

urbanrise

An Alliance Group Company

CODENAME

NEWLIFE

MANHATTAN

CONDOS

THIRUMAZHISAI

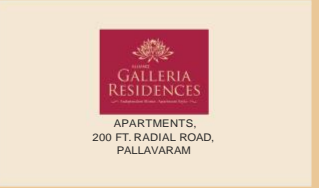


**We Just Don't Build Homes,
We Build Communities.**

5,000+
homes delivered

14,000
Crores worth projects
under construction

36 Million sq.ft.
project under
execution



Bangalore | Chennai | Hyderabad | Vizag



**OUR ABILITY TO COMPLETE
PROJECTS ON TIME ARISES FROM
OUR DEEP FINANCIAL STRENGTH**

- Finest financial institution such as – World’s largest Sovereign fund ADIA (Abu Dhabi Investment Authority) through Kotak Real Estate Fund and IndoStar Capital Finance Ltd. Have invested in all of our projects.
- Financially disciplined organization
- Professionally run organization
- All of our project lands are owned by company and no JD’s

**“WHY” YOU SHOULD
CONSIDER BUYING A
MANHATTAN
CONDO AT**

———— CODENAME ————

NEWLIFE

Mini township at

Thirumazhisai

MANHATTAN CONDOS ARE - NEW GEN HOMES

If you are looking to live in the first of its kind Manhattan Condos community in Chennai and be the trailblazer in your circle of friends & relatives, here is a perfect opportunity.



MORE TIME WITH NATURE

If you like to live the way people used to live 50 years back connected with nature.... here we have large park and over 70% open spaces in. If you consider, living close to nature is the best for your health & happiness - this is the perfect project for you.



SAFE & ON TIME

COMPLETION OF PROJECT

This project is funded by M/s. Kotak Real Estate Fund Ltd. and with the developers deep execution capabilities, the project will be completed on time. If you are looking for a financially strong developer who can complete project on time and handover this is the right project for you.



STRONG & HIGH QUALITY

If you are looking for strong, durable and high quality homes built with MIVAN technology with top class finishes then look no further. Homes in this project here built using MIVAN technology



LOW EMI's

If you are looking for stress free life even during any economic downturns by having low EMI's. If you are a financially conscious person and wish to keep a control on your expenses and increase your savings, homes in this project come with smaller EMI's.



CASH BENEFIT FROM CENTRAL GOVT.

If you wish to avail a benefit of up to H2.67 lakhs from Central Government from PMAY scheme to reduce your EMI burden - look no further.



LOW GST

If you wish to reduce your outflow while buying a home then this is the right project as it attracts just 1% GST as compared to the high GST's in other homes.

Thus, it reduces your overall investment towards the home.



AN UNBELIEVABLE OFFER FOR A LIFETIME

If you are looking at a project where you can benefit for a lifetime – then this is the project for you. The rentals that are earned from the Retail Arcade is given to the Maintenance account of the Project. This will help in reducing the maintenance cost of the residents month on month. Doesn't this make the project more desirable to own and live in?



CODENAME
NEWLIFE

**Mini township at
Thirumazhisai**

PROPOSED CHILDREN'S LEARNING HUB*

A HOLISTIC APPROACH TO CHILD DEVELOPMENT - WITHIN THE COMMUNITY



Are you one of those parents who is worried about your child's safety & security while they are travelling alone to the tuition classes?

Are you one of those parents who is finding it difficult to manage your time to drop and pick up your child from tuition and day care?





Spring board to your child's future

0-5 TODDLERS	PLAY SCHOOL / DAY CARE
6-12 PRETEENS	DAY CARE / TUITIONS DANCE / MUSIC / ART / HOBBY CLASSES
13-17 TEENS	TUITIONS / PERSONALITY DEVELOPMENT / DANCE / ART / MUSIC YOGA / CHESS / STEM EDUCATION / ROBOTICS / AI

Are you one of those parents who is worried that you are not able to nurture your child's talent in music, dance & arts because you do not have the time to take them there and you are worried to send them alone?

Are you one of those parents who is worried about your child getting addicted to gadgets?



Urbanrise GENIUS is a solution to all your problems.

The facilities/amenities/ features are indicative only and in no way constitute a final offering. The company reserves the right to change/alter/ modify the same at its sole discretion.

Dancers don't need wings to fly...



