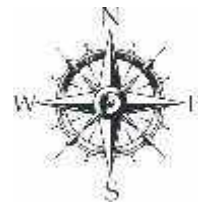


| TYPE   | MIN - SQ.FT | MAX - SQ.FT | TOTAL NO. OF UNITS |
|--------|-------------|-------------|--------------------|
| Studio | 425         | 429         | 24                 |
| 1BHK   | 723         | 732         | 24                 |
| 2BHK   | 765         | 1138        | 90                 |
| TOTAL  |             |             | 138                |





# TOWER - A



WING A

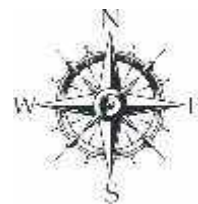
# TOWER - A



WING B



# TOWER - A



WING C

# TOWER - B



TYPICAL FLOOR PLAN

(1<sup>st</sup> Floor to 12<sup>th</sup> Floor)



# LOCATION ADVANTAGES



10+ Educational  
Institutions



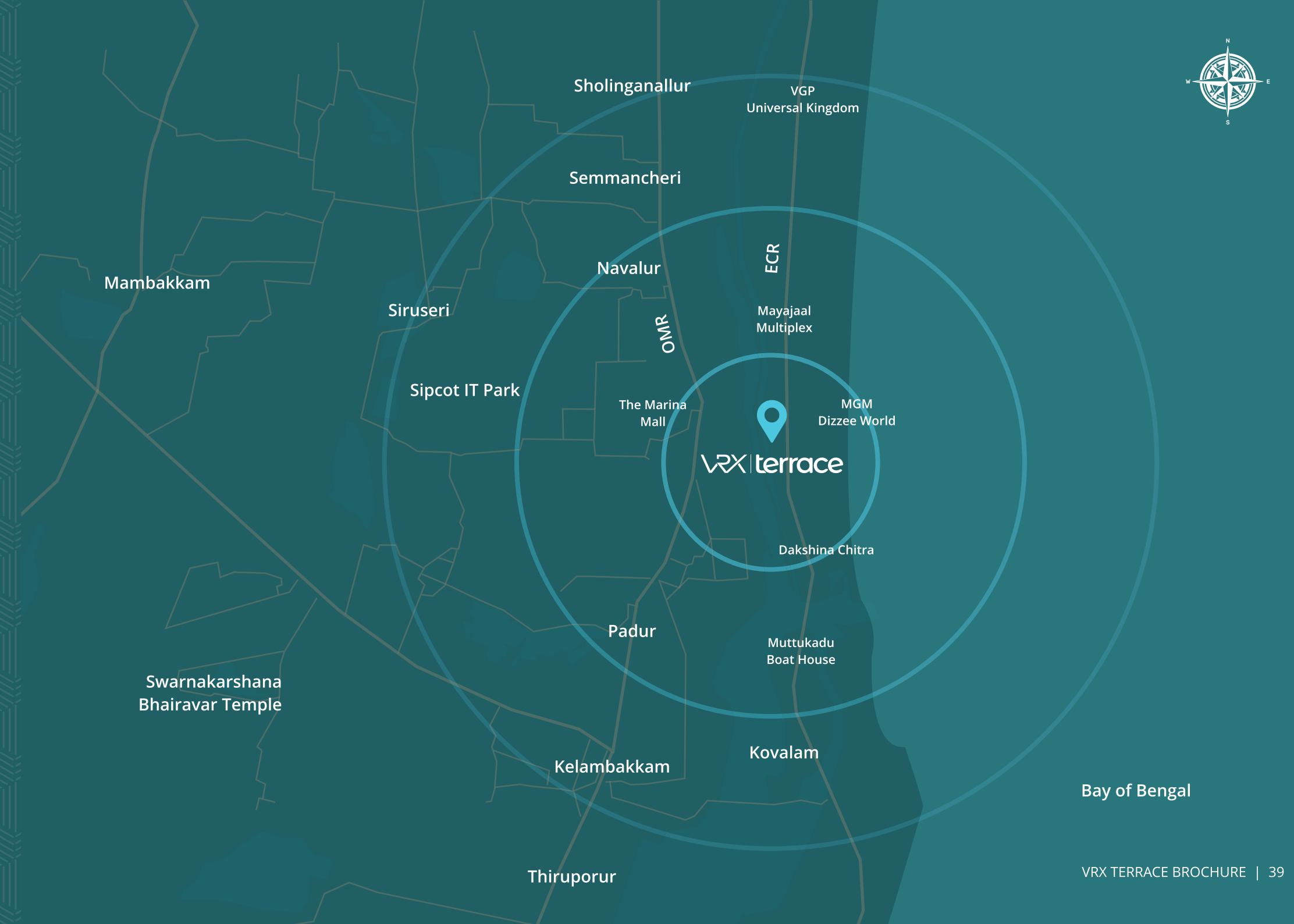
8 Multi-Speciality  
Hospitals



11 Entertainment  
Zone



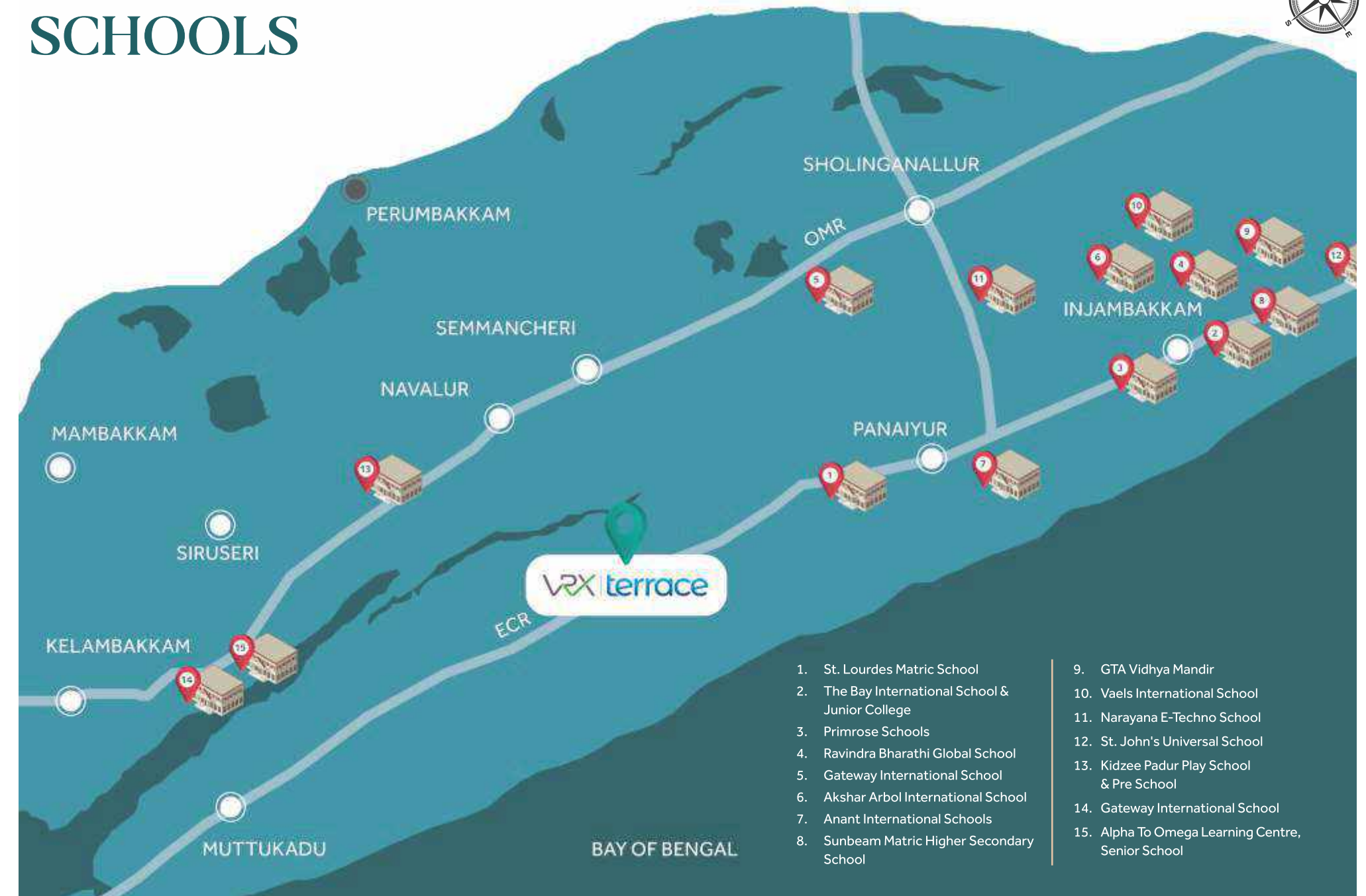
15 Mins From Neelankarai





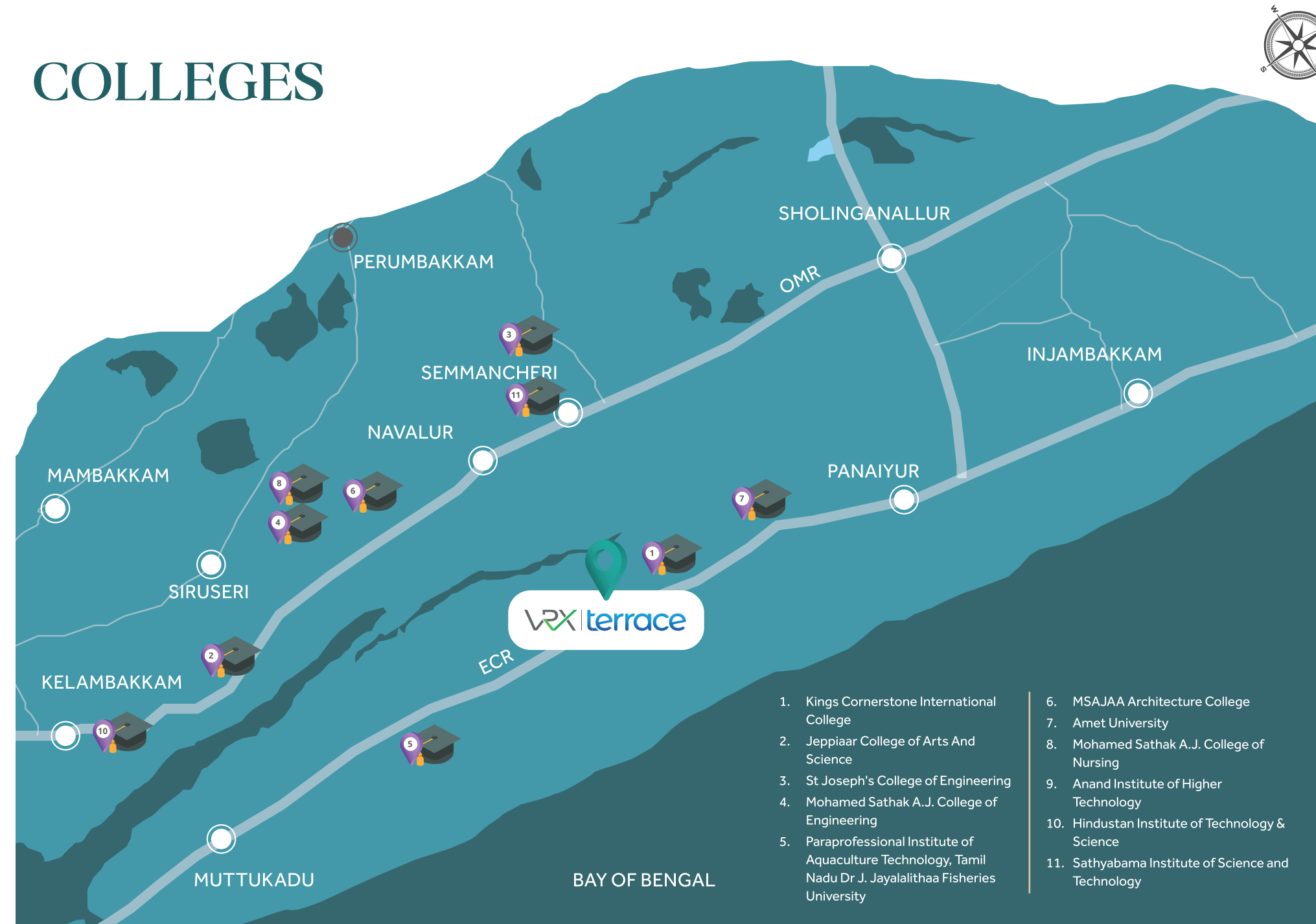
# EXPLORE YOUR NEIGHBOURHOOD

## SCHOOLS

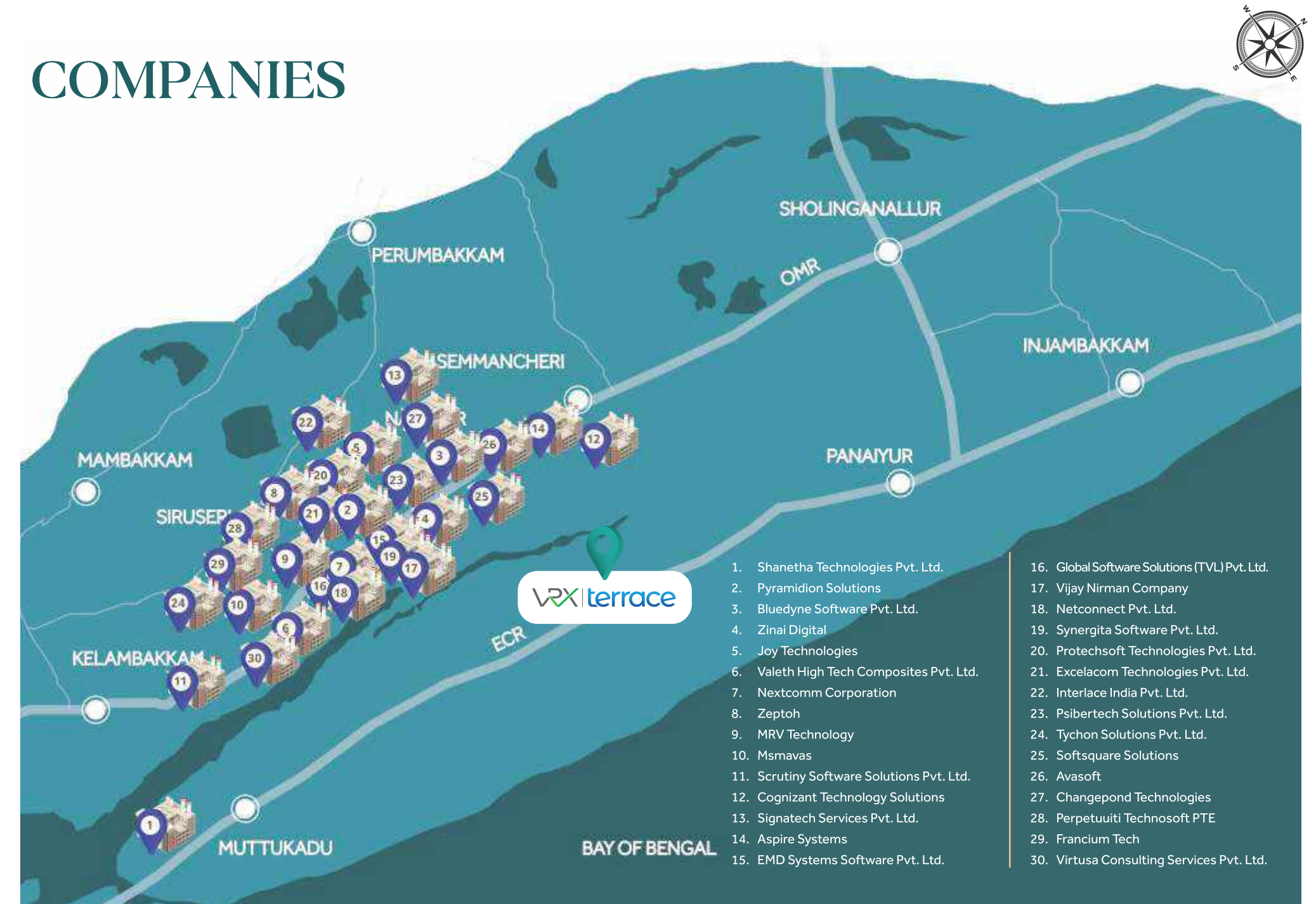




