



REFINED MODERN LIVING
IN A REFRESHING
LOCATION....

**TIMBERLY
VICTORY**
— BY RELIABLE —











VICTORY HOMES

Victory Group of Companies, established in the year 1961, is the brainchild of Sri A.P.M Mammooty visionary par excellence - the founder and chairman of the group. Over the past five decades, the group has built up excellent brand equity over the good will and trust of its clients and suppliers. The flagship of the group, Victory Timber and Plywoods, is one among the leading market players of this industry in Chennai. The Victory Group has now expanded to include housing and property development, logistics, infrastructure support, import and export of timber and timber related products and software.

A Victory Home is the real estate and property development division of the Victory Group headed by Sri Faizal Mammooty. Over the past few years, the company has undertaken and successfully completed many landmark projects in Anna Nagar, Porur, Kellys, ECR and other prominent areas of Chennai. Furthermore, the company is involved in promoting Government approved residential housing plots and layouts.

THE RELIABLE PROMISE

PLOTS

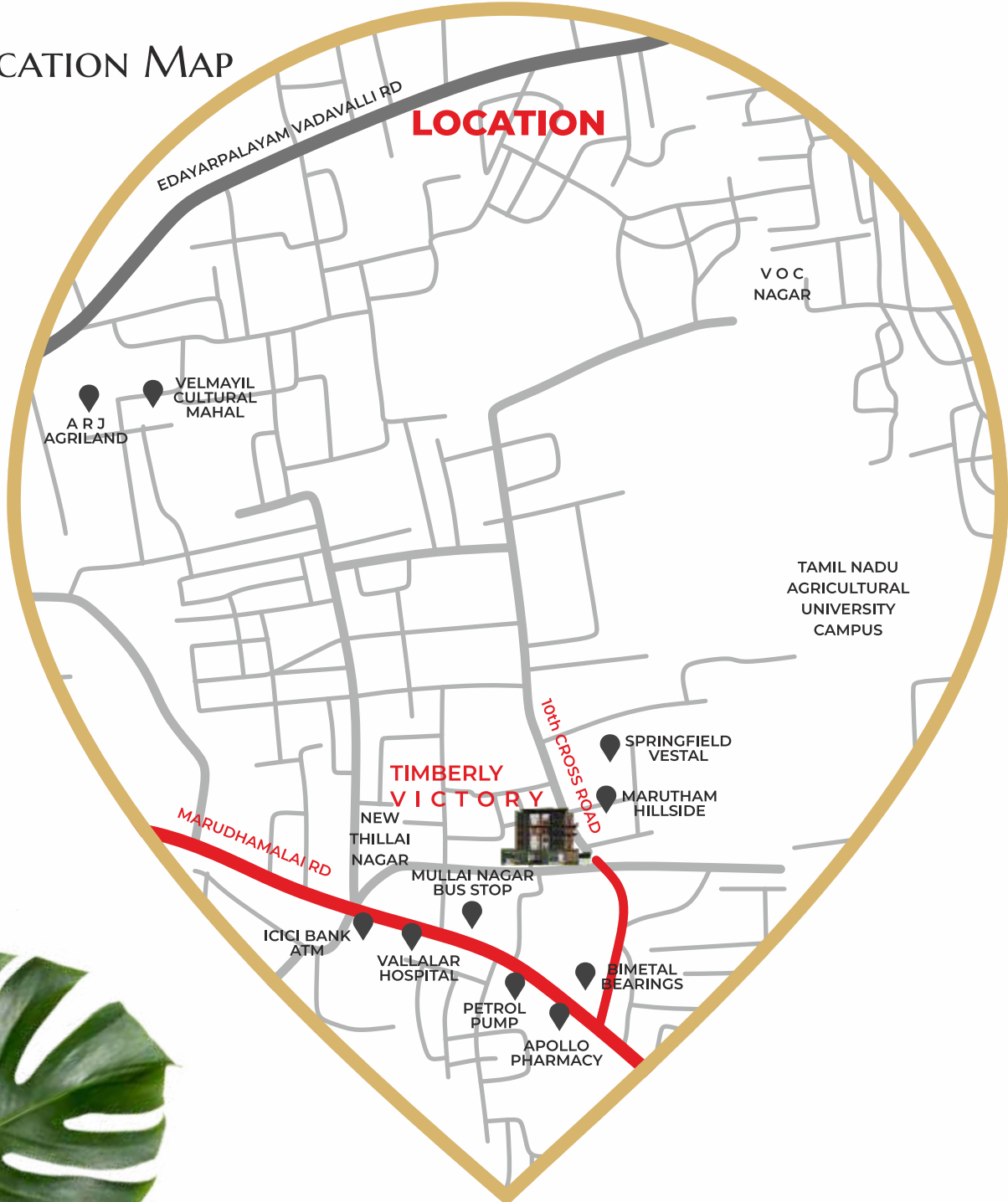
-  Measure and pay – Book only after you measure your plot and are assured of what you get
-  Carefully selected locations from untapped areas with high potential and reasonable prices expand the scope more for future appreciation than any other developer
-  Every land parcel is scientifically acquired, developed and aligned with the forces of nature. Water – storm water drains, potable ground water; Earth – optimum soil for construction; Air – pollution-free environment/locations
-  The entire land/layout/location is Vaastu compliant, envisaged for prosperity and appreciation
-  Vaastu compliant square plots
-  Free guidance to construct your home with the assistance of top professionals and brands with Reliable Construct
-  Superior specification of roads, streetlights, etc.
-  Water and soil test report for every project
-  All projects will carry government, RERA and bank approvals
-  Owner's association will be set up by us across all projects for hassle-free interactions post buying



