



MUGALIVAKKAM

Viceroy
WINDSOR

Eight private residences in the heart of Mugalivakkam.

2 & 3 BHK RESIDENCES ♦ STILT + 3 FLOORS ♦ COVERED CAR PARKING



ABOUT THE DEVELOPER

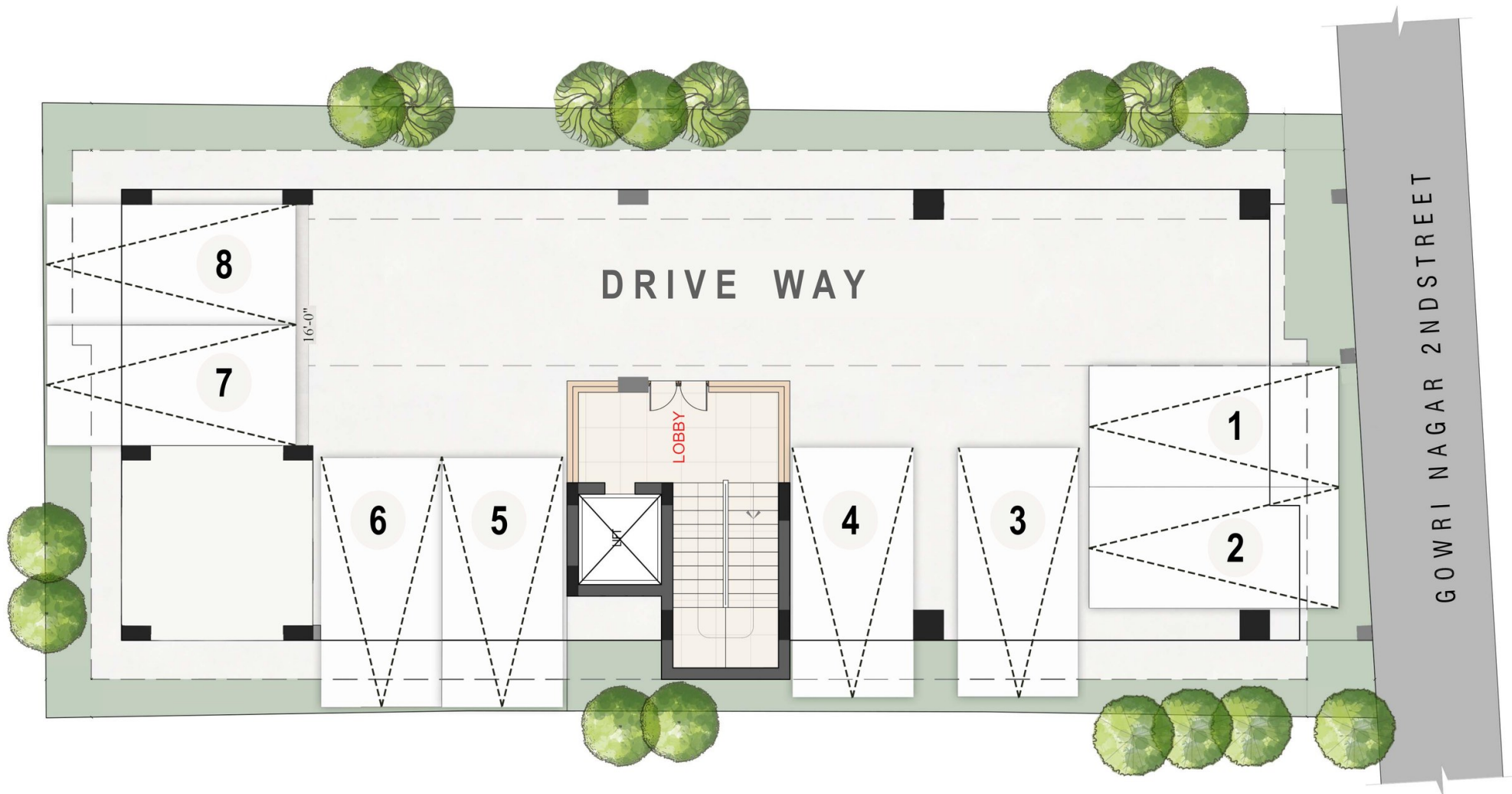
We build more than homes — spaces defined by smart design, quality build and on-time delivery.

