

An opulent interior scene featuring a large, ornate chandelier hanging from a dark, arched ceiling. Below the chandelier is a plush, tufted sofa with a dark, quilted backrest and a dark, draped fabric on the right side. The sofa is flanked by two large, ornate vases filled with dried, feathery plants. The background consists of dark, paneled walls with vertical columns and decorative carvings. The lighting is warm and dramatic, highlighting the textures and details of the furniture and architecture.

*Opulence*

CHARMING  
LUXURY VILLAS...  
CENTRED ON LUXURY...





Nothing gives us more satisfaction than seeing your vision of luxury blossom to life. We are **STONE BRIDGE PVT. LTD.** A pioneer in crafting luxury residential spaces that combine the best of architectural design, superior construction, refined aesthetics and clever functionality. Our extravagant spaces are not mere symbols of opulence but masterpieces of art that celebrate the finer things in life. Living spaces created from heart.

Every project of ours blends seamlessly with the environment its built upon, often merging natural elements like air, light, lush greenery with man-made luxury to make your living experience a bliss.

**Aesthetic vision | Stunning designs | Flawless execution**  
**Square footage optimisation | Superior amenities | Functional luxury**



# OUR PROMISE

## **STONE BRIDGE P. LTD - Redefining Living Excellence.**

Combining world-class architecture with smart engineering and construction, STONE BRIDGE P. LTD has been a pioneer in creating exceptional spaces that elevate your living experience.

As stalwarts in the industry, we remain committed to upholding the highest standards of International Design Aesthetic and unwavering quality in construction across all our projects. Whether it's commercial or residential, each space is thoughtfully curated to enhance your lifestyle and cater to your unique needs.

Specializing in high-end luxury development, we pride ourselves in crafting opulent living atmospheres that celebrate the finer things in life. At STONE BRIDGE P. LTD, your journey towards extraordinary living begins.

## **RELIABLE PRODUCT**

With Reliable, what you see is what you get. Customers can rest assured that they will be buying the best and most reliable product in terms of durability, maintenance warranty and product specifications.

## **RELIABLE LOCATION**

Prime neighbourhoods or fast-developing localities. All our locations are handpicked to fit into either of these two categories so the projects are in proximity to all essential amenities, which in turn facilitate faster appreciation.

## **RELIABLE PRICE**

When it comes to price, we are keen on offering a fair and reasonable number so our customer can truly enjoy the steady appreciation returns over a period of time.

## **RELIABLE LEGAL DOCUMENTATIONS**

All projects are government approved, bank approved and RERA certified which would bolster trust in customers and give them the confidence to comfortably choose us.





## *Opulence*

For those seeking serenity coupled with opulent luxury, this is it. Presenting Opulence, one of our most remarkable projects set in a most serene location on ECR. Three exquisitely private villas that beautifully intertwine expansive spaces, eclectic design and extraordinary luxury. Each villa crafted with unmatched extravagance is a pinnacle of luxury living.



The background of the entire page is a light peach or orange color, featuring a repeating pattern of stylized, darker orange floral and leaf motifs. The pattern is dense and covers the entire surface.

# LUXURY

## THAT MIRRORS YOUR COMFORT...

Opulence has all the right adornments and feature to make it a luxury haven. But beyond all the breath taking luxury in architecture and design, there's something else that makes it stand apart. It's the luxury of comfort, space and privacy. Extensive spaces, abundant ventilation and copious natural lighting – all judiciously planned and executed is the true luxury of Opulence. The unmatched privacy Opulence offers is a luxury you can't afford in the city.

CONTEMPORARY DESIGN | SPACIOUS ROOMS | WALK-IN WARDROBES  
PREMIUM FIXTURES | WELL-LIT SPACES | EXTENSIVE LANDSCAPING



# SALIENT FEATURES



**CONTEMPORARY ARCHITECTURE**



**MOST SERENE LOCATION IN ECR**



**EXTENSIVE LANDSCAPE WITH EACH VILLA**



**SPACIOUS MASTER BEDROOMS WITH WALK-IN WARDROBE**



**HIGH END FEATURES AND SPECIFICATIONS INCLUDING  
MARBLE FLOORING, TALL CEILINGS AND SUPERIOR BATH FITTINGS**



**HIGH END SECURITY FEATURES FOR COMMUNITY AND VILLA**



**APPROVED WITH BANK LOANS**



**READY TO OCCUPY IN 9 MONTHS**





# LOCATION

## THAT HAS IT ALL!

Situated in a blissful location on the ECR, Opulence is just few minutes away from all the basic conveniences of everyday life. Schools, colleges, hospitals, shopping avenues are easily accessible. Entertainment options like the city's finest dining sports, cafeterias, malls, gaming and entertainment zones are also very close by. Add to this, the stunning beaches of ECR are a walk away.