Dance Class

Dancers don't need wings to fly...











AMENITIES IN THE PARK



WORK FROM PARK



SENIOR LADIES KITTYCORNER



LADIES KITTY CORNER



SENIOR CITIZENS HANGOUT AREA



YOGA LAWNS



OUTDOOR GYM



CHILDREN'S PLAY AREA



AMPHITHEATER

PROPOSED CBSE SCHOOL WITHIN THE COMMUNITY



PROPOSED RETAIL ARCADE WITHIN THE COMMUNITY

SUPER MARKET



PHARMACY & CLINIC



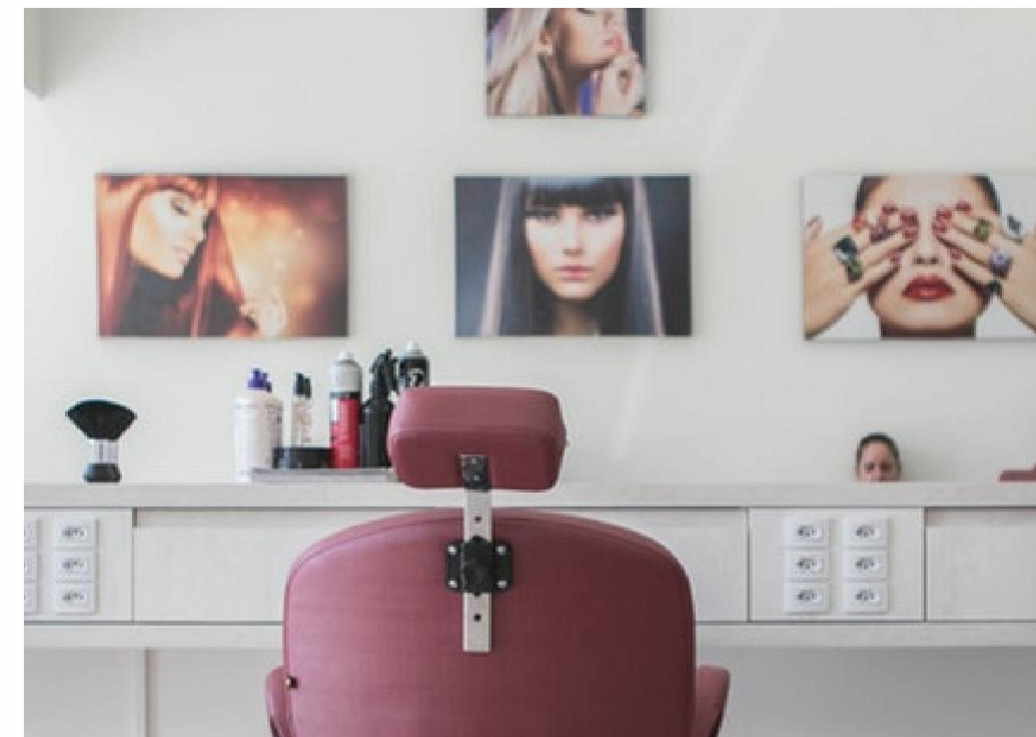
