



LIFESTYLE
INVESTMENTS

Villa
49

LIVE LIFE IN STYLE WITH LIFESTYLE INVESTMENTS

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Introduction

Founded in 1985, Lifestyle Investments has been committed to delivering comprehensive real estate solutions.

Our mission is simple: to help our clients achieve their real estate aspirations while creating lasting value through strategic investments and partnerships. With decades of expertise, we focus on building wealth and success for every client we serve.



Villa 49

 NO: 49 THIRD MAIN ROAD,
AUDCO NAGAR, KATTUPAKKAM

Villa 49 seamlessly integrates lush green spaces with the elegance of vertical, multi-storey living.

Thoughtfully designed interiors ensure abundant natural light and cross ventilation, creating a refreshing and serene atmosphere.

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AREA STATEMENT

Villa Type	4bhk + Private Terrace
Built-Up Area	2601 Sq.ft
Floors	Stilt + 3 Floors

Interiors



A modern, sleek kitchen with clean lines and a functional layout, designed for both style and practicality.



A cozy and elegant living area, blending comfort and sophistication for a refined atmosphere.

Interiors



A spa-like retreat featuring sleek finishes and luxurious double vanity for a serene escape.

Streamlined storage meets minimalist elegance in a thoughtfully designed wardrobe space.



Lifestyle Investments



Villa 49

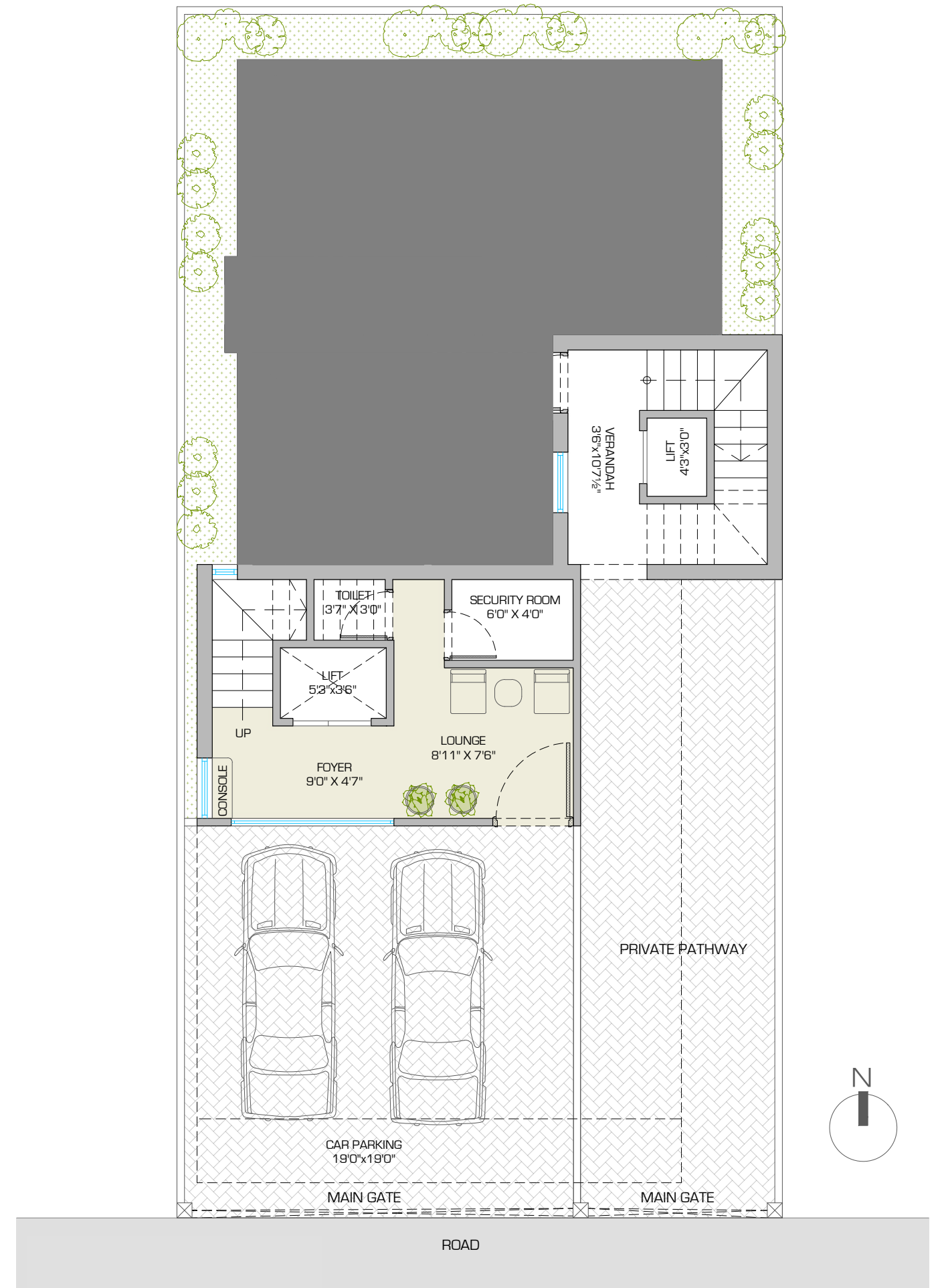
A bold yet minimalist design, offering timeless appeal that suits all tastes.

