



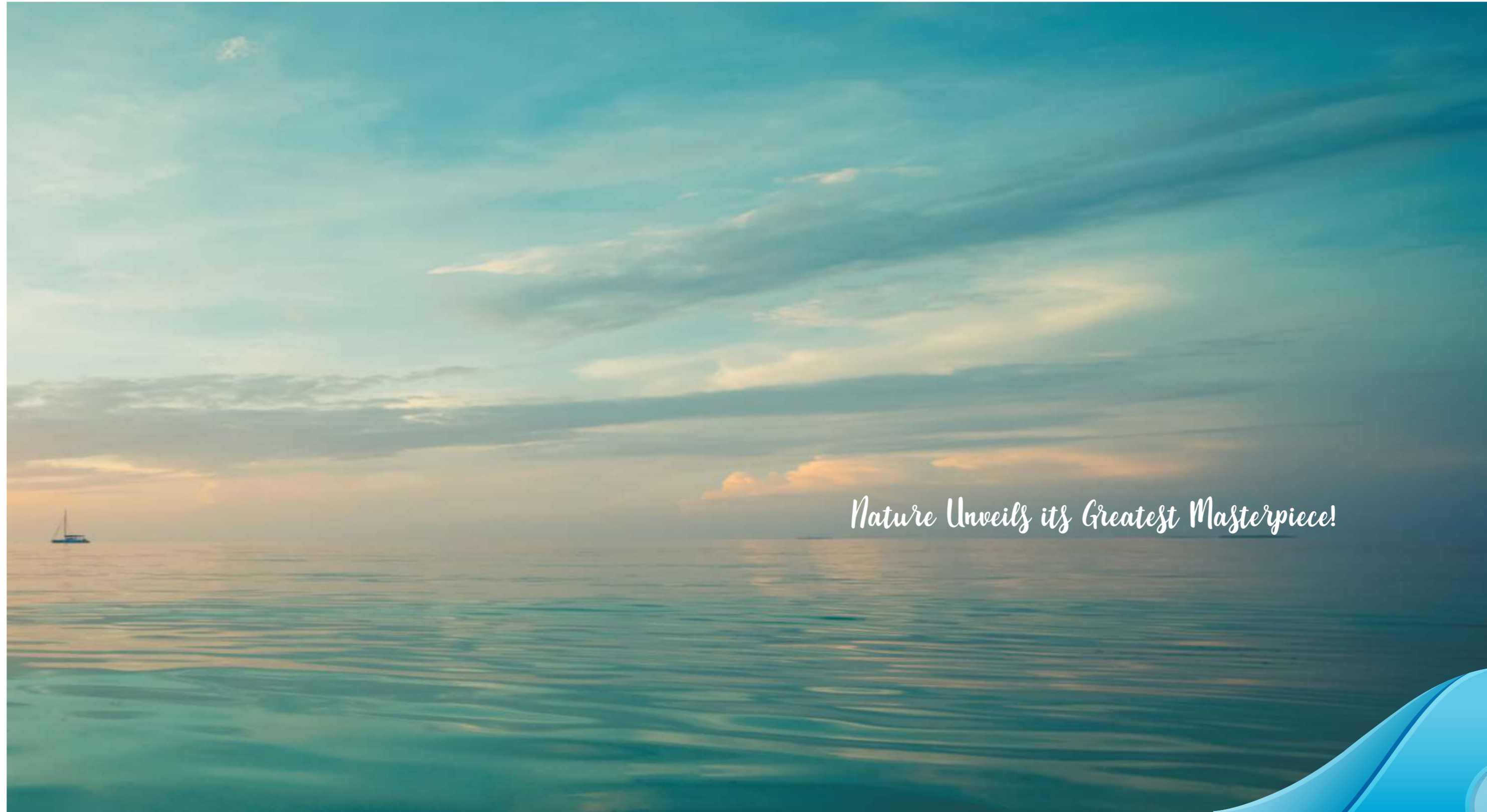
Unlock the Refreshing Sea Breeze!



