

LUXURY HAS A  
NEW ADDRESS IN GUINDY.  
START LIVING HERE.  
NOW.

**VGN**  
**FAIRMONT**

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HOMES JUST 500 METRES FROM  
EKKATTUTHANGAL METRO STATION



# EVERY SQUARE FEET, ELEGANTLY CLASSY.

VGN Fairmont is a luxurious gated community located in Guindy. Developed by VGN Projects Estates, it is nestled in the heart of Chennai. A wonderful enclave of luxury homes, and the perfect address for those who wish to beat the daily commute to work, yet stay insulated from the hustle-bustle of urban life.

VGN Fairmont is spread across 10.46 acres, comprising 1559 premium Compact 2/Regular 2/3 and 4 BHK apartments on stilt + 14 Floors, with a sprawling luxurious 40,000 sq. ft. world-class clubhouse.



83  
YEARS FOR  
CHENNAI



C/PP/MSB/06/(S.01 to S.28)/2020



TN/29/Building/0280/2020



# GUINDY, THE NERVE CENTRE OF CHENNAI.

Guindy is not just a destination, but the epicentre for journeys. Strategically located close to the Airport, Guindy is well connected by Metro, Suburban Trains and Buses. The Kathipara Flyover located here is an iconic symbol of connectivity itself.

Luxury hotels including Hilton and ITC Grand Chola are part of the Guindy landscape. Not to mention, well known educational institutions and business establishments.







# EKKATTUTHANGAL METRO STATION. TRULY METROPOLITAN.

Located just 500 mts. from VGN Fairmont, it's the best bet to connect to any part of the city. Without the hassles of the traffic. And with work on Phase 3 Metro Lines moving rapidly, The 'Be anywhere in Chennai on time' is no more a distant dream.







# VGN FAIRMONT LOCATION ADVANTAGES



**Metro Rail Station - 500 mts**



**PSBB Millennium School - 2 kms**



**Nexus Mall - 4 kms**



**IT Tech Park - 1 km**



**Ashok Pillar - 2 kms**



**IIT Madras - 4 kms**



**Kathipara Junction - 1 km**



**Theatres - 2 kms**



**Adyar - 5 kms**



**Hilton Luxury Hotel - 1 km**



**PSBB School - 2.5 kms**



**T.Nagar - 5 kms**



**ITC Grand Chola - 2 kms**



**Saidapet - 3 kms**



**Airport - 8 kms**





KATHIPARA JUNCTION - 1 KM

DOL - 2.5 KMS

METRO RAIL STATION - 500 MTS

IT TECH PARK - 1 KM

PSBB

PILLAR

ITC GRAND CHOLA - 2 KMS

HILTON LUXURY HOTEL - 1 KM

ASHU

AIRPORT - 8 KMS



# SITE PLAN. A GREAT SIGHT INDEED.

Every square feet of VGN Fairmont's 10.46 acres is perfectly designed and crafted, not just for convenient living, but for a life of luxury. Abundance of open spaces in between the towers and around it, make it a haven for luxury living.



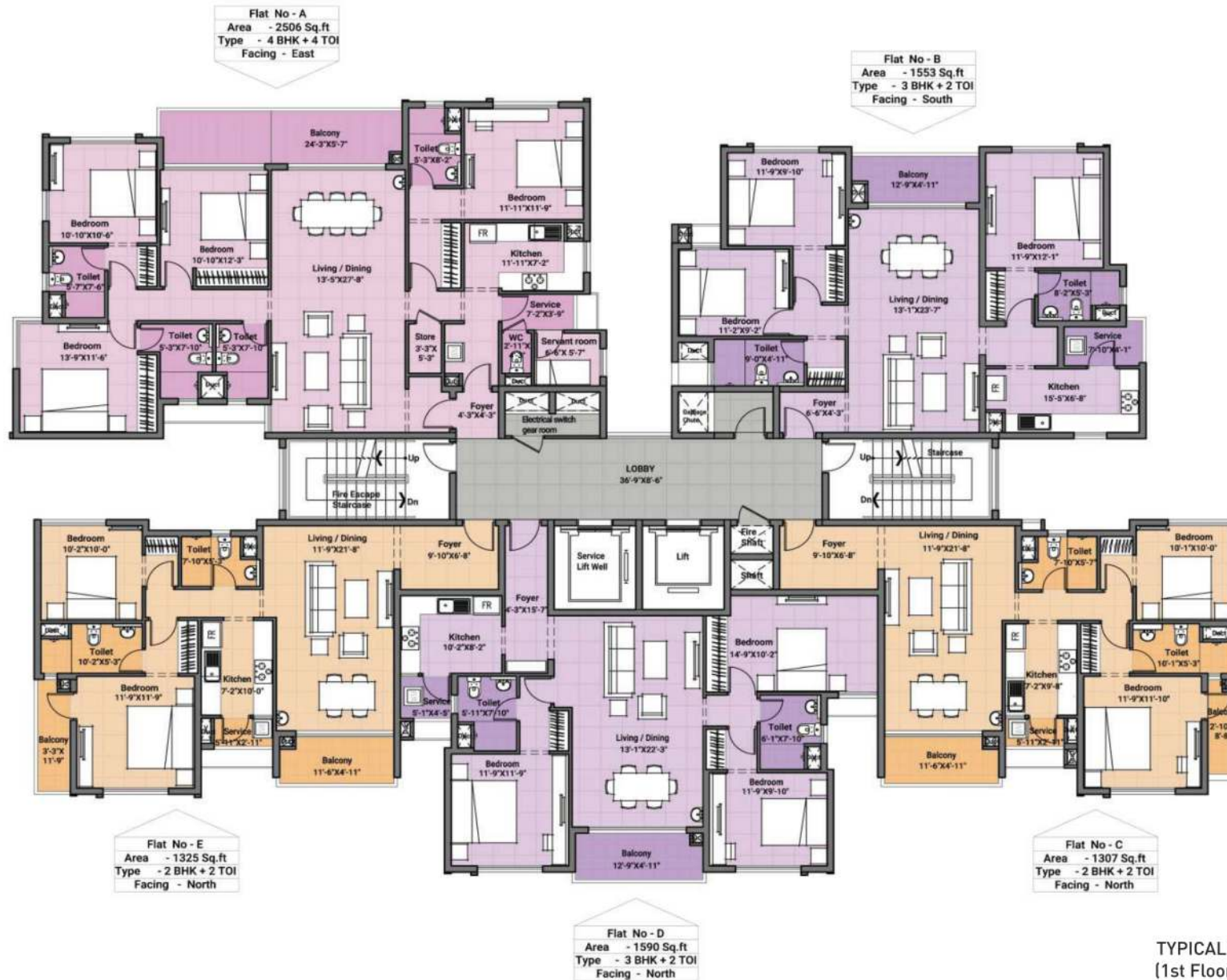
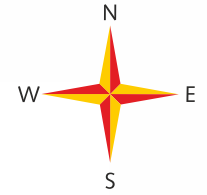
# SITE PLAN



