



Golden Prosperous Property Developers



PROSPEROUS SUN RISE

It is always a special feeling and pride to “own” a house. You feel secure, happy and there is a sense of belonging even though you are surrounded by just man made walls. That is the power of your own home. We truly understand your innermost feelings and greet you with great news

Welcome to Prosperous Sun Rise... A beautiful, secure and comfortable gated community just for you at Golden George Nagar, Mogappair. A home complete with all necessary amenities that makes it a truly world-class apartment at an incredible cost is now awaiting your possession.

PROSPEROUS SUN RISE - SALIENT FEATURES

Among the many benefits of this strategic location, here are a few that would really help you decide on finalizing your home at Prosperous Sun Rise.

- ▶ Renowned schools like DAV (boys and girls), SBOA, Velammal, Spartan, Schram Academy, Chennai Public School are all just walking distance from Prosperous Sun Rise.
- ▶ Maduravoyal bypass which connects to Tambaram is just 2 minutes drive from Prosperous Sun Rise.
- ▶ Koyambedu Junction is just a minute drive from Prosperous Sun Rise.
- ▶ Driving to shop at Anna nagar will no longer be a task. It will take you 5 minutes to go there.

Rise to astounding peak of comforts at PROSPEROUS SUN RISE.

Experience the serene beauty of the project that has been tastefully designed to your living.