Rising High on a Wave of Progress



Real estate is an ocean, where countless oysters exist, but finding the finest pearls is not easy. We are Voora, one of the most respected developers in Chennai, and each of our creations is a rare pearl. We build commercial and residential landmarks that are treasured by the people who live and work in them. From ultra-luxury homes to affordable lifestyles, we create them all, with the promise of stellar quality. This reflects across the 15 lakh sq. ft. of prestigious projects that we have completed in Chennai, and the immeasurable joy of hundreds of Voora families.



Nature Unveils its Greatest Masterpiece!

 OCEAN'S 27

The sky shed its dark cloak and the moon faded into a pale disc. The stars fell into the sea and played with the fish. Mother Nature painted a perfect orange dot in the sky. The dot brightened and spread its colours all around. The fiery hues leapt across the canvas of clouds and through the windows of Ocean's 27, lighting up every home and sneaking under sleepy eyelids, waking up people. They gazed at the sea, which came alive with golden waves. Soon, the gold turned into silver and the hidden stars came alive with the kiss of sunlight. The waves were edged with an undulating silver ribbon that the sea-gazers wished they could pluck and wrap around their hair.



132 *Luxurious Sea-facing Homes*

The curtains adorning your windows are never still. They dance ecstatically with the sea breeze, as it plays a symphony on the windowpanes. The breeze gushes past them and spreads the refreshing scent of the sea in Ocean's 27. It whispers in your ears, whirls around your hair and leaves a smile on your face. Your neighbours across the 132 homes enjoy it too! You have only skimmed the ocean of pleasure that awaits you at Ocean's 27, across the road from the Bay of Bengal, in Tondiarpet, Chennai. Yes, you read that right! Your new neighbours are the sprawling sea, shimmering fish and the occasional luxury liner.



Luxury Towers Over the Bay



Sparkling Magnificence that Rivals the Moonlit Sea



Mesmerizing Islands of Luxury

The world's greatest explorers sailed across unending oceans in search of exotic new lands. It's your turn to explore an ocean of luxury at the magnificent clubhouse. Discover countless Islands of joy!

Multipurpose hall | Gymnasium | Association room | Indoor games zone
Billiards room | Yoga room | Lounge | Crèche





Your Bay of Indulgence

Swimming pool | Kids pool with rain-curtain frame | Kids play area | Connecting walkway | Caretakers' pavillion
Zen garden with timber deck | Outdoor deck area | Multipurpose lawn | Seating nook | Raised timber pool deck
with trellis | Viewing deck | Vanishing edge with collection trough | Sand pit | Stepping stones with grass joints
Party lawn | Flower beds | Step planters | Stone seater steps | Stone beam with flowerpots | Raised planters
Green wall

A Sprawling 23,000 sq. ft. Podium with a Magnificent Clubhouse and Spectacular Amenities



Podium Amenities

- ★ Swimming pool
- ★ Party lawn
- ★ Kids play area
- ★ Multipurpose lawn

Clubhouse Facilities

- ★ Gymnasium
- ★ Multipurpose hall
- ★ Yoga room
- ★ Indoor games zone
- ★ Crèche

Lobby Lounge



Float in Tranquility

Swimming Pool



A Splash of Excitement!

Living Room



Dive into Heaven!

Relax with a cup of coffee in a luxurious sea of space, with a mesmerising view of the sea. Let the gentle breeze envelop your senses in bliss!

Bedroom



A Wave of Serenity

As the moon lights up your bedroom, the waves sing you a lullaby in the voice of Mother Nature. Drift into a serene sleep and wake up again, to the music of the sea.



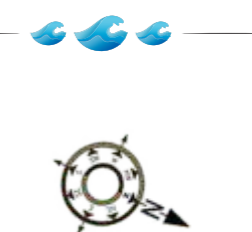
A Sea of Treasures

Life at Ocean's 27 is as carefree as floating on the gentle waters of the ocean. Let yourself be cradled in the lap of luxury, as we take care of the infinite little things that make life a pleasure!