# LOCATION MAP







# LIFESTYLE

## THAT TRANSFORMS EVERY DAY INTO EXTRAORDINARY...

Build with carefully chosen amenities and thoughtful minute details embedded here and there, living at Opulence is nothing short of a dreamy experience. Opulence is a distinct lifestyle experience that brings your vision to reality. Tucked away in a serene space, these three exquisite villas represent a perfect convergence of high-end lifestyle amenities and practical functionality.







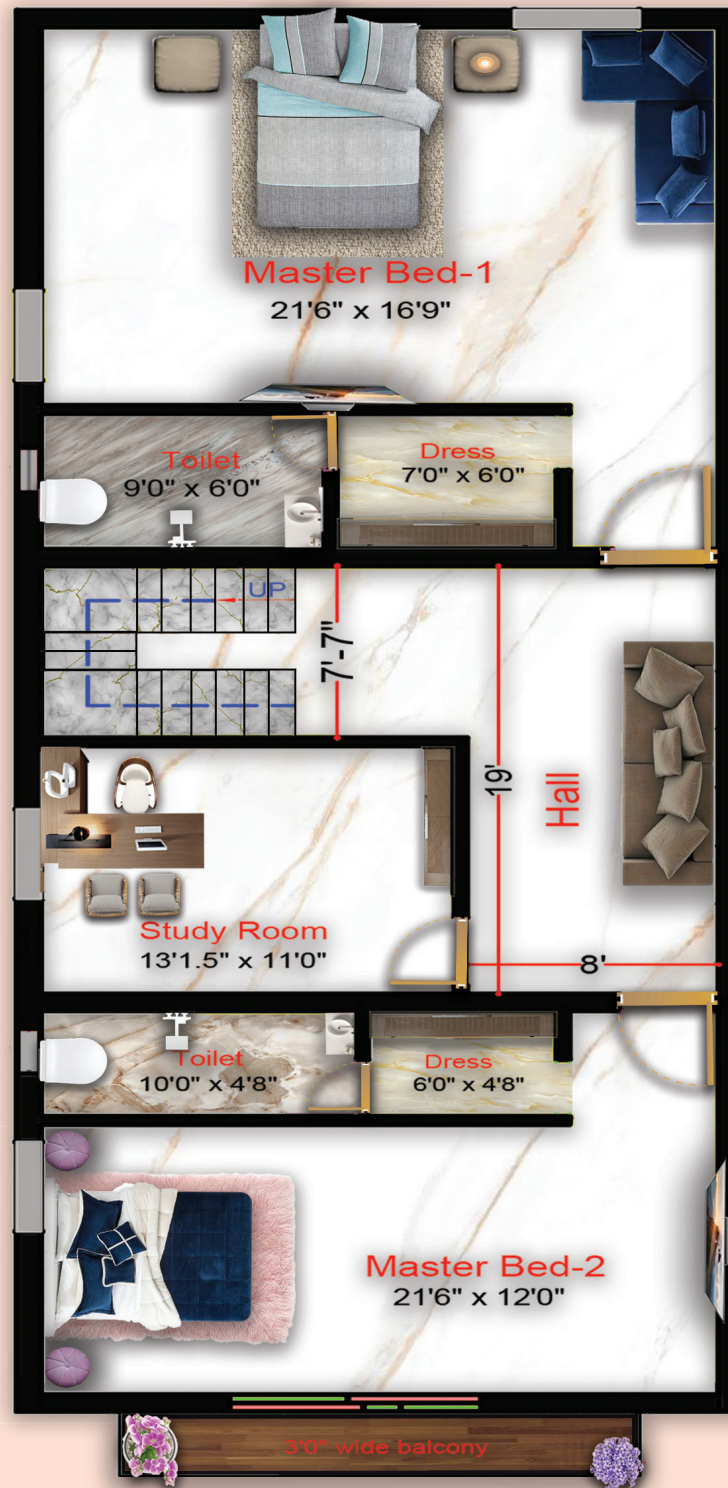








# OPULENCE - FIRST FLOOR





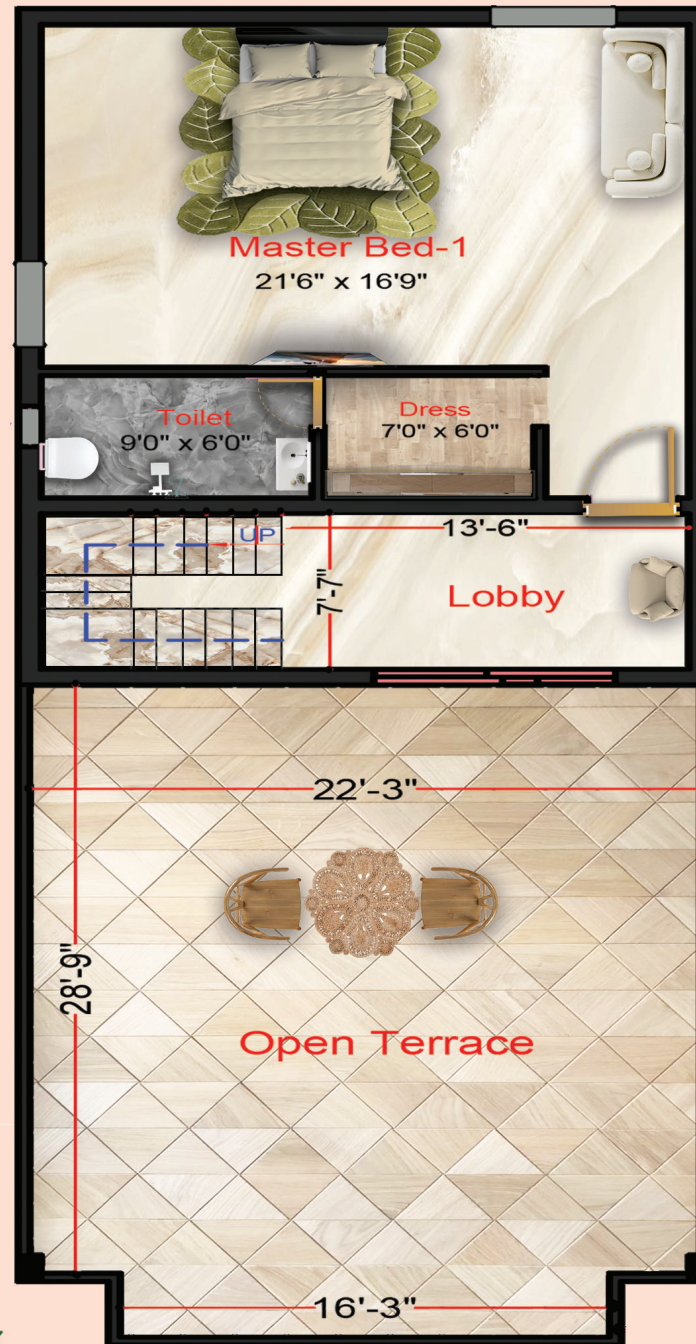
## OPULENCE - GROUND FLOOR



**5 Bhk Villa**  
**Land Area - 1800 Sq.ft**  
**Builtup Area - 3800 Sq.ft**



# OPULENCE - SECOND FLOOR





## STRUCTURE:

- **STRUCTURAL SYSTEM:** RCC Framed Structure designed for seismic compliant (Zone 3)
- **MASONRY:** 9 inches for external walls & 4 inches for internal walls
- **FLOOR- FLOOR HEIGHT:** Will be maintained at 12 ft (not including false ceiling or slab)
- **ATT:** Anti-termite treatment will be done

## WALL & CEILING FINISH:

- **INTERNAL WALLS:** Finished with 2 coats of putty, 1 coat of primer & 2 coats of luxury royale.
- **CEILING:** Finished with 2 coats of putty, 1 coat of primer & 2 coats of luxury royale.
- **EXTERIOR WALLS:** Exterior faces of the building finished with 1 coat of primer & 2 coats of exterior rain coat paint with colour as per architect design
- **MASTER BATHROOM:** Matte vitrified waterproof tile up to 8 ft height of size 8 ft x 4 ft.
- **OTHER BATHROOMS:** Matte vitrified waterproof tile up to 8 ft height of size 8 ft x 4 ft.
- **KITCHEN:** Waterproof vitrified wall tile of size 4ft x 2ft for a height of 4.5 ft above the counter top finished level.

