

# Diadem



# LIVE IN LUXURY

*Stay with Diadem*

## WELCOME TO DIADEM

Presenting CREATIONS DIADEM - Best in class affordable luxury homes of exceptional value located in semmanchery, manavalan garden olympia opaline.

Totally away from pollution & traffic. (58) aesthetically designed luxury 2BHK affordable apartments.





DIADEM  
Creations

Creations



# FIRST FLOOR PLAN



## SECOND FLOOR PLAN



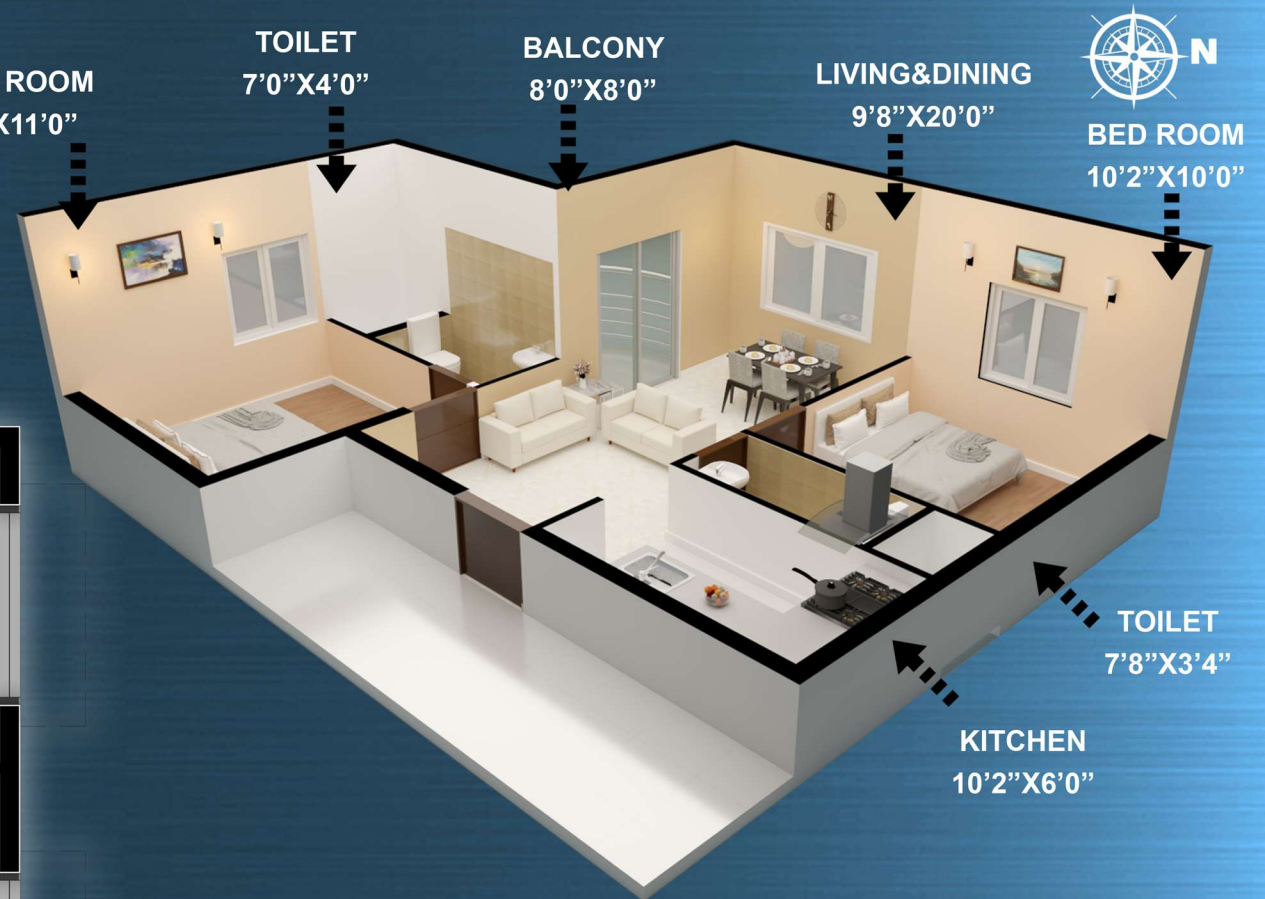


# THIRD & FOURTH FLOOR PLAN



## FIFTH FLOOR PLAN



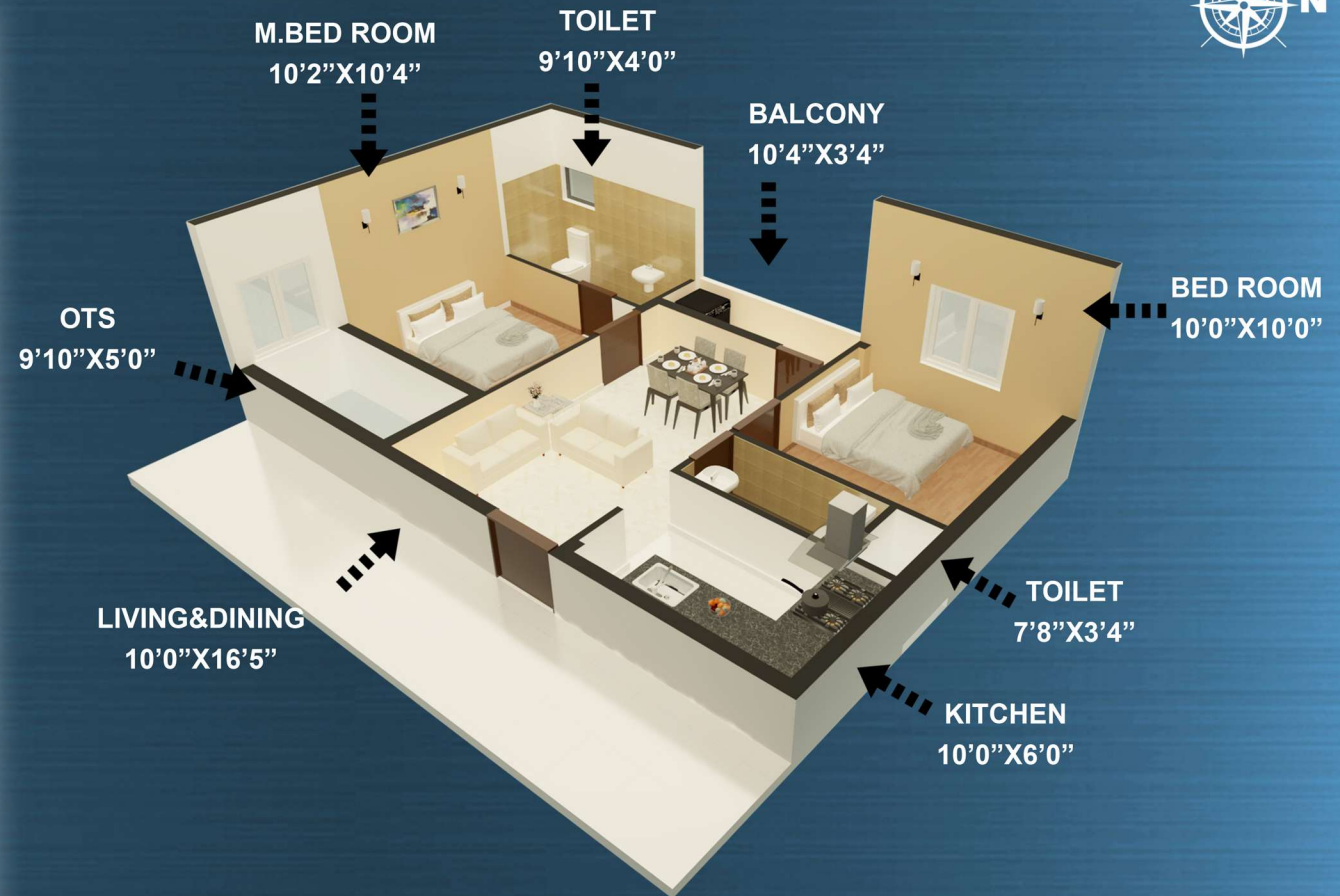


