



THINDAL,
THANGAM NAGAR, ERODE



DESIGNED FOR THE
WAY YOU LIVE

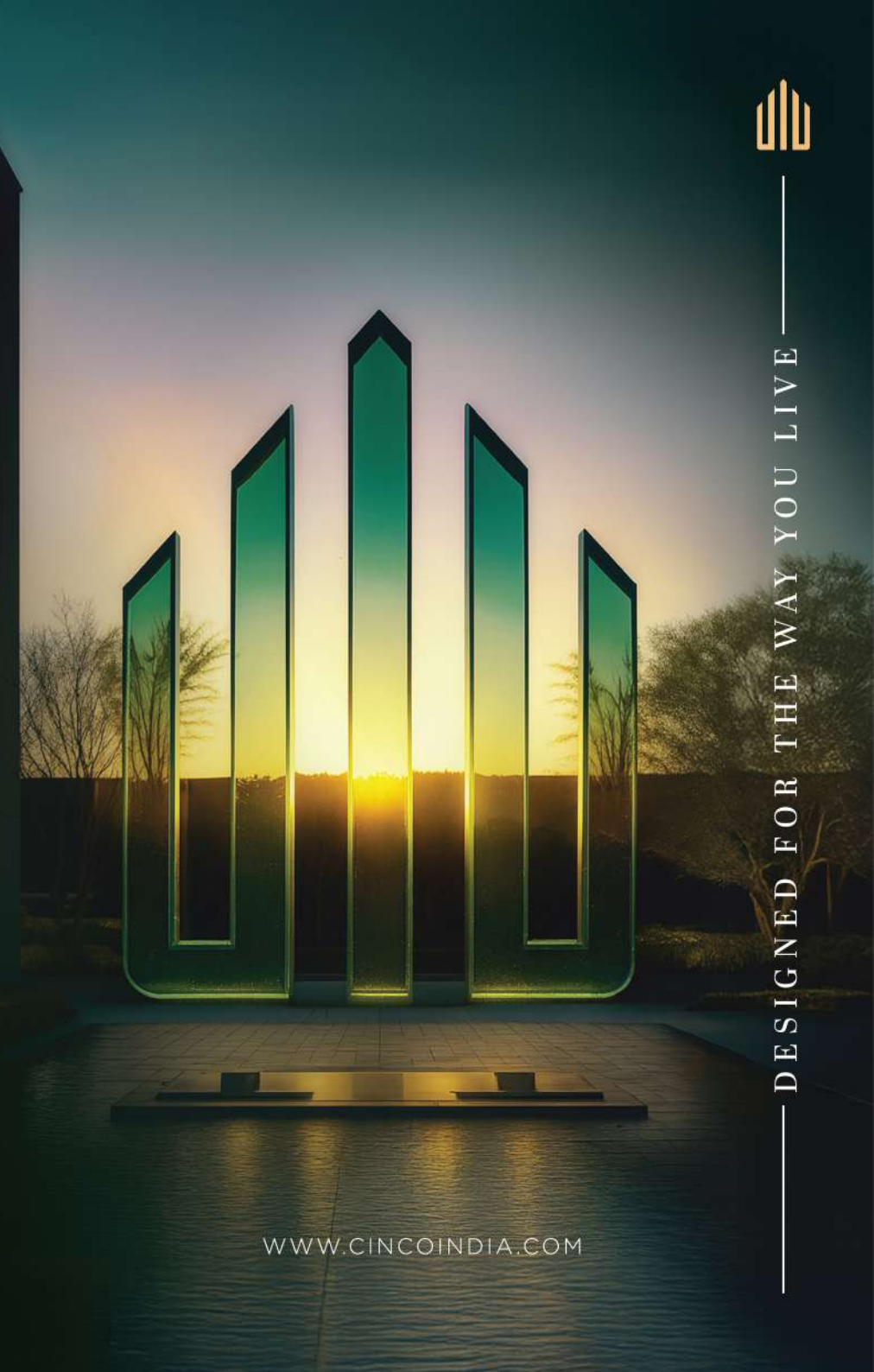
WELCOME TO
CINCO

Redefining luxury living,
crafting homes
that blend elegance,
sustainability & future-forward design.



— DESIGNED FOR THE WAY YOU LIVE —

WWW.CINCOINDIA.COM



WELCOME TO The GARDENIA

The Gardenia by Cinco is a modern address tucked into one of Erode's most peaceful and well-connected neighbourhoods. Known for its vibrant textile industry, strong cultural roots, and growing infrastructure, Erode offers the energy of a city with the warmth of a close-knit community.

Set in the surroundings of Thangam Nagar, The Gardenia brings refined urban living to one of Erode's most promising residential locations. With easy access to key areas, schools, and daily conveniences, this address offers both comfort and connectivity.



Project Completion by Dec'26

Pre-approved by



The residences are designed to a higher standard. Vastu-aligned layouts, large windows for natural light, and premium finishes come together to create homes that feel open, elegant, and truly livable.

From well-planned common spaces to thoughtfully selected amenities, every element at The Gardenia reflects attention to detail and a focus on modern lifestyles. The environment is peaceful, the design language is clean, and the overall experience is elevated.

This is a space built for those who value quality, not just in construction, but in the way they live each day.