The plans are subject to change.



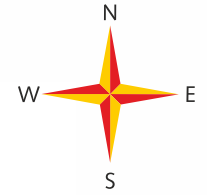
# FLOOR PLANS 'B' BLOCK



TYPICAL FLOOR PLAN  
(1st Floor - 12th Floor)  
CORE - 1 BLOCK - B



# FLOOR PLANS 'B' BLOCK



13th FLOOR PLAN  
CORE - 1  
BLOCK - B



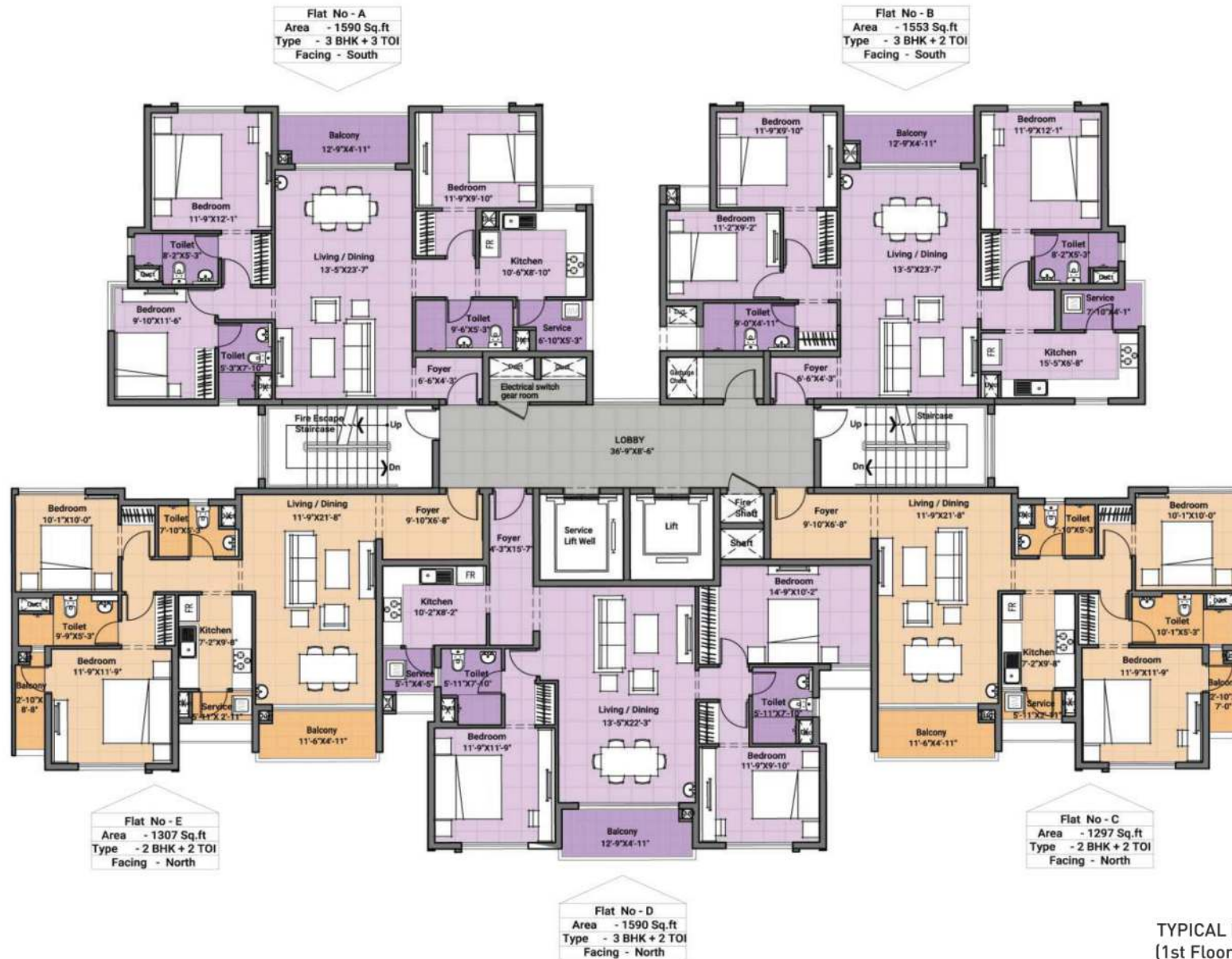
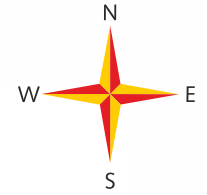
# FLOOR PLANS 'B' BLOCK



