

LIVE AMONG THE STARS

 LML
SKY LIVING
5-STAR LUXURY RESIDENCES
TAMBARAM

THE SKY IN NOT THE LIMIT

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◀ FLIP OPEN



[Rise Above The Ordinary]

Truly extraordinary in design and craftsmanship, LML Sky Living is the epitome of refined living that rises above the rest in luxury, serenity and beauty.

Reserved for the truly privileged, every aspect at LML Sky Living displays affluence and eminence to create a top-notch residential environment that is both grand and intimate.







An
**Address
of Eminence**

Step into a world where opulence meets elegance, where 175 uber-luxurious apartments in 2 & 3 BHK configurations stand as testaments to unparalleled grandeur.

Nestled in a prominent location, right in the heart of Tambaram, LML Sky Living is a stylish & sophisticated abode with 2 meticulously fashioned blocks of Basement + Stilt + 13 floors.



- | | | | | |
|-----------|---------------------|--------------------|-------------------|------------------------------|
| 2 & 3 BHK | 175 Exquisite Homes | 1095 to 1495 SQ.FT | 2 SPACIOUS BLOCKS | Basement + Stilt + 13 Floors |
|-----------|---------------------|--------------------|-------------------|------------------------------|

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Stunning Urban & Mesmerizing Mountain Views

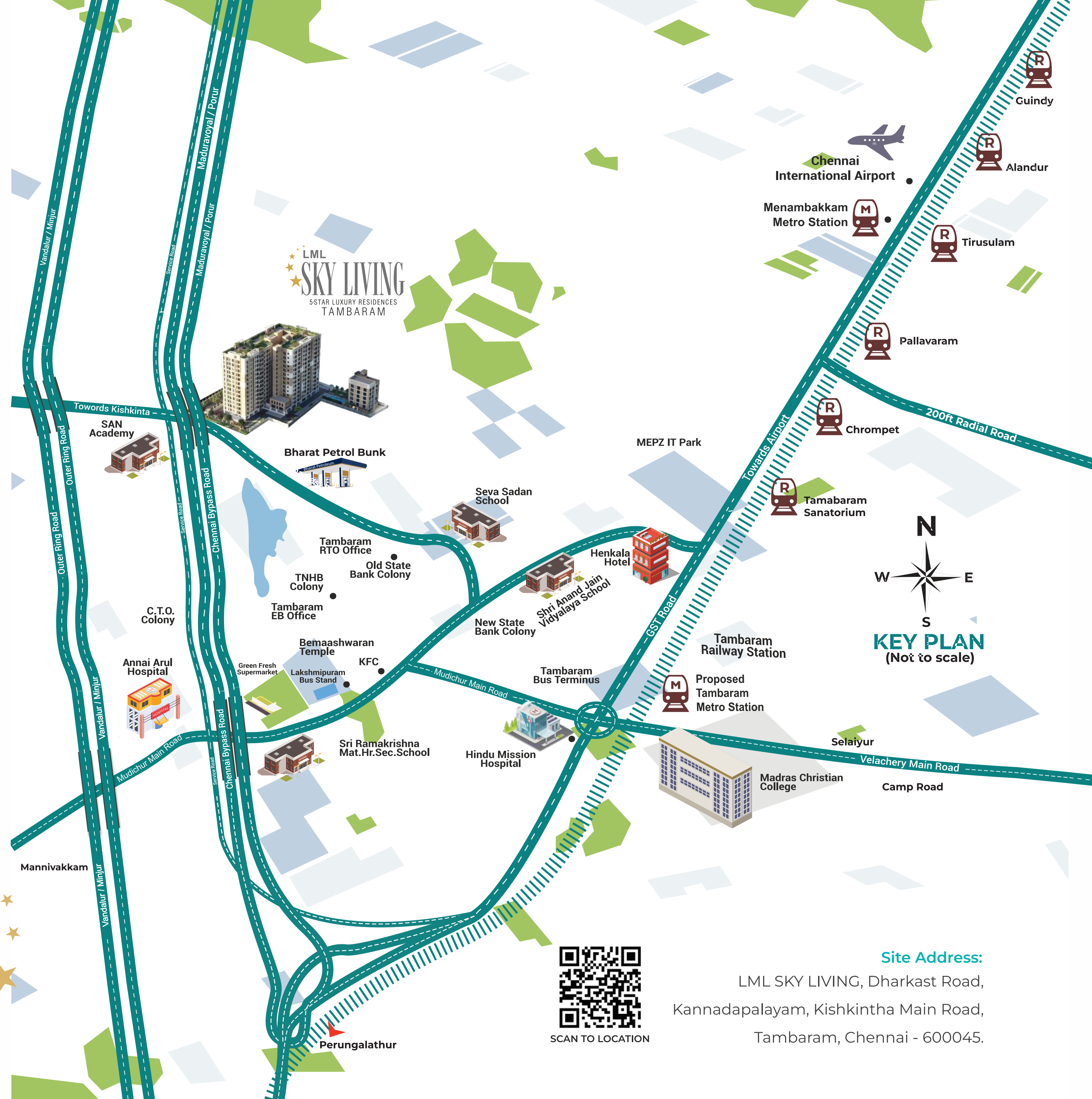
Experience stunning city and mountain views from every corner, offering a perfect blend of urban energy and natural serenity.



