



**ARR**

  
**Baysands**

# ABOUT THE PROJECT

AR BAYSANDS is bringing your dreams to life in a Balinese style. Breathe in the scenic beauty of the eastern coast of India. This posh community offers 8 elite beach villas meticulously designed to flavour the minds with utmost comfort and all luxury amenities.

Walk to the Bay of Bengal in just five minutes from your spacious villa which is well-ventilated and exuberantly landscaped making it pure bliss!!

It has a serene and vivid atmosphere away from the chaos of the city with quick access to all recreations and IT hubs.

**AR BAYSANDS - LUXURY REDEFINED**



**AR**  
PROJECT BY  
AR RAMASWAMY ESTATES PVT LTD

**Baysands**



Elevation - Driveway



On terrace Gazebo



Garden Deck



1st Floor Living Area



1st Floor Dining



2nd Floor Bedroom

**BLOCK A**  
GROUND FLOOR



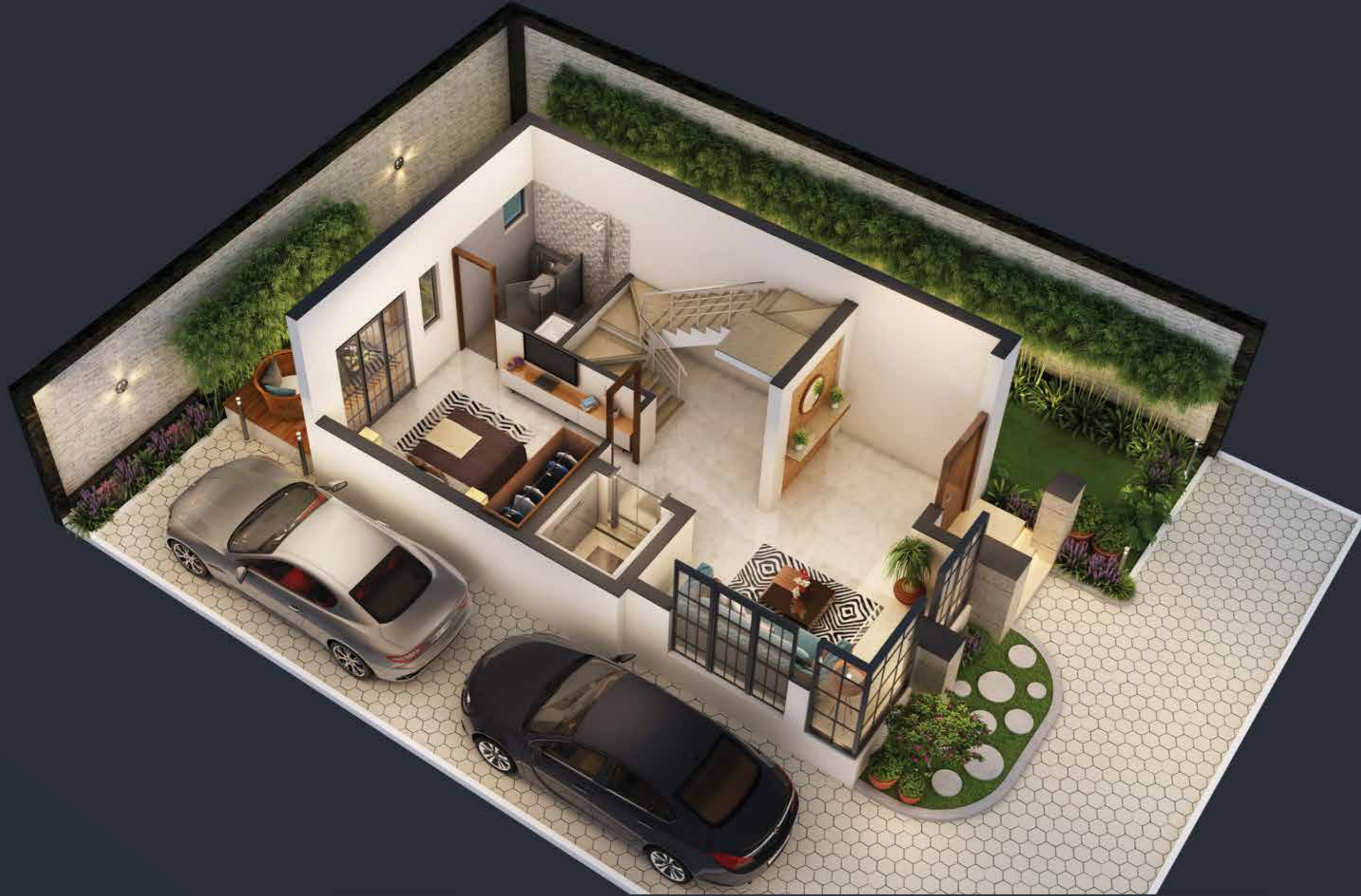
**1<sup>ST</sup>**  
**FLOOR**



**2<sup>ND</sup>**  
**FLOOR**



**BLOCK B**  
GROUND FLOOR



**1<sup>ST</sup>**  
**FLOOR**



**2<sup>ND</sup>**  
**FLOOR**



# YOUR HOME YOUR SPEC



2nd Floor Master Bedroom



1st Floor Kitchen

## STRUCTURE

- Framed structure with solid block walls

## GENERAL

- Provision for individual cable TV, intercom and internet connectivity
- Plumbing & Electrical arrangement for washing machines
- Separate Overhead tanks
- Common Septic tank will be provided

