



**BESHAANA  
LIFE  
SMARTAANA  
CHOICE**





# SMART CHOICE. SMARTER RETURNS.

It has been proven time & again that there is no better investment than land.

Presenting the hidden gem of Padappai, near Mannivakkam, Radiance SMARTVILLE, premium ready-to-build villa plots for the new generation of smart investors who want maximum value for their hard-earned money with guaranteed fast appreciating returns in the immediate future.

Nestling impressively on a picturesquely landscaped lush green site area of 11 acres are 240 ready-to-build villa plots, ranging in size from 552 sq.ft. to 4230 sq.ft. to suit varied needs & budgets.

Smartville offers an amazing opportunity for buyers to own a remarkable piece of land in an exceptional layout in one of the most rapidly developing & prominent residential locations of South Chennai with excellent connectivity to the best that life has to offer.

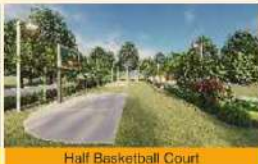
AERIAL VIEW



Children's Play Area



Multipurpose Court



Half Basketball Court



Cricket Net



Pergola with Seating



Landscape Green Area

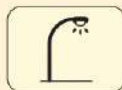


Reflexology Track for Senior Citizens



Lawn & Stage

Salient Features :



Street Lights



Black-Top Road



Grand Entrance Arch



Avenue Trees



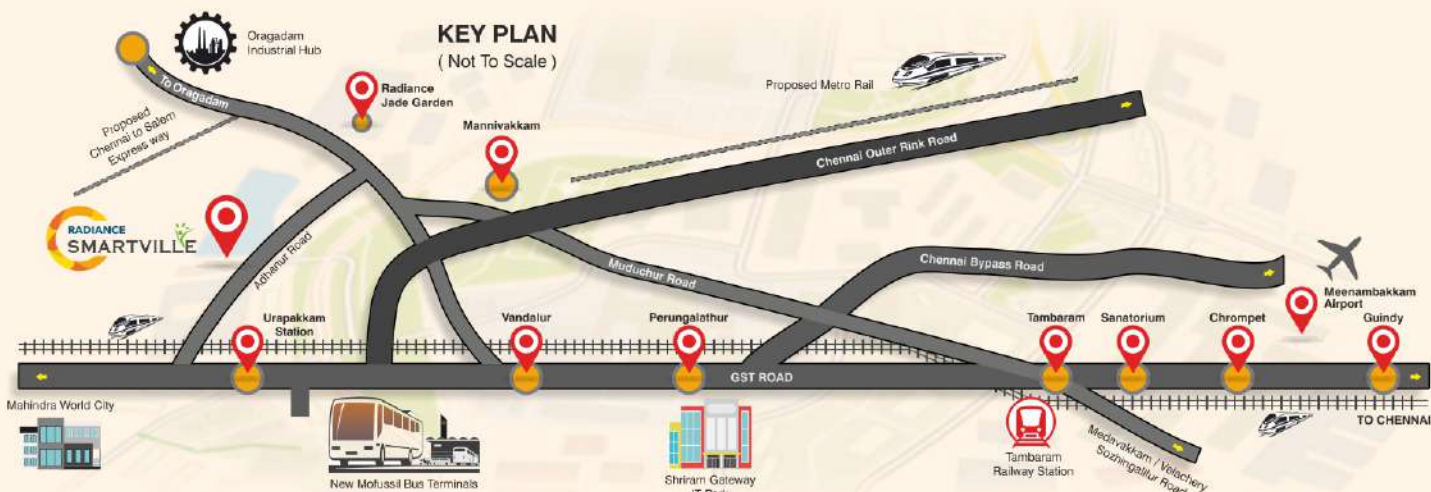
Well Planned CSR & Amenities



Park



Outdoor Fitness Zone



## PROFIT FROM A SMART & STRATEGIC LOCATION

This charming project enjoys a pride of place in the highly desirable location of Padappai near Mannivakkam & profits from close proximity to Vandalur, Mudichur & Tambaram. The locality also benefits from good connectivity to airport, railway stations, major employment hubs, renowned educational institutions, popular entertainment hot-spots, restaurants, shopping arcades, healthcare establishments & banks. In fact, everything & anything you need for a fulfilling & delightful life is right at your doorstep.

### LOCATION ADVANTAGE

#### HOSPITALS:

- Arogya Annai Arul Hospital
- Sayee Speciality Hospital
- Annai Arul Hospital
- Deepam hospital
- Thalir Hospital
- Deepam Acupuncture Clinic

#### SCHOOLS:

- Velamaal New Gen, Adhanur.
- Holy Sai International & IGCSE School, Adhanur
- Shree Niketan Patasala – CBSE, Mannivakkam
- Alwin International Public School, Padappai
- Narayana Etechno School, Mannivakkam
- Crescent School – IGCSE, Vandalur
- Sai Little Flower Play School

#### COLLEGES:

- Crescent Engineering College
- PERI Institute of Technology
- PERI college of Arts and Science
- GKM College of Engineering & Technology
- Sri Ramanujar Engineering College

#### RESTAURANTS:

- Sangeetha Veg Restaurant
- Faruuzi Multi Cuisine
- Domino's Pizza
- Naatarasan
- Singapore's Komala's Restaurant

#### ENTERTAINMENT SPOTS:

- Arignar Anna Zoological Park
- Kishkinta Theme Park
- Fun Ulagam





CHERISH  
LUXURY & SERENITY  
EVERYDAY

An enchantingly crafted gated community, Radiance Smartville has been beautifully & meticulously designed to charm its residents with an appealing selection of indulgent lifestyle amenities & enjoyable leisure facilities for the entire family within its safe & secure, fully compounded grounds.

RERA NO: TN/01/Layout/0053/2021



PLAN SHOWING THE LAYOUT OF HOUSE SITES IN S.No. 72/2, 74/1,75/1, 75/2,76,77,78/3A, 78/3B, 78/3C, 79/2B, 125/4, 128/1, 128/2, 129/1B, 129/2B, 131/1C, 132/2A2 AT PADAPPAL VILLAGE, KUNDURATHUR PANCHAYAT UNION, SIRPERUMBATHUR TALUK, KANCHEEPURAM DISTRICT.

[illegible]

As the most important characteristic of a network, connectivity has a great impact on the network performance. In this paper, we study the connectivity of a network and propose a new method to improve the connectivity of a network. The proposed method is based on the idea of "connectivity improvement" and "network reconfiguration". The proposed method is based on the idea of "connectivity improvement" and "network reconfiguration". The proposed method is based on the idea of "connectivity improvement" and "network reconfiguration".

Radiance Realty, a leading real estate company based in Chennai, is built on tradition and is driven by innovation. A formidable force in the Indian real estate industry, Radiance Realty is dedicated to providing premium housing solutions, with ultra-luxurious amenities showcased in stunning designs. With over 70 years of experience in infrastructure, Radiance Realty has tailored many new beginnings to perfection, with hopes and plans to create more.



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UP TO ₹5 LAKHS

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The project is financed by

**Motilal Oswal Home Finance Limited**