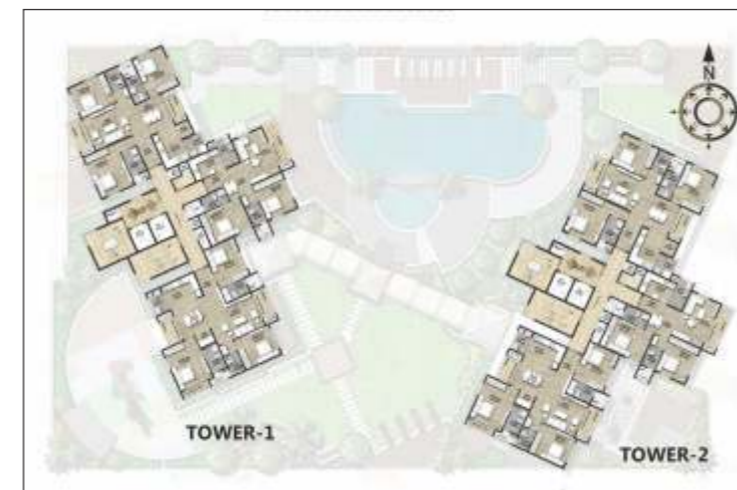


Perfection is a Melange of the Finest

MyGate – Smart Intelligence | Reticulated gas system | Firefighting equipment | Water treatment plant
Access control entry | Generator backup for common areas/lights and fans in apartments | 24/7 security with
CCTV surveillance | Garbage disposal area | Sewage treatment plant | Rainwater harvesting | Pneumatic system



