

IT'S TIME TO REINVENT YOURSELF AND LEVEL UP YOUR LIFE !

Launching Chennai's most innovative tech driven community




VRX Advantages


- 20 mins from Porur | • Fast appreciating property, Bang on Main Road | • Within CMDA Limits


Featured Facilities

 Centralised Kitchen

 Convenient Laundry Service

 Co-Working Space

 5-Year free maintenance

 100+ Amenities



75
★ YEARS OF LEGACY ★

Magna by VRX 360 is a project that's crafted to benefit the varied interests of every homebuyer. From introducing smart home amenities to experiencing a dream lifestyle, these homes are highly functional to make your living easier. Magna homes are futuristically located and also offer you seamless road connectivity to prime locations.

With rental assurance, free home maintenance, sustainable culture, and access to over 100+ amenities, Magna unlocks the best investment opportunity for you.

Discover a dream home designed for your perfect lifestyle with Magna by VRX 360!

SAY HELLO TO VIARA

Meet your smart virtual assistant VIARA

Here's another reason to make a smart choice with us.

VIARA is a smart virtual assistant that helps you to be in total control of your smart home. With this app, you can be in control of your visitors, and manage multiple home appliances even when you are away. It is about the next-gen experiences and instant access to all of it!

Say hello to VIARA, your smart and personal assistant at Magna by VRX 360.





STUDIO HOMES

S M A R T & S L E E K

Our studio homes feature smartly designed spaces that give you the comfort and convenience of a highly functional living experience. These homes are an ideal choice for bachelor working professionals.

1 BHK HOUSES

WELL-PLANNED & WELL-EQUIPPED

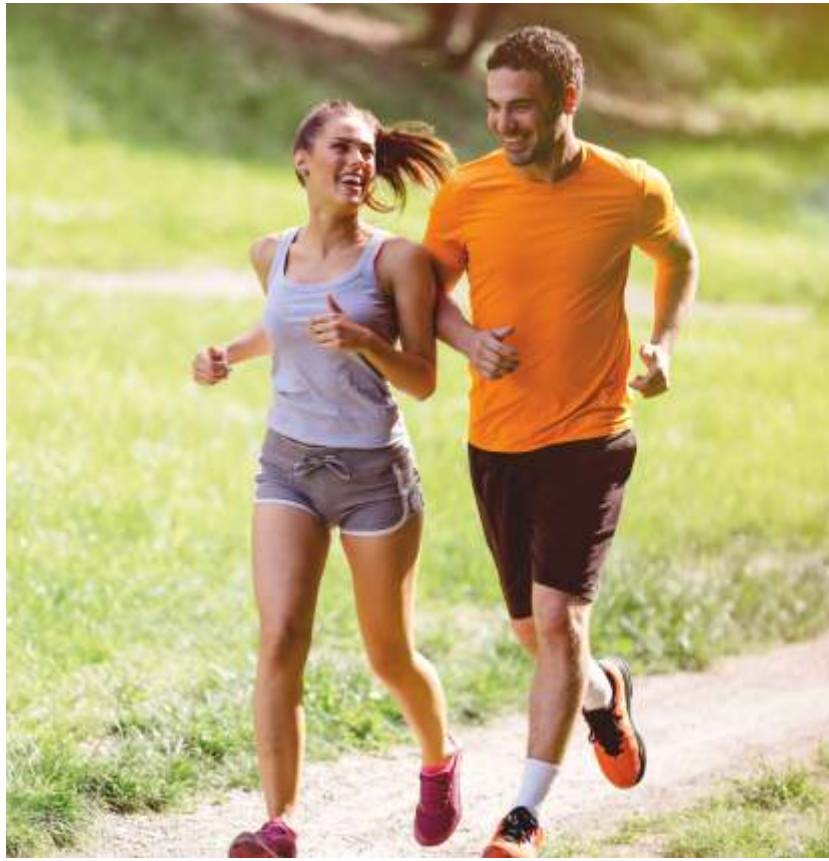
Step into a home that offers you the personal space you've always dreamed of. The 1 BHK at Magna are thoughtfully designed to give you the perfect blend of privacy and class while living in a right-sized apartment. These homes are perfect for first-time homebuyers and for people who are looking for investment opportunities.