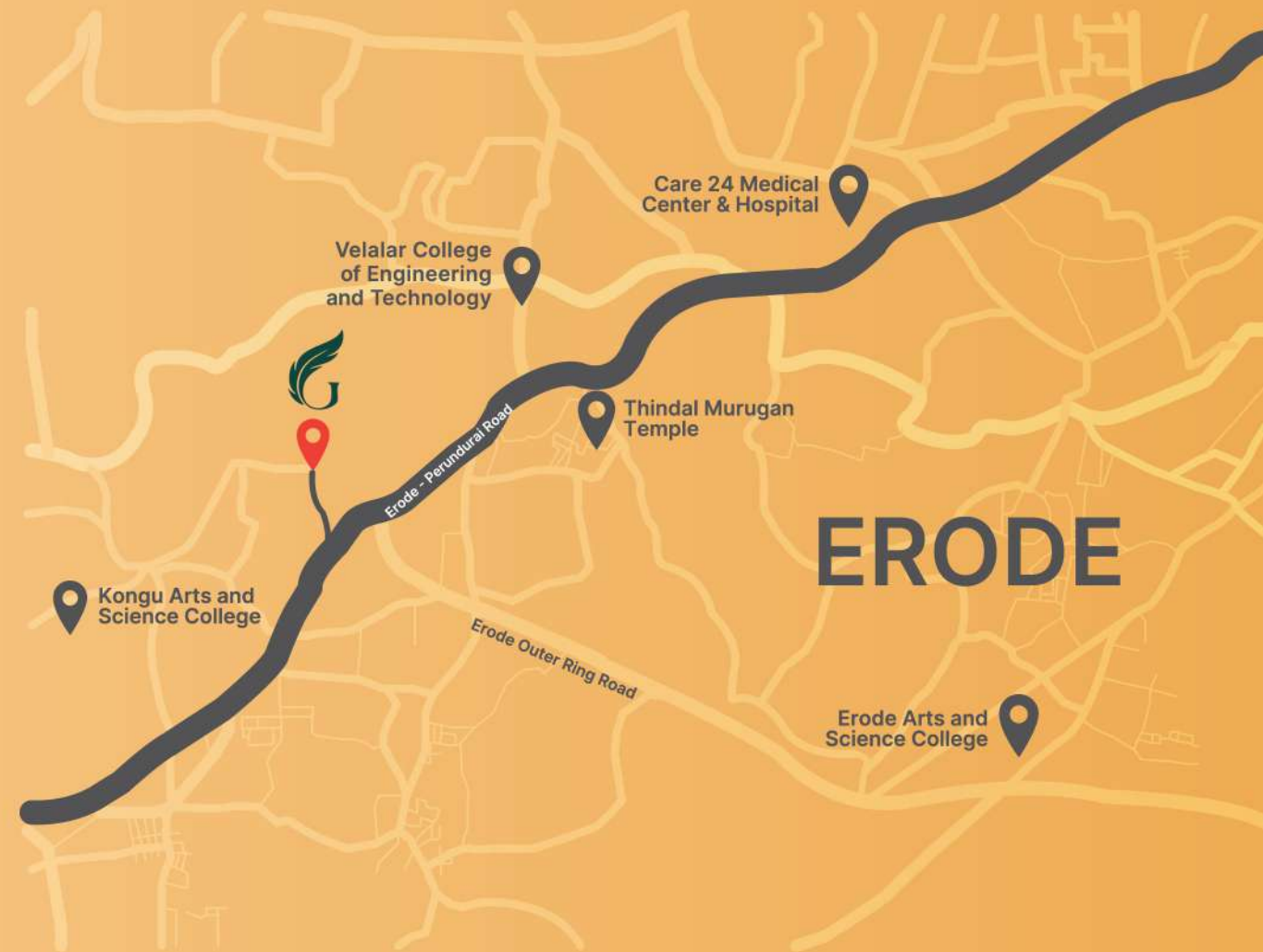


LOCATION & CONNECTION

Strategically located in Thangam Nagar, one of Erode's emerging residential hubs, this project offers excellent connectivity to major industrial corridors, key highways, and nearby towns. Its proximity to well-developed road networks ensures smooth travel to Erode city centre and industrial towns like Perundurai, making it ideal for working professionals and business owners.

Residents benefit from easy access to essential services such as reputed hospitals, schools, supermarkets, and daily conveniences, all within a short distance. Whether for work, education, or healthcare, the location ensures you're never far from what matters.

Thangam Nagar also offers a peaceful neighborhood setting, combining urban accessibility with a community-friendly environment, making it an attractive choice for families and investors alike.



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AMENITIES

Gardenia offers an array of thoughtfully designed amenities that enrich everyday living. From landscaped green spaces and wellness areas to recreational zones and modern community facilities, every feature is curated to provide comfort, convenience, and a vibrant lifestyle for its residents.

1 SWIMMING POOL

A quiet retreat for morning laps or relaxed evenings.



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2 ROOF TOP GARDEN

A green open space above the city, perfect for unwinding or small gatherings.



3 GYM

Where fitness commitments stay strong. No membership required.



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4 KIDS PLAY AREA

Where little imaginations run free a safe, vibrant space made just for kids. Play, laugh, and grow in your community's happiest corner.



5 MULTIPURPOSE HALL

Celebrate life's moments in style a versatile space for gatherings, events, and memories. Your community's perfect venue, ready for every occasion.





6 COURT YARD GARDEN

A landscaped central space that brings in light, air and a sense of calm.

FLOOR PLAN

At Cinco The Gardenia, every square foot is crafted for comfort, flow, and functionality.
Choose from 2 & 3 BHK residences that elevate everyday living.