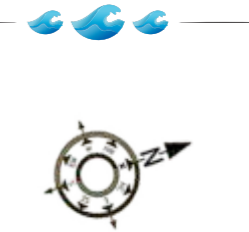
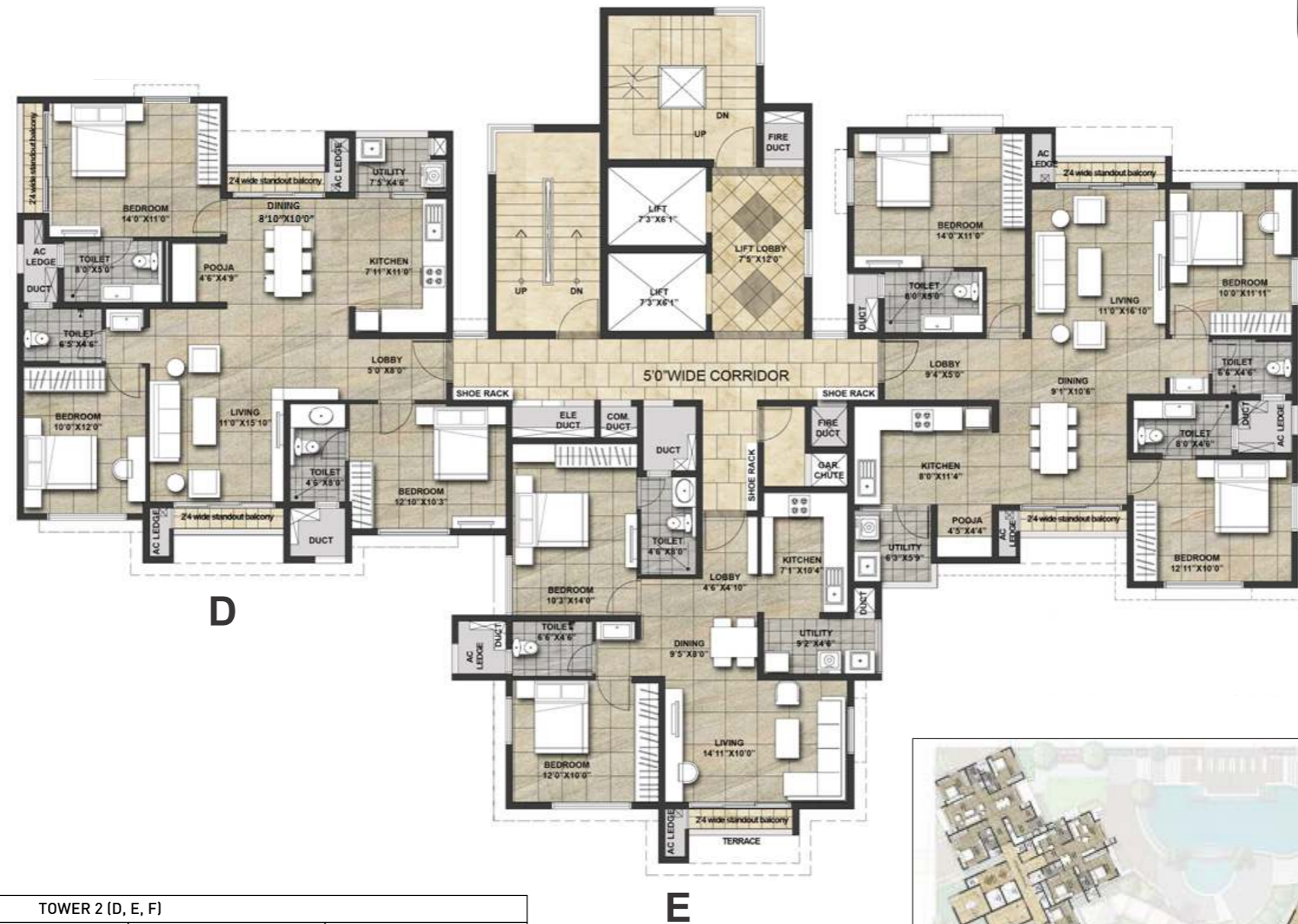
TOWER 1 (A, B, C)				
UNIT	SBUA (SQ. FT.)	CARPET AREA (SQ. FT.)	TYPE	FLOORS
A	1685	1071	3 BHK + 3T	3, 6, 9, 12, 15, 18, 21 & 24
B	1160	751	2 BHK + 2T	
C	1675	1092	3 BHK + 3T	
A	1640	1071	3 BHK + 3T	4, 5, 7, 8, 10, 11, 13, 14, 16, 17, 19, 20, 22 & 23
B	1120	751	2 BHK + 2T	
C	1635	1092	3 BHK + 3T	



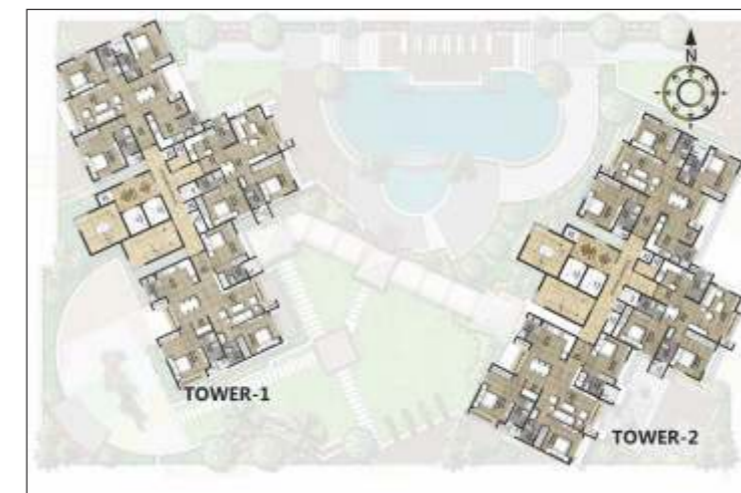
Isometric View - Tower 1



A Sprawling Ocean of Luxury



TOWER 2 (D, E, F)				
UNIT	SBUA (SQ. FT.)	CARPET AREA (SQ. FT.)	TYPE	FLOORS
D	1685	1071	3 BHK + 3T	3, 6, 9, 12, 15, 18, 21 & 24
E	1160	751	2 BHK + 2T	
F	1675	1092	3 BHK + 3T	
D	1640	1071	3 BHK + 3T	4, 5, 7, 8, 10, 11, 13, 14, 16, 17, 19, 20, 22 & 23
E	1120	751	2 BHK + 2T	
F	1635	1092	3 BHK + 3T	



Isometric View - Tower 2



Make Room for Celebrating Life!