14th FLOOR PLAN  
CORE - 1  
BLOCK - B



# FLOOR PLANS 'B' BLOCK



TYPICAL FLOOR PLAN  
(1st Floor - 12th Floor)  
CORE - 2 BLOCK - B



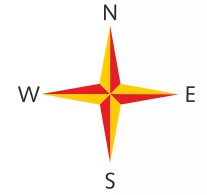








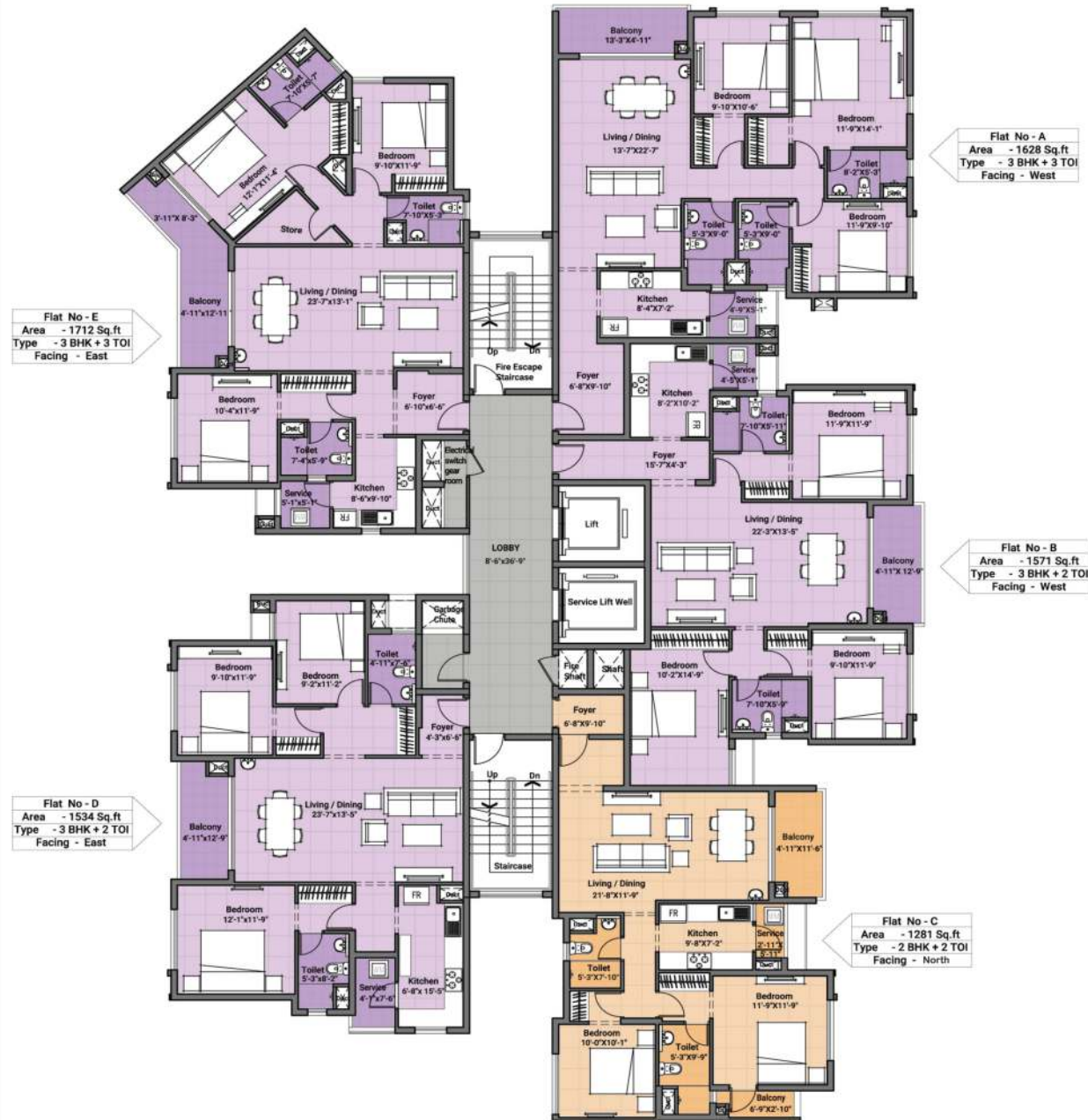
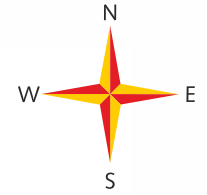
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TYPICAL FLOOR PLAN  
 1st Floor - 14th Floor  
 CORE - 3 BLOCK - B



