

avira

Elevated Living

Developed by

ANNAMALAIYAR
Constructions Pvt.Ltd

Prompted & Marketed by

ambrig
Homes.Pvt.Ltd



Annamalaiyar Pvt. Ltd.

20+ Years of Trust • 25+ Projects • 100+ Happy Families

Founded in 2006, Annamalaiyar Constructions is a trusted name in North Chennai, known for human-centric design and thoughtfully crafted homes that build strong communities.

With a foundation of integrity and customer satisfaction, we have delivered 25+ projects to 100+ happy families, continuing to redefine modern living with quality, reliability, and trust.



Ambrig Homes Pvt. Ltd.

Ambrig Homes Pvt. Ltd. is the brand and marketing arm associated with Annamalaiyar Constructions. As a sister company, Ambrig Homes focuses on project branding, customer engagement, and bringing thoughtfully developed residential communities to the market.

The name Ambrig represents a new identity built on the strong foundation of Annamalaiyar Constructions, continuing the vision of creating homes that deliver quality, comfort, and long-term value.

avira

📍 Korattur

AVIRA has been thoughtfully crafted to offer a harmonious blend of modern comfort and meaningful living. Inspired by the values of openness, warmth, and community, AVIRA reimagines the essence of classic Chennai living where homes weren't just walls, but part of a shared experience.

Located in the serene neighbourhood of Korattur, AVIRA is a low-density residential development designed for families who value privacy, space, and connection. With thoughtfully planned layouts, ample ventilation, and sunlit interiors, every home is built to nurture comfort and everyday well-being.

At AVIRA, life flows a little slower and a little deeper encouraging warm conversations, familiar faces, and a true sense of belonging. This is more than a home; it's a lifestyle rooted in trust, openness, and timeless values crafted by Annamalaiyar Constructions, a name trusted for over 20



The avira Lifestyle

Elevated Living

AVIRA is designed to balance modern functionality with thoughtful leisure, ensuring every resident experiences both comfort and connection.

From peaceful mornings to relaxed evenings, every space within AVIRA encourages wellness, interaction "And a Calm" living. The low-density layout ensures exclusivity while offering community spaces that feel personal, private, and premium.





avira

A photograph of a modern building facade featuring large windows, balconies with glass railings, and vertical wood slat cladding. The lighting is warm, suggesting sunset or sunrise.

Project Highlights

- BLOCKS : 3
- Floors : Stilt + 3 Floors
- Total Homes : Boutique living community
- Configurations : 2 BHK, 3 BHK & 4 BHK
- Saleable Area Range : 1154 – 1911 sq.ft



Elevator & Power Backup

Everyday convenience

CCTV Surveillance & Covered Parking

Safety around the clock



Vasthu-Compliant Layouts

Designed for harmony and positive energy

Design Philosophy

AVIRA blends modern architectural aesthetics with traditional vastu principles, creating homes filled with light, air, and harmony. Each unit is designed with a focus on privacy, spaciousness, and functional living ensuring elevated comfort in everyday life.

● Why avira

Rooted in traditional design values with vastu-compliant layouts that welcome sunlight, ventilation, and positivity

Homes designed for wellness, comfort, and family living

A seamless blend of traditional planning and modern architecture, ideal for today's "Families in Chennai"





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CONSTRUCTIONS PVT. LTD.