## FLOORS

- Vitrified tile for bedroom & kitchen area
- Marble for living and dining area
- Anti skid tiles for toilets

## DOORS AND WINDOWS

- **Main door** : Factory finish door with veneer finish
- **Other doors and toilet doors** : Factory finish door with veneer finish
- **Windows** : UPVC windows Aluminium system windows with MS grills, enamel painted
- **Locks & fittings** : Godrej or equivalent lock for main door and lever lock for all other doors
- Anodized aluminium fittings

## KITCHEN

- Polished granite platform
- Quartz finished sink with drain board
- Provision for exhaust fan or chimney
- Power point for Mixer, Microwave, fridge & water purifier

## TOILETS

- Glazed tile dado up to 8' height
- Wall hung EWCs or equivalent
- Jaguar or similar C.P fittings
- Exhaust fan provision

## ELECTRICAL

- Concealed wiring with PVC conduit pipes
- Modular switches

## PAINTING

- **Interior** : 2 coats of putty finish and 2 coats of emulsion paint
- **Ceiling** : 2 coats of putty finish and 2 coats of emulsion paint
- **Exterior** : Apex or equivalent exterior weather proof emulsion paint and textured finish as per architect design

## COMMON AREAS












- Compound wall with Masonry work
- MS grill gates

## WATER SUPPLY

- Corporation water line provision
- Sump with motor to store and pump water
- Overhead tank to distribute water to kitchens, bathrooms & other utilities

## POWER BACK-UP

- Provision for inverter power back-up will be provided

|   |                                 |
|---|---------------------------------|
|    | Anti-termite treatment          |
|    | Lift and staircase              |
|    | Marble for living & dining area |
|    | Anti skid tiles for toilets     |
|    | Three phase supply              |
|    | Interlocking stone Driveways    |
|    | Bore Well                       |
|  | Genset power backup             |
|  | Individual twin car parking     |
|  | Sewage recycling plant          |
|  | Lush landscaping                |







# A STATEMENT OF TRUST

## Completed projects:



Location: Vijaya Nagar, Velachery | Project Name: Renaissance | No of Units: 26 | Extent: 13.5 Grounds



Location: Baby Nagar, Velachery | Project Name: AR HALCYON | No of Units: 18 | Extent: 7 Grounds



Location: OMR - Okkiyam Thuraiyakkam | Project Name: AR Samridhi | No of Units: 81 | Extent: 1.33 Acres



Location: Royapettah | Project Name: AR Regalia | No of Units: 32 | Extent: 12 Grounds

### Construction & Promotion

AR Estates & Investments been in the business of construction and promotion of commercial and residential spaces since 1995. The company's trustworthy reputation is a result of its ground level expertise and immense experience in managing large projects. It has constructed more than 7.5 Lakh sqft in residential & commercial buildings.

### Portfolio of Projects

AR Estates and Investments has a very strong credential in residential projects. Some of them include The Renaissance, Velachery; AR Villa, Adyar; AR Samridhi, Okkiyam Thuraiyakkam; AR Halcyon, Velachery; AR Regalia, Royapettah and AR Sampanna, Anna Nagar.

### Strong Credentials

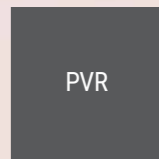
The company has completed a portfolio of projects across construction verticals and has developed landmark commercial properties like the AR Plaza, Madurai; Sarathas, Pondicherry; Naidu Hall, Chrompet, Chennai; Tamilvanan Tower, Anna Nagar, Chennai; O.P. Block, VHS Chennai, and Incubator Building at TREC STEP, REC Trichy.



TO MAHABALIPURAM

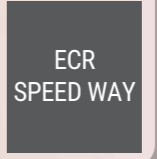


TOLL GATE



PVR

RANGANATHAN AVENUE



ECR SPEED WAY

MANTHOPU SALAI

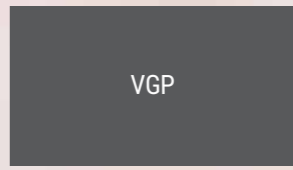


Nilgiris Supermarket

UTHANDI

EAST COST ROAD (ECR)

SHOLINGANALLUR JUNCTION OMR →



VGP



TO THIRUVANNIYUR



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Architect  
**THE MADRAS DESIGN WORKS**  
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