2BHK HOUSES

CLASSY & CONTEMPORARY

Discover a sophisticated lifestyle within our well-designed and modern 2 BHK homes where comfort meets convenience. This is a great living space that is best suited for nuclear families.



Amenities that make your *everyday* life easier

When we say we care about you, we mean everything. From taking care of your well-being to providing you facilities for recreation and entertainment, we focus to create a well-rounded and lively lifestyle for you and your family.



WELLNESS

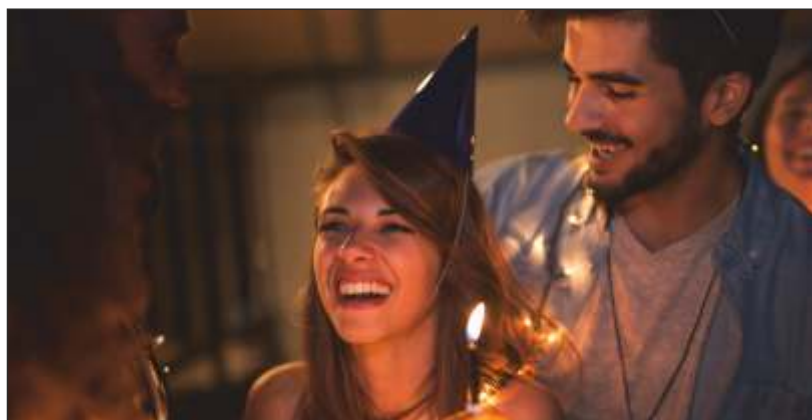
- Outdoor Fitness Gym
- Pergola Walkway
- Sensory Garden
- Herb Garden
- Walks & Trails
- Outdoor Yoga & Meditation Space
- Reflexology Path
- Gym
- Mixed Martial Arts Gym
- Zumba / Aerobics
- Skating Rink
- Sprinting Lane
- Jogging Lane
- Bicycles for each Block

EXPERIENCE

- Entry Portal
- Gazebo
- Temple
- Maze Garden
- Floral Garden
- Senior's Corner
- Thinnai Seating
- Rock Zen Garden
- Group Swing Seating
- Bamboo Garden
- Hammock Corner
- Party Lawn
- Outdoor Dining
- Barbeque Counter
- Music Garden
- Pool Side Cabanas
- Outdoor Jacuzzi
- Sauna Room
- Mini Theatre
- Chit-Chat Seating Corner

ENTERTAINMENT

- Cricket Net
- Outdoor Badminton Court
- 3 on 3 Basketball court
- Bouldering
- Rope climbing
- Giant Chess Board
- Giant Abacus
- Camp Fire
- Outdoor Theatre with Screen
- Amphitheatre
- Swimming Pool
- Water Volleyball
- Aqua Gym
- Library
- Virtual Reality Gaming
- Video Games
- Table Tennis
- Air Hockey
- Foosball
- Snooker
- Poker Room
- Carom
- Chess
- Jenga
- Dart Board
- Puck
- Traditional Board Games
- Futsal
- Box Cricket
- Indoor Badminton Court



The happiness of 100+ amenities. The experience of a 360 life

Here, you have free access to 100+ modern amenities that will improve the quality of your living. To name a few, we have the best-in-class swimming pool, state-of-the-art gym, well-designed theatre, in-house laundry service, and much more.



KID-FRIENDLY

- Tot Lot
- Sand Pit
- Hopscotch
- Kids Play Park
- Jungle Gym
- Kids Pool
- Kids water games
- Kindergarten Room
- Kids Play Room
- Creche
- Bus Bay for School Kids (Marking on-Road)

CONVENIENCE

- Home Automation
- Park Seating
- Wi-Fi Seating Zone
- Explore 360°
- Clinic
- Pharmacy
- Co-Working Space
- Multipurpose Hall
- Maid and Drivers Toilet
- Facility Management and Store Room
- Laundromat
- Convenience Store
- Car Wash Bay
- Electrical Charge Point (2 and 4 Wheeler)
- Gated Community
- Covered parking
- Waste disposal System (Garbage Chute)
- Hi-Speed Elevators
- Power Backup-24x7
- Vastu Complaint
- 3 Tier Security System
- SOS Emergency Alert System
- Firefighting / sprinkler System

- Fire Alarm System
- STP and GTP
- Rain Water harvesting
- Solar Power
- View Deck (Refuge Area)
- Shuttle Service
- Wheel Chair Assistance
- RO Provision
- Lightning Arrester



Magna homes offer you the experience of a next-gen smart lifestyle. Our carefully curated smart home features focus on making your living easier and more memorable. These homes feature 76% of open space so that you'll always be connected to nature and get to relish quality time with your family.

