

The sky is
not the limit!



Cooks Road, SPR City, Chennai - 600 012 Ph: 75501 44463
Email ID: marketing@sprindia.com | www.sprindia.com



WWW.TNRRERA.IN | RERA: TN/29/Building/0223/2021 | TN/29/Building/0224/2021 | TN/29/Building/0209/2021 | TN/29/BUILDING/0295/2018

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SPR CITY
A PROJECT WITH BINNY LTD

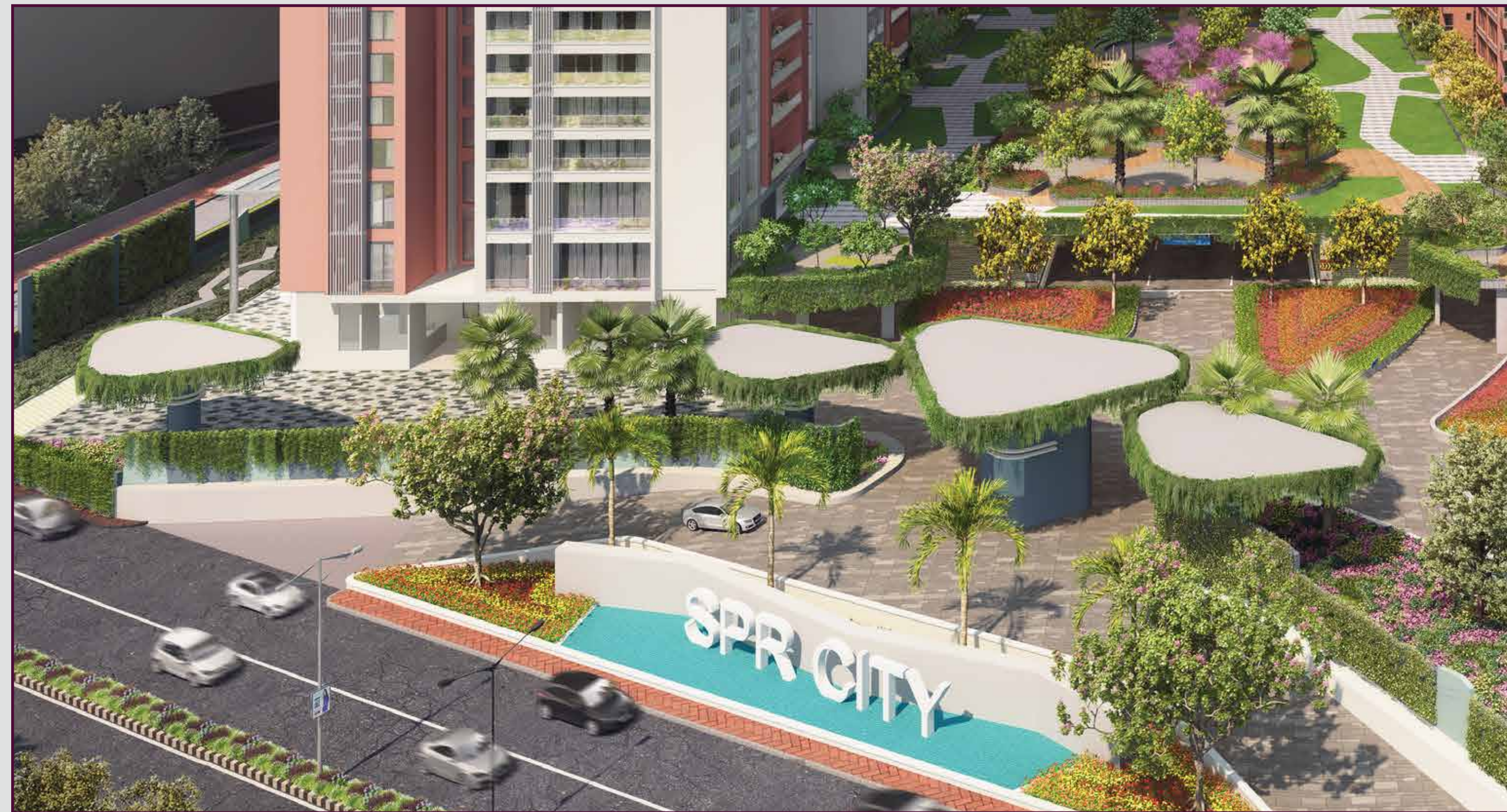


SPR INDIA
BUILDING WITH PURPOSE

SPR India is a leading real estate developer dedicated to the acquisition and development of residential and commercial projects in Chennai. They are pioneering masterminds in the construction industry today.

