

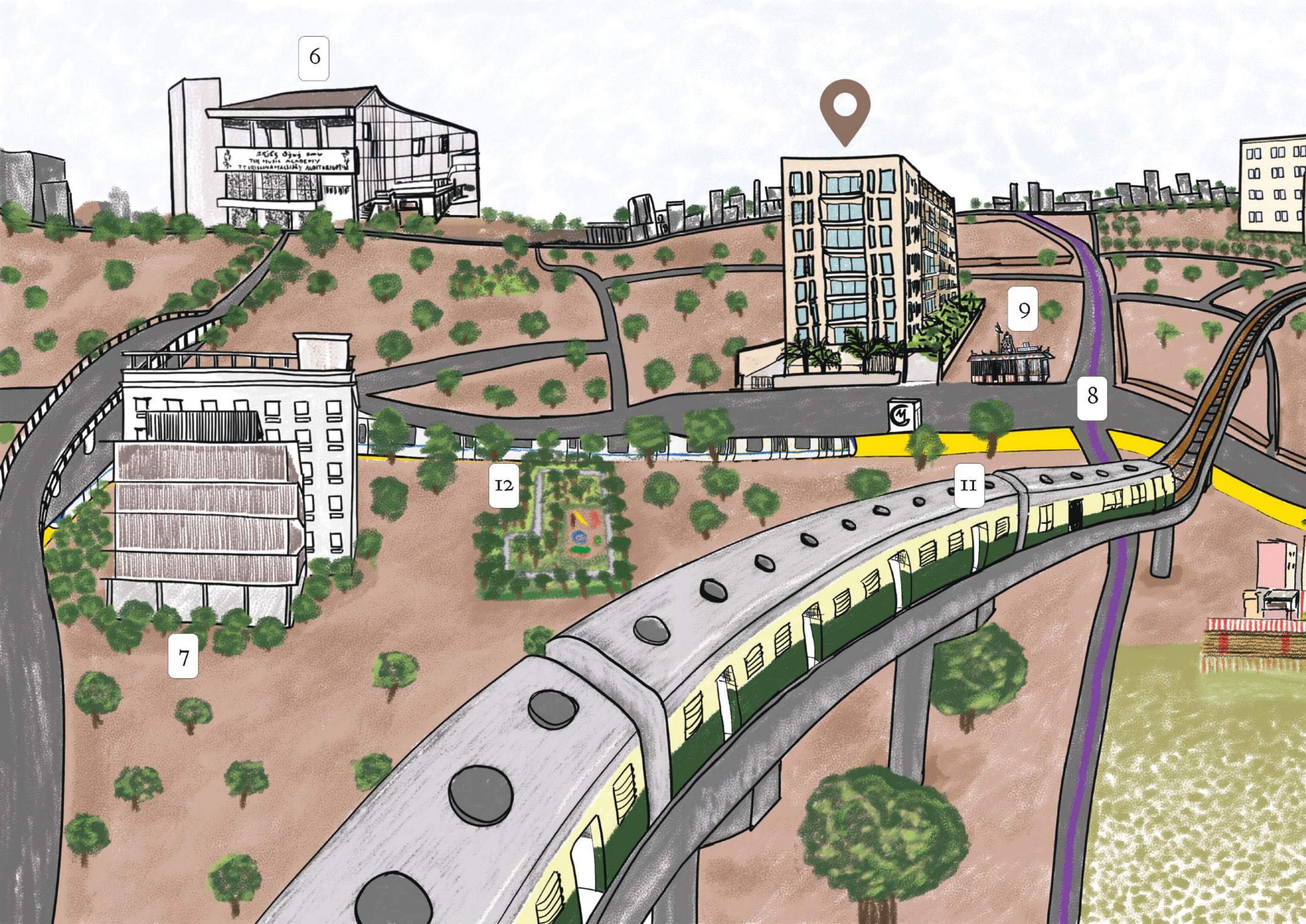






Modern heritage with a nod to tradition

The Kamadhenu, previously the iconic theatre by the same name, is nestled in a culturally rich neighborhood, and is meant to harmonize art deco charm with a modern sophistication.



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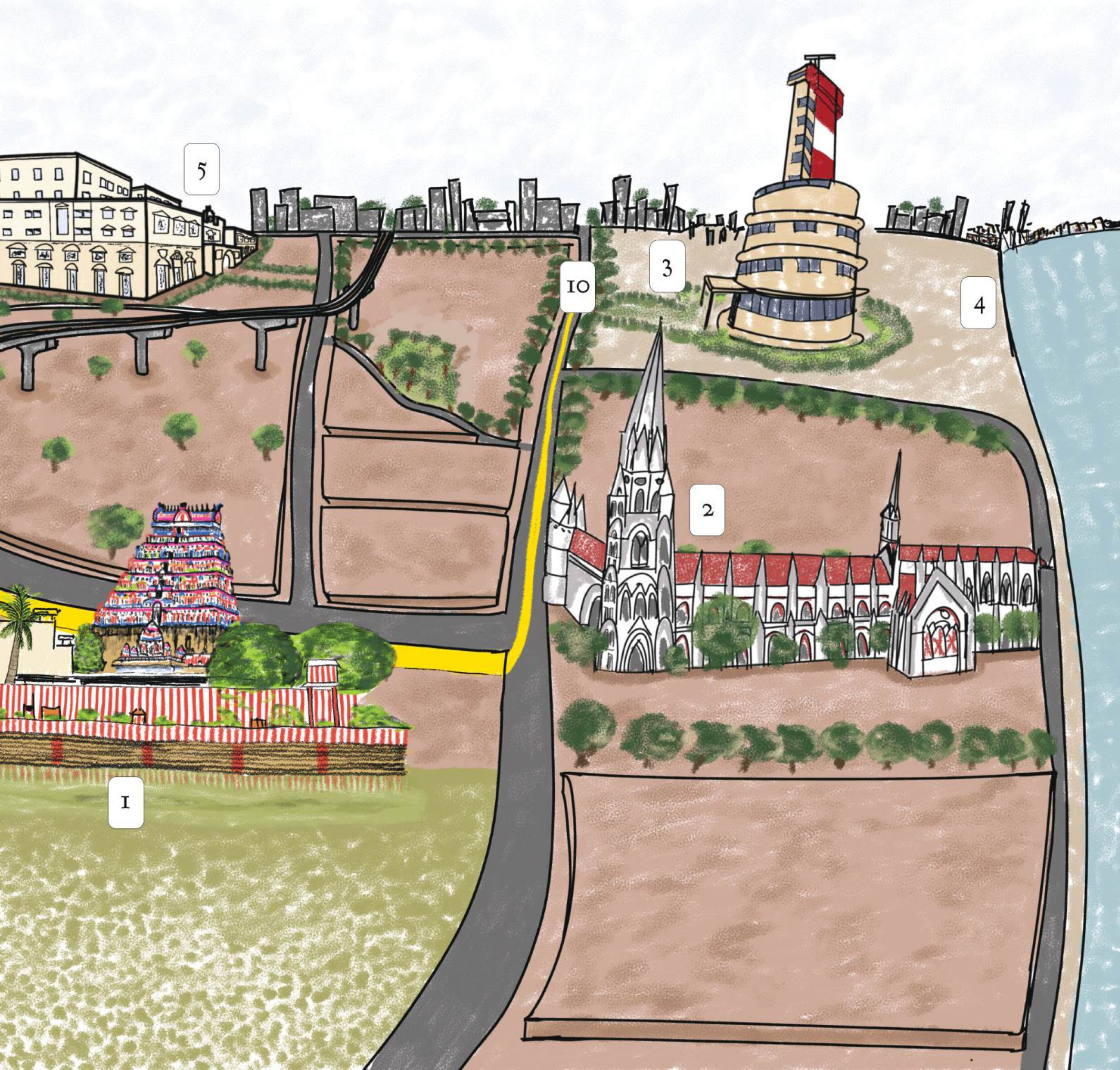
7