Make a smart choice that gives you an extraordinary lifestyle and experience with us!

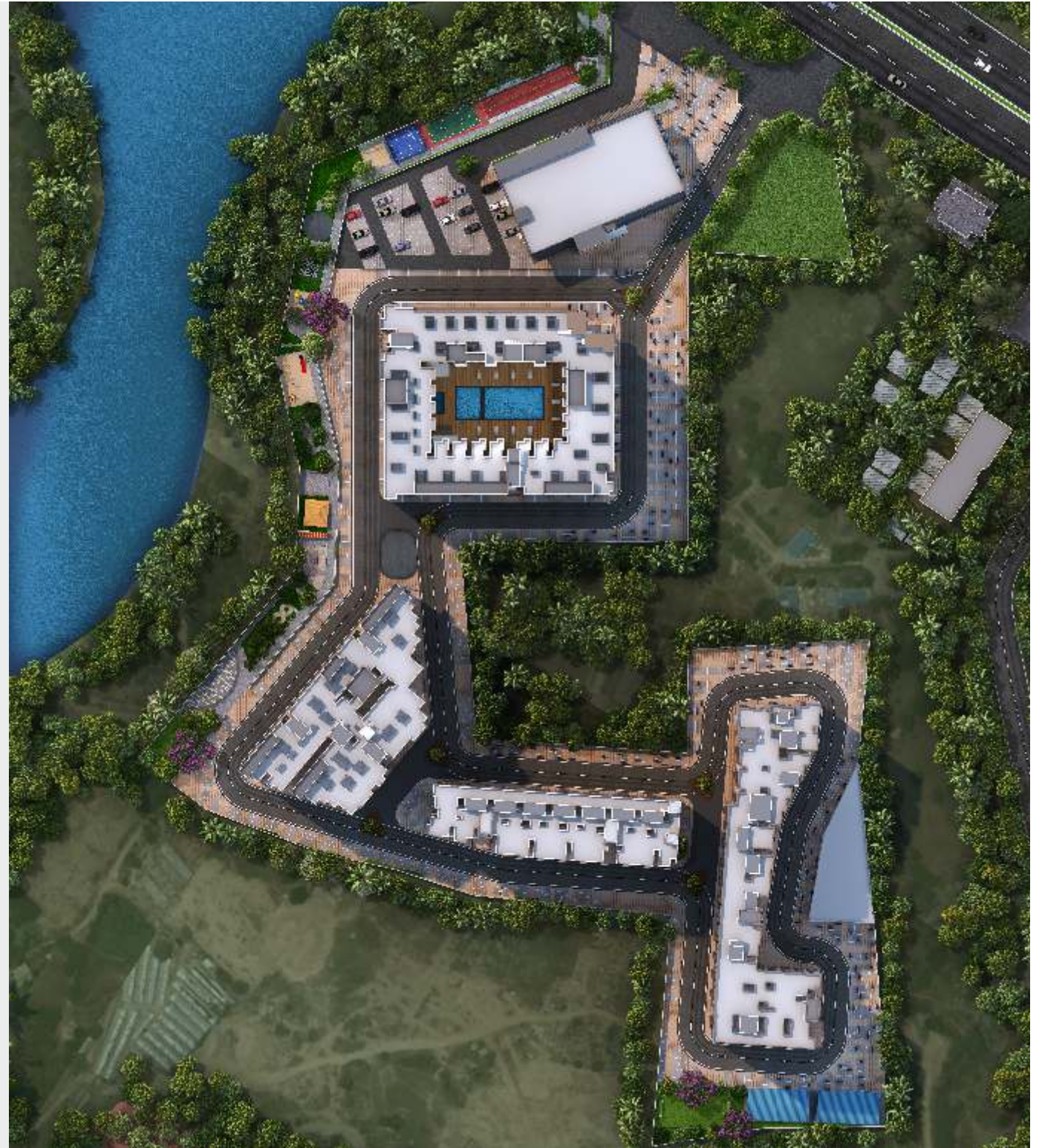
VRX MAGNA - FLOOR PLAN



Type	Min - Sq.ft	Max - Sq.ft	Total No. of units
Studio	259	309	152
1BHK	422	535	133
2BHK	567	575	152
Total			437