- 1972** Established as Kawad Enterprises Trading and Import
- 1983** Constructed first commercial building in Sowcarpet
- 1994** Diversified into Chemicals & Custom clearance business
- 2006** SPR's first residential apartments - Osian Heights
- 2012** Built first Jain Temple
- 2012** Second gated community project - Osian Chlorophyll
- 2017** Osian One - Built with complete wellness in mind
- 2018** SPR City - Chennai's Largest Integrated Township

Aspiring to
bring the
unexplored
realms of life
within reach



CHENNAI'S LARGEST INTEGRATED TOWNSHIP



SPR CITY

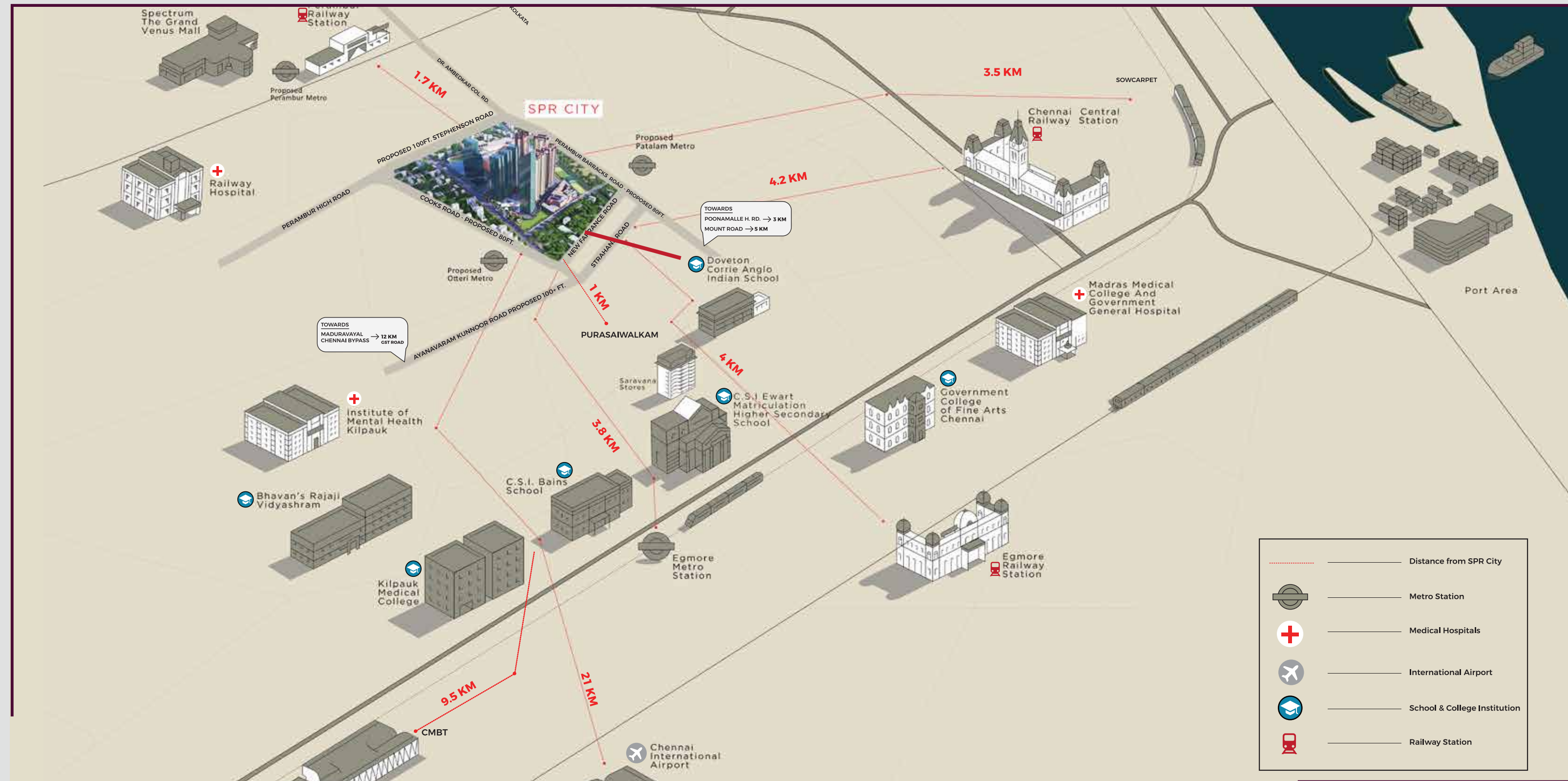
A PROJECT WITH BINNY LTD

SPR City is Chennai's largest integrated township, spread across a sprawling area of 63-acres based on the concept of building a destination "Where Business Meets Life".

