



PREMIUM VILLA PLOTS

Opposite to

MAHINDRA WORLD CITY



**சிறந்த எதிர்காலத்திற்கு
ஒரு சிறந்த தொடக்கம்**



EMBRACE THE GOOD LIFE



ABOUT VIRUKSHAM

Welcome to Viruksham, the most elegant and enchanting address Opposite to Mahindra World City. It's not every day you come across a great luxury villa plot in such an amazing location. And when you find one at an incredible price, you simply have to go for it. Tucked away from the bustle of the city, Viruksham introduces a whole new standard of nature in harmony Opposite to Mahindra World City. This luxury gated community, DTCP Approved & RERA Registered, is spread across 15.66 acres of greenery and consists of 381 premium plots, ranging from 582 sqft to 1965 sqft. The location is ideal for building a residential luxury villa, as it is just a few minutes away from key landmarks and offers excellent connectivity to all parts of the city.

PROJECT HIGHLIGHTS

TOTAL ACRES

15.66 ACRES

TOTAL PLOTS

**381 LUXURY
VILLA PLOTS**

PLOT SIZE

**582 SQ.FT TO
1965 SQ.FT**



Chennai to Chengalpattu National Highway (GST)

The Chennai to Chengalpattu national highway, commonly known as Grand Southern Trunk (GST) Road or NH-45 (now part of NH-32), is a vital 4-6 lane, 56 km corridor connecting Chennai city with the industrial hub of Chengalpattu. It serves as a major commuter artery for southern Tamil Nadu, with heavy traffic nearing 1.2 lakh Passenger Car Units daily near Chennai.

VIP VIRUKSHAM Opposite to Mahindra World City is Very Peaceful village and very greenish views and access to the surrounding natural landscapes.

A mix of residential and industrial development.



LOCATION ADVANTAGE

- ➡ Rapid Infrastructure Growth
- ➡ Prime Location Chennai to Chengalpattu GST
- ➡ Located at Start of Opposite to Mahindra World City



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FOUNDATIONS OF SUCCESS IN VIP VIRUKSHAM

PLOT FEATURES

- ➡ BLACK TOP ROAD
- ➡ SOLAR STREET LIGHTS
- ➡ QUALITY GROUND WATER
- ➡ ROUND THE CLOCK SECURITY
- ➡ LANDSCAPING
- ➡ 3 PHASE EB LINE

*Experience Life
on a Grand Scale*

INVESTMENT BENIFITS

- ↳ Buy Low, sell high opportunity
- ↳ Strategic Location
- ↳ Legacy Property in Prime Location



CONNECTIVITY & DEVELOPMENT

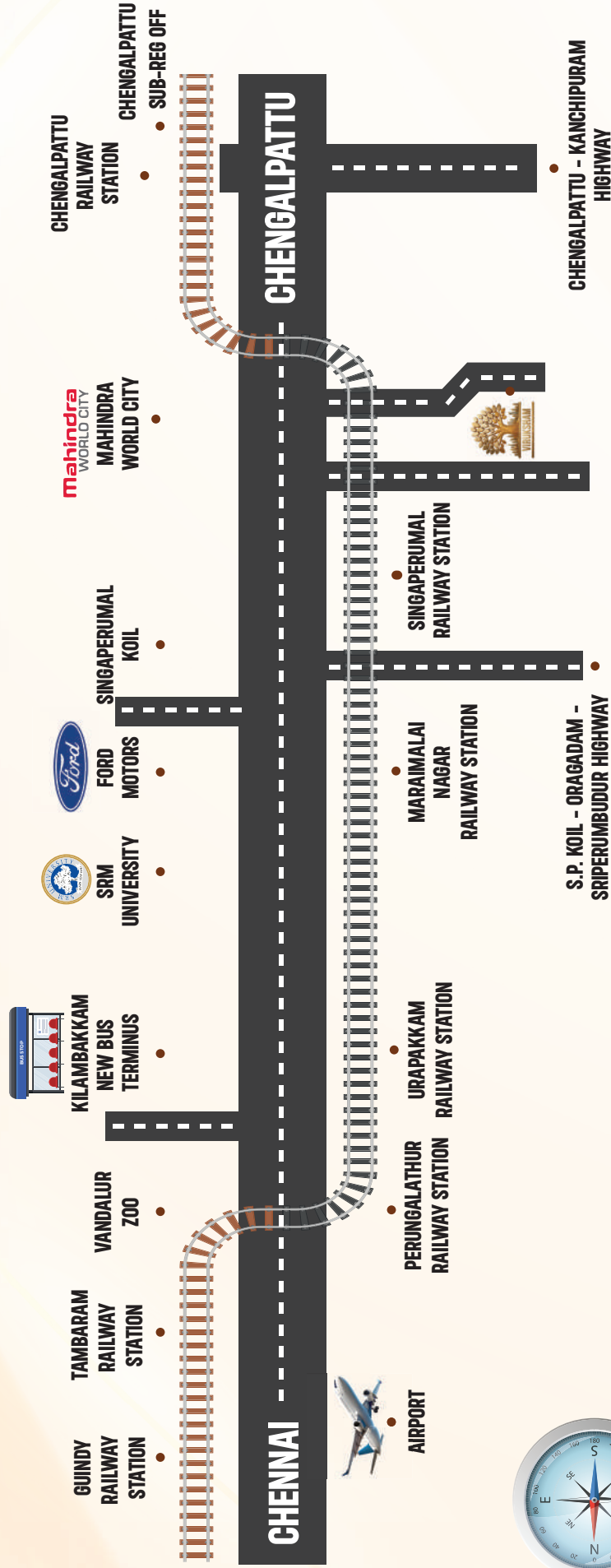
- ↳ 5 mins to Bus stops, Schools and Hospitals
- ↳ World Class Development
- ↳ Proximity at near ,Mahindra World City



VIP VIRUKSHAM ADVANTAGE

- ↳ Expertly curated premium villa plots in a well-planned layout
- ↳ Trusted development with quality assurance
- ↳ Secure and serene living environment







AMENITIES

-  **BLACK TOP ROAD**
-  **ROUND THE CLOCK SECURITY**
-  **SOLAR STREET LIGHTS**
-  **GATED COMMUNITY**
-  **QUALITY GROUND WATER**
-  **3 PHASE EB LINE**

PREMIUM PLOTS

- A - BLOCK**
- B - BLOCK**
- C - BLOCK**



LAYOUT LOCATED AT: SASTHIRAMBAKKAM & KONGADU VILLAGE | CHENGALPATTU TALUK
SURVEY NO: 48/1A, 49/2A1, 49/2A2, 50/1A, 50/1B1, 50/1B2, 20/1A, 20/1B, 20/1C,
20/1D, 20/1E, 20/1F, 20/2 | MEASURING 15.66 ACRES



PRIME ADDRESS PRICELESS OPPORTUNITY



BOOK NOW TODAY