VRX MAGNA MASTER PLAN

76% OPEN SPACE



Thirumazhisai as a "15-Minute City":
 Recognized for visionary planning by the Chennai Metropolitan Development Authority (CMDA) for its easy access to schools, colleges and workplaces within 15 minutes.

Proximity to 35,043-acre **SIPCOT** which boasts **24 industrial parks and 6 SEZs** promising big job and rental opportunities.

Parandur Airport: Set to span 5000 acres, the proposed greenfield airport in Parandur, will enhance accessibility and convenience.

Chennai-Bangalore Highway:
 India's first greenfield expressway, connecting Tamil Nadu, Andhra Pradesh, and Karnataka.

Metro Rail Expansion: Phase 2 of the metro rail, expected to be completed by the end of 2026, includes an extension from Poonamallee bypass to Thirumazhisai, making it a key satellite town.

Kuthambakkam Bus Terminus:
 Set to be operational by early 2024, offering air-conditioned facilities and improved connectivity.

Pattabiram New Tidel Park: The 3rd Tidel Park in Tamil Nadu, located in Pattabiram village, is projected to be a major employment hub.

Chennai Outer Ring Road:
 Located just 3.5 km from Thirumazhisai (Minjur - Vandalur State Highway 234)

Lies approx. **6 km from Poonamallee**

Why we call it **15 minute city?**



HANDED OVER THOUSANDS OF DREAMS AND HAPPINESS

At **Vijay Raja Homes**, we don't just build houses, we've been crafting trust, legacy, and lasting value for over 75 years. With our unique **backward integration model**, we don't rely on third parties but run the show from the ground up. From sourcing our own raw materials through **Vijay Raja Mines and Minerals (VRMM)** to crafting every door, frame, and interior detail with **VRist**, we control quality at every step. As a result, we have homes that speak for themselves.

Our proudly completed projects, where promises are now ready to be lived in, are here for you to witness.



7365362+ Sq.ft
 Area Developed

9573+
 Happy Customers

Plotted Development

Clarity in Paperwork and Transparency in Every Deal



FROM THE CHAIRMAN'S DESK



M.R. CHENDILNATHAN

CHAIRMAN - VIJAY RAJA GROUP

It gives me immense pleasure to connect with you, and I would like to begin by thanking you for showing interest in VRX 360.

Today we have served more than 9573+ happy customers and have delivered 9475870 sqft

As you might be aware, Vijay Raja is one of the most respected names in the real estate industry. For the past 75 years, we have been bringing smiles to thousands of customers with our unmatched quality, service and innovative solutions.

VRX 360 is our new, exciting project that is designed to meet all the expectations of the new generation home-buyer. It offers you an amazing range of features at a price that is very affordable.

The aim of VRX 360 is to help you live the life you have been dreaming of. Built with the highest standards, VRX 360 will open a fresh and fascinating chapter in your life and take you to the next level of societal status.

Here's wishing you a very happy 360 life...