UNIT NO: 101, 201, 301, 401, 501  
SALEABLE AREA: 977 sqft



## 2BHK FLAT





UNIT NO: 102, 202, 302, 402, 502  
 103, 203, 303, 403,  
 104, 204, 304, 404, 503

SALEABLE AREA: 921 sqft

## 2BHK FLAT

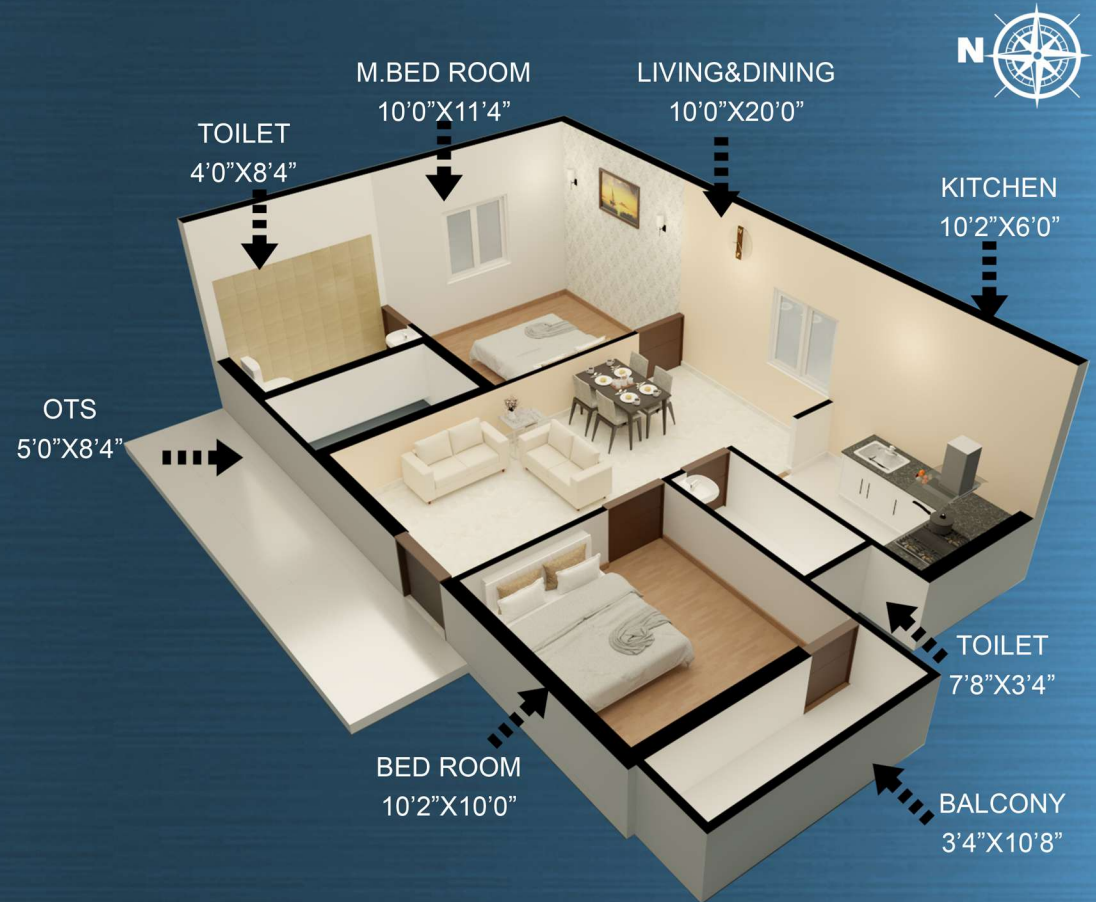




UNIT NO: 105, 205, 305, 405, 504  
SALEABLE AREA: 975 Sq.ft



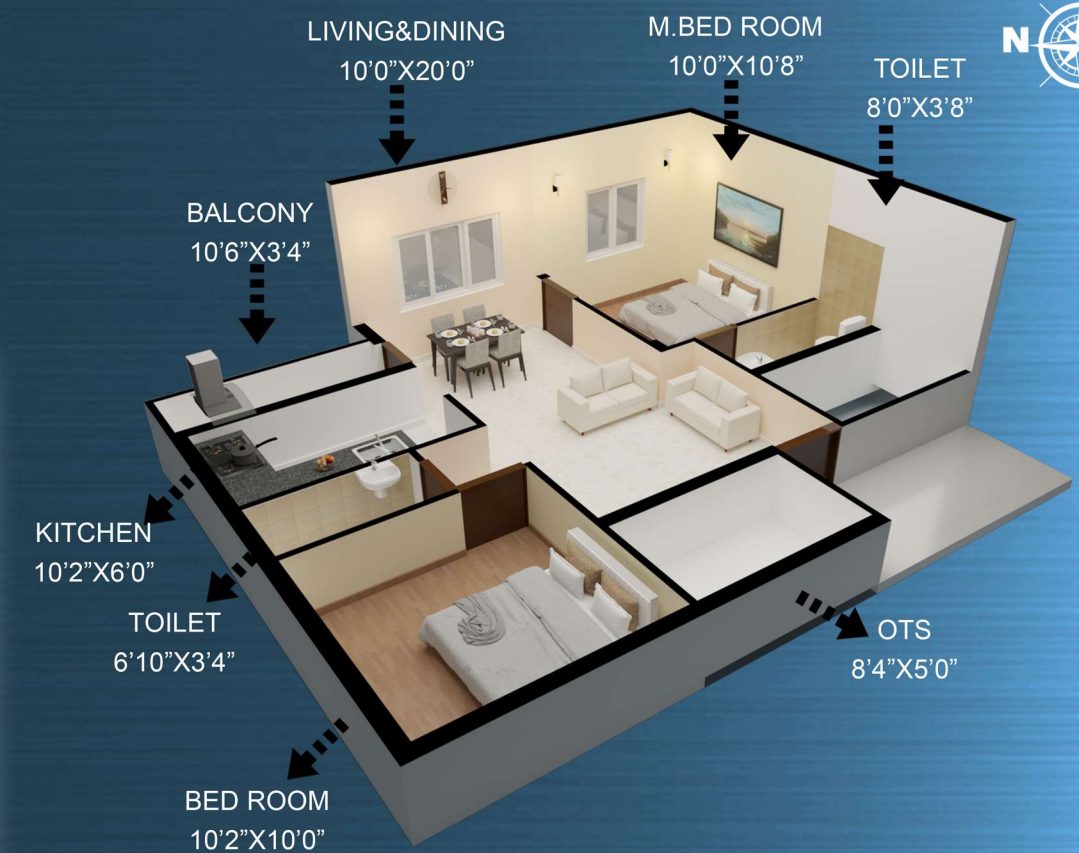
## 2BHK FLAT



UNIT NO: 106, 206, 306, 406, 505  
 SALEABLE AREA: 993 Sq.ft

## 2BHK FLAT





**UNIT NO: 107, 207, 307, 407, 506**  
**SALEABLE AREA: 1000 Sq.ft**



**2BHK FLAT**



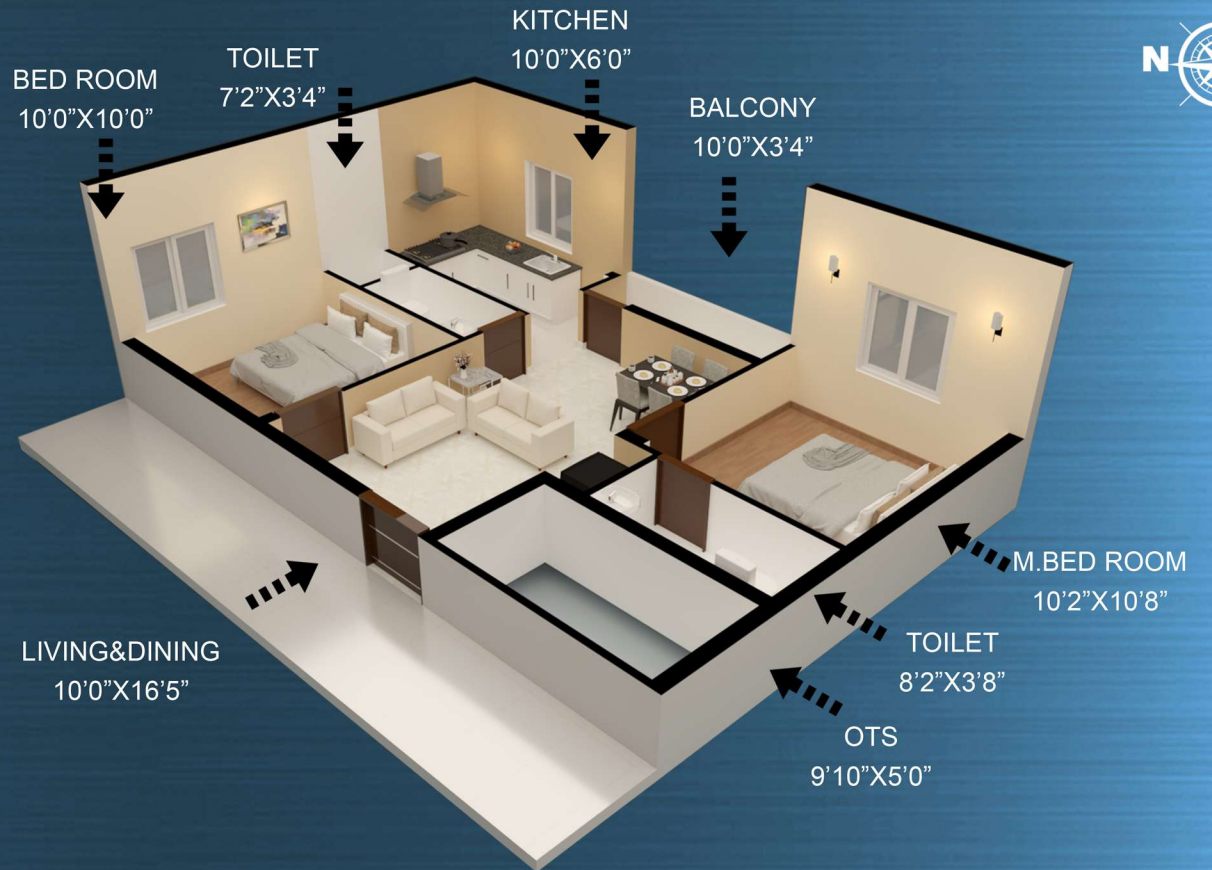


