

A life
FRAMED
IN THE BEST.

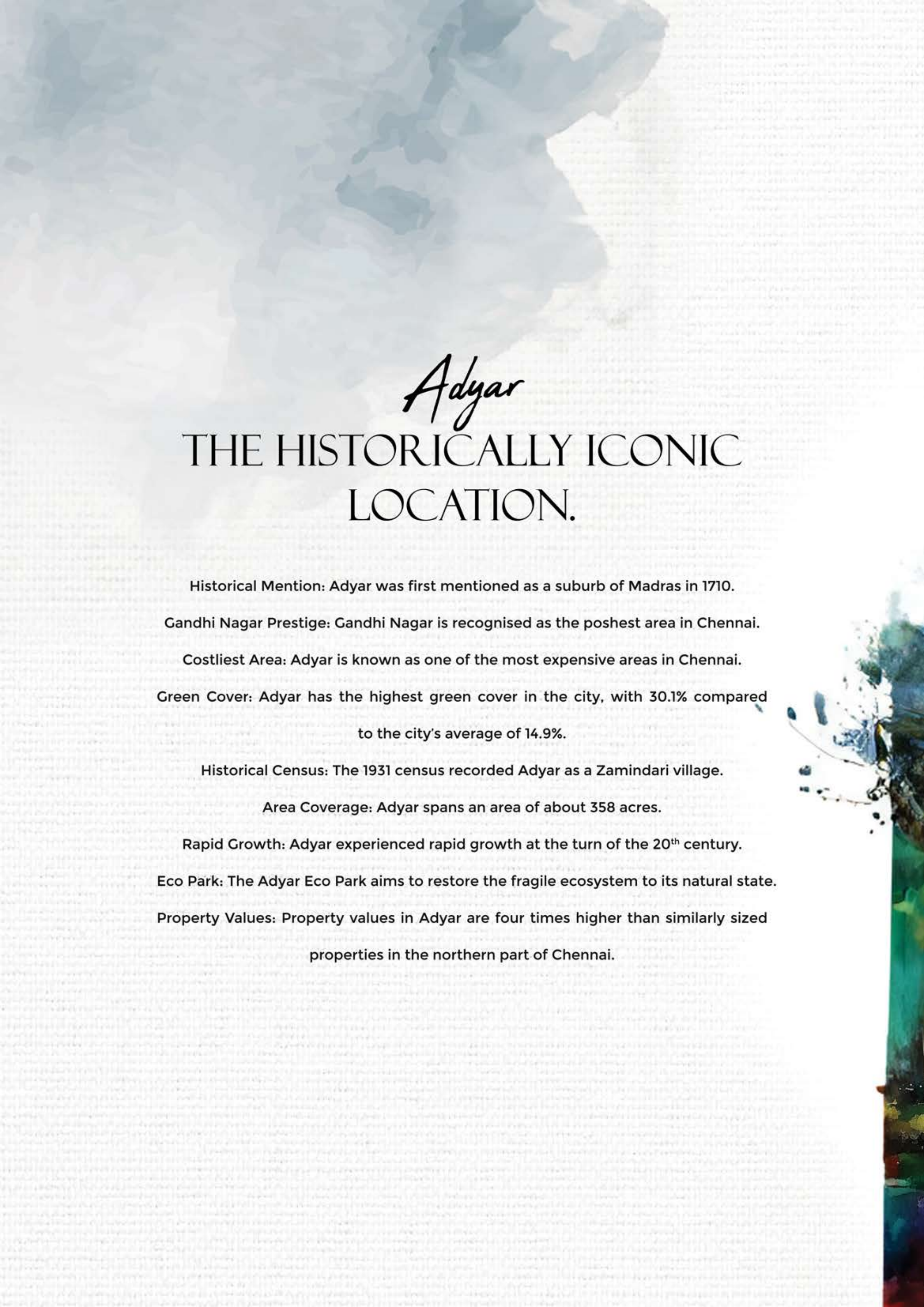


Crafting A PICTURE-PERFECT LEGACY.

Lifestyle Housing has been shaping the skyline of Chennai since 2010, crafting landmark homes across the city's premier locations. Offering a diverse portfolio that ranges from budget-friendly homes to premium and luxury residences, we are committed to delivering excellence in every project. Each property is thoughtfully-designed to meet the varying needs of its residents, ensuring comfort, style, and quality living. With a foundation built on excellence, Lifestyle Housing continues to innovate and inspire, creating spaces that are not just homes, but a way of life.







