



*Mogappair Next Ayapakkam*

**SENTHIL KUMARAN NAGAR**



**Premium Luxury  
Villa Plots**



**SATHYA ELITE PROPERTIES PVT.LTD.,**

📍 No.14, Srinivasa Nagar, Alapakkam Main Road,  
Maduravoyal, Chennai-95, (opposite to R.R Mahal)

☎ 044-4764 9464 🌐 [www.sathyaeliteproperties.com](http://www.sathyaeliteproperties.com)

# WELCOME TO SENTHIL KUMARAN NAGAR

## SATHYA ELITE PROPERTIES PVT LTD



Sathya Elite Properties proudly presents Senthil Kumaran Nagar in Ayapakkam, an amazing opportunity to invest in plots that will fetch the fortune of tomorrow. As a prized possession to realize your future dream home, your investment in a bright future is right here.



Enjoy multifold returns  
on a secure investment.



Become a proud  
land owner.



Build customised  
homes based on your  
taste and preferences.



An investment to secure  
your family's future.

An investment for your  
child's future.

An investment for your  
future retirement.



Only property investments  
will get you loans  
at the lowest interest rates.

# PROJECT HIGHLIGHTS



CMDA & RERA  
APPROVED



Fully Gated  
Community



33' Wide  
Blacktop Road



CCTV SURVEILLANCE



Entrance Arch



Avenue Trees



Street Lights



Portable water

## WELL-CONNECTED TO EVERYTHING YOU NEED

- 2 mins Zamar Matric. School
- 5 mins Velammal Vidyalaya School.
- 5 mins Aachi Global School
- 5 mins Sri Venkateshwara Vidyalaya School
- 10 mins St.Peters University, Dr. MGR University
- 10 mins Mahalakshmi Women's College.
- 10 mins Apollo Hospital & Saveetha Dental Hospital.



## THE FUTURE IS HERE, AT MOGAPPAIR NEXT TO AYAPAKKAM

- Ayapakkam is a Western suburb of Chennai in Thiruvallur district in the Indian state of Tamil Nadu. Ayapakkam is currently a village panchayat surrounded by Thiruverkadu municipality, Avadi corporation and Greater Chennai Corporations.
- Ayyapakkam is a very good locality in Chennai City. This is upcoming, developing area. Near to leading schools, colleges, Wedding Halls and Hospitals.
- Passing through the localities of Anna Nagar, Mogappair and Maduravoyal, Ayapakkam is excellently connected to the city centre via Poonamallee High Road.
- Latest price movement in Ayapakkam is a good indicator for investors or end-users on the direction where the property market in Chennai is moving.
- The Ambattur Ambit IT Park of Chennai is one of its most well known IT Parks. Learn all about Ambit IT Park, its facilities, companies, as well as nearby places, including real estate investment options.

# SENTHIL KUMARAN NAGAR

PROPOSED LAYOUT OF SITES IN S.NO: 206/2A1, 2A2, 2B, 2C, 2D, 207/1 & 209/2  
AYAPAKKAM VILLAGE, AVADI TALUK, TIRUVALLUR DISTRICT



| PLOT NO | EXTENT SQ.FT |
|---------|--------------|
| 1       | 826          |
| 2       | 1085         |
| 3       | 894          |
| 4       | 1165         |
| 5       | 855          |
| 6       | 990          |
| 7       | 1513         |
| 8       | 1598         |
| 9       | 900          |
| 10      | 900          |
| 11      | 900          |
| 12      | 900          |
| 13      | 900          |
| 14      | 988          |
| 15      | 1040         |
| 16      | 988          |
| 17      | 1000         |
| 18      | 1000         |
| 19      | 1000         |
| 20      | 1000         |
| 21      | 1000         |
| 22      | 1000         |
| 23      | 1284         |
| 24      | 1024         |
| 25      | 1297         |
| 26      | 1736         |
| 27      | 988          |
| 28      | 1000         |
| 29      | 905          |
| 30      | 1078         |
| 31      | 1000         |
| 32      | 1068         |
| 33      | 1040         |
| 34      | 1068         |
| 35      | 1000         |
| 36      | 1473         |
| 37      | 899          |
| 38      | 788          |
| 39      | 1158         |
| 40      | 746          |
| 41      | 615          |
| 42      | 750          |

**BANK LOAN AVAILABLE**



# PROJECT HIGHLIGHTS



## SCHOOLS

- Velammal Vidyalaya
- Aachi Global School
- Sri Venkateswara Vidyalaya
- Little Holy Angels
- Rudarappasamy School

