

SOME SAY YOU CAN'T HAVE THE BEST OF EVERYTHING.

**NOT TRUE.**



Site Address: No.51, NT Patel Road, Nerkundram, Chennai - 107.

You always wanted a home in a central location, but a quiet environment. You wanted to be surrounded by greenery, but be connected to the whole city. You wanted spectacular views and modern luxuries. But, at an affordable cost. You began to feel that it is just a dream that's never going to realize. And like most people you learnt to make compromises.

**With Marutham Neptune, you won't have to.**



# Welcome

to your very own private & premium  
cove of a niche lifestyle.





### Matchless location

Neptune is located at Nerikundram, just 2 kms from Koyambedu Bus Terminus, which is one of modern Chennai's busiest locales. Situated in close proximity to the geographic centre of the city, Nerikundram boasts of a well-developed urban and social infrastructure making it one of the city's most sought-after destinations in this part of Chennai.

### Finest luxuries

Marutham Neptune has been planned to provide a life of limitless comfort and convenience. Whether it is indoors or outdoors, every amenity has been designed to make your life more exciting and comfortable. Spectacular views from each apartment, serene natural surroundings, thoughtful amenities and state-of-the-art facilities add up to create a lifestyle of absolute opulence and luxury.

### World-class design

Marutham Neptune personifies efficient space planning, finest amenities and flawless execution that befits your lifestyle. The unique design is a hallmark of this project. An epitome of exquisite elegance and absolute comfort, it is your very own retreat of peace and privacy close to Koyambedu.

Luxurious yet affordable homes

# Close to the Heart of the city

Well-connected by bus and metro train service.  
Lush green ambience close to the heart of the city.  
**Just the location you always dreamt of!**

Marutham Neptune is a very thoughtfully and aesthetically designed residential community very close to the heart of the city. Located just 2 kms from Koyambedu bus terminus and 2.5 kms from the Metro Station, Neptune will be a dream come true for those who always wanted to own an affordable house within the city. The project is in close proximity to shopping malls, banks, multiplexes, commercial areas, schools, colleges and hospitals.

3kms from VR Mall

4kms from Anna Nagar

1.5kms from Valasarawakkam

2kms from Alwarthirunagar

4kms from Vadapalani Forum Mall



## Easy & convenient access to the very best of Chennai!

Open Google Maps on your device, here at Neptune, and you won't believe how much there is around you. Schools, Colleges, hospitals, convenience stores, shopping malls, restaurants, theatres, everything is around the corner.



### Connectivity

Koyambedu Terminus - 2kms  
Vadapalani Metro - 4kms  
Valasarawakkam - 1.5kms  
Alwarthirunagar - 2kms  
Poonamallee High Road - 1.5kms



### Business Hubs

DLF IT Park - 7kms  
Guindy IT Park - 7kms  
Chennai One - IT Park - 5kms



### Recreation & Shopping

VR Mall - 3kms  
Vadapalani Forum Mall - 4kms  
Anna Nagar Tower - 5kms  
Ampa Sky Walk - 6kms  
AGS Cinemas - 2.5kms  
Chennai Trade Centre - 6kms  
Big Bazaar - 4kms



### Education

SBOA School - 5kms  
DAV school - 4kms  
Chennai Public School - 6kms  
Dr. MGR University - 2kms  
St. Joseph's College - 3kms  
Adarsh College for Women - 4kms  
SRM Ramapuram Campus - 4kms



### Places of Worship

Kurungaleshwarar Temple - 2kms  
Lord Anjaneya Temple - 2kms  
Vadapalani Murugan Temple - 4.5kms  
Siva Vishnu Temple - 3.5kms  
CSI Church Alwarthirunagar - 2.5kms



### Hospitals

Vijaya Group of Hospitals - 4kms  
Fortis Hospital - 4kms  
SIMS Hospital - 4.5kms  
ESI Hospital - 6kms



# Rejuvenate. Refresh. Relive!

At Neptune, you will have numerous ways to rejuvenate yourself. Choose a quiet corner in the library with your favourite book. Burn some calories working out at the fully equipped gymnasium or catch up on your favourite indoor sport or take a walk around the lush green walkway. You may also choose to watch a movie with your near and dear ones in the comfort of the state-of-the-art theatre at the Club house. The multi-purpose hall is also a perfect place to host parties.

*Striking a fine balance between elegance and convenience, a variety of amenities come together to make these living spaces truly luxurious.*



5500 Sq.ft Ultra-modern Clubhouse



Conference Hall



Terrace BBQ



Library



Gymnasium



Mini Theatre



Indoor Play Area



## IN THE PURSUIT OF HAPPINESS.

The landscaped greenery and community spaces invite people to come together and share the joy of living. Take a quiet walk around the garden, engage in a light workout at the gymnasium or simply watch your kids have fun in the play area. The plush seating alcoves are convenient spaces for resting and mingling with others.

Striking a fine balance between elegance and convenience, a variety of amenities come together to make these living spaces truly luxurious.



## The fine art of building homes

Only minds that have a deep understanding of an unsurpassed level of quality, have the hands and passion to build the finest residences. That's the reason we have put together the best multi-disciplinary team to provide you the most effective and innovative solutions. Marutham Neptune is built by specialists that have designed these homes intelligently, efficiently and with an emphasis on personalisation. Ensuring every home is detailed to not just match, but exceed the expectations of its owners.

