

Strategic Partner



CYGNUS

THE MARVEL



FROM THE HOUSE OF *homes @ your perspective*

ABOUT

Welcome to Spyka Cygnus, collection of 29 stellar units echoing the stars of the Cygnus constellation, awaiting your cosmic journey into each unique abode. Nestled in a serene neighborhood in the heart of Siruseri, Spyka Cygnus is a residential marvel of still + 5 floors, featuring 2 & 3 BHK apartments, each exuding sophistication and luxury with elite specifications. Secure your stellar retreat today and let the allure of Cygnus guide you home.

At the pinnacle of luxury, a penthouse awaits atop the building, boasting a private party terrace for unforgettable gatherings under the open sky.

Designed with precision and attention to detail, Spyka Cygnus is 100% vastu compliant, ensuring harmony and prosperity in every corner. Rest assured with a clear and marketable title, providing peace of mind to you.

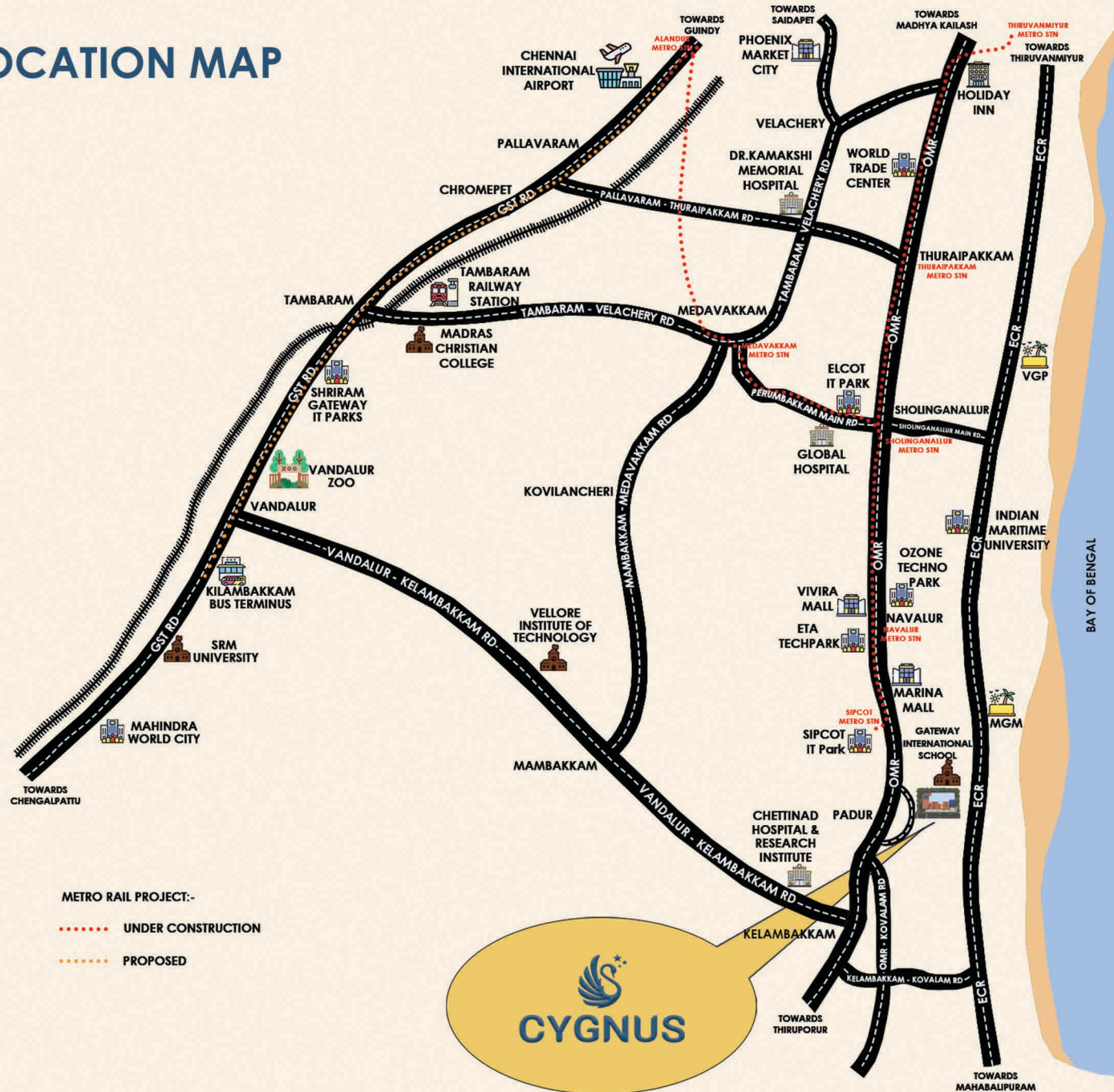
With over 50 amenities including a sea-view rooftop gazebo, gym, table tennis, BBQ area, and an open-air theatre, you are treated to a lifestyle of opulence and leisure.

