



EDEN PARK

INTEGRATED TOWNSHIP - SIRUSERI, OFF OMR, CHENNAI.

STEP INTO PARADISE

L&T Realty introduces Eden Park, a vibrant township spread across 90 acres. This integrated township is located at Siruseri, off OMR and is close to the SIPCOT IT Park. Eden Park is equipped with modern amenities that include Chennai's best school - PSBB, a mini mall and a clubhouse brimming with a host of recreational and health facilities.

With the successful completion of Phase I that hosts 654 happy families; Phase II has been envisaged at over 45 acres, offering a lifestyle that comes closest to paradise in this modern day world.

L&T Realty is the real estate arm of Larsen & Toubro. L&T is one of the largest and most respected companies in India's private sector with technology, engineering, construction, manufacturing and financial services conglomerate, with global operations.

L&T Realty brings with itself decades of Larsen & Toubro expertise and design philosophies, in addition to its values of trust, quality and commitment, which comes to the fore in creating living spaces. L&T Realty's projects are fast becoming the last word in destinations for exalted urban living with enhanced community living experience and superlative quality of life.



THE BEST OF EVERYTHING

Eden Park's Phase II is a secured gated community spread over 45 acres. These eco-friendly homes are set amidst airy, green and pollution-free locales. The apartments are Vaastu compliant and the RCC walls are seismic resistant and provide more carpet area. The township comes with well-equipped stringent fire and security systems.

At Eden Park, your home comes with much more than just the comforts in your apartment. Even the world outside your apartment is filled with premium amenities and a variety of facilities to cater to your every need. Be it a game of tennis or a weekend spent at the spa; every amenity holds the key to little moments of pampering and happiness.

Why should you consider Eden Park township?

- Smart Homes, 2, 3 & 3 BHK Premium Apartments
- Adjoining Siruseri SIPCOT IT Park and the IT Corridor
- PSBB School within the township
- Retail area to cater to all essentials
- Extensively developed park & play area of about 4 acres.
- Exclusively designed green & leisure space around the building, occupying 45%
- Wide boulevards constitute 15% connecting all towers with well-positioned exit points
- OMR is a food lover's delight
- Adequate supply of potable water
- A vibrant community with 654 happy families residing in Phase I
- Clubhouse spread across 40,000 sq.ft. with premium amenities
- Outdoor activities like tennis court, mini cricket ground & volleyball court
- Separate Sub-station for the township
- Well-connected exit roads (OMR, Medavakkam and Vandalur Road)
- 10 km to ECR (East Coast Road)

MASTER PLAN



- 3 BHK Premium Towers: A1 – Almond, A2 – Teak, A3 – Olive, A4 – Mahogany
- 1 BHK Towers: B1 – Peach, B2 – Cherry, B3 – Kiwi
- 2&3 BHK Towers: C1 – Marigold, C2 – Daffodils, C3 – Lotus, C4 – Orchid, C5 – Tulip, C6 – Magnolia, C7 - Jasmine

MEET YOUR NEIGHBOURS

Located conveniently at OMR, L&T's Eden Park is a modern day home. With state-of-the-art amenities, acres of greenery and the convenience of being close to everything.

Nearest IT Majors:

- | | |
|------------------------|-----------|
| 1. SIPCOT IT Park | : 3.5 km |
| 2. Scope International | : 3.7 km |
| 3. Infosys | : 6.0 km |
| 4. Wipro | : 8.4 km |
| 5. HCL | : 9.0 km |
| 6. Accenture | : 9.0 km |
| 7. Mahindra Satyam | : 15.0 km |
| 8. Tidelpark | : 24.0 km |

Nearest Educational Institutions:

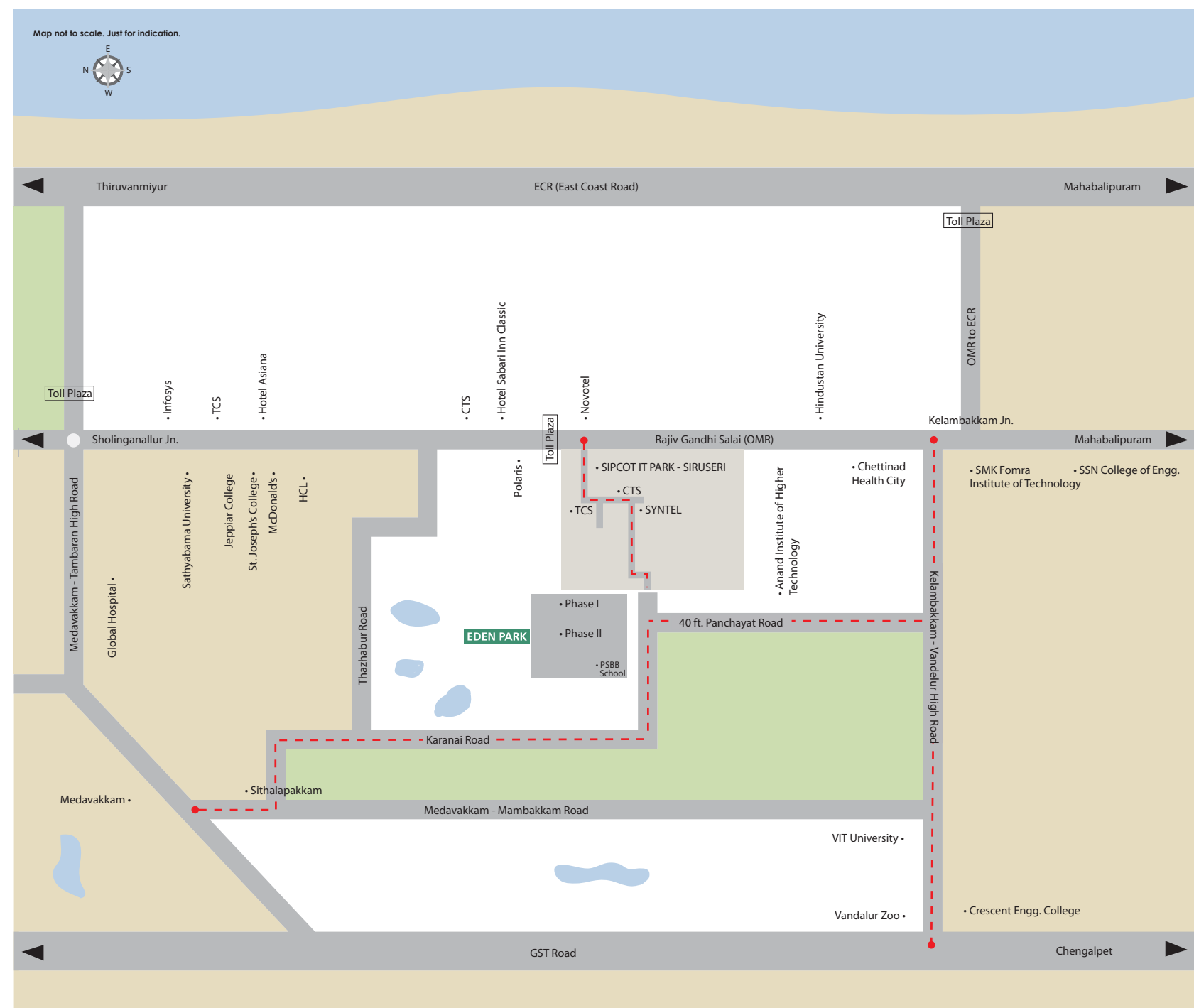
- | | |
|-------------------------------|-----------|
| 1. PSBB School | : 0.0 km |
| 2. Chettinad Medical College | : 4.0 km |
| 3. Hindustan University | : 4.0 km |
| 4. Sathyabama University | : 6.0 km |
| 5. VIT University | : 9.0 km |
| 6. SSN Engineering College | : 9.0 km |
| 7. AMET University | : 17.0 km |
| 8. Indian Maritime University | : 18.4 km |

Nearest Hospitals:

- | | |
|--------------------------|-----------|
| 1. Chettinad Health City | : 4.0 km |
| 2. Global Hospital | : 12.0 km |

Nearest Entertainment Hub:

- | | |
|-----------------------|-----------|
| 1. AGS Multiplex | : 6.0 km |
| 2. Muttukadu | : 12.0 km |
| 3. MGM Theme Park | : 13.0 km |
| 4. Mayajaal Multiplex | : 15.0 km |



Eden Park is 1 Km from SIPCOT, 3.5 Km from OMR & Vandalur – Kelambakkam Road



EMBRACE PRIVILEGED LIVING

Eden Park offers Smart Homes for the first-time home buyer as well as 2, 3 & 3 BHK premium apartments. These apartments are planned on the tenets of Vaastu and are airy, green and pollution-free environs. Adequate parking, 100% power back-up (common areas), vast green spaces and world-class amenities make life comfortable at Eden Park.

Apart from the contemporary living spaces, Eden Park offers world-class amenities that are designed to meet your leisure and fitness routines. From a well-equipped clubhouse, to a mini mall and even the proximity of Chennai's best school – Padma Seshadri Bala Bhawan (PSBB), Eden Park township is ideal for family living.

CLUBHOUSE AMENITIES

- Swimming Pool (240 sq.m)
- Badminton & Squash Court
- State-of-the-art Gym
- Spa with Steam, Sauna, Salon/Beauty Parlour
- Mini Theatre
- Bowling Alley
- Aerobics cum Yoga Room
- Party Lawn & Pantry
- Café/ Restaurant with pantry & other required facilities
- Multi-purpose Room
- Children's Play Station
- Library/ Reading Lounge
- Table Tennis, Billiards, Carrom, Chess, Cards

RETAIL AMENITIES

- Departmental Store
- Grocery
- Laundry/ Laundromat
- Polyclinic/ Pharmacy
- Food Court
- Cafeteria
- Bakery, Fruit Shop & Ice Cream Parlour
- Unisex Salon
- Cyber Café
- Bank Extension & ATM
- Crèche
- Boutique Outlets

OUTDOOR AMENITIES

- Paved Courts
- Tennis Court
- Jogging Track
- Children's Play Area
- Basketball Court
- Skating Rink
- Mini Cricket Field



4 ACRES OF CENTRAL LANDSCAPING

DISCOVER GREEN LIVING

At Eden Park, homes are as environmentally sensitive as they are modern. 'Waste Not, Want Not' is what defines the thinking behind the Eden Park project. Rain water harvesting, solar water heaters and 70% total open space are just some of the things that make your home at Eden Park comfortable while sowing the seeds for a greener tomorrow.

- Extensively designed Rainwater Harvesting (RH) system with specially designed RH pits to check storm water runoff
- Integrated Eco Ponds for Internal Landscaped Irrigation
- Sewage Treatment Plant & Water Treatment Plant
- Rehabilitating two lakes around Eden Park project



CENTRAL PODIUM LANDSCAPING WITH KID'S AREA

PROMISES MADE. PROMISES DELIVERED.