Only the Best on Board

We cast our net across the seven continents and chose the finest fittings for your home. You have to see it to believe it. Pun intended!



Type of construction

RCC framed structure designed for earthquake resistance (Seismic Zone III).

Outer walls will be 6^{1/2}-inch thick and inner partition walls will be 4-inch aluminium form work RCC walls.



Flooring & wall finishing

Premium vitrified tile flooring in the living room, dining room and all bedrooms.

Premium anti-skid tile flooring in toilets.

Polished granite platform with premium ceramic tiles, dadoing up to 2 feet above the kitchen platform.

In the wash area, ceramic tiles will be provided up to the parapet wall height, for a maximum of 40 sq. ft.



Doors

The main door will have a polished teak wood frame and a wood-finish laminated flush-door shutter with highly secured locks.

Other doors will have painted hardwood/sal wood frames and flush-door shutters with anodised aluminium fittings.



Windows and ventilators

UPVC-glazed sliding windows and French doors.

UPVC-glazed top-hung shutter with exhaust fan for ventilators.

Grill will be fixed in UPVC windows.



Paint

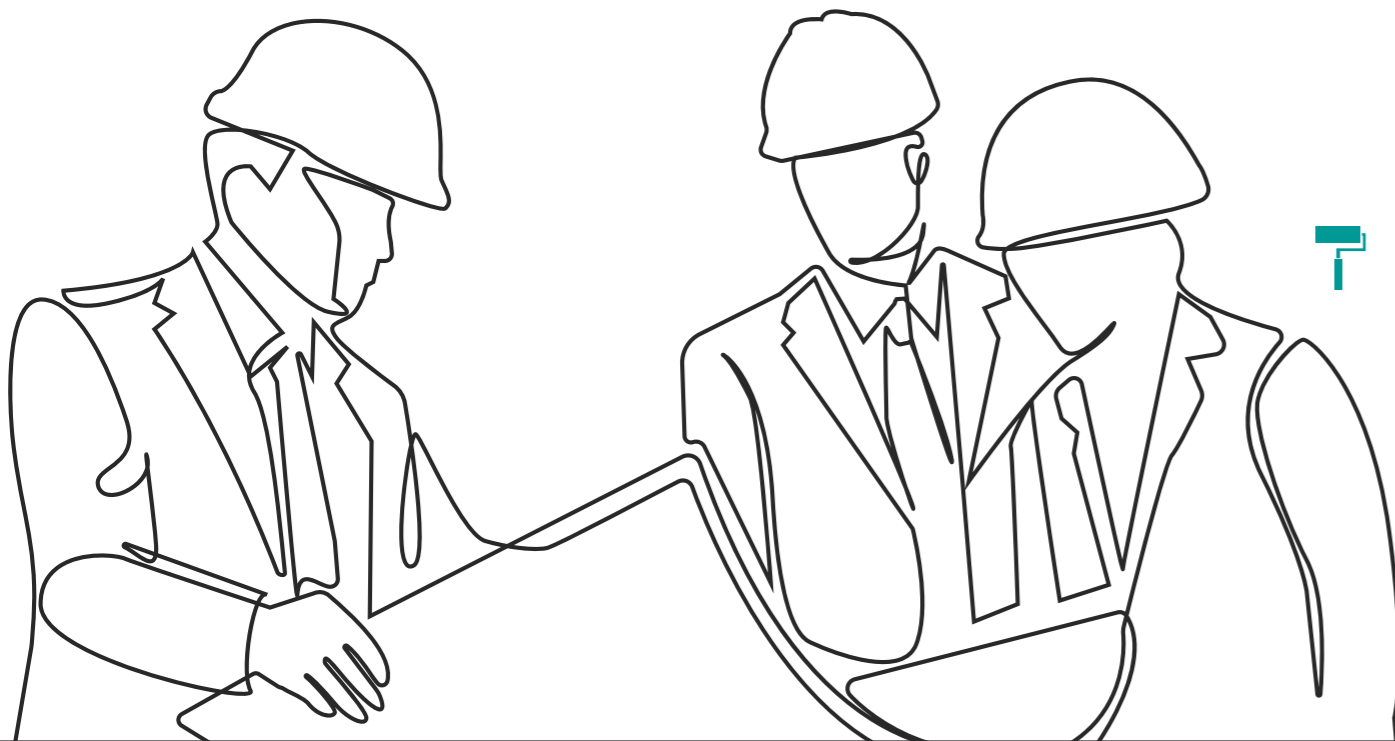
Premium emulsion with putty for interior walls, kitchen and utility areas.