First Floor layout

Block A, B & C



Block A



Block B



Block C

Second & Third Floor layout

Block A, B & C



Block A



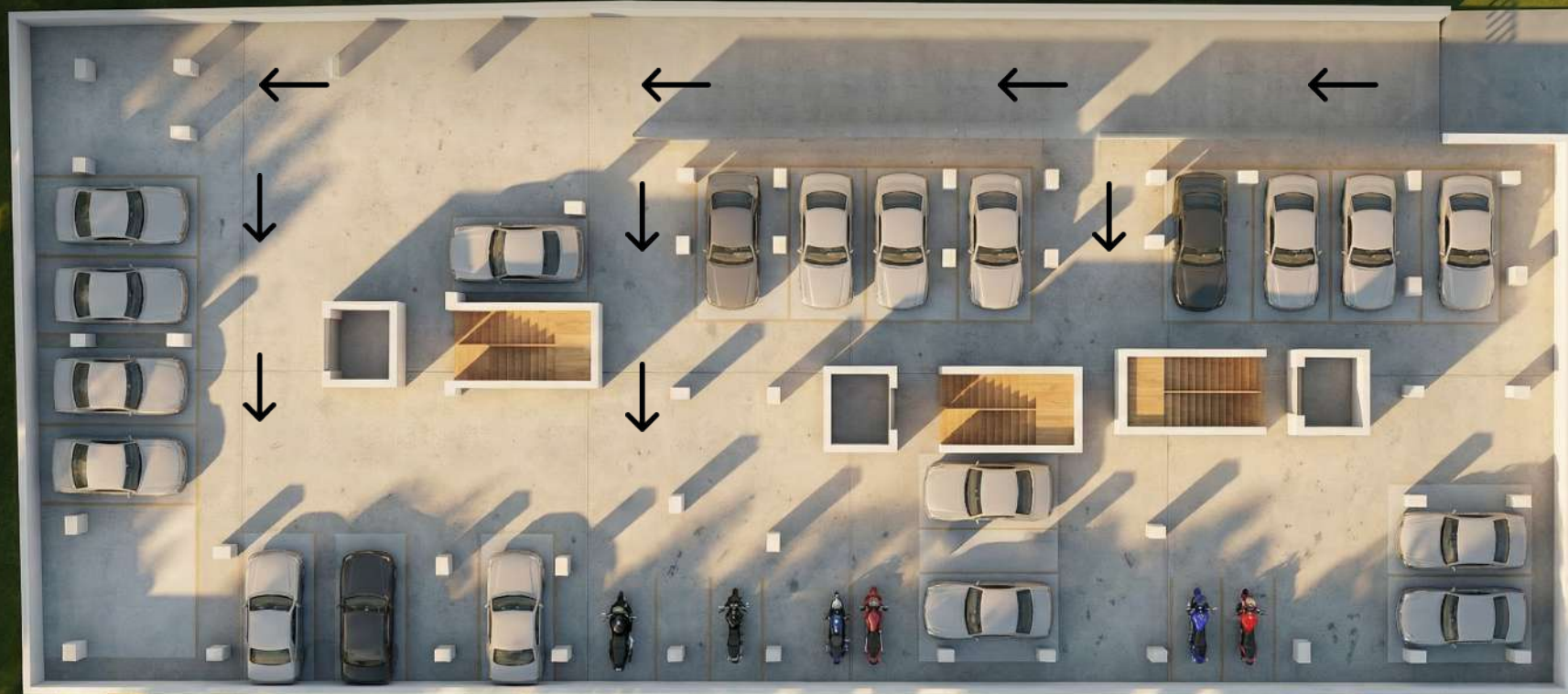
Block B



Block C

Car Parking layout

Block A, B & C



Block A

Block B

Block C

Unit Configuration

Block A

Flat	BHK	Facing	UDS + Com Pas	Saleable area
F-1	4 BHK	West	747	1911
F-2	4 BHK	East	747	1911
S-1	2 BHK	West	482	1183
S-2	2 BHK	South	565	1414
S-3	2 BHK	East	470	1154
T-1	2 BHK	West	482	1183
T-2	2 BHK	South	565	1414
T-3	2 BHK	East	470	1154

First Floor Plan

Block A



F2 - 4BHK

Facing - East

Sq. ft - 1911

F1 - 4BHK

Facing - West

Sq. ft - 1911

Second & Third Floor Plan

Block A



S3&T3 - 2BHK

Facing - East

Sq. ft - 1154

S2&T2 - 2BHK

Facing - South

Sq. ft - 1414

S1&T1 - 2BHK

Facing - West

Sq. ft - 1183

Car Parking Plan

Block A



Unit Configuration

Block B

Flat	BHK	Facing	UDS + Com Pas	Saleable area
F-1	3 BHK	West	543	1375
F-2	3 BHK	East	517	1300
S-1	3 BHK	West	543	1375
S-2	3 BHK	East	517	1300
T-1	3 BHK	West	543	1375
T-2	3 BHK	East	517	1300

First, Second & Third Floor Plan

Block B



F2, S2&T2 - 3BHK

Facing - East

Sq. ft - 1300

F1, S1&T1 - 3BHK

Facing - West

Sq. ft - 1375

Car Parking Plan

Block B



Unit Configuration

Block C

Flat	BHK	Facing	UDS + Com Pas	Saleable area
F-1	3 BHK	West	553	1315
F-2	3 BHK	East	573	1370
S-1	3 BHK	West	553	1315
S-2	3 BHK	East	573	1370
T-1	3 BHK	West	553	1315
T-2	3 BHK	East	573	1370

First, Second & Third Floor Plan

Block C



F2, S2&T2 - 3BHK

Facing - East

Sq. ft - 1370

F1, S1&T1 - 3BHK

Facing - West

Sq. ft - 1315

Car Parking Plan

Block C



Specification

General

Elegant elevation I Clear tile I As per vaasthu
False ceiling in Living room I Cross ventilation for all rooms
Covered car parking I Rain water Harvesting