THE ADDRESS · MUGALIVAKKAM

Viceroy Windsor is a boutique development of eight residences on one of the city's fastest-growing corridors — crisp white façades, layered balconies, one covered car park per home, and a calm retreat still minutes from everything.



ARTISTIC ELEVATION · VICEROY WINDSOR



Typical Floor Plan • Floor 1 & 2

Flat A • Flat No. 101, 201 • **1,071 sq.ft**

Flat B • Flat No. 102, 202 • **882 sq.ft**

Flat C • Flat No. 103, 203 • **1,044 sq.ft**



Typical Floor Plan • Floor 3

Flat D ▪ Flat No. 301 ▪ **1,530 sq.ft**

Flat E • Flat No. 302 • **1,458 sq.ft**





Flat A

Flat No. 101, 201

SPECIFICATIONS

Type **2 BHK**

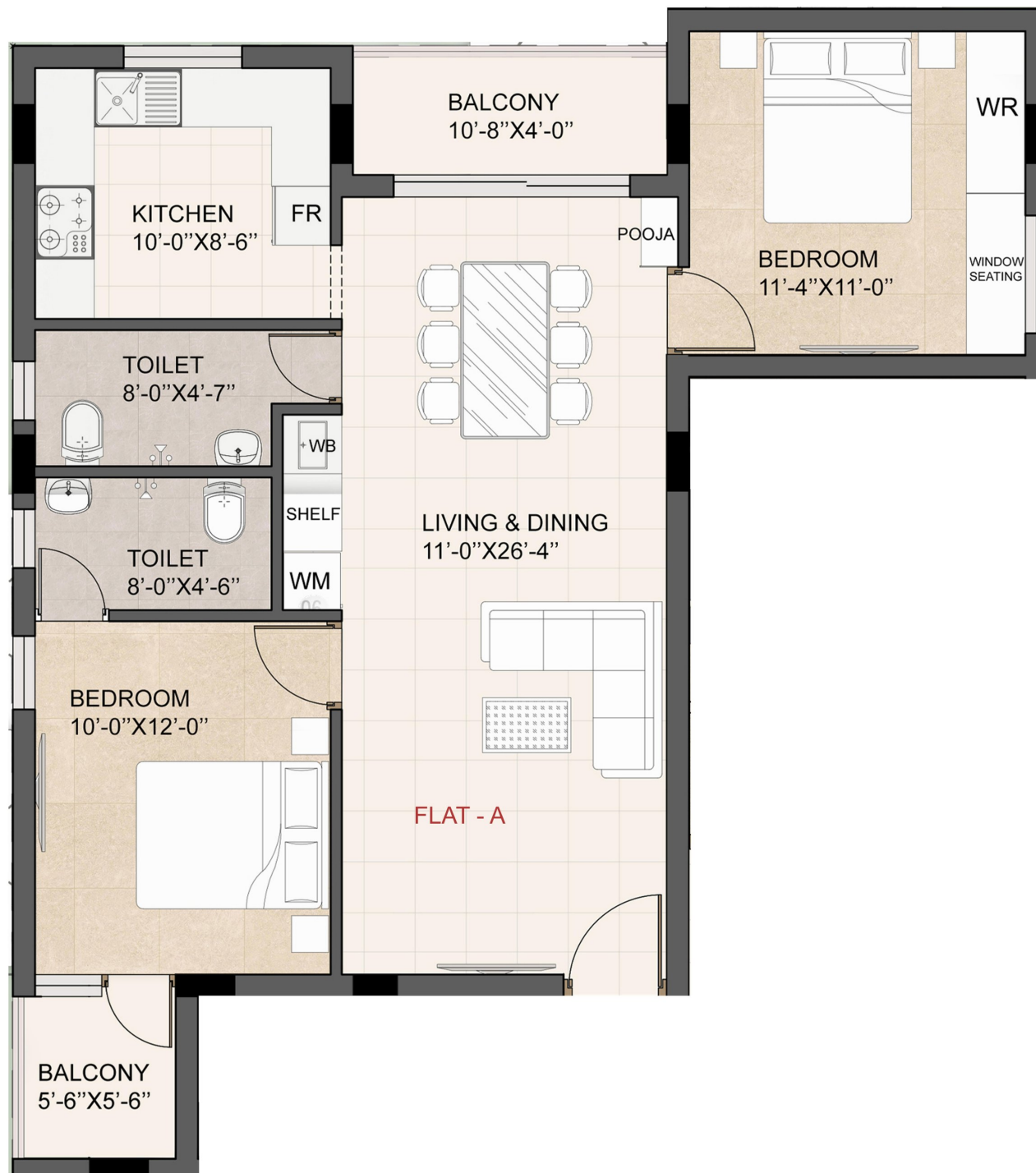
Facing **North**

UDS in sq.ft **415**

Carpet Area **798 sq.ft**

SUPER BUILT-UP AREA

1,071 sq.ft





KEY PLAN

Flat B

Flat No. 102, 202

SPECIFICATIONS

Type **2 BHK**

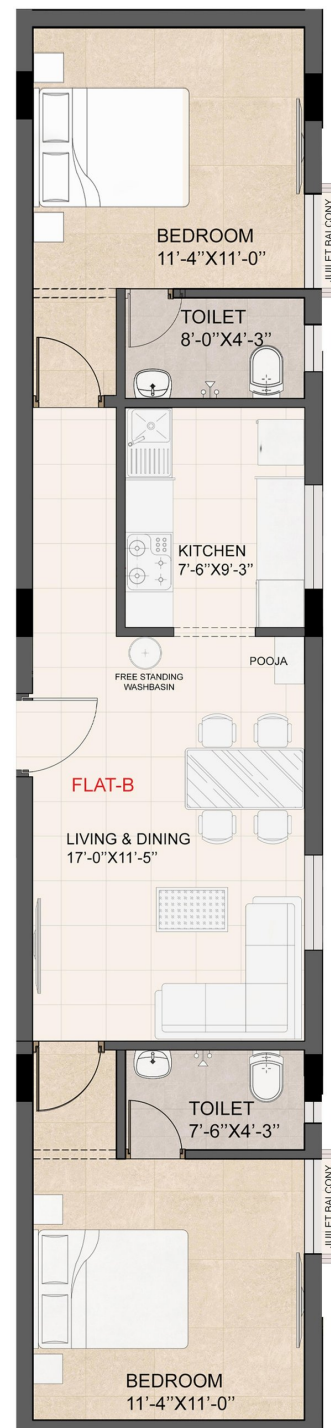
Facing **East**

UDS in sq.ft **343**

Carpet Area **661 sq.ft**

SUPER BUILT-UP AREA

882 sq.ft





Flat C

Flat No. 103, 203

SPECIFICATIONS

Type **2 BHK**

Facing **East**

UDS in sq.ft **406**

Carpet Area **777 sq.ft**

SUPER BUILT-UP AREA

1,044 sq.ft





Flat D

Flat No. 301

SPECIFICATIONS

Type **3 BHK**

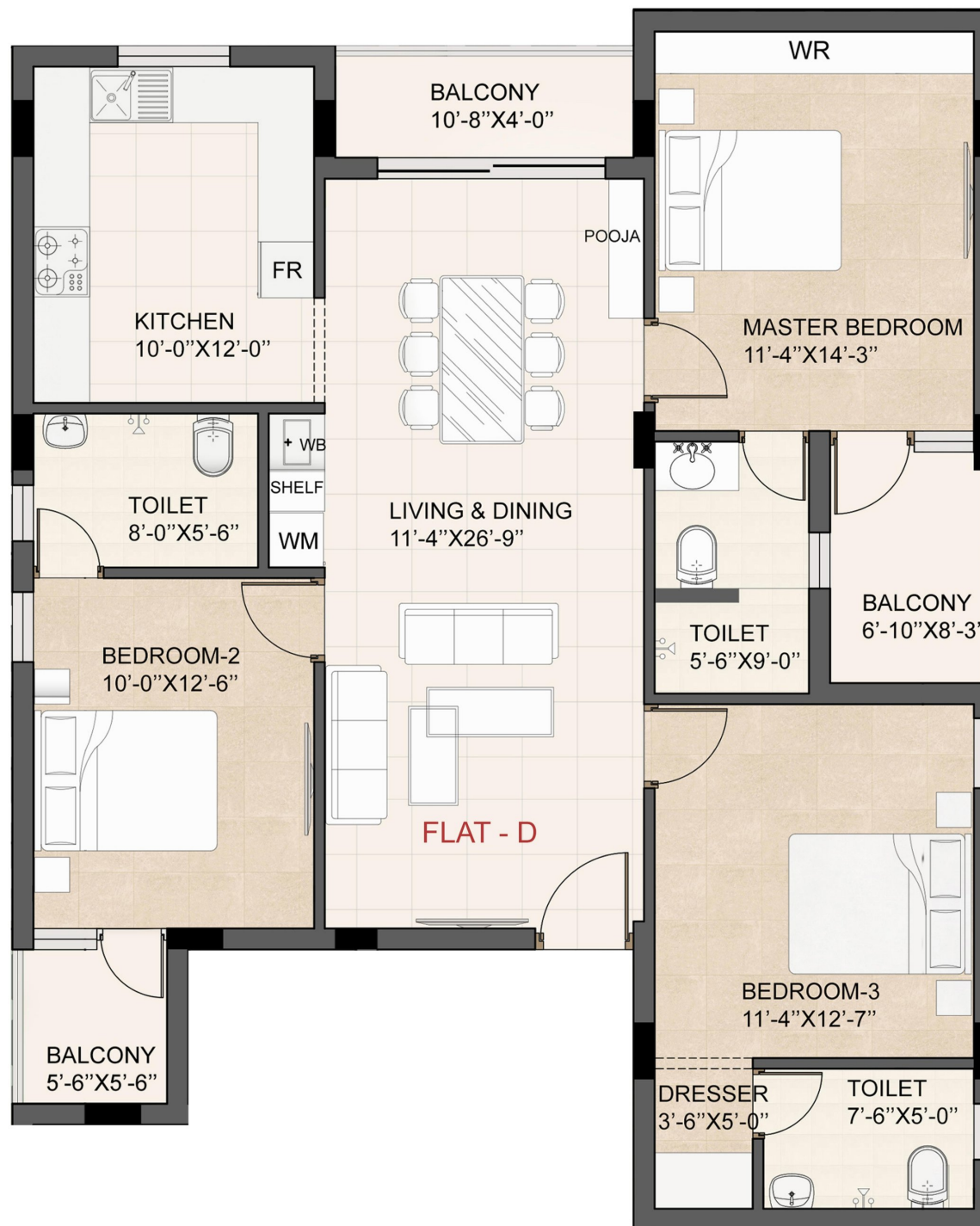
Facing **North**

UDS in sq.ft **592**

Carpet Area **1,155 sq.ft**

SUPER BUILT-UP AREA

1,530 sq.ft





Flat E

Flat No. 302

SPECIFICATIONS

Type **3 BHK**

Facing **East**

UDS in sq.ft **568**

Carpet Area **1,102 sq.ft**

SUPER BUILT-UP AREA

1,458 sq.ft



PROJECT HIGHLIGHTS

Reasons to *belong* here



Walk to DLF IT Park



**RCC & red-brick
structure**



**Covered parking · 1
per home**



**Generator power
backup · unit &
common areas**



**Cross-ventilated,
light-filled homes**



**Premium
specifications**



AMENITIES



Safety & Security

CCTV surveillance across all common areas.