Beyond the confines of Spyka Cygnus, you are greeted by a comforting neighborhood teeming with conveniences just a leisurely stroll away. From shopping centers to educational institutions and healthcare facilities, everything you desire is within reach, promising a lifestyle of unparalleled convenience and comfort.

Experience the epitome of elite living at Spyka Cygnus, where every detail is tailored to perfection and luxury knows no limits. Welcome to a life of refinement and sophistication. *Welcome home.*



LOCATION MAP



WORK PLACES

Siruseri IT park - 1.7 km
Fl smidth - 2.2 km
Valeo - 3.6 km
Virtusa - 3.6 km
Pacifica tech park - 4 km
ETA techno park - 4.5 km
Ozone techno park - 4.8 km

SCHOOLS

Gateway international school - 100 m
Hindustan international school - 1.7 km
Vijay vidhyashram - 1.9 km
Shraddha children's academy - 2.3 km
Velammal vidhyashram - 2.6 km
Sri chaitanya techno school - 2.6 km
Chettinad sarvalokaa education - 3.7 km
Hiranandani upscale school - 3.8 km

WELLNESS CARE

Nova ivf fertility center - 800 m
Supreme speciality hospitals - 1.5 km
Chettinad super speciality - 2.4 km
hospital
Alpha multi speciality - 9.5 km
hospital
Rainbow children's hospital - 10.2 km
Global hospitals & - 13.3 km
health city

COLLEGES/UNIVERSITIES

Anand institute of technology - 1.2 km
Hindustan university - 1.9 km
Chettinad hospital and - 2.4 km
research institute
SRR jeppiar engineering - 2.5 km
college
Mohamed sathak - 3.6 km
architecture &
engineering college
Shiv nadar university - 7.8 km

CONNECTIVITY

OMR - 750 m
Padur - Thaiyur bypass - 1.1 km
Siruseri metro station (upcoming) - 1.5 km
Kelambakkam junction - 3.2 km
ECR - 5.6 km
Sholinganallur junction - 10 km
GST Road- 21.9 km

ENTERTAINMENTS

Marina mall - 2.9 km
OMR food street - 4.4 km
Vivira mall - 4.5 km
Kovalam beach - 7.3 km
Muttukadu boat house - 8.5 km
MGM dizzee world - 10.7 km
Mayajaal multiplex - 13.1 km
PVR cinemas - 14.7 km