Adyar

THE HISTORICALLY ICONIC LOCATION.

Historical Mention: Adyar was first mentioned as a suburb of Madras in 1710.

Gandhi Nagar Prestige: Gandhi Nagar is recognised as the poshest area in Chennai.

Costliest Area: Adyar is known as one of the most expensive areas in Chennai.

Green Cover: Adyar has the highest green cover in the city, with 30.1% compared to the city's average of 14.9%.

Historical Census: The 1931 census recorded Adyar as a Zamindari village.

Area Coverage: Adyar spans an area of about 358 acres.

Rapid Growth: Adyar experienced rapid growth at the turn of the 20th century.

Eco Park: The Adyar Eco Park aims to restore the fragile ecosystem to its natural state.

Property Values: Property values in Adyar are four times higher than similarly sized properties in the northern part of Chennai.



A picture WORTH A THOUSAND WORDS FRAMED IN PORTRAIT.

Step into Portrait, a realm of refined living where exclusivity and luxury converge. This boutique residential project offers a limited collection of elegantly designed homes, tailored for those who seek an upscale lifestyle. With thoughtful architecture that maximizes natural light and air, Portrait embodies modern sophistication in every detail, creating an environment that's not just a residence but a sanctuary in the city. Embrace the art of living well at Portrait.