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BASEMENT



STILT



BLOCK A



BLOCK B

TYPICAL FLOOR PLAN

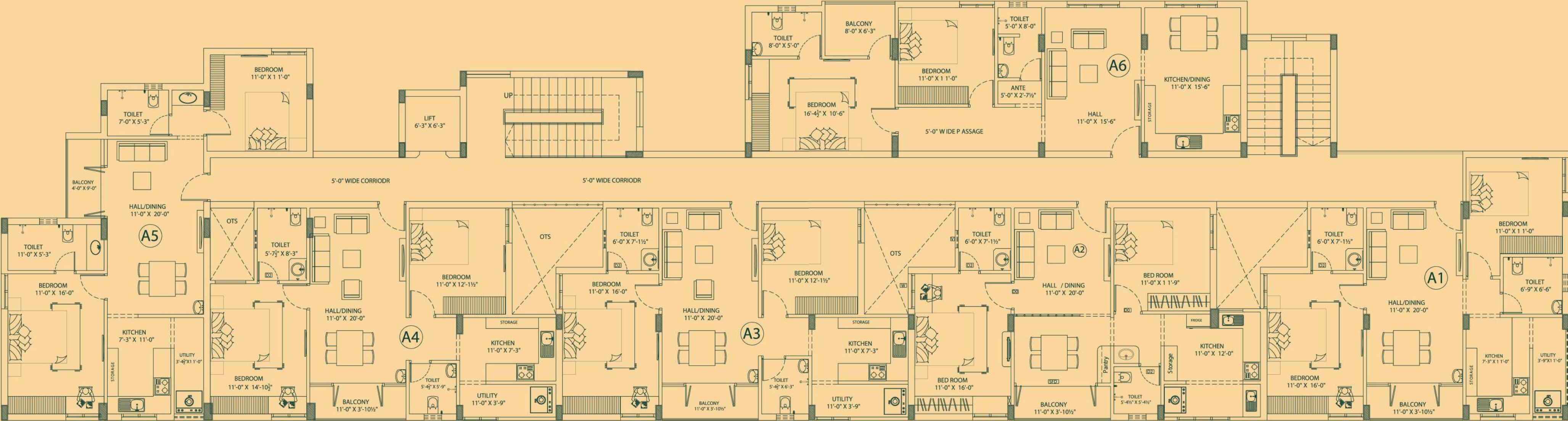


TERRACE



2BHK FLOOR PLAN

BLOCK A



A1

SUPER BUILT UP AREA
1226sqft

TOILETS: 2

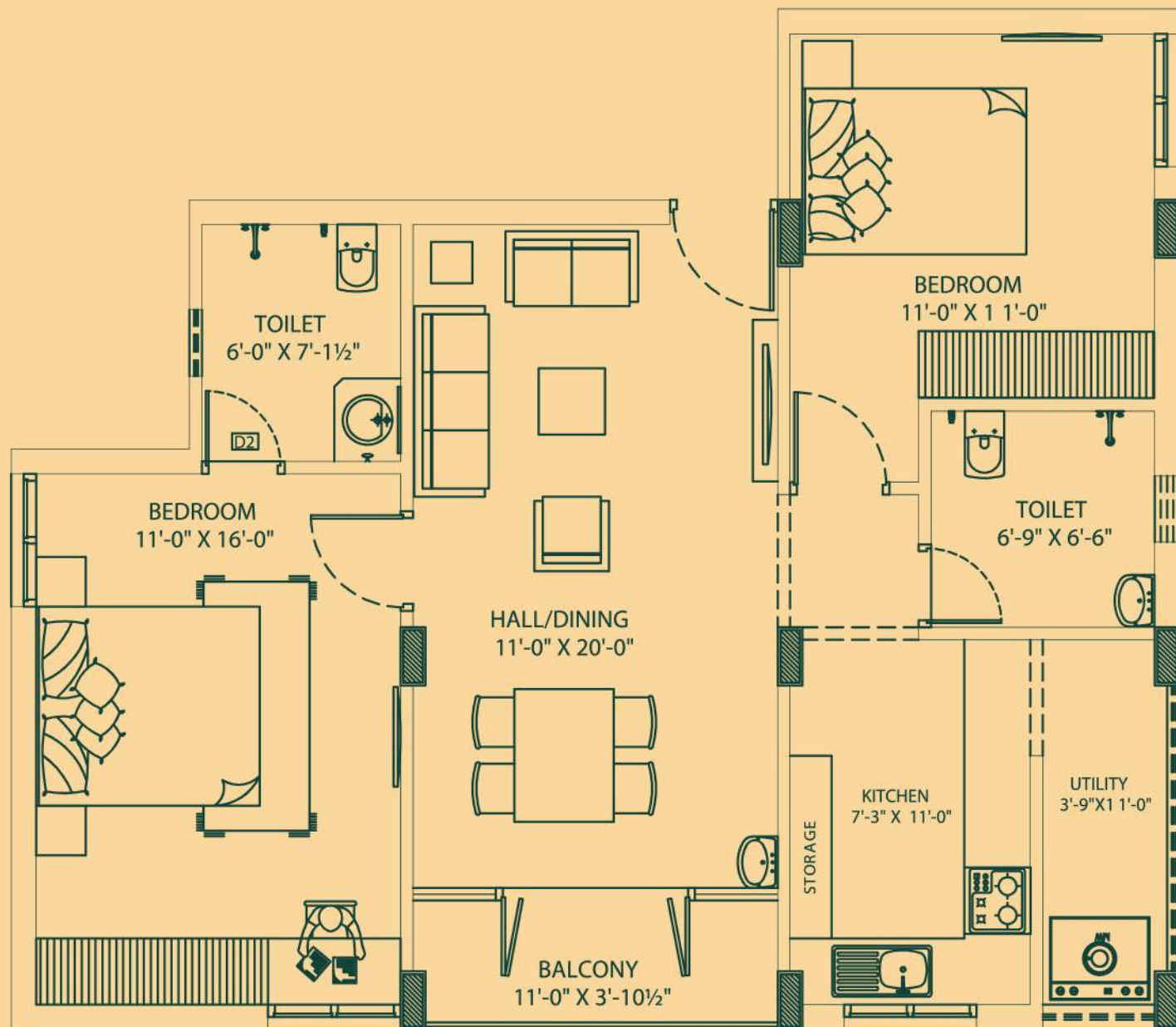
FLOORS: 5

TOTAL UNITS: 5

PLINTH AREA: 911

LAND UDS: 440sqft

FACING **NORTH**



A2

SUPER BUILT UP AREA
1215sqft

TOILETS: 2

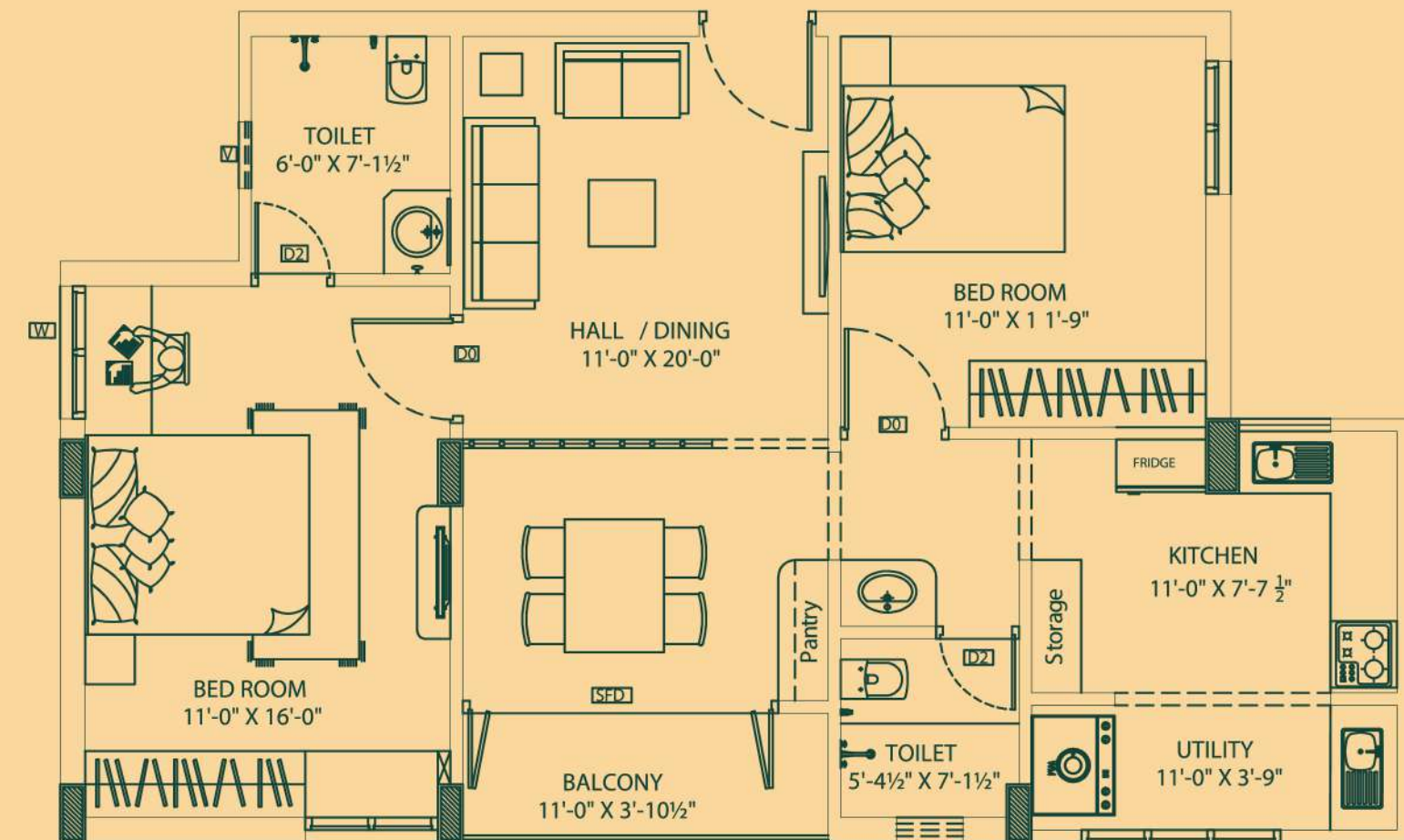
FLOORS: 5

TOTAL UNITS: 10

PLINTH AREA: 902

LAND UDS: 436sqft

FACING **NORTH**



A3

SUPER BUILT UP AREA
1215sqft

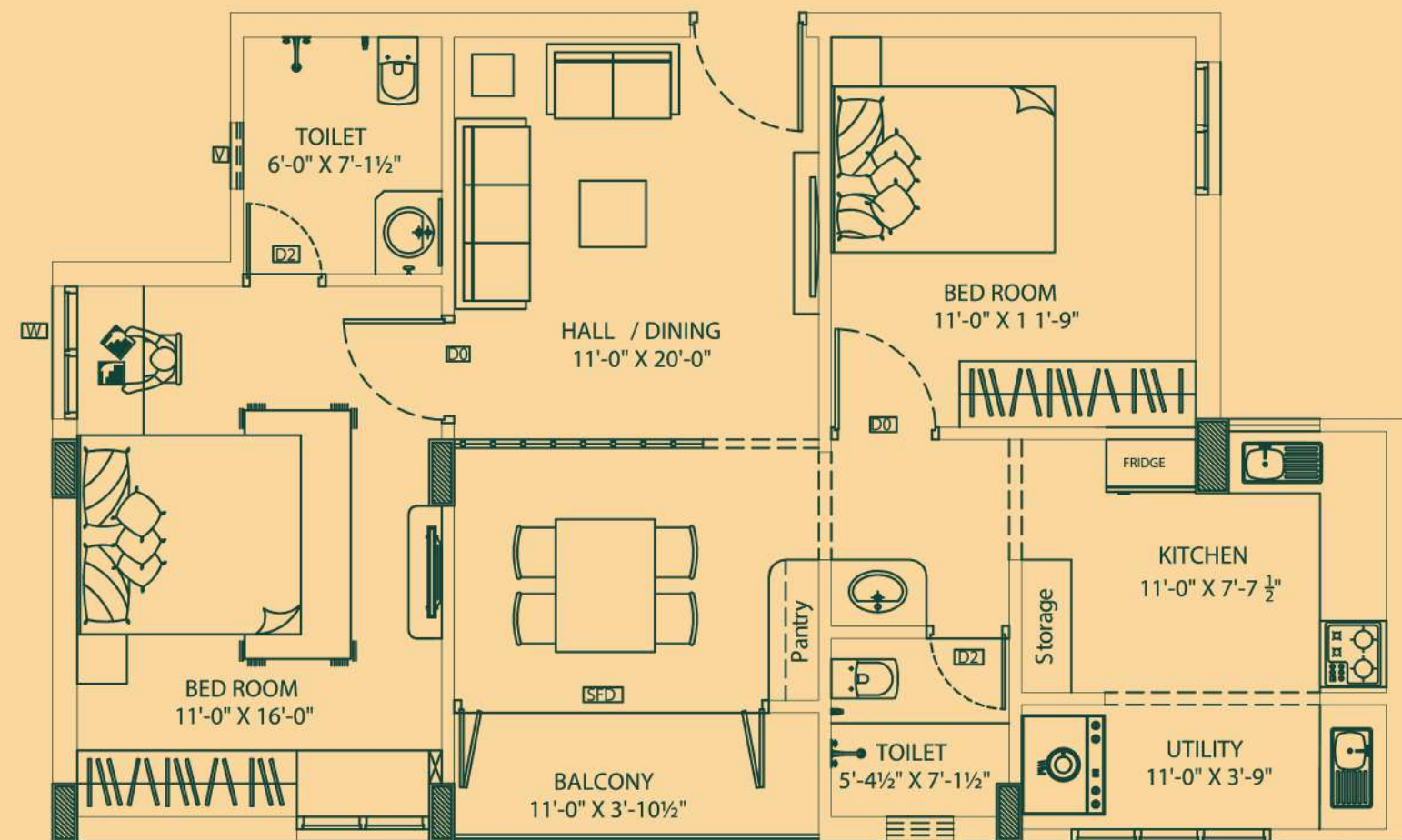
TOILETS: 2

FLOORS: 5

TOTAL UNITS: 10

PLINTH AREA: 902

LAND UDS: 436sqft



FACING **NORTH**

A4

SUPER BUILT UP AREA
1200sqft

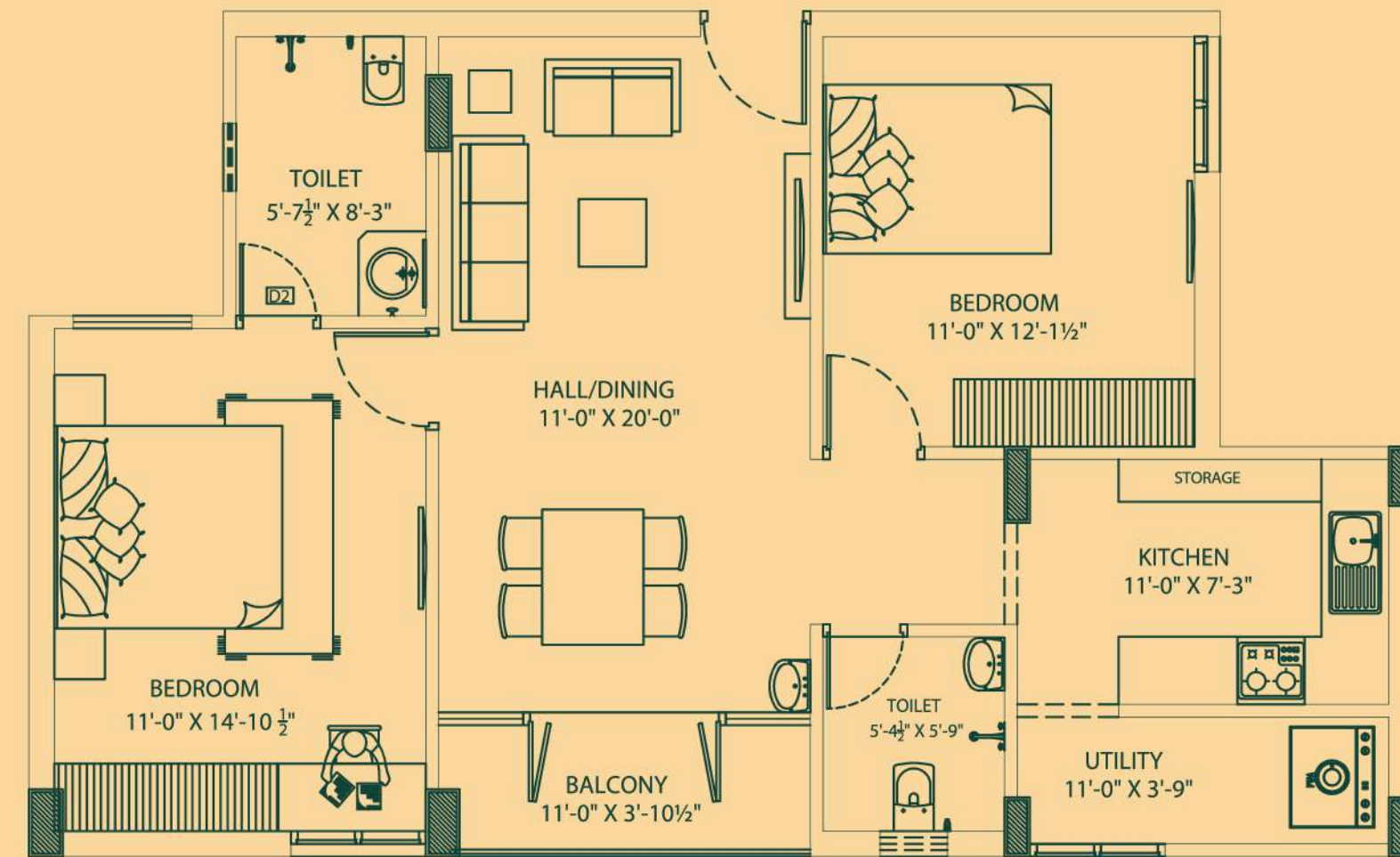
TOILETS: 2

FLOORS: 5

TOTAL UNITS: 5

PLINTH AREA: 891