### Who's behind the Architecture...

**Srishti**  
Arumbakkam, Chennai

### Structural Consultant

**Jayam Consultants Pvt Ltd**  
Alwarpet, Chennai

### Interior Architect

**Element Design**  
Choolaimedu, Chennai

### Plumbing Consultant

**Prism Consultancy**  
T.Nagar, Chennai

### Electrical Consultant

**Pranav Engineering Services**  
Mugalivakkam, Chennai





**BLOCK 1 - PRINCETON**



**BLOCK 2 - TRITON**



**Neptune**  
Nerkundram (Near Koyambedu)

**120 UNITS**

Stilt + 5 floors

**2 / 2.5 / 3 & 4 BHK**

1025 Sq.ft - 1737 Sq.ft

**PAYMENT SCHEDULE - STAGE WISE**

Flat Booking Advance	Rs.5 Lakhs
Agreement signing Within 30 days from the date of Booking.	20%
UDS Registration Within 30 days from the date of Signing the Agreement.	30%
On Completion of Foundation Level.	5%
On Completion of Roof Level.	20%
On Completion of Block Work.	15%
On completion of Plastering.	8%
Final payment - By RTGS or DD Before House warming ceremony	2%

**NEPTUNE CLUBHOUSE**



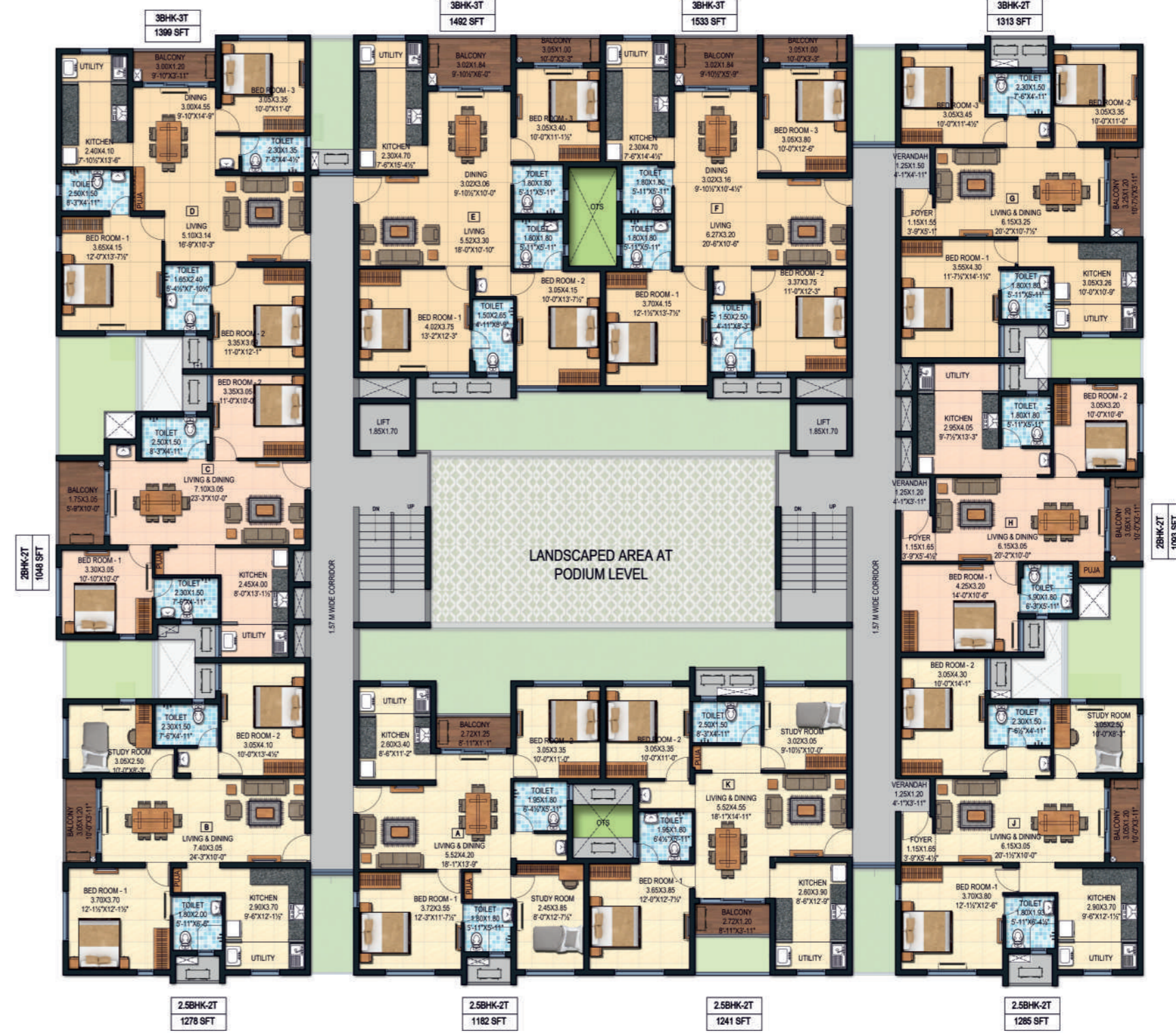
**20+ PREMIUM AMENITIES  
INCLUDING WORLD-CLASS  
ULTRA MODERN CLUBHOUSE**



**MASTER  
LAYOUT PLAN**

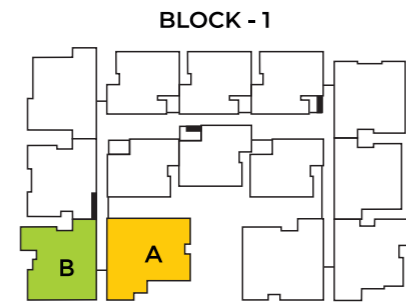
<b>PRINCETON BLOCK</b>	<b>70 UNITS</b>
<b>TRITON BLOCK</b>	<b>50 UNITS</b>

