



Development partner



Site address: Shriram Divine City (Cybercity Mangadu Project Pvt Ltd)
Kundranthur Main Road, Opp. Kamakshi Amman Temple, Mangadu, Chennai - 602101

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Periya city. Niraya happiness.

SHRIRAM



DIVINE
CITY

IN PARTNERSHIP WITH CYBERCITY BUILDERS



Mangadu gets it's 2nd landmark

A LOCALITY WITH A
1000 YEAR LEGACY
NOW BECOMES YOUR HOME.

Mangadu is a hidden jewel in West Porur visited by people from all over South India for its famous Amman temple. Strategically located off Mt. Poonamallee Road, just 10 mins from Outer Ring Road, it offers great connectivity to all parts of Chennai.

Now the trusted brand Shriram Properties, part of the 90,000 Cr Shriram Group, brings you an incredible mini city, packed with conveniences and indulgences, all within the safety of a mega gated community.

Now Mangadu will get it's second famous address.



Artist's impression of Divine City, opposite to the famous Amman Temple

**Golden
location.**

**Great
connectivity.**

**Multiple
conveniences.**

COME, INVEST
IN A LOCATION
THAT TICKS
ALL THE BOXES





Niraya connectivity advantage

JUST 5KM FROM PORUR, THIS AREA ENJOYS EASY CONNECTIVITY TO CENTRAL CHENNAI, IT PARKS AND INDUSTRIAL ZONES, AND WILL SEE **HIGH APPRECIATION** IN THE COMING YEARS.



Reach **Porur** in 15 min. and take Porur flyover to reach **Guindy(30 min.)** or **Vadapalani(30 min.)**, or take Arcot road to **Valasaravakkam(30 min.)**



Get onto **Outer Ring Road** and **Bangalore Highway NH4** in 10 minutes



Outer Ring Road connects to **IT hubs** on **GST** as well as **Oragadam**, the biggest automobile hub in South Asia



The **Bangalore Highway** connects to Maduravoyal, Ambattur, Anna Nagar and Mogappair, and Sriperumbudur that is dotted with MNCs like Hyundai, Renault-Nissan, BMW, Saint Gobain among others



Easy access to **DLF IT Park** and **Olympia IT Park**

Periya location advantages

Come close to some of the **best schools and colleges** for your children, get instant medical access to **renowned hospitals** and enjoy **daily conveniences** right at your doorstep.

All within a 7 km radius



10 Top Schools



9 Hospitals



5 Medical Colleges



4 Engineering Colleges



1 Famous Temple



Numerous daily conveniences including retail, banks etc



Pudhiya development Periya investment

RAPID DEVELOPMENT THAT IS SET TO IMPROVE CONNECTIVITY
FURTHER AND MAKES **MANGADU** A SMART INVESTMENT OPTION



Upcoming **Metro Phase 2 station** just few km away



Chennai - Bangalore Industrial Corridor (CBIC) Project will drive growth around NH4



Upcoming **Maduravoyal - Port Expressway** will connect to the heart of the city in 15 minutes

Best price-value combination Chennai will ever see



Mangadu is a well connected hub, yet at a price 30% - 50% less than nearby localities. This, combined with smart sized apartments makes it the **best price-value combination Chennai will ever see.**

30 acre
mini city.

**Unmatched
lifestyle.**

**Unparalleled
conveniences.**

GIVE YOUR
FAMILY THE LIFE
THEY ALWAYS
DESERVED



**A grand entrance
arch welcomes you to
your Divine City**

Artist's impression of the grand entrance to the mini-city

Pudhiya mini-city

GIFT YOUR FAMILY A DREAM LIFE.

2600

Residences

Lifestyle spread across
30 acres

4 Grand
Clubhouses

1 Shopping
complex

Welcome
to a 30 acre
mini-city

Artist's impression of the world class mini-city

Pudhiya mini-city

GIFT YOUR FAMILY A DREAM LIFE.

2600
Residences

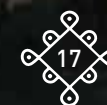
Lifestyle spread across
30 acres

4 Grand
Clubhouses

1 Shopping
complex



Artist's impression of the world class mini-city



Everything at your doorstep



- **Supermarket** right downstairs
- **School bus** pick-up point
- **Creche** to drop off your toddler
- **Clinic** for medical needs
- **ATM** in the clubhouse

Fitness, fresh air and lots of spaces to play

- **Kids play area** for your young ones
- **Multipurpose court** for a variety of sports
- **Swimming pool**
- **Indoor gym**
- **Cricket** practice net
- **Table tennis**
- Walking and jogging trails
- **Yoga/ aerobics** spaces



Acres of unique concept gardens



- **Children's garden** • **Senior citizen's** park for elders • **Multipurpose** lawn
- **Aroma garden** to relax you after a long day • **Bamboo garden** to cool off on a hot day
- **Hammocks** at exotic palm garden • **Reading** garden • **Palm & Orchid** courtyard

Hand picked amenities for everyone in your family

- **Kid's play area** • **Sports facilities** for young adults
- **Senior citizen** park for elders • Gardens for **nature** lovers
- **Banquet hall** for functions • **Rooftop party terrace**



Secure and hassle-free life



- **24X7 security** for complete safety of your family
- **Traffic free** podium
- **Uninterrupted water supply**
- **Noise free** environment
- **100% power** back-up
- **Solar power**
- **A 60' wide** access spine road
- **Rainwater** harvesting

Everything
at your doorstep

Fitness, fresh air
and lots of spaces to play

Acres of unique
concept gardens

Hand picked amenities
for everyone in your family

Secure and
hassle-free life

Pudhiya lifestyle

DISCOVER A UNIQUE LIFESTYLE AT YOUR
11,000 SQ.FT. CLUBHOUSE AND AMENITY AREA.