LAND UDS: 431sqft



FACING **NORTH**

A5

SUPER BUILT UP AREA
1241 sqft

TOILETS: 2

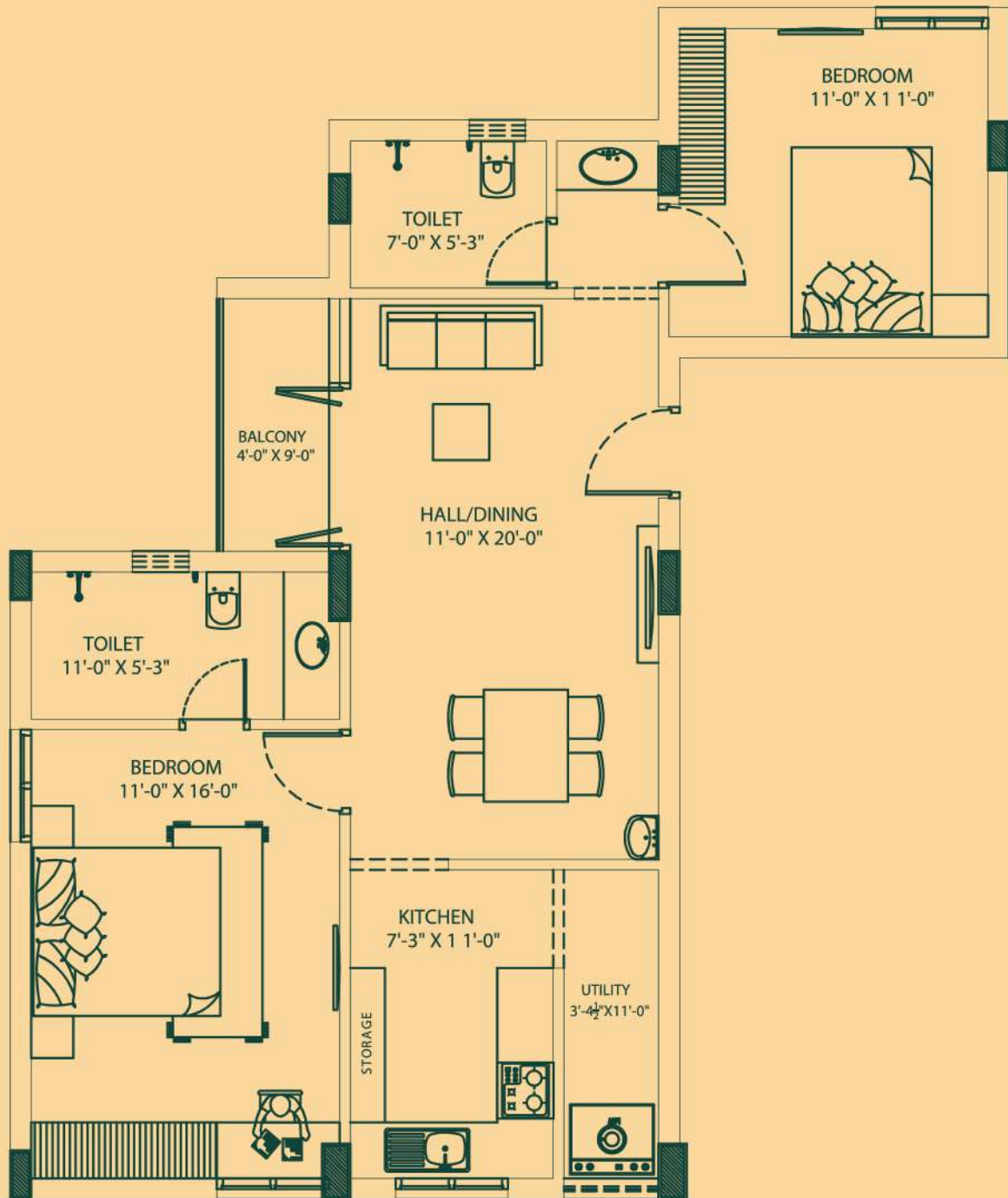
FLOORS: 5

TOTAL UNITS: 5

PLINTH AREA: 922

LAND UDS: 445sqft

FACING **EAST**



A6

SUPER BUILT UP AREA
1376sqft

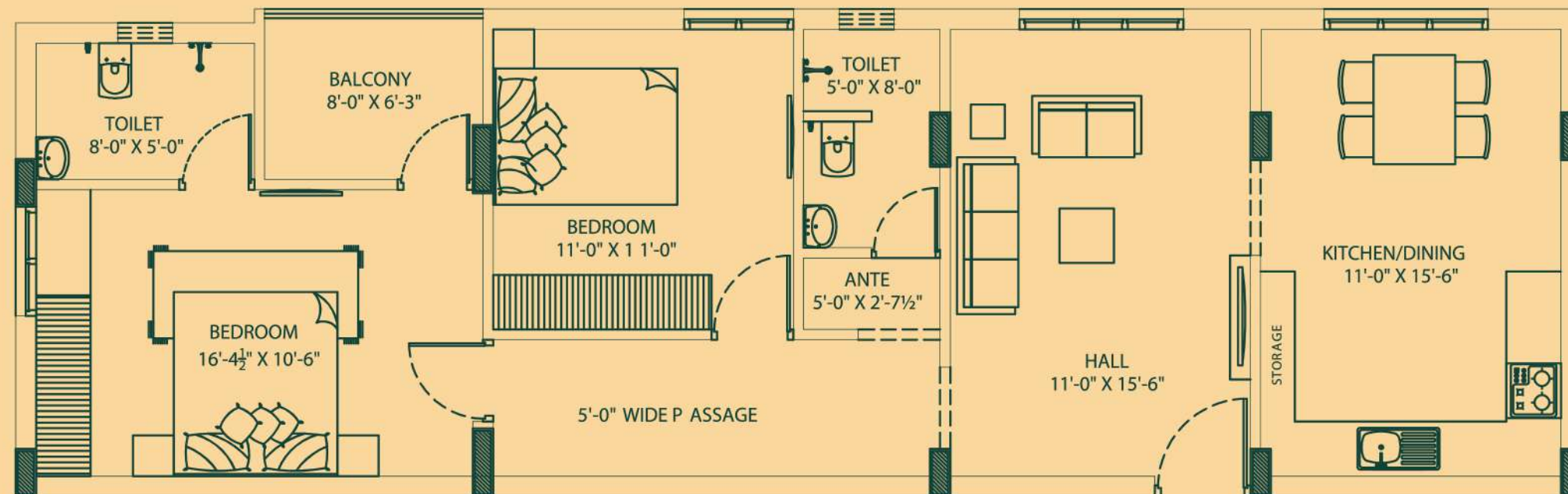
TOILETS: 2

FLOORS: 5

TOTAL UNITS: 5

PLINTH AREA: 1021

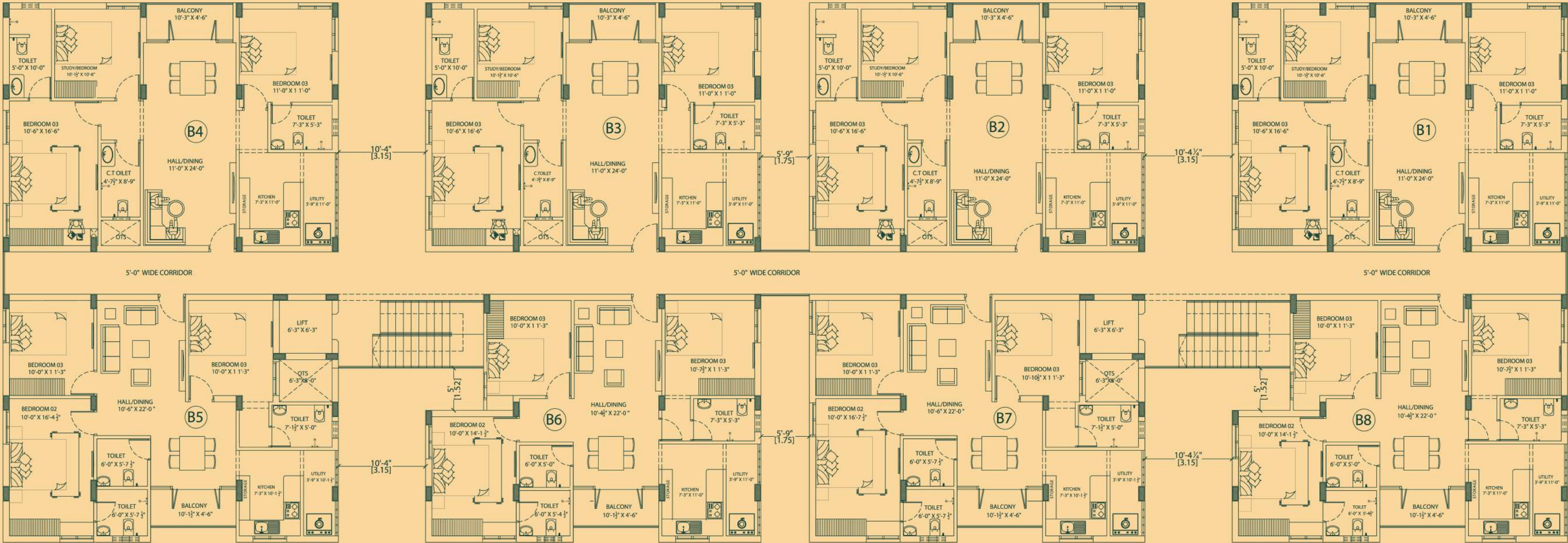
LAND UDS: 494sqft



FACING **SOUTH**

3BHK FLOOR PLAN

BLOCK B



B1toB4

SUPER BUILT UP AREA
1432sqft

TOILETS: 3

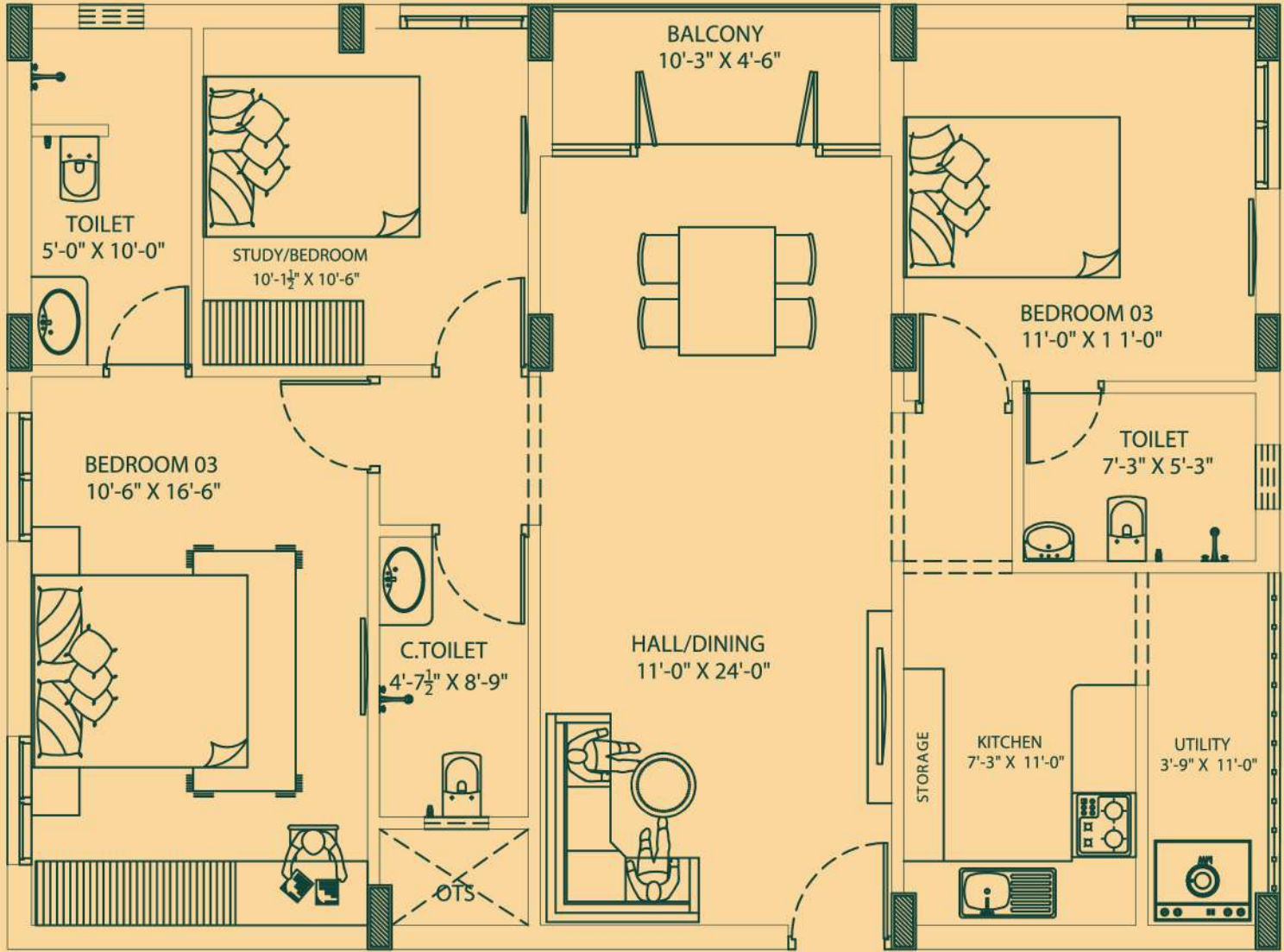
FLOORS: 5

TOTAL UNITS: 20

PLINTH AREA: 1160

LAND UDS: 560sqft

FACING **SOUTH**



B5&B7

SUPER BUILT UP AREA
1310sqft

TOILETS: 3

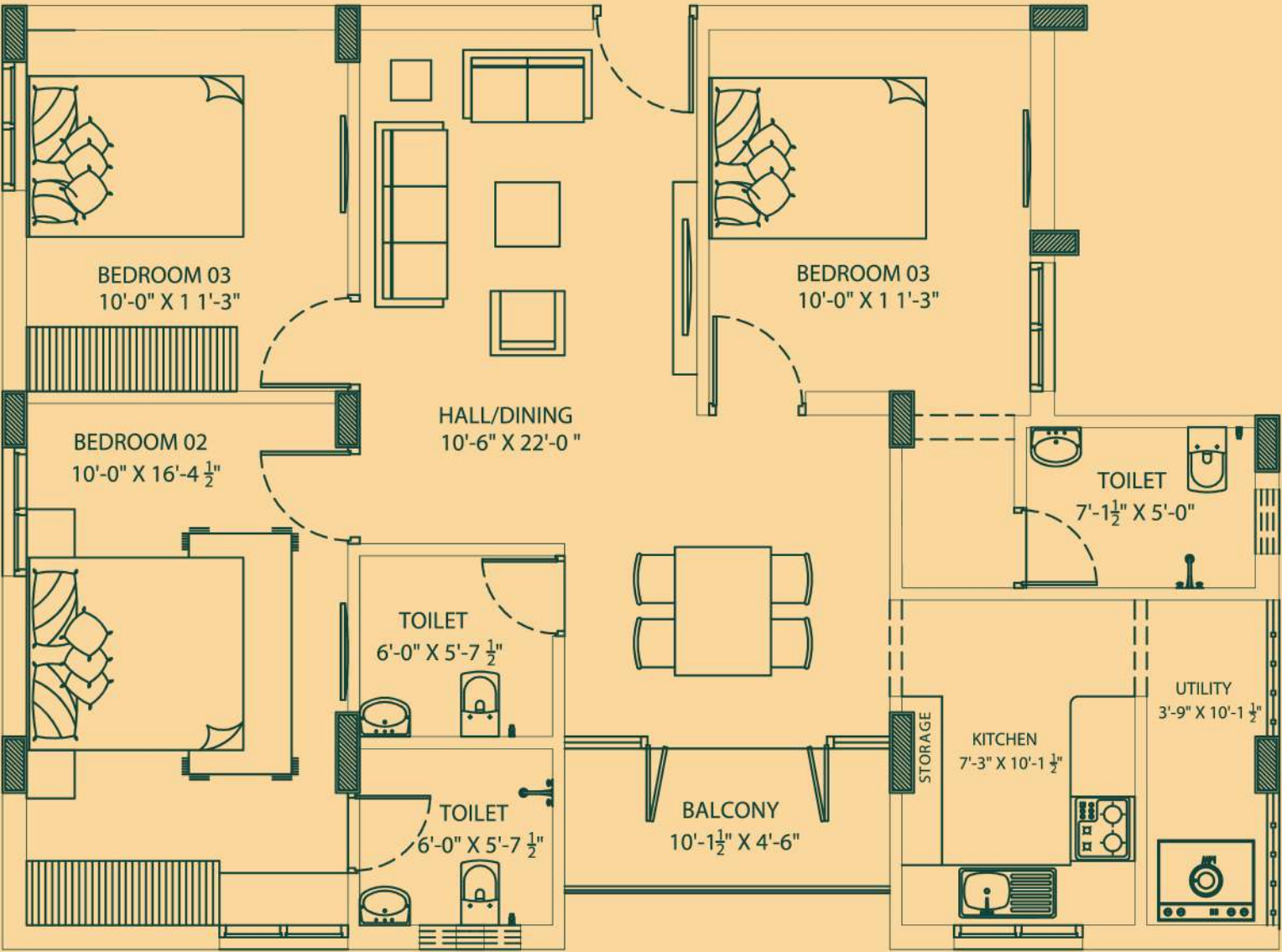
FLOORS: 5

TOTAL UNITS: 10

PLINTH AREA: 1061

LAND UDS: 513sqft

FACING **NORTH**



B6&B8

SUPER BUILT UP AREA
1303sqft

TOILETS: 3