STATIONERY SHOP



RESTAURANT



ATM



SALON

CLUBHOUSE



Swimming Pool



Party Hall



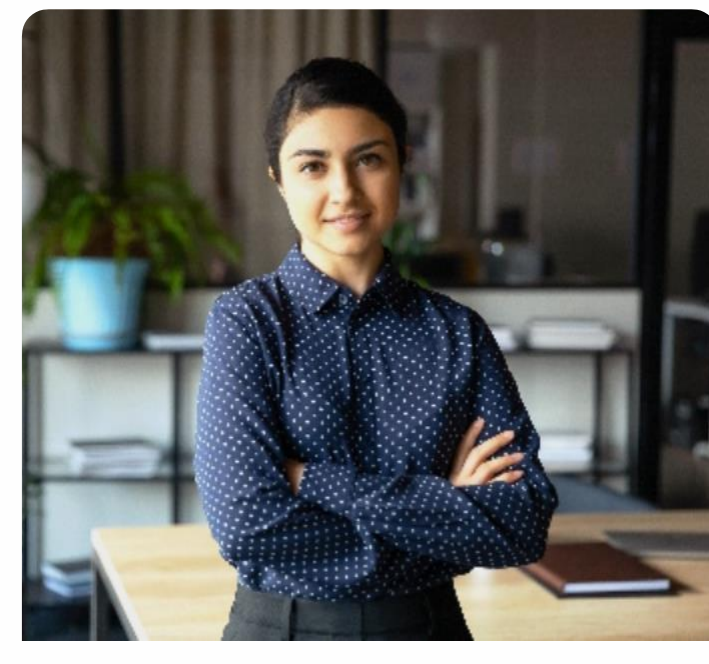
Gym



Indoor Games



Yoga/Aerobics



Co-working spaces

THIRUMAZHISAI Manhattan Condos

Location Map



THIRUMAZHISAI Manhattan Condos

Master Plan



2 BHK REGULAR - EAST FACING - 730 SQ.FT.

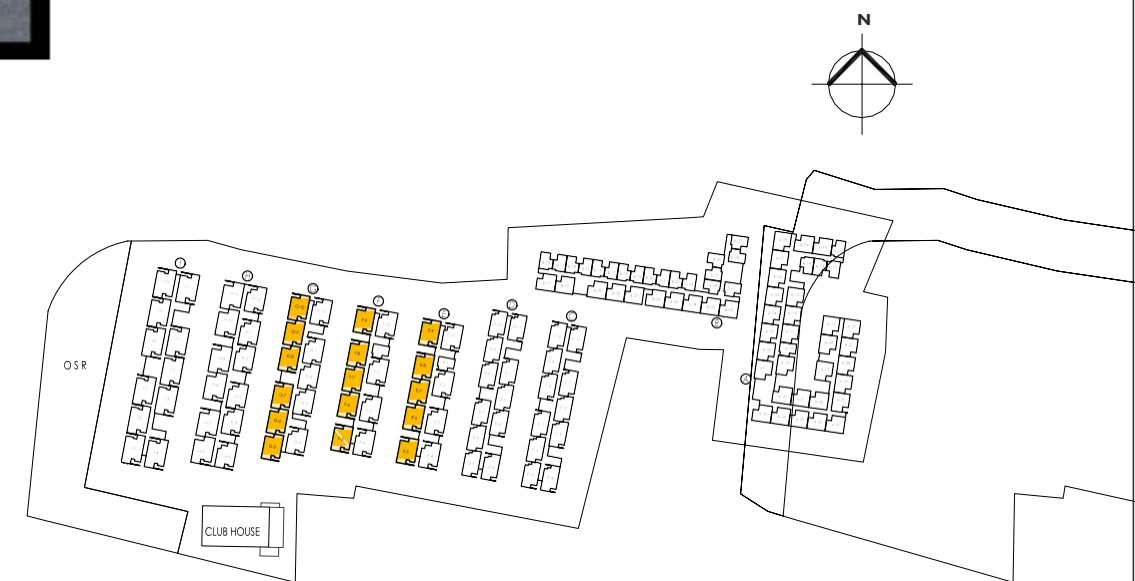


Carpet Area - 456 Sq. Ft. + Exclusive Balcony Area - 28 Sq. Ft.

