



BESHAANA
LIFE
SMARTAANA
CHOICE



SMART CHOICE. SMARTER RETURNS.

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

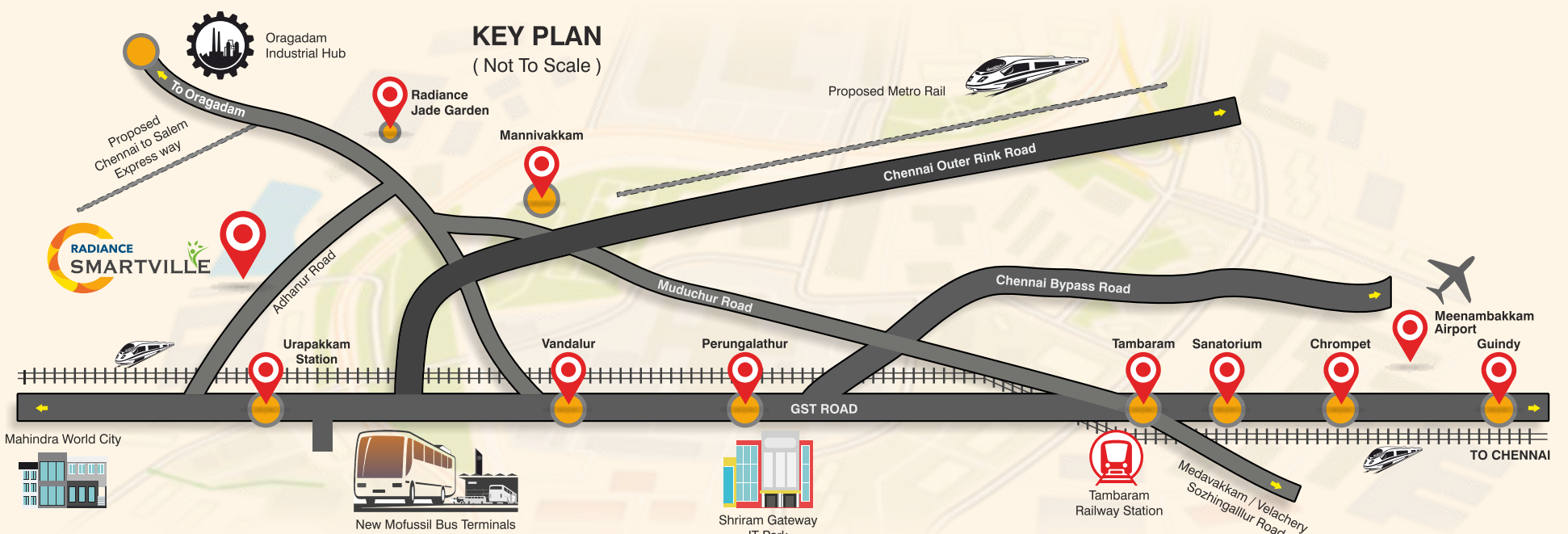
Presenting the hidden gem of Padappai, near Mannivakkam, Radiance SMARTVILLE, premium ready-to-build villa plots for the new generation of smart investors who want maximum value for their hard-earned money with guaranteed fast appreciating returns in the immediate future.

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.



Salient Features :



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



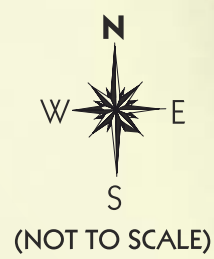
RADIANCE SMARTVILLE AT MANNIVAKKAM AREA STATEMENT



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 PADAPPAI VILLAGE, KUNDRATHUR PANCHAYAT UNION, SIRPERUMBATHUR TALUK, KANCHEEPURAM DISTRICT.

PLOT NUMBERS	TOTAL PLOT AREA IN SQ.FT.	PLOT NUMBERS	TOTAL PLOT AREA IN SQ.FT.
1	1218	121	1177
2	1399	122	1202
3	1531	123	1202
4	1664	124	1202
5	1797	125	1202
6	2254	126	1202
7	1660	127	1202
8	1364	128	1202
9	1397	129	1202
10	1429	130	1177
11	1461	131	1177
12	2029	132	1202
13	796	133	1202
14	958	134	1202
15	1228	135	1202
16	4230	136	1202
17	1972	137	1202
18	1502	138	1202
19	1502	139	1202
20	1454	140	1177
21	1802	141	1177
22	2429	142	601
23	2018	143	601
24	2547	144	601
25	952	145	601
26	1001	146	601
27	1001	147	601
28	925	148	601
29	1649	149	601
30	1930	150	601
31	1078	151	601
32	1888	152	601
33	1515	153	1177
34	1179	154	1554
35	1175	155	1202
36	1196	156	1202
37	1384	157	1202
38	1191	158	1202
39	1210	159	1202
40	1021	160	1202
41	1034	161	1487
42	1047	162	1348
43	1336	163	1499
44	1531	164	1497
45	1251	165	1497
46	1544	166	1486
47	1639	167	1372
48	1544	168	755
49	1159	169	715
50	1509	170	694
51	1284	171	1178
52	1301	172	1030
53	1326	173	859
54	1350	174	577
55	1360	175	601
56	1355	176	601
57	1349	177	601
58	1344	178	601
59	1636	179	601
60	1153	180	601
61	1202	181	601
62	1202	182	601
63	1202	183	552
64	1202	184	601
65	1202	185	577
66	1202	186	601
67	1202	187	601
68	1202	188	601
69	1153	189	601
70	1177	190	601
71	1202	191	601
72	1202	192	601
73	1202	193	601
74	1202	194	589
75	1202	195	589
76	1202	196	601
77	1202	197	601
78	1202	198	601
79	1177	199	601
80	1177	200	601
81	1202	201	601
82	1202	202	601
83	1202	203	601
84	1202	204	577
85	1202	205	601
86	1202	206	577
87	1202	207	601
88	1202	208	601
89	1177	209	601
90	1177	210	601
91	1202	211	601
92	1202	212	601
93	1202	213	601
94	1202	214	601
95	1202	215	589
96	1202	216	1683
97	1202	217	2129
98	1202	218	1177
99	1177	219	1558
100	1538	220	4127
101	1471	221	2087
102	1449	222	1954
103	1427	223	1820
104	1406	224	1686
105	1384	225	1552
106	1390	226	1410
107	1328	227	1491
108	1377	228	1054
109	1487	229	1118
110	1596	230	1174
111	2017	231	1229
112	1001	232	1285
113	1328	233	1340
114	1399	234	1396
115	1470	235	1452
116	1541	236	1596
117	1261	237	2693
118	1380	238	1202
119	1136	239	1251
120	1338	240	1616

Disclaimer: This advertisement is purely conceptual and does not constitute any form of offer. The information, images & photographs contained herein are for illustrative purposes only. Design, plan, the numbering of plots and further developments shown are tentative and the Company reserves the right to change without any prior notice & obligation, and on account of any change in plan, the numbering of plots and further developments shown are tentative. The trademark Project Name is applied for registration. In the event, the trademark is not registered the same shall be changed and the applicant shall have no objection to this same. The purchase shall be governed by the T&Cs of this Agreement.

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.



REFER AND EARN
UP TO ₹5 LAKHS

Referring Radiance homes to loved ones is incredibly rewarding. Radiance offers exciting rewards ranging from ₹30,000 to ₹5,00,000 for anyone who refer Radiance homes to their friends and family. **REFER AND EARN WITH RADIANCE, Call 78240 00080.**



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