The success of Eden Park's Phase I has aptly set the tone for Phase II. It brings together the comfort and luxury of villas with the convenience and security of apartments. The 'villa apartments', as they are known, have been constructed with the finest materials and are delivered on time. In fact, all amenities and township facilities were ready to use as the residents of Phase I moved into their homes. This includes the prestigious school, Padma Seshadri Bala Bhawan. Moreover, Eden Park's envious location has developed over a period of time to attract good rentals making it a valuable investment.



BRINGING PERFECTION TO LIFE

Bringing years of expertise to the table, perfection is second nature when it comes to L&T. Eden Park from L&T Realty was built maintaining intrinsic and high standards of quality. Everything from world-class lifestyle amenities to premium fittings in the apartments have been taken care of to make your stay at Eden Park a truly world-class experience.



ALMOND



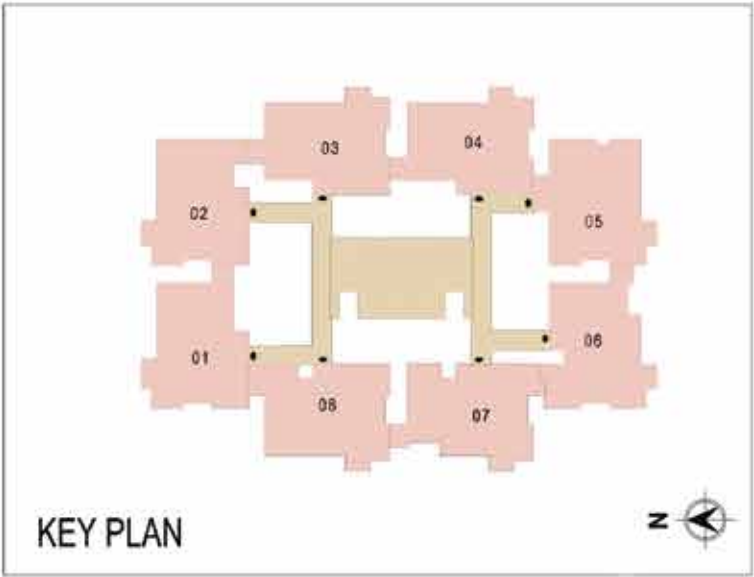
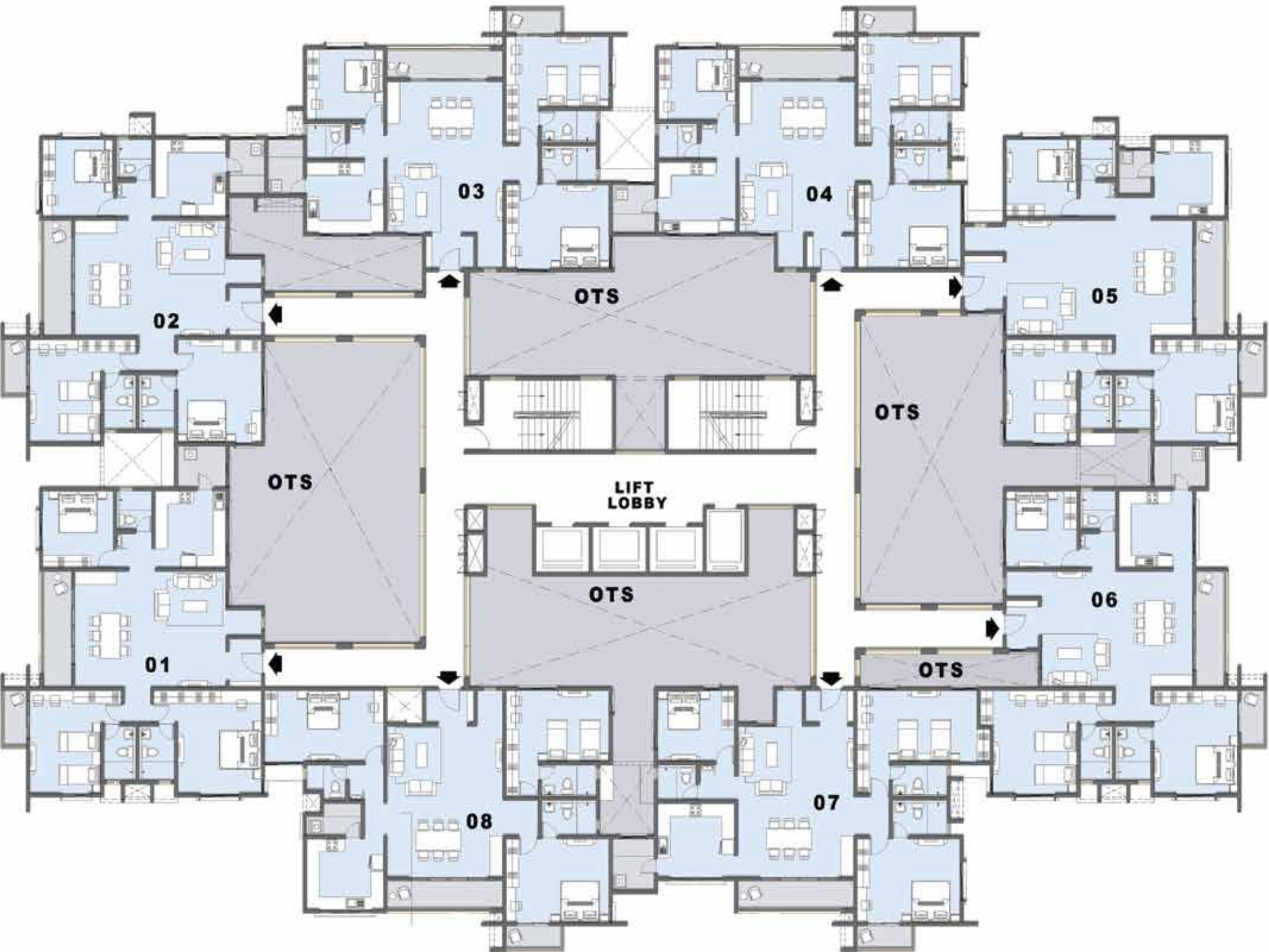
MARIGOLD & JASMINE