A CONTEMPORARY HOME IN A COMFORTABLE LOCATION.

This one line sums up everything about Timberly Victory. It has all that you expect from a modern home and a little bit more. Nestled in a blissfully green neighbourhood surrounded by hills, Timberly Victory comprises of 40 well-crafted premium apartments featuring best-in-class amenities. An exceptional home in an enviable location that gives you the best of both worlds - urban connectivity and countryside tranquillity.

LOCATION MAP

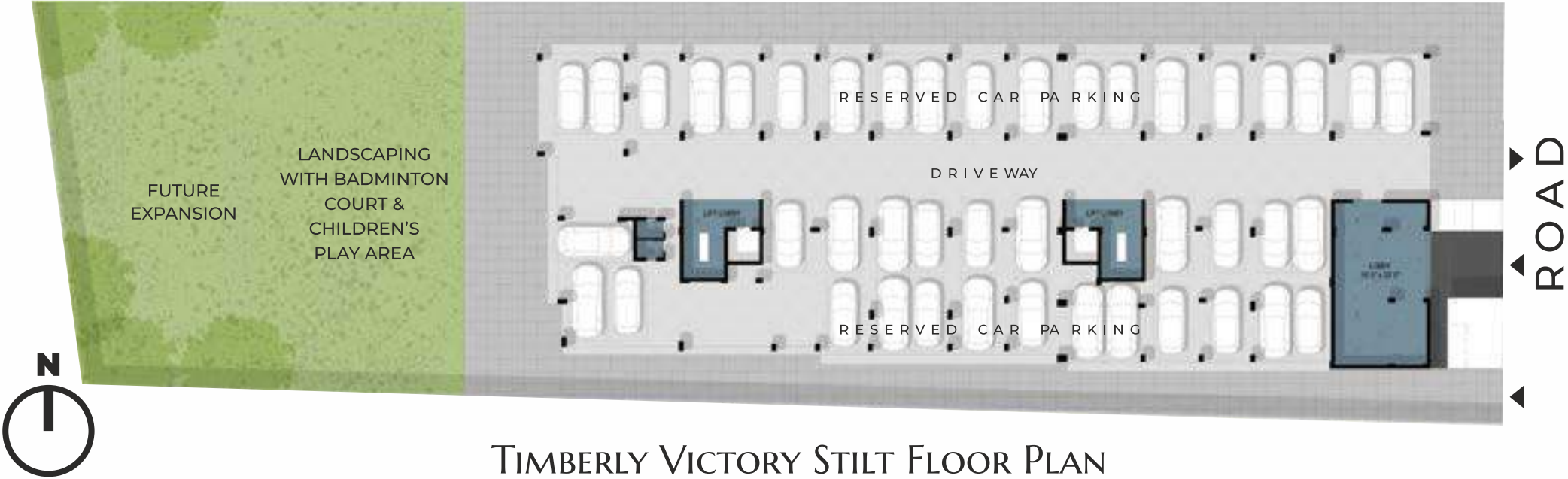


LOCATION ADVANTAGES

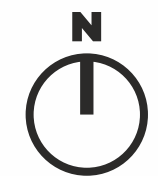
CONNECTIVITY		
RS Puram		4 min
Vadavalli Bus Stand		4 min
Brookefields Mall		12 min
Marudhamalai Temple		15 min
EDUCATIONAL INSTITUTIONS		
RPM Vidyalayam School		3 min
TN Agri University		4 min
Jaycee Higher Secondary School		5 min
UN Play School		5 min