Creating Warm and Welcoming Homes
for the Next Generation.

STILT, LOBBY & PARKING

Security room	6'0" x 4'0"
Toilet	3'7" x 3'0"
Lift	5'3" x 3'6"
Foyer	9'0" x 4'7"
Lounge	8'11" x 7'6"
Car Parking	19'0" x 19'0"

Ground Floor Plan

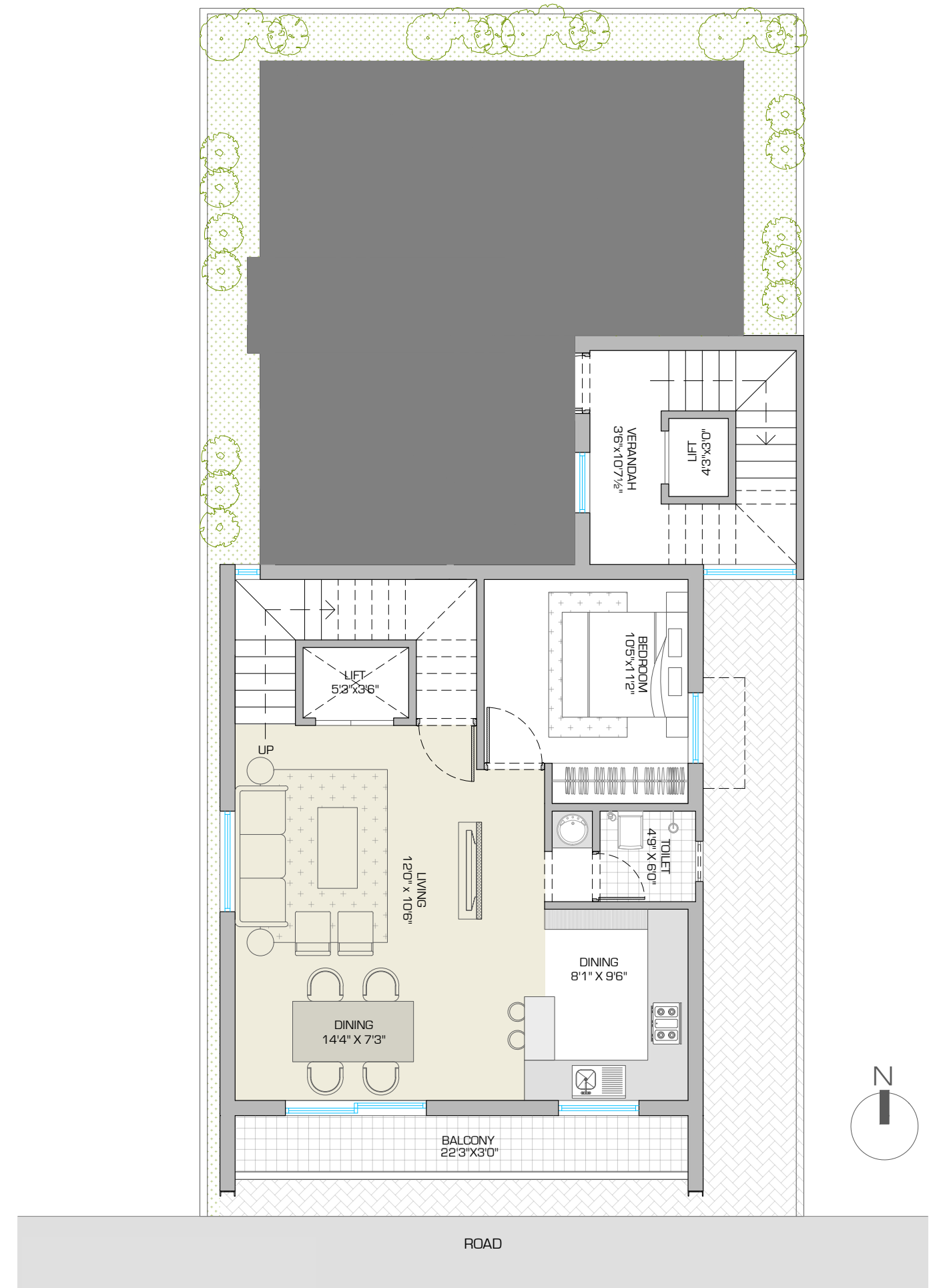


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for the Next Generation.

LIVING & DINING

Lift	5'3" x 3'6"
Bedroom	10'5" x 11'2"
Toilet 1	4'9" x 6'0"
Living	12'0" x 10'6"
Toilet 2	4'9" x 6'0"
Dining 1	14'4" x 7'3"
Dining 2	8'1" x 9'6"
Balcony	22'3" x 3'0"

