

**VALUE REALITY**  
CREATING REAL VALUE IN PROPERTY



SERASA  
**EDEN**  
PREMIUM VILLAS PLOTS AT  
IYYAPATHANGAL







Sometimes, A piece of land is all you need to see a city rise





Welcome to Value Reality Serasa Eden, the plotted development that introduces many First-Ever in Iyyappanthangal.

An enchantingly crafted gated community, Serasa Eden 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.

Serasa Eden offers an amazing opportunity for buyers to own a remarkable piece of land in an exceptional layout in of the developed residential location of West Chennai with excellent connectivity to the best that life has to offer.

#### Project Approvals

#### Project Configuration

Size	Units	Ranging
1.68 acres	50 Plots	783 - 1633 sq.ft







Dedicated to  
imagination  
and aspirations.





## Exclusive amenities to make your life even more special



Potable ground water



Elevated land



Adequate streelights



Well-laid long lasting blacktop roads



Ready to build

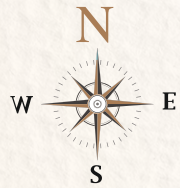


Fully Compounded

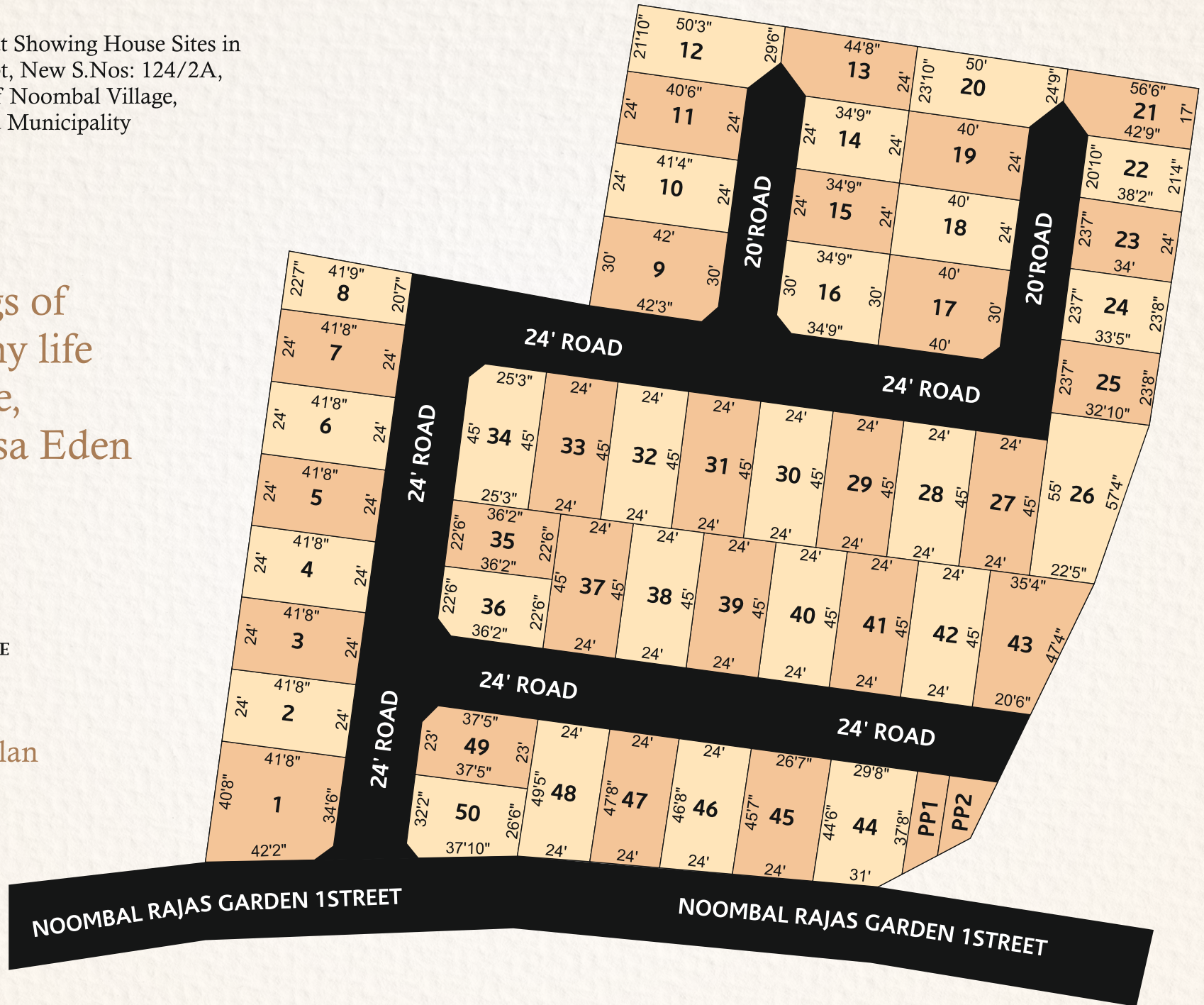


Plot in Layout Showing House Sites in  
