

THE
GOODWOOD
RESIDENCE



The **opportunity**
of a lifetime



Sometimes the
opportunity
of a lifetime comes by.

Without fanfare. Without trumpets. Without fuss.

Do you possess the foresight and wisdom to recognise that opportunity?



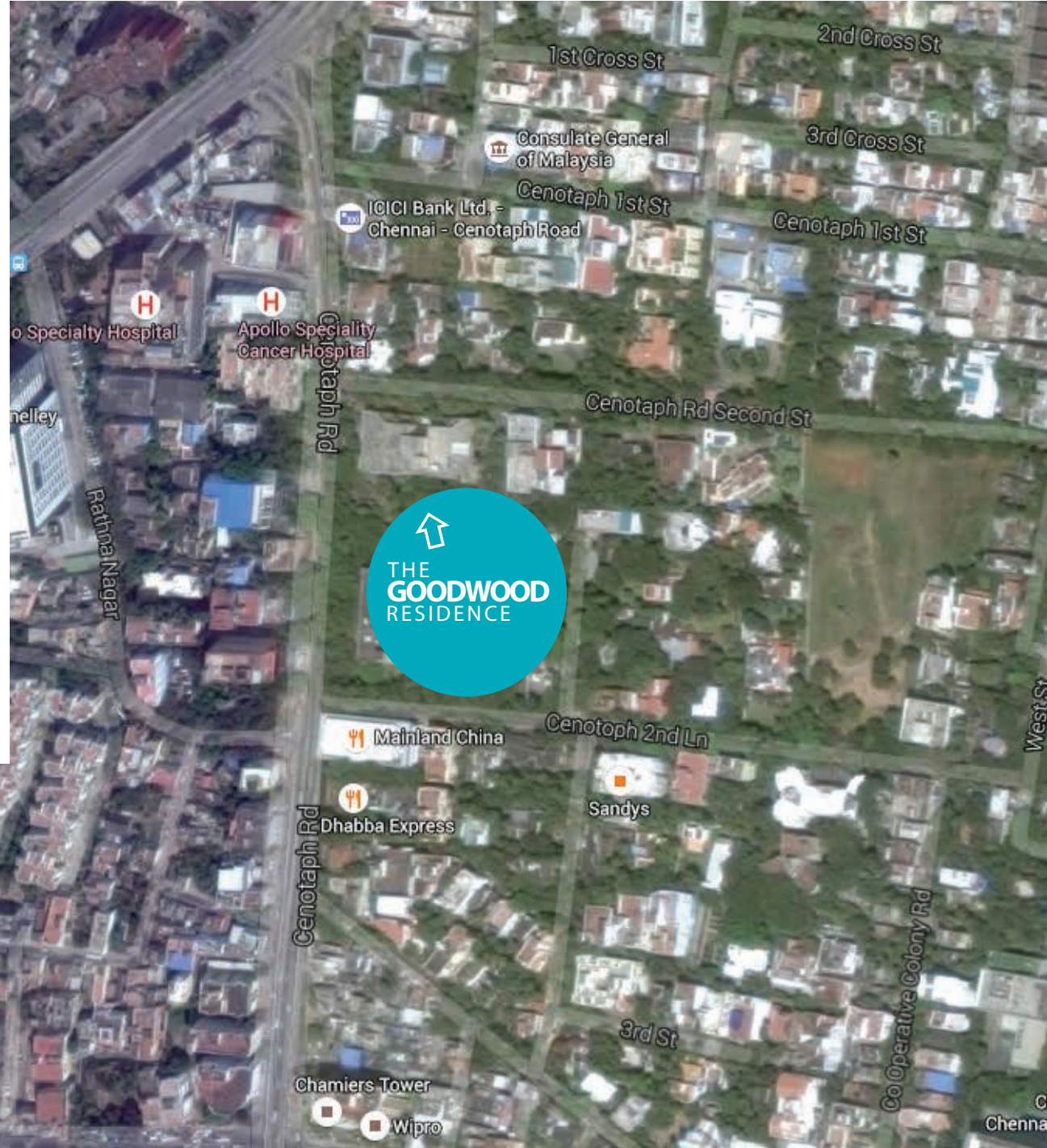
The Goodwood
Residence.
Cenotaph Road, 2016.