First Floor Plan

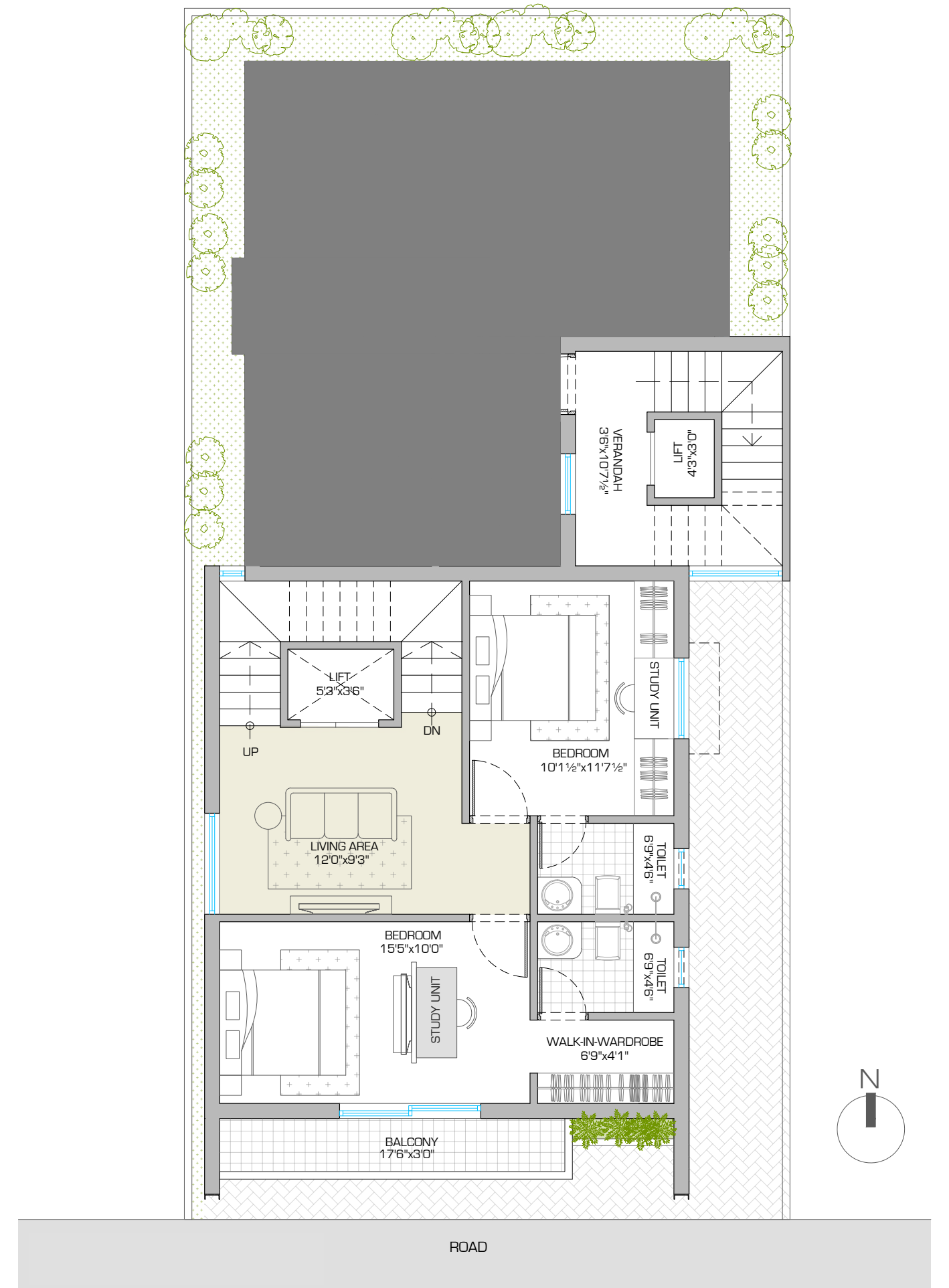


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LIVING AREA & 2 BEDROOMS

Lift	5'3" x 3'6"
Bedroom	10'1 1/2" x 11'7 1/2"
Toilet 1	6'9" x 4'6"
Living	12'0" x 9'3"
Toilet 2	6'9" x 4'6"
Bedroom 2	15'5" x 10'0"
Walk-in Closet	6'9" x 4'10"
Balcony	17'6" x 3'0"