I2

9

8

II



-  Kamadhenu
-  1 Kapaleeshwarar Temple
-  2 Santhome Cathedral
-  3 Chennai Lighthouse
-  4 Marina Beach
-  5 Chennai Citi Centre
-  6 Music Academy
-  7 Kauvery Multispeciality Hospital
-  8 Luz Corner & Mylapore Metrostation
-  9 Navashakthi Vinayagar
-  10 Lighthouse Metrostation
-  11 Thirumayilai MRTS Station
-  12 Nageshwara Rao Park
-  Purple Line Metro
(Madhavaram - Siruseri)
-  Yellow Line Metro
(Poonamallee - Lighthouse)



Weaved into culture - Set amidst the cultural richness of Mylapore, the prime location offers unparalleled convenience with proximity to iconic landmarks such as the Sri Kapaleeshwarar Temple, the serene Marina Beach, and the bustling shopping streets of Mylapore. With easy access to major transportation links and serene residential surroundings, this is the perfect spot to enjoy both comfort and connectivity.









Artist's Impression



The design approach

Set against the backdrop of timeless elegance, this space effortlessly combines nostalgic charm with the clean lines of modern design. Its unique concept evokes a sense of wonder, blending vintage elements with the simplicity and functionality of contemporary minimalism. With a harmonious balance between past and future, this is the perfect setting to experience both rich character and modern sophistication.





Artist's Impression



Artist's Impression



Interiors

Every dwelling unit is crafted with meticulous attention to detail, where thoughtful design and careful planning come together to create a living space that embodies both elegance and functionality. This harmonious blend ensures an exceptional daily living experience, where comfort and sophistication are seamlessly integrated.





Artist's Impression



Artist's Impression





Specifications

Flooring <i>Living & Dining</i> <i>Bedrooms</i> <i>Kitchen</i> <i>Balcony</i> <i>Bathrooms</i>	Italian Marble Flooring Italian Marble Flooring Italian Marble Flooring Anti-Skid Tiles Granite / Anti-skid premium marble tiles.
Wall Finish <i>Exterior</i> <i>Interior</i>	Weather Proof Emulsion (Texture finish) Premium/Royal Emulsion
Bathrooms	Shower Cubicle in all bathrooms. Kohler / TOTO / Duravit or Equivalent fittings Rain shower in all Bathrooms Wall Mounted closet in all bathrooms. (Geberit WCS)
Kitchen	Modular Kitchen with HOB, Chimney, Microwave & MF Oven Sink in Utility area on Granite platform Wall tiles up to 3 feet above the platform
Clubhouse <i>Clubhouse Features</i>	Swimming Pool, Fitness centre, Steam room, Indoor games, & Party hall

Doors

Main Door

Bedroom Doors

Bathroom Doors

Windows

Teakwood door frame with teak veneer on both sides

Flush Door with teak veneer on both sides

Dorset / Hafele or equivalent fittings

Anti-rotting door & PVC Lamination in the Inner side of the bathroom doors

Aluminium windows

Electrical

Modular Switches

3 - Phase with Individual Meters.

100% Power Back for Apartments

Air conditioning - Living, Dining & All bedrooms at additional cost.

Panasonic or Legrand or Equivalent switches.

2 - way switches for lights and fans in all bedrooms.

SIEMENS/Equivalent ELCB tripper in each flat

Networking

Network Plug-in socket provision in Living / Dining & all bedrooms.

Television Points

Living and all bedrooms

Common Amenities

Kids Play area & Park Benches

100% Power Back up for common Areas, Lifts & Pumps

Solar lighting as per norms

Lifts with ARD & V3-F Drive

Fire alarm & wet riser system

Security cabins

Rain Water Harvesting

Toilets for Drivers/Domestic help

Water Meters for all apartments(Digital)