# COLLEGES



# COMPANIES





# ENTERTAINMENT



# HOSPITALS





# A NOTCH ABOVE VIEW AND AN ENCHANTING EXPERIENCE





## HIGHLIGHTS



Home Automation



Wooden Flooring



Tablet



Face Recognition Loco



KOHLER CP & Sanitary Fittings



Legrand Electric Switches



# BREATHTAKING VIEWS AND SERENE SURROUNDINGS





## VRX TERRACE FAMILIES

VRX Terrace values family above all else. We recognize the importance of parents and children having quality time together and moments for personal growth.

## SAY HELLO TO VIARA

Meet your smart virtual assistant VIARA

Here's another reason to make a smart choice with us.

VIARA is a smart virtual assistant that helps you to be in total control of your smart home. With this app, you can be in control of your visitors, and manage multiple home appliances even when you are away. It is about the next-gen experiences and instant access to all of it!

Say hello to VIARA, your smart and personal assistant at VRX Terrace.





STRUCTURE SPECIFICATIONS

STRUCTURE

- 1. RCC Framed Structure and AAC blocks used for External/Internal walls.
- 2. Earth Quake Resistant Structure to adhere to Seismic Zone III

DOORS / WINDOWS / VENTILATORS

1. Main Door (7')

- 1. The Frame with Architrave is made of good quality seasoned country wood and flush door shutter of 38mm thick with Veneer Finish.
- 2. Smart lock and designer hardware of DORSET or equivalent make.
- 3. Door Lens, Ball Bearing Door Hinges & Magnetic Door Catcher to be provided.

2. Bedroom Door (7')

- 1. The Frame is made of good quality Seasoned Country wood and a Flush door shutter of 32mm thick with Veneer finish.
- 2. Mortise lock with key and designer hardware of DORSET or equivalent make.
- 3. Ball Bearing Door Hinges & Magnetic Door Catcher to be provided.

3. Toilet Door (7')

