



THE WAVES
THE VIEWS
THE JOYS

AN ETHEREAL HAVEN
CLOSE TO THE CITY...



Banyan  Bay

Banyan Bay

A RARE GEM
CLOSE TO THE CITY...

It's not every day you get to wake up to witness sun-lit waves and the infinite blue horizon. It's not often you find such an idyllic treasure close to the city. And when you do find that perfect, rare one, you call it home.



NATURE IN ALL ITS GLORY IS NOTHING BUT LUXURY

Ensclosed in a gorgeous seaside location, these premium luxury villas with their superior craftsmanship, mind-blowing design and flawless amenities look something straight out of a fairytale.

Banyan Bay is crafted with a vision to attain a harmonious blend of natural beauty and luxurious lifestyle. It gloriously achieves this with the chic European designs, expansive spaces spread over an acre, picturesque ocean views, stunning terraces, private gardens and many more. Every corner of the villas exudes grandeur and opulence while combining the aesthetic and functional aspects brilliantly.



EXQUISITELY PRIVATE

6 EXCLUSIVE LUXE VILLAS

BY THE BAY

For those who treasure privacy.

For those who seek to keep their space personal and very private.

There are only 6 exquisite villas with sprawling spaces and smartly planned layouts that offer you utmost privacy and freedom.



6 exclusive sea view villas on a land extent of 1 acre



Ground+2 structure, 5500 sq.ft. built-up area, 4 BHK with private swimming pool on a land area of 6200 sq.ft.



Perlato Italian marble flooring



Jabon imported sanitary fittings



Tall ceilings - false ceiling height at 10 feet, true ceiling at 12 feet



Garden pathway with Sadarahalli granite



All bedrooms with walk-in wardrobe



Thematic landscaping



4-person elevator inside the villa



Secured community with high-end secured features



Free maintenance for 12 months



Model villa available for viewing



RECONNECT WITH
NATURE!



BESPOKE LUXURY,
BUILT TO PERFECTION.

The interiors of each villa are designed to perfection using the finest products and materials from around the world. The tall ceilings, profusely sun-lit spaces, clean lines, premium fittings and fixtures display a clever interplay of luxury and comfort. Thoughtful little details are interwoven to evoke a zen-like calmness when you are indoors.

- **Perlato Italian marble flooring**
- **Jabon Imported sanitary fittings**
- **Garden pathway with Sadarahalli granite**
- **Walk-in wardrobe**