UNIT NO: 108, 208, 308, 408, 507, 508  
 110, 210, 310, 410,  
 SALEABLE AREA: 918 Sq.ft

## 2BHK FLAT



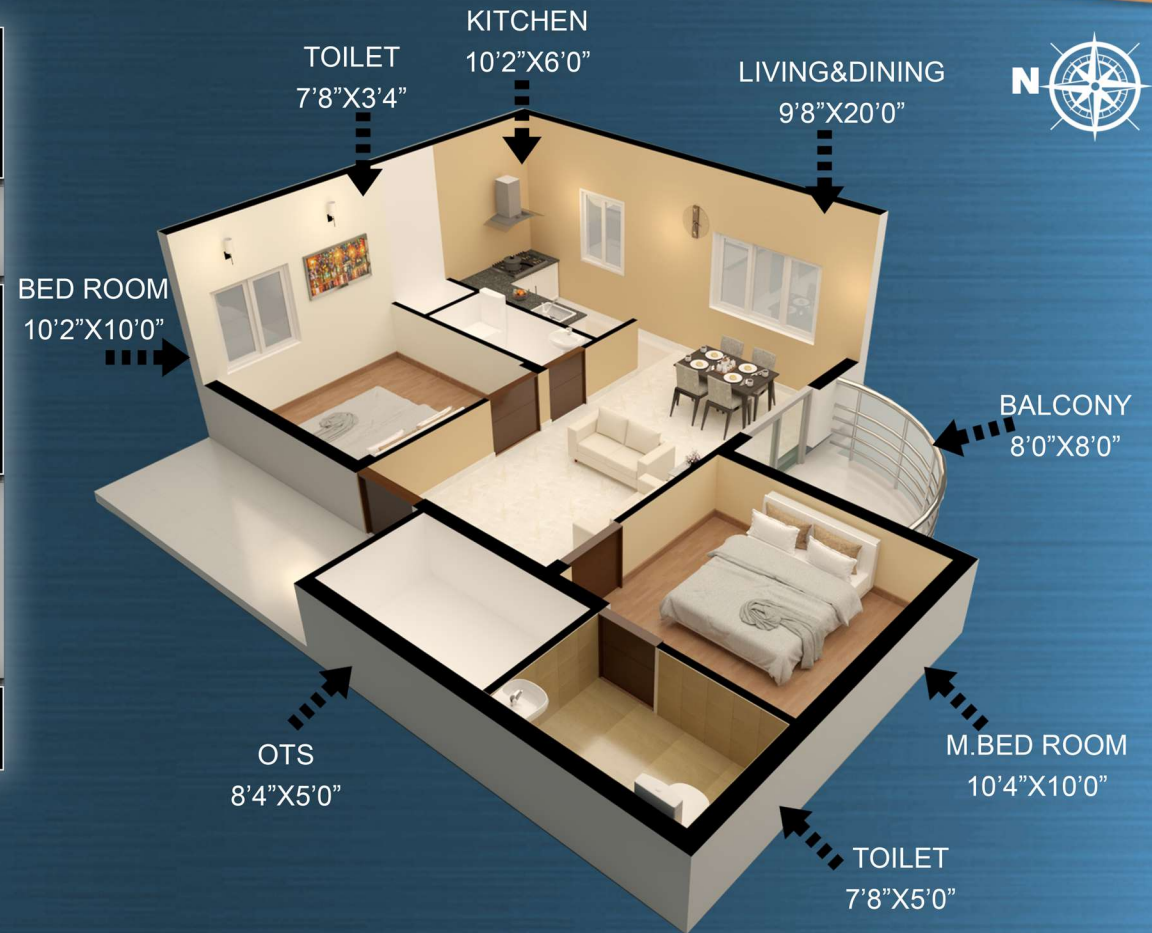
\*T&C Apply



**UNIT NO: 109, 209, 309, 409**  
**SALEABLE AREA: 915 Sq.ft**



**2BHK FLAT**



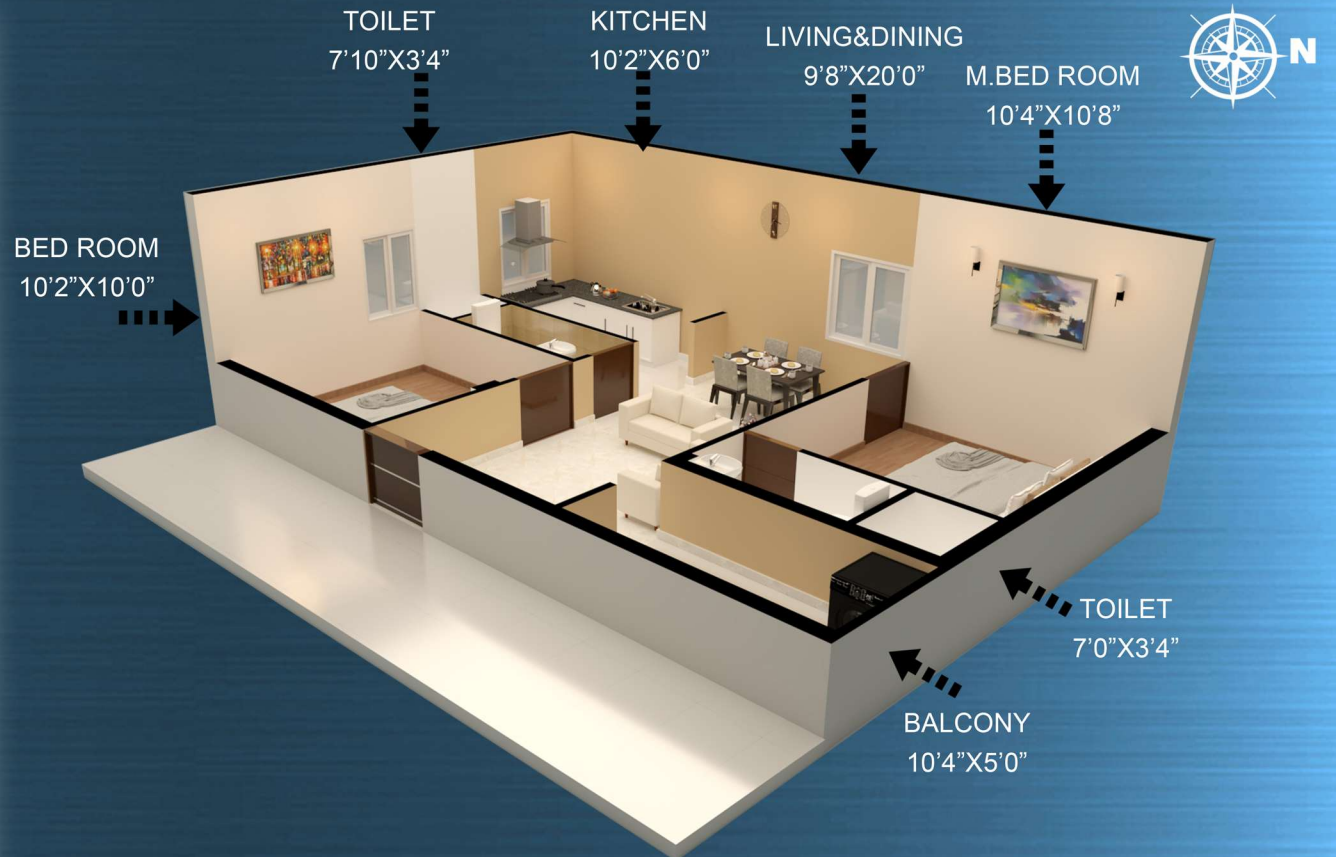
UNIT NO: 111, 211, 311, 411, 509

SALEABLE AREA: 982 Sq.ft

**2BHK FLAT**



\*T&C Apply



UNIT NO: 112, 212, 312, 412, 510  
SALEABLE AREA: 989 Sq.ft



## 2BHK FLAT



RENUGAMBAL TEMPLE	0.4Km
NESAR THEATRUGIAR	0.45Km