Residential Constructions

Built on strong foundations and laid the path to lasting trust



TOTAL 681773 Sq.Ft Sold

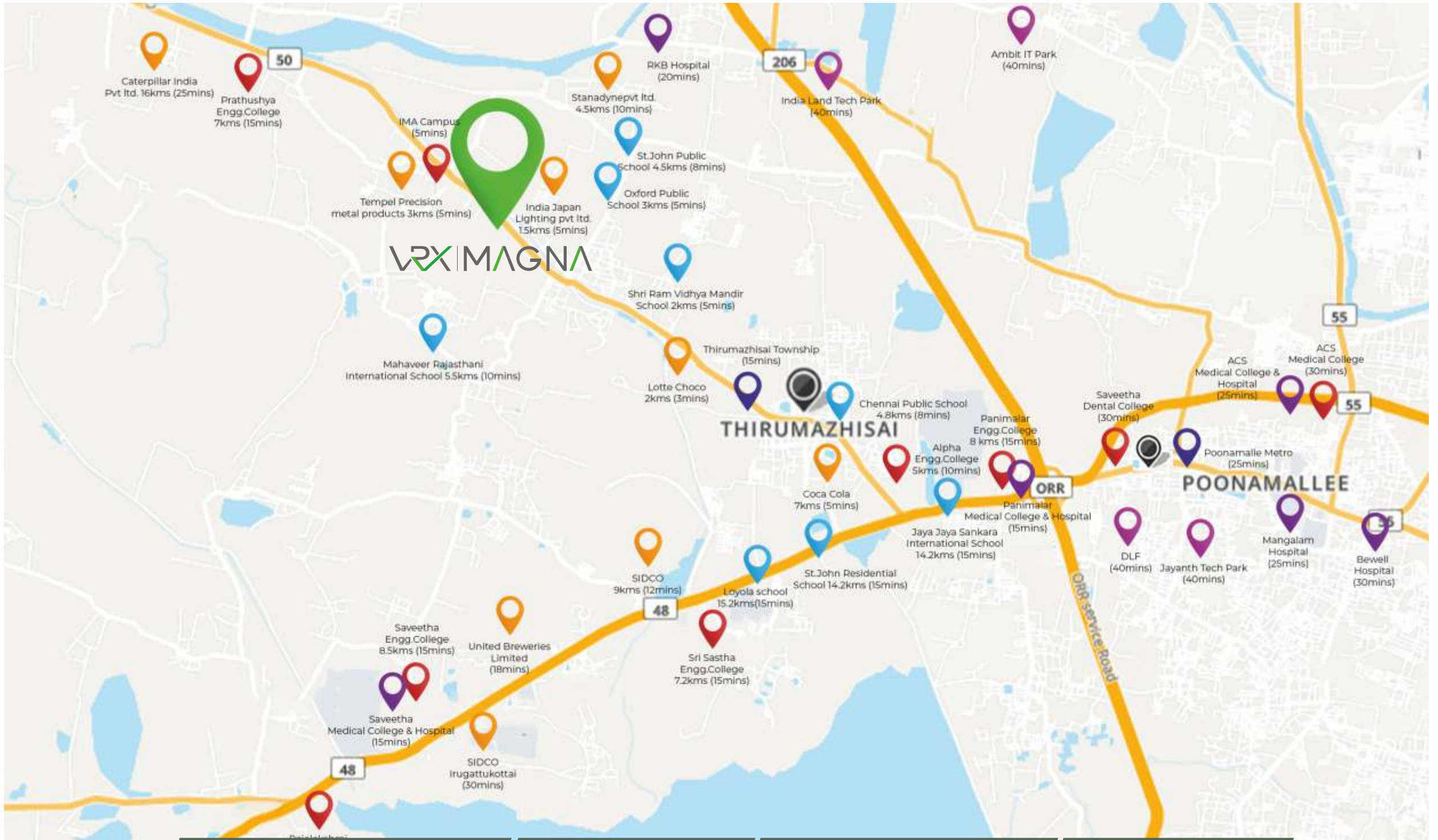
Commercial Constructions

Our construction expertise powers growth beyond residential



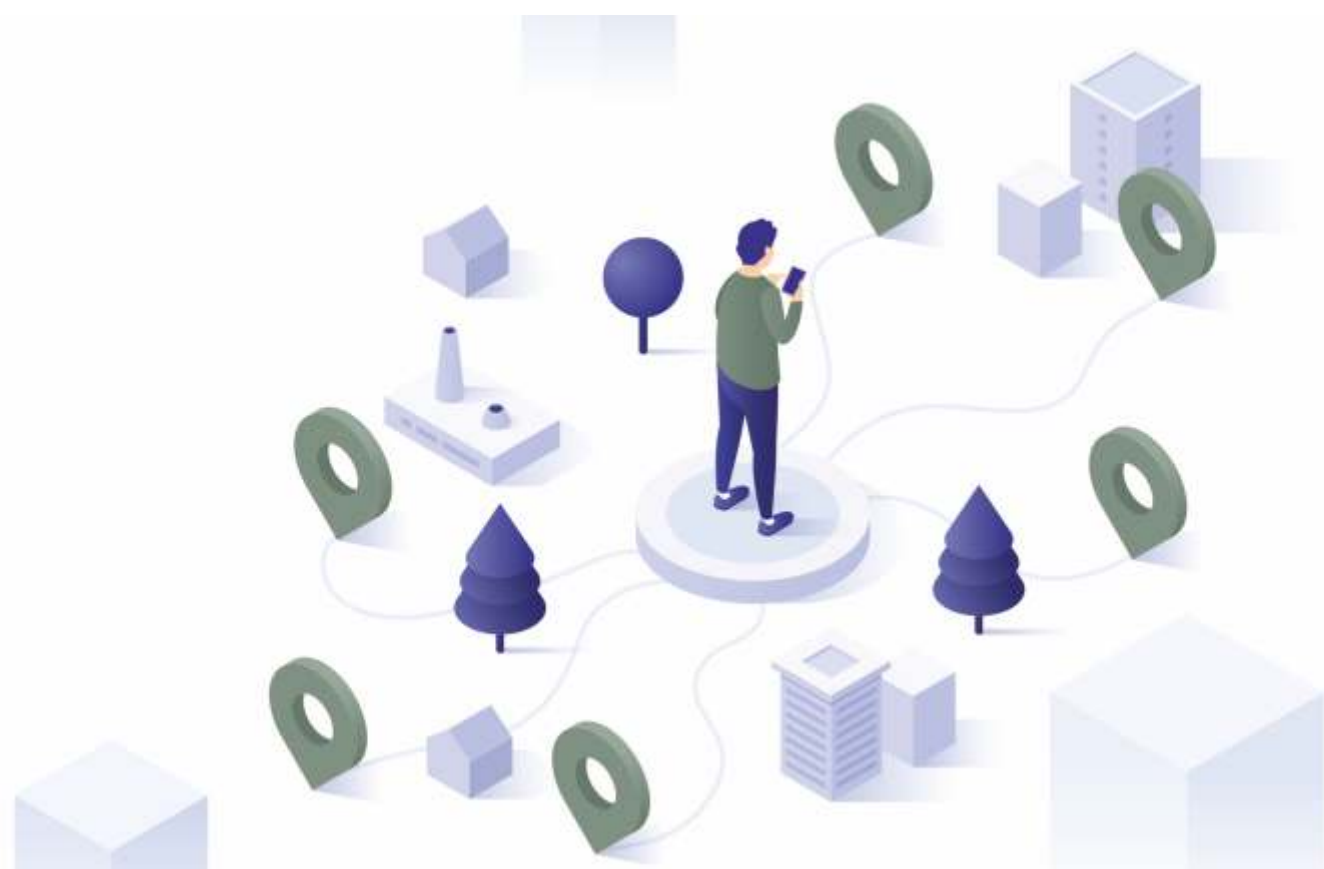
TOTAL 161516 Sq.Ft Sold

LOCATION ADVANTAGES



 10 mins from Poonamallee	 20 mins from Porur	 25 mins from Koyambedu	 10 mins from Avadi
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- Work on Metro from Poonamalle has commenced
- 3rd CMBT Bus Terminus towards Bangalore, Vellore, Salem etc
- Koyambedu Market Development Plans of Bangalore NH48 Industrial belt are ongoing
- Expansion of the current 80ft. Road to 200ft. Road to where 360 is located
- Implementation of Government approved smart city with 14,000 units
- Influx of population will result in infrastructure development
- 9 Developed Cities around 360 will transform and reinforce as city in the immediate future



NEAR BY

- | | |
|----------------|--------------|
| • 8 Schools | • 4 IT Parks |
| • 9 Companies | • 9 Colleges |
| • 12 Hospitals | • 7 Banks |



STRUCTURE SPECIFICATIONS

R.C.C Framed Structure, Earth Quake Resistant Structure to Adhere to Seismic Zone III.