*Prosperous
Sun Rise*

Golden George Nagar
Mogappair

PROSPEROUS SUN RISE ELEVATION



Creating spaces that inspire people

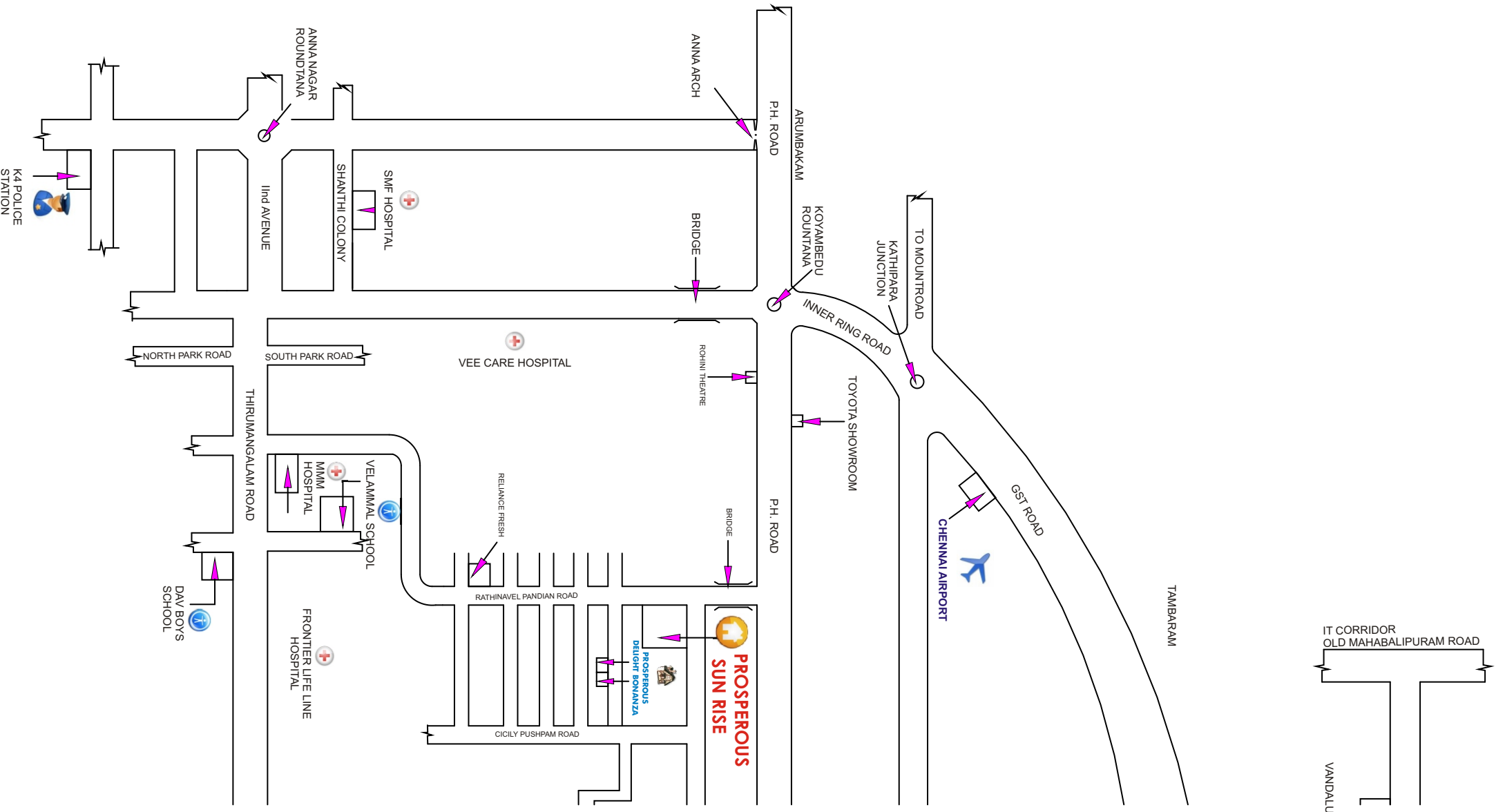
PROSPEROUS SUN RISE AMENITIES

