

ICON

/ˈ ɪkɒn,-k(ə)n/

noun

The best known symbol representing
the culture or ethos of a place or time.



Synchron

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ICON
BY SYNCHRON

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ICON BY SYNCHRON

A unique luxury apartment development.

Symbolising the ethos of Race Course, the most desired lifestyle destination in Coimbatore.

Unique location, innovative and elegant design, path breaking configuration of single apartment in each floor, never before features like private entry and separate service entrance at rear, responsible luxurious lifestyle ...

The making of a true ICON.

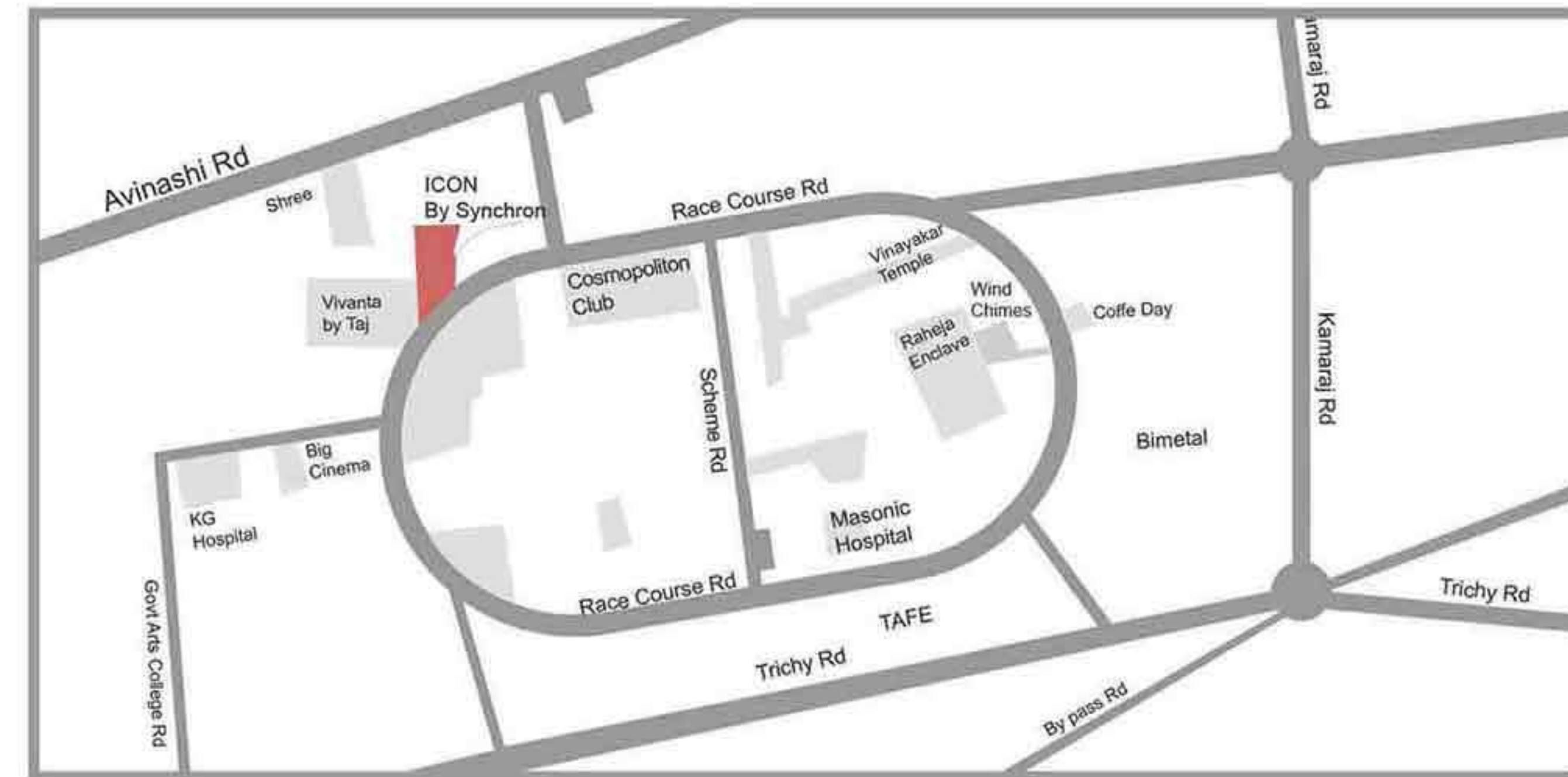


UNIQUE

RACE COURSE ROAD MOST PREFERRED ADDRESS FOR LIVING IN COIMBATORE

Coimbatore, with its salubrious climate, relaxed lifestyle and green environs is the most desirable residential destination in South India.