There is something once-in-a-lifetime about our residential property.

Excellent location.
Quality product.
Credible management.
Low float. *All together.*

On the markets, they describe such an opportunity in two words. **Blue chip.**





When you move homes,
no consideration is more
important than **'What kind
of people are going to
live next door?'**

Cenotaph Road.

Between Boat Club on one end
and Anna Salai on the other.

A neighbourhood spoken of in
the same breath as other classy
addresses of Chennai. Poes
Garden. Boat Club. Subba Rao
Avenue. Kotturpuram.

The kind of road that is spoken
with eyes half-closed, brows

arched and that wistful 'If only...'
look.

Where you share the oxygen
with consulates, industrialists
and business tycoons.

Cenotaph Road then is not really
a road.

It is more than an address. It is a
station in life.

**THE GOODWOOD RESIDENCE. AT THE INTERSECTION OF
CENOTAPH ROAD AND CHITRANJAN ROAD. WHERE THE TN PETRO
HOUSE NOW STANDS. REPLACING ONE LANDMARK WITH ANOTHER.**



So what makes The Goodwood Residences **special?**

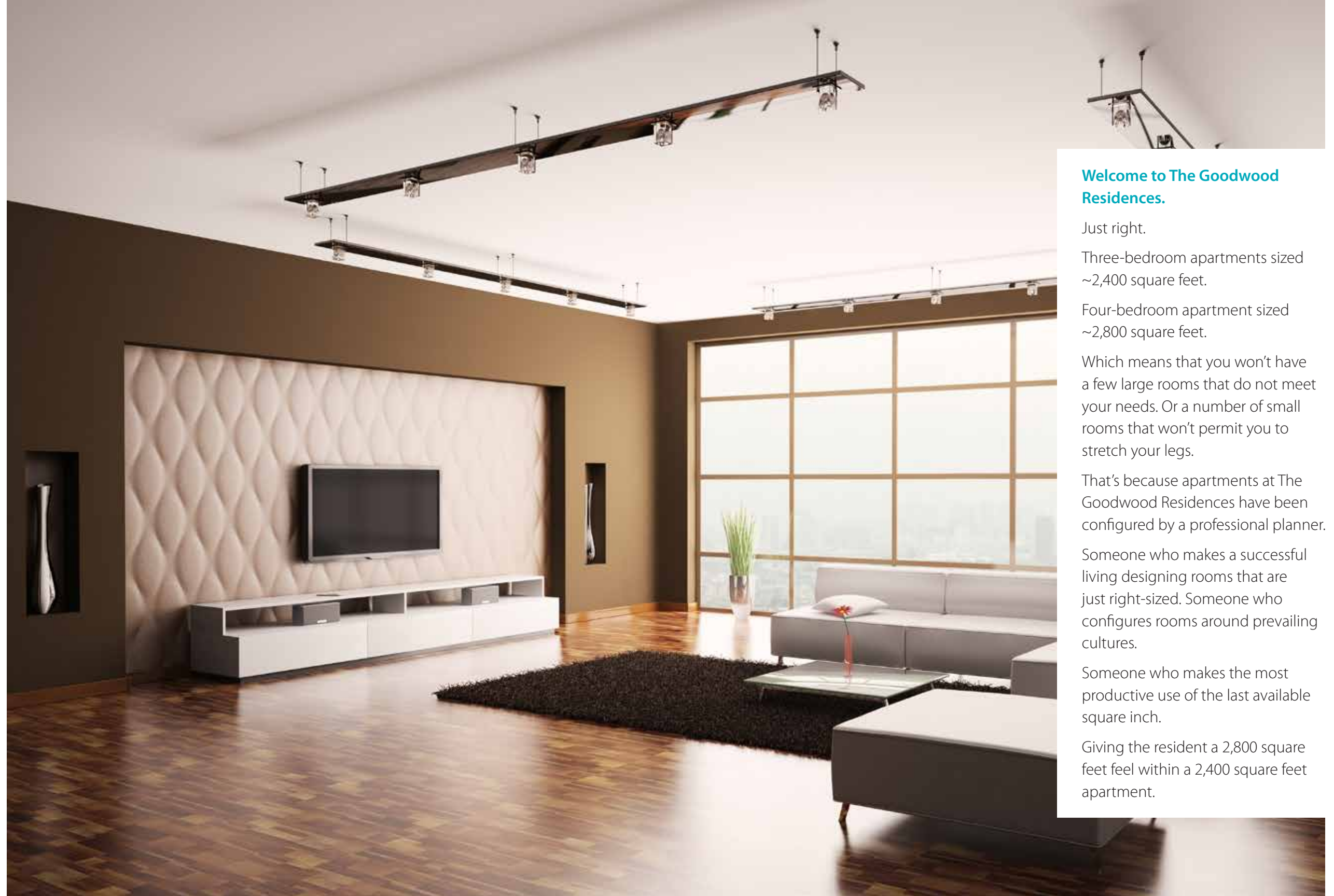
Not just Goodwood's location on Cenotaph Road, but also its scale.