Government College of Technology		6 min
HOSPITALS		
Vallalar Hospital		3 min
Mowthi Nursing Home		6 min
Vedanayagam Hospital		10 min
ENTERTAINMENT		
Thunder Sound & Vision		2 min
TNAU Botanical Garden		5 min
RS Puram Shopping Street		7 min
Krithika Cinemas		7 min

SALIENT FEATURES

- The only ready-to-occupy apartments in this location
- 15 mins drive from Coimbatore Main Bus Stand and Main Railway Station
- Surrounded by prominent companies, schools, colleges, major banks and hospitals
- 10+ superior amenities
- 20 mins drive from Coimbatore International Airport
- High-end specifications for a superior lifestyle
- Stilt +4 floors design structure
- 40 thoughtfully designed 2 & 3 BHK apartments
- 100% Vaastu compliant homes with zero dead space design



TYPICAL FLOOR PLAN



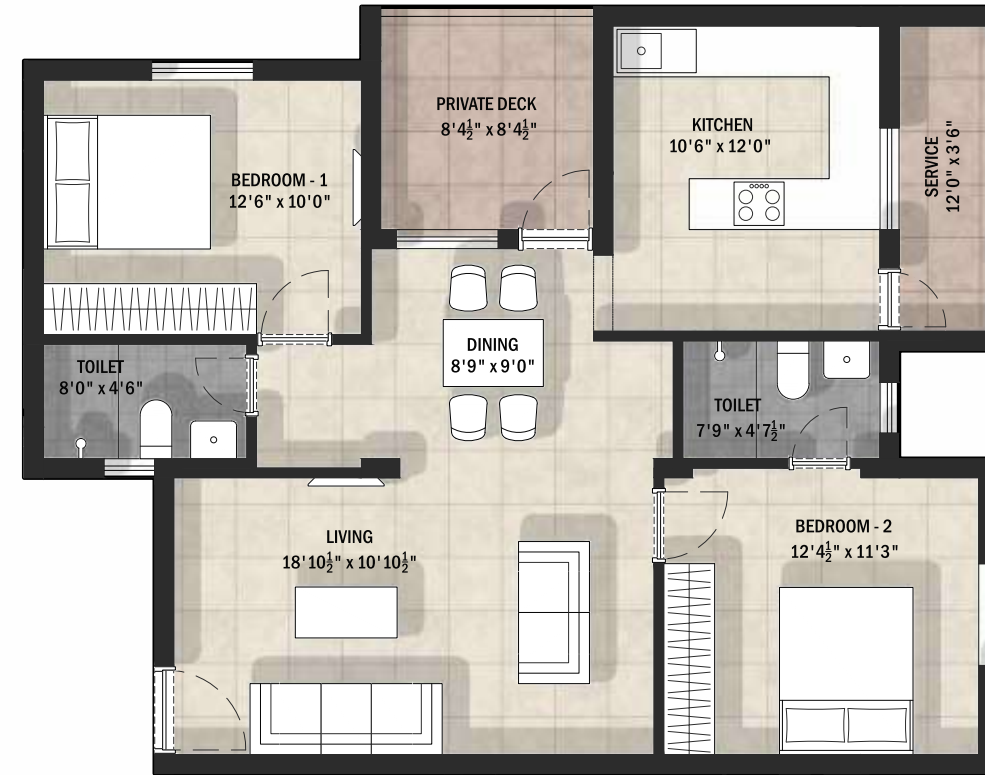
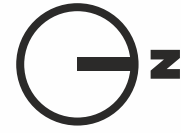
UNIT A5