Elevated Living Effortless Access

One of the most captivating features of LML Sky Living is its prestigious city location that makes it a smart investment for astute new-age homebuyers who want maximum value and maximum convenience.

Strategically positioned in the fast appreciating and highly sought after thriving location of Tambaram, a bustling hub of infrastructure development and matchless connectivity, residents of LML Sky Living can enjoy quick access to the International Airport, Railway Station, Metro Station, renowned educational institutions, IT majors, shopping arcades, healthcare institutions, entertainment hot-spots, banks, restaurants, public transport and all other everyday needs for an enriching life.



SCAN TO LOCATION

Site Address:

LML SKY LIVING, Dharkast Road,
Kannadapalayam, Kishkintha Main Road,
Tambaram, Chennai - 600045.

Superlative Connectivity Unmatched Proximity

- Advantageously located in the most sought-after location of Tambaram, right next to the Bypass Road
- 5 mins to Tambaram Railway station
- 12 mins to Chennai International Airport
- 12 mins to Metro Station
- Well-connected to all major locations of the city
- Easy access to IT majors at MEPZ, 200 ft Pallavaram- Thoraipakkam radial road and OMR
- Easy access to industrial and business hubs at Oragaddam, Sriperumbudur and Ambattur
- Surrounded by prestigious hospitals, schools, colleges, entertainment hubs, restaurants, malls, and supermarkets at just a 5 min distance.
- Close to renowned Hospitals like Dr. Rela Institute & Medial Centre, Balaji Hospital, Sankara Eye Hospital, Government Hospital etc.
- Close to reputed institutions like Madras Institute of Technology, Madras Christian College, Crescent Institute, VIT, National Institute of Siddha, Sri Sankara Vidyalaya, Vels Institute of Science etc.