**10 uber-luxury
homes**



Stilt + 5 floors



**Premium
3 & 4 BHK homes**



**3-side ventilated
homes**



**Total land area
4702 sq. ft.**

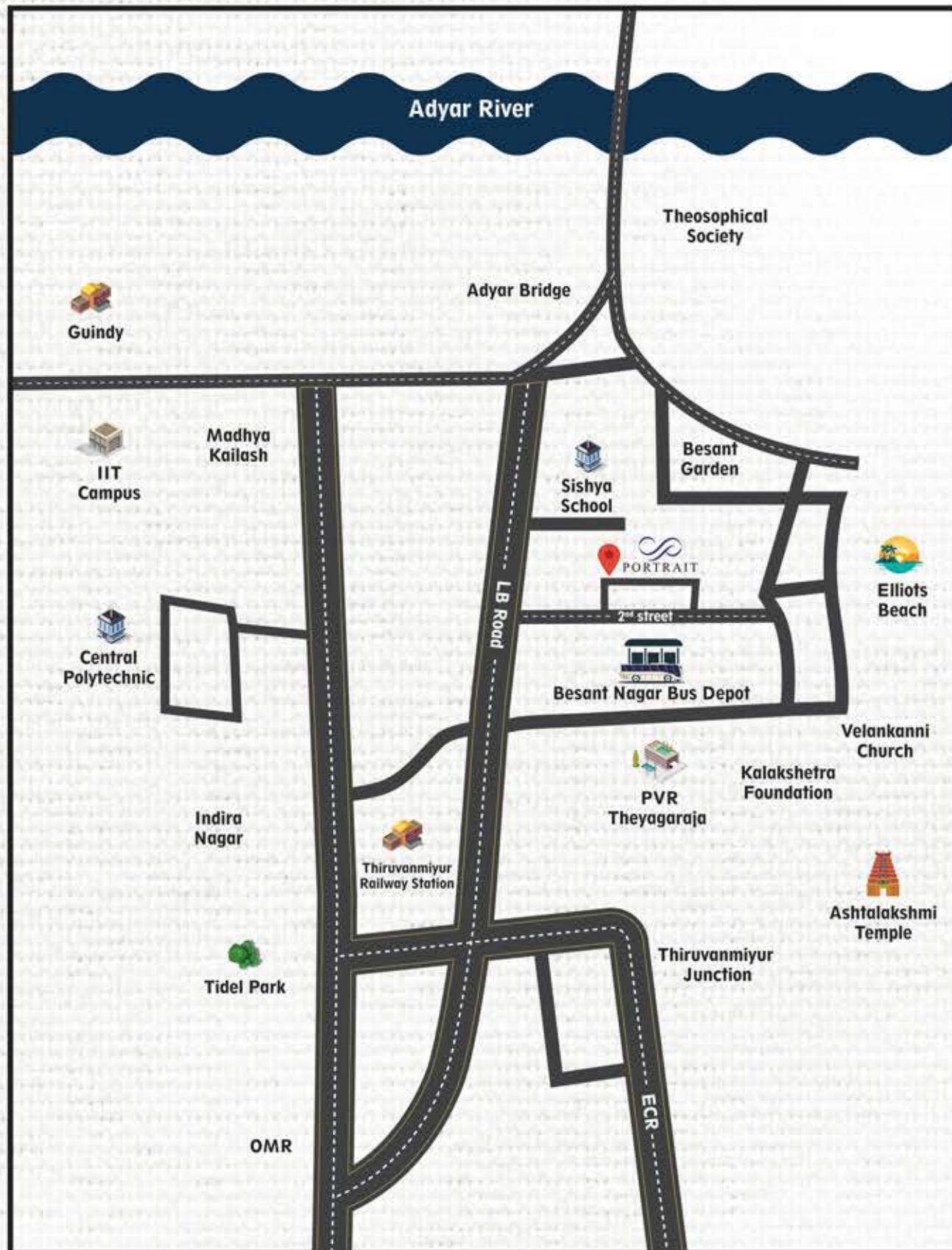


Adyar, HOME OF THE ROYAL.

Adyar stands out as a prime residential area in Chennai, favoured for its strategic location near key commercial and educational centers, and its vibrant real estate market. Nestled by Elliot's beach, which was once exclusive to the sahibs of the colonial period, it offers a perfect mix of modernity and natural beauty and has always been home to the upper echelon of high society. It is also home to Kalakshetra, a center for artistic endeavors, bustling IT parks, corporate offices, and top academic institutions like IIT Madras and Anna University, Adyar is an ideal choice for both students and professionals seeking convenience and quality living.



LOCATION MAP



Map not to scale.

Transportation

Adyar Bus Stand - 3 mins.
Proposed Metro Station - 7 mins.
Little Mount Metro Station - 10 mins.
International Airport - 20 mins.

Education Hubs

Sishya School - 3 mins
St. Johns English School & Junior college - 6 mins.
IIT Madras - 8 mins.
Anna University - 10 mins.
National Institution of Fashion Technology - 10 mins.
American International School Chennai - 10 mins.

Hospitals

MGM Health Care - 8 mins.
Apollo Hospital - 10 mins.
Kaveri Hospital - 15 mins.

Hotels

Leela Palace - 10 mins.
Holiday Inn - 10 mins.
ITC Grand Chola - 12 mins.
Novotel - 12 mins.

IT Hubs

Ascendas IT Park - 10 mins.
Ramanujan IT City - 10 mins.
Tidel Park - 10 mins.
Elnet Software City - 10 mins
Brigade World Trade Centre - 12 mins.
RMZ Tech Park - 12 mins.
Global Infocity Park - 12 mins.

Entertainment Hubs

Theosophical Society - 3 mins.
SPI Cinemas - 7 mins.
Besant Nagar Beach - 7 mins.
Phoenix Marketcity - 15 mins.

Clubs

Gandhi Nagar Club - 2 mins.
Boat Club Area - 12 mins.
TNGF Cosmo Golf Club - 15 mins.
AKDR Golf Court - 18 mins.



Energy Efficiency: Our properties feature state-of-the-art and energy-saving technologies such as LED lighting, advanced HVAC systems, and smart thermostats that ensure reduced energy consumption.



Water Conservation: We incorporate low-flow fixtures and efficient irrigation systems across our properties, along with rainwater harvesting to significantly cut down water wastage.



Sustainable Materials: At Lifestyle Housing, we prioritise the use of sustainable materials. This includes opting for recycled, renewable, or responsibly-sourced materials like reclaimed wood and recycled steel, as well as using paints with low volatile organic compounds.



Waste Reduction: Our construction processes are designed to minimise waste. We emphasise the recycling and reuse of materials, aiming to reduce the environmental impact of our building activities.



Indoor Environmental Quality: We ensure that our buildings have excellent indoor air quality, achieved through the use of non-toxic materials and advanced ventilation systems. Natural lighting is maximized in our designs to enhance comfort and eliminate unnecessary electricity wastage.