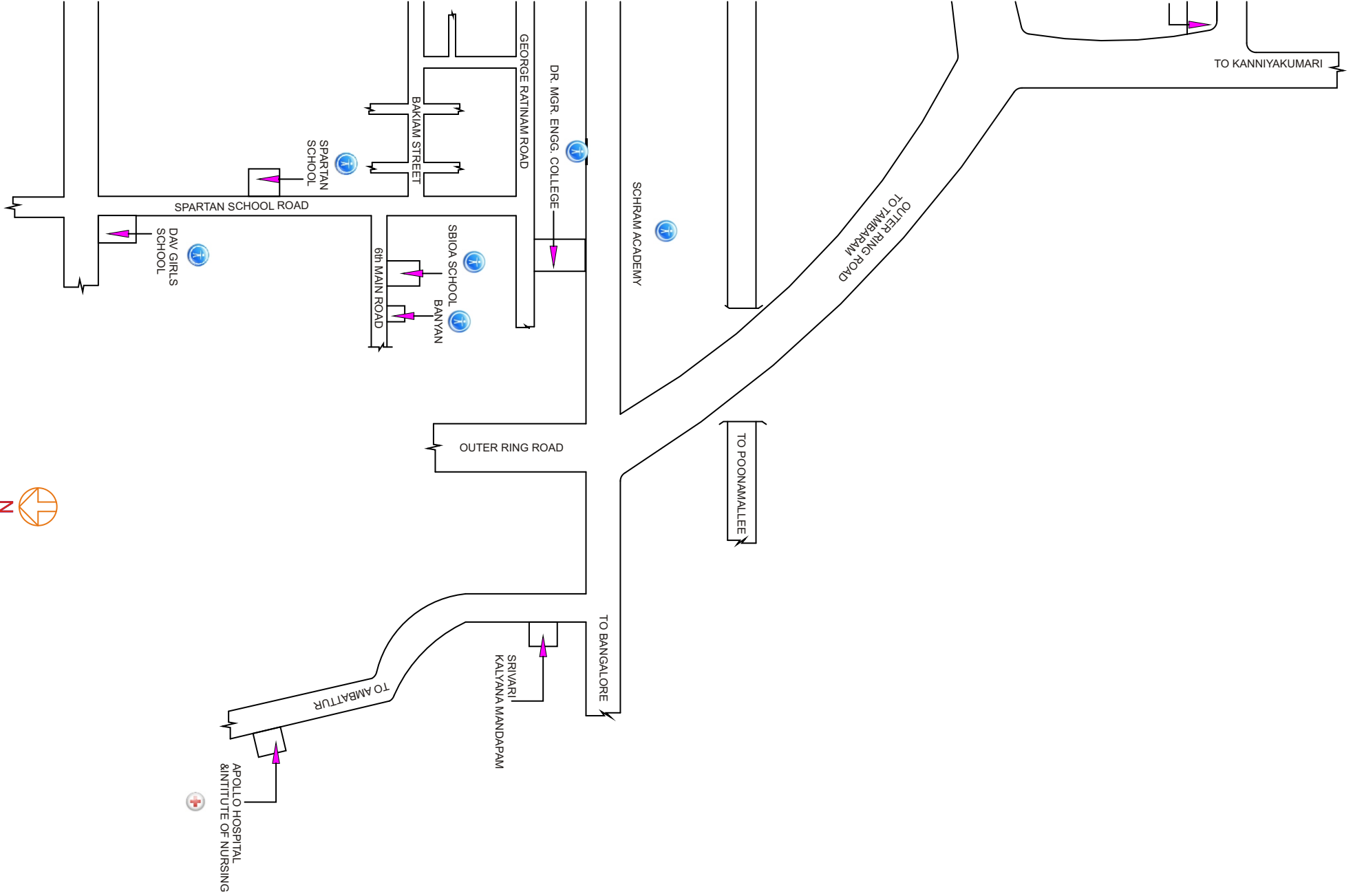
- ▶ Swimming pool
- ▶ Gymnasium
- ▶ Club house
- ▶ Power backup
- ▶ Teak wood
- ▶ Piped cooking gas
- ▶ Purified water
- ▶ Children's play area
- ▶ 24X7 Security



