



VILLA PLOTS  
FOR SALE  
AT SIRUSERI

# Aishwaryam

DEVELOPED BY



KEYSTONE SPACES

DELIVERING KEYS TO YOUR DREAMS

SIZES BETWEEN 1151-1964 SQ.FT

 9884904888

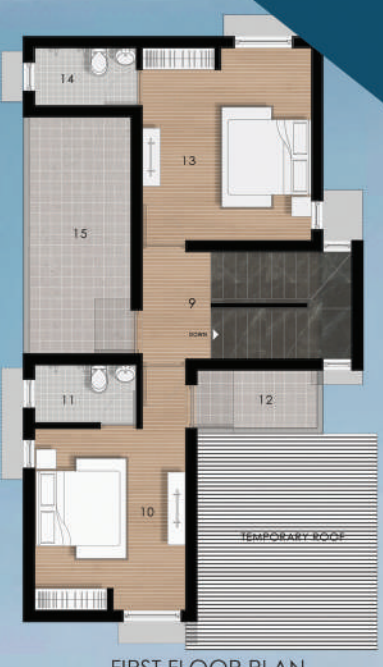
RERA NO: TN/01/Layout/7341/2022

**AISHWARYAM by Keystone Spaces** is a ready-to-build villa plot development in Siruseri. Plot sizes are available between **1151 sq ft and 1964 sq ft**. Siruseri is a rapidly developing suburb of Chennai, located along the Old Mahabalipuram Road (OMR), which is also known as the IT corridor of the city. Siruseri with its upcoming projects such as Metro, Elevated corridor and outer ring road connection, has tremendous potential for investment.

## LAYOUT PLAN



PLOT NO	FACING	SQ.FT
1	North East	1227
2	North	1500
3	North	1500
4	North	1500
5	North	1500
6	North	1500
7	North	1500
8	North	1500
9	North	1500
10	North	1242
11	North	1776
12	South	1494
13	South	1151
14	South	1317
15	South	1317
16	South	1317
17	South	1317
18	South	1317
19	South	1317
20	South	1317
21	South	1317
22	South	1461
23	South	1964



