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ANNA NAGAR  
CHENNAI



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WELCOME TO A LIFE  
THAT'S BETTER THAN A DREAM.



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## *The TVS Legacy*



A legacy backed by  
over 200 accolades of  
trust, and over 112 years  
of happy customers.

*Since 1911, Trust, Value and Service have been the foundation of our business. An ethos that comes from 112 years of serving customers with passion. Our homes are designed by top architects to suit your everyday needs.*

*Every TVS Emerald home is curated by world class-architects with care because we believe your deepest memories are those that you create with your loved ones. One of the many reasons why home buyers put their faith in us. Along with that, we also make sure to extend our care to our planet as we build IGBC pre-certified homes.*



112 YEARS  
LEGACY



SUSTAINABLE  
HOMES

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*SHRI T V SUNDARAM IYENGAR*



*A Legacy of Trust*



**1911**

Launches south india's first rural bus service

**1929**

TVS brings General Motors to South India

**1946**

Southern Roadways starts serving the transport needs of India

**1954**

IMPAL brings tarding auto spares

**1962**

Lucas TVS formed to make Auto Electricals

**1964**

Braked India begins operations. Sunderam Clayton starts producing  
Brake Actuation equipment

**1978**

Sundaram Clayton Limited opens two-wheeler plant in Hosur

**1984**

TVS Srichakara starts operations

**1986**

TVS Electronics launches printers and keyboards

**2001**

TVS Motor Company formed

**2012**

TVS forays into real estate as TVS Emerald

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WHAT IF HAVING IT ALL  
IS JUST THE BEGINNING?

— ✨ —

*True luxury isn't about just owning the latest convertibles, enormous mansions or high-end brands. We believe that true luxury is the kind that matters. Not just for you, but also for the planet.*

*True luxury is living in homes where you and your family have plenty of space to grow. Where the air is cleaner, and every view is greener. Where life is beautiful every day of the week, and time of the day. Where, unlike the rest of the world, you're not waiting to get away. Where every little nook and cranny of your home takes care of every little need.*

*Well, here's a home curated by true luxury.*

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LUXOR  
BETTER THAN A DREAM

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LOCATION 



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SOMEWHERE IN  
THE HEART OF ANNA NAGAR,  
NOTHING'S EVER TOO FAR.



TVS Emerald  
**LUXOR**



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A PIN CODE THAT HAS IT ALL

600040

*Anna Nagar is a beautiful blend of old-world charm and modernity. It is an affluent neighbourhood and has an excellent infrastructure, as well as a thick green canopy. As a result of its excellent connectivity to other parts of the city, Anna Nagar has become one of the most sought-after addresses and is among the best residential areas in Chennai.*



**MOST COVETED  
ADDRESS IN CHENNAI**



**WELL PLANNED MATRIX  
TYPE ROAD NETWORK**



**WALKING DISTANCE  
TO VR MALL**



**TOP SCHOOLS  
OF CHENNAI**



**BUSTLING RETAIL IN  
SHANTHI COLONY**



**TWO METRO STATIONS  
FOR EASY COMMUTE**

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## MASTER LAYOUT PLAN

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SOMEWHERE IN  
THE HEART OF ANNA NAGAR,  
LUXURY PLAYS FREELY.



## List of amenities

1. Entrance court
2. Arrival court
3. Bikeway
4. Walkway/ jogging track
5. Olive garden

### Pool Zone

6. Poolside lounge
7. Poolside deck
8. Swimming pool
9. Kids Pool
10. Sculpture with water spout
11. Poolside lawn
12. Outdoor shower

### Central Court

13. Kid's play area
14. Stepped seating
15. Multi-purpose lawn
16. Pantry/ BBQ
17. Adventure wall
18. Seat court
19. Clubhouse
20. 30 X 60 Multi game court
21. Flower garden

