



ELEVATE
TO A NEW LIFESTYLE

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S.I.S Sintra, Suvey No. 138 /1,
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Other Ongoing Projects

S.I.S Queenstown: Guduvanchery, Chennai | S.I.S Acropole Phase III: Trichy
S.I.S Capetown: Ambattur, Puzhal Road, Chennai

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This brochure has been prepared in good faith and overall view of the property. Any Areas / Measurements / Distance referred to are given as a guide only. Photographs are neither comprehensive nor current; no assumptions should be made that any contents shown are included in the sale nor with regards to the parts of the property that have been shown. Images are for illustrative purposes only.




SINTRA
Kolapakkam - Off Vandalur

Presenting



SINTRA

A PORTUGUESE LIFESTYLE

Old world Portuguese charm. Modern day fine living.










Elegant. Magnificent. Surreal. There's an old-world charm about all things Portuguese. The Portuguese style of architecture is classic, exotic and sculptural that lends a majestic appeal to any building. Inspired by this phenomenal architectural style, we present you Sintra.

S.I.S Sintra is a breathtaking Portuguese-inspired project comprising of 126 apartments located in Kolappakkam near Vandalur. In Sintra, modern engineering seamlessly blends with aesthetic elements borrowed from Portuguese style of architecture. So, you get the best of both worlds, stunning looking exteriors and a lasting-for-generations home.

Sintra is spread over 1.54 acres of land comprising of 2, 2.5 and 3 BHK homes. The best of amenities and features that are indispensable to modern day living are an integral part of Sintra. And as always, this project too boasts of our signature features that include abundant lighting, space and ventilation. Come, discover the ethereal charm of living in a Portuguese inspired home in a perfect new-age setting.

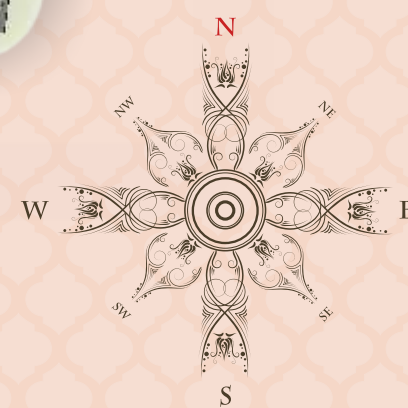
AMENITIES



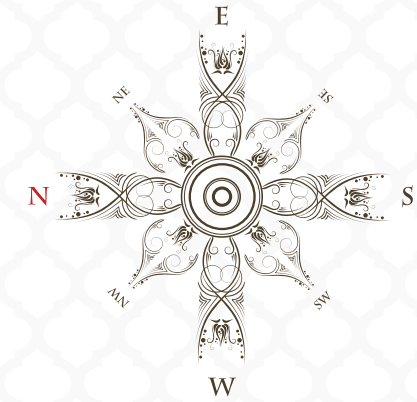
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|---|--|---|--|
|  | Backup Generator 500 watts for each individual apartment |  | 24x7 Security |
|  | Passenger Service Lift |  | Air-Conditioned Gymnasium |
|  | Podium level Children's Play Area |  | Podium level garden |
|  | Intercom Facility |  | Centralized Piped Gas System |
|  | Sufficient Guest Car Parks |  | Common rest rooms for Domestic Helpers |