- 1. The Frame is made of good quality seasoned country wood and HDHMR door shutter of 30mm thickness with laminate finish.
- 2. Mortise Lock without key and designer hardware of DORSET or equivalent make.
- 3. Ball Bearing Door Hinges & Door Buffer to be provided.

4. Aluminum French Doors & Aluminum Windows will be provided.

5. Aluminum ventilators with pinhead glass along with exhaust fan provision.

PAINTING FINISHES

- 1. All Internal walls will be finished with Gypsum plastering, 1 coat of primer and 2 coats of Premium emulsion paint of Asian / Dulux or Equivalent make.
- 2. All external walls will be finished with 1 coat of Weatherproof Texture & 2 coats of emulsion Ultima Asian / Dulux or Equivalent make.

- 3. Ceiling will be finished with Putty, 1 coat of primer and 2 coats of Emulsion.
- 4. Glass Railing (Balcony) with SS beading aesthetically designed & fixed to wall.

ELECTRICAL FIXTURES / FITTINGS

- 1. Three-phase power supply will be provided.
- 2. All switches will be of LEGRAND / PANASONIC or equivalent make.
- 3. Cables & wiring will be of HAVELLS / FINOLEX or equivalent make.
- 4. USB port for Master Bedroom for 2 BHK & 1 BHK and Living for Studio apartments.
- 5. TV points provision will be provided in the living and bedrooms.
- 6. Home Automation will be provided along with Samsung Tablet or equivalent.
- 7. One Telephone & Data point will be provided in Living.
- 8. 15A plug points will be provided for washing machine and kitchen utilities.
- 9. Inverter provision for all the flats will be provided.
- 10. Provision of Geyser point will be provided in toilets.
- 11. 5A socket for chimney & Aquaguard will be provided in kitchen and exhaust fan point in all toilets.
- 12. DG/SOLAR power backup for minimum essential points in common areas.
- 13. Adequate light & fan provision will be provided.
- 14. Power backup will be provided by means of Genset - Studio - 0.75KW, 1BHK - 1KW & 2BHK - 1.25KW.