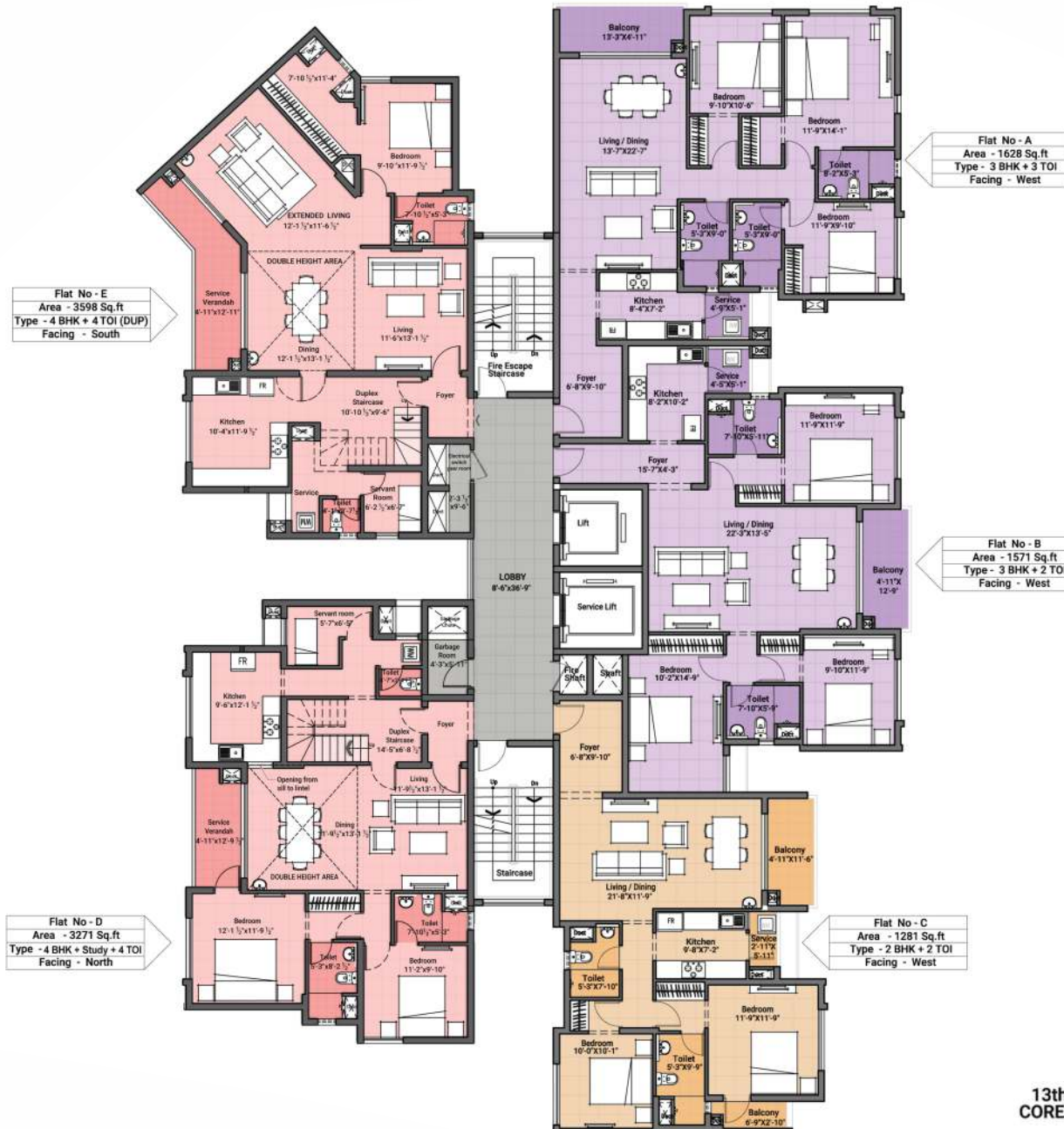
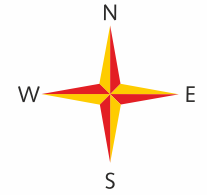
# FLOOR PLANS 'B' BLOCK



TYPICAL FLOOR PLAN  
1st Floor - 12th Floor  
CORE - 4 BLOCK - B

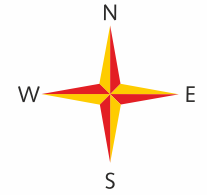


# FLOOR PLANS 'B' BLOCK





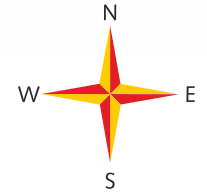
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14th Floor Plan  
CORE - 4 BLOCK - B



