

golden  
acres

at Shriram One City, Valarpuram

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**Shriram**  
Properties  
Homes that live in you

# Chennai plot, **Madras vilaiyil!**



## A project by Shriram Properties

Shriram Properties Ltd. is one of the leading property developers in South India – a public listed company focused on mid-market, premium, luxury housing, plotted development, commercial and office space businesses. We are a part of the legendary Shriram Group with four decades standing in retail financial services and other sectors.

- 29 completed projects over **16.76 million sq. ft.**
- **22,000** happy families
- Presence in **5 cities**  
Chennai, Bengaluru, Kolkata, Coimbatore and Vishakapatnam
- Voted **Most Trusted Real Estate Brand** by  
Global Real Estate Congress
- Listed with **National Stock Exchange**



## Chennai plot, Madras vilayil!

**LAUNCHING**  
**golden**  
**acres**

at Shriram One City, Valarpuram

**Plot Range:** 700 - 2000 sq. ft.

Ever wish you could go back to the old Madras, and purchase a plot at rock-bottom prices? Well, you still can - buy the hottest, ready-to-build plots only at Golden Acres from Shriram Properties.



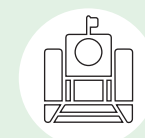
# We've been making plans, for your future home!

1. Proposed 50' Shriram Road
2. Proposed commercial complex and Club Terra
3. Phase 1A plots
4. Santrupthi Villas
5. Amenities
6. Golden Acres
7. Clubhouse
8. Future Development





# Minutes away from everything!



Just 5 mins from Saveetha Medical College



10 mins from Poonamallee, Sriperumbudur and Oragadam



Direct connectivity to Airport Road



Excellent social infrastructure



Minutes from upcoming Metro Station and Mofussil Bus Stand at Thirumazhisai



Easy access to prime locations

## Education

- St. Joseph International School 10 mins
- Loyola International Residential School (15 mins)
- Rajiv Gandhi College of Engineering (10 mins)
- Saveetha Engineering College (10 mins)
- Saveetha Medical College (10 mins)
- Maharishi Vidya Mandir (15 min)

## Retail

- VR Chennai (35 mins)
- EVP Cinemas (15 mins)
- Queensland Amusement Park (12 mins)
- Funland (25 mins)

## Healthcare

- RMD Specialities Hospital (20 mins)
- Pandian Hospital (20 mins)
- GJ Multispeciality Hospital (20 mins)
- KC Multispeciality Hospital (25 mins)

## Connectivity for today and tomorrow!

- Surrounded by SEZs, IT Parks and workzones
- Surrounded by schools, colleges, shopping and healthcare facilities
- 1,50,000 jobs in the vicinity!
- Appreciation close to 40% in just 5 years!
- Upcoming Metro Station just 5 minutes away
- Widening of Chennai-Bengaluru Highway
- A short drive from the Elevated Port Link Road
- Round the corner from Chennai's New Airport



## The perks you wished for!



Supermarket



Pharmacy



ATM



Badminton Courts



Basketball Courts



## Small investment today, Big returns tomorrow!

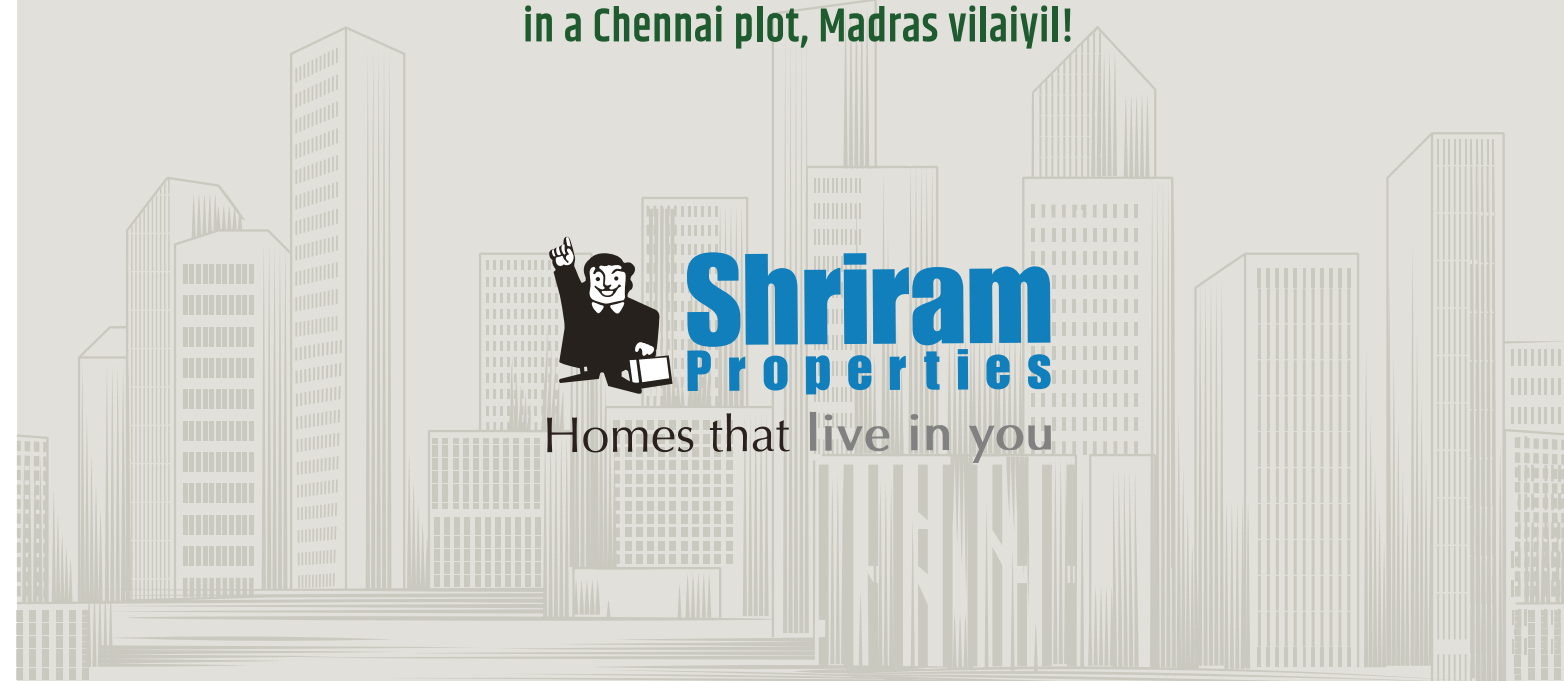
- Boost to real estate expected with the widening of the Chennai-Bengaluru Highway
- CMRL Metro Line extension to Thirumazhisai brings everything closer
- Very close to upcoming Mofussil Bus Stand at Thirumazhisai that will ensure rapid development all round

### Why invest in Golden Acres





So make the investment of a lifetime,  
in a Chennai plot, Madras vilaiyil!



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TN/01/LAYOUT/6160/2022 www.rera.tn.gov.in | DTCP Layout Approval No: 29/2022, Valarpuram Panchayat, Sripurumbudur Panchayat Union RC.NO 1891/2022/TCP-5, Dt:26-04-2022. | This project is promoted by M/s. Shriram Properties Ltd.