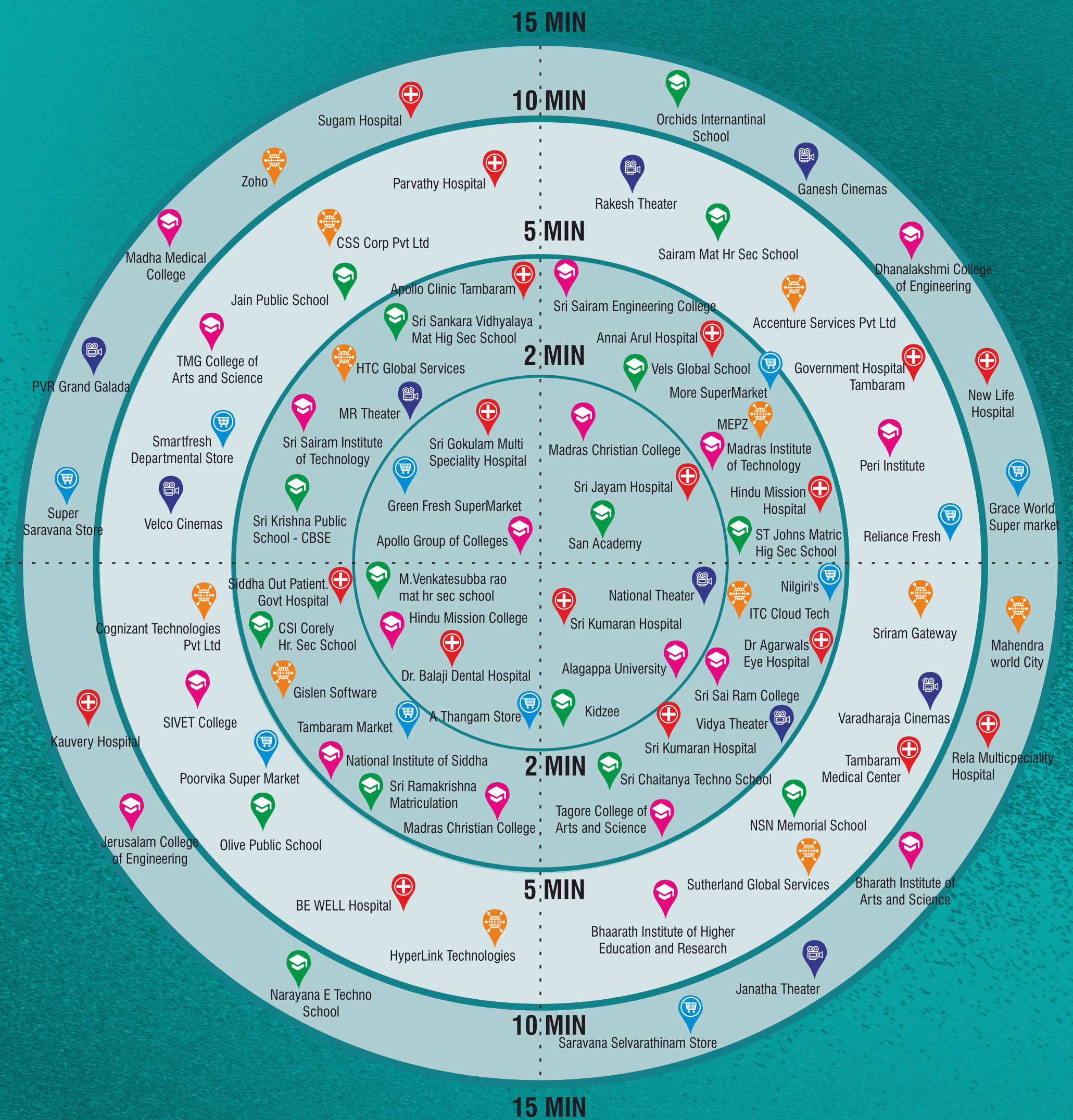
5 MINS.
TAMBARAM RAILWAY &
PROPOSED METRO STN

5 MINS.
PERUNGALATHUR

7 MINS.
CHROMPET

10 MINS.
PALLAVARAM

12 MINS.
AIRPORT & MENAMBAKKAM
METRO STATION



WITHIN 20 MIN. FROM LML THE SKY LIVING

40+
SCHOOLS

40+
COLLEGES

50+
HOSPITALS

30+
SUPER MARKETS

10+
MOVIE THEATERS

30+
IT & CORPORATES

[LML Sky Living's Grand Standalone Clubhouse]

Experience pure luxury at LML Sky Living's 5-star clubhouse, an idyllic haven of endless relaxation and splendid indulgence, where every moment becomes a precious memory for you and your loved ones.

Grand 5 star 13,000 sq.ft. Club house

**Exquisite selection of 50+ lifestyle amenities,
recreational facilities & wellness features**





GYM



CRECHE



CRECHE

CLUB HOUSE

Step into our exclusive 13,000 sq.ft. clubhouse, a haven of luxury designed to elevate your lifestyle with over 50 premium amenities. From wellness to recreation, it's where indulgence meets everyday living.

- Waiting Lounge with Reception Desk
- Furnished Guest Bedrooms with AC

ENTERTAINMENT ZONE:

Discover a perfect balance of relaxation and leisure.

- Air conditioned multipurpose hall
- Pantry
- Pot Wash Area

PLAY ZONE:

Indulge in exciting & enjoyable leisure activities.