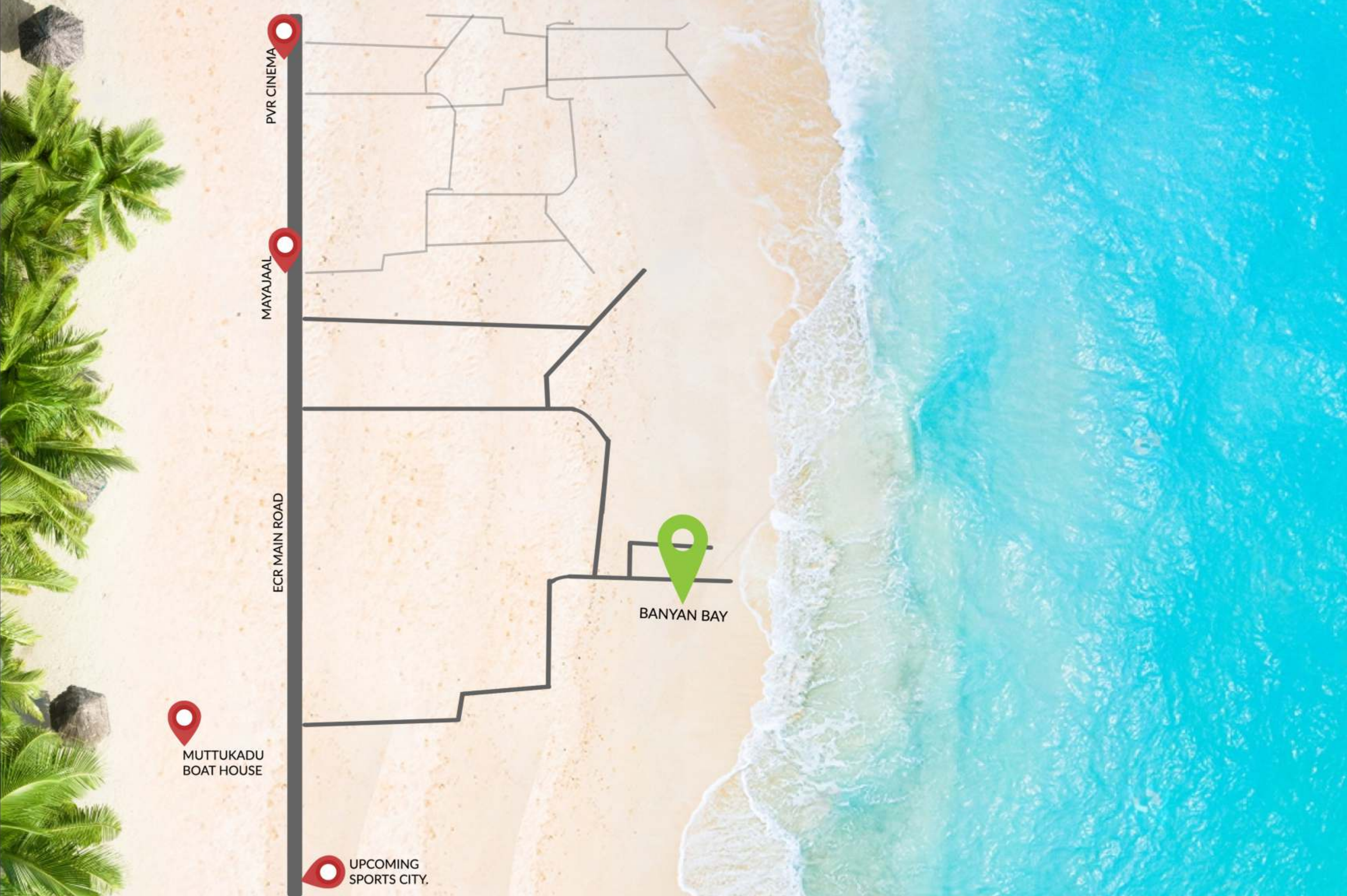


A SEAMLESS INTERTWINE OF
INDOOR & OUTDOOR SPACES



LOCATION MAP

ECR - CHENNAI'S PREFERRED LUXURY
GETAWAY DESTINATION





TYPE 1	
Villa	Saleable Area
Orchard Villa	6526.8 sq.ft.
Willow Villa	6526.8 sq.ft.
Primrose Villa	6526.8 sq.ft.

TYPE 2	
Villa	Saleable Area
Springfield Villa	6774 sq.ft.
Acorn Villa	6774 sq.ft.
Cedar Villa	6774 sq.ft.

TYPE I

Orchard Villa

Willow Villa

Primrose Villa

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TYPE II

- Springfield Villa
- Acorn Villa
- Cedar Villa

SPECIFICATIONS



STRUCTURE:

- Structural system : RCC framed structure designed for seismic compliant (Zone 3)
- Masonry : 9 inches for external walls & 4 inches for internal walls
- Floor-Ceiling height : Will be maintained at 12 ft (not including false ceiling or slab)
- ATT : Anti-termite treatment will be done



WALL & CEILING FINISH:

- Internal walls : Finished with 2 coats of putty, 1 coat of primer & 2 coats of luxury royale
- Ceiling : Finished with 2 coats of putty, 1 coat of primer & 2 coats of luxury royale
- Exterior walls : Exterior faces of the building finished with 1 coat of primer & 2 coats of exterior paint with colour as per architect design
- Master bathroom : Matte vitrified waterproof tile up to 8 ft height of size 8 ft x 4 ft
- Other bathrooms : Matte vitrified waterproof tile up to 8 ft height of size 8 ft x 4 ft
- Kitchen : Waterproof vitrified wall tile of size 4ft x 2ft for a height of 4.5 ft above the counter top finished level



FLOOR FINISH WITH SKIRTING:

- Living, dining : Premium Leather Finish Marble
- Master bathroom : Anti-skid full body waterproof vitrified tiles of size 2 ft x 2 ft
- Other bathrooms : Anti-skid full body waterproof vitrified tiles of size 2 ft x 2 ft
- Door jammers: Premium Italian marble door jammers
- Outdoor deck : Anti-skid full body waterproof vitrified tiles of size 2 ft x 2 ft
- Balcony : Matte finish anti-skid waterproof vitrified tiles of size 1ft x 1ft
- Open terrace : Matte finish anti-skid waterproof vitrified cooling tiles of size 16 in x 16 in
- Terrace : Matte finish anti-skid waterproof vitrified cooling tiles of size 16 in x 16 in
- Car parking : Matte finish anti-skid waterproof vitrified box tiles of size 16 in x 16 in