**PRINCETON**  
**BLOCK**



**TRITON**  
**BLOCK**

TYPICAL FLOOR PLANS  
PRINCETON BLOCK



**A**

TYPE	: 3BHK+3T
UNIT NO.	: 1A,2A,3A,4A,5A
SALEABLE AREA	: 1674.00 SFT



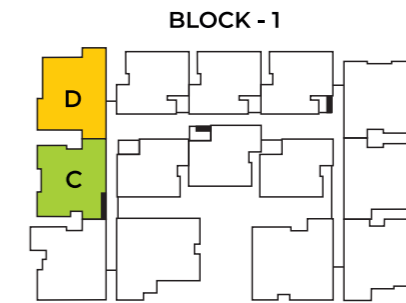
**B**

TYPE	: 3BHK+2T
UNIT NO.	: 1B,2B,3B,4B,5B
SALEABLE AREA	: 1494.00 SFT



**C**

TYPE	: 3BHK+2T
UNIT NO.	: 1C,2C,3C,4C,5C
SALEABLE AREA	: 1387.00 SFT

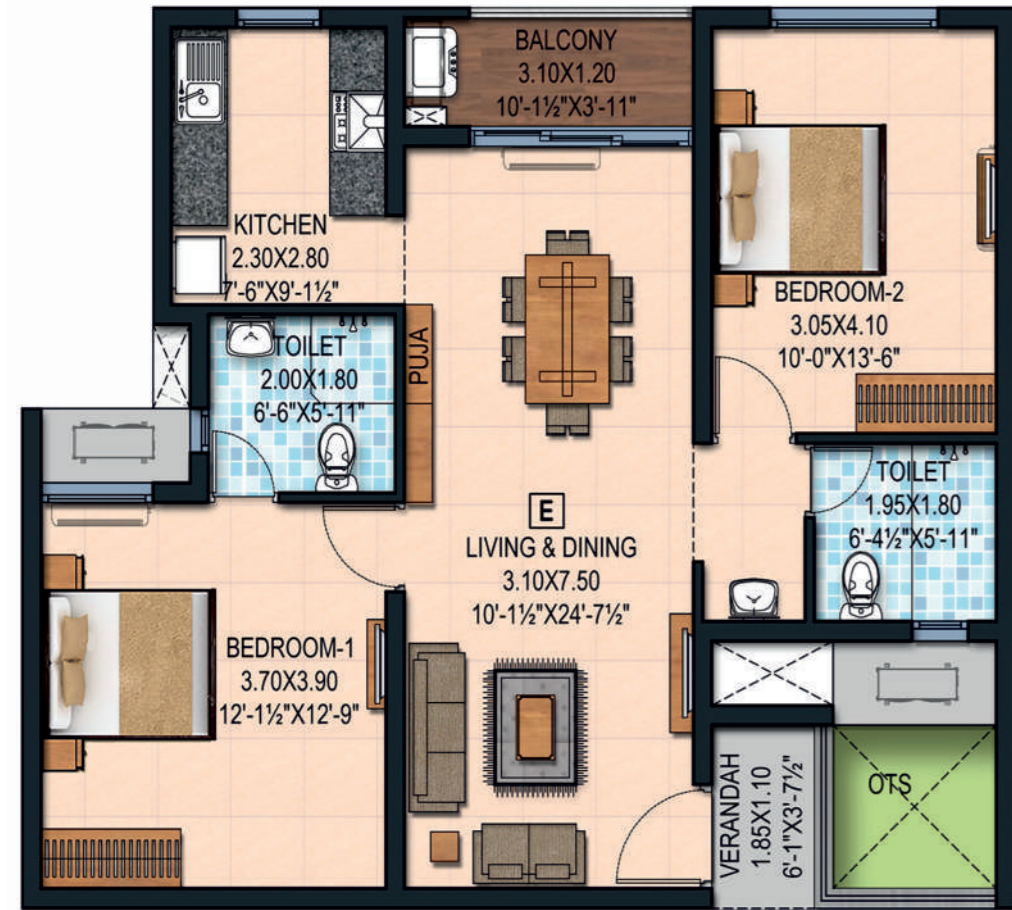


**D**

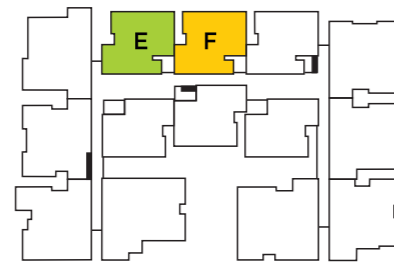
TYPE	: 3BHK+3T
UNIT NO.	: 1D,2D,3D,4D,5D
SALEABLE AREA	: 1507.00 SFT