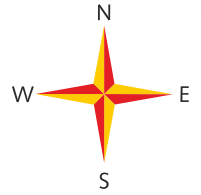
# FLOOR PLANS 'B' BLOCK



**TYPICAL FLOOR PLAN**  
 1st Floor - 12th Floor  
 CORE - 5 BLOCK - B



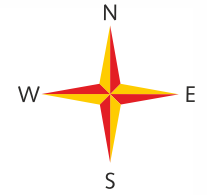
# FLOOR PLANS 'B' BLOCK



13th Floor Plan  
CORE - 5 BLOCK - B



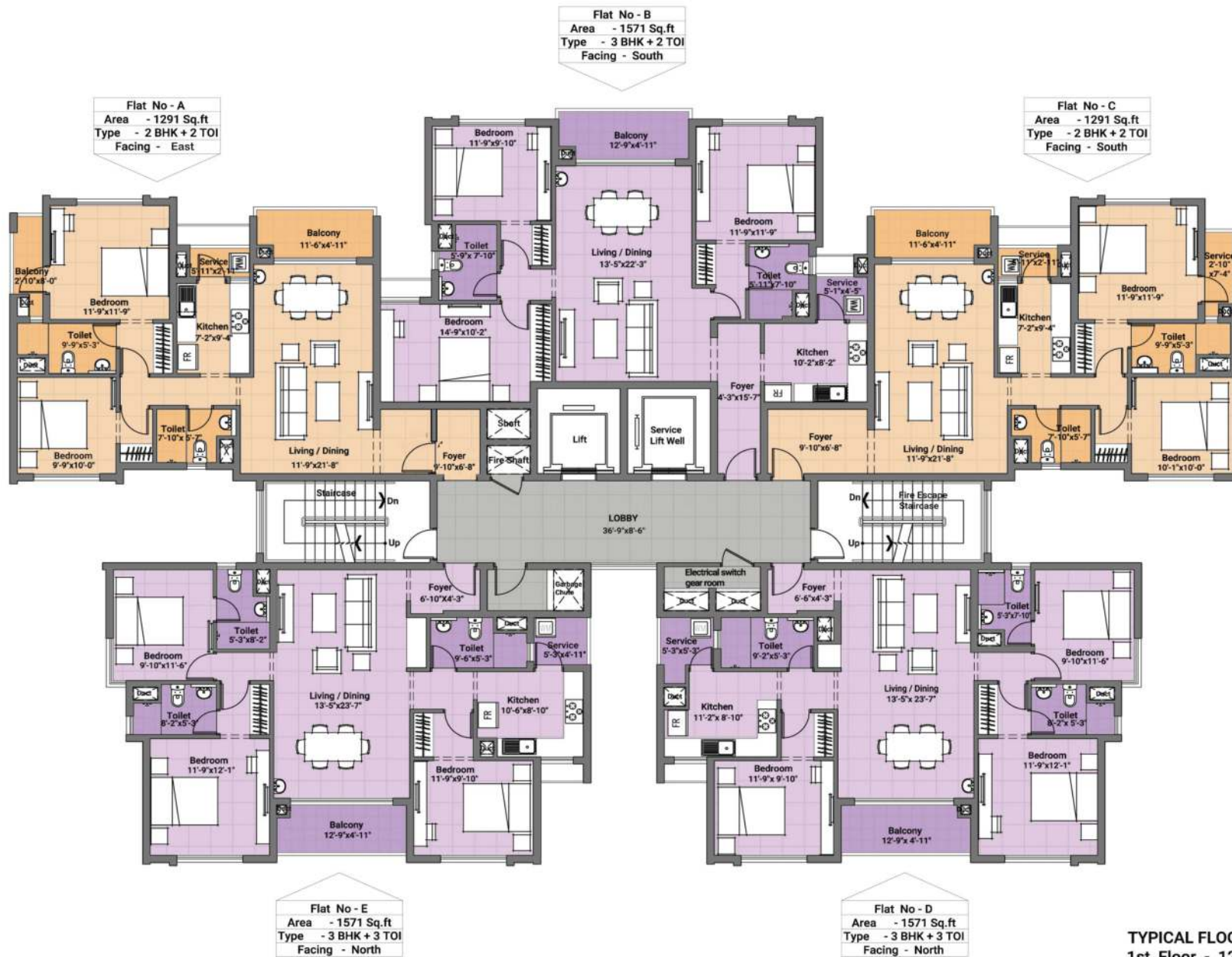
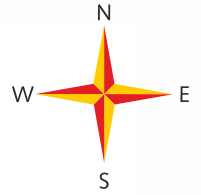
# FLOOR PLANS 'B' BLOCK



14th Floor Plan  
CORE - 5 BLOCK - B



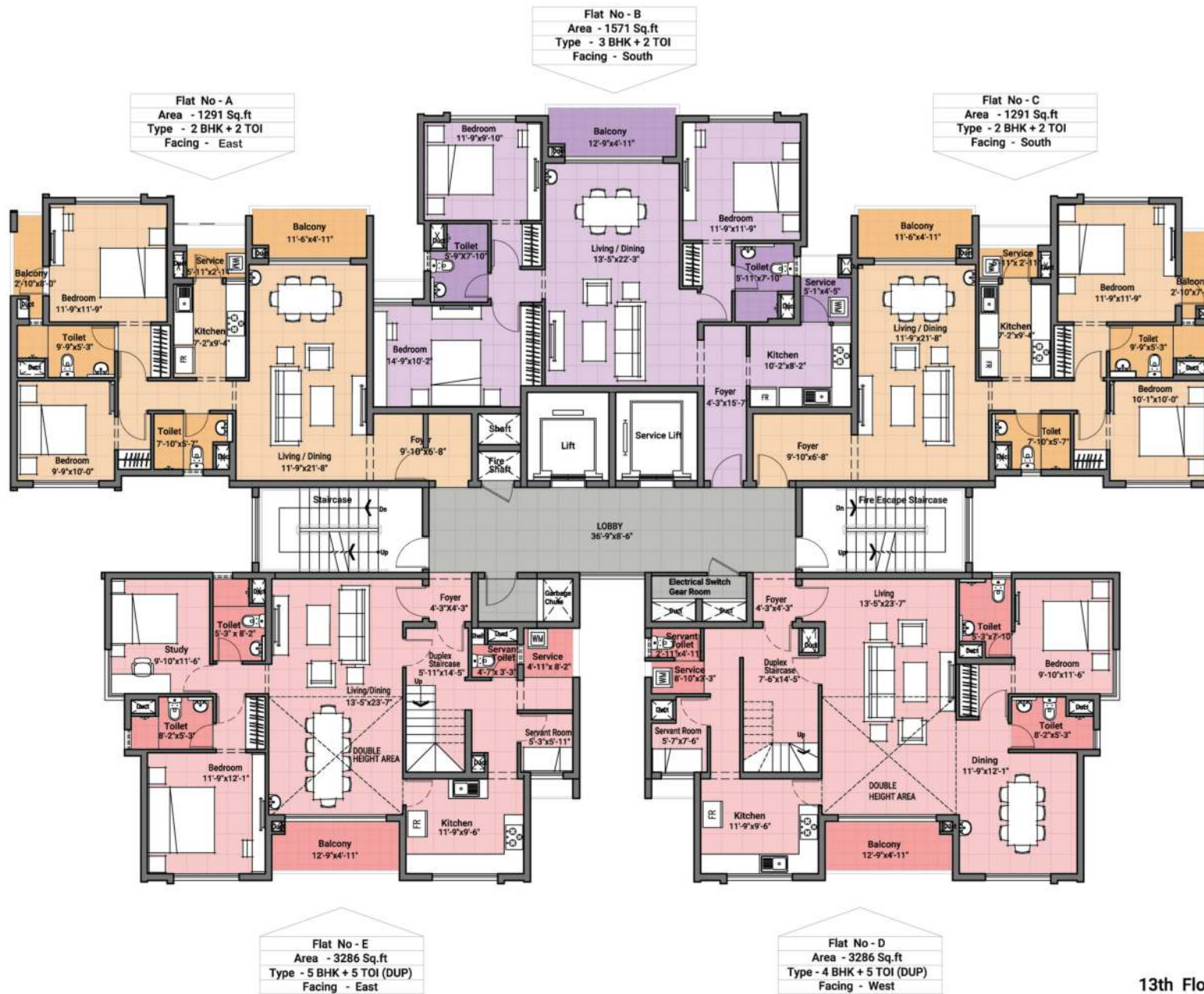
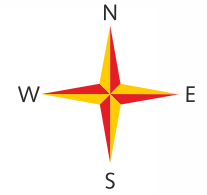
# FLOOR PLANS 'B' BLOCK