Garbage collection room

HNS-Hydro pneumatic system

Drivers -Waiting Room

Reticulated gas

CCTV Surveillance

Access controlled doors

Access controlled boom barrier with RFID



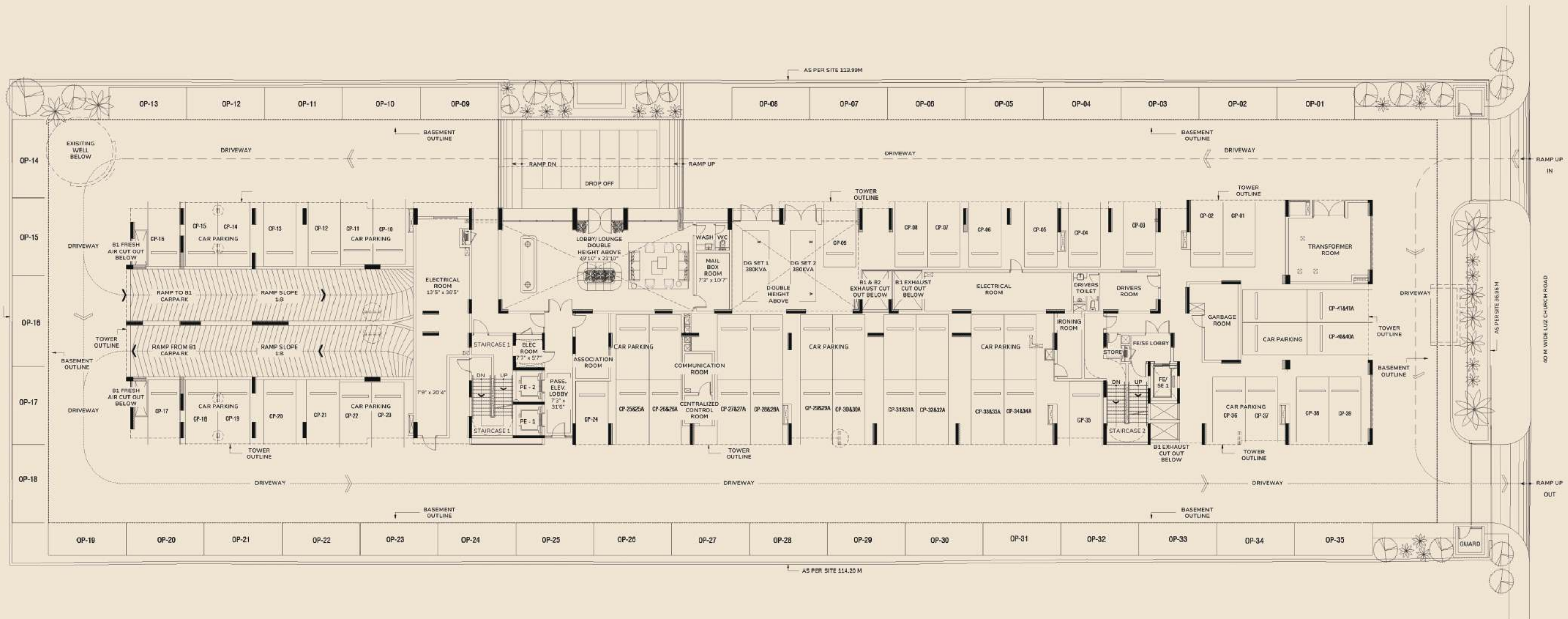
Appaswamy

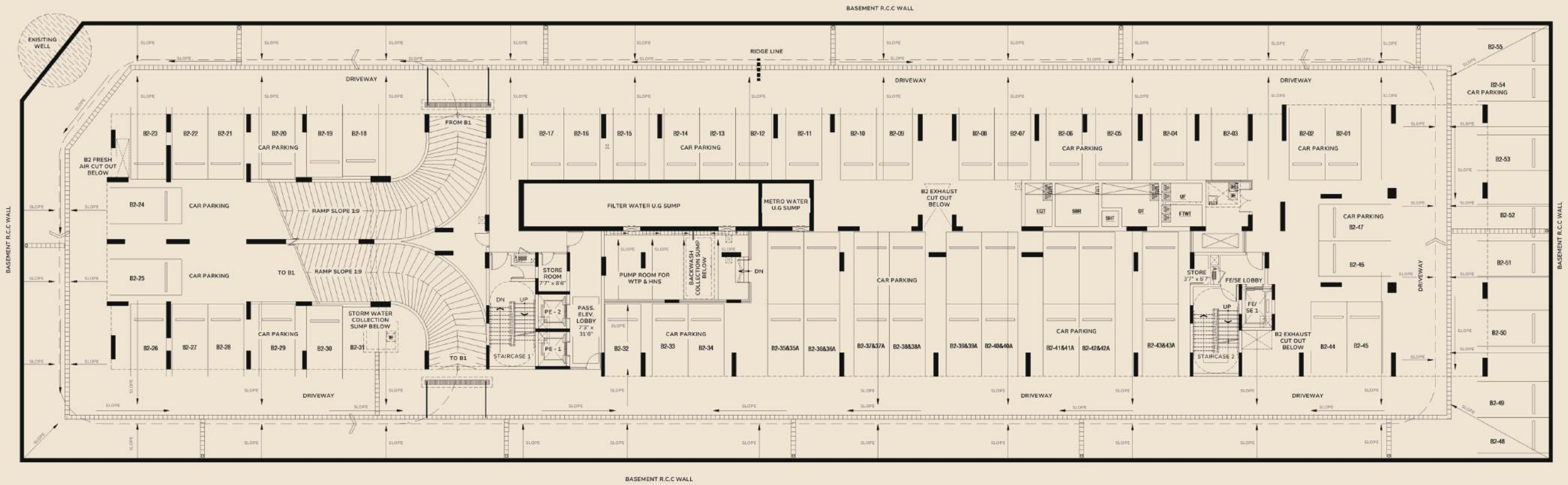


Artist's Impression



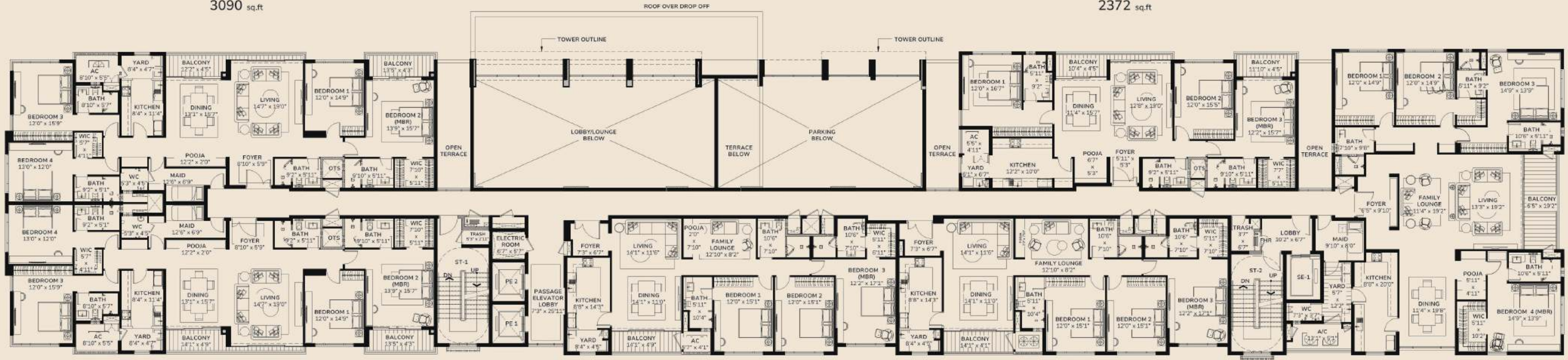
Floor Plans





FLAT - E
3090 sq.ft

FLAT - G
2372 sq.ft



FLAT - D
3085 sq.ft

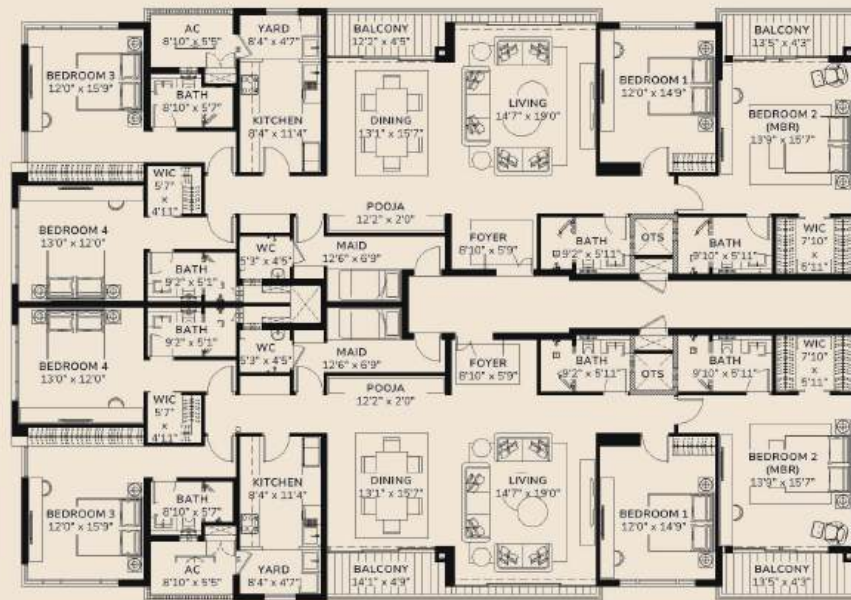
FLAT - C
2305 sq.ft

FLAT - B
2305 sq.ft