 Old S.No.83pt, New S.Nos: 124/2A,  
 2B, 2C, 2D of Noombal Village,  
 Thiruverkadu Municipality

All the  
 makings of  
 a worthy life  
 are here,  
 at Serasa Eden



Layout Plan





Area Statement

50  
exclusive plots  
for the  
privileged few

PLOT	SQ.FT	SURVEY NO
1	1554	124/2D
2	1000	124/2D
3	1000	124/2D
4	1000	124/2D
5	1000	124/2D
6	1000	124/2D
7	1000	124/2D
8	896	124/2D
9	1250	124/2B,124/2A
10	998	124/2A
11	980	124/2A
12	1190	124/2A
13	1051	124/2A
14	834	124/2A
15	834	124/2A
16	1032	124/2A,124/2B
17	1190	124/2A,124/2B
18	960	124/2A
19	960	124/2A
20	1074	124/2A
21	989	124/2A
22	843	124/2A
23	840	124/2A
24	795	124/2A,124/2B
25	783	124/2B

PLOT	SQ.FT	SURVEY NO
26	1633	124/2B,124/2C
27	1080	124/2B,124/2C
28	1080	124/2B
29	1080	124/2B
30	1080	124/2B
31	1080	124/2B
32	1080	124/2B
33	1080	124/2B,124/2D
34	1123	124/2D
35	815	124/2D
36	803	124/2D
37	1080	124/2B,124/2C,124/2D
38	1080	124/2B,124/2C
39	1080	124/2B,124/2C
40	1080	124/2B,124/2C
41	1080	124/2B,124/2C
42	1080	124/2B,124/2C
43	1259	124/2C
44	1271	124/2C
45	1203	124/2C
46	1105	124/2C
47	1130	124/2C
48	1157	124/2C,124/2D
49	845	124/2D
50	1084	124/2D