The first-of-its-kind township combines professional work spaces and living spaces into one gated arena and includes a separate residential development, an organized wholesale & retail market along with a retail mall, school, convention centre, entertainment area, and lots more. With over 75+ Joyous amenities to cater to every desire, SPR City merges luxury lifestyle with ultra-modern design to redefine your living experience in Chennai.



A vision to
integrate all
the essential
fragments
of life



Close to major residential areas:
Purasawalkam - 1 km | Kilpauk - 2 km, Vepery - 3 km |
Nungambakkam & Anna nagar - 6 km

Close to Sowcarpet, a major hub of trade - 3.5 km

Very close to two of Chennai's biggest Railway Stations:
Chennai Central - 4.2 km | Egmore Railway Station - 4 km

Next door to 3 proposed major metro stations: Perambur
Metro - 0.8 km | Otteri Metro - 0.5 km | Pattalam Metro - 0.5
km

Chennai Harbour - 7.5 km | Chennai Mofussil Bus Terminus
(CMBT) - 9.5 km | Chennai International Airport - 21 km

Location Advantage

WORK - LIVE - LEARN - PLAY - COMMUNE

The Future Of
'WORK FROM HOME,'
Starts Here



MARKET OF INDIA SHOPS & OFFICE SPACES

DISCOVER
THE GREATNESS OF
LIVING IN THE TALLEST TOWERS



TOWNSHIP LIVING

LIVE RIGHT NEXT DOOR TO
SUPREME
EDUCATION



THE SHRI RAM UNIVERSAL SCHOOL

ENJOY
WORLD CLASS
SPORTING FACILITIES



SPORTS CLUB, CRICKET ACADEMY AND MORE

SPACES DESIGNED TO SPEND
QUALITY
FAMILY TIME



CITIZEN SQUARE MALL

WORK - LIVE - LEARN - PLAY - COMMUNE

Work Right Next To Where You Live



MARKET OF INDIA®
INDIA'S GLOBAL MARKET

Market of India is Chennai's newest marketplace that brings together wholesale and retail traders under one roof, making trade in India smooth and efficient. Situated at SPR City an excellent location with countless amenities, Market of India is a global destination ideal for the success of your business.

9 Markets | 50+ Trades | 5000+ Shops

1 Lakh+ Commodities

1 Lakh Sq. Ft. Central Plaza

5.4 Million Sq. Ft. Built-up Area

180 Sq. Ft. - 65,000 Sq. Ft. Shop Size

Chennai's
global trade
revolution is
here!

The relentless
pursuit of
perfection!



An 18-acre residential development area with 8 towers, including Chennai's tallest towers of 45 floors, and The Madras Bungalows is a high-end luxury project spread over 5-acres of beautifully designed bungalows. It seeks to combine luxurious living and professional workspaces into one gated arena.

WORK - **LIVE** - LEARN - PLAY - COMMUNE

Move Into The Extraordinary





SPR City Highliving District Apartment

SPR CITY - Highliving District Apartments is a stunning residential development that spans across 18 acres within Chennai's first integrated luxury township - SPR City. The tallest tower in all of Chennai with 45 floors, is one amongst the 8 towers of the SPR CITY - Highliving District Apartments. These homes offer unmatched modern spaces of sizes varying from (2, 3 & 4 BHK), and are nestled amidst 75+ Joyous amenities. Following the glorious triumph of its successors.

A breathtaking
life in
the skies



Actual model house images

Highliving District Tower A & B

Highlights:

- » Ready to move in | CC Received
- » 3 & 4 BHK across 36 Floors
- » 3 BHK - 2021 Sq.ft to 2191 Sq.ft
- » 4 BHK - 2596 Sq.ft to 2945 Sq.ft
- » Access to 75+ Joyous amenities
- » High-rise living at its best
- » 5 lakh sq. ft. of landscaped garden and parks
- » Well ventilated and natural light
- » Sea facing apartments
- » 3 high speed elevators and 1 service elevator.