Not just that it is spread across more than an acre but the fact that it will comprise only 47 high-end apartments.

Not just its modern façade (designed by a prominent Singapore architect) but also its space-efficient interiors.

Not just the core residential conveniences it offers but also the rooftop swimming floor and the best-in-class gym on the eighth floor.

Heard of two
of the biggest
regrets when
you walk
into a plush
apartment?
Either too big.
Or too small.



Welcome to The Goodwood Residences.

Just right.

Three-bedroom apartments sized
~2,400 square feet.

Four-bedroom apartment sized
~2,800 square feet.

Which means that you won't have
a few large rooms that do not meet
your needs. Or a number of small
rooms that won't permit you to
stretch your legs.

That's because apartments at The
Goodwood Residences have been
configured by a professional planner.

Someone who makes a successful
living designing rooms that are
just right-sized. Someone who
configures rooms around prevailing
cultures.

Someone who makes the most
productive use of the last available
square inch.

Giving the resident a 2,800 square
feet feel within a 2,400 square feet
apartment.



When was the last time you considered buying an apartment from a couturier?
Or an embroiderer?

At The Goodwood Residences, we have a problem with the word 'builder'.

Because the Olympia Group does not quite build (conventionally).

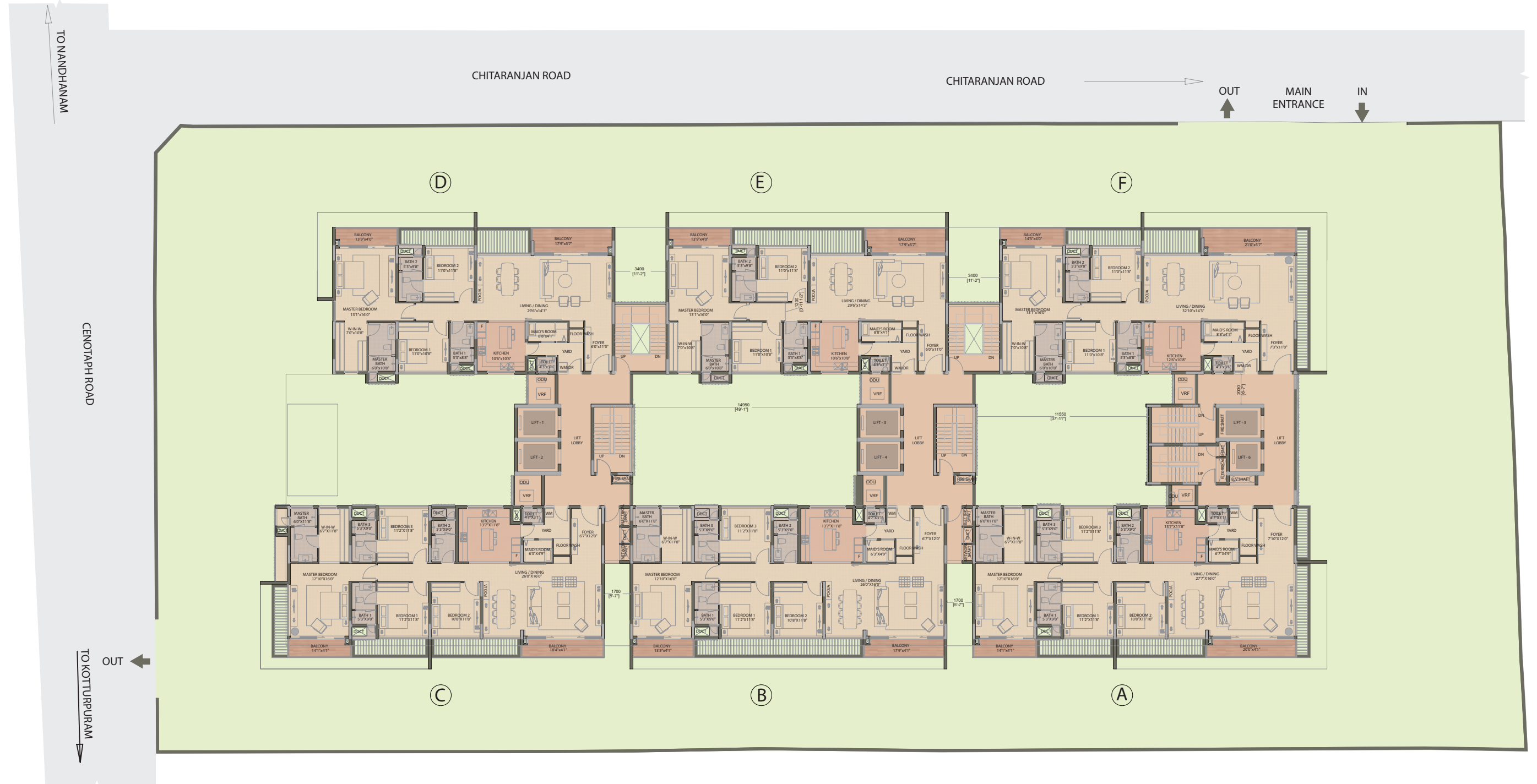
We dream; we craft; we stitch; we fuss; we weave.