Industrial Hubs



Hospitals



Schools



Residential  
Establishments



IT Corridor



Serene  
Environment



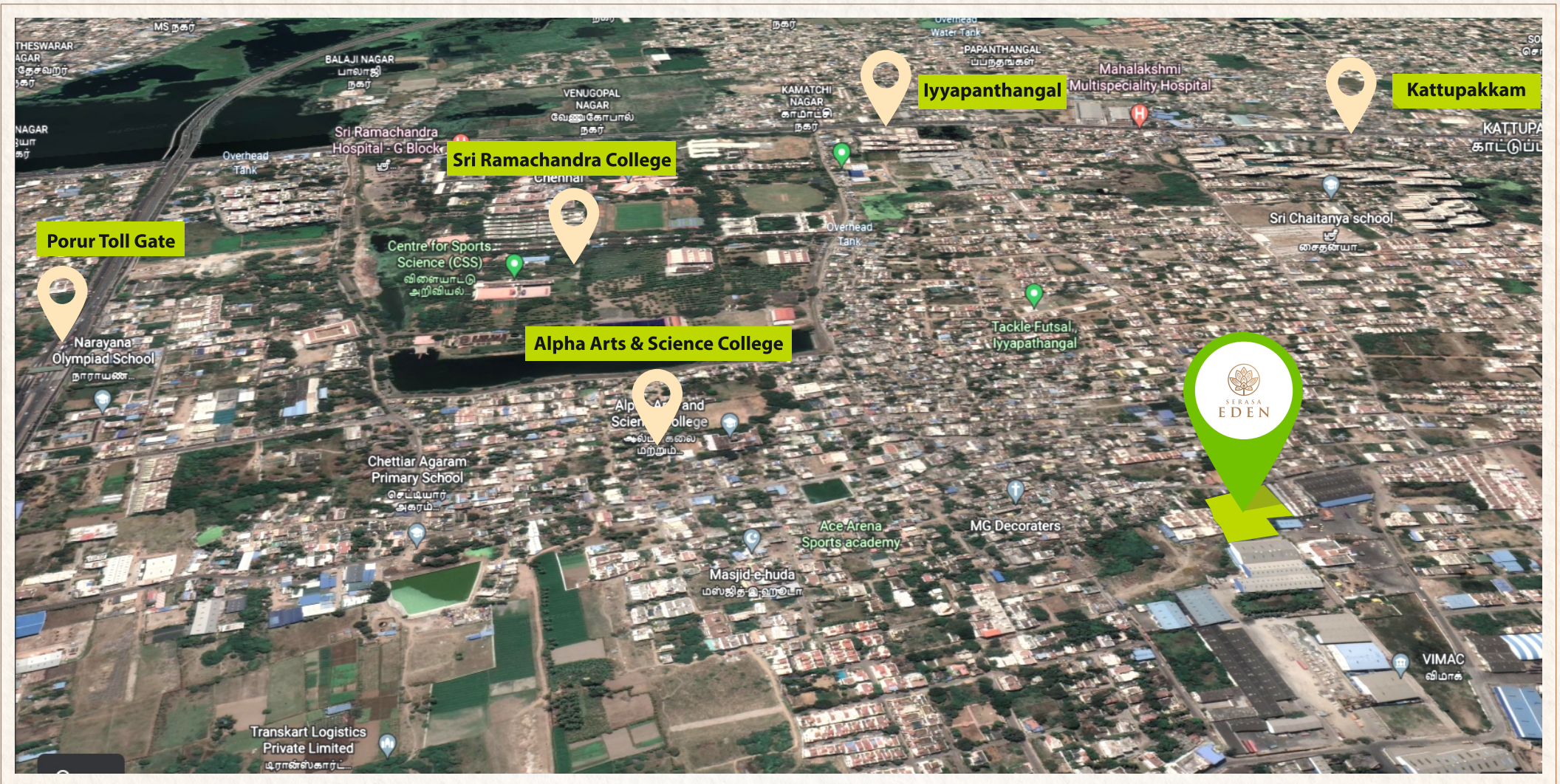
Colleges



Day to day  
Utilities



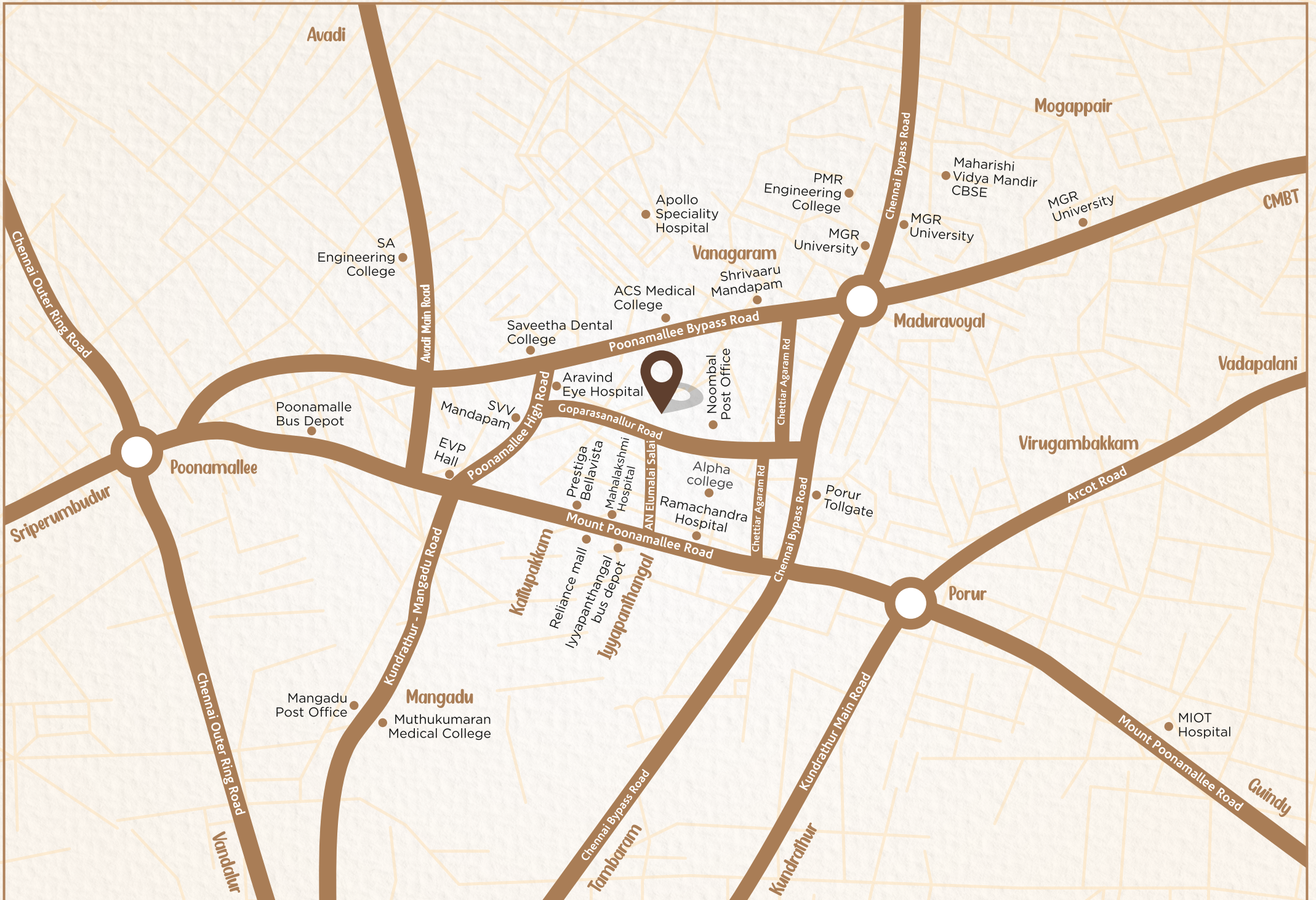




## The journey from imagination to reality

- A self-sustainable living with everything you may need within its expanse
- Building a sensitive community with the touch of art and culture
- Happy dwellings with nearly 10,000 residences
- One of the most exclusive offerings at Serasa Eden, here's your opportunity to belong to a like-minded community of the who's who of the world.





Avadi

Mogappair

CMBT

SA Engineering College

Apollo Speciality Hospital

PMR Engineering College

Maharishi Vidya Mandir CBSE

MGR University

Vanagaram

Shri Vaaru Mandapam

MGR University

ACS Medical College

Saveetha Dental College

Maduravoyal

Poonamallee Bypass Road

Vadapalani

Poonamalle Bus Depot

SVV Mandapam

Arvind Eye Hospital

Noombal Post Office

Poonamallee

EVP Hall

Goparasanallur Road

Virugambakkam

Sriperumbudur

Prestiga Bellavista

Mahalakshmi Hospital

Alpha college

Arcot Road

Ramachandra Hospital

Porur Tollgate

Katimpakkam

Reliance mall