TYPICAL FLOOR PLANS  
PRINCETON BLOCK

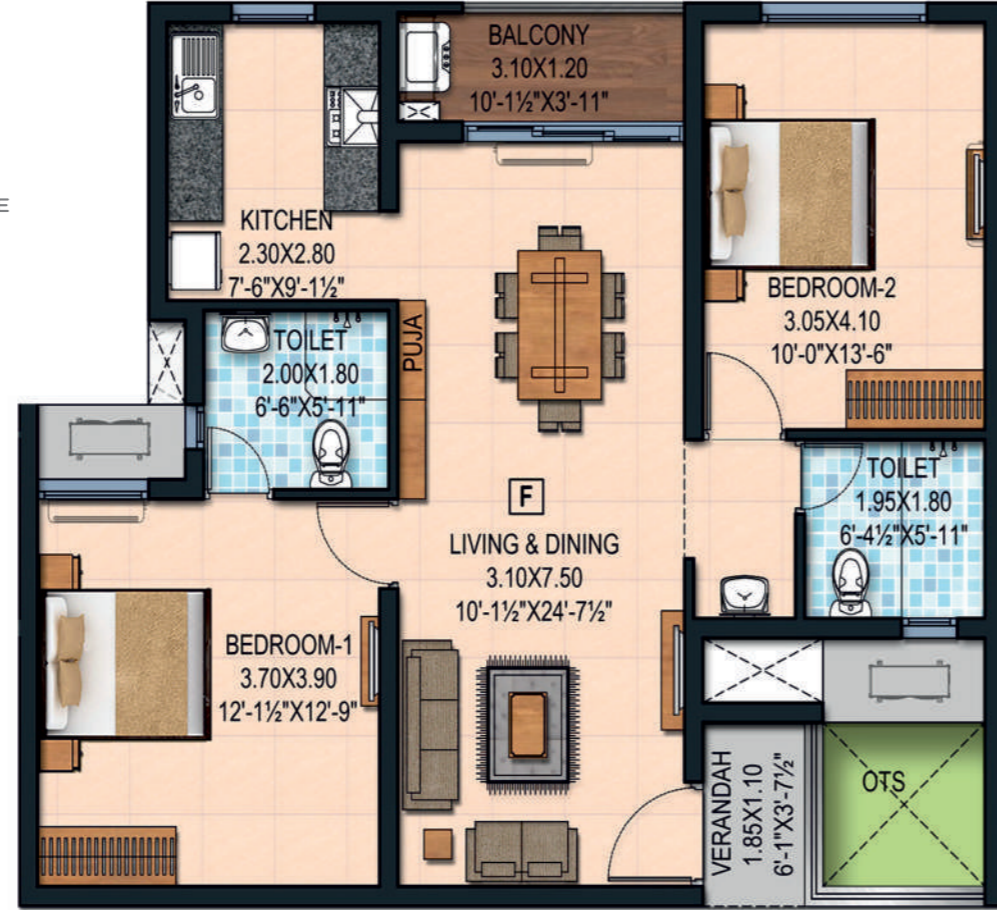
TYPICAL FLOOR PLANS  
PRINCETON BLOCK



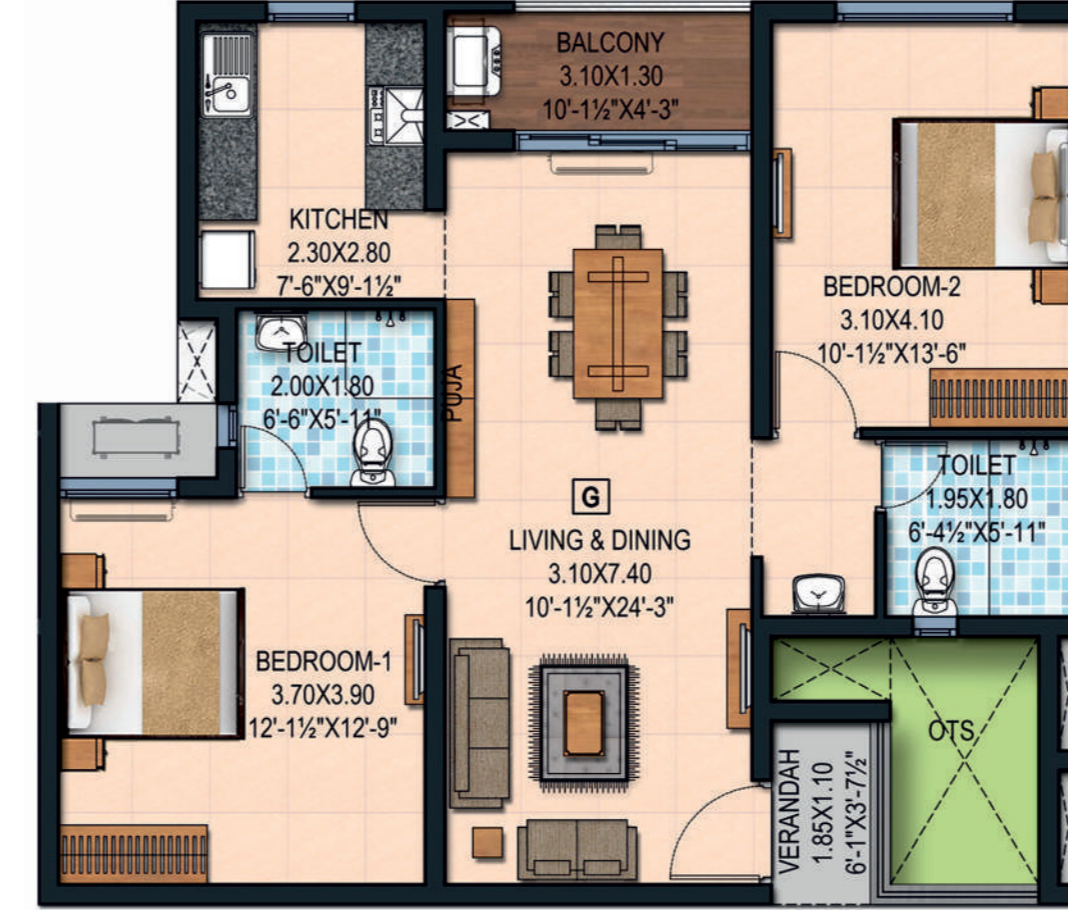
BLOCK - 1



TYPE : 2BHK+2T  
UNIT NO. : 1E,2E,3E,4E,5E  
SALEABLE AREA : 1130.00 SFT



TYPE : 2BHK+2T  
UNIT NO. : 1F,2F,3F,4F,5F  
SALEABLE AREA : 1127.00 SFT



BLOCK - 1



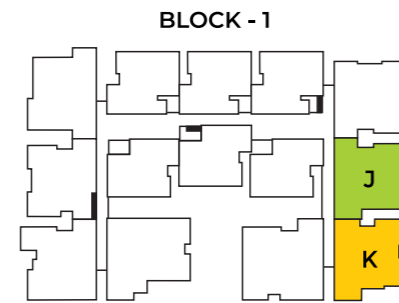
TYPE : 2BHK+2T  
UNIT NO. : 1G,2G,3G,4G,5G  
SALEABLE AREA : 1131.00 SFT

TYPICAL FLOOR PLANS  
PRINCETON BLOCK



TYPE : 3BHK+3T  
UNIT NO. : 1H,2H,3H,4H,5H  
SALEABLE AREA : 1487.00 SFT

TYPICAL FLOOR PLANS  
PRINCETON BLOCK



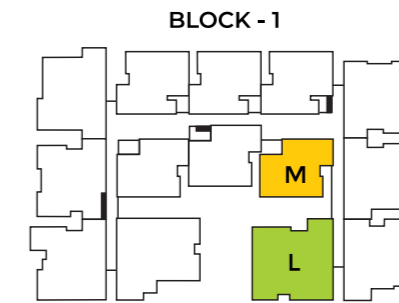
**J**  
TYPE : 3BHK+2T  
UNIT NO. : 1J,2J,3J,4J,5J  
SALEABLE AREA : 1373.00 SFT



