

Manapakkam Villa Community

RERA No: TN/29/Layout/2241/2025

Location: <https://maps.app.goo.gl/qp1RA5WVnw9GxqsUA>

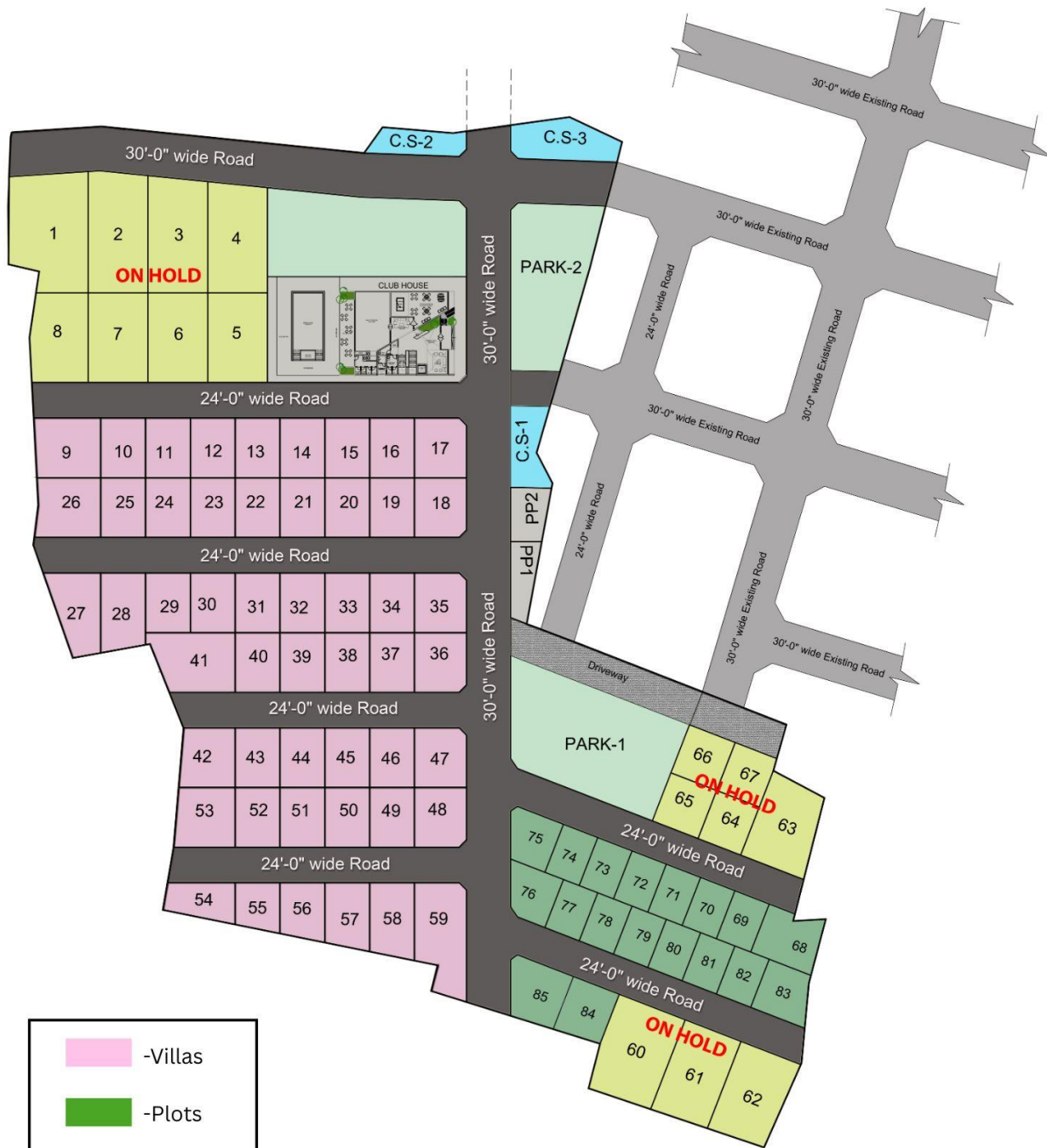
Elevation:

Manapakkam Villa Elevation



Manappakkam Layout:

