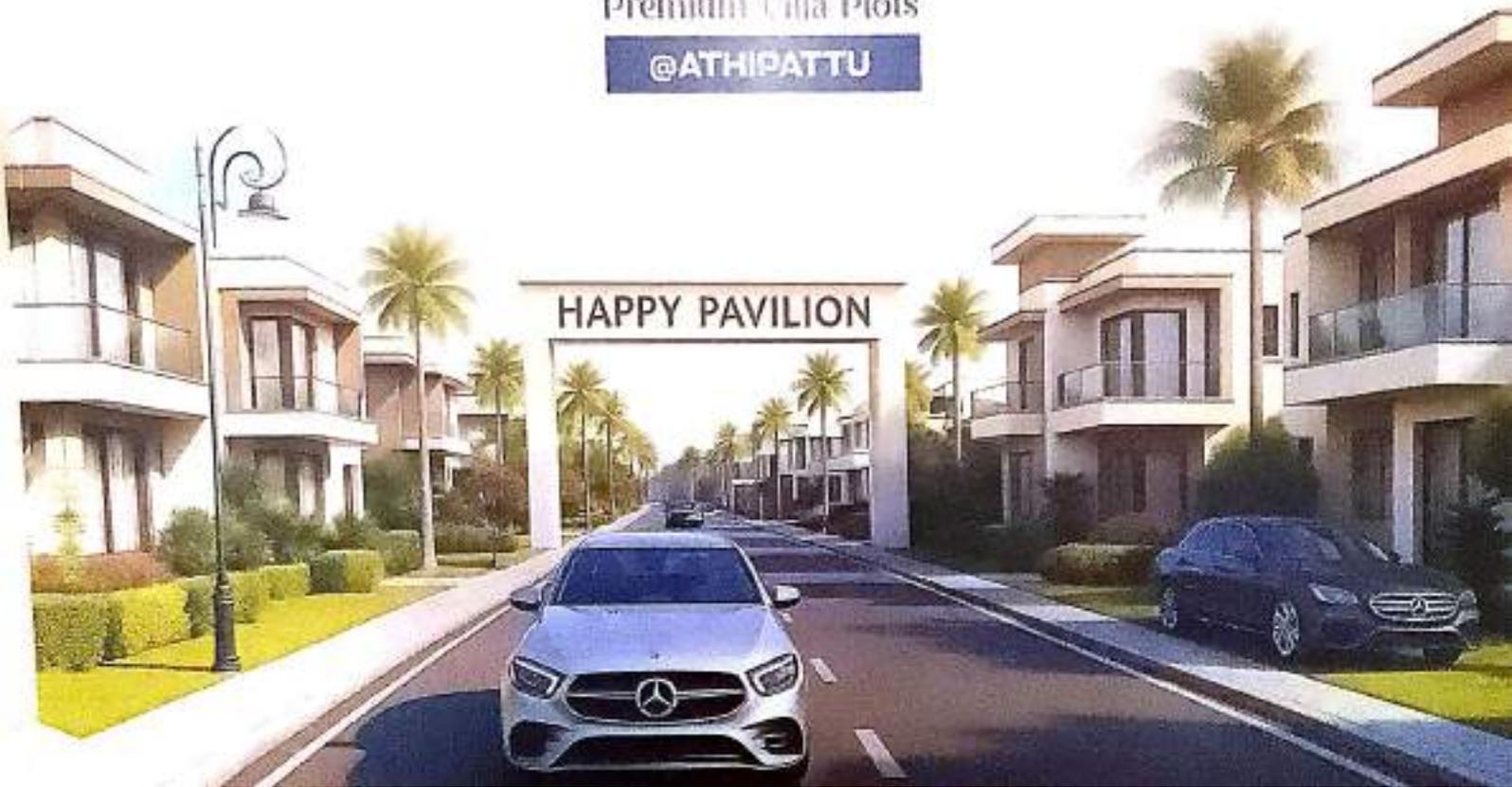




HAPPY
PAVILION
Premium Villa Plots
@ATHIPATTU





Welcome to a smartly priced, most graceful and enchanting address of **Athipattu**. Opportunities like this are rare – a premium luxury villa plot in a highly sought-after location, offered at remarkable value for money. When such a gem reveals itself, it's simply meant to be seized. Nestled away from the chaos of the city,

HAPPY PAVILION presents a lifestyle where nature and elegance blend in perfect harmony. This is more than just a place to live – it's the beginning of a new era in refined living, thoughtfully crafted at **Athipattu**.

Spanning 13 acres of lush, curated landscapes, this CMDA Approved enclave features 217 premium villa plots, thoughtfully sized from 800 sqft to 2500 sqft. Designed for those who value both privacy and prestige, this address offers the rare advantage of affordable pricing without compromising on luxury.