PEACH

Almond - Typical Floor Plan

3 BHK Premium

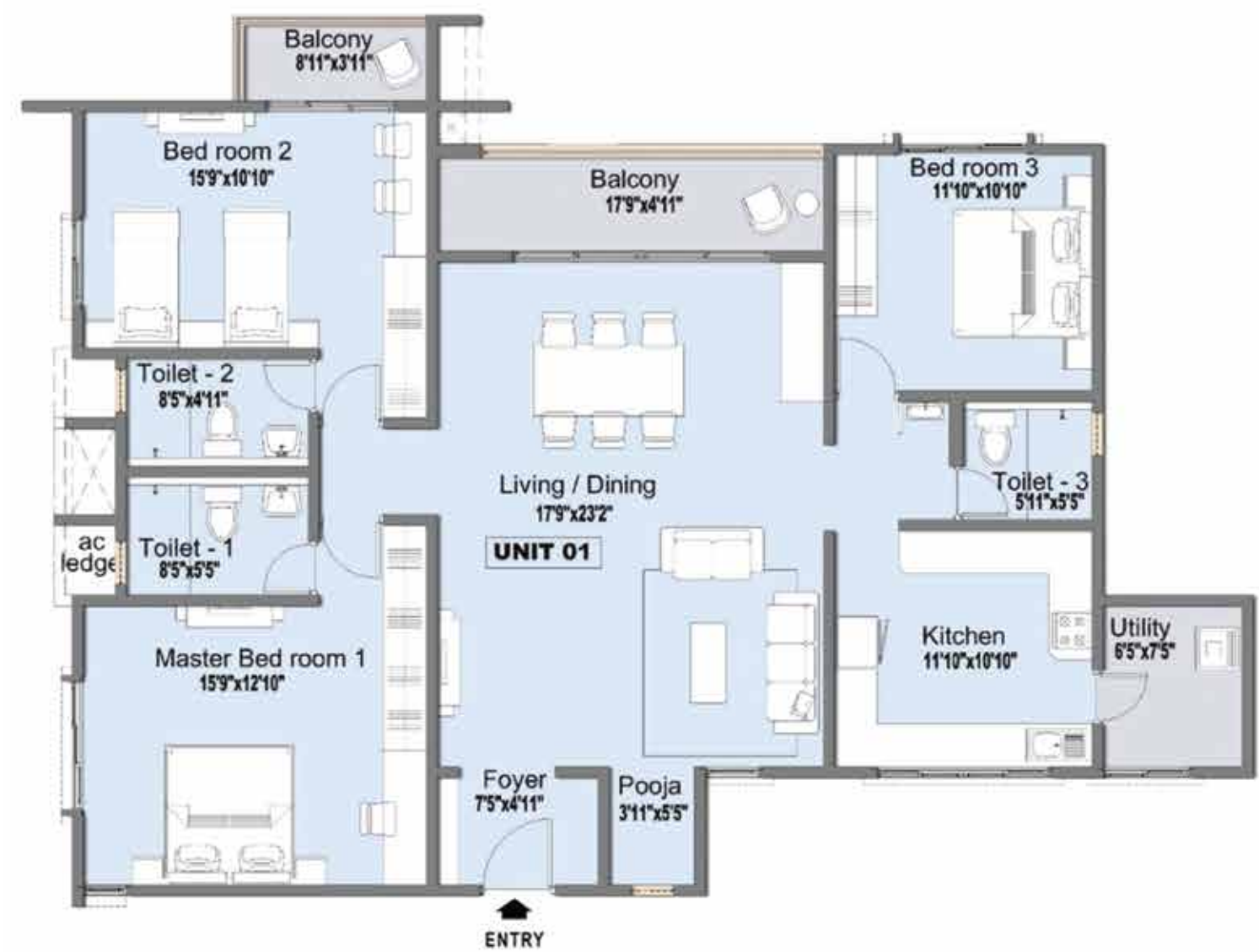


Eden Park

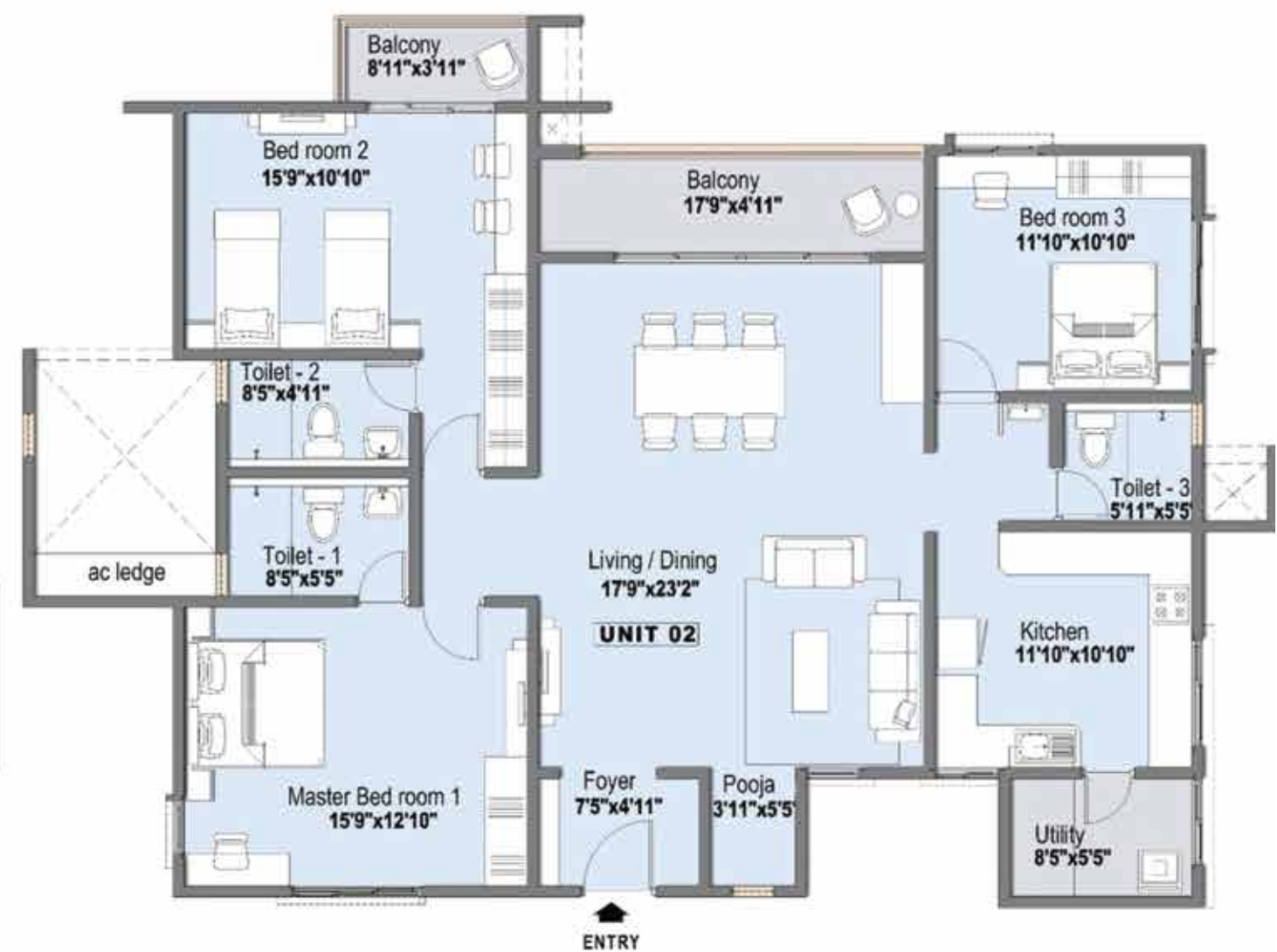
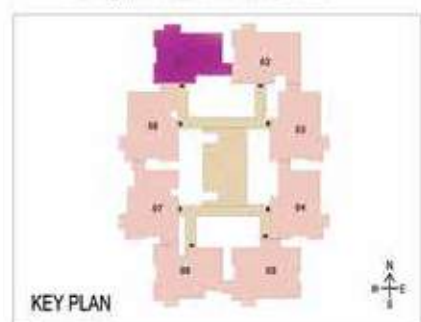