- Table Tennis
- Indoor Multipurpose Court
- Basket Ball Rink
- Foosball
- Air Hockey
- Carrom
- Board Games
- Dart Board
- Billiards

WELLNESS ZONE

Elevate your health journey & rejuvenate your senses.

- Swimming Pool
- Shower Area & Changing Room
- Toddler's Pool
- Separate Steam Room, Shower Area, Changing & Locker Room for Male & Female
- Fully fitted AC GYM
- Trainer Room
- Yoga / Aerobics / Zumba Hall

KIDS ZONE:

Treat your precious little ones to non-shop, delightful fun.

- Swing
- Slide
- Sea Saw
- Merry-go-Round
- Crèche (Indoor)

CLUBHOUSE ROOF TOP:

- Barbeque Console



BADMINTON COURT

YOGA

INDOOR GAMES

Cherish a host of **Conveniences** right at **Your Doorstep**



GENERAL FACILITIES

GRAND WELCOME

- Grand Entrance Arch
- Reception Desk & Waiting Lounge with Double-Height Ceiling

CONVENIENCE

- My Gate App for Access Control
- Convenience Store

SAFETY & SECURITY

- 24/7 CCTV Surveillance & Surveillance cabin
- Fire Fighting Equipment
- Power backup - up to 400w for 2 BHK and 500w for 3 BHK unit
- Digital Door Lock for Individual Units
- Video Intercom System for Accessed Entry from Stilt Floor Lobby in Respective Blocks

SUSTAINABLE LIVING

- Water Treatment System
- Hydro Pneumatic Systems for Water Supply

- Solar Power for Essential Common Area Points
- Sewerage Treatment Plant
- Rainwater Harvesting & Storm Water Drain

GREEN SPACES

- Attractive Roof Top Garden
- Soft & Hard Landscapes
- Garden Area with Park Benches

VEHICLE CARE

- EV Charging Points
- Visitor Parking

ADDITIONAL FEATURES

- Automated Passenger
- Automated Service Lifts
- Building Maintenance Room
- Dedicated Garbage Disposal Area
- Domestic Workers' Restrooms (Separate for Men & Women)
- Driver Sit-Out Area
- Ironing Room



Cherish
New Heights
Of
Luxury

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- | | |
|--|--|
| 2 BHK | 3 BHK |
| 1. CLUBHOUSE | 8. DG SET |
| 2. SWIMMING POOL | 9. TRANSFORMER YARD |
| 3. DECK | 10. VEHICLE PARKING AREA |
| 4. WALKWAY | 11. MAIN ENTRANCE |
| 5. LAWN | 12. SECURITY ROOM |
| 6. SINGLE DRIVEWAY | 13. TEMPLE |
| 7. CONVENIENCE STORE | 14. GARBAGE DISPOSAL |