## COLLEGES

- SA Polytechnic Engg. College
- St. Peter's University
- Dr. MGR University
- Saveetha Dental College

## HOSPITALS

- Apollo Hospital
- ACS Medical College & Hospital
- Aravind Eye Hospital
- Saveetha Dental College & Hospital

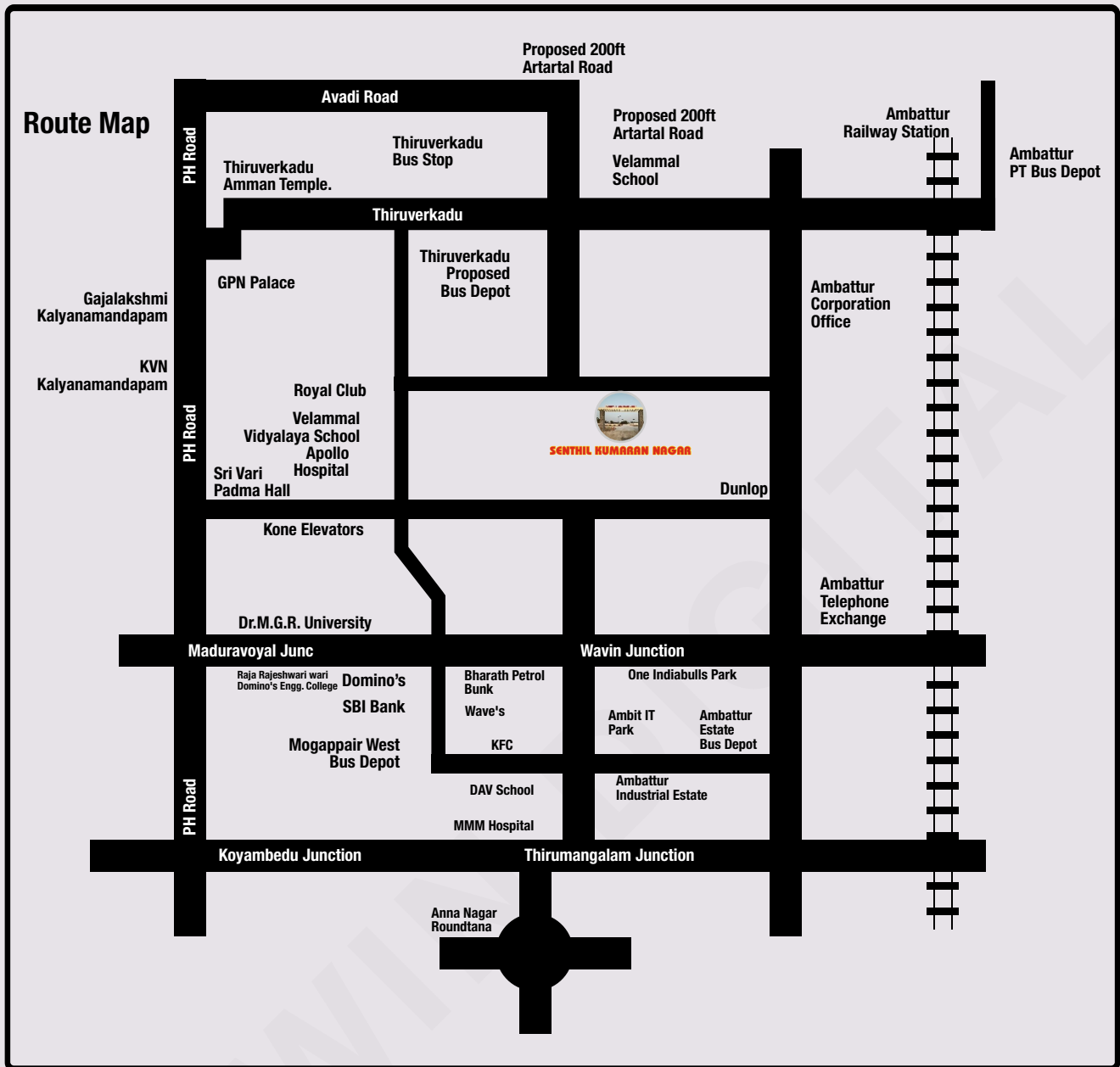
## ENTERTAINMENT

- Raaki Cinema
- Murugan Cinema
- Decathlon Sports
- Meenakshi Theatre

SITE LIVE PHOTOS



# LOCATION MAP



PROJECT BY



PROMOTED BY



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FEDERATION OF ALL INDIA REAL ESTATE ASSOCIATION