unit type	saleable area (in sft.)
01,02,03,04	2050
05	2210
06,08	2120
07	2155

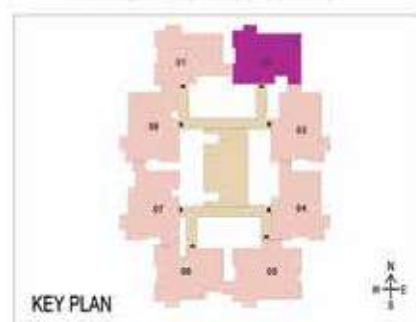
Almond - Unit Plan 1 & 2
3 BHK Premium



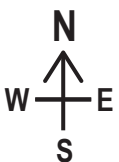
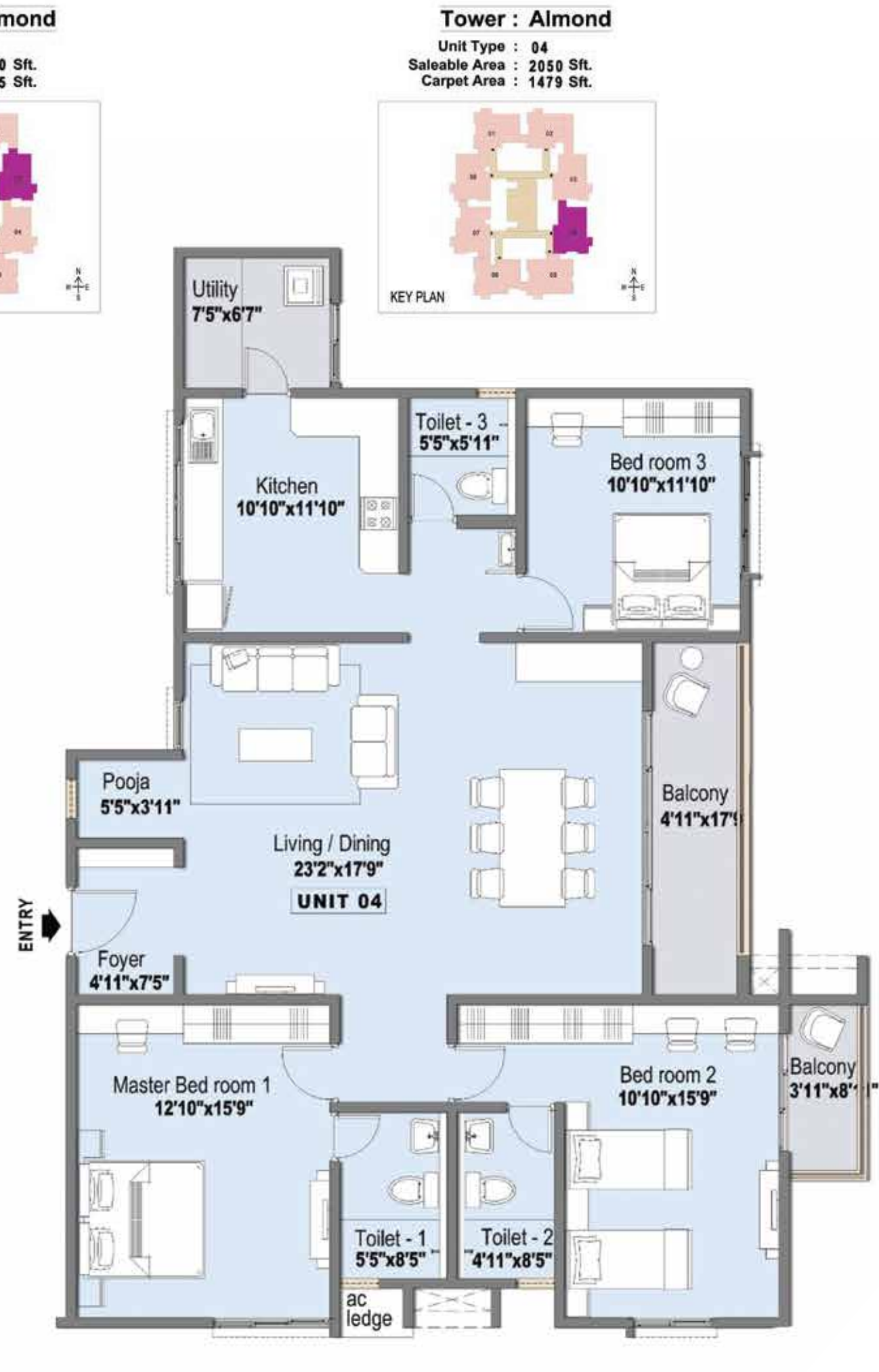
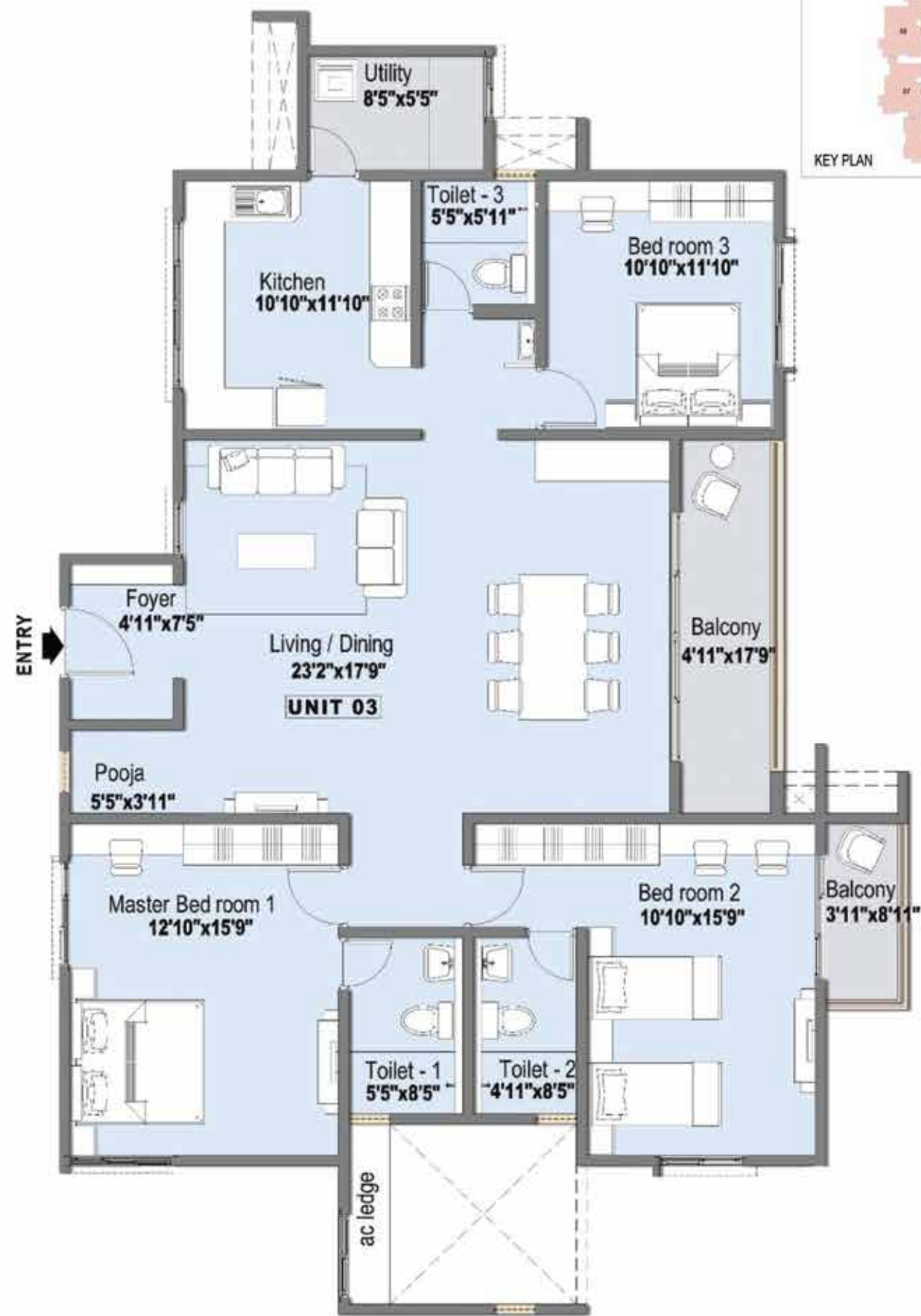
Tower : Almond
Unit Type : 01
Saleable Area : 2050 Sft.
Carpet Area : 1478 Sft.