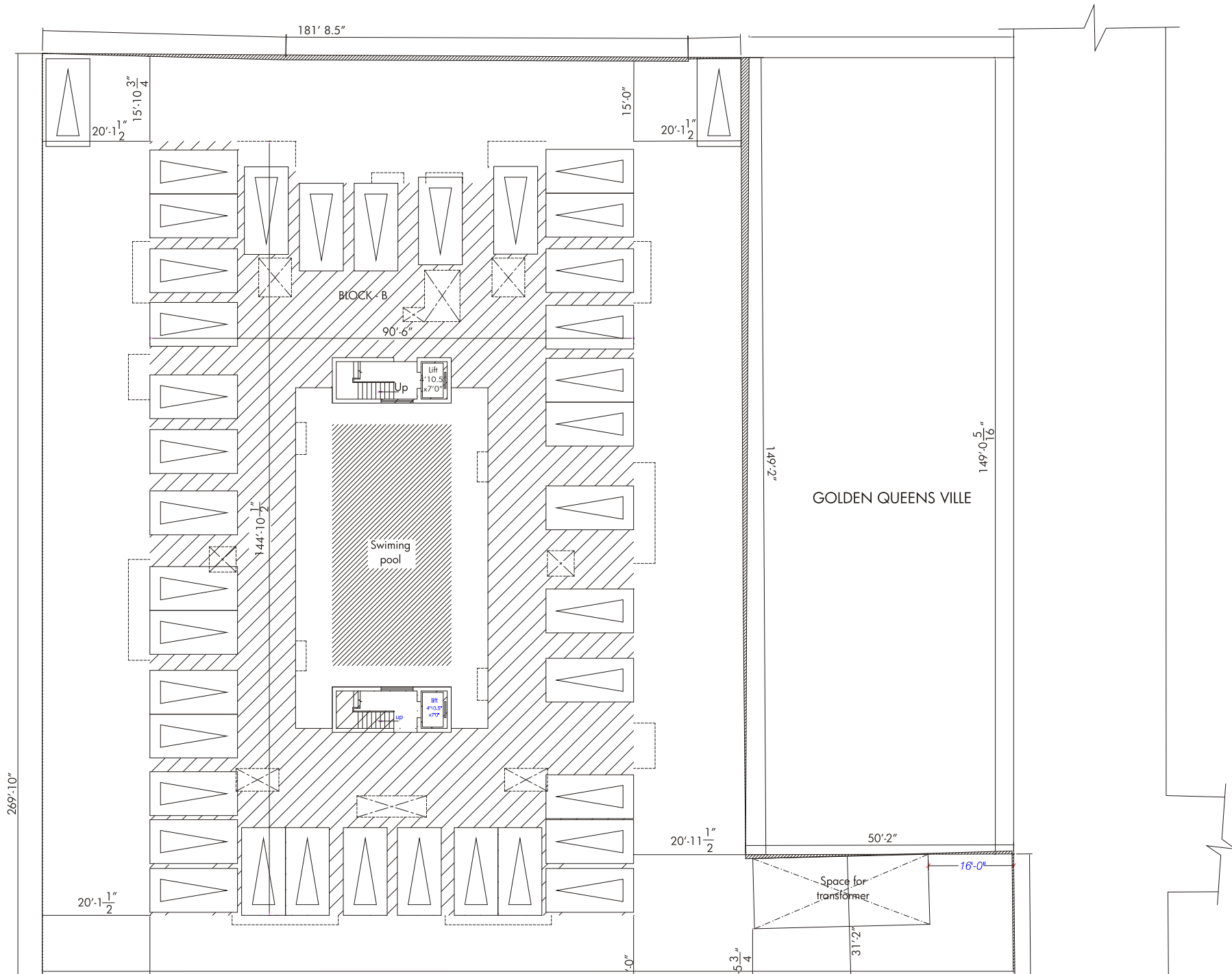
Enjoy your holiday at home

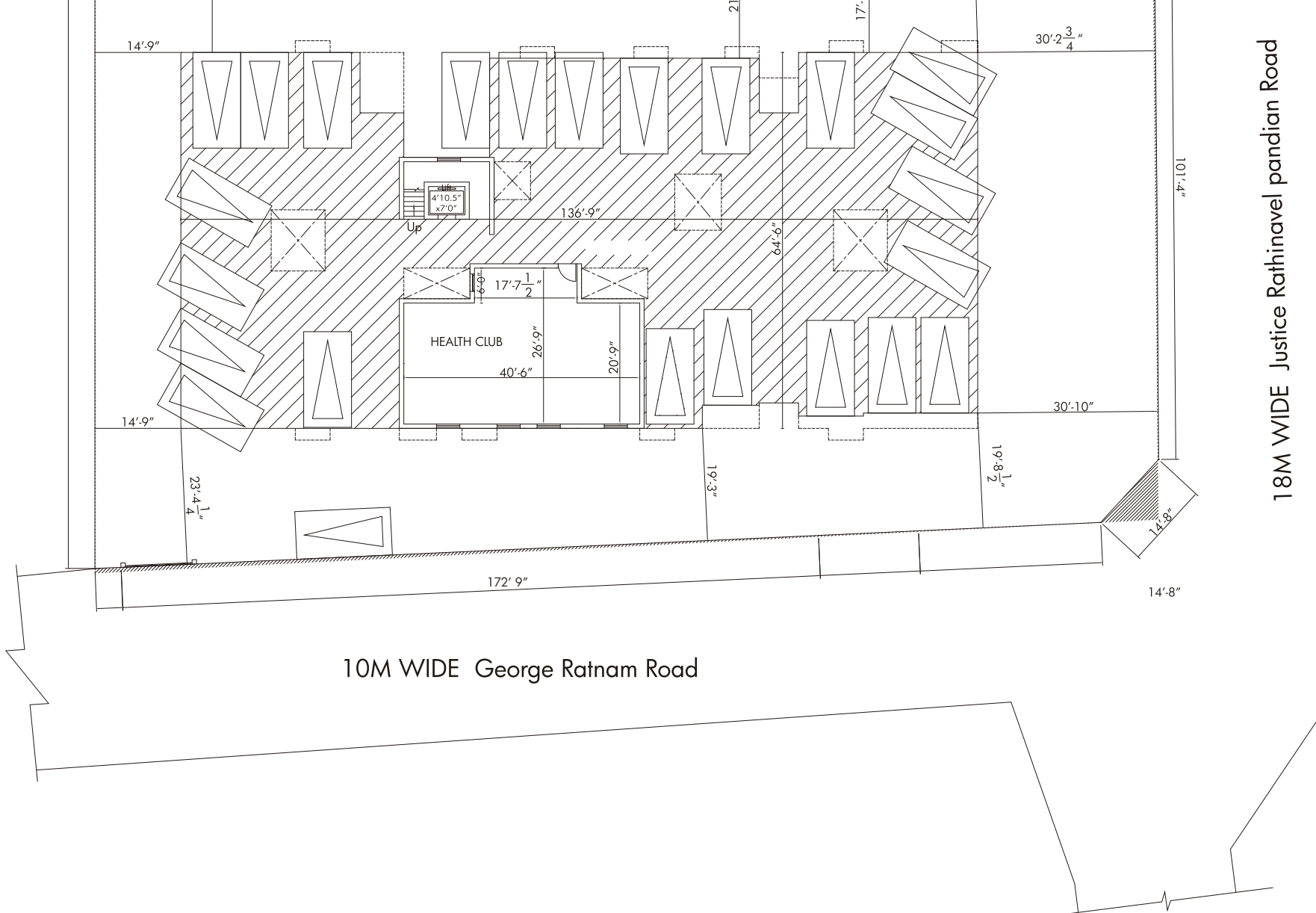
PROSPEROUS SUN RISE LOCATION





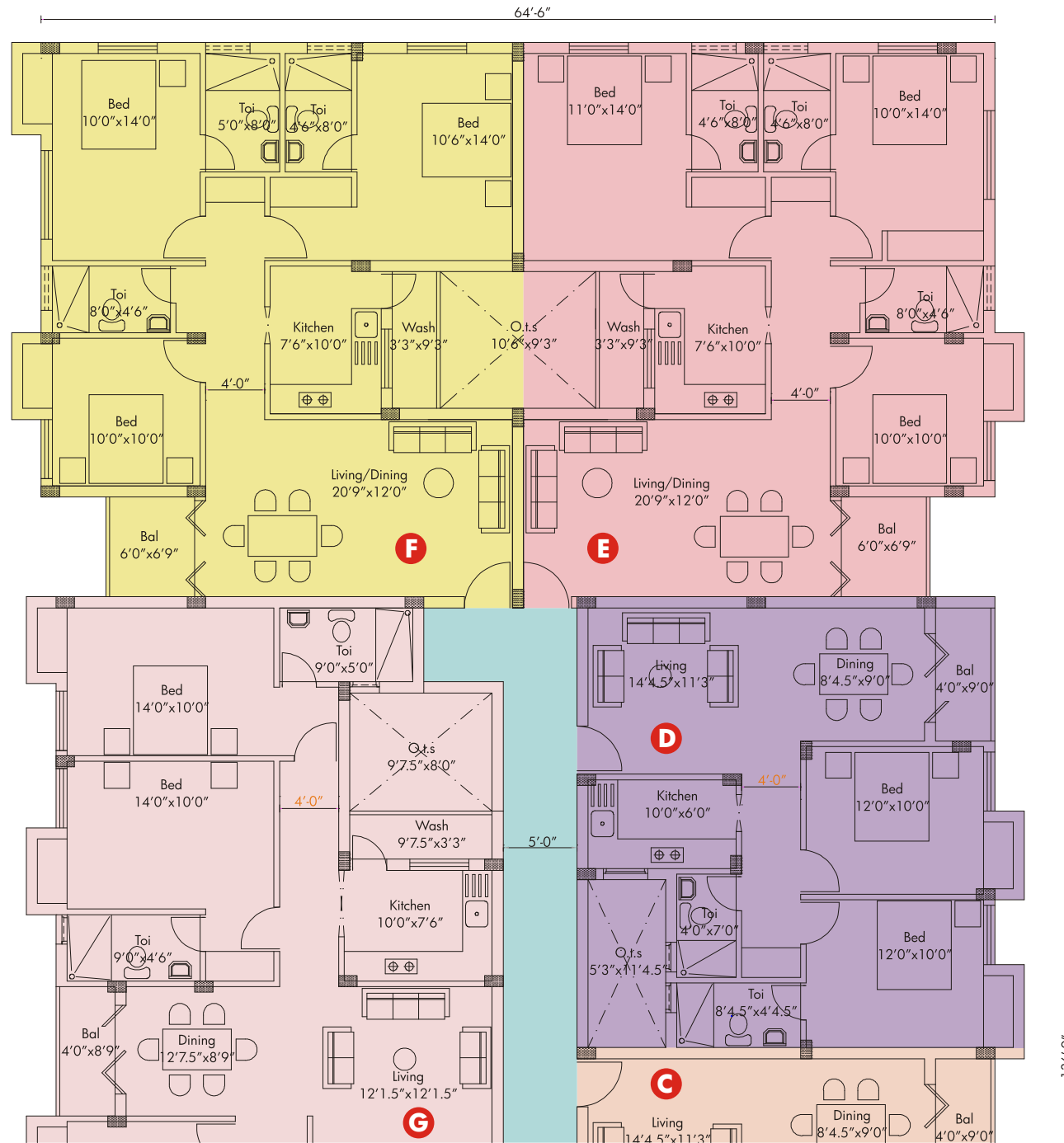
PROSPEROUS SUN RISE SITE PLAN





SITE PLAN

PROSPEROUS SUN RISE BLOCK - A





**TYPICAL FLOOR PLAN (I, II, III & IV)
BLOCK - A**

PROSPEROUS SUN RISE BLOCK - B

90'-6"



144'-10 1/2"

53'-1 1/2"



**TYPICAL FLOOR PLAN (I, II, III & IV)
BLOCK - B**

PROSPEROUS SUN RISE SPECIFICATIONS



FLOORING AND WALL TILE

- ▶ The flooring in living, dining, bedrooms, and kitchen will be of 24" x 24" Vitrified tiles.
- ▶ The flooring in toilets and wash area will be of first quality anti skid ceramic tiles.
- ▶ Toilets will have ceramic skirting 6' high on walls (12" x 8" Plain Series)