We see ourselves as an extension of that finicky community that frets over the last inch around the waist, that insists on the third trial to get one pleat right, and that 'sees' perfection where others see ordinariness.

That's us.

Typical floor plan

1st to 7th



8th floor plan

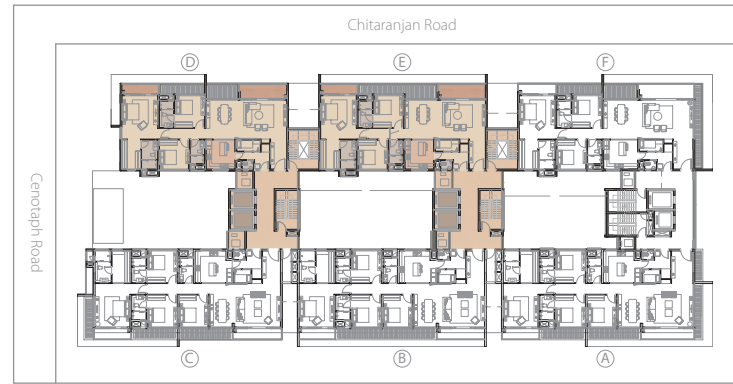


Terrace floor plan



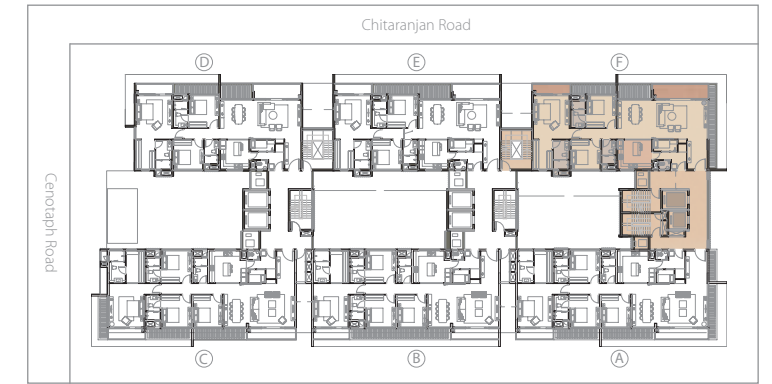
Typical floor plan

3-BHK (D & E - 2,348 square feet)