**K**  
TYPE : 3BHK+3T  
UNIT NO. : 1K,2K,3K,4K,5K  
SALEABLE AREA : 1467.00 SFT



**L**  
TYPE : 4BHK+3T  
UNIT NO. : 1L,2L,3L,4L,5L  
SALEABLE AREA : 1737.00 SFT

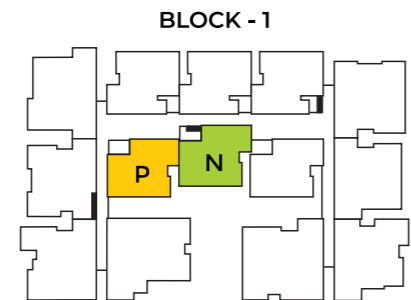


TYPICAL FLOOR PLANS  
PRINCETON BLOCK



**M**  
TYPE : 2BHK+2T  
UNIT NO. : 1M,2M,3M,4M,5M  
SALEABLE AREA : 1033.00 SFT

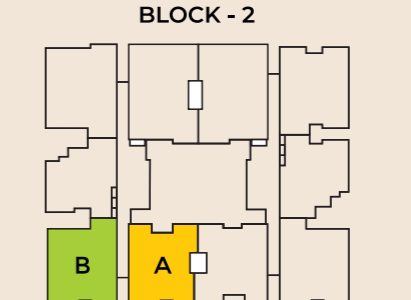
**TYPICAL FLOOR PLANS  
PRINCETON BLOCK**



**N**  
 TYPE : 2BHK+2T  
 UNIT NO. : 1N,2N,3N,4N,5N  
 SALEABLE AREA : 1088.00 SFT

**P**  
 TYPE : 2BHK+2T  
 UNIT NO. : 1P,2P,3P,4P,5P  
 SALEABLE AREA : 1025.00 SFT

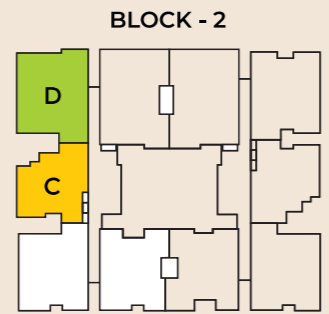
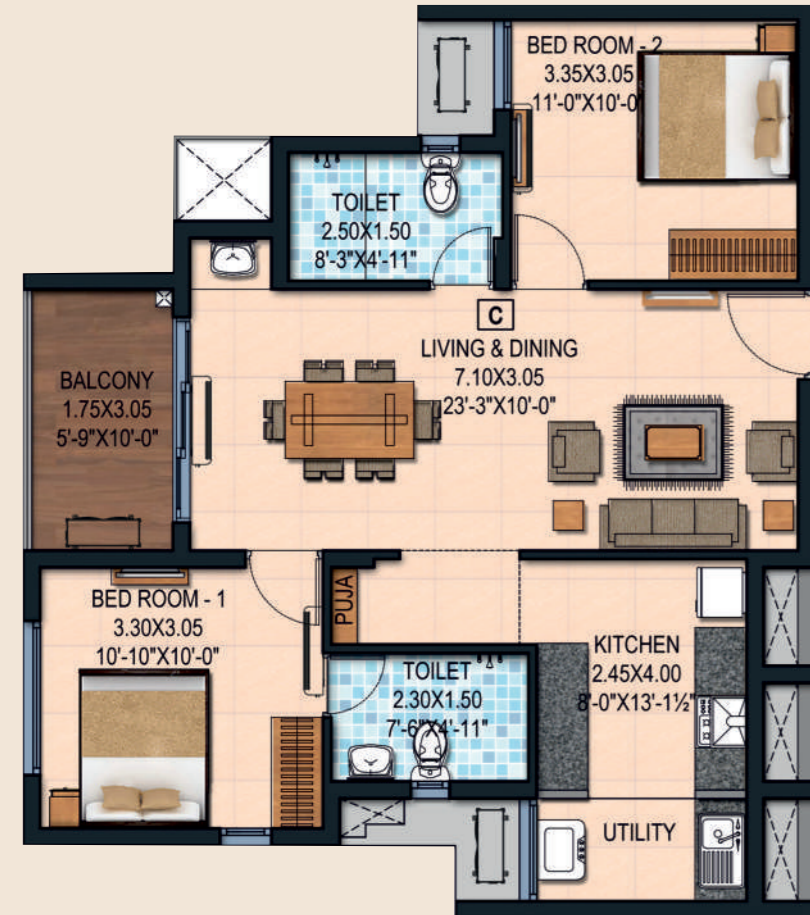
**TYPICAL FLOOR PLANS  
TRITON BLOCK**



**A**  
 TYPE : 2.5BHK+2T  
 UNIT NO. : 1A,2A,3A,4A,5A  
 SALEABLE AREA : 1182.00 SFT

**B**  
 TYPE : 2.5BHK+2T  
 UNIT NO. : 1B,2B,3B,4B,5B  
 SALEABLE AREA : 1278.00 SFT

TYPICAL FLOOR PLANS  
TRITON BLOCK



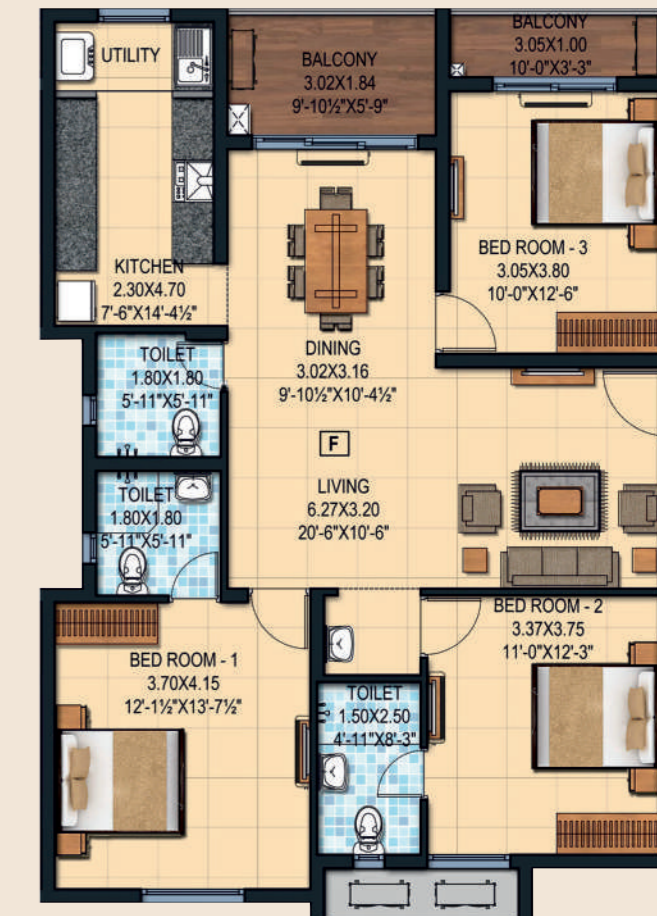
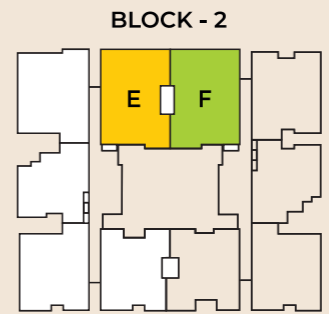
**C**  
 TYPE : 2BHK+2T  
 UNIT NO. : 1C,2C,3C,4C,5C  
 SALEABLE AREA : 1048.00 SFT



