

Step into a world of
COMFORT

@ VIRUGAMBAKKAM

IKON
Luxury Lifestyle

www.sunnybricks.in





ABOUT US

THE SUNNY BRICKS – Crafting Excellence, Building Trust

A proud group concern of AADITIYA STRUCTURALS, a trusted name in Chennai's construction industry for around three decades.

Aaditiya Structurals has been delivering excellence in construction since 2001. successfully executed lots industrial, residential, commercial, and institutional projects, including luxury bungalows, multi-storied apartments, infrastructure, and interior works.

Building on this legacy, THE SUNNY BRICKS marks our foray into residential development, bringing the same commitment to craftsmanship, ethics, and customer satisfaction.

At THE SUNNY BRICKS, we go beyond building homes—we create exceptional living spaces and thriving communities. With a focus on efficient design, superior quality, and timely delivery, we have earned the trust and goodwill of our valued clients.

Our approach is defined by transparency, strict regulatory compliance, and meticulous attention to detail, ensuring the highest industry standards in real estate development, land promotion, and construction. Specializing in luxury flats and thoughtfully designed communities, we aim to redefine modern living.

Every project is Vastu-compliant, seamlessly blending modern architecture with traditional wisdom to foster harmony, positive energy, and a prosperous lifestyle.

Choose THE SUNNY BRICKS—where innovation meets integrity, and your dream home becomes a reality. Because we build every home with the same care and passion as if it were our own.





IKON

Luxury Lifestyle

Magnificent ARCHITECTURE

The IKON is specifically designed to ensure panoramic views, and plenty of sunlight and ventilation in your home. The large windows invite the beauty of the outdoors to seamlessly fuse with the indoors. Quality glazed windows keep the home cool even during the summer.

Designed by the inimitable renowned architect, The IKON is a magnificent project that towers above the city. Each house has a contemporary, sophisticated feel, and offer owners the finest in materials, finishes throughout. Creating a sense of community through architecture has been our key concern while planning for the project.