Rising
above the
ordinary



Actual model house images

Highliving District Tower C

Perfect 3 & 4 BHK

Highlights:

- » Construction in progress
- » 3 & 4 BHK across 45 Floors
- » 3 BHK: 1586 sq. ft. – 1646 sq. ft.
- » 4 BHK: 2450 sq. ft.
- » Access to 75+ Joyous amenities
- » 3 high speed elevators and 1 service elevator.

An opportunity
to live among
the clouds



Highliving District Tower C

Comfy 3 BHK

Highlights:

- » Construction in progress
- » 3 BHK across 45 Floors
- » 3 Balconies
- » Size: 1196 sq. ft. – 1242 sq. ft.
- » Access to 75+ Joyous amenities
- » 3 high speed elevators and 1 service elevator.

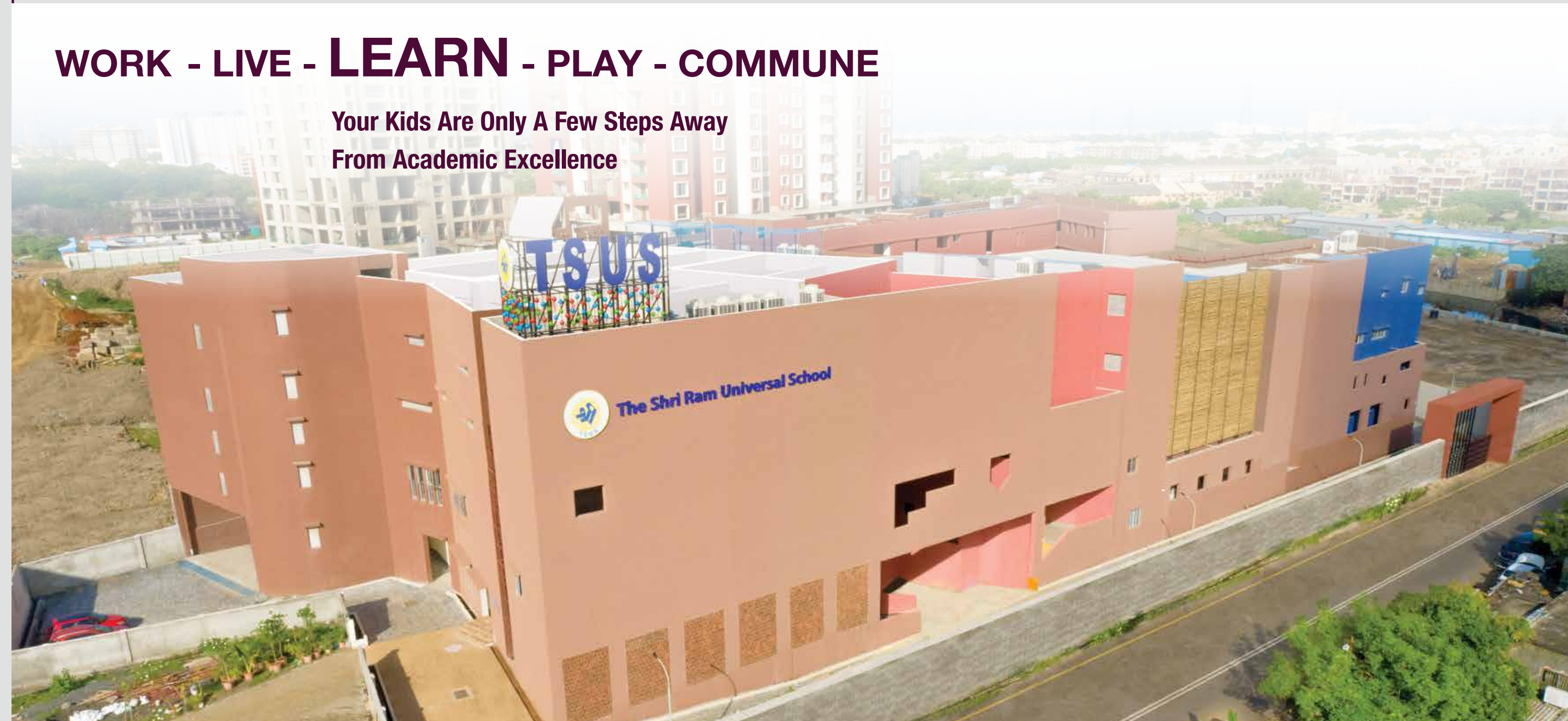


Actual model house images

A residential
abode on
top of its
game

WORK - LIVE - **LEARN** - PLAY - COMMUNE

Your Kids Are Only A Few Steps Away
From Academic Excellence



The Shri Ram Universal School,
SPR CITY, CHENNAI

Affiliated to CBSE, Affiliation No – 1931474

Igniting Curiosity, Nurturing Creativity

Building on the legacy of the value based quality
education provided by
“THE SHRI RAM SCHOOLS, DELHI & GURGAON”

The Shri
way of
learning



With over 75+ Joyous amenities to cater to every desire, SPR City merges luxury lifestyle with ultra-modern design to redefine your living experience in Chennai.