Where, the prestigious Race Course area is the most preferred. The project site, flanking Taj Vivanta and glorious rain trees, overlooks the open areas all around.



PATH BREAKING

ONE FLAT IN EACH FLOOR NO SHARED WALL, OPEN ALL AROUND FOR LIGHT, VENTILATION AND SPECTACULAR VIEWS

The inspired architectural design has resulted in the path breaking concept of a single flat in each floor.

Practically, like living in an individual house, with no shared wall with any neighbour. Light, open ventilation and spectacular views across the city, has to be experienced, to be believed!



FIRST TIME

PRIVATE ENTRY INTO EACH APARTMENT THROUGH SEPARATE LIFT WITH CONTROLLED ACCESS FROM EXCLUSIVE LOUNGE AT GROUND FLOOR

Imagine sharing the exclusive lounge and lift in total privacy with only 7 other flat owners. No jostling with unknown people and service personnel!



Typical C Block Unit

NEVER BEFORE

SEPARATE SERVICE ENTRY AT REAR FOR ACCESS TO ALL UTILITIES AND SERVICES MANAGED BY CONCIERGE AT LOBBY

Visualise the never before luxury of a separate service entrance at the rear for servants and service personnel. Like in your bungalow!



Typical B Block Unit

UNMATCHED

FLEXIBLE DESIGN

LIFESTYLE BASED CUSTOMISATION OPTIONS
FLEXI USE OF THREE GUEST SUITES AT THE CLUB

Why compromise? Innovative customisation options for your lifestyle needs. And the luxury of 3 guest suites at the club.



Customisation
Options

Typical B Block Unit

IMAGINATIVE

RESPONSIBLE LUXURY

GREEN WALL, MOVEABLE SHADING DEVICE, GREEN ROOF
BIOCLIMATIC DESIGN AND MATERIALS

Who says luxury cannot go hand in hand with responsible living?

Imaginative bioclimatic design and use of 'green' materials is at the heart of the entire project.

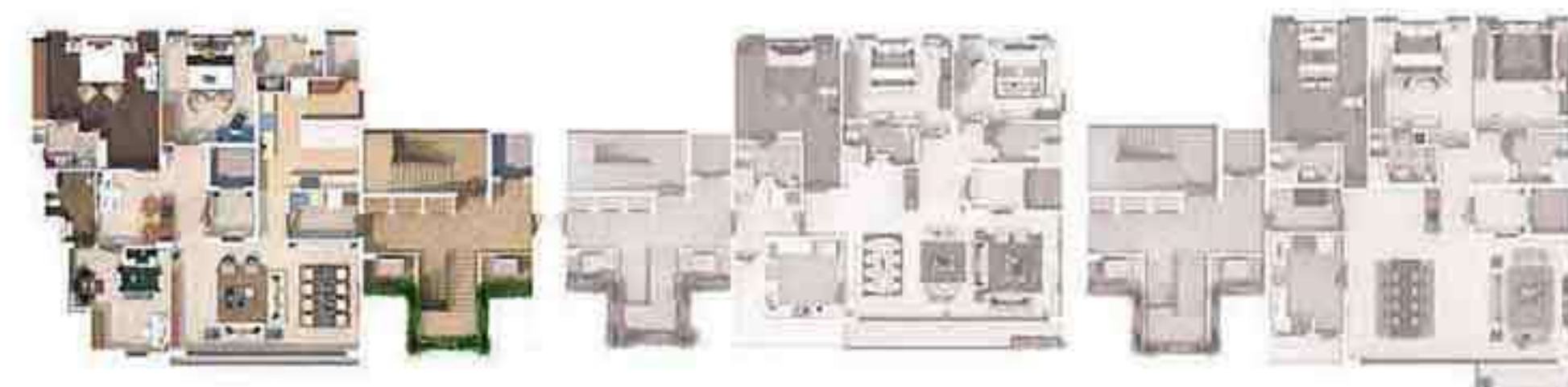
Green walls, unique moveable shading devices and green roof including pool deck, lounges and zen garden ensures thermal efficiency and conservation of finite natural resources.