SPYKA
Live @ your perspective

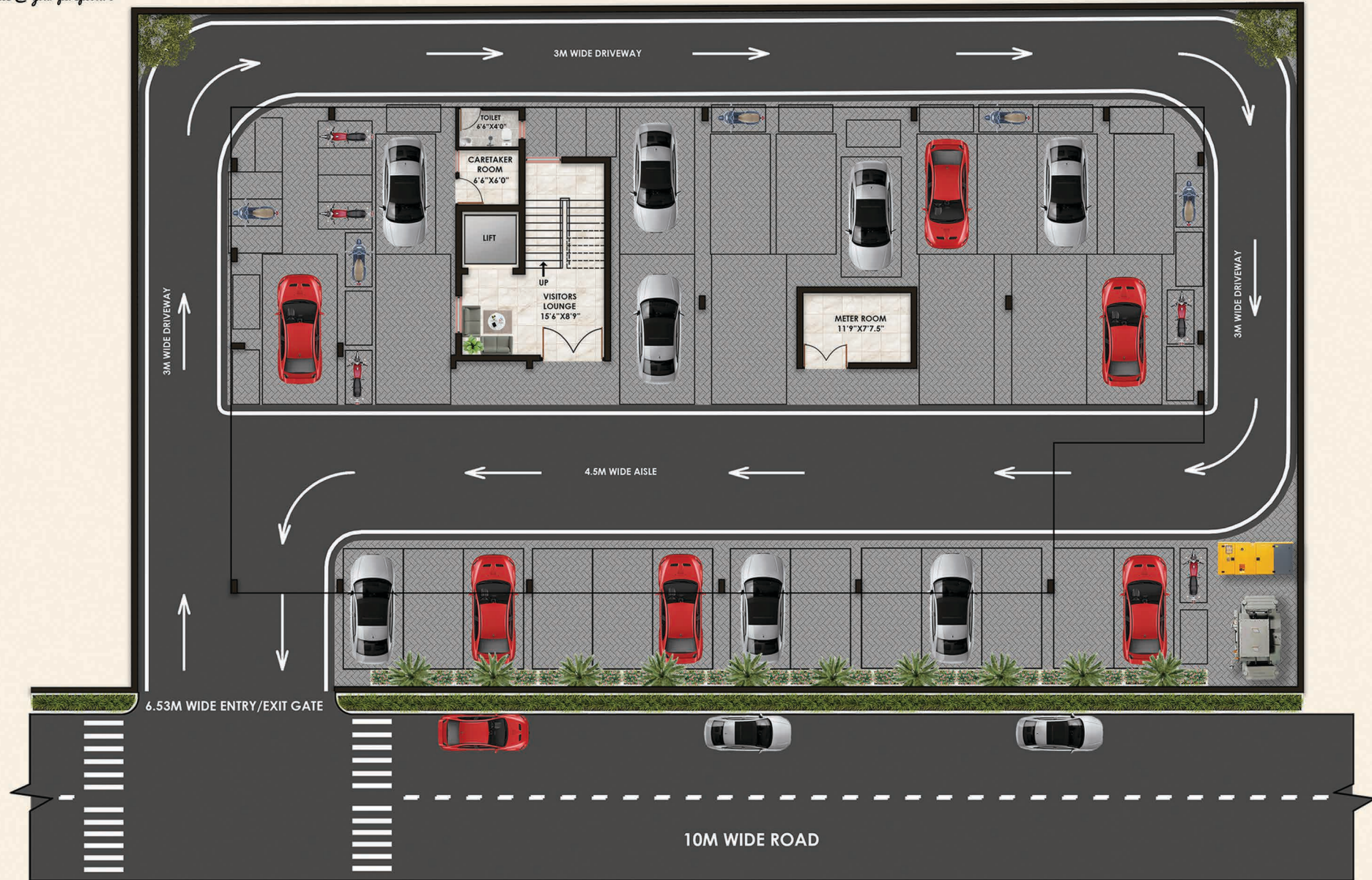


CYGNUS

CYGNUS









Flat No	Type	Pvt Open Terrace (sq ft)	Saleable Area (sq ft)	Facing
101	3BHK	33	1440	South
102	2BHK	0	1073	South
103	2BHK	0	1066	East
104	2BHK	0	957	North
105	2BHK	0	1087	North
106	3BHK	43	1256	North





Flat No	Type	Saleable Area (sq ft)	Facing
201-401	3BHK	1440	South
202-402	2BHK	1073	South
203-403	2BHK	1066	East
204-404	2BHK	957	North
205-405	2BHK	1087	North
206-406	3BHK	1256	North





Flat No	Type	Saleable Area (sq ft)	Facing
501	3BHK	1440	South
502	2BHK	1073	South
503	2BHK	1066	East

Penthouse				
Flat No	Type	Pvt Party Terrace (sq ft)	Saleable Area (sq ft)	Facing
504	2BHK	353	969	North
505	3BHK	411	1260	North





2
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**Flat
102- 502**



**Flat
103- 503**



Isometric View

**Flat
104- 404**



**Flat
105- 405**



Isometric View



3
В
Н
К

Flat
101



Flat
201- 501



**Flat
106**



**Flat
206- 406**



P E N T H O U S E



**Flat
504**



**Flat
505**





Pvt Party Terrace

FALL IN LOVE

With the Details

OF YOUR HOME

Flat 101 - Rendered Views

Living/Dining



Living



Kitchen



Kitchen





Master Bedroom

Bedroom



Toilet





AMENITIES



Gated Community



CCTV Surveillance



Multipurpose Hall



Open Theatre



BBQ Area



Rooftop Gazebo



100% Vasthu Compliant



100% Open Air Ventilation



Kids Entertainment



24/7 Security Guard



Table Tennis



Solar Power For Common Area



Common Area Power Backup



Caretaker Room



Elevators



Provision For Water Purifier



Inverter Provision



Electric Car Charging Provision



Visitors Lounge



Paved Driveway



BIO STP



Under Ground Sump



Rain Water Harvesting



Ledges For AC ODU



Car Wash Provision



Yoga Space



Indoor Gym



Driver/Servant Rest Room



Storm Water Drain



Fire Extinguisher



Landscaped Entry



Reflexology Walk



Entrance Arch



RCC Over Head Tank



Borewell/Panchayat Water Connection

And Much More Exciting Amenities

Rooftop Gazebo



Open Theatre



Kids Entertainment



Indoor Gym



BBQ Area



Table Tennis



SPECIFICATIONS

STRUCTURE

R.C.C Framed Structure designed with Seismic compliance (Zone 3)