CHENNAI BYPASS 200 FEET OVER BRIDGE

Stilt Floor Plan

The
Blueprint
of Luxury







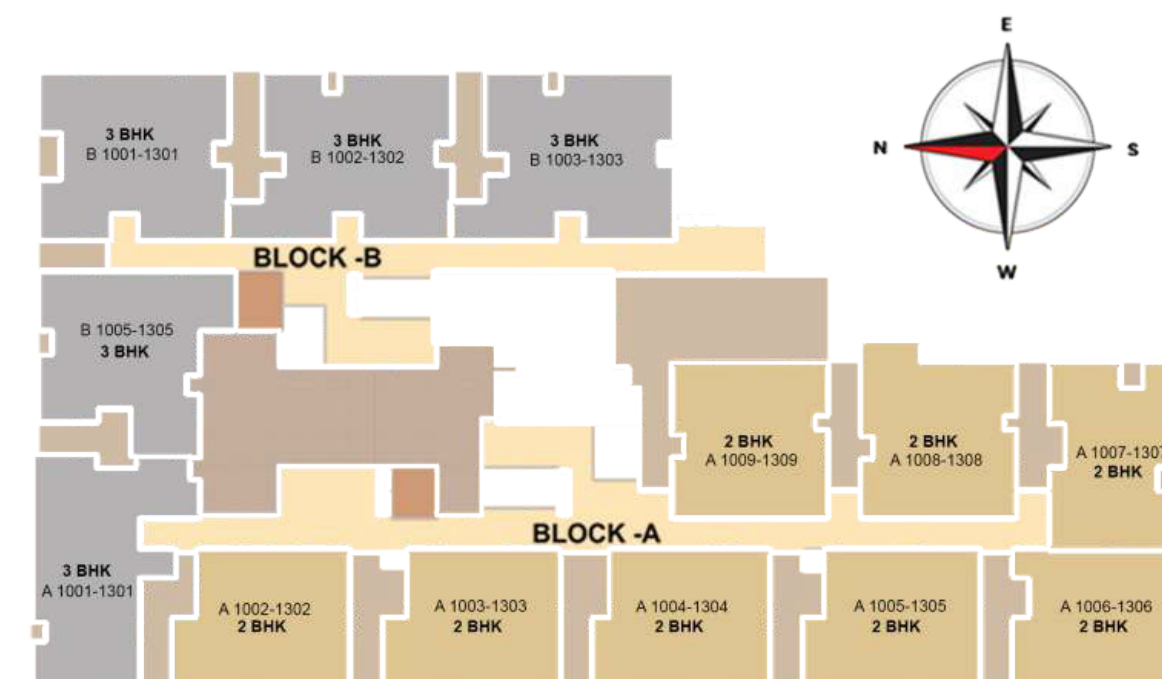




B1001 - B1301	3BHK
NORTH FACING	
SALEABLE AREA	: 1420 sqft

B1002 - B1302	3BHK
NORTH FACING	
SALEABLE AREA	: 1490 sqft

B1003 - B1303	3BHK
NORTH FACING	
SALEABLE AREA	: 1495 sqft



B1005 - B1305	3BHK
EAST FACING	
SALEABLE AREA	: 1315 sqft



A1009 - A1309	2BHK
EAST FACING	
SALEABLE AREA	: 1125 sqft



A1008 - A1308	2BHK
NORTH FACING	
SALEABLE AREA	: 1185 sqft



A1007 - A1307	2BHK
NORTH FACING	
SALEABLE AREA	: 1175 sqft



A1001 - A1301	3BHK
EAST FACING	
SALEABLE AREA	: 1385 sqft

A1002 - A1302	2BHK
EAST FACING	
SALEABLE AREA	: 1110 sqft

A1003 - A1303	2BHK
EAST FACING	
SALEABLE AREA	: 1115 sqft

A1004 - A1304	2BHK
EAST FACING	
SALEABLE AREA	: 1135 sqft



A1005 - A1305	2BHK
EAST FACING	
SALEABLE AREA	: 1120 sqft



A1006 - A1306	2BHK
EAST FACING	
SALEABLE AREA	: 1140 sqft



Standards Elevated to Perfection



Structure

STRUCTURE:

- RCC framed structure designed to withstand seismic loads as per structural design, conforming to BIS.
- Walls constructed using solid blocks/AAC blocks in cement mortar/adhesive with adequate reinforcement at required levels.
- Anti termite treatments wherever applicable during construction stage



Floor's

FLOORING:

- Living and dining area finished with 2x2 tile according to builders' choice.
- Kitchen and Bedroom areas finished with high-quality 2x2 vitrified tiles of the builder's choice, including necessary skirting.
- Toilets, Balcony's, And utility Area – antiskid ceramic tiles with spacers.



Plumbing & Sanitary

PLUMBING AND SANITARY:

- Concealed/open plumbing line from UG sump provided.
- All closets and washbasins will be white by Jaguar/equivalent or as per the builder's choice, with concealed flush tanks.
- Provision in plumbing for connecting one geyser in each toilet.
- Single lever HI – FLOW concealed diverter of by Jaguar / equivalent makes of Hot and cold mixer with overhead shower will be provided in the toilets.
- Hand shower - provided in all

bathrooms.

- All C.P fittings will be of by Jaguar/equivalent or as per the builder's choice.
- Toilet closets will be EWC floor/wall mount by Jaguar/equivalent with high quality concealed flush tank cistern of Jaguar/equivalent as per the builder's choice.