2BHK | 1145 Sqft
NORTH FACING



UNIT A6

2BHK | 1370 Sqft
SOUTH FACING



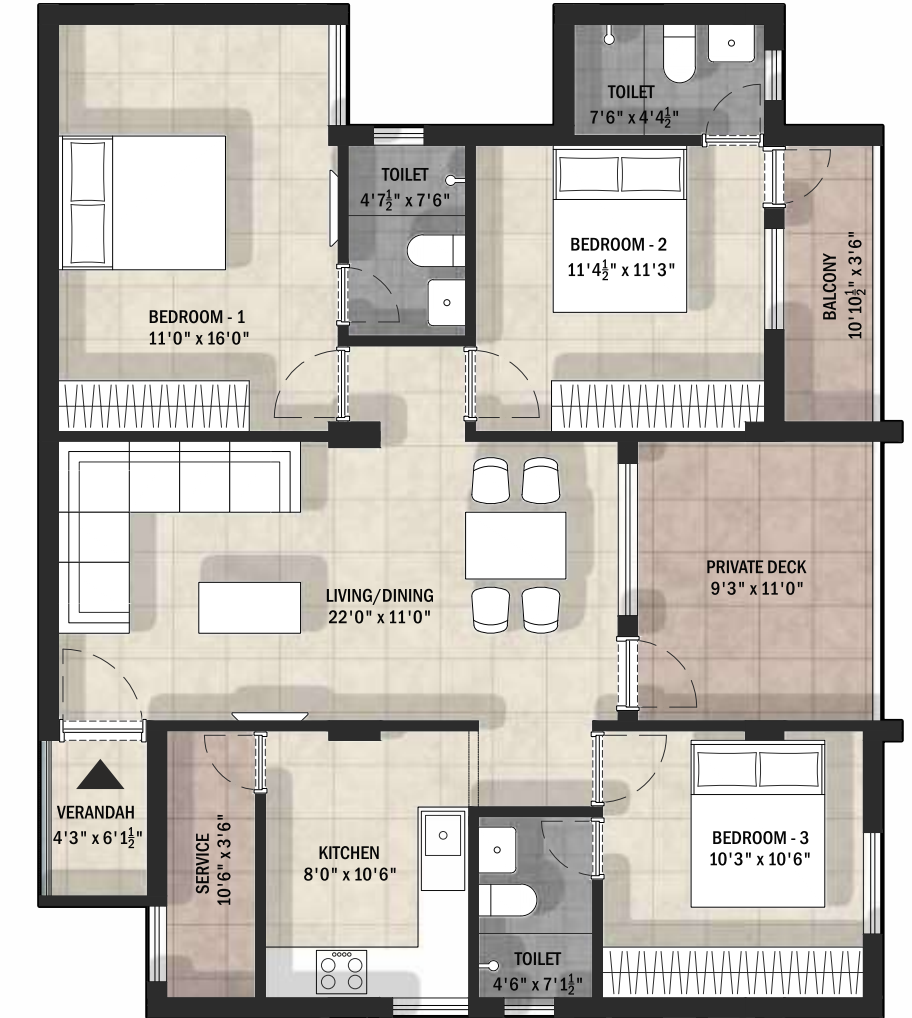
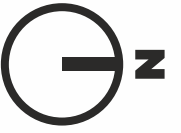
UNIT A4