Indoor Sports: Billiards | Card Lounge | Carrom Lounge | Golf Putting Simulator | Snooker | Squash Courts | Swimming Pool | Table Tennis | Virtual Gaming | Hopscotch Zone | Trampoline Area | Foosball Table | Dart Zone | Gilli Danda | Hide & Seek Barrows | Sitoliya Game Zone | Skating Outdoor Sports: Archery | Cricket Nets | Volleyball | Box Cricket | Futsal Courts | Basket Ball Court | Tennis Court | Badminton Courts | Pump Track Ride | Kabbadi Zone | Wrestling Zone | Rock Climbing Wall | Skate Park Leisure: Jogging & Walking Track | Kids Play Zone | Kids PSP | Library | Barbeque & Party Area | Slide | Water Fountain | Sand Pit Area for Kids | Kids Tunnel | Toddler's Park | Mini Theatre | Banquet Hall | Dance and Music Room | Crèche cum Day Care | Mini Party Hall | Hammock Lawn | Amphitheatre | Business Centre | Dog / Pet Area | Seating Walls Health Zone: Jacuzzi | Gymnasium | Meditation Centre | Vitamin D Zone | Steam & Sauna | Group Exercise Room General: Spiritual Centre | Temple | Flower Garden | Urban Farm | Themed Garden | Convenience Store | Car Wash Zone | Medical Centre | Juice & Snack Bar | Café | Spa & Salon | Laundry Service & Many More.

WORK - LIVE - LEARN - **PLAY** - COMMUNE

Anytime Can Be Leisure Time



Live large
with our
75+ joyous
amenities



Get to embrace holistic living with the help of an colossal and impeccably turned out SPR Clubhouse with elite services is one of those important features that crave for their attention.

Bathing in
luxury as
never
before.





CLUB FOYER



BANQUET HALL



MINI THEATRE



SPA



LOBBY



CARD ROOM



SALON



MICHAEL PHELPS
Swimming
INDOOR SWIMMING POOL



GYM



INDOOR GAMES



URBAN FOREST



LIBRARY



YOGA CENTRE



SAUNA ROOM



FLOWER GARDEN



WALL SEATING





Osian Heights

Osian Heights is SPR Group's first world class residential towers. It is a grand housing project with top notch amenities and exquisite amenities located in Mint, North Chennai.

Project Highlights: Handed over in 2010 | 146 apartments on 2 acres | 2, 3 & 4 BHK spacious & luxurious lifestyle apartments | Wide array of amenities include landscaped gardens, sports facilities and clubhouse | Well connected to schools and hospitals

Osian Chlorophyll

Perched beside the scenic Porur Lake, Osian Chlorophyll has been sculpted in a way home buyers discover a sense of space, comfort and luxury surrounded by acres of green.

Project Highlights: Handed over in 2018 | Times Realty Icons award for Chennai's best highrise in 2018 | 1040 apartments on a sprawling 9.44 acres | 2 BHK: 1086 sq. ft. onwards 3 BHK: 1499 sq. ft. onwards Duplex: 3455 sq. ft. onwards Penthouse: 4444 sq. ft. | Perfect for an all-green and organic lifestyle | Well connected to schools, colleges, hospitals and IT parks | Wide array of amenities include infinity terrace for jogging | Secure private community designed for healthy and comfortable living

Osian One

Nestling on EVK Sampath Salai, this 19-floor stunning architectural landmark comprises 46 ultra luxurious 3 and 4BHK residences adorned in a palette of luxury.

Project Highlights: Handed over in 2019 | Contemporary architecture infused with murals | Built with complete wellness in mind | Exclusive clubhouse with gym, mini theatre, spa etc. | Virtual gaming zone for those with an adrenaline rush | Spacious banquet hall | Ample two wheeler and car parking space

A glimpse
of our
completed
projects