Manappakkam Phase-I Layout



- Villas
- Plots

Plot Size Details

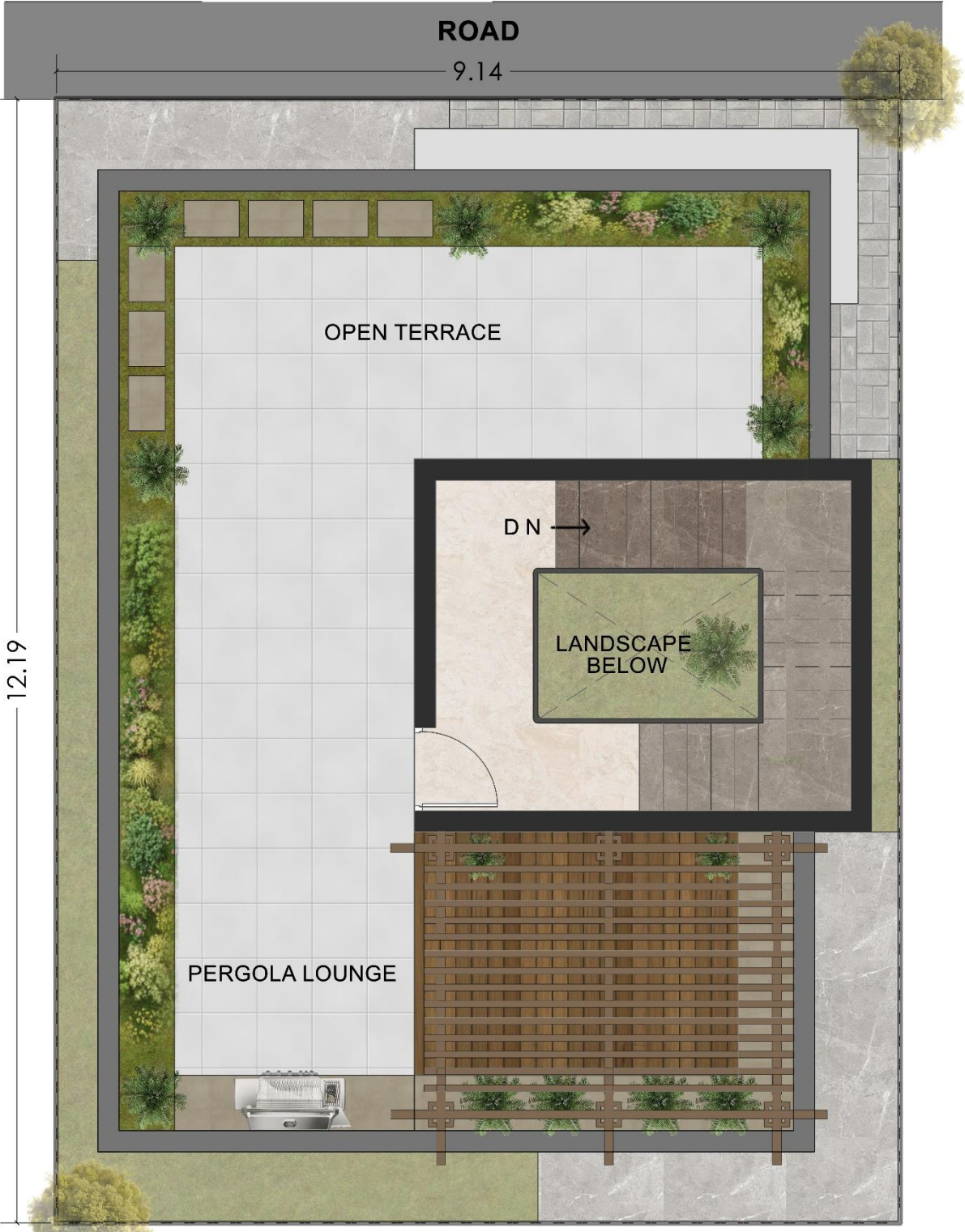
Plot no	Plot Area	Size	Facing
68	1417	38'11" x 43'3"	North
69	848	24'7"x34'5"	North
70	848	24'7"x34'5"	North
71	848	24'7"x34'5"	North
72	848	24'7"x34'5"	North
73	848	24'7"x34'5"	North
74	848	24'7"x34'5"	North
75	1066	24'7"x34'5"	North
76	1066	33'0"x34'5"	South
77	848	37'11x34'5"	South
78	848	24'7"x34'5"	South
79	848	24'7"x34'5"	South
80	848	24'7"x34'5"	South
81	848	24'7"x34'5"	South
82	848	24'7"x34'5"	South
83	1170	24'7"x34'5"	South
84	1202	32'11"x37'9"	North
85	1448	40'3"x37'9"	North