Exterior emulsion/textured finish on exterior walls.

Distemper on ceilings.

Melamine matte-finish paint for the main door frame.

Enamel paint for other doors.





Plumbing & sanitary fittings

Hardware or equivalent bath fixtures in all toilets.

Hot and cold mixers for shower and tap in each bathroom (Jaquar CP fittings).

Provision for hot water connection for individual heaters in each bathroom.

White-shade ceramicware for EWC and countertop washbasins with bottle trap.

A single-bowl stainless steel sink with a drainboard in the kitchen and a single-bowl sink in the utility area.



Electrical wiring & fittings

Concealed copper wiring with Legrand/Crabtree or equivalent modular switches.

HT connection with internal metering for units.

Separate meter for lighting in common areas, the lift and the pumps.

3-phase electrical connection will be provided for each apartment.

15-amp power plug sockets will be provided for water heaters in bathrooms and for air-conditioners in bedrooms.

One 5-amp socket will be provided in each room, except the living room. Additionally, multi-sockets with 3 outlets will be provided for TV connections, etc.

2-way switches will be provided for fans and lights in all bedrooms.

5-amp socket (2 nos.) and 15-amp socket (1 no.) will be provided in the kitchen.

One bell point will be provided.

Fan points will be provided in the living room, dining room and bedrooms.

Light points will be provided in the living room, dining room, bedrooms, kitchen, utility area, and balcony.



Electrical services

DG backup for 2 BHK homes

1000W single phase – Complete lighting, fan and 6-amp socket load (including TV connection) through ACCL.

DG backup for 3 BHK homes

1500W single phase – Complete lighting, fan and 6-amp socket load (including TV connection) through ACCL.



PROXIMITY CHART

Proposed Shopping Mall – 80 mts. (walkable distance)

Toll Gate Metro Rail Station – 150 mts.

Apollo Hospital – 2.5 kms.

Tiruvottiyur – 4.1 kms.

Beach Station – 5.8 kms.

Dr. M.G.R Central Railway Station – 5.8 kms.

Chennai Port – 6.1 kms.



Anchor at Chennai's Finest Address

Ocean's 27 is located next door to the Bay of Bengal, in Tondiarpet, Chennai. Yes, you read that right! Only a ribbon of road separates your home from the sparkling sea. You can look forward to another exciting neighbour, a shopping mall that's proposed to be developed just 80 mts. from Ocean's 27.



5 Refreshing Reasons to Live at Ocean's 27

- All apartments are sea facing.
- North Chennai's tallest sea-facing tower, located in Tondiarpet.
- Adjacent to the site of the upcoming shopping mall.
- Close proximity to the Toll Gate Metro rail station.
- Excellent connectivity to renowned schools, multiplexes, commercial zones, and healthcare hubs.



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