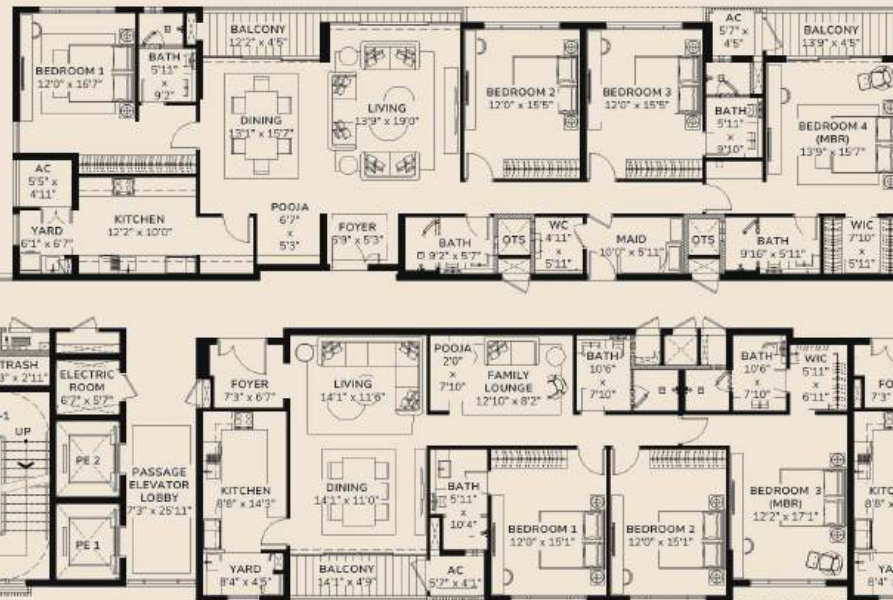
FLAT - A
3753 sq.ft



FLAT - E
3090 sq.ft



FLAT - F
3154 sq.ft



FLAT - G
2372 sq.ft



FLAT - D
3085 sq.ft



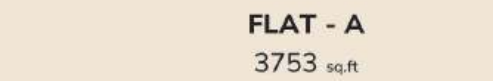
FLAT - C
2305 sq.ft



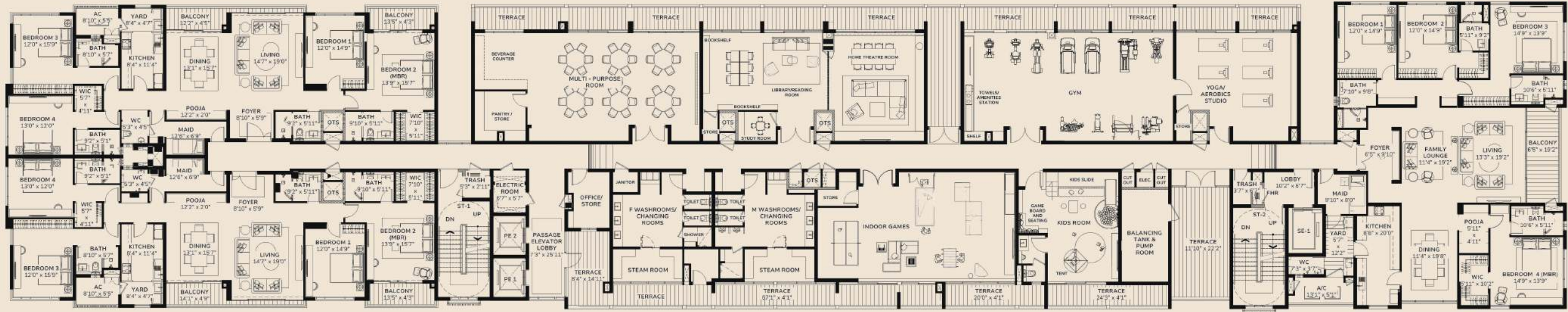
FLAT - B
2305 sq.ft



FLAT - A
3753 sq.ft



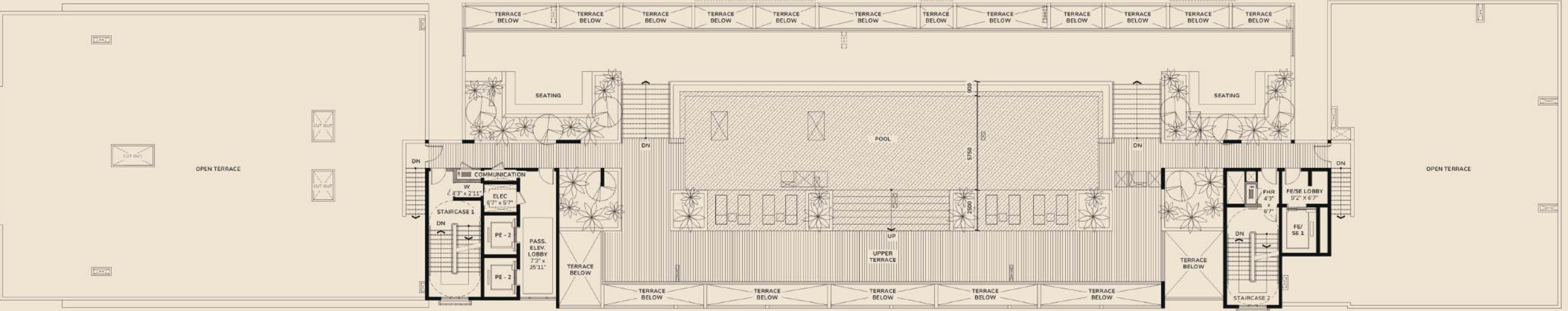
FLAT - E
3090 sq.ft



FLAT - D
3085 sq.ft

FLAT - A
3753 sq.ft







Individual House Plans





Flat-A

Floor 1, Typical, & 12

