

— BB KULAM · MADURAI

SHINE

*35 premium 3 BHK apartments
in the heart of Madurai*

35 Homes

3 BHK

1,300 – 1,510 sq ft

7 floor plans

A TTK DEVELOPERS PROJECT



— WELCOME TO TTK SHINE

A home you'll be *proud* to come back to

Planned by experienced hands to give your family a complete way of living, TTK Shine at BB Kulam is an elegant building of 35 premium apartments, every one a 3 BHK.

It stands in one of Madurai's most convenient neighbourhoods, with hospitals, colleges, schools and shopping all a few minutes away. Inside, homes of 1,300 to 1,510 sq ft are laid out for natural light and good ventilation, with quality fittings and careful finishes throughout.

Add a gym, a community hall, a rooftop yoga deck and round-the-clock security, and you have everything a modern city home should be.

35

Apartments

3 BHK

Every home

1,300+

Sq ft saleable

7

Floor plans



ARTIST'S IMPRESSION

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THE BUILDING

Built around *light* and fresh air

Luxury, comfort and convenience come together at TTK Shine. Every home is designed to let in daylight and breeze, with large windows, well-placed balconies and rooms that open into one another.

Quality specifications and neat finishes run through every floor, from the entrance lobby with its lift to the landscaped rooftop.



— LOCATION

Everything you need, *five minutes* away

TTK Shine sits in a well-connected part of Madurai, close to the city's best hospitals, colleges and schools, with easy access to buses and main roads.

**Site address**

No. 3A, Sulthan Nagar, Visalam 1st Street,
Maruthupandian Nagar Main Road,
Narimedu, Madurai – 625 002

Travel times are approximate. The diagram is not to scale.



— AMENITIES

More than a home, *a place to live well*

Shared spaces for fitness, family occasions and quiet moments, all inside the building and looked after for residents.



Gym

Fully equipped, inside the building



Community hall

For functions and get-togethers



Rooftop yoga

An open deck with city views



Outdoor play area

A safe space for children



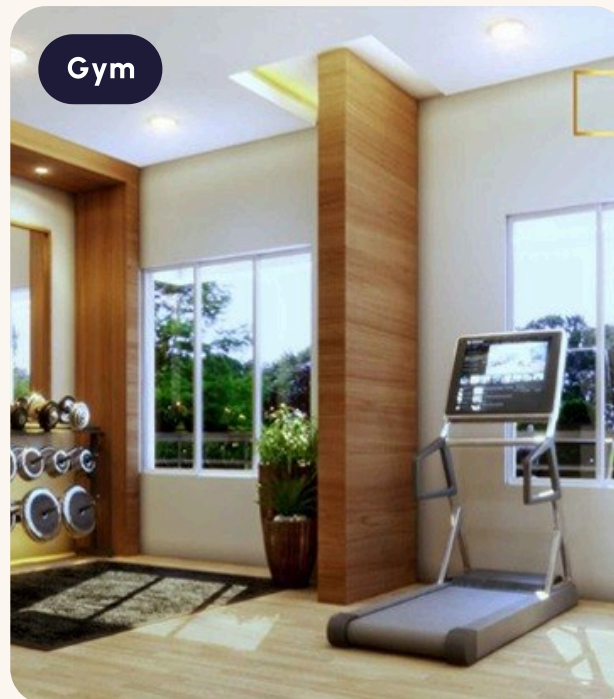
24-hour security

Round-the-clock watch



24-hour power backup

For lifts and common areas



— INSIDE YOUR HOME

Rooms that work as *beautifully* as they look

Living room

Form and function in one versatile space, comfortable for the family and stylish enough for guests.

Bedrooms

Three bedrooms, each planned for comfort and privacy, with a layout that makes the room feel generous: made for restful nights and peaceful mornings.



Concept interiors. Furniture and décor are not included.

