



**MERLOAM**  
An Elephantine Group

**PRESENTS**

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An Elephantine Group



# Bliss in the Town

Phase - IV

**Residential**  
**VILLA PLOTS**  
**@ DABC**  
**PONMAR**

**80%**  
Bank Loan



**₹ 32L**  
Onwards

# PROJECT OVERVIEW

|                        |                         |
|------------------------|-------------------------|
| <b>TOTAL EXTENT</b>    | <b>2 ACRES</b>          |
| <b>TOTAL PLOTS</b>     | <b>72</b>               |
| <b>PLOT RANGES</b>     | <b>845 – 3190 SQ.FT</b> |
| <b>GUIDELINE VALUE</b> | <b>2500</b>             |
| <b>SRO</b>             | <b>GUDUVANCHERY</b>     |

# PROJECT HIGHLIGHTS

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- 1** → **40 & 24 Black Top Road Feet Road**
- 2** → **Fencing Provided & Avenue Trees**
- 3** → **Streetlights**
- 4** → **Clean Groundwater**

# LOCATION HIGHLIGHTS

## DISTANCE FACTOR

- Medavakkam - 10 mins
- Mambakkam - 5 mins
- Vandalur- 5 mins
- Navalur - 10 mins
- Kelambakkam - 10 mins

# LOCATION HIGHLIGHTS

## Schools within 5km Radius

- Maharishi Vidya Mandir School
- SBOA School
- Tatva School
- VIT Schools & Colleges
- Vel's Vidyashram School
- Velammal Global School
- Edubba School

# LOCATION HIGHLIGHTS

## Colleges within 5km Radius

- Prince Venkateshwara College
- Agni College of Technology
- Venkateshwara Dental College
- Crescent College
- Chettinad Hospitals & College
- Hindustan College
- Shiv Nadar University
- Chettinad Hospitals & College
- Vel's College
- VIT

# LOCATION HIGHLIGHTS

## HOSPITALS

- Chettinad Hospital and Research Institute(12min)
- VITC Health Center(12 min)
- GOVT. Primary Health Center(10min)
- Swaram Hospital(15min)
- Kathir Memorial Hospital(16mins)
- Sri Meenachi Hospital(16mins)

# LOCATION HIGHLIGHTS

## IT PARKS

- SIPCOT IT Park – 25 mins
- ETA Technopark – 25 mins

## Entertainment

- Vivira and Marina Mall(10min)
- MGM(20min)
- VGP(20min)
- Vandalur Zoo(10min)

**RATE PER SQ.FT**

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**REGULAR PRICE - ~~3900/-~~**

**OFFER PRICE - 3750/-**

**REGISTRATION COST EXTRA**

**RATE PER SQ.FT**

**80%**  
**BANK LOAN FROM**