**TYPICAL FLOOR PLAN**  
1st Floor - 12th Floor  
CORE - 6 BLOCK - B

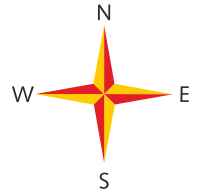


# FLOOR PLANS 'B' BLOCK



13th Floor Plan  
CORE - 6 BLOCK - B

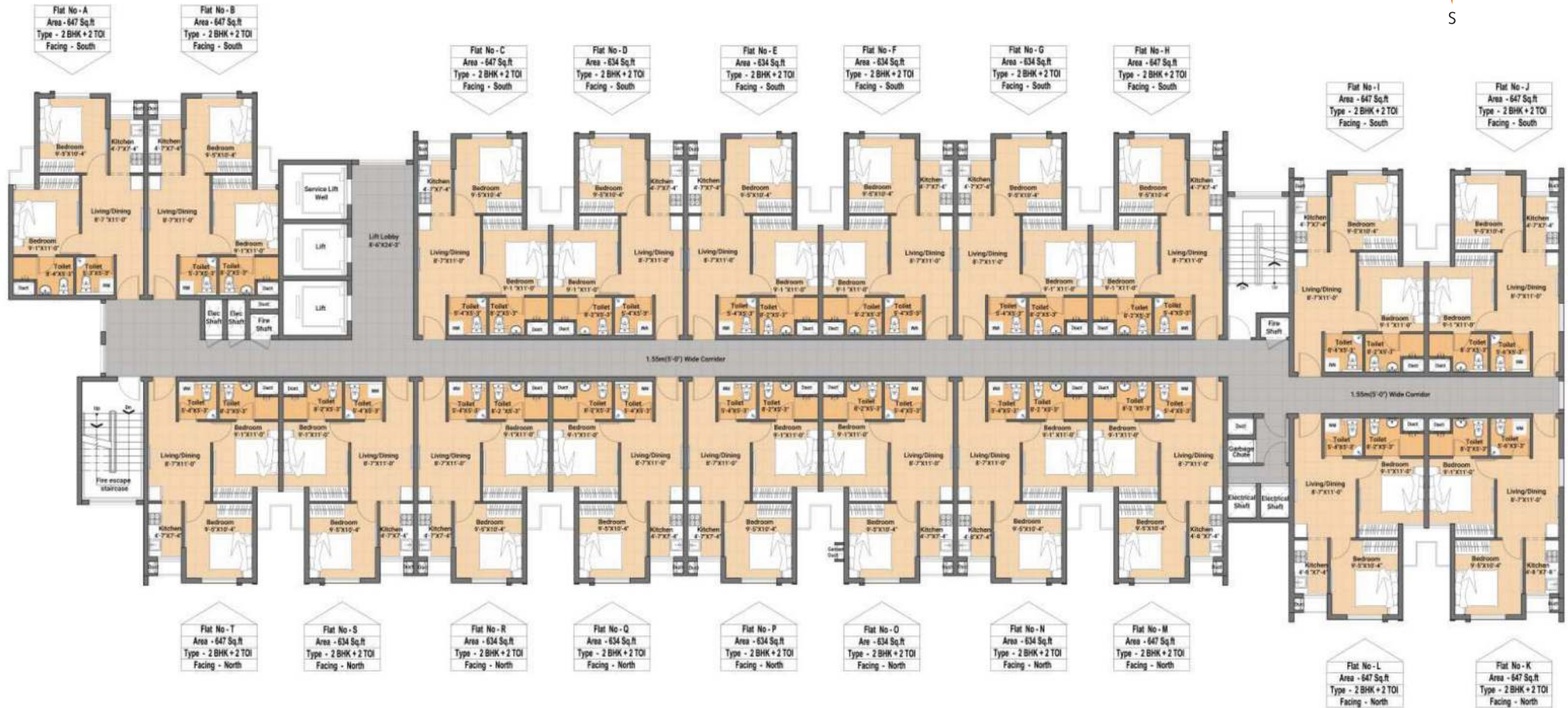
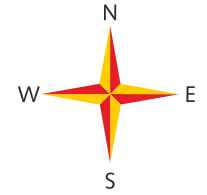
# FLOOR PLANS 'B' BLOCK



14th FLOOR PLAN  
CORE - 6  
BLOCK - B

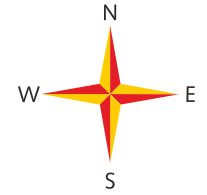


# FLOOR PLANS 'D' BLOCK



TYPICAL FLOOR PLAN  
BLOCK - C LIG (D)  
(1st to 6th, 8th to 11th, 13th & 14th)