FLOOR PLAN: NORTH FACING

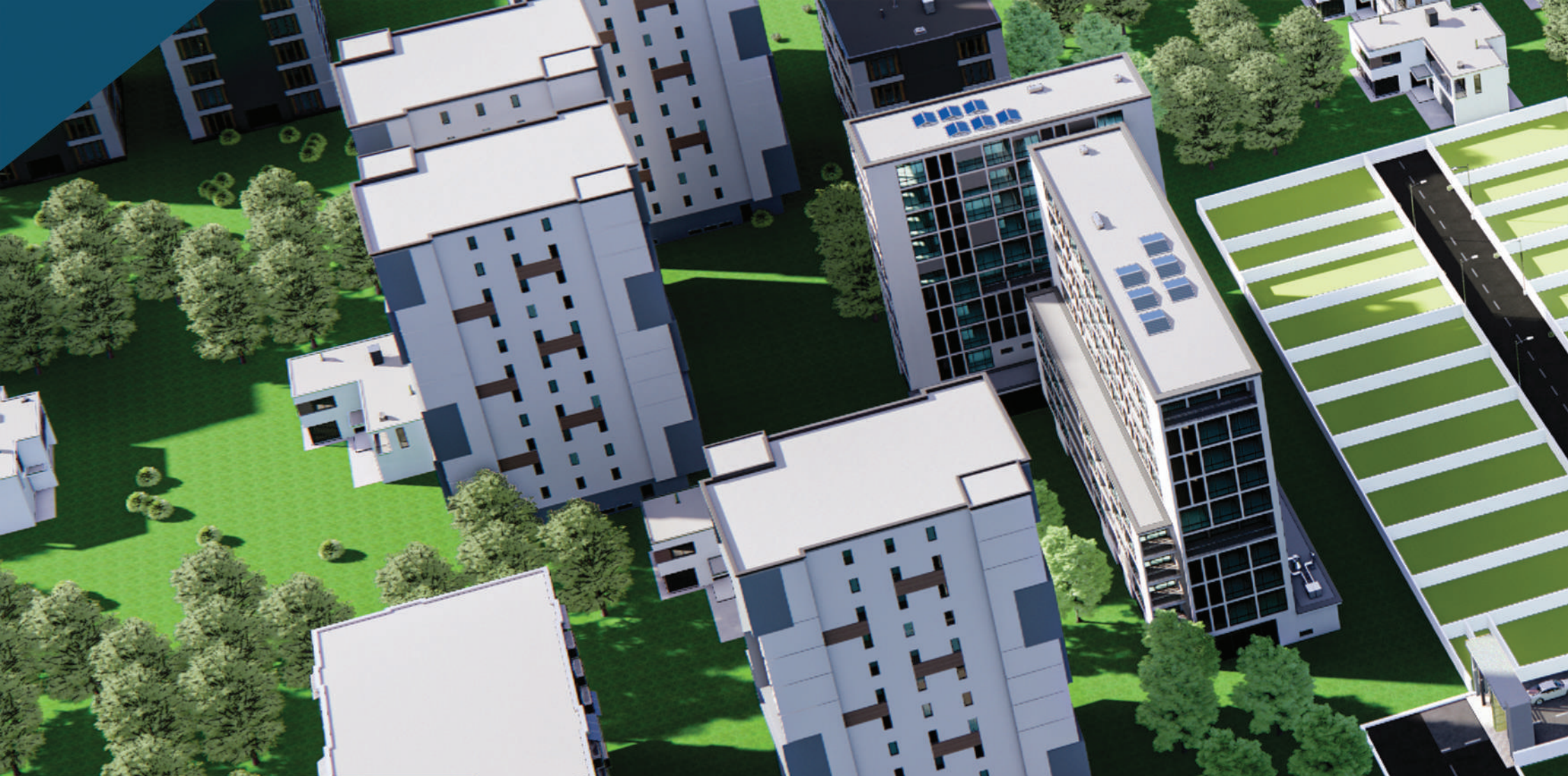
FLOOR PLAN: SOUTH FACING



KEY PLAN



INDICATIVE FLOOR PLANS



Avenue Plantations



Access to Hospitals



Portable Water



Access to schools & colleges



Roads



Clear land title



DTCP Approved



Compound wall



Avenue lighting

## WHY SIRUSERI IS A REFERED LOCATION FOR REAL ESTATE ?

### CONNECTIVITY

Siruseri is well connected to the ECR, OMR, and GST roads. The OMR road provides easy access to the IT hub, as well as the East Coast Road (ECR). Tourist attractions such as Kovalam Beach, Mahabalipuram, VGP Marine World, Marina Mall, etc.

### INFRASTRUCTURE

Siruseri has a well-developed social and physical infrastructure, with many schools, colleges, hospitals, malls, and entertainment options in the vicinity.

### AFFORDABILITY

Siruseri offers a range of affordable and premium housing options for different segments of buyers. Siruseri is a promising real estate destination that offers a blend of modern amenities, natural beauty, and cultural heritage. It is an ideal choice for those who are looking for a peaceful and comfortable living, as well as a lucrative investment opportunity.



**SATHYABAMA  
INSTITUTE**



**VIVIRA MALL**



**KOVALAM BLUE  
FLAG BEACH**



**MARINA MALL**



**SIPCOT IT PARK**



**ST.JOHN'S PUBLIC  
SCHOOL**



**DAKSHINACHITRA**



**HINDUSTAN COLLEGE**



**VGP**



**VIT COLLEGE**



**MGM**



**APOLLO HOSPITAL**

### NEARBY LOCATIONS

#### IT Parks

- Tata Consultancy Services
- Atos Syntel
- Airtel data center
- Adani data center
- Cognizant
- Capgemini
- Hexaware
- Aspire Systems
- Global Software
- Indus Teqsite
- Solverminds
- Sopra steria

#### Entertainment Avenues

- Marina Mall
- Vivira Mall
- INOX
- AGS Cinemas
- OMR food Street
- Kovalam Blue flag Beach
- VGP
- MGM

#### Institutional

- M.S.A.J College
- VIT Chennai
- Chettinad College & Research Institute
- PSBB school
- St.John's Public School
- Sathyabama Institute
- Hindustan College

#### Connectivity

- Upcoming Siruseri Metro Station
- Easy Access to OMR, Vandaloor -Kelambakkam Road,
- ECR, Medavakkam
- Siruseri Bus stand

#### Health Care Centres

- Chettinad Health City
- Life line Hospital
- Madhura Hospital
- Apollo diagnostics
- Radiant Dental care

## FUTURE DEVELOPMENT



### CHENNAI METRO PHASE 2

- Madhavaram to Siruseri SIPCOT, covering a distance of 45.8 km with 49 stations.
- Metro connectivity from Siruseri to Kilambakkam via Kelambakkam, covering a distance of 23.5 km with 12 elevated stations.



### CHENNAI BYPASS CROSSING

- This project will construct a flyover at the junction of the Chennai Bypass and Ramachandra



### TAMIL NADU MEGA SPORTS CITY ON EAST COAST ROAD

- 500-acre sports city near Thiruvadanthai.
- The sports city will have various facilities, such as athletic tracks, an indoor cycling velodrome, a hockey stadium, and a multipurpose indoor stadium for basketball, volleyball, and boxing.



### SIRUSERI RESERVE FOREST DEVELOPMENT

- A 50-acre urban forest in Siruseri, adjacent to the SIPCOT IT Park, with the aim of enhancing the green cover and biodiversity of the area.

**Keystone Spaces** offers ready-to-build villa plots with fully developed infrastructure at an affordable price.

Plots ranging from 1151 sq ft to 1964 sq ft are offered at Aishwaryam. Home loans are available with leading banks.

For those who prefer to build their own home, assistance from design to construction is on offer.





Developed by



**KEYSTONE SPACES**

DELIVERING KEYS TO YOUR DREAMS

SITE ADDRESS

OFFICE ADDRESS

Aishwaryam,  
M.K.Stalin Road  
Siruseri Village,  
Thirupporur taluk,  
Chennai -603105

2A, Sivanandanam  
Apartments ,1A/1B, East  
Park St, Shenoy Nagar,  
Chennai- 600032.

🌐 [keystonespaces.in](http://keystonespaces.in)

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