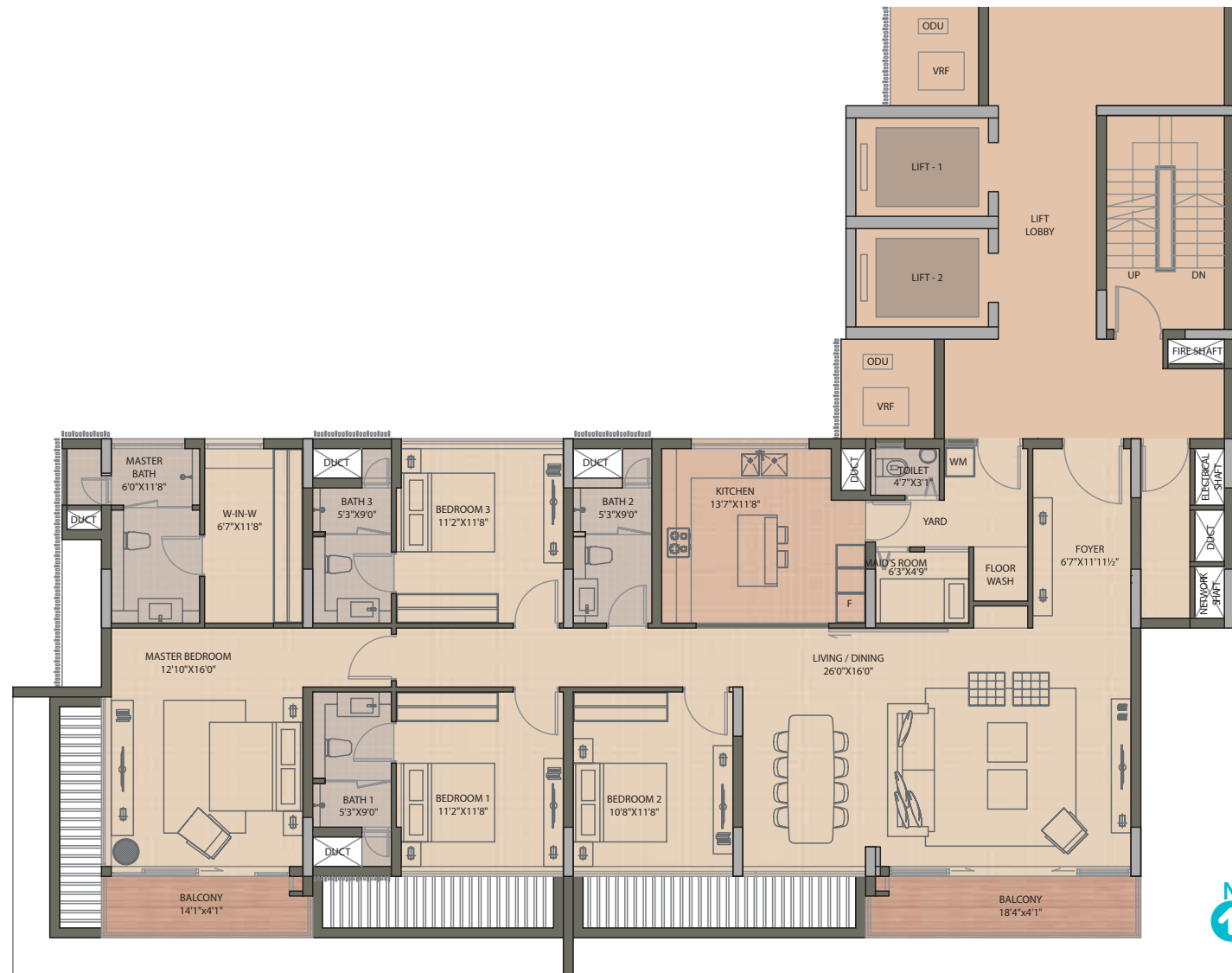
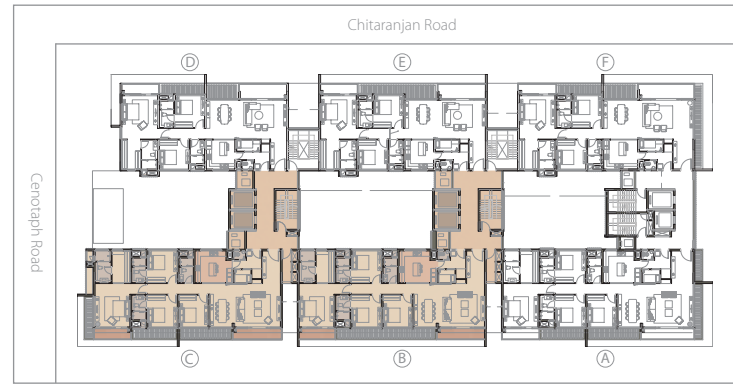
Typical floor plan