**D**  
 TYPE : 3BHK+3T  
 UNIT NO. : 1D,2D,3D,4D,5D  
 SALEABLE AREA : 1399.00 SFT

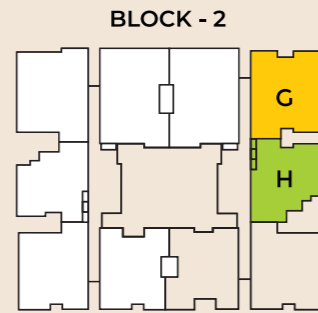
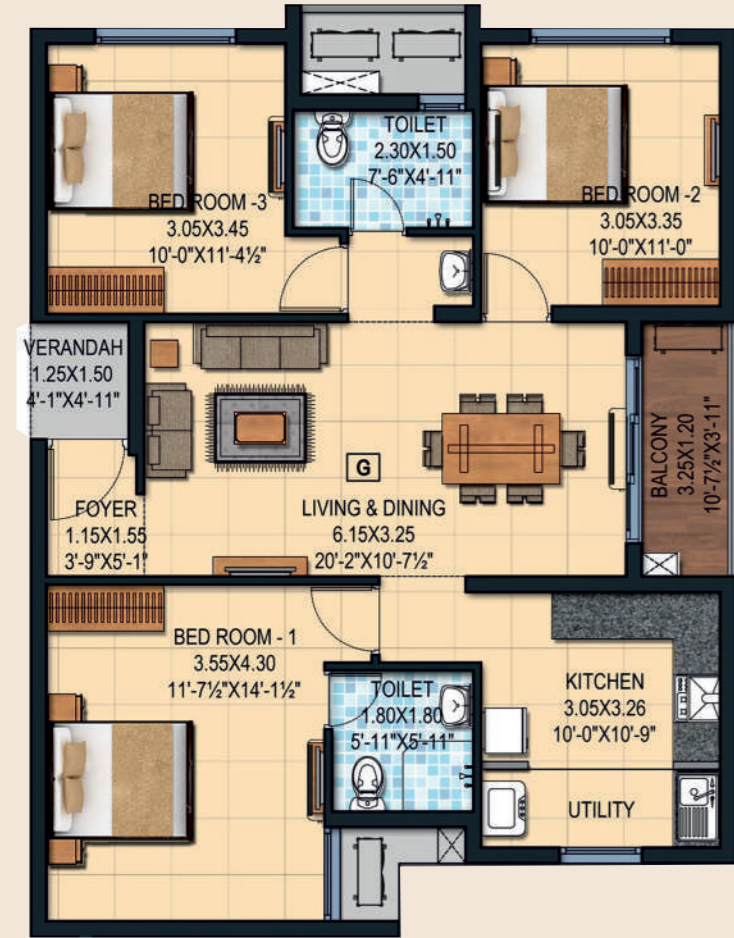


**E**  
 TYPE : 3BHK+3T  
 UNIT NO. : 1E,2E,3E,4E,5E  
 SALEABLE AREA : 1492.00 SFT



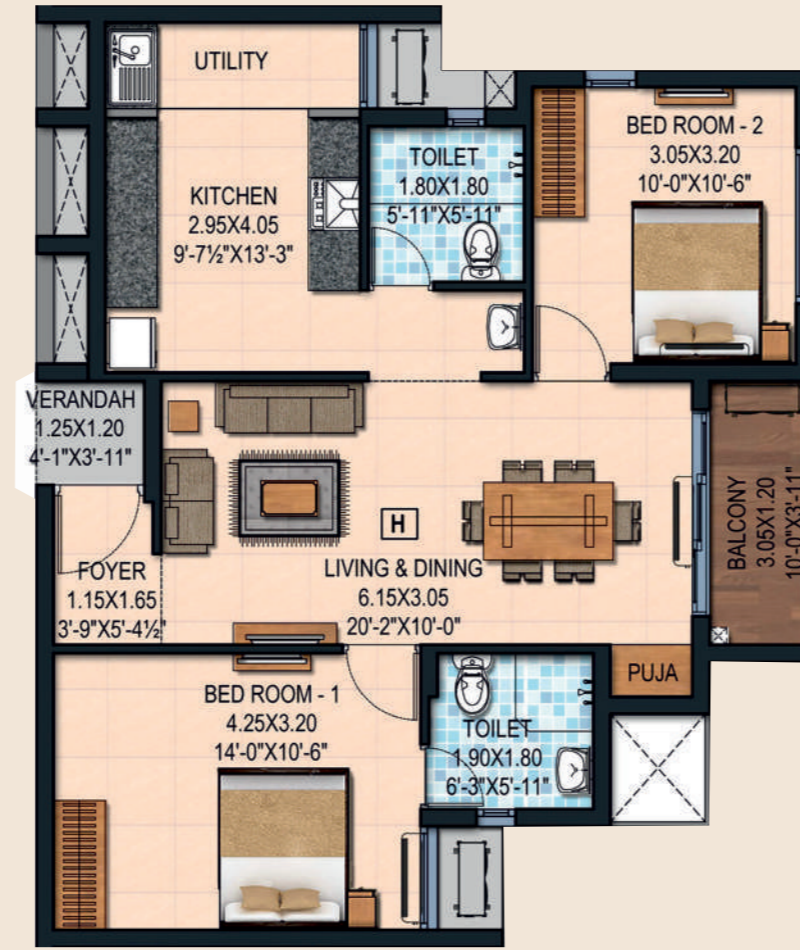
**F**  
 TYPE : 3BHK+3T  
 UNIT NO. : 1F,2F,3F,4F,5F  
 SALEABLE AREA : 1533.00 SFT