Painting

Premium Emulsion paint for entire interior
Weather Coat Emulsion paint for entire exterior
Melamine Finish for Main door
Satin Enamel for Grills

Electrical

Three Phase power supply and individual distribution
board with MCB's Miniature Circuit Breakers
FRLS wires in PVC conduits (Flame Retardant Low Smoke)
AC points in living & bedrooms
TV and Phone point provision in Living
Modular switch with metallic box

Joineries

Teakwood for Main door
Moulded Flush doors for other rooms
UPVC doors for the balcony I Windows UPVC
WPC doors for the Toilets

Flooring

Vitrified Tiles for living, Dining, Bedroom
Anti-Skid Tiles for kitchen, Toilet, Balcony & and Utility
Granite in Kitchen counter top
Granite flooring in staircase area
Cool roof tiles interrace

Plumbing

Ceramic Fittings I CP Fittings
Quartz Sink
Mixer in Kitchen

Structure

Pile Foundation I Combined Footing I RCC Framed Structure
With Load Bearing Wall

FAQs – avira by Annamalaiyar Constructions

1 Where is AVIRA located?
AVIRA is located in Korattur, Chennai — an emerging residential hub with excellent connectivity, essential conveniences, and a peaceful neighbourhood setting.

2 What configurations are available?
AVIRA offers thoughtfully designed 2 BHK, 3 BHK, and 4 BHK homes, planned to suit modern family lifestyles and space requirements.

3 what is the size range of the apartment
The homes at AVIRA range from 1154 sq.ft to 1911 sq.ft, offering spacious layouts with optimal natural light and ventilation.



4

What is the price range?

AVIRA offers competitively priced homes, delivering excellent value for its location, design, and quality of construction.

5

What is the price range?

With its prime Korattur location, spacious configurations, low-density planning, and trusted construction by Annamalaiyar, AVIRA offers the perfect balance of value, comfort, and long-term investment.

Your Neighbourhood

Nestled in a calm residential pocket of Korattur, Chennai, AVIRA offers the perfect balance of peace and connectivity.

Enjoy quick access to essential city hubs including **Padi, Anna Nagar, Ambattur, Koyambedu, and Madhavaram** along with **schools, hospitals, markets, metro stations, and parks** all just in a couple of minutes away.



Hospital



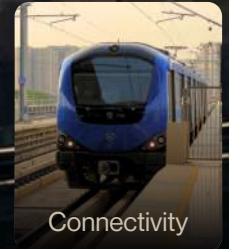
Education



Corporate Hubs



Entertainment

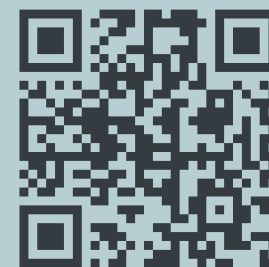


Connectivity

Whether it's convenience, connectivity, or calm AVIRA's location brings it all together.

Nearby Access: **Hospitals • Education • Corporate Hubs • Entertainment • Connectivity**

Location Advantages



Scan QR location for more



Transportation

Korattur Railway Station - 1.5 km / 5 min
Villivakkam Railway Station - 4.2 km / 16 min
Anna Nagar Metro Station - 7.4 km / 15 min
Thirumangalam Metro Station - 5.5 km / 15 min
Koyambedu Bus Terminals - 8.7 km / 20 min



Education

Euro Preschool : 2.5 km / 8 Min
Good Shepherd MHHS : 3.2 km / 8 Min
Don Bosco MHSS : 2.7 km / 7 Min
The Orchids CBSE : 2.2 km / 7 Min
Bhaktavatsalam Vidyashram : 2.2 km / 6 Min



Hospitals

RPS Multispeciality Hospital : 1.5 km / 5 Min
Varamm Healthcare Multispecialty Hospital : 3.1 km / 10 Min
KGJ Hospital : 3.4 km / 10 Min
DRJ Hospital : 19 km / 40 Min
Madras Medical Mission : 6.5 km / 15 Min
Kauvery Hospital : 16 km / 40 Min



Entertainment

TTDC Madhavaram Water Sports : 11 km / 30 Min
Botanical Madhavaram : 13 km / 30 Min
VR Chennai Mall : 7 km / 15 Min
Nexus Skywalk Mall : 10 km / 28 Min
Ampa Skywalk Mall : 9.5 km / 24 Min
Korattur Lake : 1-5 km / 1-10 Min

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