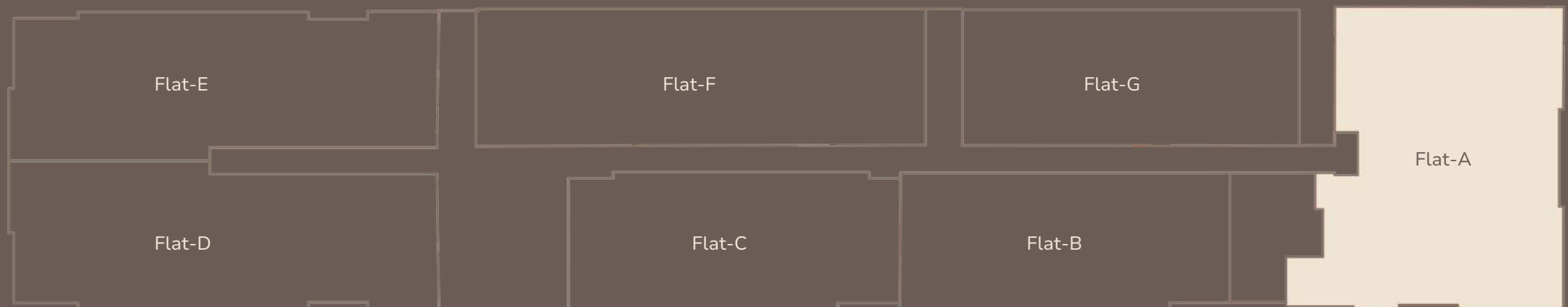
North facing

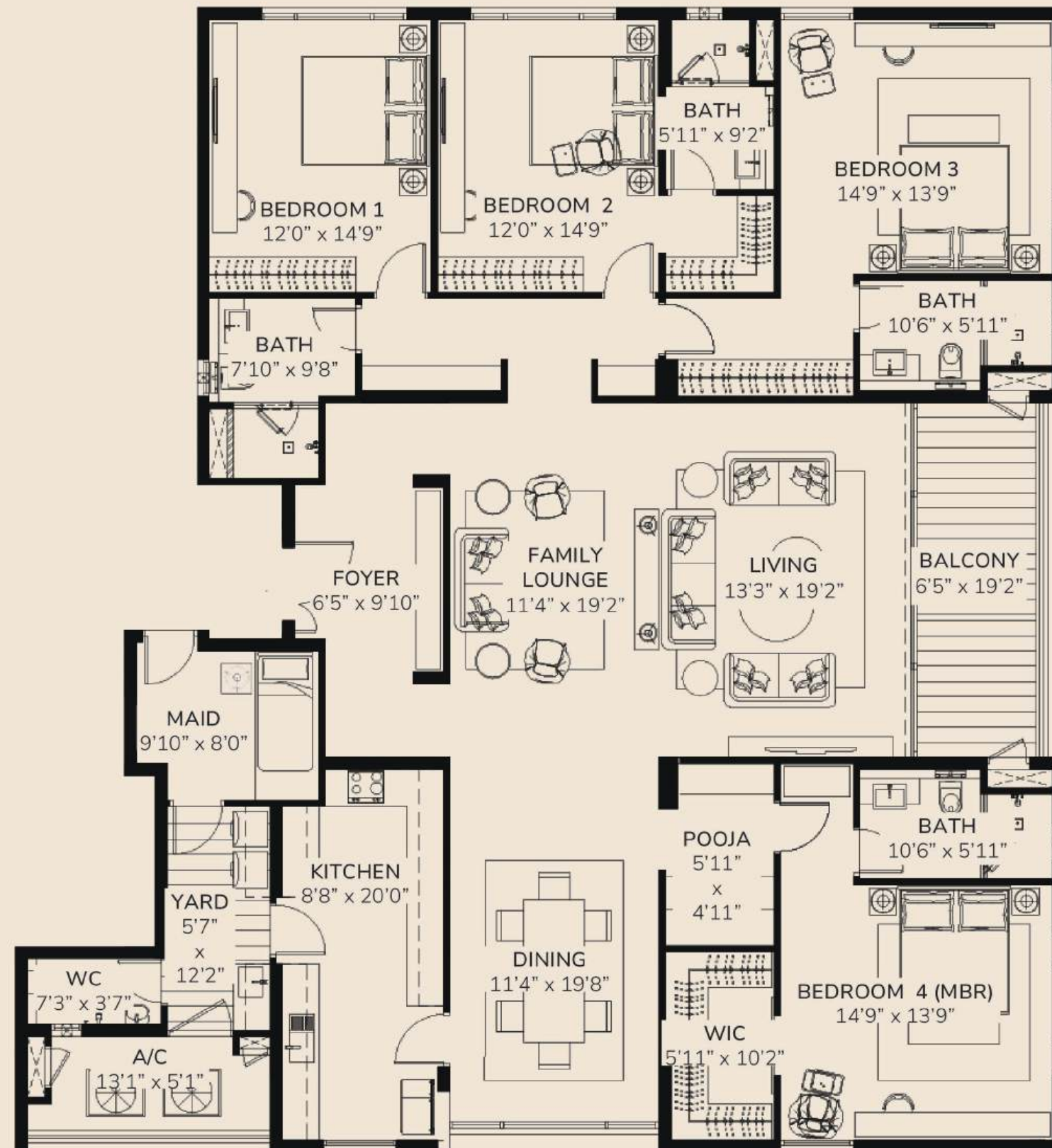
4BHK + Maid room

Saleable area - 3753 sq.ft

RERA Carpet area - 2494 sq.ft

Balcony & Utility area - 204 sq.ft





Flat-B

Floor 1 & Typical

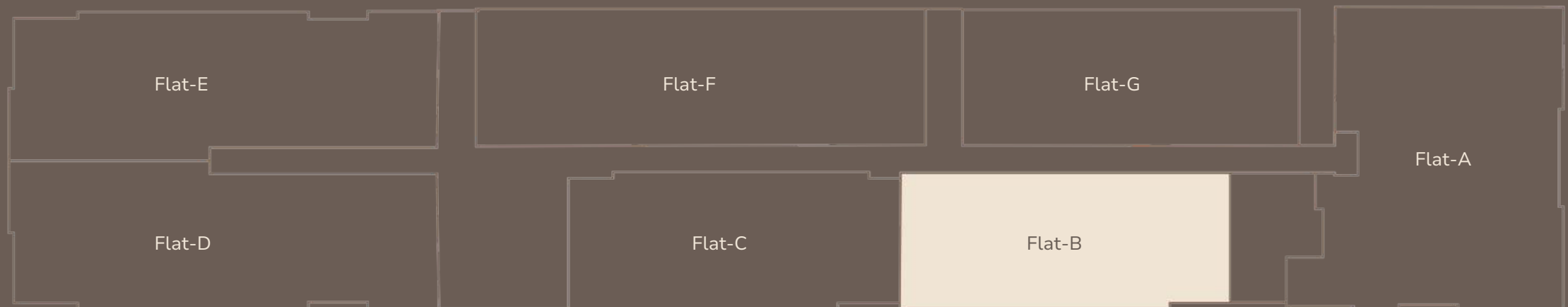
East facing

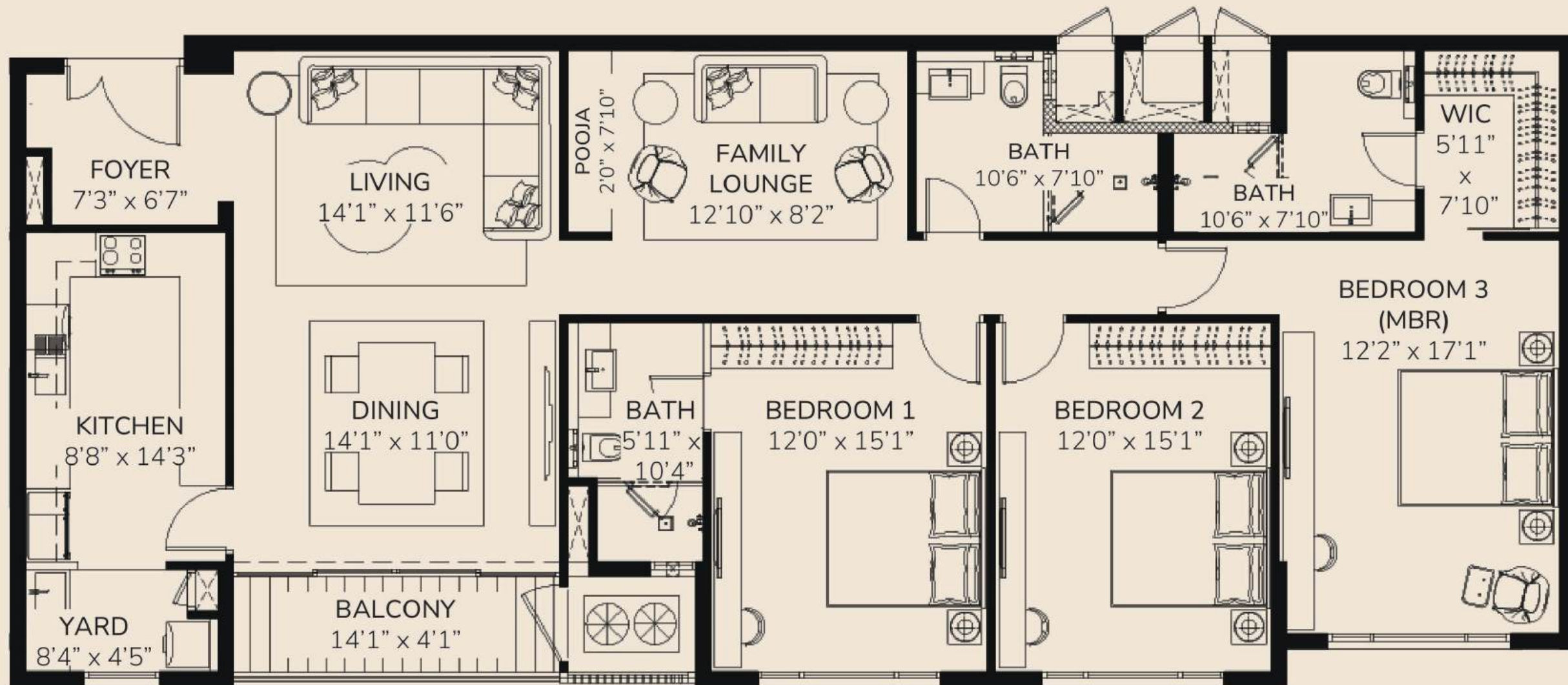
3BHK

Saleable area - 2305 sq.ft

RERA Carpet area - 1572 sq.ft

Balcony & Utility area - 103 sq.ft





Flat-C

Floor 1 & Typical

East facing

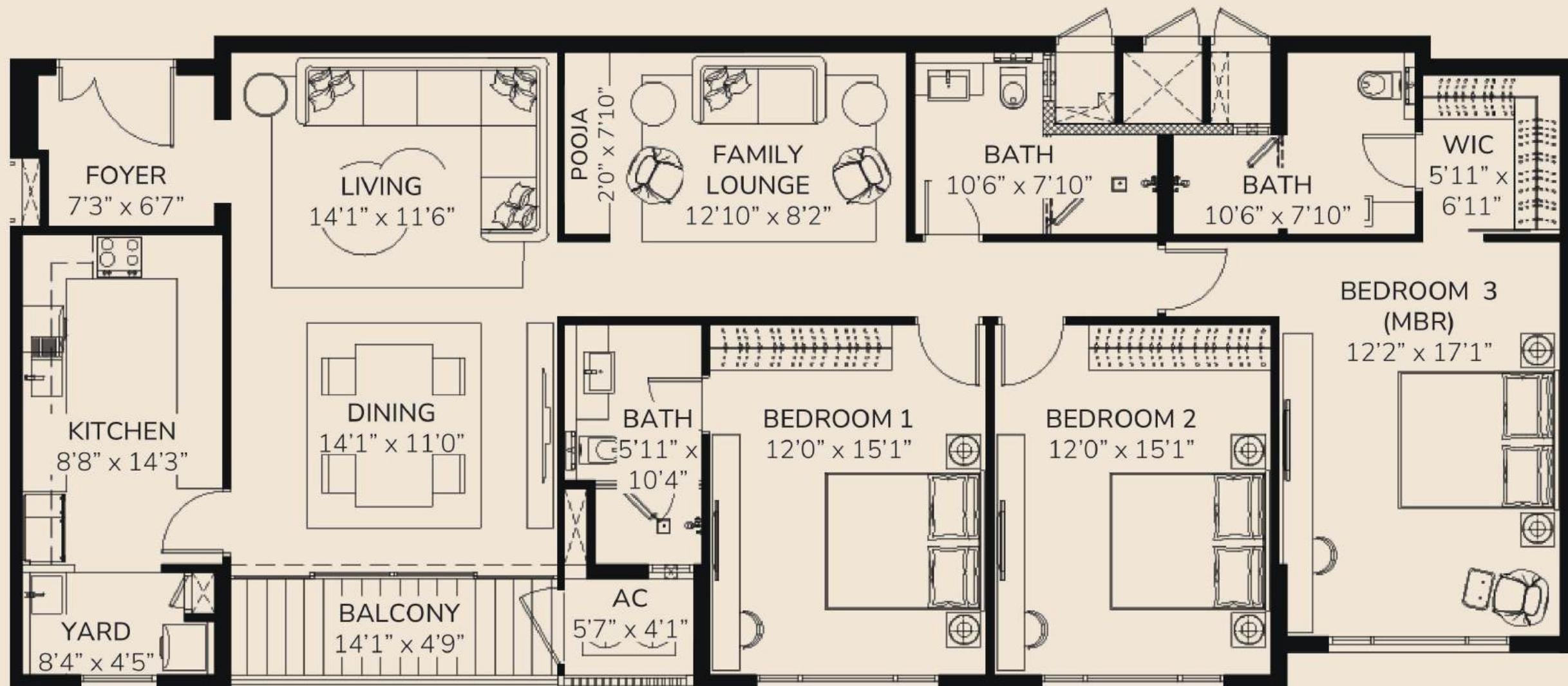