### Tower A - Wellness Terrace

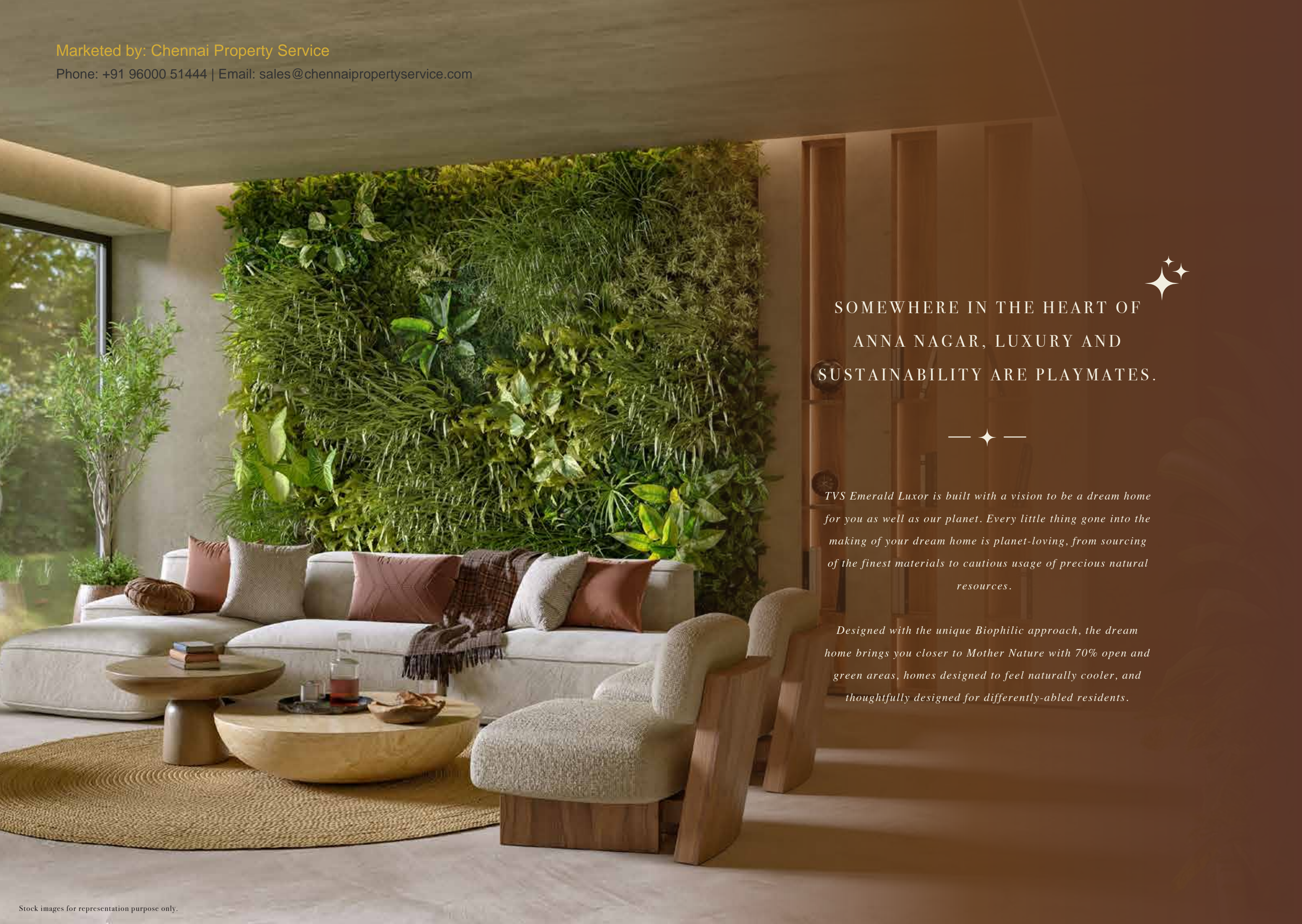
- Planter with Herbal plants
- Yoga Lawn
- Foot Reflexology Paving
- Outdoor Gym
- Multifunctional Lawn
- Meditation Space

### Tower B - Leisure Terrace

- Planter with Flowering plants
- Stepped Seating
- Grass court
- TV Lounge
- Raised Deck
- Multifunctional Lawn
- Pantry
- Sky Dining

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SOMEWHERE IN THE HEART OF  
ANNA NAGAR, LUXURY AND  
SUSTAINABILITY ARE PLAYMATES.