3-BHK (F - 2,476 square feet)



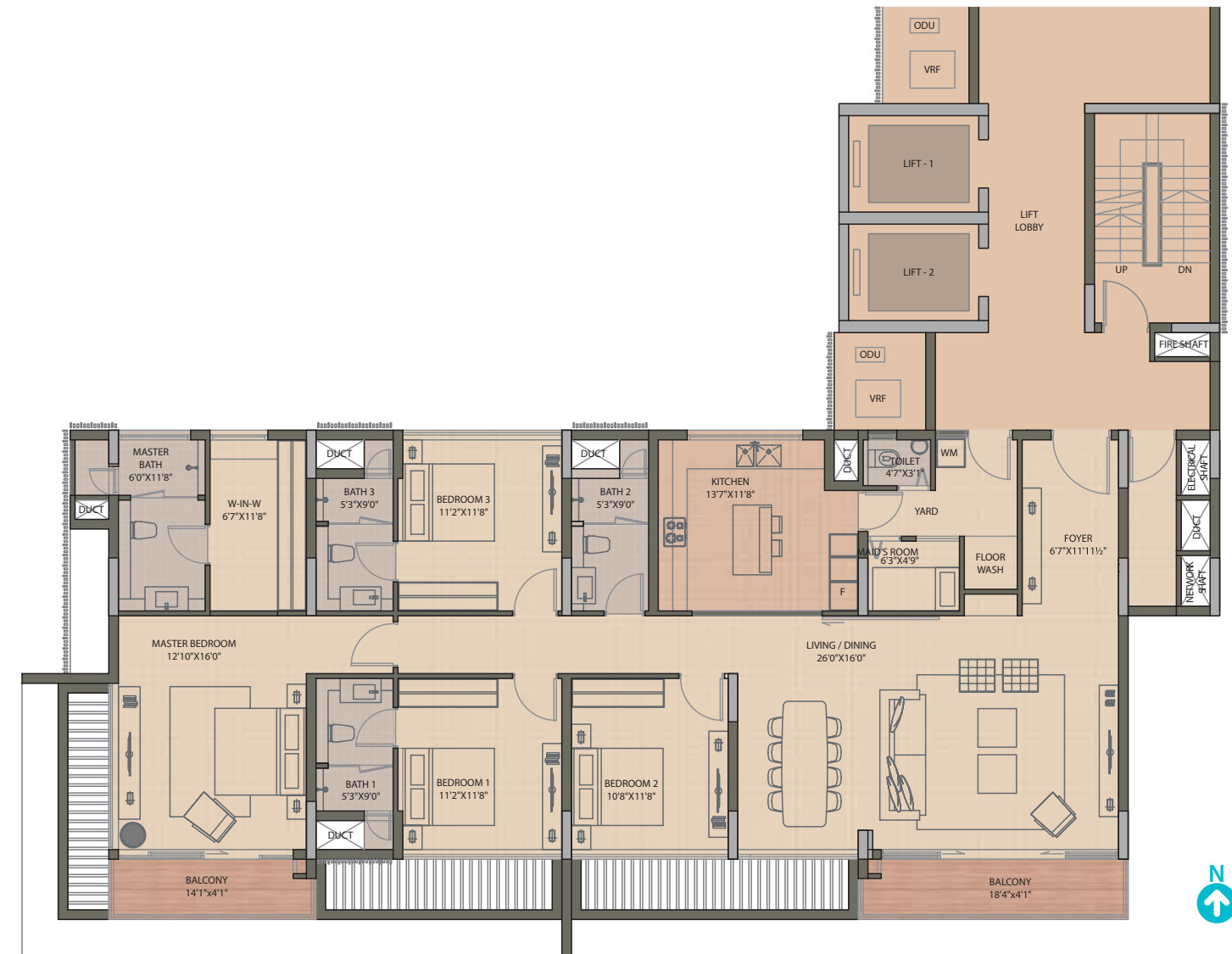
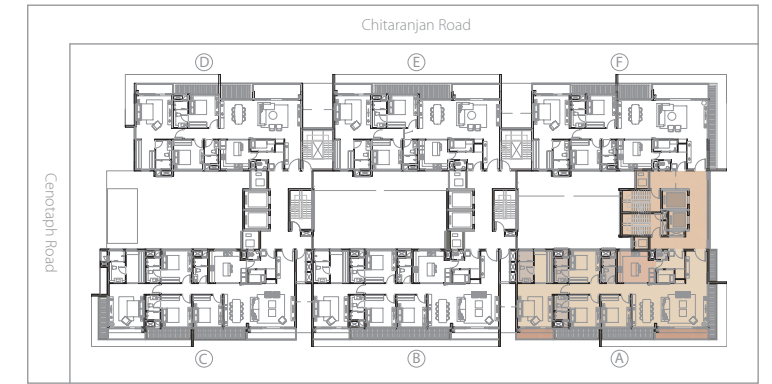
Typical floor plan