KITCHEN & DINING:

- Kitchen : Platform will be finished with granite slab of 2 ft wide
- Electrical point : For chimney, water purifier, fridge, oven
- CP fitting : Jabon – German standard equivalent
- Sink : Matte finish stainless steel sink with drain board and pull-out sink faucet
- Dining : Jabon semi-counter mounted washbasin



BALCONY/OPEN TERRACE & STAIRCASE:

- Handrail : SS powder coated handrail as per architect's design



STAIRCASE:

- Flooring : Leather finish marble flooring for staircase
- Handrail : SS powder coated handrail as per architect's design



BATHROOMS:

- Sanitary fixture : Jabon – German standard equivalent
- CP fittings : Jabon – German standard equivalent
- Master bathroom : Wall-mounted WC with cistern, health faucet, shower column with glass partition & counter mount wash basin
- Other bathrooms : Wall-mounted WC with cistern, health faucet, single lever diverter with overhead shower & counter mount wash basin



JOINERY: DOORS

- Main door : Wide & fancy door of size 8 ft x 4 ft of teak wood engineered door frame & shutters of varnished teakwood finish with ironmongeries like digital door lock of Yale /equivalent & tower bolt
- Bedroom doors : Premium quality plush door with double side laminated shutter of size (8 ft x 3 ft) ironmongeries like door lock, Godrej /equivalent & tower bolt
- Bathroom doors : Premium quality plush door with double side laminated shutter of size (8 ft x 3 ft) Ironmongeries like door lock, Godrej /equivalent & tower bolt



WINDOWS:

- Windows : Premium aluminium powder coated windows with German fittings equivalent to Toto with sliding shutter with see through 10 mm toughened glass based on architect's design intent wherever applicable
- French doors : Premium aluminium powder coated windows with German fittings equivalent to Toto with sliding shutter with see through 10mm toughened glass based on architect's design intent wherever applicable
- Ventilators : Premium aluminium powder coated frame with pinhead glass



ELECTRICAL POINTS:

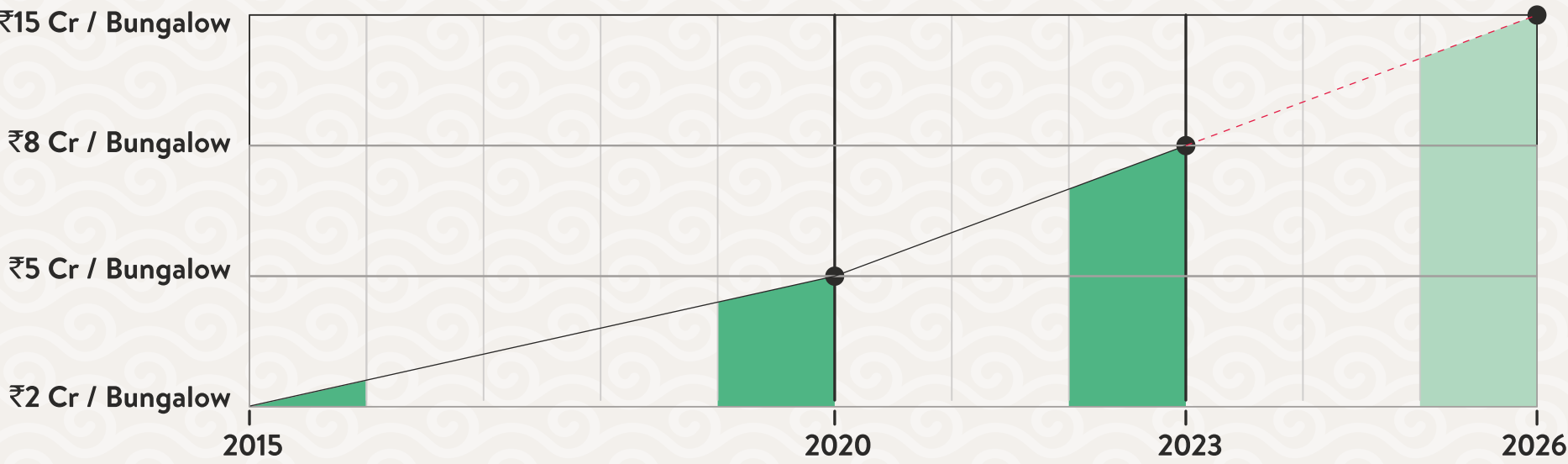
- Power supply : 3-phase power supply connection
- Safety device : MCB & ELCB (Earth Leakage Circuit Breaker) Switches
- Sockets : Modular box & modular switches & sockets of Schneider / equivalent
- Wires : Fire Retardant Low Smoke (FRLS) copper wire of a quality IS brand, Orbit / equivalent
- Video doorbell : Provided in the entrance – main door
- HOB point : Point provided in the kitchen
- 5 Amp socket : Multiple points provided in the outdoor deck, balcony in the (outdoor) first floor and terrace
- Tap : Provided in the outdoor deck
- TV : Point in living & all bedrooms
- Telephone : Point in living room
- Data : Point in living room
- Split-air conditioner : Point will be provided in living & dining, first floor & all bedrooms
- Exhaust fan : Point will be given in all bathrooms
- Geyser : Geyser point will be provided in all toilets
- Villa backup : Common generator backup 24 hrs for all basic amenities