CIVIL

Peripheral Wall	: 200mm thk Solid blocks
Inner partition Wall	: 100mm thk Solid blocks
Inner Plastering	: Cement Mortar
Outer Plastering	: Cement Mortar with Waterproofing Compound
Waterproofing	: In Toilet, Service, Balcony and Open Terrace
Compound Wall Height	: 6' Ht from Existing Road Lvl
Toilet Ceiling	: Grid False Ceiling
Staircase and Balcony Handrail	: MS Handrail

PAINTING

Exterior Painting	: 1 Coat Primer and 2 Coats of Exterior Emulsion.
Interior Painting	: 2 Coats of Putty, 1 Coat of Primer and 2 Coats of Interior Royal Emulsion (Washable).
Brand	: Asian, Nippon or Equivalent

JOINERY

Main Door Type	: Teak Wood Frame; Teak Wood Door with door lens (1067mm X 2100mm X 32mm)
Bedroom Door Type	: Country Wood Frame; Skin Door (914mm X 2100mm X 30mm)
Toilet, Service & Pvt Open Terrace Door Type	: WPC/FRP Frame; WPC/FRP Door (762mm X 2100mm X 27mm)
Balcony Door	: Powder Coated Aluminium Sliding/Casement Door
Locks	: Brand: Yale, Godrej or Equivalent
Main Door	: 5 in 1 Digital Smart Lock
Bedroom, Service & Pvt Open Terrace Door	: SS Mortise Lock with key
Toilet Door	: SS Cylinder Lock without key
Balcony Door	: Handle Lock with Key
Windows	: Powder Coated Aluminium window with MS grill except for French Windows
Ventilators	: Powder Coated Aluminium ventilator with exhaust fan opening (without grill)

FITTINGS & SANITARY WARES

Brand	: Kohler or Equivalent
Shower Type	: Rain shower with Diverter and Spout
EWC Type	: Wall Hung EWC with Concealed Cistern and CP health faucet
Wash Basin	: Rectangular type with pillar cock
Washing Machine	: Provision with Dummy (No Fittings)
RO Point in Kitchen	: Provision near sink with Dummy (No Fittings)
Geyser Point In Toilet	: Provision with Dummy (No Fittings)



PLUMBING

- Inner plumbing** : CPVC Pipe
- Outer Plumbing** : PVC Pipe



TILE

- Brand** : Kajaria, Johnson or Equivalent
- Kitchen Top Type** : 600mm wide Corian Top with Integrated Double Bowl Sink mounted on a MS frame
- Flooring** : 600 x 1200mm Vitrified Slab Tiles
- Toilet, Balcony/Service, Pvt Open Terrace Flooring** : 300 x 300mm Anti-Skid Ceramic Tiles
- Toilet Dado** : 600 x 300mm Ceramic Tile (up to False Ceiling)
- Kitchen Dado** : 600 x 300mm Ceramic Tile (up to 600mm Ht from Counter Top)
- Car Parking Flooring** : Concrete Flooring
- Drive Way & Car park in setback** : Paver Block
- Corridor Flooring** : 600 x 600mm Vitrified Tiles
- Staircase** : Tread - Granite Slab with Nosing & Gripper
Riser - Vitrified Tile
Landing - 600 x 600mm Vitrified Tile
- Weatherproofing in Terrace** : Cool Roof Tile



ELECTRICAL

- Power Supply** : Three phase
- Home Automation** : For all Rooms; Brand: Schneider, Legrand or Equivalent
- Power backup** : For Common Area
- TV point** : In Living & all Bedrooms
- DTH point** : In Living & all Bedrooms (Conduit Only)
- Washing Machine Point** : Provided
- Telephone Point & Network** : Living - 1 No (Provided Along with TV Point) (Conduit Only)
- AC Point Provision** : 1 No in Each Bedroom and in Living
- Exhaust Fan Point In Toilet** : Provided
- Exhaust Fan Point In Kitchen** : Provided
- Geysers Point In Toilet** : Provided
- Washing Machine Point** : Provided
- Switches** : Schneider, Legrand or Equivalent
- Wires** : FRLS, Brand - Havells, Orbit or Equivalent
- Inverter line Provision** : Provided
- Solar Power** : For Common Area Lighting
- RO Point in Kitchen** : Provided



OTHERS

- Lift** : 8 Passengers
- STP/ Septic Tank** : Bio Septic Tank / Septic Tank
- UG Sump** : Provided
- OHT** : Provided
- Borewell** : Provided
- CCTV Surveillance** : For Common Area
- Automatic Water Level Controller** : Provided