Doors

DOORS:

- Main Door – (3'6" x 8'0") 8 Feet Height, frame made of engineered wood with both side veneered flush door (38mm) with necessary SS finished door fittings along with Godrej digital lock / equivalent.
- Bedroom Doors – (3" x 7'0") 7 Feet Height, frame made of engineered wood with both sides laminated flush door (32mm) with necessary hardware of Godrej / equivalent.
- Toilet Doors – (2'6" x 7'0") 7 Feet Height, frame made of engineered wood with both sides laminated flush door (30mm) with necessary hardware of Godrej / equivalent.



Windows

WINDOWS & VENTILATORS:

- Windows and ventilators made of UPVC/aluminium with clear glass panes.
- Window Grills will not be provided.



Kitchen

KITCHEN:

- Kitchen platform finished with polished granite and fitted with a

single bowl stainless steel sink.

- Glazed tile dado of 2 feet above the kitchen platform and 3 feet dado in the utility area (if provided).
- One side Loft will be provided.



Wall Finish

WALL FINISH:

- Living, dining, and bedroom walls finished with two coats of putty and one coat of primer.
- Ceiling – 2 coats of smooth putty and 1 coat of primer.
- Bathroom walls covered with ceramic tiles up to ceiling height, as per the builder's choice.
- Toilet ceiling – Grid type False ceiling



Electrical

ELECTRICAL:

- Concealed copper wiring suitable for three-phase supply, ISI quality.
- Switches and sockets with adequate points for lights, fans, and power supply.
- USB charging port in switch boards will be provide in living and in bedrooms.
- Integrated DTH facility
- Television points provision in Living room & in master bedroom.
- Telephone point provision in living room & master bedroom.
- Data point provision in living room & all bedrooms.
- Provision for split air conditioner in living room and in all bedrooms.
- Pre-installed Copper Wiring and drain for Effortless AC Installation
- Geyser point will be provided in all the

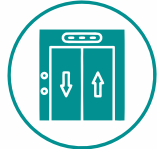
bathrooms.

- Exhaust fan point will be provided in all bathrooms.
- Electrical Point for chimney and water purifier.
- One calling bell point provided.
- Separate meter for common area lighting and pumps.
- Three-phase power supply with FR wiring.
- Power backup - up to 400w for 2 BHK and 500w for 3 BHK unit.

COMMON AREA FINISHES:

- Lift Fascia – Granite / equivalent cladding at all levels.
- Lobby – Granite flooring on Ground floor and tile flooring on other levels.
- Corridor – vitrified tile floorings at all levels.
- Staircase floor – Granite Floorings at all levels.
- Staircase hand rail – SS hand rail at all levels.
- Terrace Floor – Press Tile flooring / cool roof tile.
- Terrace Door – Good quality door frame with FRP shutter painted on both sides
- Car Parking – Grano / tile floorings and driveway (external) – premium quality interlocking pavers / tile flooring as per architect design.
- Exterior Wall – Exterior walls of the building finished with 1 coat of primer & 2 coat of exterior textured paint with colour as per architect design.

Common Area



WHY CHOOSE SKY LIVING?



MORE PRIVACY & EXCLUSIVITY

No opposite doors, fewer neighbours per floor and Zero wall-sharing villaments ensure maximum privacy.

5-Star Exclusive Clubhouse:

Indulge in a grand, standalone 13,000+ sq.ft. clubhouse featuring top-notch amenities for an unmatched lifestyle.

VAASTU-COMPLIANT HOMES

Thoughtfully designed to maximise natural light, airflow, ventilation, and positive energy flow.

Efficiently Designed with Zero-wasted Space: Smartly planned homes with zero dead space, ensuring optimal value and functionality.

PRIME LOCATION, UNMATCHED CONNECTIVITY

Located in the heart of Tambaram on the 60-ft road adjacent to the Chennai Bypass. Quick connectivity to GST Road, ORR, OMR, Pallavaram, and Perungalathur. Conveniently close to the airport, metro and railway stations. Easy links to major IT hubs and industrial areas.

EDUCATION & HEALTHCARE

Close to major institutions and healthcare facilities, with 40+ schools, 40+ colleges, and 50+ hospitals within 20 minutes.

PEACEFUL AND SECURE GATED COMMUNITY

With 24/7 surveillance and thoughtfully designed landscapes, this community offers a tranquil and secure environment for your family.