— ✨ —

*TVS Emerald Luxor is built with a vision to be a dream home for you as well as our planet. Every little thing gone into the making of your dream home is planet-loving, from sourcing of the finest materials to cautious usage of precious natural resources.*

*Designed with the unique Biophilic approach, the dream home brings you closer to Mother Nature with 70% open and green areas, homes designed to feel naturally cooler, and thoughtfully designed for differently-abled residents.*

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*With all the love for the planet  
that's gone into building  
TVS Emerald Luxor, it's one of the rare  
homes in Chennai that have earned an  
IGBC Gold Pre-certification.*



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GREEN PARKING FACILITY



GREEN HOME GUIDELINES



25-30% WATER SAVINGS



100% WASTEWATER RECYCLE



RAINWATER HARVESTING SYSTEM



NEARBY SHOPS FOR BASIC HOUSEHOLD AMENITIES



ZERO USE OF OZONE DEPLETING GASES



EV CHARGING FACILITY



UNIVERSAL DESIGN IN COMMON AREAS



WATER EFFICIENT PLUMBING FEATURES



LANDSCAPING WITH 90% NATIVE PLANTS



ENERGY-OPTIMIZING



20 TO 25% ENERGY SAVINGS



WELL-VENTILATED



COMMON ENERGY AND WATER METER



RENEWABLE ENERGY IN COMMON AREAS



NATURALLY ILLUMINATED HOMES



PLANET-LOVING



100% NATURAL WOOD DOORS



EFFICIENT WASTE SEGREGATION



MAXIMUM WINDOW TO CARPET AREA RATIO



LOW VOC CONSTRUCTION CHEMICALS

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SOMEWHERE IN THE HEART OF  
ANNA NAGAR LIFE IS ELEVATING  
TO THE PEAK OF LUXURY.



128 BOUTIQUE  
HOMES



40+ LUXURIOUS  
AMENITIES



IGBC GOLD  
PRE-CERTIFIED



SPACIOUS  
2.1 ACRES



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AMENITIES 

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At the Central Court,  
every fleeting moment becomes a memory.

The Central Court at TVS Emerald Luxor is not merely a space; it is a testament to the art of living. A masterpiece that seamlessly fuses nature's bounty with the finest in architectural design, it stands as a sanctuary of luxury and refinement, an embodiment of the exceptional lifestyle that makes your home better than a dream.

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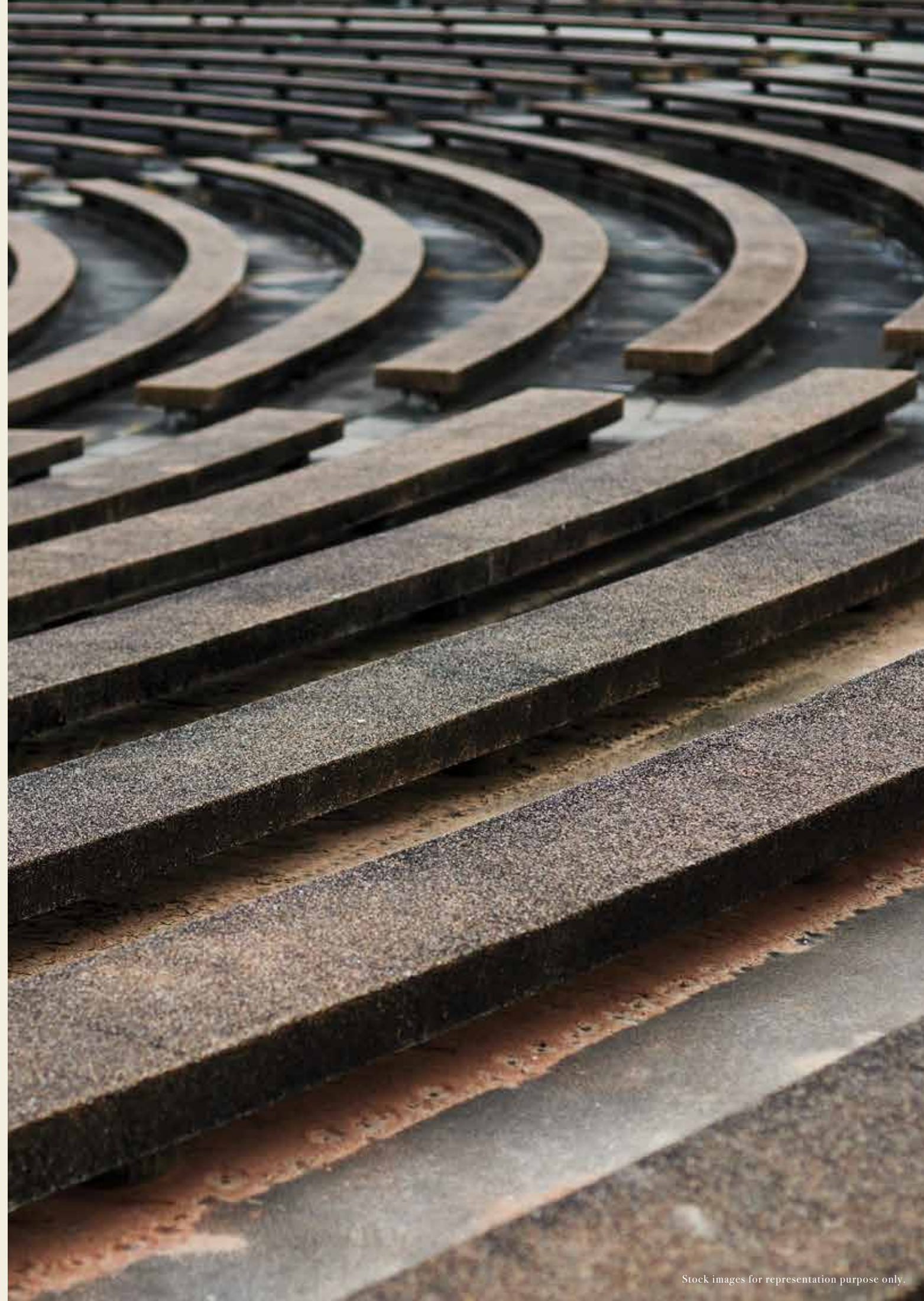


