

A panoramic view of the New York City skyline at sunset. The sky is a mix of orange, yellow, and blue. The Freedom Tower is the most prominent building in the center. Other skyscrapers are visible, some with their windows reflecting the golden light. The water of the harbor is in the foreground, with a few boats. A small airplane is visible in the sky to the right of the Freedom Tower.

# **Information Memorandum Commercial Space for Sale @ Nungambakkam, Chennai**



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# Executive Summary



- Proposed space is in Kodambakkam High Road, Nungambakkam, Chennai
- Minutes away from Nungambakkam Road – Kodambakkam Road Junction.
- The property is between Gemini Parsn Complex and SAIL Office
- 15 Kms from the Air Port
- UDS of 1420 Sft
- 3550 Sft Super Built Up Area
- Built in 2006

# Location Overview



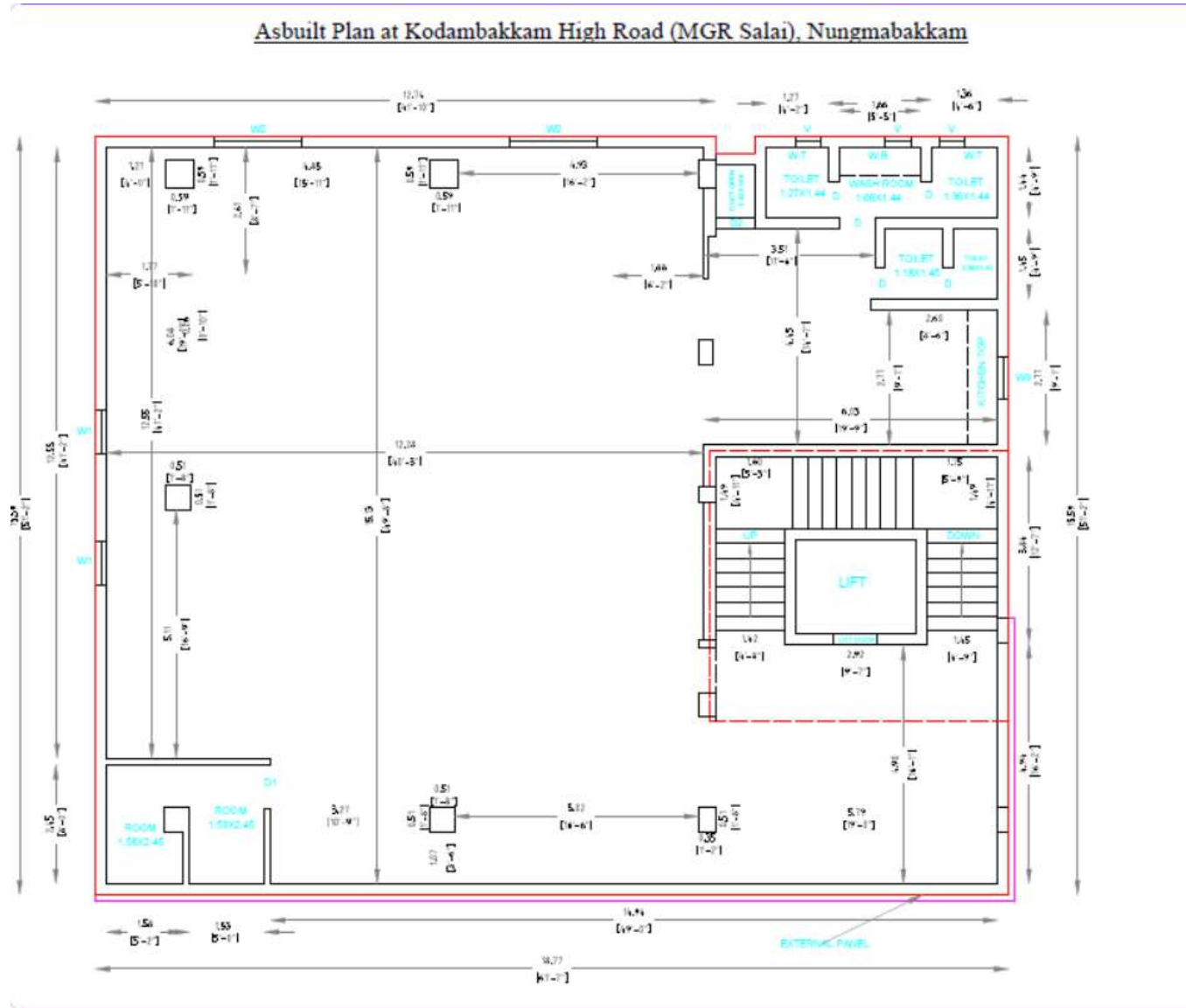
<https://goo.gl/maps/NHhfoUvN9cs2QU6A7>

# Fact Sheet

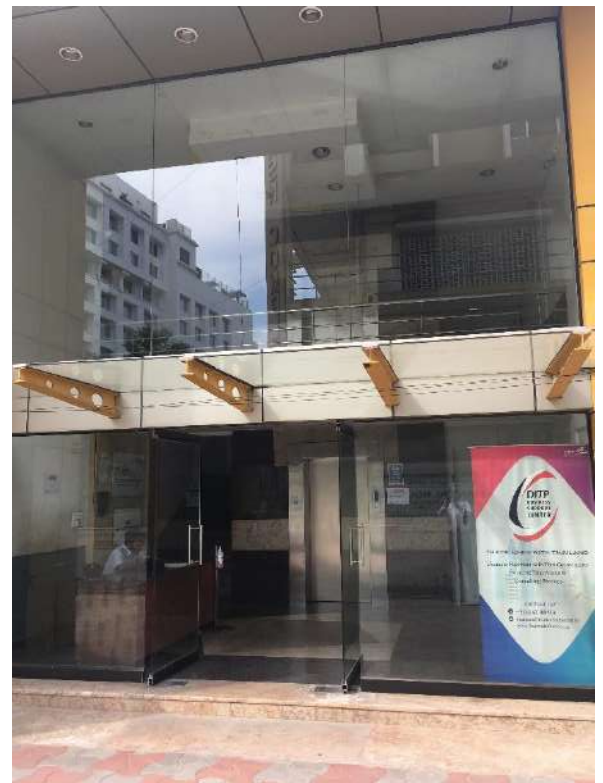


<b>Name of Building</b>	Ramcons – Fortuna Towers	<b>Car Parking - Covered</b>	3 Nos
<b>Age of Building</b>	16 Years Old	<b>Car Parking - Open</b>	1 No
<b>Floor</b>	2 <sup>nd</sup> Floor	<b>Security</b>	24 hours security with CCTV
<b>Structure</b>	<b>S+5</b>	<b>Facing</b>	East
<b>Super Built Up</b>	3550 Sq Ft	<b>Elevator</b>	1 No
<b>UDS</b>	1420 Sq Ft	<b>Stair Case</b>	1 No
<b>Offering</b>	Warm Shell	<b>Service Stair Case</b>	Not Available
<b>Wash Room</b>	01 Ladies / 01 Gents	<b>Furnishing</b>	Warm Shell
<b>Pantry Area</b>	Yes	<b>Status</b>	Ready for Occupation
<b>DG Back Up</b>	Yes	<b>Base Sale Price</b>	INR 55 Million
<b>Total Land Area</b>	8517 Sft	<b>Maintenance</b>	INR 12,000 / PM

# Floor Plan



# Office Photos - Entrance



# Office Photos - Interior





# Way Forward



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