Tower : Almond
Unit Type : 02
Saleable Area : 2050 Sft.
Carpet Area : 1475 Sft.

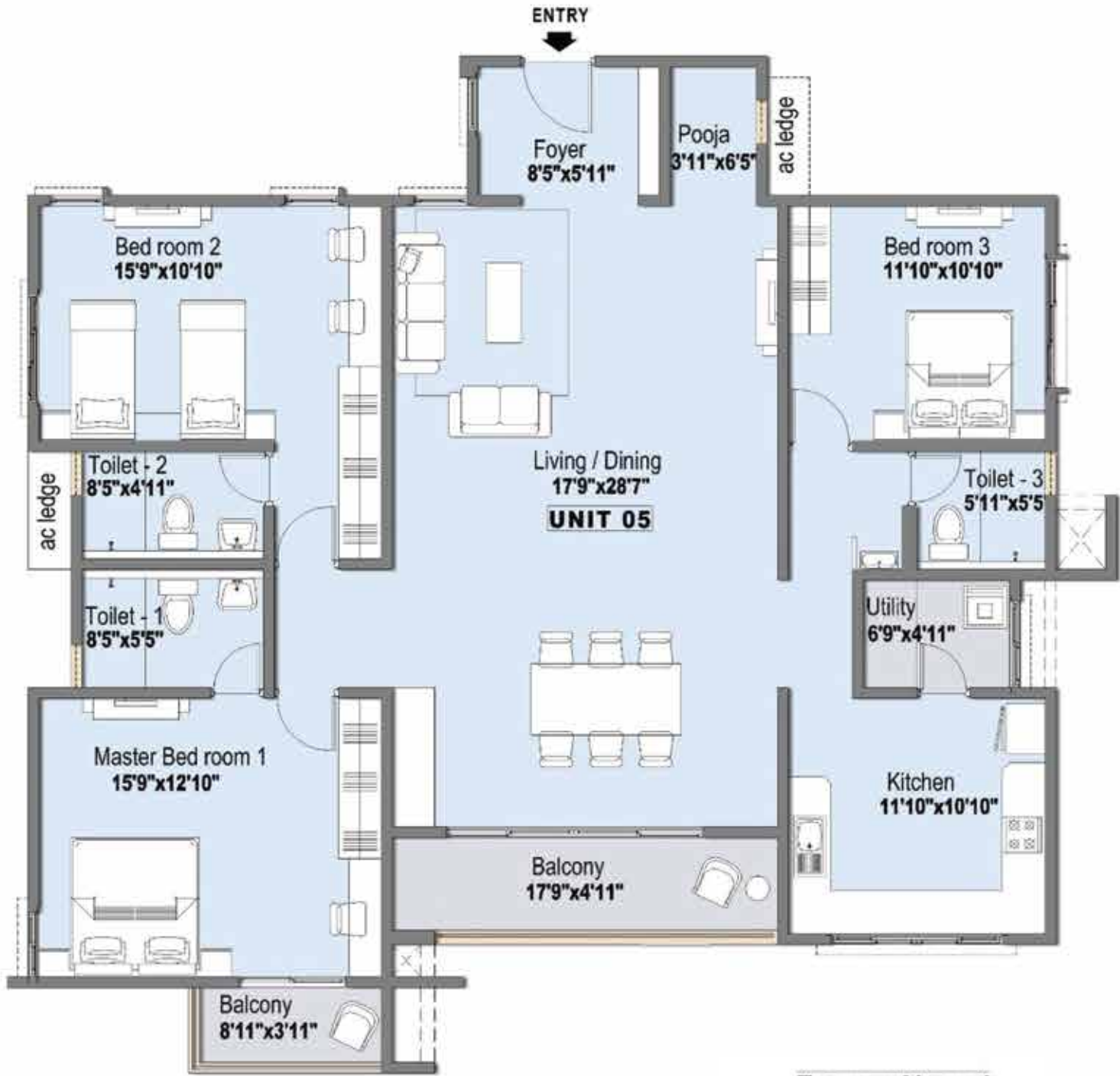


Almond - Unit Plan 3 & 4
3 BHK Premium



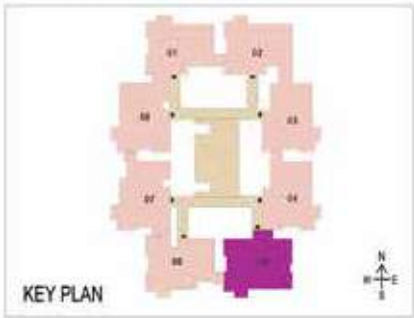
Almond - Unit Plan 5 & 6

3 BHK Premium