TYPICAL FLOOR PLANS  
TRITON BLOCK



**G**

TYPE : 3BHK+2T  
UNIT NO. : 1G,2G,3G,4G,5G  
SALEABLE AREA : 1313.00 SFT



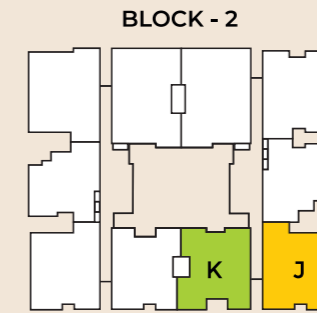
**H**

TYPE : 2BHK+2T  
UNIT NO. : 1H,2H,3H,4H,5H  
SALEABLE AREA : 1093.00 SFT

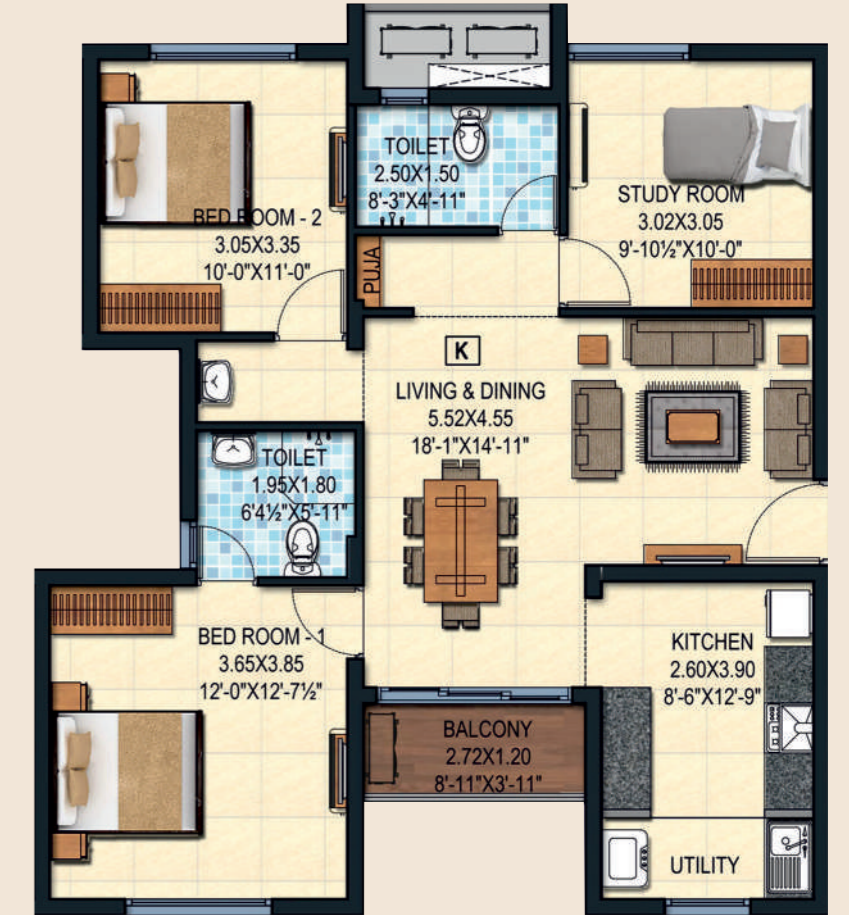


**J**

TYPE : 2.5BHK+2T  
UNIT NO. : 1J,2J,3J,4J,5J  
SALEABLE AREA : 1285.00 SFT



TYPICAL FLOOR PLANS  
TRITON BLOCK



**K**

TYPE : 2.5BHK+2T  
UNIT NO. : 1K,2K,3K,4K,5K  
SALEABLE AREA : 1241.00 SFT



## At Marutham, quality isn't a destination... It is the starting point.

At Marutham, quality isn't a destination, it's the starting point. Which is why we don't look to merely conform to exacting standards; we're out to exceed them. The look of the floor you walk upon. The faucet you turn sideways every morning. The walls. The paint on those walls. Even something as little as a floor drain that doesn't hurt you when you walk over it. It should all make our stance on thoughtful design ring resoundingly true.

Have a look at the brands that we are using inside and outside of your home.

### FLOORING

• Living/Dining	-	1200mmX600mm - Somany / Kajaria / Asian or Equivalent
• Kitchen	-	200mm X 1000mm Wooden Pattern Tile - Somany / Kajaria / Asian or Equivalent
• M.Bedroom	-	200mm X 1000mm Wooden Pattern Tile - Somany / Kajaria / Asian or Equivalent
• other Bedroom	-	600mm X 600mm Virtified Tile - Somany / Kajaria / Asian or Equivalent
• Balcony,Toilet,Service	-	300mm X 300mm Antiskid Tile with Spacer - Somany / Kajaria / Asian or Equivalent
• Door Sill	-	Tile/Granite
• Balcony Handrail Sill	-	Putty Finish/Granite
• Kitchen Platform	-	RCC Platform With Granite
• Ground Floor Lobby	-	Granite/Tile
• Typical Lobby	-	Tile
• Car Park/Driveway	-	Grano/Paver

### WALL DADOING

• Toilet	-	600x300mm Upto False Ceiling - Somany / Kajaria / Asian or Equivalent
• Kitchen	-	600x300mm Upto 2ft Height - Somany / Kajaria / Asian or Equivalent
• Service	-	600x300mm Upto 3ft Height - Somany / Kajaria / Asian or Equivalent