Villa Floor Plan:





FIRST FLOOR PLAN



ROAD

9.14

OPEN TERRACE

DN →

LANDSCAPE
BELOW

PERGOLA LOUNGE

12.19

**NORTH FACING -
TERRACE FLOOR PLAN**



Villa Highlights

- **Project Location:** Manapakkam, Chennai
<https://maps.app.goo.gl/qp1RA5WVnw9GxqsUA>
- **Total Land Area:** 10 Acres
- **Phase 1 Area:** 5.2 Acres
- **Total Villas:** 51 Nos. From Plots 9 to 59.
- **Plot Area Range:** Most of the plots are 1,200 sqft land & 2,000 sqft built-up Area
- **Box Price:** ₹2.08 Cr Onwards (Pre-Launch Offer)
- **Custom Villas:** Plots 27, 53, 54 & 55 are customized Villa Plan.

Exclusive Plot Section

- **Plots:** Total -18 Plots from **No. 68 to No. 85**
- **Purchase:** Only as plotted land, not villas
- **Current Rate:** ₹8,500/sqft (Pre-Launch Offer)

Lifestyle Amenities

- Modern architectural elevation.
- Landscaped gardens & open spaces.
- Private car parking.
- Large glass windows for ample lighting.
- Approx. 15000 sqft Dedicated Spacious Clubhouse with Lifestyle Amenities.
- Exclusive Swimming pool for Adults and Kids.

Approvals

- **CMDA & RERA approved.**

Advantages of Manapakkam - 10 Key Reasons to Invest in Aerocity

1. Unparalleled Location Advantage

- Just **5.9 km from Kathipara Junction**—Chennai's most vital connectivity hub.
- Seamless access to **Metro Rail, GST Road, Inner Ring Road, and Mount Poonamallee Road.**

2. Proximity to Chennai International Airport

- **Aerocity shares a boundary wall with the airport**—a rare and strategic advantage.
- Enhances **global connectivity** and ensures long-term **infrastructure-driven appreciation.**

3. Premium & Exclusive Community

- Limited to just **18 Residential plots and 51 Independent 3Bhk villas.**
- Ensures **privacy, exclusivity,** and a refined community lifestyle—rare in core city zones.

4. Luxury Lifestyle Amenities

- Enjoy a standalone **clubhouse, swimming pool, gym, and recreation zones.**
- Experience **resort-style living** within a secure, gated enclave.

5. Thriving Infrastructure Corridor

- Manapakkam is evolving into a **premium residential hub with:**
 - Wide roads
 - Reliable water and sewerage systems
 - Robust power infrastructure
- Surrounded by **top schools, IT/ITES parks, and business districts.**

6. Rapid Connectivity Development

- Near Kathipara Flyover and Nandambakkam, offering smooth travel to:
 - **Guindy**
 - **OMR (IT Corridor)**
 - **Porur**
 - **Mount Road**
- Upcoming **Metro Rail expansion** will further enhance connectivity and property demand.

7. Higher ROI Potential than Kathipara

- While Kathipara has reached saturation, **Manapakkam is still in its growth phase.**
- Unlock **greater appreciation potential** per rupee invested.

8. Serene Yet Central Location

- Despite its urban connectivity, Manapakkam maintains a **calm, residential vibe.**
- Less traffic, noise, and congestion compared to commercial-heavy Kathipara.

9. Attractive Investment Ticket Size

- **Independent villas priced at ₹2.08 Cr**—offering unmatched value in a prime gated community.
- Far more affordable than similar homes in **Guindy or Kathipara**, where space is at a premium.

10. Future Growth Catalysts: Trade Centre & IT Corridor

- Minutes from:
 - **Chennai Trade Centre**
 - **DLF IT Park**
 - **L&T Campus**
 - **Ramanujan IT City**
- Ensures **high rental yield, steady demand, and strong capital appreciation** over time.