KITCHEN

- ▶ Kitchen will have first quality ceramic wall tiles for 2 feet above the platform.
- ▶ Polished granite platform with stainless steel sink with drain board (18" x 36")
- ▶ One loft of RCC will be provided in the kitchen.

DOORS / WINDOWS

- ▶ Main door frame will be made of Teak wood frame with Teak wood door shutter.
- ▶ Bedroom doors and toilet doors will be made of Teak wood frame with Flush doors or Teakwood frames and shutters with plywood panels as per our choice.
- ▶ Windows will be of Teak wood frame with glass shutters.

PAINTING FINISHES

- ▶ All walls except kitchen, service, balconies and toilets will be coated with putty and finished with emulsion paint or equivalent.
- ▶ Ceilings will be finished with Ultra white paint.
- ▶ External walls will be finished with Supercem cement paint or equivalent.
- ▶ Main door will be of Melamine finish.
- ▶ All other doors will be finished with enamel paint.
- ▶ Windows and ventilator grills will be finished with enamel paint.

TV AND TELEPHONE CABLE

- ▶ TV and Telephone points will be provided in Living and master bedroom.
- ▶ The cables for TV and Telephone will be provided at a suitable location in living.

PLUMBING & SANITARY

- ▶ Toilets will be provided with white European Water Closet and a washbasin.
- ▶ High quality chromium plated fittings will be provided in toilets.

Note : All **Amenities & Specifications** are subject to change at the time of **executing the agreement.**