Iyyapanthangal bus depot

Iyyapanthangal

Mount Poonamallee Road

Porur

Mangadu Post Office

Mangadu

Muthukumaran Medical College

Chennai Outer Ring Road

Vandathur

Tambaram

Kundrathur

MIOT Hospital

Mount Poonamallee Road

Guindy



# Close to all that you need

Iyyapanthangal Bus Depot - 1.5 kms

Proposed Metro Station - 2 kms

Kattupakkam - 2 kms

Porur Toll Plaza - 2 kms

Porur Junction - 3.6 kms

Maduravoyal - 4 kms

Mogappair - 6 kms

CMBT - 9 kms



## Colleges

- Sri Ramachandra Medical College
- Saveetha Dental College
- ACS Medical College & Hospital
- Sindhi College of Arts & Science
- Alpha Arts & Science College
- MGR University
- Sastha Engineering College

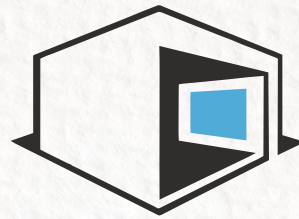
## Schools

- Aadhitya International Public School
- Vedanta Academy
- Alpha CBSE School
- Maharishi Vidya Mandir
- Narayana Group of School
- Sri Chaitanya Techno School
- Little Millennium School

## Hospitals

- ACS Medical Hospital
- Apollo Speciality Hospital
- Sri Ramachandra Hospital
- Serene Life Hospital
- Mahalakshmi Multi specialty Hospital
- Miot International Hospital
- Vijaya Hospital





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Our Preferred Bankers