Surveillance CCTV
with 20 cameras

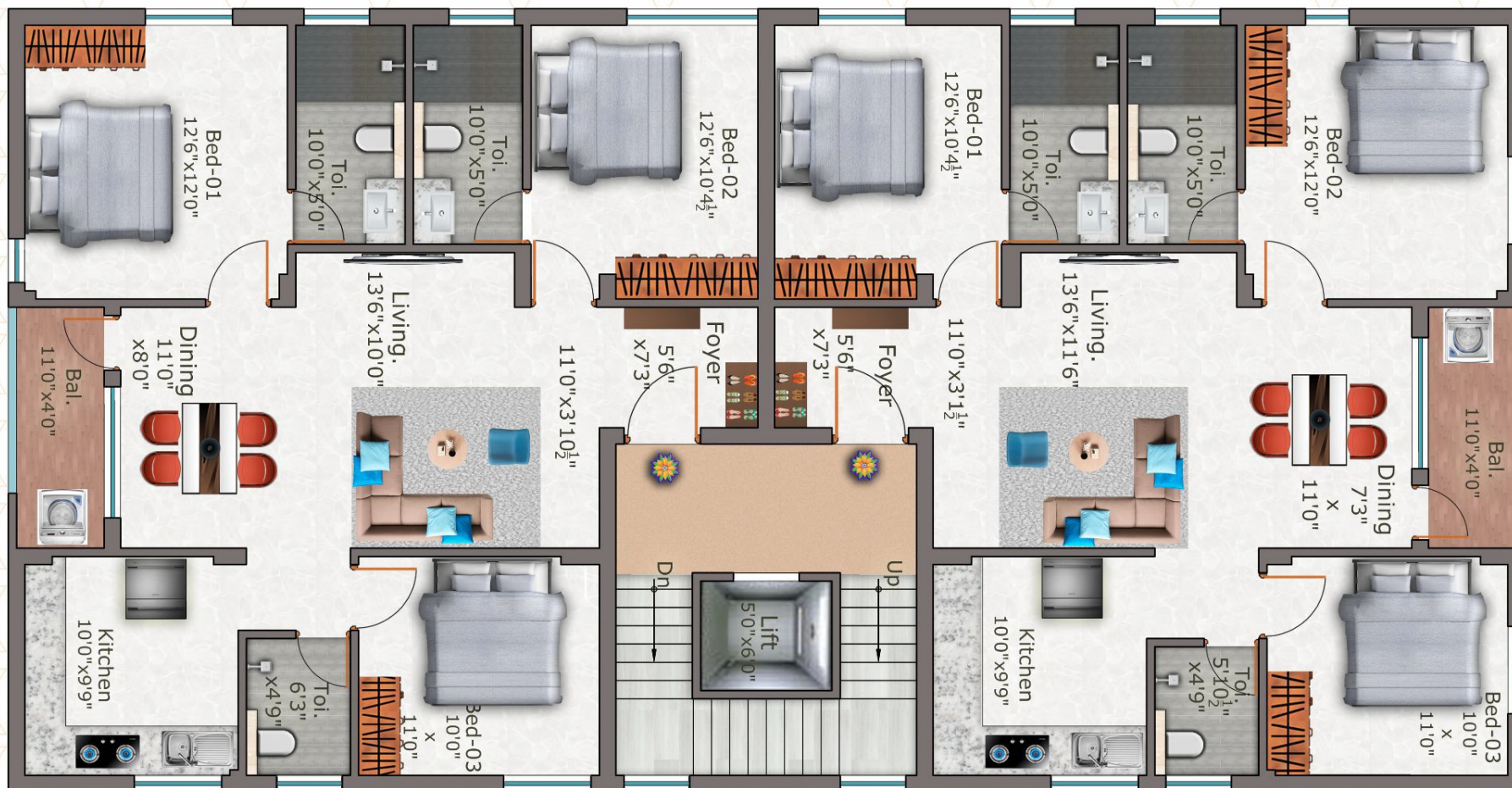


Video Door
Phone

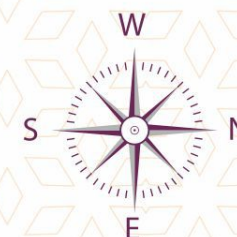
STILT FLOOR PLAN - CAR PARKING



TYPICAL FLOOR PLAN - I,II&III FLOOR



FLAT	UDS	AREA	FACING
F1,S1	611.5	1490	East
F2,S2	611.5	1490	East
T1,T2	617	1490	East



STRUCTURE

1. End Bearing Concrete Pile as Per Structural Drawing
2. RCC Framed Structure

WALLS

1. External Walls of Wirecut Burnt Clay Bricks with Cement Mortar
2. Partition Walls with Wirecut Clay Bricks with Cement Mortar

FLOORING

1. Premium Quality 1200 x 600 Vitrified Tiles for Living, Bedroom cum Dining Room
2. Anti-Skid Tiles in Kitchen, Balcony and Utility Area
3. All Bathroom Tiling Up to Ceiling Height
4. All Door Jambs Trimmed with Granite

PLASTERING

1. All Internal Walls Plastered in Cement Plaster
2. External Walls Plastered in Cement Mortar

PAINTING

1. Interiors : Emulsion Premium Paint with Two Coat of Branded Putty - Brand Asian/Nippon
2. Exterior : Texture with Two Coat Colors Brand - Asian/Nippon all Weather Coat Paint



GRILLS

1. Powder Coated Machine Finished Grill Fixed In The Wall For Safety

KITCHEN

1. Wall Glazing Above Kitchen Platform for 2' Height in Ceramic Glazed Wall Tiles
2. Kitchen Black Granite Counter Top
3. Provision for Water Purification System in Kitchen
4. Provision for Washing Machine in Service Area
5. Piped Gas Provision From Cylinder to Kitchen By Individual Cylinder

DOORS

1. **Main Door** : First Quality Teak Framed Doors With Teak Veneered Shutters Polyurethane Finish With Antique Finished Brass Premium Quality Locks
2. Bed Room /Toilet Door :Teak Wood Frame With Solid Core Flush Shutter With Both Side Laminate Finish

WINDOWS

1. Upvc Sliding Windows With Toughened Glass Including S S Mosquito Mesh





SANITARY WARES/ FITTING

1. Luxury Segment & American Standard Grohe Fixtures and Fittings

STAIRCASE

1. Granite Finished Concrete Steps With Nice Profile Granite Skirting



ELECTRICAL

1. Three Phase Power Supply With Independent E.B Meters for Each Apartment
2. Modular Switches of Panasonic/Legrand/MK
3. Television Points in Living Rooms and all the Bedrooms
4. AC Electrical Provision for Living, Dining and all Bedrooms
5. Exhaust Fan

LIFT PROVIDED WITH FRAMED GLASS SHUTTER



INFRASTRUCTURE & AMENITIES

1. Sweet Well Water With Automated Pumping Arrangement
2. Metro Water/ With 28000 Liter Capacity Underground
3. Sump/ 8000 Liter Capacity Concrete Overhead Tank With Automated Pressure Sensing Pump
4. Metro Underground Sewage System
5. Generator For Common Area Lighting, and all Apartments to be Power Backup for Basic Lighting