VINAYAGAR TEMPLE	0.5Km
SRINIVASA TEMPLE	0.8Km
IDBI BANK	0.9Km
SHELL PETROL BANK	0.9Km
VIVIRA MALL	1.5Km
SANGEETHA HOTEL	1.5Km
MARINA MALL	2Km
JEPPIAAR COLLEGE	2.5Km
St.JOSEPH COLLEGE	2.8Km
SATHYABAMA COLLEGE	3Km
AXIS BANK	1.5Km
OZONE TECHNO PARK	2Km
OLYMPIA OPALINE	2Km
GATE WAY SCHOOL	3Km
ANANDHA INSTITUTE	3Km
HLC INTERNATIONAL SCHOOL	3.5Km
POLICE STATION	4Km
SAI BABA TEMPLE	4.5Km
CHATINADHU HOSPITAL	5Km
HINDUSTAN COLLEGE	7Km
SUPREME SPECIALITY	7Km
DIVINE CHURCH	7Km
SSN COLLEGE	7Km



## LOCATION MAP



## **STRUCTURE**

- RCC framed structure

## **WALLS**

- Outside walls and inner walls with concrete blocks/BW/precast slabs

## **FLOORING TILES**

- The flooring in living, dining, bedroom-2'x2' first quality vitrified tiles
- The flooring in balconies, toilets - first quality anti skid ceramic tiles
- Kitchen - first quality ceramic wall tiles for 2 feet above the platform
- Toilet - first quality ceramic wall tiles up to 7 feet height
- Tiles- size, colour and brand will be of builder's choice depending on bulk availability

## **KITCHEN**

- Kitchen platform - granite slab and SS sink without drain board depending on choice of the "builder" and availability

## **JOINERIES**

- Main door frame - teak wood with Country wood varnished flush doors /panel skin doors
- Bedroom doors- Country wood frame/WPC,with panelled flush shutters/WPS shutters
- French doors, window and ventilators - aluminium frame/UPVC with plain glass

## **PLUMBING**

- All toilets with European water closet and PVC tanks
- All fittings with ISI (first group)/equivalent
- In toilets -chromium plated fittings (ISI)

## **PAINTING**

- Ceilings -ultra white cem
- External walls - supercem cement paint or equivalent
- All doors - enamel paint
- "Window" and "ventilator" grills - enamel paint
- The colour of the paint will be as per builder's choice
- All walls except kitchen services, balconies and toilets
- Emulsion paint

## **ELECTRICAL**

- Three- phase power supply with concealed wiring
- A/C provision with electrification in master bedroom
- Standby generator for lift and essential common lightings
- Provision for TV and telephone points in living