OUTDOOR FEATURES:

- Water storage : Dedicated UG sump and OHT with WTP (min. requirement as per water test report)
- Rainwater harvesting : Rainwater harvesting site
- STP : Dedicated Sewage Treatment Plant
- Common Backup : 100% Power backup for common amenities such as WTP, STP & common area lighting
- Safety : CCTV surveillance cameras will be provided all round the building at pivotal locations
- Security : Security booth will be provided at the entrance
- Compound wall : Site perimeter fenced by compound wall with entry gates for a height of 8 ft / as per landscape design intent
- Landscape : Suitable landscape at appropriate places in the project
- Internal roads : Paved finish roads

POTENTIAL APPRECIATION IN MUTTUKADU,ECR





GPN Properties

Nothing gives us more satisfaction than seeing your vision of luxury blossom to life. We are GPN Properties. A pioneer in crafting luxury residential spaces that combine the best of architectural design, superior construction, refined aesthetics and clever functionality. Our extravagant spaces are not mere symbols of opulence but masterpieces of art that celebrate the finer things in life. Living spaces created from heart. Every project of ours blends seamlessly with the environment its built upon, often merging natural elements like air, light, lush greenery with man-made luxury to make your living experience a bliss.

- | | | |
|-------------------------|------------------------------------|---------------------------|
| Aesthetic vision | Square footage optimisation | Flawless execution |
| Stunning designs | Superior amenities | Functional luxury |



OUR PROMISE

GPN Properties - Redefining Living Excellence.

Combining world-class architecture with smart engineering and construction, GPN Properties has been a pioneer in creating exceptional spaces that elevate your living experience.

As stalwarts in the industry, we remain committed to upholding the highest standards of International Design Aesthetic and unwavering quality in construction across all our projects. Whether it's commercial or residential, each space is thoughtfully curated to enhance your lifestyle and cater to your unique needs.

Specializing in high-end luxury development, we pride ourselves in crafting opulent living atmospheres that celebrate the finer things in life. At GPN Properties, your journey towards extraordinary living begins.

Reliable Product

With Reliable, what you see is what you get. Customers can rest assured that they will be buying the best and most reliable product in terms of durability, maintenance warranty and product specifications.

Reliable Price

When it comes to price, we are keen on offering a fair and reasonable number so our customer can truly enjoy the steady appreciation returns over a period of time.

Reliable Location

Prime neighbourhoods or fast-developing localities. All our locations are handpicked to fit into either of these two categories so the projects are in proximity to all essential amenities, which in turn facilitate faster appreciation. categories so the projects are in proximity to all essential amenities, which in turn facilitate faster appreciation.

Reliable Legal Documentations

All projects are government approved, bank approved and RERA certified which would bolster trust in customers and give them the confidence to comfortably choose us.



Site Address:

Ocean's Drive, Muttukadu, Chennai

Registered Address:

GPN Properties New No. 80, Murugesan Naicker Complex, Greams Road, Thousand Lights, Chennai - 600 006

For enquiries, call:

+91 9176299969, +91 9345307348

Disclaimer: The information depicted herein viz. master plans, floor plans, furniture layout, fittings, illustration, specifications, designs, dimensions, rendered views, colours, amenities and facilities etc., are subject to change without notifications as may be required by the relevant authorities or the developer's architect, and cannot form part of an offer or contract. Whilst every care is taken in providing this information, the Developer cannot be held liable for variations. All illustrations and pictures are artist's impressions only. The information are subject to variations, additions, deletions, substitutions and modifications as may be recommended by the company's architects and/or the recent approving authorities. The Developer is wholly exempt from any liability on account of any claim in this regard.