BLOCK E - 105-12A05, 106-12A06, 107-12A07, 108-12A08, 109-12A09

BLOCK F - 105-12A05, 106-12A06, 107-12A07, 108-12A08, 109-12A09

BLOCK G - 105-12A05, 106-12A06, 107-12A07, 108-12A08, 109-12A09, 110-12A10



2 BHK REGULAR - WEST FACING - 730 SQ.FT.

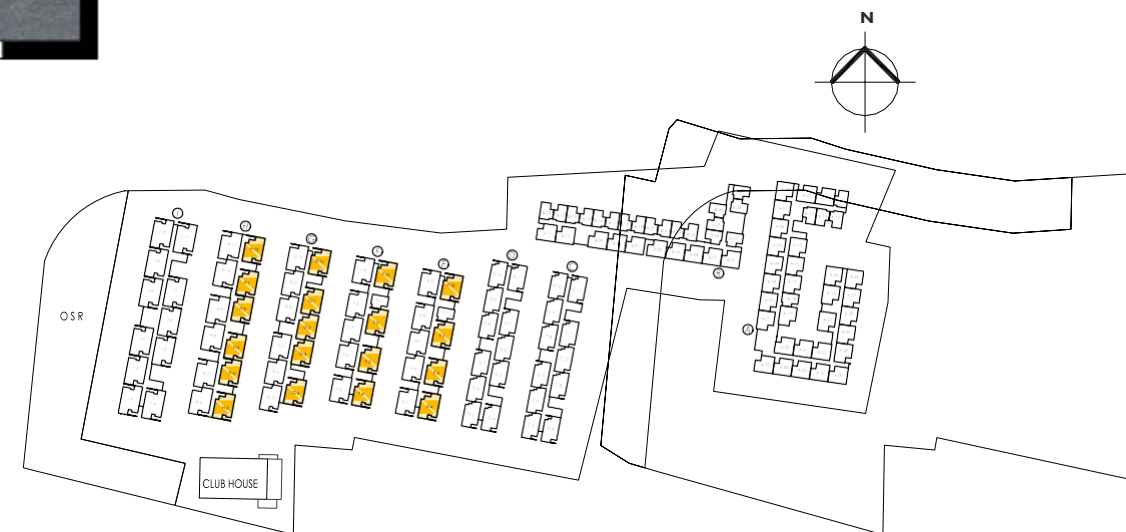


Carpet Area - 456 Sq. Ft. + Exclusive Balcony Area - 28 Sq. Ft.

BLOCK E - 102-12A02, 103-12A03, 104-12A04, 110-12A10 ; BLOCK F - 102-12A02, 103-12A03, 104-12A04, 110-12A10

BLOCK G - 101-12A01, 102-12A02, 103-12A03, 104-12A04, 111-12A11

BLOCK H - 101-12A01, 102-12A02, 103-12A03, 104-12A04, 105-12A05, 112-12A12

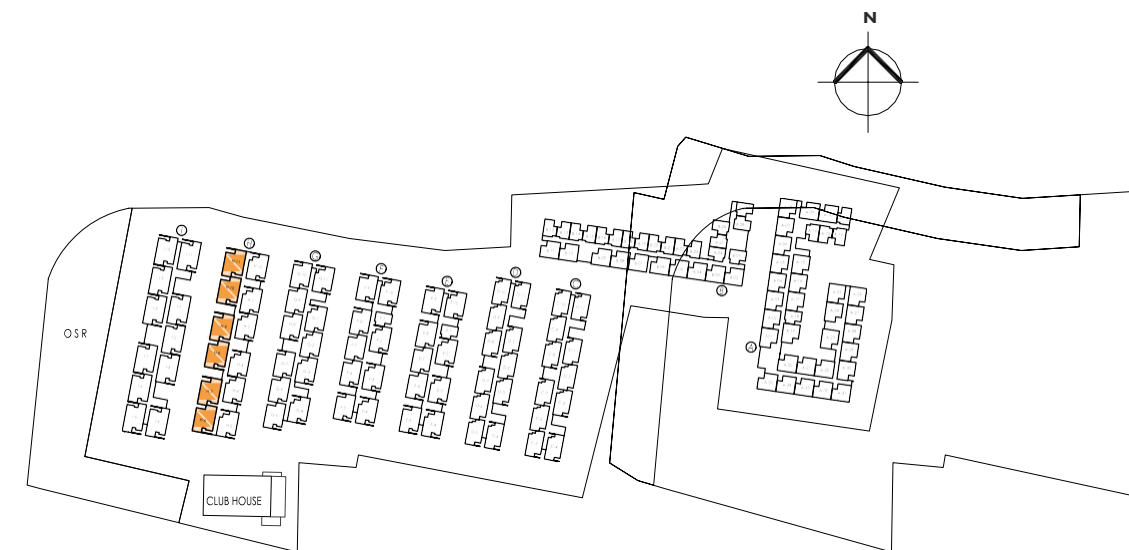


2 BHK LARGE - EAST FACING - 849 SQ.FT.



Carpet Area - 535 Sq. Ft. + Exclusive Balcony Area - 32 Sq. Ft.