4-BHK (B & C - 2,713 square feet)

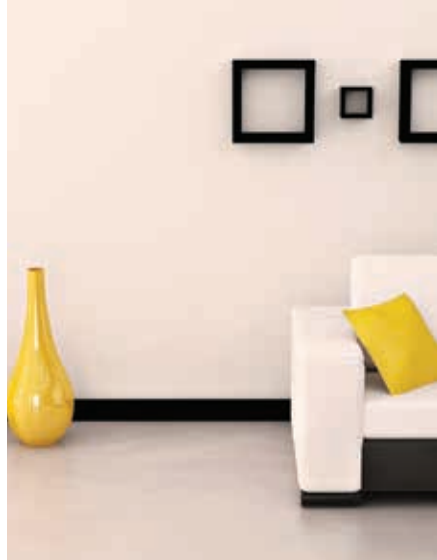


Typical floor plan

4-BHK (A - 2,781 square feet)



Specifications



Structure

- Pile foundation with pile cap/raft
- RCC-framed structure
- Concrete block masonry and plastering

Finishes:

Flooring

- Imported marble/Engineered stone in living and dining rooms
- Wooden laminated flooring in bedrooms



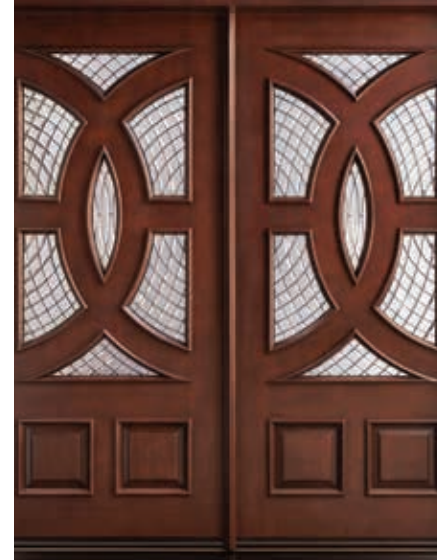
- Vitrified tiles in kitchen
- Combination of stone/ceramic tiles in toilets

Wall tiles/DADO

- Combination of stone/ceramic tiles in toilets up to 2.4 metres in height

Joineries

- Teak wood frame for the main door with solid shutter



- Wooden frame with solid shutter for bedrooms and toilets
- UPVC/Aluminum sliding for windows and french doors

Painting

- All internal walls with two coats of emulsion paint over a layer of putty
- Ceiling with OBD/emulsion paint
- External walls with weather-proof paint



Sanitary ware and CP fittings

- Sanitary ware are of Kohler/Toto or equivalent make
- CP fittings are of Grohe/Toto or equivalent make

Electrical

- Three-phase power supply with fully-concealed wiring
- Switches of Panasonic/Legrand or equivalent make