Second Floor Plan

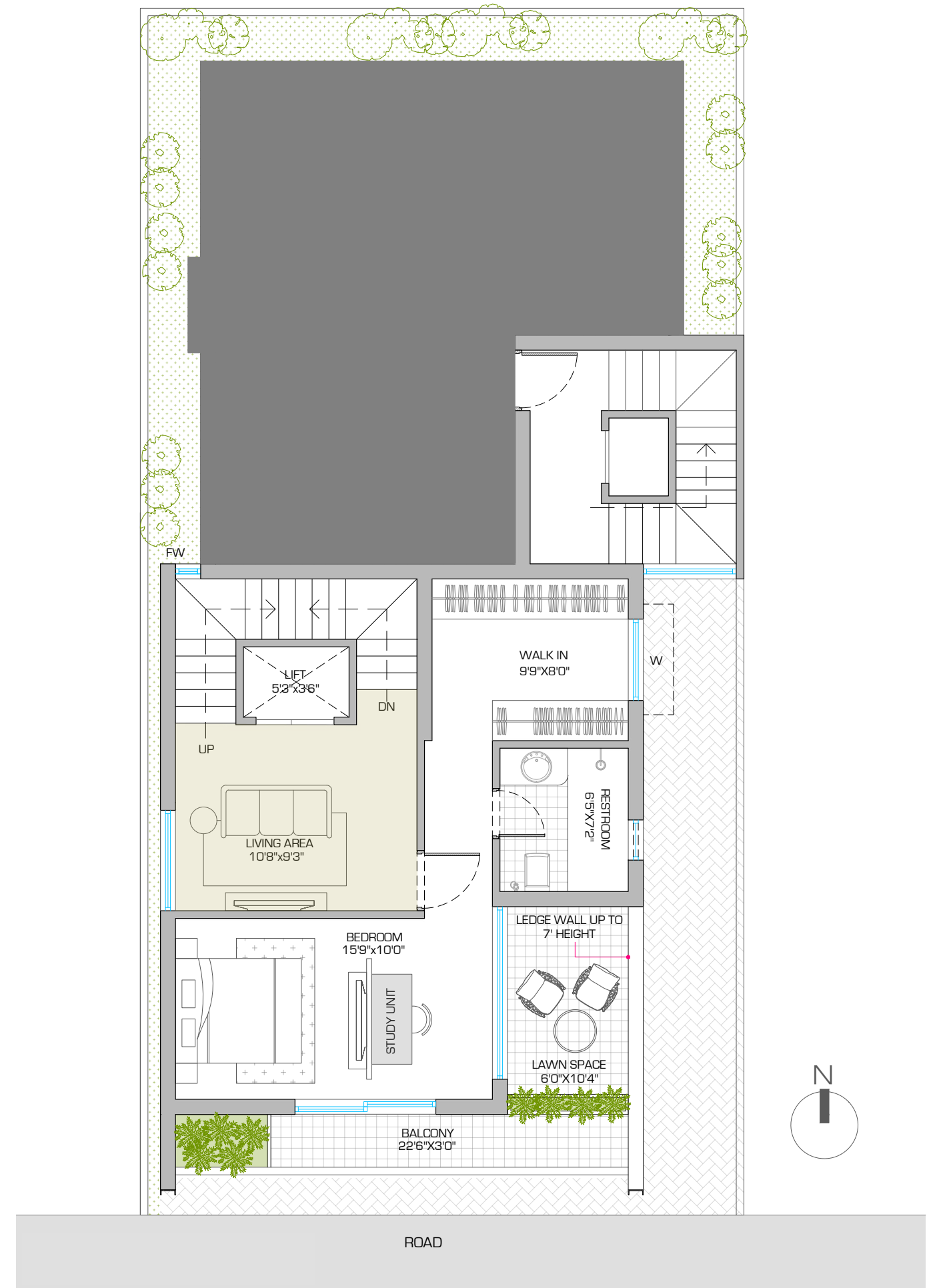


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MASTER BEDROOM & PRIVATE TERRACE

Lift	5'3" x 3'6"
Bedroom	15'9" x 10'0"
Walk-in	9'9" x 8'0"
Living	10'8" x 9'3"
Toilet	6'5" x 7'2"
Lawn Space	6'0" x 10'4"
Walk-in Closet	6'9" x 4'10"
Ledge Wall	7'0"
Balcony	22'6" x 3'0"

Third Floor Plan



Amenities

From modern interiors to robust safety features, every aspect of Villa 49 reflects a commitment to quality and sophistication.

Thoughtfully designed and equipped with world-class amenities, our villa ensures an exceptional living experience tailored to your comfort and convenience.



At Villa 49, we've left no detail overlooked to bring you the finest amenities, ensuring an unparalleled living experience.