## FLOOR FINISH WITH SKIRTING:

- **LIVING, DINING:** Premium Leather Finish Mable
- **MASTER BATHROOM:** Anti-skid full body waterproof vitrified tiles of size 2 ft x 2 ft.
- **OTHER BATHROOMS:** Anti-skid full body waterproof vitrified tiles of size 2 ft x 2 ft.
- **DOOR JAMMERS:** Premium Italian Marble Door Jammers

- **OUTDOOR DECK:** Anti-skid full body waterproof vitrified tiles of size 2 ft x 2 ft.
- **BALCONY:** Matte Finish Anti-skid waterproof vitrified tiles of size 1ft x 1ft
- **OPEN TERRACE:** Matte Finish Anti-skid waterproof vitrified cooling tiles of size 16 in x 16in
- **TERRACE:** Matte Finish Anti-skid waterproof vitrified cooling tiles of size 16 in x 16in
- **CAR PARKING:** Matte Finish Anti-skid waterproof vitrified box tiles of size 16 in x 16in

## KITCHEN & DINING:

- **KITCHEN:** Platform will be finished with granite slab of 2.ft wide
- **ELECTRICAL POINT:** For chimney, water purifier, fridge, oven
- **CP FITTING:** Jabon – German Standard Equivalent
- **SINK:** Matte Finish Stainless Steel sink with drain board and pull-out sink faucet
- **DINING:** Jabon semi-counter mounted washbasin

## BALCONY/OPEN TERRACE & STAIRCASE:

- **HANDRAIL:** SS powder coated handrail as per architect's design

## STAIRCASE:

- **FLOORING:** Leather finish marble flooring for staircase
- **HANDRAIL:** SS powder coated handrail as per architect's design

## BATHROOMS:

- **SANITARY FIXTURE :** Jabon – German Standard Equivalent
- **CP FITTINGS:** Jabon – German Standard Equivalent



- **MASTER BATHROOM:** Wall mounted WC with cistern, Health faucet, Shower column with glass partition & counter mount wash basin
- **OTHER BATHROOMS:** Wall mounted WC with cistern, Health faucet, Single lever diverter with overhead shower & counter mount wash basin

## JOINERY DOORS:

- **MAIN DOOR:** Wide & fancy door of size 8ft x 4ft of Teak Wood Engineered door frame & shutters of varnished teakwood finish with Ironmongeries like Digital door lock of Yale /equivalent & tower bolt.
- **BEDROOM DOORS:** Premium quality plush door with double side laminated shutter of size (8ft x 3ft) Ironmongeries like door lock, Godrej /equivalent, & tower bolt.
- **BATHROOM DOORS:** Premium quality plush door with double side laminated shutter of size (8ft x 3ft) Ironmongeries like door lock, Godrej /equivalent & tower bolt.

## WINDOWS:

- **WINDOWS:** Premium aluminium powder coated windows with German fittings equivalent to Toto with sliding shutter with see through 10mm toughened glass based on architect's design intent wherever applicable
- **FRENCH DOORS:** Premium aluminium powder coated windows with German fittings equivalent to Toto with sliding shutter with see through 10mm toughened glass based on architect's design intent wherever applicable
- **VENTILATORS:** Premium aluminium powder coated frame with pinhead glass

## ELECTRICAL POINTS:

- **POWER SUPPLY :** 3 Phase power supply connection

- **SAFETY DEVICE :** MCB & ELCB (Earth leakage Circuit breaker) Switches
- **SOCKETS:** Modular box & modular switches & sockets of Schneider / equivalent
- **WIRES:** Fire Retardant Low Smoke (FRLS) copper wire of a quality IS brand orbit / equivalent
- **VIDEO DOORBELL :** Provided in the entrance – main door
- **HOB POINT :** Point provided in the kitchen
- **5 AMP SOCKET :** Multiple Points provided in the outdoor deck, balcony in the (outdoor) first floor and terrace
- **TAP:** Provided in the outdoor deck.
- **TV :** Point in living & all bedrooms.
- **TELEPHONE:** Point in living room
- **DATA:** Point in Living Room
- **SPLIT- AIR CONDITIONER:** Point will be provided in living & dining, first floor & all bedrooms
- **EXHAUST FAN:** Point will be given in all bathrooms
- **GEYSER:** Geyser point will be provided in all toilets
- **VILLA BACK-UP:** Inverter provision for all room fan and light points

## OUTDOOR FEATURES:

- **WATER STORAGE:** Dedicated UG sump and OHT with WTP (min. requirement as per water test report)
- **RAIN WATER HARVESTING:** Rain water harvesting site
- **STP:** Dedicated Sewage Treatment plant
- **SECURITY:** Security booth will be provided at the entrance
- **COMPOUND WALL:** Site perimeter fenced by compound wall with entry gates for a height of 8 ft / as per Landscape design intent
- **LANDSCAPE:** Suitable landscape at appropriate places in the project
- **INTERNAL ROADS :** Paved finish roads





Registered Office

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