3BHK

Saleable area - 2305 sq.ft

RERA Carpet area - 1572 sq.ft

Balcony & Utility area - 103 sq.ft





Flat-D

Floor 1, Typical, & 12

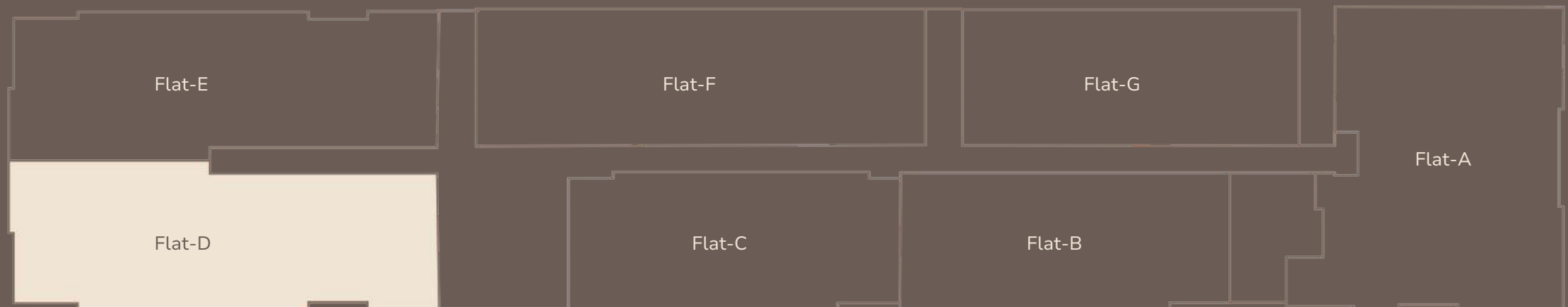
East facing

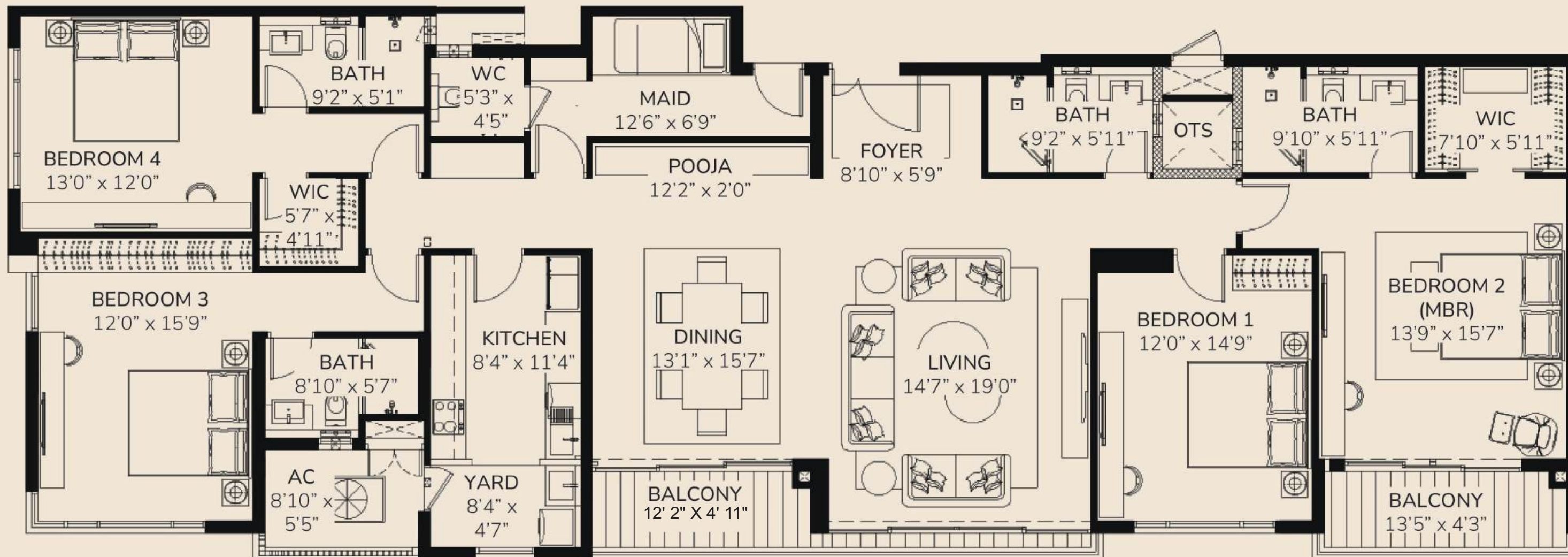
4BHK + Maid room

Saleable area - 3085 sq.ft

RERA Carpet area - 2085 sq.ft

Balcony & Utility area - 185 sq.ft





Flat-E

Floor 1, Typical, & 12

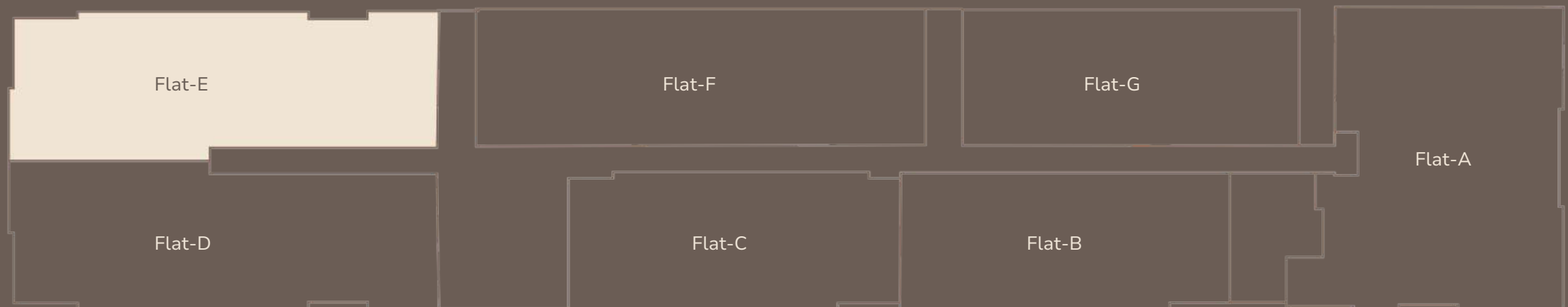
West facing

4BHK + Maid room

Saleable area - 3090 sq.ft

