



AUTHENTIC LUXURY
JUST LIKE YOU ENVISIONED...



LIFE AT ISFAHAN



You are at one of Chennai's famed locations, Gopalapuram – where the finest culture, cuisine, crafts and comforts unite to give you a life of peerless luxury. Whether you are an art connoisseur, a nature lover, a foodie or a shopaholic, there's something for everyone here. Come, live the good life at S.I.S Isfahan.

GOPALAPURAM





Embrace the epitome of luxury in the 25 masterfully crafted 3 BHK homes that resonate with your exquisite tastes and lifestyle preferences. Spread over 5.70 grounds, these homes start from 1410 sq.ft. and go up to 2026 sq.ft., and are adorned with the finest and most lavish features.





LIVING ROOM



Inside the picturesque, quiet lanes of Gopalapuram, an upscale neighbourhood in Chennai, lies an enchanting symbol of luxury - S.I.S Isfahan. Elegant homes that mirror your taste for sophistication and refinement. Twenty-five exquisite homes that radiate luxury from every corner. A pinnacle of opulent living.

WHERE INCREDIBLE
MEMORIES ARE MADE...





GOPALAPURAM TRULY ICONIC

A distinct old-world charm happily co-exists in a contemporary urban setting; that's Gopalapuram for you.

An affluent neighbourhood in Chennai, Gopalapuram is home to many of Chennai's influential families and iconic stars. It is a coveted location for those seeking a sophisticated lifestyle in the heart of the city. Gopalapuram is a refreshing green neighbourhood in an urban landscape with its tree-lined avenues and beautiful parks.

Strategically positioned in the centre of the city, with easy access to prime areas, business centres, hospitals, colleges, upscale shopping malls and entertainment avenues, Gopalapuram is just the perfect location for a luxury home like Isfahan.



- Multi-Purpose Hall
- Well-Equipped Gymnasium
- Landscaping
- Surveillance in Common Areas
- Pipeline Gas System
- Rain Water Harvesting
- Vaasthu Compliance
- 24x7 Security
- Limited EV Charging in Parking Area
- Garbage Chute
- Separate DG Reading Meter for Each Unit
- Water Meter for Each Unit
- Solar Power for Common Area
- Stretcher & Wheelchair for Emergencies
- Driver's Restroom









TYPICAL FLOOR PLAN



STILT FLOOR PLAN



3 BHK (TYPE 5) - 1410 SQ.FT



APARTMENT (TYPE 5)	SALEABLE AREA
3 BHK & 3 TOILET	1410 sq.ft.

LEGEND

1	Living	19'-4½" x 12'-0"
2	Kitchen	8'-3" x 12'-0"
3	Service area	9'-1½" x 4'-0"
4	Toilet	5'-0" x 8'-1½"
5	Balcony	9'-0" x 4'-0"
6	Master Bedroom	10'-0" x 12'-0"
7	Bedroom	10'-3" x 12'-6"
8	Toilet	4'-6" x 8'-0"
9	Bedroom	11'-3" x 11'-0"
10	Toilet	7'-0" x 4'-6"
11	Balcony	3'-7½" x 12'-0"



3 BHK (TYPE 1) - 2026 SQ.FT



APARTMENT (TYPE 1)	SALEABLE AREA
3 BHK & 4 TOILET	2026 sq.ft.

LEGEND

1	Living	25'-6" x 14'-10½"
2	Kitchen	9'-0" x 13'-0"
3	Master Bedroom	12'-0" x 17'-0"
4	Toilet	5'-6" x 9'-1½"
5	Balcony	4'-3" x 12'-0"
6	Balcony	6'-0" x 10'-0"
7	Toilet	5'-3" x 4'-6"
8	Toilet	10'-3" x 5'-6"
9	Bedroom	11'-0" x 11'-9"
10	Balcony	3'-9" x 9'-0"
11	Bedroom	13'-0" x 10'-10½"
12	Toilet	7'-6" x 5'-4½"



SPECIFICATIONS

STRUCTURAL

- Stilt + 5 storey (special building) RCC framed structure

FOUNDATION

- Earthquake resistant
- RCC framed structure

WINDOWS

- Windows shall be of UPVC frames with 4mm thick glazed openable / sliding shutters
- Ventilators in the toilets shall be of UPVC frames with adjustable glass louvers
- Windows and ventilators - provided with MS Square 12mm grills

FRENCH DOORS

- French doors of UPVC frames with glazed sliding shutters

PLUMBING

- All internal & external plumbing in UPVC/CPVC pipes
- All drainage plumbing in PVC pipes

DOORS & FITTINGS

- **Main Door**
 - Size- 3'5"x8'0" feet
 - Teak wood door frame, teak wood shutter frame with teak ply

- Biometric lock for the main door with necessary hardwares (hinges, eye lens, door stopper, tower bolt, etc.)
- Video door phone

Kitchen Service Doors

- Size- 2'9"x8'0" feet
- Cylindrical knob lock body with necessary hardwares (hinges, door stopper, tower bolt, etc.)

Bedroom Doors

- Size- 3'3"x8'0" feet
- Door with architrave frame made of cement based bison panel & shutter with waterproof and scratch proof PVC foil
- Mortice lock body with handles and necessary hardwares (hinges, door stopper, tower bolt, etc.)

Bathroom Doors

- Size- 2'9"x8'0" feet
- Door with architrave frame made of cement based bison panel & shutter with waterproof and scratch proof PVC foil
- Cylindrical knob lock body with necessary hardwares (hinges, door stopper, tower bolt, etc.)

FLOORING & WALL TILES

- Living & dining area with Italian marble
- 2' x 4' vitrified tile flooring & 4" skirting for bedrooms
- 1' x 2' anti-skid tile flooring for bathrooms
- 2' x 2' vitrified tile flooring for kitchen
- Kitchen & toilet sidewall tiles shall be provided up to ceiling level

ELECTRICAL

- Concealed type wiring for a 3-phase connection with PVC conduits
- Wiring shall be Fire Retardant Low smoke (FRLS) copper insulated make
- All switchboards shall have metal boxes with modular switches
- Provision of exhaust fan in all toilets & kitchen

TV DISH & CABLE, CCTV

- Provision for SATWAVE dish with multi-channel service provider facility along with CAT-6 concealed cable
- CCTV surveillance cameras to cover all common areas & facilities

PAINTING

- Internal walls & ceiling: 2 coats of wall care putty. One coat of ICI primer. Two coats of premium emulsion.
- External walls : One coat of cement based textured finish. One coat of exterior primer and two coats of weather shield paint
- MS Grills: One coat of zinc chromate primer and finished two coats of synthetic enamel paint

ELEVATOR

- One passenger lift + 1 service lift
- Service lift - from stilt floor to 5th floor
- Passenger lift - from stilt to terrace floor

POWER BACKUP

- Power backup for apartments including common areas & elevator
- An automatic controller for ON & OFF for the power backup shall be provided in the main EB board



South India Shelters Private Limited

Site Address:

No.18, West End Street,
Gopalapuram,
Chennai – 600 086

Head Office Address:

No.14, Gulmohar Avenue,
Velachery Main Road,
Guindy, Chennai - 600 032

Phone : **+91 44 66 44 77 00 / 55**

Email : sales@sis.in | Web: www.sis.in

For Details: **+91 98845 74790**

Disclaimer: This brochure has been prepared in good faith and overall view of the property. Any areas/measurements/distance referred to are given as a guide only. Photographs are neither comprehensive nor current. No assumptions should be made that any contents shown are included in the sale nor with regards to the parts of the property that have been shown. Images are for illustrative purposes only.



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