Optimal Site Selection and Design: Our development locations are chosen for their potential to minimise environmental impact and enhance accessibility. We design our sites to support local ecosystems and integrate with existing landscapes, promoting biodiversity.

Leading the way WITH GREEN BUILDING PRACTICES.

At Lifestyle Housing, we are committed to sustainability and environmental stewardship through our adoption of green building practices. Our approach not only enhances the performance of our buildings but also significantly improves the well-being of our residents.



An invitation TO EXPERIENCE THE ART OF FINE LIVING.

Portrait offers a luxurious array of amenities and facilities designed to enhance your living experience. Each home benefits from a double car park, ensuring ample space for your vehicles. The convenience continues with an automatic lift, streamlining your daily routine. Stay connected with state-of-the-art, high-speed broadband internet. Power outages are a thing of the past with reliable gen set backup. Portrait seamlessly blends comfort, convenience, and security, making it the ideal choice for discerning homeowners.



CCTV
Surveillance



Complete
Power Backup



Automatic
Passenger Lift



Fire-fighting
Equipments



Servants
Restroom



Rainwater
Harvesting



Stormwater
Drain



Individual EV
Charging Point



Digital Main
Door Lock



Smart
Door Bell



Landscape
Terrace



BEST IN CLASS SPECIFICATION

Structure & Walls: – Seismic Zone III compliant RCC framed structure with internal and external walls made of autoclaved aerated concrete (AAC) or solid blocks.

Wall Finishing: – Cement/gypsum plastered internal walls with one coat of putty and two coats of emulsion paint. Cement plastered outer walls with weatherproof exterior emulsion paint.

Flooring: – Premium vitrified tiles in living, dining, kitchen, and bedrooms.

Kitchen: – To be provided as a bare shell.

Toilet: – Designer ceramic tiles for walls up to false ceiling level and anti-skid ceramic tiles for flooring. Fixed glass shower partition in master bedroom.

Doors: – Teakwood frames and teak skin panel shutters with polishing for main doors. Country wood frames and laminated panel shutters for bedroom doors. Country wood/FRP frames and laminated panel/FRP shutters for bathroom doors.

Windows: – Sliding modular UPVC/powder-coated aluminium windows with plain glass. MS grills will be fixed on the inner side of the window. Sliding modular UPVC/powder-coated aluminium French doors with plain glass in balcony areas.

CP Fittings & Sanitaryware: – CP fittings and sanitaryware from Jaquar/Kohler or equivalent.

Electricity & Power Backup: – Three-phase power supply with FR wiring. Genset power backup for lighting loads (only) up to 1250 watts per flat.

Lift: – Fully-automatic lift with 100% genset power backup.

Lobby & Staircase: – Granite/full-body vitrified flooring with MS railing.

Water Supply: – Borewells along with underground RCC sump and overhead tank with pressure booster pumps.

Others: – Branded smart doorbell and digital main door lock to be provided. CCTV surveillance at vantage locations to be provided.

The art OF LIVING AT PORTRAIT.

Discover the art of refined living at Portrait, an exquisite residence nestled in a storied heritage location. Each aspect of Portrait is meticulously designed to ensure no space is wasted, maximising both comfort and utility in your living environment. The residence boasts luxurious specifications with high-end finishes and state-of-the-art fixtures that embody the pinnacle of quality and elegance. Furthermore, the thoughtful design minimises common areas, enhancing the privacy and exclusivity of your personal space. Choosing Portrait as your home is not just a decision to live in luxury; it is an embrace of a legacy, where historic charm and modern sophistication meet to create a living experience unlike any other.



3 BHK FLOOR PLAN

1158 | 1197 SQ. FT.



4 BHK FLOOR PLAN

2355 SQ. FT.



WHY BUY PORTRAIT?

Prime location: Positioned in the centre of the city, providing unparalleled accessibility.

Everything within reach: Close proximity to schools, hospitals, connectivity, and entertainment.

Green Space: Abundant green areas for a healthier living environment.

Cultural/Heritage Significance: Rich in cultural and heritage value.

Real Estate Value: High real estate value, ensuring a sound investment.



A MASTERPIECE LIFESTYLE
ELEVATED IN PORTRAIT.





For More Details :

Karan Ashok :98840 35958