Gypsum **false ceiling** in living areas

Led lights for common area

Piped gas provision from ground floor to the kitchen

CCTV cameras provided for safety and convenience

Modular **switches / Legrand / Anchor** or equivalent

M.S. railing for **staircase** and M.S. Main gate

Sanitary ware & faucets of **jaguar brand** or equivalent

Landscaping with planter boxes

UPVC for windows

Pest control at all levels

ABS doors for toilets

Covered **car parking**

Special **elevation** features

Paving blocks for car parking area

Four passenger auto door lift

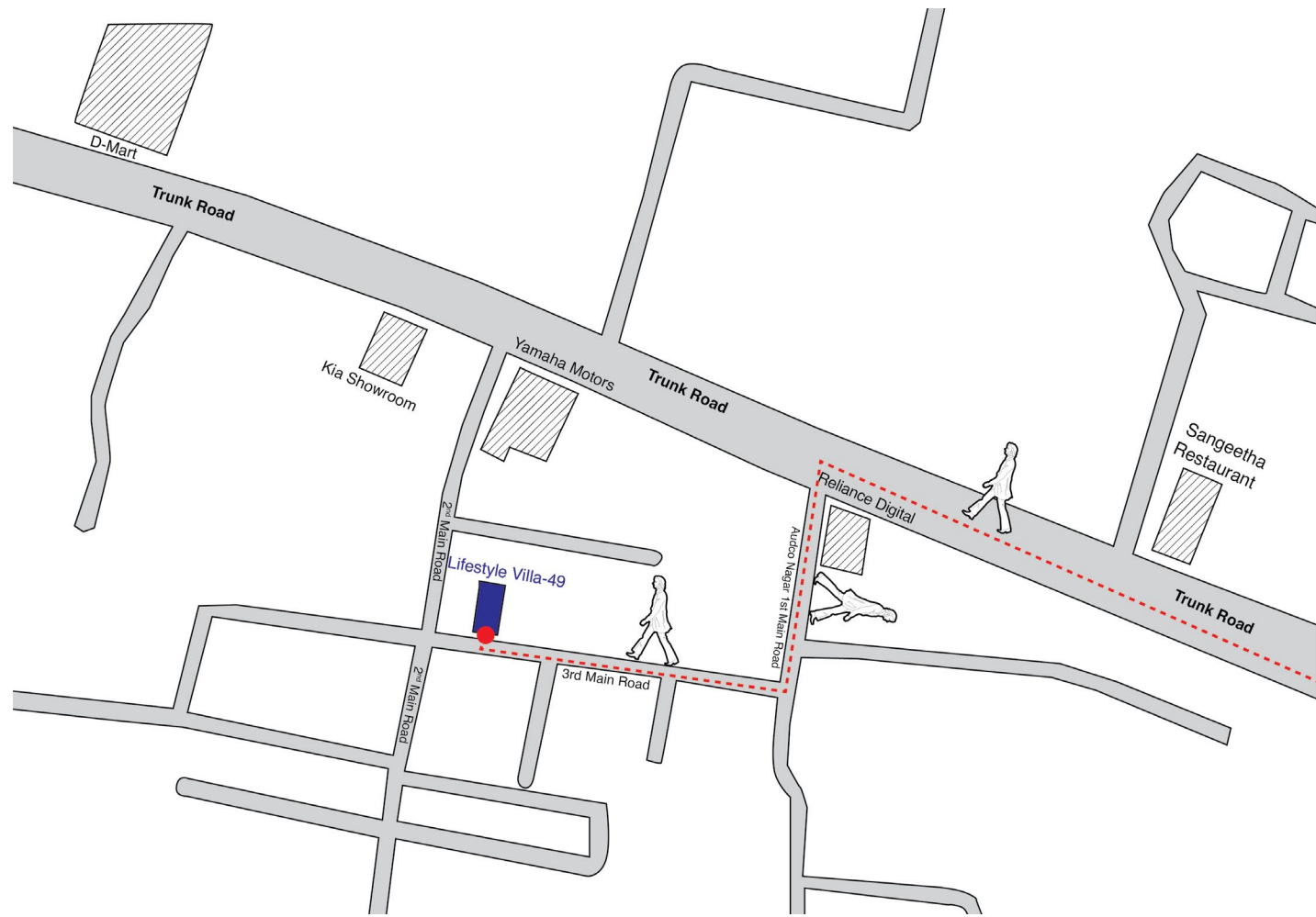
Terrace with **demarkated garden** with meditation deck