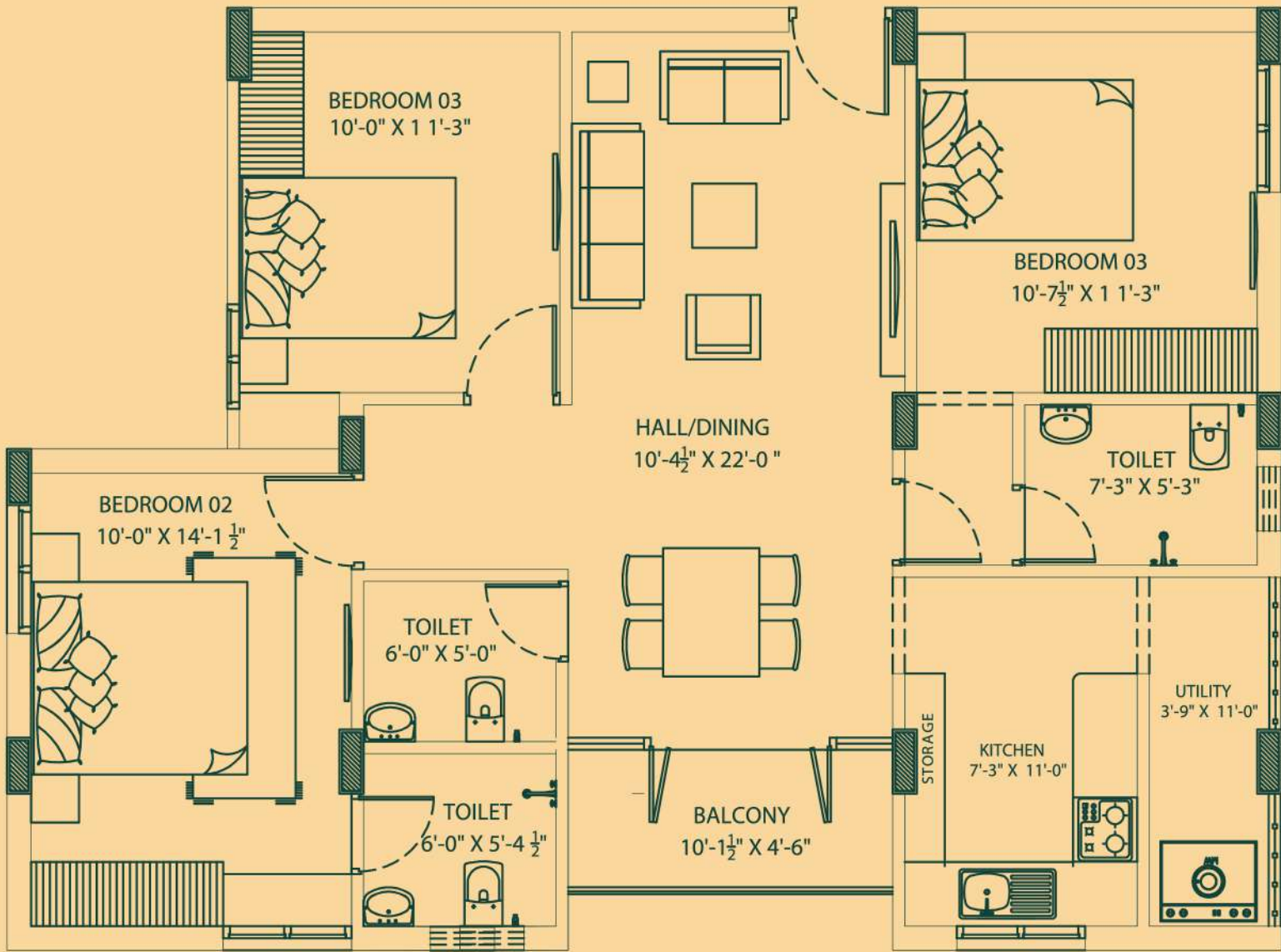
FLOORS: 5

TOTAL UNITS: 10

PLINTH AREA: 1056

LAND UDS: 510sqft

FACING **NORTH**



LIVING AREA



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BEDROOM



DINING AREA



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40 KEY AMENITIES AND FEATURES

Built to last. Finished to impress.

Every detail at Cinco The Gardenia reflects quality you can see and feel.

7 Doors

- Wooden doors: German doors (Pyramid doors or equivalent) for main door, bedrooms and bathrooms
- French doors: Premium quality fittings

8 Windows

Premium quality UPVC fittings with mosquito nets

9 Balcony

- Sliding UPVC door or foldable doors
- Stainless steel or mild steel grill with toughened glass

10 Switches and Wires

Premium quality modular switches with good quality wires

11 UPS Provision