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*As you enter the Central Court, your senses are instantly captivated by the harmonious blend of nature's splendour and architectural brilliance. A meticulously curated Kids Play Area delights your children, while the Stepped Seating offers a vantage point to admire the splendour of the surroundings.*



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*The Multi-Purpose Lawn is a sprawling oasis of green while the Flower Garden is a veritable tapestry of colours and fragrances.*

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*For the daring spirits seeking an adrenaline rush,  
the Adventure Wall awaits while the  
Pantry-BBQ area is ready to host delectable sundowns.*



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*Lastly, the Sensory Garden is  
designed to evoke emotions through  
touch, sight, scent,  
and sound, providing an oasis  
of tranquillity for rejuvenation.*



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LAVISH WELLNESS &  
LEISURE TERRACES



*Our luxurious terraces are thoughtfully designed to be your sanctuary under the open skies, where moments of tranquillity unfold amidst lush landscapes. Whether you're seeking a peaceful retreat or a place to rejuvenate with loved ones, our terraces offer an oasis of serenity and natural beauty along with world-class amenities that's yours to enjoy. Step outside and let nature's embrace rejuvenate your spirit.*

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YOGA LAWN



FOOT REFLEXOLOGY



PLANTER WITH  
HERBAL PLANTS



OUTDOOR  
GYM



MEDITATION  
SPACE

*Our Wellness Terrace on Tower A is decked with rejuvenating joys that elevates well-being to the next level.*

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Wellness Terrace - Tower A

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SKY DINING



MULTI-FUNCTIONAL  
LAWN



PLANTER WITH  
FLOWERING PLANTS



PANTRY



GRASS COURT

*Our Leisure Terrace of Tower B redefines recreation  
with its world-class amenities.*

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Leisure Terrace - Tower B

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BALINESE POOL  
ZONE

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SOMEWHERE IN THE HEART  
OF ANNA NAGAR, TRANSPORT  
TO A BALINESE RETREAT.

*The Balinese-themed Pool Lounge is a transcendent oasis  
in the heart of Chennai, all reserved for you at TVS Emerald Luxor.*

*At the heart of this oasis lies the Bali-themed Pool,  
a crystalline expanse that mirrors the tranquil waters of the  
Indonesian paradise. Bask in the warm embrace of the  
Relaxing Deck, where time slows down, and worries melt  
away under the embrace of the sun's gentle caress.  
Experience the ultimate indulgence with Outside Showers  
and Pool Water Spouts, sensory delights that heighten your  
connection to nature.*

*Immerse yourself in a life better than a dream and let this  
Balinese-inspired magic wash over you, transforming every  
moment into an exquisite escape.*



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BALINESE THEMED  
CLUBHOUSE

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SOMEWHERE IN THE HEART OF  
ANNA NAGAR, EVERY CORNER  
EXUDES THE SERENITY OF BALI.