Access control

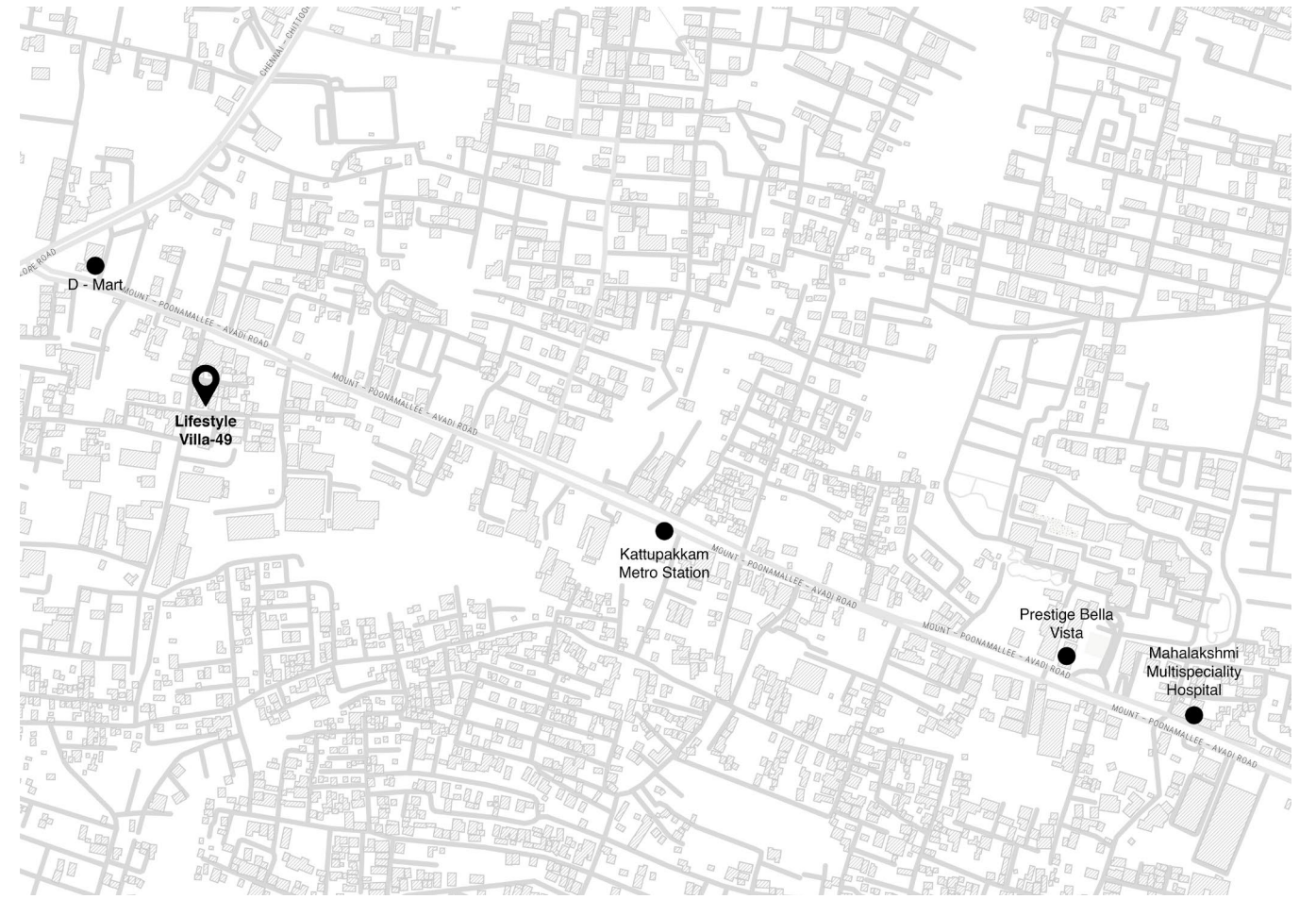
Water proofing by experienced professionals

Prime Location

At the crossroads of creativity and ecological responsibility, Villa 49 is designed for those who seek modern living with a greener footprint. Situated in a prime location, enjoy seamless connectivity to essential hubs and vibrant community spaces.



Building dreams,
creating homes



Reliance Digital	200 Mts	Vellamal Vidyalaya	2.9 Kms
Sangeetha Veg Restaurant	300 Mts	Narayana E Techno School	2.9 Kms
Katupakkam Metro Station	400 Mts	Ramachandra Medical College	3.1 Kms
D-Mart	600 Mts	Acs Medical	4 Kms
Prestige Bella Vista	1.8 Kms	Mehta Hospitals	4.1 Kms
Iyyapanthangal Bus Depot	1.9 Kms	Saravana Stores	4.3 Kms
Radiance Royale	2.6 Kms	Dif It Park	6.5 Kms
Osian Chlorophyll Apartments	3.5 Kms		

Connectivity & Convenience



LIFESTYLE INVESTMENTS

Office Address :

Old No.7, New No.31, Plot No. 383,
I Block, 2nd Main Road, Anna Nagar East,
Chennai - 600102

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maps.app.goo.gl/8R5AZnuuNRnQodReA