Power backup UPS Provision provided for each apartment

12 Kitchen

- RCC structure with granite slab
- Stainless steel sink

13 Lift

- Three automatic lifts with eight passenger capacity (Johnson, Kone or equivalent)

14 Tiles

- 4*2 vitrified tiles for halls and rooms (Premium brand Simpolo or equivalent)
- Matte Finised tiles for kitchens, balcony and bathroom floor
- Vitrified or ceramic anti-skid tiles

15 Walls

- Good quality fly ash bricks with wall plastering
- Kitchen walls with tiles above granite slab upto lintel level

16 Paints

- Interior: Full coat putty with emulsion paint
- Exterior: Based on architect design

17 Structure

- RCC framed structure with earthquake safety measures and M25 / M30 certified concrete walls
- Compound walls as per architect design

18 Electricity supply

Three-phase power supply for all flats and common areas

19 Sewage Treatment Plant (STP)

30,000 litre capacity

20 Water Supply

Corporation supply; Borewell



- 21

Water Storage
1 lakh litre capacity sump
- 22

Rain water harvesting
- 23

Power backup
125KVA Diesel Generator for common areas
- 24

Fittings
 - Concealed Kohler or equivalent brand for kitchens and bathrooms.
 - Provision for water heaters in all washrooms
- 25

Maintenance
Electrical and plumbing maintenance for one year
- 26

Safety
 - 24x7 security personnel
- 27

CCTV
 - In all common areas
- 28

Air Conditioning Outlets
One in hall and One all bedrooms
- 29

Piped Gas Provision
dedicated piped gas connections for kitchens
- 30

Dedicated basement car parking
Designated for convenience, safety and efficient space utilization
- 31

EV Charging Bay – In one slot
- 32

Firefighting – Sprinkler systems in basement, Ground floor and Fire hose in all floor common areas
- 33

Open Space – 33% high space
- 34

100% Vastu compliant flats
- 35

Good ventilation and privacy with No common walls in 3HK flats
- 36

Project Management Consultant (PMC)
 - 24*7 in site for stringent quality monitoring
- 37

Dedicated walking areas
- 38

Driver and maid
 - washrooms and resting rooms in Stilt floor
- 39

Association room in Stilt floor
- 40

Shop in Stilt floor

PAYMENT SCHEDULE

Blocking Advance	₹ 1,00,000
On completion of Foundation	10%
On completion of Stilt Floor Roof Slab	15%
On completion of First Floor Slab	15%
On completion of Second Floor Slab	15%
On completion of Third Floor Slab	15%
On completion of Fourth Floor Slab	15%
On completion of Fifth Floor Slab	10%
On Time of Handover (Less blocking advance)	5%





The
GARDENIA



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