Royal Emulsion



Rain Shower



Teakwood Maindoor & Digital Smart Lock



Designer MS Handrail



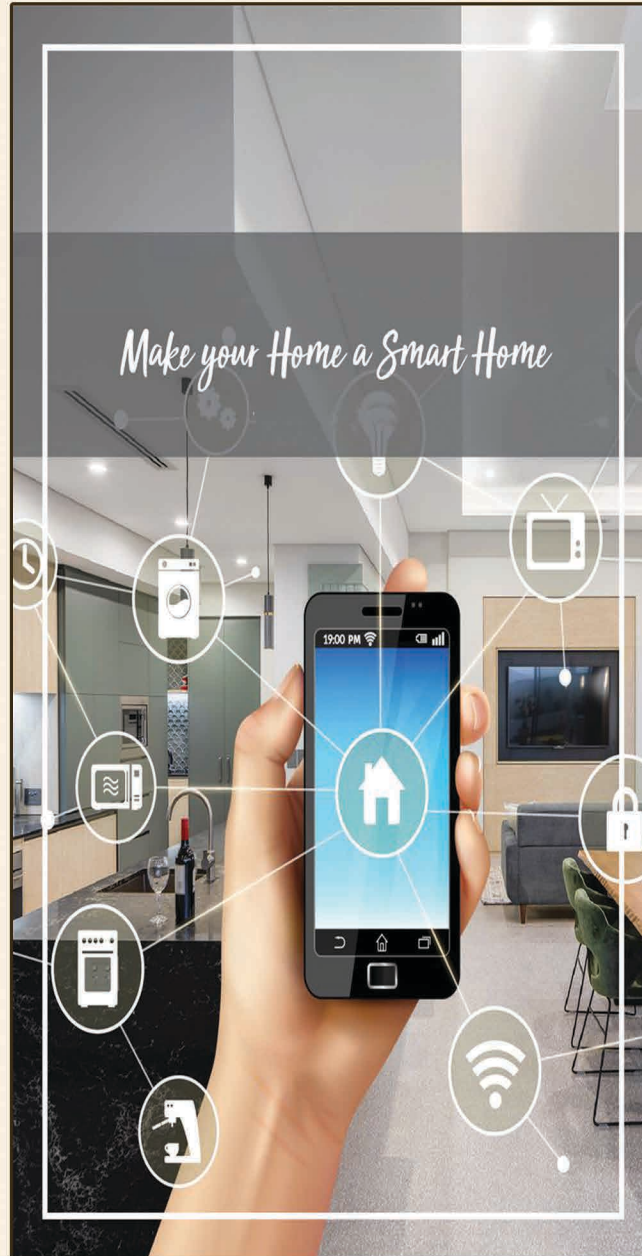
Wall Hung EWC with Concealed Cistern



Slab Tile



Home Automation



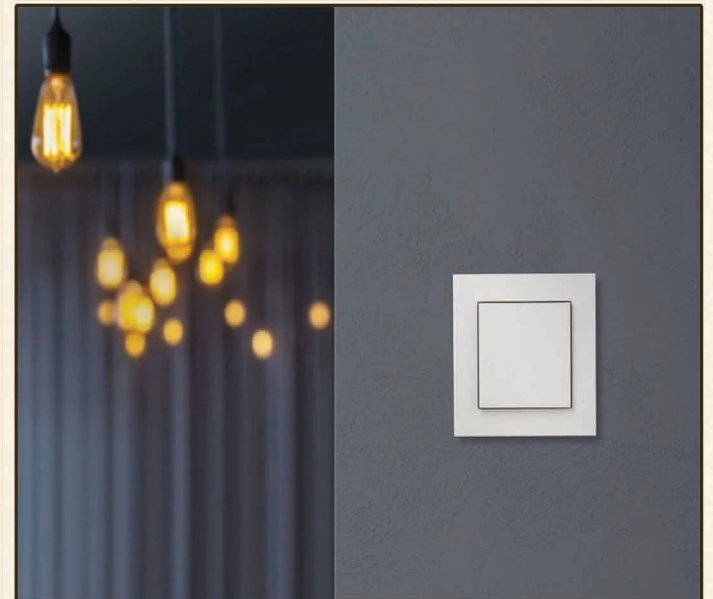
Cool Roof Tile



Corian Top with Integrated Double Bowl Sink



Designer Modular Switches



SPYKA
Home @ your perspective



CYGNUS



The Search For
Your Dream Home
Ends Here!



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