BLOCK H - 106-12A06, 107-12A07, 108-12A08, 109-12A09, 110-12A10, 111-12A11

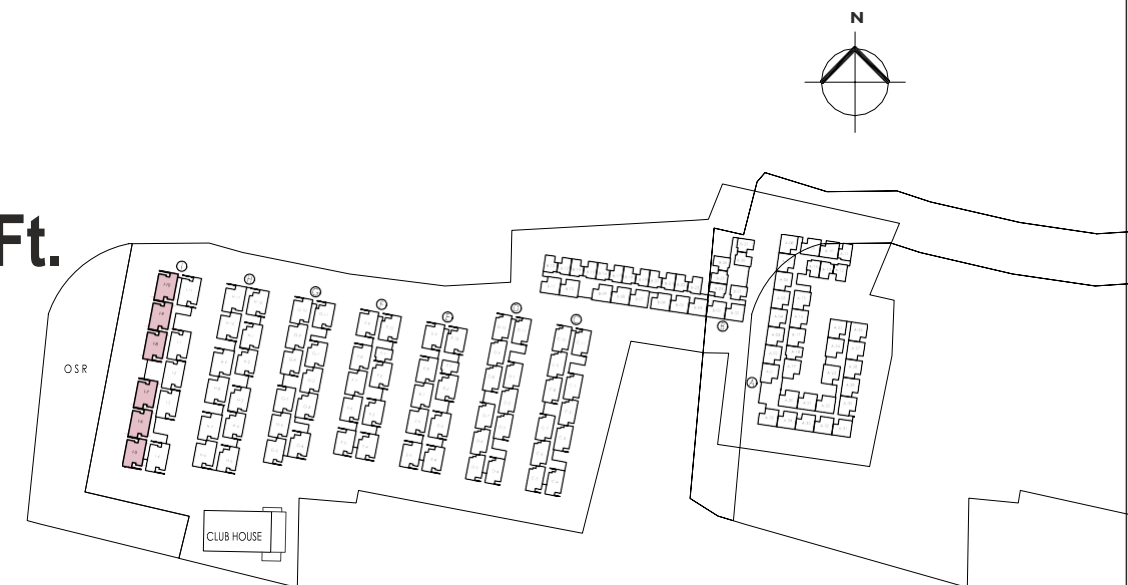


3 BHK - EAST FACING - 885 SQ. FT.



Carpet Area - 555 Sq. Ft. + Exclusive Balcony Area - 34 Sq. Ft.

BLOCK I - 105-12A05, 106-12A06, 107-12A07, 108-12A08, 109-12A09, 110-12A10

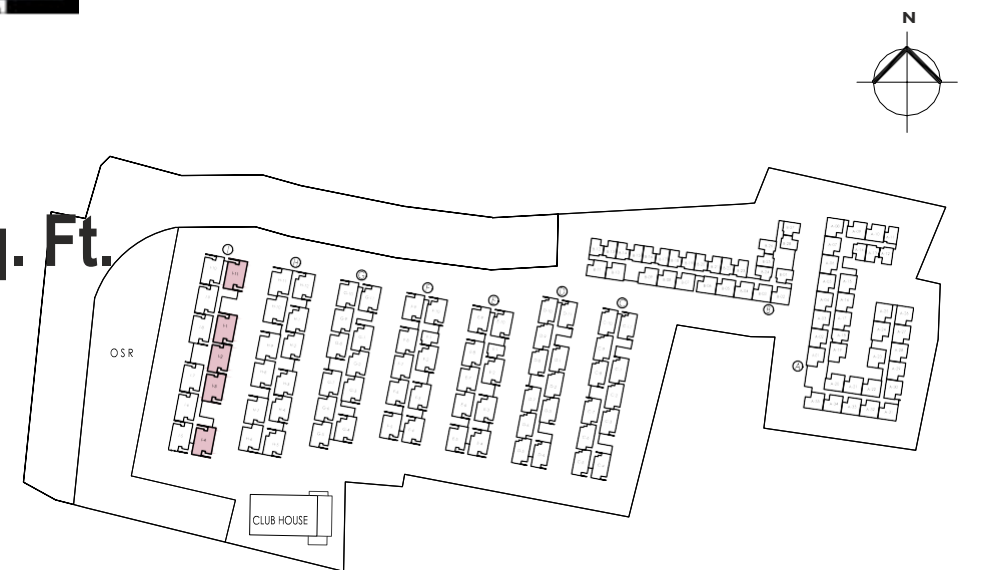


3 BHK - WEST FACING - 885 SQ. FT.



Carpet Area - 555 Sq. Ft. + Exclusive Balcony Area - 34 Sq. Ft.

BLOCK I - 101-12A01, 102-12A02, 103-12A03, 104-12A04, 111-12A11



Thank You