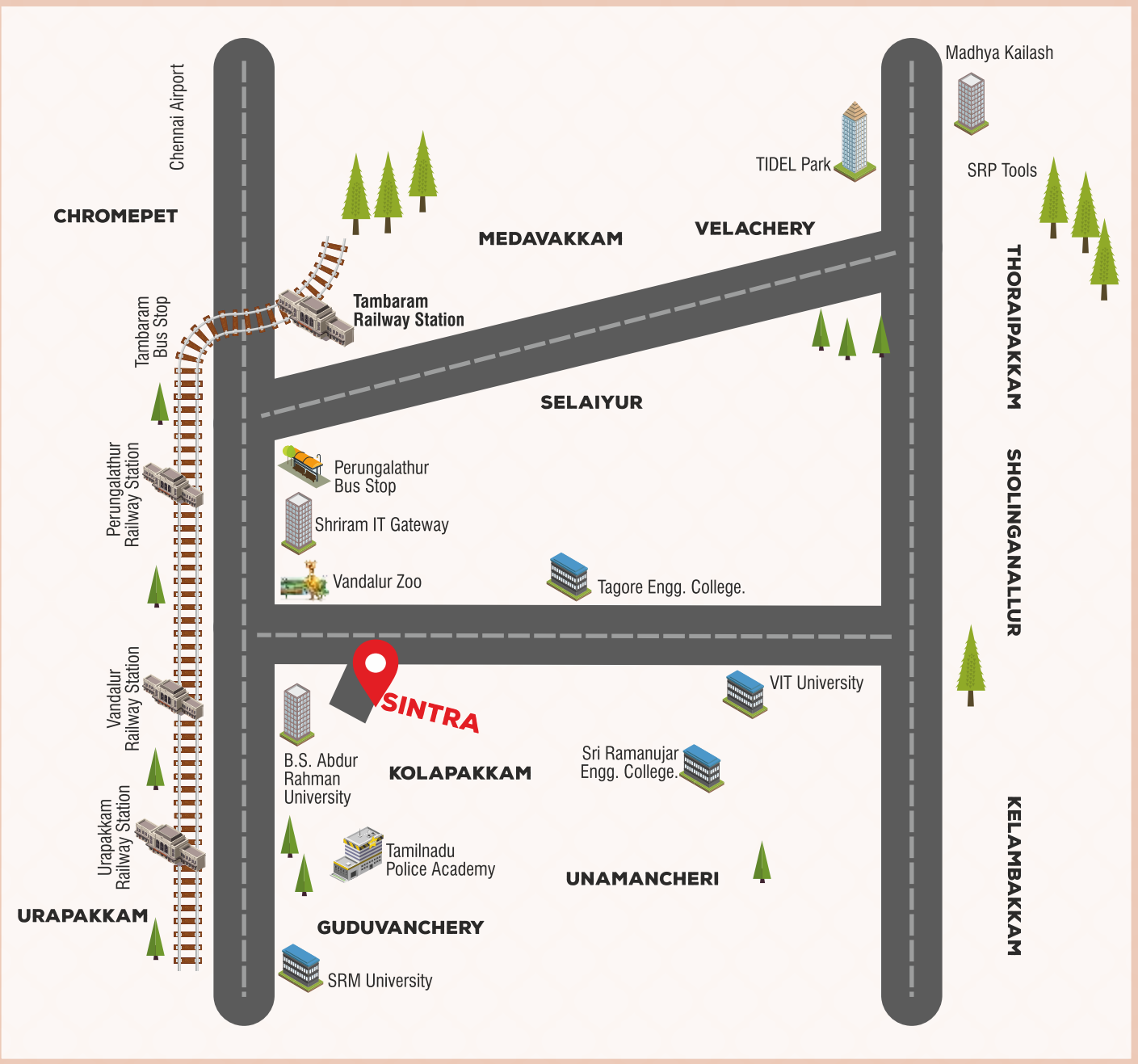
KEY PLAN



TYPICAL FLOOR PLAN



LOCATION MAP



SPECIFICATION

Foundation / Structure

The Structure is R.C.C framed, designed for stilt + 4 upper floors

Walls Finishes

Interior : Gypsum - plaster / similar
Exterior : Outer wall with premium quality Anti - Fungal & Anti - Fading paint
Kitchen & Bathrooms : Ceramic tiles for 2' and 7' height respectively

Windows

Bedroom, Kitchen : UPVC / Wooden Framed windows
Bathrooms : Fixed Louvers

Walls

Sound/Heat/Water resistant Wiener Berger - similar blocks with cement mortar for outer walls.
Clay / Cement bricks masonry with cement mortar for inner walls.

Doors

Door : American moulded doors with hardwood frame
Bedroom Doors : Flush door with hardwood frame

Floor Finishes

Common Area : Granite / Marble / Vitrified Tiles
Living, Dining, Bedrooms & Kitchen : Vitrified Tiles with Skirting
Balcony / Bathrooms : Non Slippery Ceramic tiles

Sanitary Fittings

Kitchen : Stainless steel sink and tap with polished granite counter top
Bathroom : Western type water closet, Shower hose with Hot & Cold mixer, wash basin

Electrical Switches

Modular Electrical Switches

Location advantages

Kolappakkam Bus Stand	: 300 Meters	Tambaram Railway Station	: 9.7 Km
Velammal CBSE School	: 2.4 Km	Zoho Corporation	: 9.9 Km
Tagore Engineering College	: 3.2 km	MEPZ	: 11 Km
Vandalur - Kelambakkam Junction	: 3.4 Km	Siruseri	: 19.4 Km
Crescent Engineer College / School	: 3.5 Km		
Perungalathur Railway Station	: 5.9 Km		



Scan for google maps directions



S.I.S Acropole - Trichy



With our philosophy of 'Turning Lands into Landmarks' we at S.I.S believe that every residence ought to be a masterpiece. Both in construction quality and aesthetic design. Our projects are perfectly located and priced to give you the very best lifestyle at the very best price.

Choose from our range of lifestyle apartments or premium plots and make an investment that will be a true landmark in your future.

International Awards



Our Signature Projects in Chennai & Trichy

S.I.S Meridian: Velachery, Chennai | S.I.S Danube: Pallikaranai, Chennai | S.I.S Safaa: Urappakkam, Chennai
| S.I.S Marakesh: Urappakkam, Chennai | S.I.S Acropole Phase I & II: Trichy