

# THE JEWEL IN THE CROWN OF PERUMBAKKAM.



READY-TO-BUILD VILLA PLOTS



## A PRICELESS INVESTMENT IN A PRIZED LOCATION



Radiance Garnet is a value-for-money investment in the centrally located and fast-appreciating highly sought after location of Perumbakkam. This premium selection of ready-to-build villa plots is strategically and advantageously located just off the OMR- Sholinganallur Junction. A picturesque CMDA-approved plotted development of 1.29 acres features 19 premium residential plots ranging from 1245 sq.ft. to 1929 sq.ft. with ready-to-use infrastructure.

### READY-TO-BUILD VILLA PLOTS



#### AREA STATEMENT

Plot No.	AREA IN SQ.FT.	Plot No.	AREA IN SQ.FT.	Plot No.	AREA IN SQ.FT.	Plot No.	AREA IN SQ.FT.
1	1245	6	1516	11	1736	16	1713
2	1295	7	1284	12	1768	17	1713
3	1333	8	1748	13	1799	18	1714
4	1394	9	1674	14	1712	19	1929
5	1639	10	1705	15	1712		



#### AMENITIES :



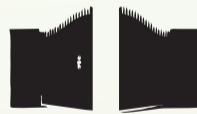
Solar Powered Street Lights



Black top road



Avenue trees



Secured gated community plots



Greenery on the sides of the road

#### LOCATION ADVANTAGE:

##### NEIGHBOURHOOD:

- Proposed Metro Station - 2Kms
- Sholinganallur - OMR Junction - 5.9 Kms
- Medavakkam Junction - 4 Kms

##### SCHOOLS & COLLEGES:

- Bala Vidya Mandir Global -CBSE - 2.3 Kms
- Bharathi Vidyalaya Senior Secondary School - 4.2 kms
- St. John's Public school - 3.6 kms
- National Public School - 4.5 km
- The PSBB Millennium School - 4.7 kms

- Amethyst International School - 4.2 km
- Sri Chaitanya School - 4.2 km
- Asan Memorial College of Arts & Science - 5.1 kms
- Mohamed Sathak College of Arts & Science - 5.5 km
- Sathyabama University 5.6 km
- St.Joseph's College of Engg 7.5 km.

##### HOSPITALS :

- Global Hospital 4.4 km
- Annai Theresa Hospital 4.6 km
- Sree Balaji Dental College & Hospital 11.3 km
- Dr. Kamakshi Memorial Hospital - 10.9 km

##### IT PARKS & COMPANIES :

- Shriram Chennai Gateway 19.6 km
- Elcot SEZ 6 km
- HCL 5.6 km
- Wipro 9.7 km
- Tech Mahindra 5.7 km
- CTS 6.5 km
- Siruseri IT Parks - 12.1 km
- MEPZ 16 km
- Tidel Park 17.8 km
- TCS, Sholinganallur 5.8 Km
- Infosys, Sholinganallur 6.9 Km

##### ENTERTAINMENT :

- Shopping Malls - 8.2 km
- Theatres - 5kms
- Hotels & Restaurants - 2 km
- Theme Parks -12 km

## ROUTE MAP



**RADIANCE GARNET, 269, 1A, 1B & 1C, Radiance Mercury Road, Perumbakkam, Chennai - 600 100.**

### WHERE PROMINENCE & CONVENIENCE CONVERGE

Located off the Sholinganallur Junction on OMR and at a walking distance from the proposed Metro Station, Radiance Garnet is surrounded by reputed schools, colleges, hospitals, entertainment centres and famous dine-outs. The best is, this value-appreciating development has excellent connectivity to different parts of Chennai and its suburbs.

Radiance Realty is Chennai's most preferred & most trusted luxury lifestyle developer with an illustrious portfolio of successfully completing projects that have set tall benchmarks in quality, value and excellence. With over 70+ years of experience in infrastructure development, Radiance Realty has tailored many new beginnings to perfection. Every Radiance project is a hallmark in unparalleled quality, on-time delivery, affordable pricing and top-class amenities.



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