PARAPET

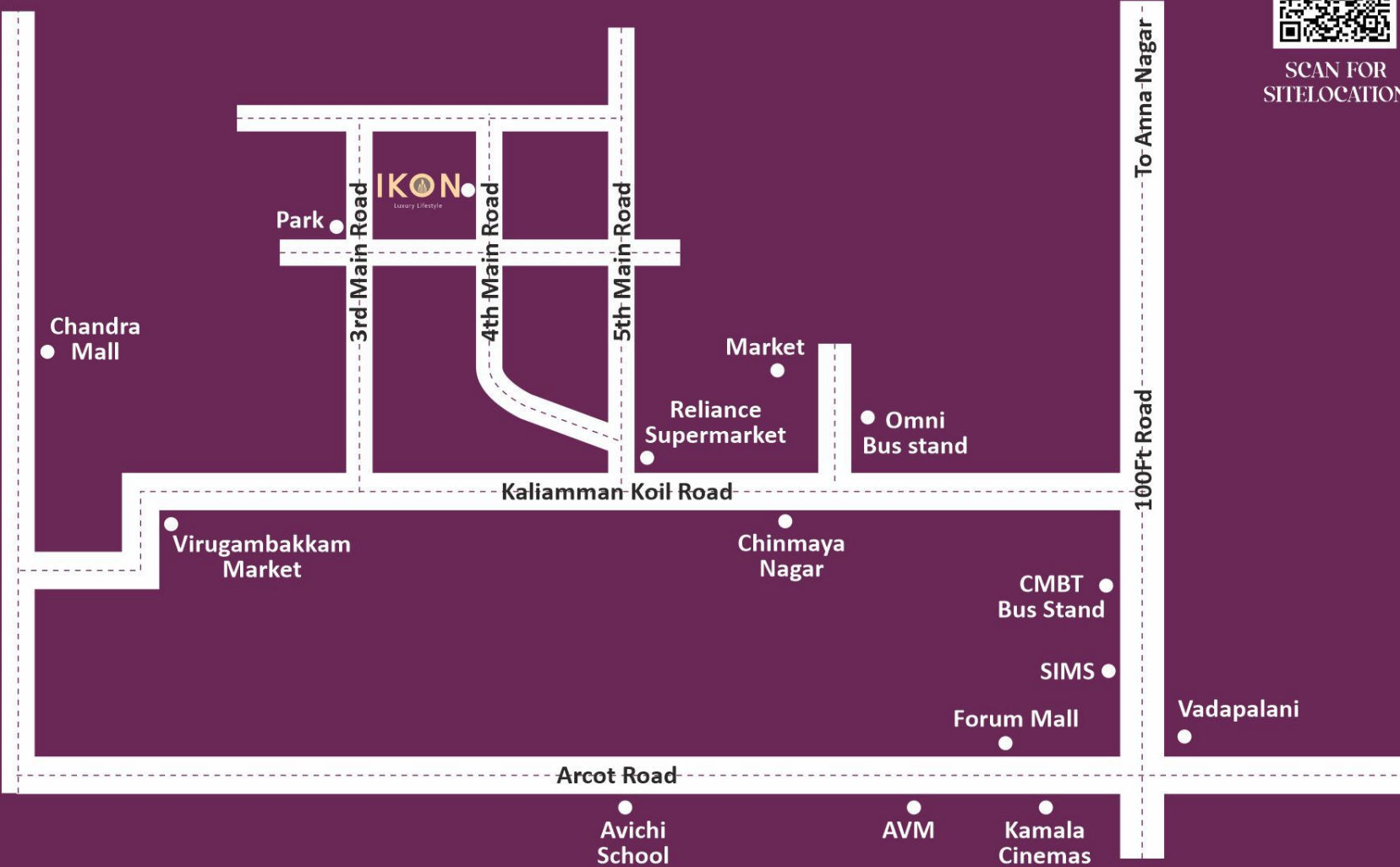
1. 4 Feet Height Parapet With Periperal Rcc Beam For Safety & Convenience

MAIN ENTANCE LOBBY

1. Access Control Main Entry



Terms & Conditions apply



SCAN FOR
SITELOCATION



SITE & OFFICE ADDRESS

No 83, Natesan Nagar, 4th main road, Virugambakkam, Chennai-600092

web: www.sunnybricks.in

CALL: 98400 62878