GYM



GENERATOR -COMMON AREA



LIFT



CHILDREN PLAY AREA



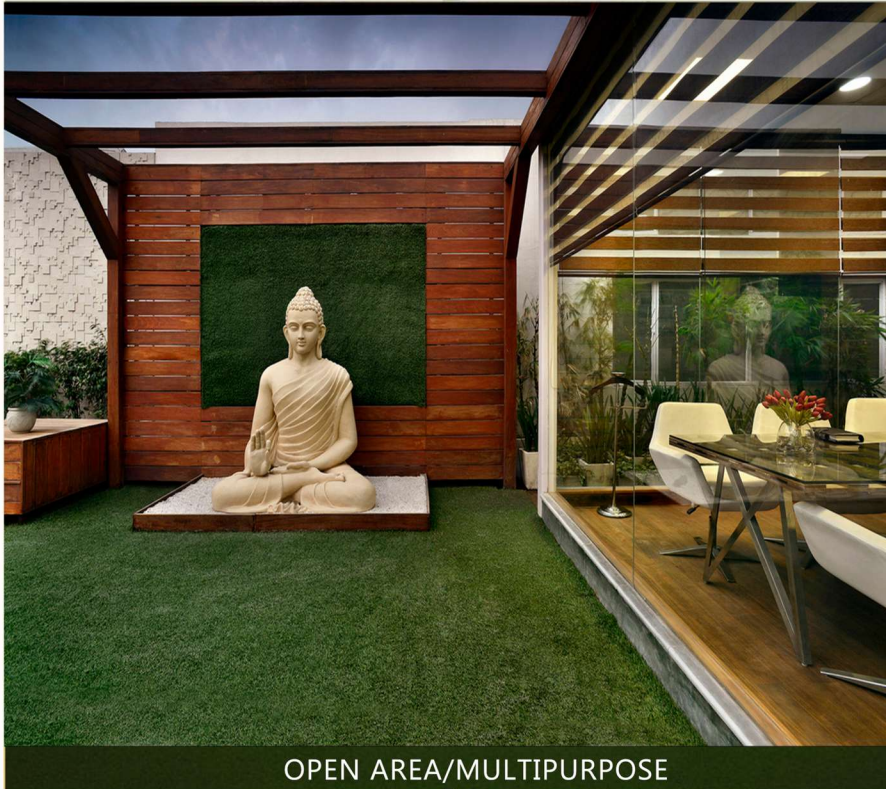
CCTV



RAINWATER HARVESTING



ASSOCIATION ROOM



OPEN AREA/MULTIPURPOSE



OPEN MULTIPURPOSE AREA



STILT PARKING



COMMON TOILET



LANDSCAPE



CARROM BOARD



ARROW BOARD



TABLE TENNIS



TABLE SOCCER



CHESS BOARD

## SMART homes

### FOR A SMART "lifestyle"

Creations promoters is well recognised for its quality residential project in Chennai. We are one among the finest construction companies in India with the focus of bringing innovation, world class technology, ethics, transparency and quality customer care.

We commit to deliver quality luxury valuable homes that stay way ahead of your expectations.

TRUST & FRIENDSHIP | TRANSPARENCY | SPACIOUS PLANNING  
SUSTAINBLE DEVELOPMENT | INTEGRITY



Stage wise Payment Schedule		
All inclusive payments on total amount %	Stage wise payment	Period
10%	On signing Agreement for Sale	15 days from the date of Booking
30%	On registration of UDS and Construction Agreement	30 days from the date of agreement
10%	On Completion of Foundation	45 days from commencement
8%	On Completion of 1st Floor Roof slab	45 days from foundation
8%	On Completion of 2nd Floor Roof slab	45 days from 1st Roof slab
8%	On Completion of 3rd Floor Roof slab	45 days from 2nd Roof slab
8%	On Completion of 4th Floor Roof slab	45 days from 3rd Roof slab
8%	On Completion of 5th Floor Roof slab	60 days from 4th Roof slab
5%	On Completion of respective flats outer and inner plastering	90 days from 5th Roof slab
5%	On Handing over @ 5% with CC	As per construction agreement

PN: Stage wise payment to be made as per Construction Agreement clause to avoid delayed penalties





## SITE LAYOUT









**SITE ADDRESS**

S.No.105/2 (Part), MANAVLAN GARDEN, SEMMANCHERI, CHENNAI Chengalpattu Dt,Chennai-603130

**CORPORATE OFFICE**

Raheja Tower, Unit - 812, Alpha Wing #177, Anna salai, Chennai-600002

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