SWIMMING POOL



INDOOR GYM



TABLE TENNIS



INDOOR GAMES



YOGA/AEROBICS AREA



MULTIPURPOSE HALL



MAGAZINE LOUNGE



GRAND PARTY TERRACE



ATM



Artist's impression of the beautiful pool side

**Thoughtful
design.**

**Efficient
spaces.**

**Smart
homes.**

ENJOY 100%
SPACE UTILITY
FOR EVERY
RUPEE YOU PAY



Homes for everyone, designed to offer you comfortable living spaces

Thoughtfully designed homes which are perfect for your family. Whether you're a single professional, young couple, have a small or extended family, your homes are designed to meet all your needs.

- Smart 1 BHK homes, 452 sq.ft. - Perfect investment for professionals
- 2BHK optima residences, 590 - 593 sq.ft. - Ideal for young couples
- 2BHK ultima residences, 783 - 870 sq.ft. - perfect for families with young children
- 3 BHK optima & ultima residences, 1117 - 1286 sq.ft. - Ideal for larger and extended families

Niraya

space for your family

Every square foot of the space is so well designed to accommodate all your needs.



Well ventilated homes



A balcony that makes your mornings enjoyable



Generous storage space in each apartment



Wardrobe spaces in each bedroom



Plenty of storage in your kitchen



Utility space for your washing machine



Provision for Puja area



Spacious common areas



Power back-up for common areas



Spacious bedroom with well-planned wardrobe space

A household
brand.

Trusted
legacy.

Strong
fundamentals.

MAKE YOUR MOST
IMPORTANT DECISION
WITH THE BRAND
TRUSTED BY GENERATIONS

PART OF THE ₹90,000 CR SHRIRAM GROUP



Shriram Properties



16,000+
happy families



Presence
across 5 cities



Delivered 15 million sq.ft.
with over 60 million sq.ft.
under development



PE investment by Tata Capital,
TPG Walton Street, Starwood Capital
& many more

 www.shriramproperties.com.in  [shriramprops](#)  [shriramprops](#)  [shriram.properties](#)  [Shriram Properties.](#)

Landmarks across the country



16 completed projects and
10 ongoing projects in Bangalore



A 314 acre mega city under development in Kolkata



Vizag's most premium address. Phase - 1 delivered.



2 projects delivered/under construction in Chennai
On an aggressive spree with 5 new projects in the pipeline.

Development partners



CYBERCITY BUILDERS & DEVELOPERS PVT. LTD.

CYBERCITY was incorporated in 2005 with the objective to provide world-class homes to the evolving modern Indian customer particularly from the aspirational tech sectors. Since its inception, CYBERCITY has matured into a dynamic result-oriented and professional company with expertise in construction, project management, engineering, marketing and customer relationship management.

After creating a niche for itself in the Hyderabad Realty market, CYBERCITY is now expanding into other strategic markets in South-India such as Chennai, Bengaluru and Visakhapatnam.

CYBERCITY leadership consists of Group Chairman Mr. K Murali Krishna, MD Mr. Venu Vinod, Director Mr. Srivardhan Reddy and Director Mr. K L Santosh.



Amongst the top 5 real estate developers in Hyderabad



Delivered 5 million sq.ft. of residential living spaces



Rainbow Vistas @ Rock Garden, Hyderabad



5 million sft of under-construction projects in Bangalore, Hyderabad and Visakhapatnam



Track record of successful deliveries in high-rise residential and commercial real estate for the past 12 years



Marina Skies, Hyderabad

Landscape partners

VIA+ Signature India Pvt Ltd



Part of Singapore based CPG Corporation, an internationally renowned landscape consultancy firm



Completed 40+ township/residential developments, mixed use developments, hospitals and schools



Over 25 ongoing projects

DISTINGUISHED PROJECTS ACROSS CITIES

- Hiranandani Estate, Mumbai
- Apollo Hospital, Mumbai
- Gleneagles Khubchandani hospital, Mumbai
- Prestige Bella Vista, Bengaluru
- Prestige Tranquility, Bengaluru
- Hiranandani Upscale, Bengaluru
- Nitesh Hyde Park, Bengaluru
- Project Globe - IT Park, Bengaluru
- Prestige Royal Woods, Hyderabad
- Prestige Downtown, Chennai
- Prestige Palladium, Chennai
- Sanctuary Towers, Vietnam
- 40 Storey Commercial development in Colombo, Sri Lanka

**A golden
opportunity
of a lifetime.**

✓ **GOLDEN LOCATION**
THAT TICKS
ALL THE BOXES

✓ **30 ACRES MINI-CITY**
WITH UNMATCHED
LIFESTYLE

✓ **BEST PRICE VALUE**
COMBINATION
IN CHENNAI

✓ **BRAND TRUSTED**
FOR OVER 40 YEARS