RERA Carpet area - 2085 sq.ft

Balcony & Utility area - 185 sq.ft



Flat-F

Typical floors

West facing

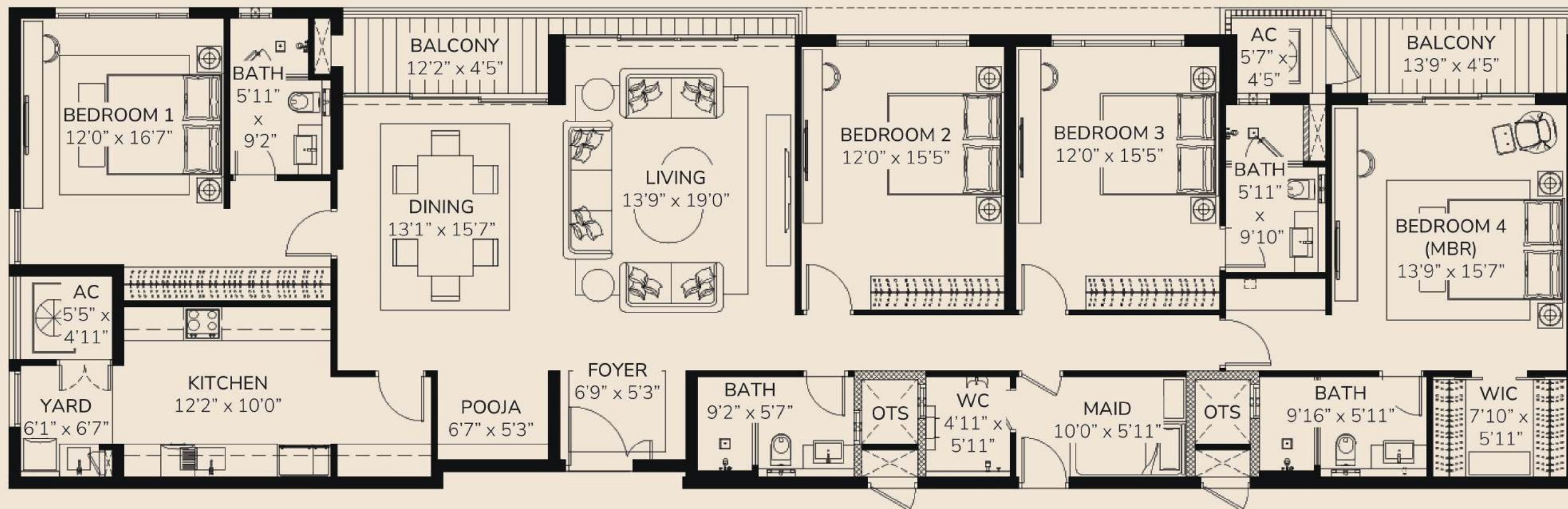
4BHK + Maid room

Saleable area - 3154 sq.ft

RERA Carpet area - 2059 sq.ft

Balcony & Utility area - 161 sq.ft





Flat-G

Floor 1 & Typical

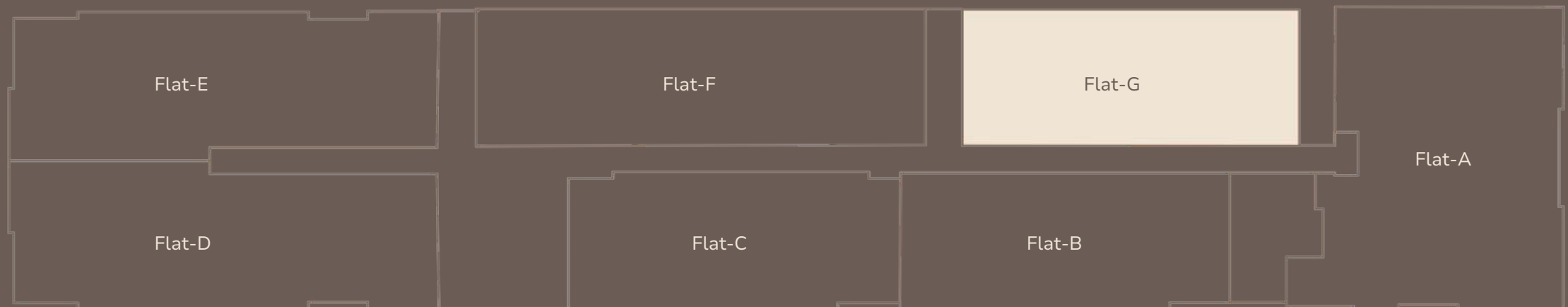
West facing

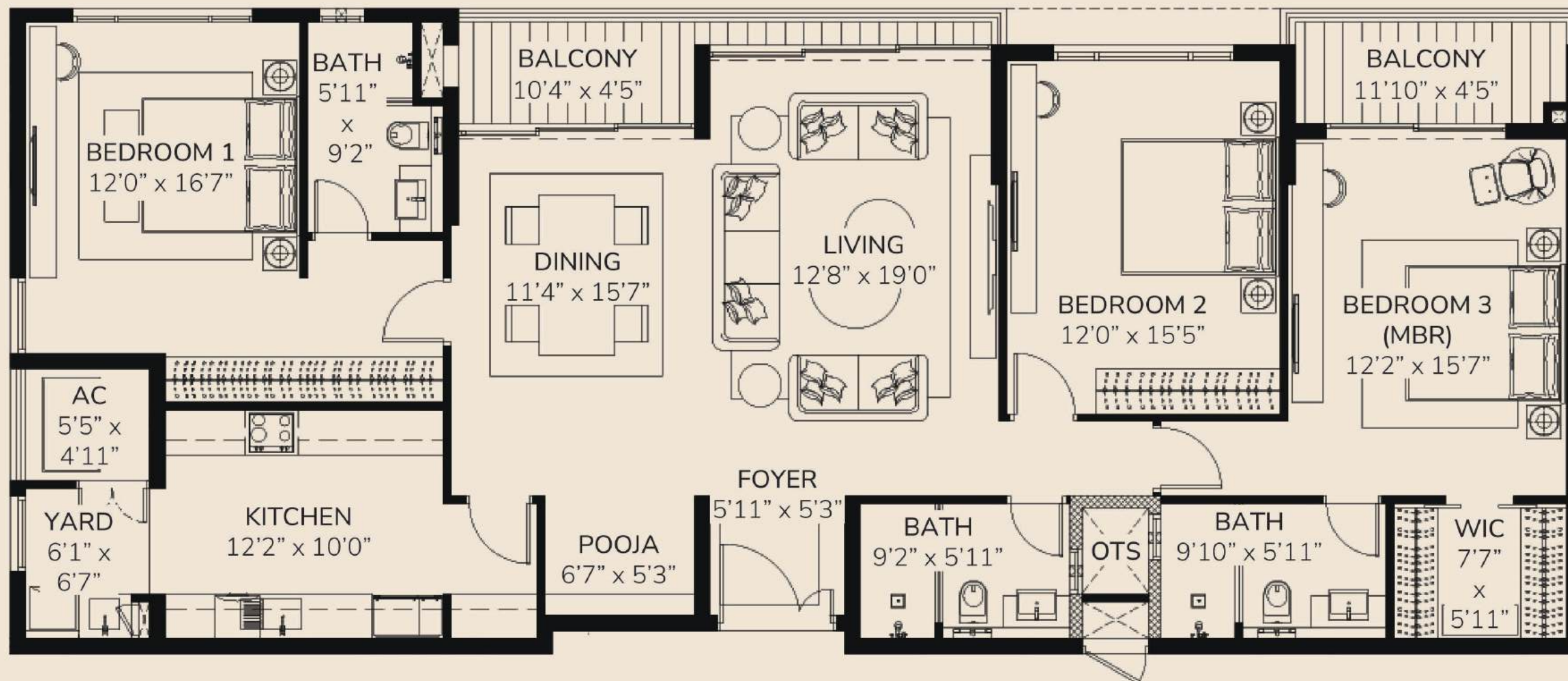
3BHK

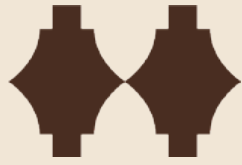
Saleable area - 2372 sq.ft

RERA Carpet area - 1550 sq.ft

Balcony & Utility area - 135 sq.ft







About Appaswamy

Kamadhenu has been brought to you by Appaswamy Real Estates, the most trusted developer in Chennai, for over six decades. Founded in 1959, the company, with a rapidly expanding loyal customer base of over 10,000 happy families, personifies trust, transparency, quality, and commitment.



Azure the Oceanic, RA Puram





Clover by the River, Kotturpuram

RERA NO: TNRERA/29/BLG/0270/2025 dated 08.08.2025

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