EXPERIENCE A VIBRANT
LIFESTYLE
IN EVERY MOMENT



PROXIMITIES



BUS STOPS

- > 5 Mins drive from Ennore Bus Stand
- > 7 Mins drive from Mingal Bus Stand
- > 10 Mins drive from Masuli Near Town Bus Terminus



SCHOOLS

- > 3 Mins drive from Sri AAI Matiji Matriculation School
- > 3 Mins drive from Model Government School
- > 4 Mins drive from Government High School
- > 4 Mins drive from Emmanuel Marie Secondary School, Adipathi
- > 5 Mins drive from Velampachi Forest Middle School



HOSPITALS

- > 15 Mins drive from Anand Hospital
- > 17 Mins drive from Ezhil Hospital
- > 17 Mins drive from Sundaram Hospital
- > 17 Mins drive from Sri Ranga Hospital



COLLEGES

- > 5 Mins drive from BSS Computer College
- > 6 Mins drive from Presidency Community College
- > 8 Mins drive from Kamaraj Institute of Technology (KIT)
- > 8 Mins drive from Shree Chandraprabhu Jain College
- > 7 Mins drive from R.M.D. Engineering College



RAILWAY STATIONS

- > 2 Mins drive from Alispattu Railway Station
- > 5 Mins drive from Ennore Railway Station
- > 5 Mins drive from Nedumbakkam Railway Station



IMPORTANT PLACES

- > 10 Mins drive from Kamarajar Port
- > 10 Mins drive from Kalpalali Port





MINIMUM PLOTS

A - BLOCK

B - BLOCK

C - BLOCK

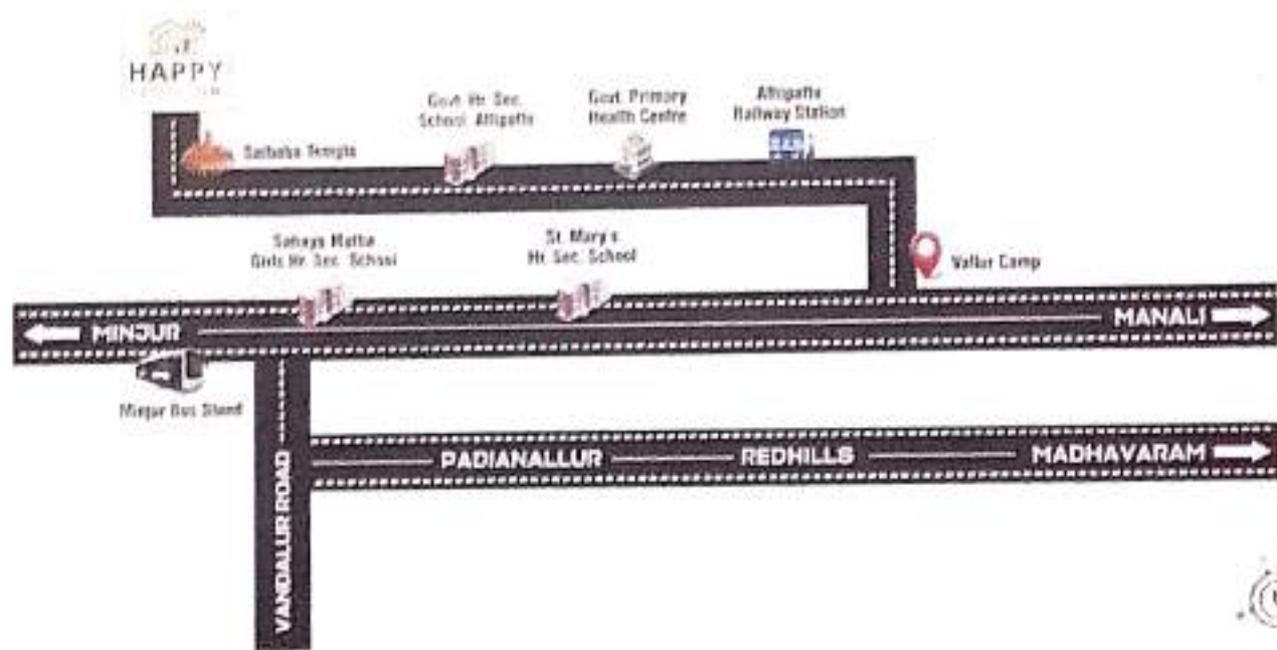


AMENITIES

- 1 BLACK TOP ROAD
- 2 COMPOUND WALL
- 3 MAIN ENTRANCE ARCH
- 4 STREET LIGHTS
- 5 QUALITY GROUND WATER
- 6 DEVELOPED PARK

LAYOUT LOCATED AT:

THIRUVALLUR DISTRICT | ATHIPATTU VILLAGE
PONNERI TALUK | SURVEY NO : 127/1,2,4, 134/1,2, 135/4,5,6,6
MEASURING 13 ACRES



HAPPY PAVILION
ATHIPATTU.

Disclaimer :-

- * Roads and OSR handed over to the local panchayat through gift deed.
- * The structure is built and control is handed as legal document.