# FLOOR PLANS 'D' BLOCK



7th & 12th FLOOR PLAN  
BLOCK - C LIG (D)



# CONTEMPORARY AMENITIES, DESIGNED FOR THE FUTURE.

## Clubhouse Amenities

40,000 Sq.Ft.

fully air conditioned  
clubhouse as per  
ASHRAE Standards

- Roof top Infinity Pool
- Barbeque Deck
- Yoga Deck
- Fitness Centre
- Indoor Forest Lounge

- Private Theatres

- Banquet Halls
- Badminton Courts
- Multipurpose Hall

## Retail Facilities

- Departmental Store
- ATM
- Pharmacy

## Common Amenities

- Security System
- STP & Water Softening Plant
- Automatic Lifts
- Entrance Lobby
- Fire Hydrant System  
(in common areas only)







PROJECT HIGHLIGHTS.  
BECAUSE, YOU DESERVE  
NOTHING LESS.

**VGN**  
**FAIRMONT**

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HOMES JUST 500 METRES FROM  
EKKATTUTHANGAL METRO STATION







# WATER EFFICIENT HOMES. SAVING WATER, EVEN BEFORE IT REACHES YOU.

Any large residential community requires abundant and non-stop water supply.

The state-of-the-art recycling plants at Fairmont, not only ensures that the water you get is clean and available 24x7, but also ensures that the water doesn't hurt your conscience or the environment.







**BANQUET HALL.  
SPECIAL OCCASIONS  
DESERVE A SPECIAL PLACE.**

Fully furnished with the choicest of fittings and facilities, this special venue is just right to host your near and dear ones, for any special occasion.







# INDOOR FOREST LOUNGE. SOAK IN NATURE, AT YOUR CONVENIENCE.

Probably, the first of its kind, the Indoor Forest Lounge at Fairmont is just what the Doctor ordered as an antidote, for an urban lifestyle of rush and stress.

Indulge in the setting of a mini forest, with waterfalls, chirping of birds and lush greenery enveloping you.







# BARBEQUE DECK. FOOD, FRIENDS AND FUN.

The Barbeque Deck at Fairmont, is the perfect venue to catch up with your friends, for fun filled moments of laughter and camaraderie. Equipped with large barbeque grills and comfortable seating, this wide open venue is sure to witness many anecdotes and stories, for many more years.







# FITNESS CENTRE. HEALTH IS WEALTH.

Modern lifestyle pushes our health to the extreme. The contemporary, state-of-the-art fitness centre at Fairmont ensures that you regain or sustain your fitness, on a daily basis. If fitness and well being is what you are looking for, look no further than this fitness centre.







# INFINITY POOL. INFINITE VIEWS OF THE SUN, SKY AND SKYLINE.

It's called the Infinity Pool for a reason. Because, the pleasure of taking a casual swim here is multifold. Built on the top of a 14 floor tower, the Infinity Pool at Fairmont is a destination within a destination. It even lets your eyes swim through the breathtaking views of the Chennai skyline.







# PRIVATE THEATRES. CINEMA EXPERIENCE, PAR EXCELLENCE.

Designed and crafted to perfection, the Private Theatres at Fairmont is a cinematic experience unmatched anywhere else. Dolby Surround Sound is just one of the features among many, which make these cozy theatres an irresistible place to be.







# OXYGEN RECHARGE. WALK-IN TO BREATHE-IN HEALTH.

A dedicated corner for you to breathe-in fresh oxygen, gushing out of multiple air vents. These air vents maintain indoor air quality as per ASHRAE Standards. A much needed amenity for today's polluted environment.







# PIPED GAS. 24X7 GAS SUPPLY, WITHOUT THE HASSLES OF THE CYLINDER.

A large outdoor space is earmarked for cylinders to be stored and connected. This ensures that, you not only get uninterrupted supply of gas, but also ensures the safety of your family and your apartment.





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PER REV

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0 9 8 7 6 5 4 3 2 1  
PARTER FOOT

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NE FOOT

CUBIC FEET



# YOGA DECK. CALMNESS RESIDES HERE.

Classy, glazed stretch of floor, welcomes you to this quiet abode, free from noise, pollution and worries. Breathe-in fresh air, stretch a muscle, relax and get rejuvenated.







# BADMINTON COURTS. FOR THE SPORTS ENTHUSIAST IN YOU.

Floodlit Badminton Courts at Fairmont, is something that the sports enthusiast in you, will fall in love with. If that's not enough, get enthralled with the Olympic Grade court flooring or the fresh air vents, which ensure that your game here doesn't come with compromises.