— THE DETAILS

Thought through, *down to the tap*

Modern kitchen

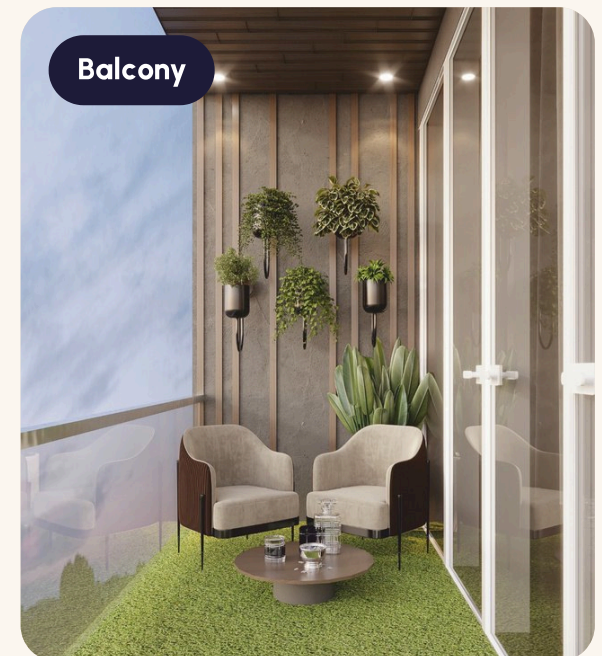
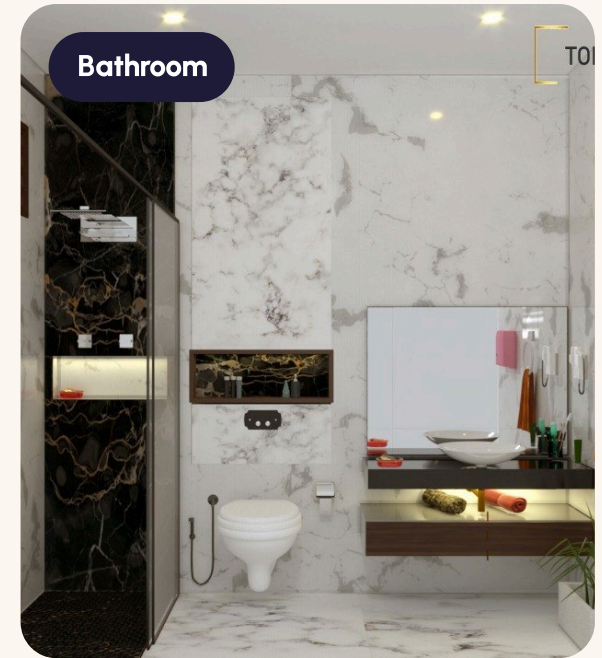
- Sink tap: Kohler, Roca or equivalent
- Stainless-steel sink with drain board
- Provision for an exhaust fan

Bathrooms

Modern fittings and a clean, sleek design. Every home has three.

Balcony

Practical and stylish, opening your home to light and fresh air.



Seven ways to *live in Shine*

Carpet area is the floor inside your walls. **Saleable area** adds your share of walls, balconies and common spaces. Select a plan to see it in full.