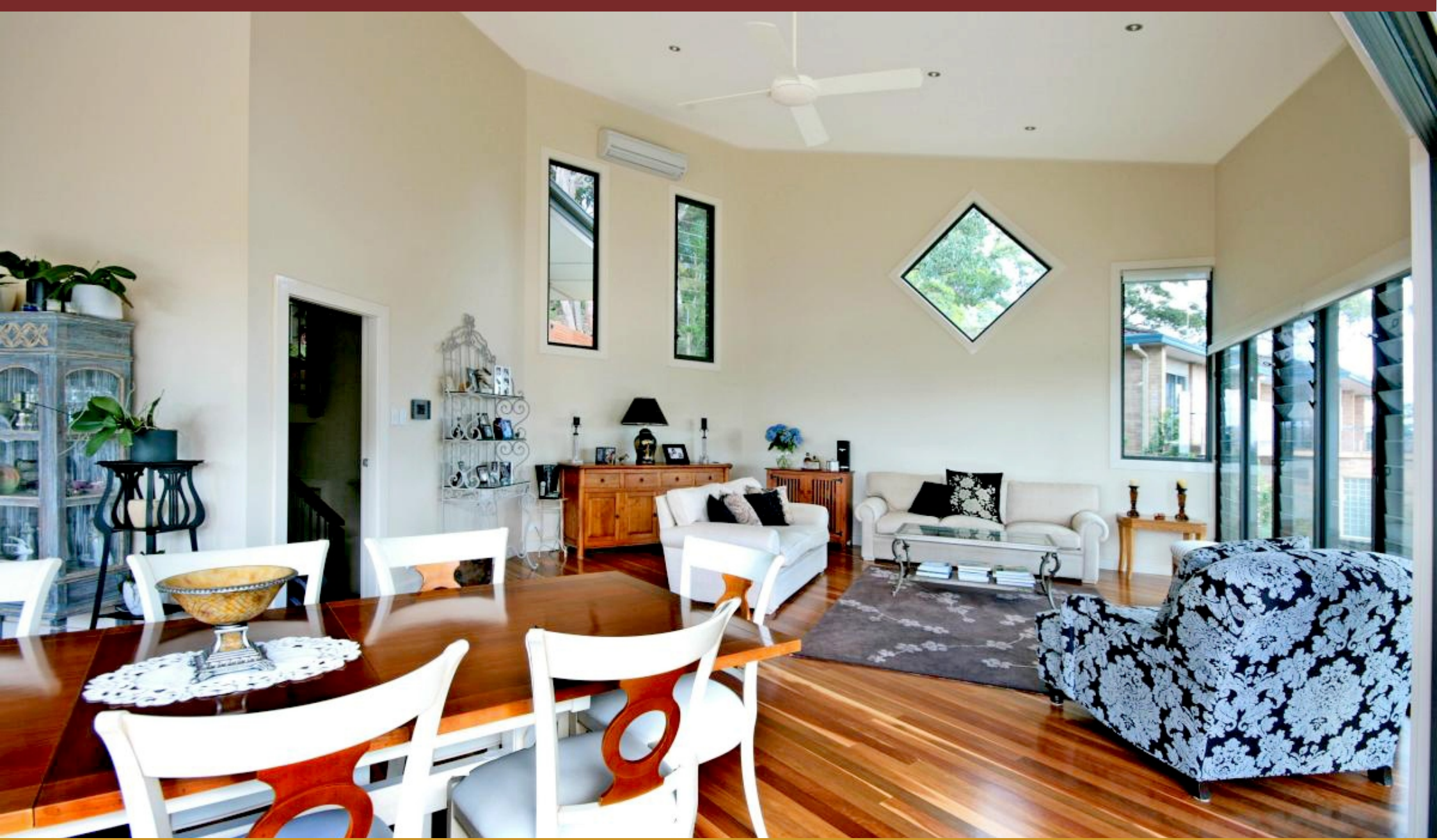
PROSPEROUS SUN RISE AREA STATEMENT

Block - A

Flat No.	Area in Sq.Ft
A1, A2, A3, A4	1436
B1, B2, B3, B4	1427
C2, C3, C4	982
D1, D2, D3,D4	982
E1, E2, E3, E4	1386
F1,F2, F3, F4	1402
G1, G2, G3, G4	1517

Block - B

Flat No.	Area in Sq.Ft
A1, A2, A3, A4	1301
B1, B2, B3, B4	1495
C2, C3, C4	1495
D1, D2, D3,D4	1353
E1, E2, E3, E4	1296
F1,F2, F3, F4	1292
G1, G2, G3, G4	1114
H1, H2, H3, H4	1292
I1, I2, I3, I4	1350



Buyers Satisfaction is our creed



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