PLUMBING & SANITARY

- 1. Wall-mounted closet will concealed cistern will be provided for all toilets.
- 2. Rain shower will be provided for all toilets.
- 3. For all CP & sanitary wares superior brands like KOHLER or equivalent will be provided.
- 4. Epoxy grout for toilet wall & floor, balcony. Cementitious grout for other areas.
- 5. Single lever HI - FLOW concealed diverter of hot & cold mixer will be provided for toilet brands like KOHLER or equivalent.
- 6. Provision of glass partition in the shower area for all toilets.
- 7. Tap points - 1 No. for WTP water point & 1 No. for domestic water will be provided.
- 8. CPVC / UPVC / PVC pipelines all are ISI brands like ASTRAL / SUPREME / PRINCE or equivalent will be provided.

FLOORING

Studio

- 1. Living and Kitchen - 2' x 2' vitrified tiles.
- 2. Toilet floor, Balconies & Utility Area - Antiskid ceramic tiles.
- 3. Toilet Walls - First-quality ceramic wall tiles up to ceiling height from the floor level.

1 BHK

- 1. Living, Bedroom & Kitchen - 2'x2' vitrified tiles.
- 2. Toilet floor, Balconies & Utility Area - Antiskid ceramic tiles.
- 3. Toilet Walls - First-quality ceramic wall tiles up to ceiling height from the floor level.

2 BHK

- 1. Living, Kitchen & Bed Room - 2' x 2' vitrified tiles.
- 2. Master Bedroom - Wooden flooring.
- 3. Toilet floor, Balconies & Utility Area - Antiskid ceramic tiles.
- 4. Toilet Walls - First-quality ceramic wall tiles up to ceiling height from the floor level.

GENERAL

- 1. Handrails - Handrails will be placed on Granite flooring.
- 2. Terrace - Weatherproof with anti-skid tiles (or) equivalent.
- 3. Stilt floor to be finished with Paver Blocks along markings for Parking. Stilt floor lobby with Granite Flooring & Wall Cladding (Marble / Granite) to be provided.
- 4. Corridor (Typical floors) to be finished with tile (or) equivalent.
- 5. Staircase - Stilt floor and typical floors with Granite flooring.
- 6. Driveway to be finished with Paver Blocks.

KITCHEN

There is no provision for kitchen counter slab. Electrical & plumbing provisions will be provided.

COMMON FEATURES

- 1. STP / WTP / SOLAR / LIFT / DG
- 2. Aesthetic lights will be provided in Corridor & External Areas
- 3. All the plumbing lines will be covered with Louvers.
- 4. Puzzle car parking will be provided as per design.
- 5. Car wash point & EV Charging Point will be provided.
- 6. Music system with speakers will be provided at all level Corridors.
- 7. 3 Tier Security System will be provided.



PAYMENT SCHEDULE

Low-rise Apartment - A Block

| Description                                                                        | %    |
|------------------------------------------------------------------------------------|------|
| Booking Advance                                                                    | 10%  |
| 15 days from the date of booking<br>(Agreement signing) (Excluding Booking Amount) | 40%  |
| On Completion of foundation                                                        | 10%  |
| On Completion of First Floor slab                                                  | 10%  |
| On Completion of Second Floor slab                                                 | 10%  |
| On Completion of Third Floor slab                                                  | 10%  |
| On Completion of Block work                                                        | 5%   |
| On Handover                                                                        | 5%   |
| Total                                                                              | 100% |

High-rise Apartment - B Block

| Description                                                                        | %    |
|------------------------------------------------------------------------------------|------|
| Booking Advance                                                                    | 10%  |
| 15 days from the date of booking<br>(Agreement signing) (Excluding Booking Amount) | 40%  |
| On Completion of Stilt Floor slab                                                  | 10%  |
| On Completion of Third Floor slab                                                  | 10%  |
| On Completion of Sixth Floor slab                                                  | 10%  |
| On Completion of Ninth Floor slab                                                  | 5%   |
| On Completion of Twelfth Floor slab                                                | 5%   |
| On Completion of Block work                                                        | 5%   |
| On Handover                                                                        | 5%   |
| Total                                                                              | 100% |