**Flat A**

3 BHK

Carpet 1,200

Saleable 1,410

**Flat B**

3 BHK

Carpet 1,275

Saleable 1,485

**Flat C**

3 BHK

Carpet 1,275

Saleable 1,485

**Flat D**

3 BHK

Carpet 1,090

Saleable 1,300

**Flat E**

3 BHK

Carpet 1,110

Saleable 1,320

**Flat F**

3 BHK

Carpet 1,270

Saleable 1,480

**Flat G**

3 BHK

Carpet 1,300

Saleable 1,510

7

floor plans, every one a 3 BHK
with three bathrooms

Areas in sq ft

FLOOR PLAN



TYPICAL FLAT

Flat A · 3 BHK

Key Plan



TYPE

3 BHK

CARPET AREA

1,200 sq ft

SALEABLE AREA

1,410 sq ft

ISOMETRIC VIEW



FLOOR PLAN



TYPICAL FLAT

Flat B · 3 BHK



TYPE

3 BHK

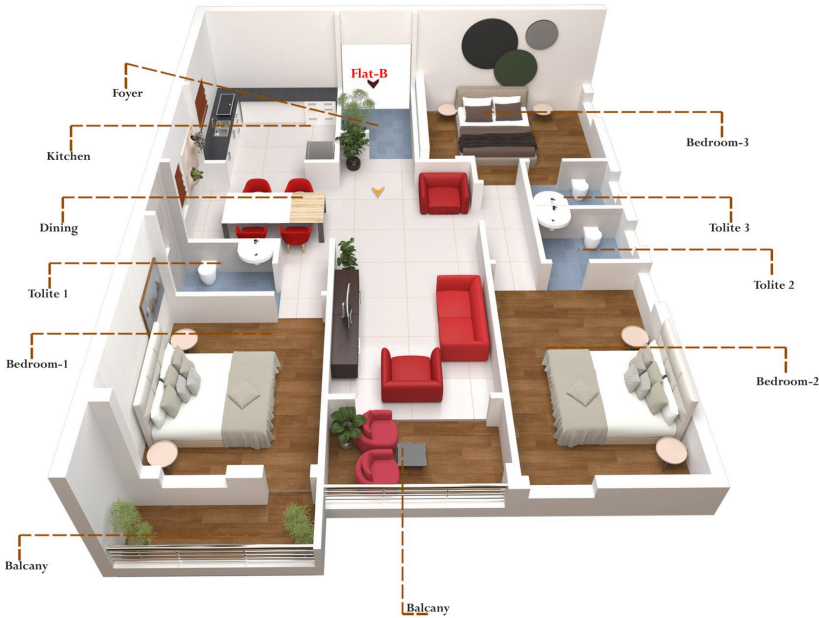
CARPET AREA

1,275 sq ft

SALEABLE AREA

1,485 sq ft

ISOMETRIC VIEW



FLOOR PLAN



TYPICAL FLAT

Flat C · 3 BHK



TYPE

3 BHK

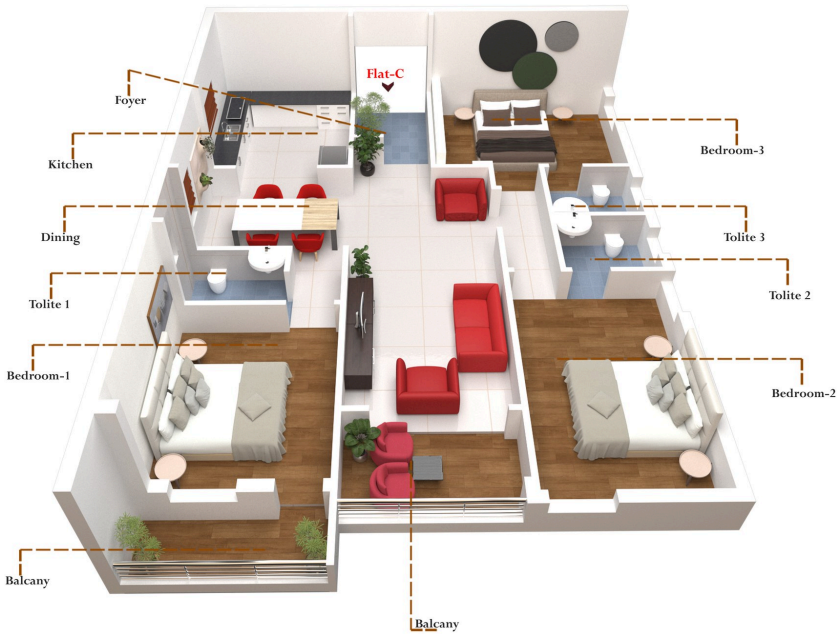
CARPET AREA

1,275 sq ft

SALEABLE AREA

1,485 sq ft

ISOMETRIC VIEW



FLOOR PLAN



TYPICAL FLAT

Flat D · 3 BHK



TYPE

3 BHK

CARPET AREA

1,090 sq ft

SALEABLE AREA

1,300 sq ft

ISOMETRIC VIEW



FLOOR PLAN



TYPICAL FLAT

Flat E · 3 BHK



TYPE

3 BHK

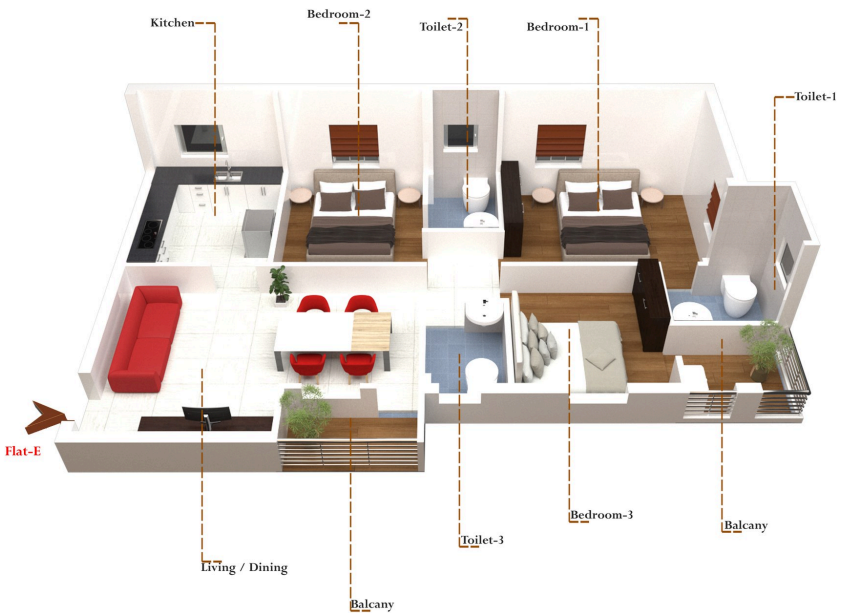
CARPET AREA

1,110 sq ft

SALEABLE AREA

1,320 sq ft

ISOMETRIC VIEW



FLOOR PLAN



↑
Flat-F



— TYPICAL FLAT

Flat F · 3 BHK