CIVIL SPECIFICATIONS

- Walls : AAC / Light Weight concrete blocks used for External / Internal walls
- Inner Plastering : Gypsum Plastering
- Outer Plastering : Cement Mortar (with Water Proofing)
- Ceiling Plastering : Gypsum Plastering
- Compound Wall Height : 5' Height with 2' Height Grill Fencing from Road Level
- Toilet Ceiling : Grid False Ceiling
- Corridor Ceiling : Plain False Ceiling
- Block Work Laying : Adhesive / Cement Mortar

PAINTING SPECIFICATIONS

- Exterior Painting : Exterior Emulsion
- Interior Painting : Wall - Putty with Interior Emulsion.
Ceiling - Putty with Interior Emulsion

CARPENTRY SPECIFICATIONS

- Main Door Type : Pre-Laminated Door with Door Lens - Vrist Brand (2100mm X 1050mm X 32mm)
- Bedroom Door Type : Pre-Laminated Door- Vrist Brand (2100mm X 900mm X 32mm)
- Toilet & Service / Balcony Door Type : Pre-Laminated Door- Vrist Brand (2100mm X 750mm X 27mm)
- Lock Type - Main Door : Mortise Locks (with Magnetic Door Catcher)
- Lock Type - Bedroom & Service / Balcony : Cylinder SS Lock with Key
- Lock Type - Toilet Door : Cylinder SS Lock without Key
- Windows : UPVC Window (without Grill)
Kitchen Window (without Grill)
- Ventilators : UPVC Ventilator with Exhaust Fan Opening (without Grill)

TILE SPECIFICATIONS

- Kitchen Counter Top : 600mm wide Granite Top Mounted on a MS Frame
- Flooring : Vitrified Tiles
- Toilet Flooring / Balcony Flooring : Anti-Skid Tiles
- Toilet Dadoing : Ceramic Tile (upto 2100mm Height from FFL)
- Kitchen Dadoing : Ceramic Tile (upto 600mm Height from Granite Top)
- Car Parking Flooring : Grano Flooring

- Passage Flooring / Drive Way : Paver Block
- Corridor Flooring : Vitrified Tiles
- Staircase :Tread, Riser and Landing: Kota Stone Plain Finish from Stilt to First Floor (Only Edge Polish)
Cement Mortar Finish with Epoxy Paint for rest of the Floors
- Handrail Type : MS Handrail

ELECTRICAL SPECIFICATIONS

- Power Supply : HK, 1 BHK - Single Phase
2 BHK - Three Phase
- Power Backup : Common Area only
- TV Point : Living & All Bed Rooms
- Telephone Point & Data : Living - 1 No. (Provided Along with TV Point) (Conduit only, No Telephone / Data Socket).
- AC Point Provision in 1 & 2 BHK Flat: In all Bedrooms
- AC Point Provision in HK Flat : 1 No. in Living
- Exhaust Fan Point In Toilet & Kitchen : Wiring with Control Switch
- Geyser Point In Toilet : Yes
- Washing Machine Point : Yes
- Switches : Roma - Anchor or Equivalent
- Wires : Any Branded Wire with ISI
- Inverter line Provision : For all Lightings & Fans (Conduit, Module Box & Dummy Switch Plate only)
- Solar Power : Only for Common Area Lighting
- Chandelier Point : Pipe Provision in Living only

CP FITTINGS SPECIFICATIONS

- Brand : Any Branded Fittings
- Shower Type : Shower with 2 in 1 Wall Mixer
- EWC Type : Floor Mounted With External Flush Tank and PVC Health Faucet
- Wash Basin : Corner Type with Pillar Cock
- Washing Machine : Provision with Dummy (No Fittings)
- Sink Type : Stainless Steel Sink without Drain Board
- RO Point in Kitchen : Provision with Dummy (No Fittings)
- Geyser Point in Toilet : Provision with Dummy (No Fittings)