2BHK | 1120 Sqft
NORTH FACING



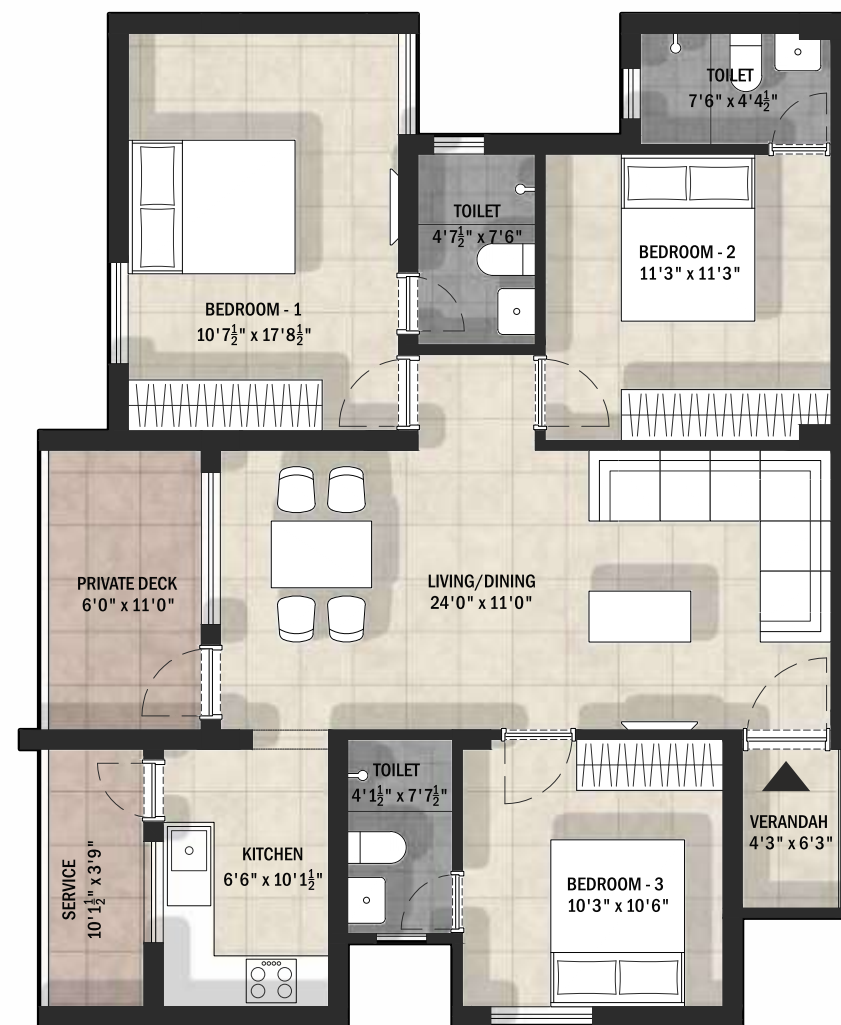
UNIT A7

3BHK | 1675 Sqft
EAST FACING



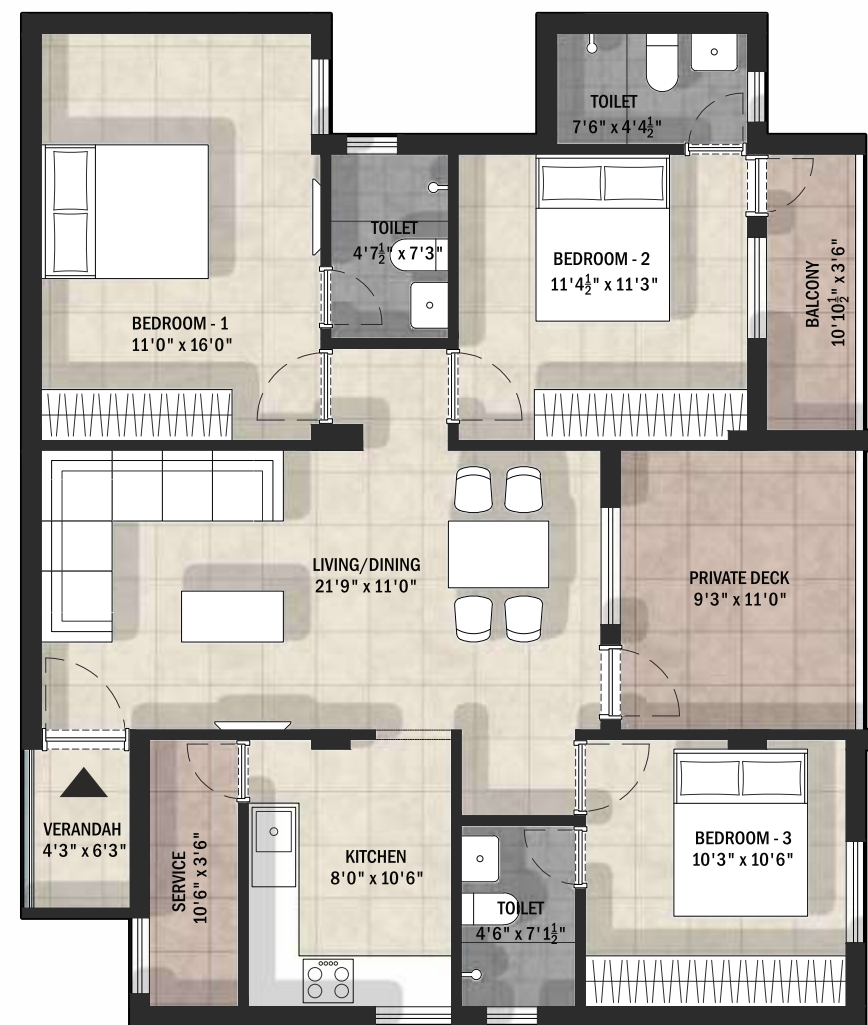
UNIT A3

3BHK | 1535 Sqft
EAST FACING



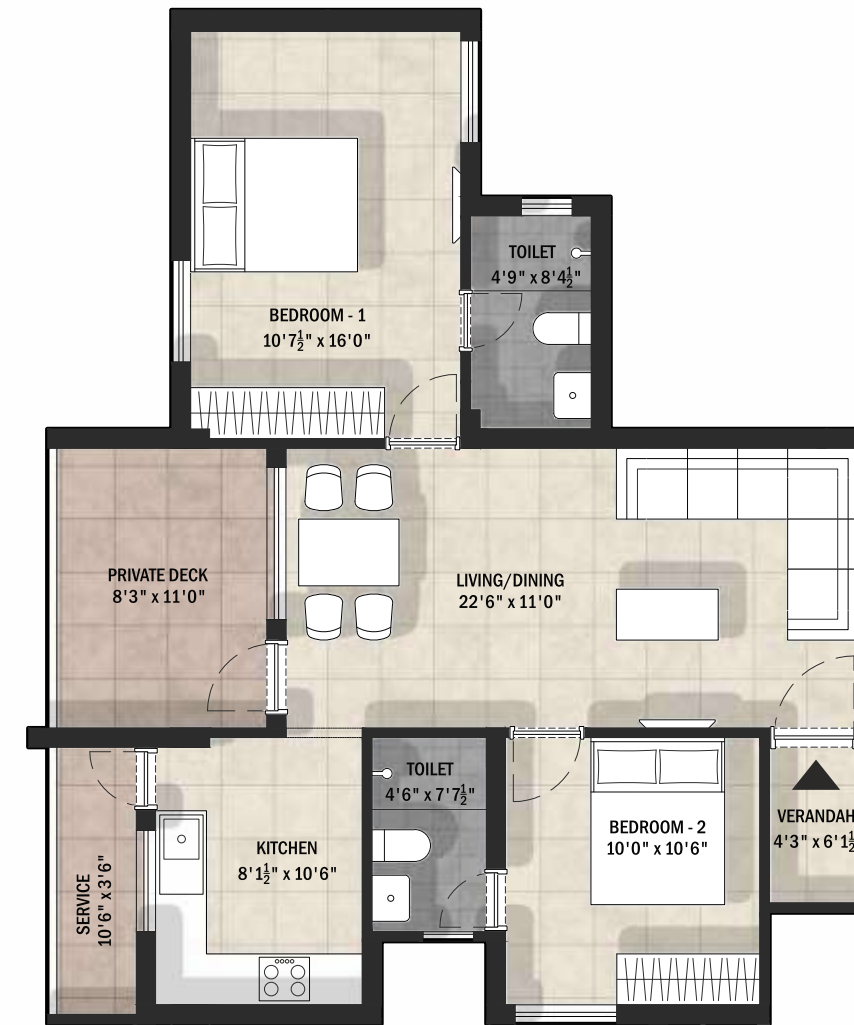
UNIT A8

3BHK | 1630 Sqft
EAST FACING



UNIT A2

2BHK | 1285 Sqft
EAST FACING



UNIT A9

3BHK | 1630 Sqft
EAST FACING



UNIT A1

3BHK | 1550 Sqft
EAST FACING



UNIT A10

3BHK | 1640 Sqft
EAST FACING



SPECIFICATIONS OF TIMBERLY VICTORY

FOUNDATION & STRUCTURE

- RCC frame structure with RCC Columns, Beams and Slabs
- 9" thick outer wall and 4.5" thick internal walls

DOORS & WINDOWS

- Main Entrance Door: Teak wood frame with OST 40mm thick teak wood door of 7'0" height with Godrej or equivalent lock, tower bolt, door viewer, safety latch and door stopper
- Bedroom Door: Solid wood frame with 35mm thick flush door of 7'0" height with Godrej or equivalent lock, tower bolt, thumb turn with key and door stopper
- Bathroom Doors: Solid wood frame with 32mm thick BWP flush door of 7'0" height with Godrej or equivalent locks and thumb turn