TYPE

3 BHK

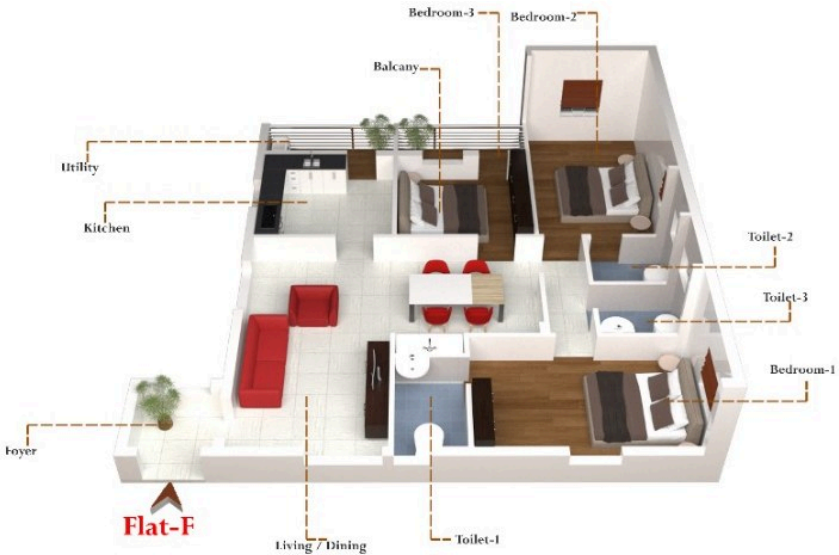
CARPET AREA

1,270 sq ft

SALEABLE AREA

1,480 sq ft

ISOMETRIC VIEW



FLOOR PLAN



Flat-G



TYPICAL FLAT

Flat G · 3 BHK



TYPE

3 BHK

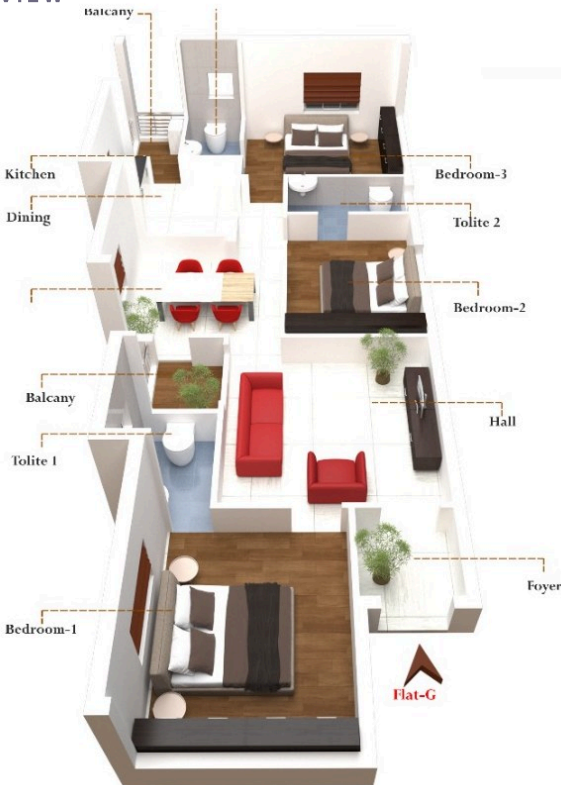
CARPET AREA

1,300 sq ft

SALEABLE AREA

1,510 sq ft

ISOMETRIC VIEW



Flat-G

SHINE

Come and see *your new home*

Visit the site at BB Kulam with our team, walk through the plans and ask us anything. Call to fix a time that suits you.

BOOKINGS & ENQUIRIES**0452 350 0442****MOBILE****+91 83000 87071****EMAIL****shine@ttkdevelopers.in****SITE & SALES OFFICE**

No. 3A, Sulthan Nagar, Visalam 1st Street,
Maruthupandian Nagar Main Road,
Narimedu, Madurai – 625 002



TTK Developers, a TTK Group company

Legal disclaimer: pictures of interiors, furniture, appliances and fittings are concepts and are not included in the home. Photographs may be stock or shot elsewhere to show the lifestyle intended, and drawings are illustrations. Plans may change with final approvals from the state government, DTCP and local bodies; please visit our office to verify plans and details before you decide. This brochure is not a legal document and is not part of any offer or contract. TTK Group may add, remove or change any specification.