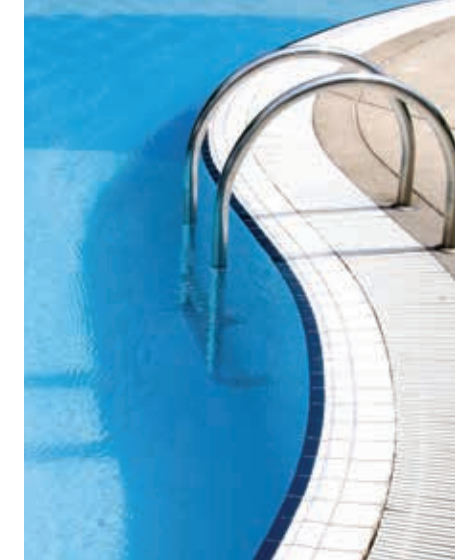
- Cables and wires of Polycab/Havells/RR Kables or equivalent make
- 100%-power backup

TV and telephone points

- TV points in living and all bedrooms
- Data and telephone points in living and all bedrooms

Recreational facilities/amenities

- Swimming pool
- Landscaped terrace
- Gym



Air conditioning

- Air conditioning in living/dining/bedrooms with VRV systems
- Limited false ceiling inside flats to cover the discharge area of AC's

Security

- Three-tiered security platform with relevant systems in place

Home automation

- Best-in-class home automation technology on offer for the apartments



Going greener

How far does our commitment to the environment extend? Nearly six million square feet across three cities.

For over a decade, the Olympia Group has been committed to developing, redeveloping and operating our buildings with a higher level of efficiency. We use technology and innovation to reduce energy use and waste, and to manage our resources better. In this way, we seek to deliver superior performance and opportunities for our investors and provide real estate of enduring value for our tenants and other stakeholders.

Here's proof:

- Goodwood Residences will conform to the norms laid down by the IGBC and will vie for the GOLD rating
- Goodwood Residences will retain the maximum existing green cover and top soil to thwart erosion
- Goodwood Residences will have energy-efficient elevators, light fixtures, air conditioning equipment, and much more
- Goodwood Residences will be sequestered by well-insulated walls and roofs, high-quality casement windows, and an airtight barrier to lower the energy needed to maintain a congenial temperature
- Goodwood Residences will offer top-of-the-line bathroom fittings to minimise water consumption
- Goodwood Residences will utilise construction materials with low or no VOCs



The Olympia Group. **We're different.**

Here's why:

One, we take pride in creating markets. In our identity brochure you won't find the word 'market share'.

Two, we don't build to sell to customers. Its only after we have considered the possibility of living ourselves in what we have designed, that we begin to market to customers.

Three, what we build is often derived from a thorough understanding of what customers want from their ideal homes. Thus, what we create extends well beyond 'cut, copy, paste'.

Four, our life would be so much simpler if we appointed a single-point contractor who would assume our turnkey brief. We prefer to delegate our responsibilities across architects, base architects, planners, landscape architects, structural engineers, mechanical engineers and plumbing consultants and others. So that when a buyer walks into his or her apartment, the first response is 'Everything here appears to be just right'.

Five, we don't collect land parcels the way people collect 'likes' on social media. We would rather buy land when we really need to build something different.

Six, we never work on more projects than the fingers on one hand. This way we can remember the names and faces of each of the customers who buy into them.

Seven, yes, we sleep well at night. And not surprisingly, so do those who buy from us.



So what is the **big message** coming out of The Goodwood Residence?

Pin code. Property. Packaging. Price. Promoters.

Rarely in life is one able to arrive at the kind of balance like we have achieved at The Goodwood Residence.

We won't hard-sell our case.

Except to say that if you hear of another acre-plus residential property on Cenotaph Road which offers the '5Ps' that we have indicated, send us a quick note.

Developers



Olympia Group

Olympia Technology Park,
Plot#1,
SIDCO Industrial Estate,
Chennai - 600 032
Tamil Nadu, India

T: +91 44 4356 3773/74/75

F: +91 44 4356 3289

E: sales@olympiagroup.in

W: www.olympiagroup.in



Architects

Suying Design Pte. Ltd.
9 Muthuraman Chetty Road,
Singapore 238931

Brochure design

Trisys Communications Pvt. Ltd.

E: info@trisyscom.com

Disclaimer

The brochure is a conceptual presentation, it is not a legal document. The developer reserves the right to change the layout plan, specifications and measurements.