*To make your home at TVS Emerald Luxor better than a dream,  
we drew inspiration from the world's most loved destination, Bali,  
created a world for you within the premises that brings alive the  
spirit and soul of Bali.*

*Welcome to a slice of paradise inspired by enchanting beauty of  
Bali - the Balinese-themed Clubhouse.*



WOOD AND  
CANE FURNITURE



BALINESE BATIK  
AND FACE MASKS



STONE  
CLADDING



KOTA STONE  
FLOORING



TERRACOTTA TILE  
CLADDING

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*Indoor Games Rooms*

*With our range of exceptional amenities like the indulgent indoor games room, a state-of-the-art gym, a rejuvenating salon, and a billiards room, welcome to the extraordinary.*



*Multipurpose Hall*

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Multiplay Court

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PARTNERS 



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*Meet our brand partners that work in tandem with us to bring you a life that is truly better than dreams.*

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*Your fittest lifestyle starts here.*

- ◆ *Gym designed and built by CultFit.*
- ◆ *Sessions on yoga, dance fitness, strength conditioning, HRX, and boxing.*
- ◆ *Qualified and certified floor trainers.*



T&C Apply. Floor plan of the gymnasium provided in TVS Emerald Luxor is designed by Cult.fit. Selected equipment for the gymnasium will be procured from products offered by Cult.fit. Procurement of equipment is subjected to availability of equipment from Cult.fit at the time of handing over the project to residents. TVS Emerald will facilitate a floor trainer for a period of 1 year and provide a limited number of GX Sessions (52 sessions will be provided) from Cult.fit. Cult.fit will not operate the gymnasium in any form. The gymnasium provided in TVS Emerald Luxor will be independently operated by TVS Emerald management for a period of up to 1 year only from handover. In the event that Cult.fit is unable to fulfil any of the services mentioned an equivalent service will be provided.

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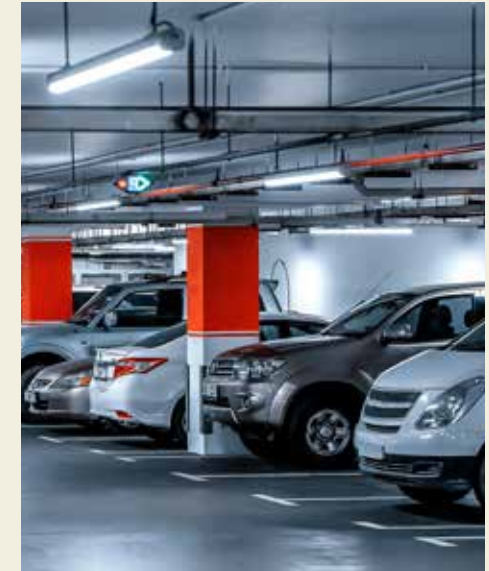
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### *Zero Blind Spot CCTV & Fire Detection Alarm Placement*

- ✦ *Automatic Number Plate Recognition*
- ✦ *Parking Management*
- ✦ *Face Recognition*
- ✦ *Intrusion Detection*



T&C Apply. Recommendation of placement of CCTV cameras in common areas is by Securitas India. Securitas will not provide the hardware for CCTV cameras in any way or form. Securitas India will provide the software to enable facial recognition, Automatic number plate recognition, Intruder alert and Loitering Alert in selected areas of the property. The cost of these services will be borne by TVS Emerald for a period of 1 year only. In the event that Securitas India is not able to fulfil any of the services mentioned an equivalent service will be provided.

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BOUTIQUE HOMES 



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SOMEWHERE IN THE HEART OF  
ANNA NAGAR,  
BESPOKE LUXURY IS A HOME.

*Built for a discerning set of likeminded families, TVS Emerald Luxor  
adorns 128 state-of-the-art boutique homes spread across 2.1 acres  
of greenery. Ranging from 3 and 4 bed residences, it's an address that  
offers unmatched exclusiveness and expansiveness with every amenity one  
could think of.*

*With each home sprawling over 1,845 to 2,665 square feet, the best of  
specifications have been put into designing every nook and corner of your  
dream home. From exquisite wooden laminated floors to Italian marble  
spreads to full length glass balconies with lavish decks, it's truly a home  
that's better than a dream.*



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*Come home to stylish Italian marble flooring in living and dining rooms.*



*Feel luxury in step with laminated wooden flooring in master bedroom.*

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*Every moment turns cozier at our air-conditioned living room, dining, and bedrooms.*



*Enjoy spectacular views at our lavish balconies with glass railings.*

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*Be assured of safety and wellness with common RO water connection in the kitchen.*



*Experience premium sanitary fittings & CP fixtures by American Standard/Grohe.*

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*Discover grandeur with our 8ft Teak Wood Door and uncompromised safety with YALE Digital Lock.*

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*Breathtaking boutique homes  
reserved for 128 discerning and  
progressive families Of Chennai.*



*Come, live life better than a dream.*