Video Door Phone

Enhanced entry security for every home.



Rainwater Harvesting

Underground rainwater recharge sump.



Sewage

Underground septic tank with storm-drain & corporation outlets.



Passenger Lift

6-passenger lift — Johnson or equivalent make.



Water Supply

Underground sump & overhead tank piped to each home.

LOCATION ADVANTAGE

At the centre of it *all*

📍 **Gowri Nagar 2nd Street, Mugalivakkam, Chennai — 600 125**

IT PARKS	SCHOOLS	TRANSPORT	CITY & RETAIL	HOSPITALS
DLF CyberCity	Omega International	Manapakkam Metro · soon	Chennai Trade Centre	MIOT Hospital
L&T Infotech	Sri Chaitanya	Alandur Metro	Urban Square	Kedar Hospital
Commerzone	Vels Global	Intl. Airport	Forum Vijaya Mall	SRMC
RMZ Software Park	Chaitanya Techno	C.M.B.T	Saravana Stores	Kauvery
Olympia Tech Park	Pon Vidyashram	Chennai Central	Phoenix Mall	

Approximate drive times, indicative only.

The Corridor

Manapakkam–Mugalivakkam — Chennai's western growth belt, where IT campuses, hospitals and the upcoming metro converge.

SPECIFICATIONS

Built to a *higher* standard



I STRUCTURE

- Seismic Zone III compliant
- RCC frame with brick masonry

I FLOORING

- Vitrified tiles — living, bedrooms & kitchen
- Anti-skid tiles — bath & balcony
- Granite to lobby & staircase

I DOORS & WINDOWS

- Teak main door, laminate bedroom doors
- UPVC windows throughout

I KITCHEN

- Granite platform, stainless-steel sink
- Tile cladding above platform

I TOILETS

- Designer wall cladding to 7 ft
- Wall-mounted WC & fittings — Roca / Jaquar / eq.
- Geyser provision in every bathroom

I PAINT & POLISH

- Putty finish with emulsion paint
- Weatherproof exterior paint

I PLUMBING

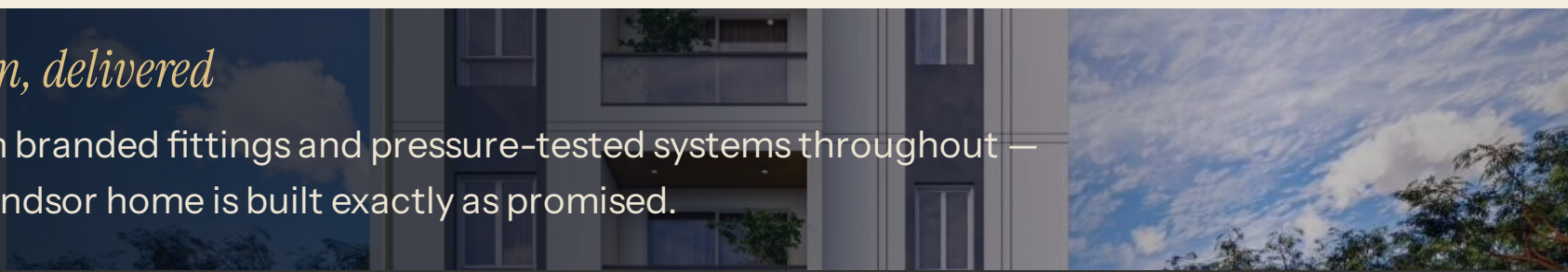
- CPVC & PVC lines — Ashirvad / Astral / eq.
- All lines pressure-tested

I ELECTRICALS

- Concealed copper wiring, MCB per unit
- Split-AC provision in all bedrooms & hall
- Modular switches — Anchor Roma / eq.

Precision, delivered

Premium branded fittings and pressure-tested systems throughout — every Windsor home is built exactly as promised.





Viceroy WINDSOR

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