VALUE APPRECIATION

With developments like the Tambaram Metro, Kilambakkam Bus Terminal, and IT corridor growth, the area promises significant price appreciation, making it an excellent investment.

PROXIMITY TO TECH HUBS

Located close to major tech hubs such as MEPZ, Sriam Gateway, Mahindra World City, Zoho, Chennai One, HTC Global, ITC Cloud Tech, Sutherland, Cognizant, Accenture, CSS Corp, Hyperlink Technologies, and Gislen Software, this location offers unmatched convenience and high rental returns.

FUTURE-READY INVESTMENT

LML Sky Living offers a rare opportunity to invest in a 5-star luxury project set in an exceptionally prime location. Nestled near major IT and industrial hubs, with unparalleled connectivity, this investment is poised for exceptional growth. Choose LML Sky Living for a perfect fusion of luxury, convenience, and strong future returns.

UNMATCHED VIEWS OF THE CITY AND HILLS

Experience breathtaking views of the hills and the city from every corner, creating a serene and scenic environment.



Building on a Lineage of 32 years of Trust

Enveloped in picturesque greenery and embellished with an enriching array of 50+ lifestyle amenities & recreational facilities, LML Sky Living is an idyllic haven of endless relaxation and splendid indulgence.

Within the magnificent 13,000 sq.ft. exclusive Clubhouse, a grand symphony of entertainment, wellness, and recreation unfolds. From lavishly adorned recreational zones to alluringly designed wellness features, LML Sky Living offers a lifestyle experience that transcends the ordinary, making every moment a precious memory, for you & your loved ones.

OUR COMMITMENT

At the heart of LML Homes is a deep-seated commitment to our customers. We believe in building trust through transparency, delivering on promises, and exceeding expectations. Our customer-centric approach ensures that every project is designed with the end-user in mind, offering functional, aesthetic, and sustainable living solutions.

OUR JOURNEY

Over the past three decades, we have expanded our portfolio, completing over 40 projects that stand as testaments to our commitment to quality and customer satisfaction. Our projects span residential, commercial, and mixed-use developments, each reflecting our ethos of excellence and attention to detail. With 8.5 lakh sq. ft. developed and 1.1 million sq. ft. in progress, we continue to grow, innovate, and push the boundaries of real estate development.



AWARDS & RECOGNITIONS

Our unwavering commitment to excellence has earned us many awards and accolades. These recognitions are a testament to our dedication, hard work, and the trust our customers place in us. They inspire us to continue raising the bar and setting new benchmarks in the industry.

BEST VALUE FOR MONEY PROJECT AWARD

Sulekha Properties presented LML Homes with the Best Value for Money Project Award for LML Sugam, Perumbakkam. This award was granted based on the feedbacks, ratings, and reviews of Sulekha Property users.

MOST PROMISING RESIDENTIAL PROJECTS IN CHENNAI

LML Prakriti Tambaram was bestowed the Most Promising Residential Projects in Chennai by Silicon India Magazine at Real Estate Awards - 2021, acknowledging the contribution of LML Prakriti in establishing new benchmarks in the field of Indian Real Estate.

RELIABLE DEVELOPER OF THE YEAR IN 2021

ET Excellence, a TOI initiative, conferred LML Homes with the title of Reliable Developer Of The Year in 2021. The prestigious award is presented to companies who have achieved excellence in their field of business.

CNI STATE LEVEL BUSINESS CONNECT EXCELLENCY AWARD

LML Homes was honoured with the CNI State Level Business Connect Excellency Award for Best Affordable Housing in October 2024, recognizing our continuous efforts to make quality housing accessible to all.



www.lmlhomes.in



Office Address :

No.271 (Old No. 182) MCNichols Road,
Poonamallee High Road, Kilpauk, Chennai - 600 010.

Site Address :

LML SKY LIVING, Dharkast Road, Kannadapalayam,
Kishkintha Main Road, Tambaram, Chennai - 600045.

Rera No.: TN/35/Building/0034/2025, Dt.04.02.2025

Project approved by
**ALL LEADING
BANKERS**



SCAN TO LOCATION

Phone: **044 420 83 999** | Mobile: **(+91) 8760088999** | Email: **enquiry@lmlhomes.in**

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