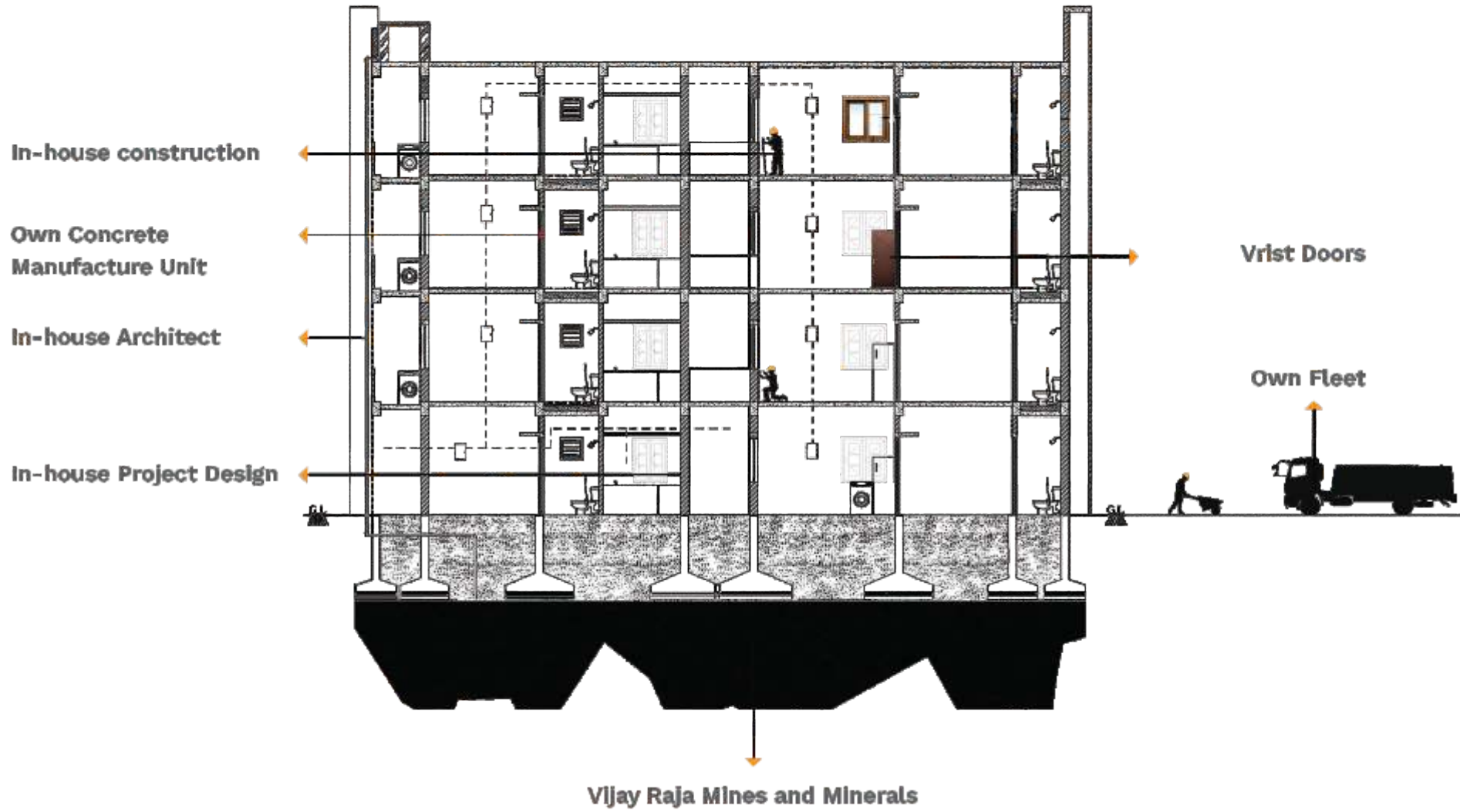
PLUMBING SPECIFICATIONS

- Inner Plumbing : CPVC Pipe
- Outer Plumbing : PVC / UPVC Pipe



From Unrealistic to Unbelievable

Here are the reasons that make our Lowest Guarantee Price a Hit!



PIONEERING BACKWARD INTEGRATION

We make the **Lowest Price Guarantee a Reality** for Our Customers.



Own Concrete Manufacture Unit



In-house Construction



Mines & Minerals



Vrist



Transportation Fleet



In-house Design & Architecture Team

Call: +91 99622 00415

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