### DOORS & WINDOW

• Maindoor	-	Teakwood Frame in & outside Architrive, Veneer Shutter - AVT/Kalpatharu/Fero or Equivalent
• Other Door	-	Laminated Flush shutter/Panelled Skin Shutter -AVT/Kalpatharu/Fero or Equivalent
• Hardwares	-	Dorset/Godrej/Yale or Equivalent
• French Door	-	Sliding UPVC with Grill -NCL VEKA/ALPINE or Equivalent
• Windows	-	Sliding UPVC with Grill -NCL VEKA/ALPINE or Equivalent
• Ventilator	-	UPVC with Grill -NCL VEKA/ALPINE or Equivalent

### PLUMBING PIPES

- Supreme / Ashirwad / Astral or Equivalent

### MASTER TOILET

• Closet	-	Concealed Tank with Wall Mounted Closet - Jaquar / Hindware Italian / Roca or Equivalent
• CP Fittings	-	Divertor - Jaquar / Hindware Italian / Roca or Equivalent
• Shower Encloser	-	Toughned Glass Shower Partition with Openable Door - Jaquar / Hindware or Equivalent

### ATTACHED TOILET

• Closet	-	Wall Mounted Closet with Elevated Tank - Jaquar / Hindware Italian / Roca or Equivalent
• CP Fittings	-	Divertor - Jaquar / Parryware / Hindware or Equivalent

### COMMON/3RD TOILET

• Closet	-	Floor Mounted Closet with Elevated Tank - Jaquar / Hindware Italian / Roca or Equivalent
• CP Fittings	-	Divertor - Jaquar / Parryware / Hindware or Equivalent

### KITCHEN

• Sink	-	Sink with Drain board - Franke or Equivalent
• CP Fittings	-	Sink Mixer - Jaquar / Parryware / Hindware or Equivalent

### ELECTRICAL

• Switches	-	Crabtree / Panasonic / Anchor Roma or equivalent
• MCB	-	Crabtree / Panasonic or equivalent
• Wire	-	Standard / Havells / Polycab or equivalent
• DG	-	Kirlosker / Ashok Leyland / Mahindra
• DG Backup	-	500W for 2BHK, 750W for 2.5&3BHK, 1000W for 4BHK

### PAINTING

• Ceiling & Walls	-	Putty with Emulsion - Putty: Birla / Asian / Nippon. Paint: Asian / Nippon or Equivalent
• Grills	-	Enamel - Asian / Nippon or Equivalent
• Doors Frames	-	Enamel - Asian / Nippon or Equivalent
• Exteriors	-	Texture with Exterior Emulsion - Texture: Berger / Nippon / Asian. Paint: Nippon or Equivalent

#### HANDRAIL

- Balcony - Glass with Top SS /MS Handrail
- Staircase - Fully MS Handrail

#### ELEVATOR (LIFT)

- Automatic Open 8 Passenger / 6 Passagener Kone / Johnson or Equivalent

#### GYMNASIUM

- Treadmill - 2 No (IS Branded)
- EFX - 2 No (IS Branded)
- Cycle - 2 No (IS Branded)
- Multi Gym - 1 No (IS Branded)
- Weights (Dumbells) - 1 Set as per Standard requirement
- Aircondition - Voltas/Onida/Samsung or Equivalent
- False Ceiling - Decorative False ceiling with Lighting

#### MINI THEATER

- Projector - Sony / Epson / BenQ or Equivalent
- Sound System - Marantz/Dali or Equivalent
- Seat Capacity - 25 Seater

#### LIBRARY

- Table & Chair - Designer Table and Chair
- Book Shelf - Designer Shelf

#### PARTY HALL WITH DINING

- Seat Capacity - 80-100 Seater
- Aircondition - Voltas / Onida / Samsung or Equivalent
- False Ceiling - Decorative False ceiling with Lighting
- Sound System - Basic amplifier, Speaker and Mike

#### INDOOR GAMES

- Adults Play Equipment - As per IS Standards
- Kids Play Equipment - As per IS Standards
- Aircondition - Voltas / Onida / Samsung or Equivalent
- False Ceiling - Decorative False ceiling with Lighting

#### OSR

- Landscapped Garden -
- Walkway -
- Peepal Tree -
- Children's Play area -

A FEW YEARS FROM NOW,  
WE ARE SURE YOU WILL PROUDLY  
TELL YOUR CHILDREN THAT

**BUYING A HOME AT NEPTUNE WAS  
ONE OF THE WISEST DECISIONS  
THAT YOU EVER MADE.**





## **MARUTHAM GROUP**

### **Corporate Office**

#11, (Old # 32), 1st Cross Street,  
Ganga Nagar, Kodambakkam, Chennai ,  
Tamilnadu, India. PIN - 600 024.

Phone : +91 44 4555 4555  
Email : chennaisales@maruthamgroup.com

### **Site / Sales Office**

No.51, NT Patel Road,  
Nerkundram,  
Chennai - 600 107.

Phone : +91 44 4555 4555  
Email : neptune@maruthamgroup.com

### **Coimbatore**

No. 47A - Ground Floor,  
North Alagesan Main Road, Saibaba Colony,  
Coimbatore. PIN - 641 011.

Mobile : +91 - 95004 25555 / 92444 05632  
E-mail : coimbatoresales@maruthamgroup.com

### **Thiruvananthapuram**

TC - 30 / 1599(3),  
Pallimukku, Pettah (PO),  
Thiruvananthapuram. PIN - 695 024

Mobile : +91 - 93881 55336 / 93881 55335  
E-mail : keralasales@maruthamgroup.com

### **Puducherry**

Flat No.F1, First Floor, Marutham Kavi Nara Castle,  
Bajanai Madam Street, Ellaipillaichavady,  
Puducherry - 605 005

Mobile : +91 - 99406 72564 / 98409 23805  
E-mail : pondicherrysales@maruthamgroup.com

### **Dubai**

Unit No.1501, Jumeirah Business Center 2 (JBC 2),  
Cluster V (Opposite to DAMAS),  
Jumeirah Lake Towers, Dubai,  
United Arab Emirates.

Mobile : +971 55 4774776  
E-mail : dubaisales@maruthamgroup.com