Low building footprint leaves large open landscaped areas for rainwater recharge and helps minimise heat sink effect.

VRV air-conditioning, LED lighting, sensors and timers in public places, low carbon footprint from power gensets and water saving devices are the other symbols of responsible luxury



Type A - 2750 Sft.



Type A
Living and Dining



Typical Bedroom



Type A
2750 Sft.

Customization Options

- 1.Pooja room 2.Open foyer 3.Optional kitchen layout
4.Live in servants quarters in lieu of mud room 5.Outdoor deck

Type B - 3000 Sft.



Type B
Living and Dining



Typical Kitchen

Type B 3000 Sft.



Customization Options

1. Pooja room
2. Open foyer
3. Optional 4th bedroom
4. Outdoor deck
5. Optional kitchen layout
6. Live in servants quarters in lieu of mud room



Type C - 2800 Sft.



Type C
Living and Dining



Typical Bathroom

Type C 2800 Sft.



Customization Options

- 1.Pooja room 2.Open foyer 3.Outdoor deck
4.Optional kitchen layout 5.Live in servants quarters in lieu of mud room



MULTIFUNCTION HALL AND GUEST SUITES
POOL , POOL SIDE DECK AND LOUNGES

MULTIFUNCTION HALL AND GUEST SUITES
POOL , POOL SIDE DECK AND LOUNGES

1. Pool and Pool Deck
2. Changing Room
3. Poolside Lounge
4. Multifunction Hall
5. Kitchen and Pantry
6. Tea Lounge
7. Zen Garden
8. Guest Suites (3 Nos)
9. Poolside Lounge





Pool and Deck

SPECIFICATION

Structure	Fire-Protection and Vertical Circulation
RCC Framed Structure with Porotherm Brick	Automatic Fire Sprinklers and Alarm
Doors and Windows	Electrical
Entrance - Teakwood Frame/ Shutters with Polish finish	3 Phase Connection
Other doors - Hardwood Frame and Moulded Skin	UPS not exceeding 2 kw per apartment
Door with Polish finish	Legrand Switches and Sockets
Exterior doors - Hardwood Frame and Waterproof	Automated Electrical controls
Flush Doors, Polished Inside, Deco Paint Outside.	VRV Air Conditioner in all 3 Bedrooms
Windows - uPVC or Equivalent	Automatic Genset backup for Lift and Common areas
Flooring	Painting
Family, Living and Dining - Imported Marble	Interior - Two coats of Emulsion Paint over putty/ primer
Master Bed room - Engineered Wooden Flooring	Exterior - Two coats of exterior grade Emulsion Paint
Other Rooms - Premium Vitrified Tiles	over base coat of Cement Primer
Bathrooms	Grills & Rails, wherever applicable - Two coats of
Floor - Premium Anti-skid Vitrified Tiles	Enamel Paint
Walls - Premium Wall tiles up to ceiling height	Common Amenities
Fixtures - Premium Quality (Kohler or similar)	Two Entrance Lobbies with Concierge, Service
Kitchen and Utility	Staircase and Stretcher Lifts, Three Exclusive Air
Black Granite Countertop and Single-bowl SS Sink	Conditioned Lounges with Private Lifts, Club House
with Drainboard will be provided	with Hall and Pantry, Home Theater / Screening Area
Kitchen backsplash tile above Countertop	and Three Guest Suites, Pool and Party Deck, Zen
Reticulated Gas supply for Kitchen Layout	Garden and Tea Lounge, Gym, and Walking Track
False Ceiling	Drive Way and Car Park
Gypsum Board ceiling in all rooms except	Pavers in Driveway, Granolithic Flooring for Car Park
Bathrooms and Kitchen	Housing Loan
Silicate Board ceiling in Bathrooms and Kitchen	

Architect: V.K.Thiagarajan Associates, Bengaluru | Coordination: AND Habitat, Chennai | MEP: Arul Design, Chennai | Structural: Somadev Nagesh, Chennai
PMC: S.S.Jay Project Cousultants, Chennai | Construction: Srinivasan Associates P Ltd, Coimbatore | Advocate: Panchapakesan & Vijay Raghunath, Coimbatore



Typical Lounge