# SPECIFICATIONS

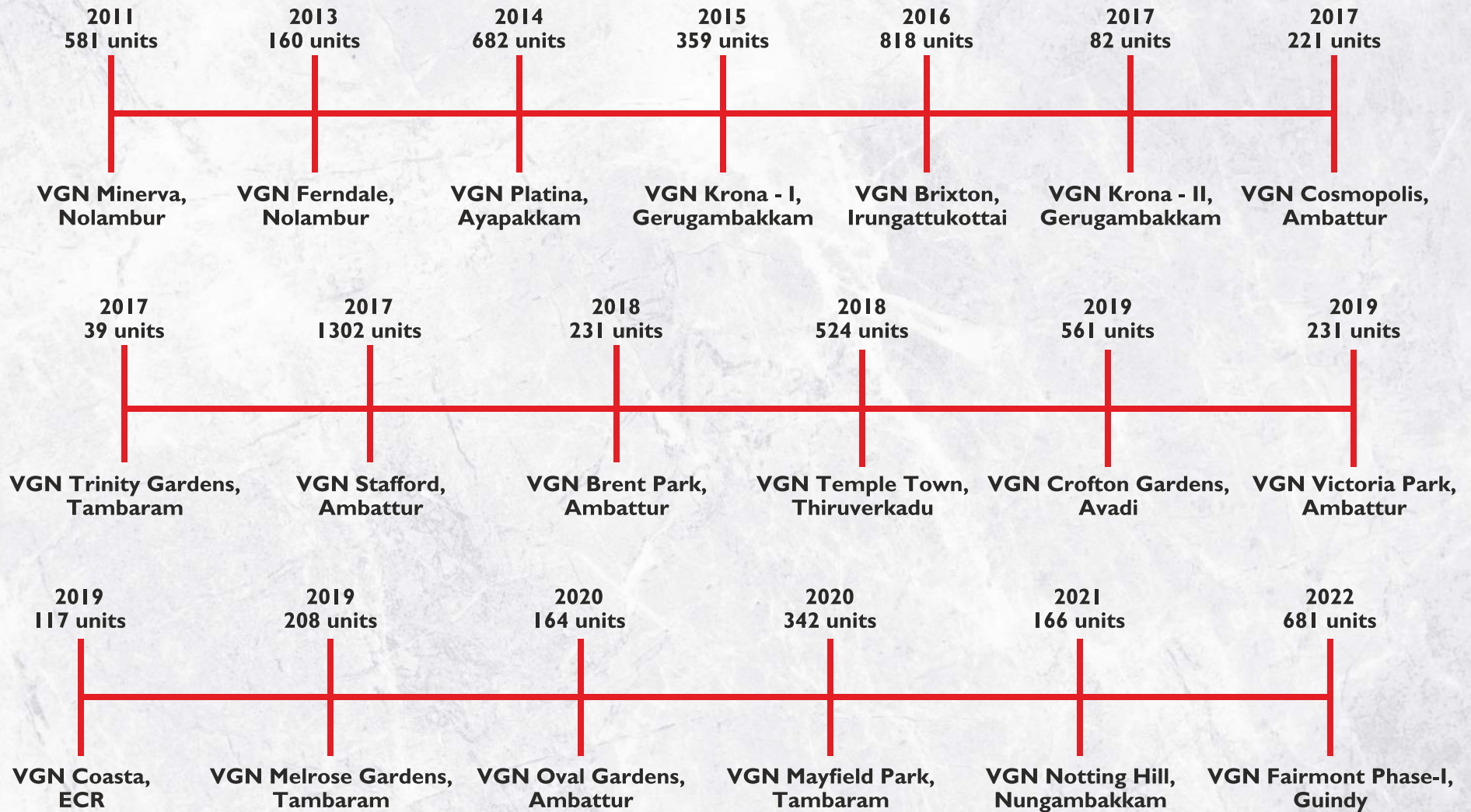
- RCC framed structure with earthquake resistant design
- Engineered marble in ground floor Lobby
- Granite flooring in staircase
- Vitrified Floor Tiles for common areas
- Vitrified Floor Tiles for foyer, living, dining, bedrooms and kitchen
- Anti-skid Floor Tiles for balcony
- Anti-skid Tiles for all toilets
- SS Handrail in Main Staircase
- SS Handrail with toughened glass in balconies
- Teak veneer wooden door with Architrave for main door
- Skin moulded wooden internal doors
- Premium UPVC windows
- Premium UPVC French doors
- Premium CP fittings
- Premium white sanitary fittings
- Premium Modular switches
- Power back-up: 300 watts for Compact 2 BHK, 500 watts for 2 BHK, 800 watts for 3 BHK, 1000 watts for 4 BHK apartments & above, 50% for common areas and clubhouse (excluding ACs), 100% for lifts, STP and Water Treatment Plant
- Provision for TV and telephone points in all bedrooms and living
- Provision for Geyser points in all toilets
- Air-condition power point provision in living, dining and all bedrooms
- Security Intercom







# VGN MAJOR MILESTONES









# ABOUT VGN PROJECTS ESTATES

- Established in the year 1942, VGN develops residences, commercial, retail and plots in Chennai.
- With over 20 million sq. ft. of residential projects under development, VGN is one of the most respected and reputed builders in Chennai.
- Starting with affordable housing and spreading its wings to ultraluxury segment, VGN caters to all sections of the society.
- VGN has handed over around 10,500 homes to its customers and also developed and delivered over 600 acres of plotted development, consisting of 20,000 residential plots.





**VGN**

CREATING ASSETS SINCE 1942



# AWARDS

- Economic Times BB Realty 2021
- Aircel Super Cup
- Chennai Super Kings Super Cup Winner
- V Raman Memorial Cup 2017
- South India's Real Estate Awards - Developers of the Year 2017
- Zenith Cultural Fest Award
- Vijayavani Property Expo Awards 2015
- Indian Express Property Expo Awards
- India Bulls Premier League Awards 2016
- Prince of Arcot Trophy Runners Up 2013
- Prince of Arcot Trophy Runners Up 2014
- SAP Invitational F15 Cricket Cup Winner
- LIC HFL Ungal Illam Awards 2017
- Economic Times Realty Convention Awards
- HDFC Preferred Developer Award
- LIC HFL Ungal Illam Awards 2013
- Maddys - Advertising Club Madras Awards - 2013
- Lifetime Achievement Award by Sulekha Properties







# HOME LOANS APPROVED BY:







BANK





## **VGN PROJECTS ESTATES PRIVATE LIMITED**

H O: Y-222, VGN Kimberly Towers, 2nd Avenue, Anna Nagar, Chennai - 600 040.

**For Sales Enquiry Call: 044 - 4343 9999**

[www.vgn.in](http://www.vgn.in)

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