- Window: UPVC openable window & MS grills in all windows

FLOOR FINISHES

- Living, dining & kitchen: Vitrified flooring (2'x2') from RAK / SOMANY or equivalent brand
- Balconies / utility: Matt finished vitrified tiles / anti-skid tiles (2'x2') from RAK / SOMANY or equivalent brand
- Bathroom: Anti-skid 1'x1' ceramic floor tiles for flooring and 2'x1' ceramic wall tiles up to 8' height from RAK / SOMANY or equivalent brand
- Common area: Granite flooring

WALL FINISHES

- Internal Walls (excluding bathroom): 2 coats of putty, 1 coat of primer & 2 coats of emulsion
- Ceiling: 2 coats of putty, 1 coat of primer & 2 coats of emulsion
- Exterior Walls: 1 coat of primer & 2 coats of emulsion
- Bathroom: Glazed ceramic tiles (2'x1') up to 8' height from RAK / SOMANY or equivalent brand

KITCHEN

- Black granite countertop with CERA or equivalent brand sink
- CP fittings from JAQUAR or equivalent brand
- Adequate power points for all kitchen appliances
- Glazed ceramic tile backsplash of RAK / SOMANY or equivalent brand up to 2' height above countertop

BATHROOM

- Water closet from PARRYWARE or equivalent brand
- Wall hung wash basin from PARRYWARE or equivalent brand
- CP fittings from JAQUAR or equivalent brand
- Provision for exhaust fan & geyser

ELECTRICAL & POWER BACKUP

- 3 phase electricity supply and independent meters
- Earth leakage circuit breaker to prevent shock
- DG power backup (excluding AC and geyser)
- Modular switches, sockets of Anchor Roma / equivalent make
- 2-way switches for master bedroom
- Split A/C points for Living, dining & all Bedrooms
- TV, telephone points in living & master bedroom

SPECIAL FEATURES

- 100% vastu compliant
- Terrace garden with gazebos and walking track
- Gym, badminton court, landscaping & children's play area
- Post boxes and name boards for apartment owners
- CCTV surveillance camera with recording facility
- Elevators with automatic rescue device
- Rainwater harvesting, fire fighting provision and sewage treatment plant
- Common servant toilets



CORPORATE ADDRESS

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