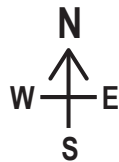
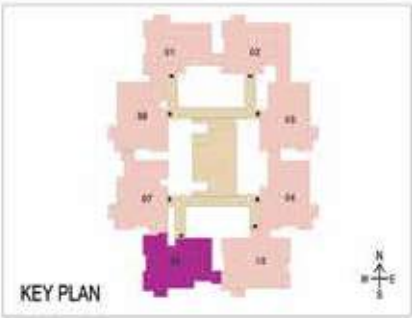
Tower : Almond

Unit Type : 05
Saleable Area : 2210 Sft.
Carpet Area : 1600 Sft.



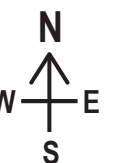
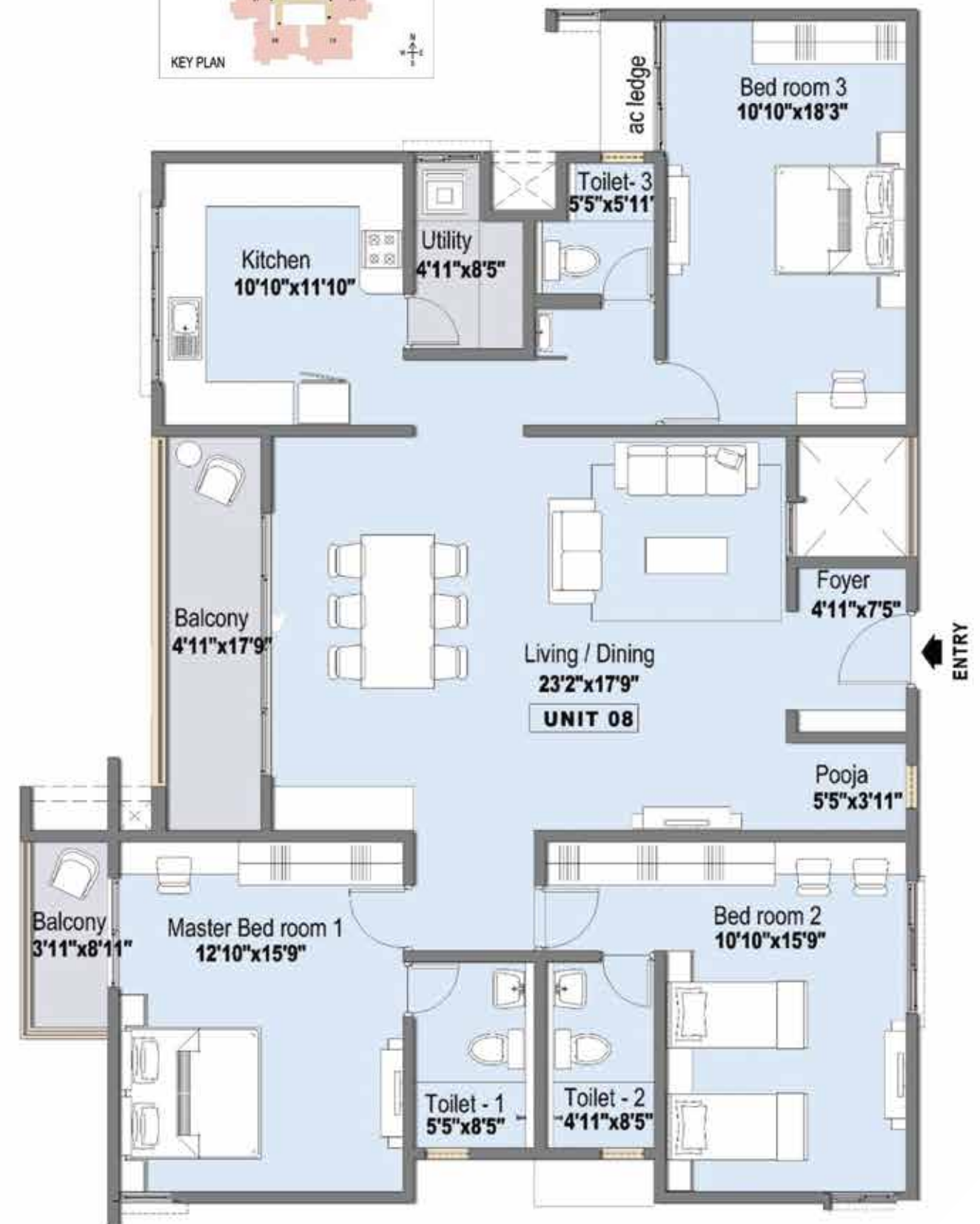
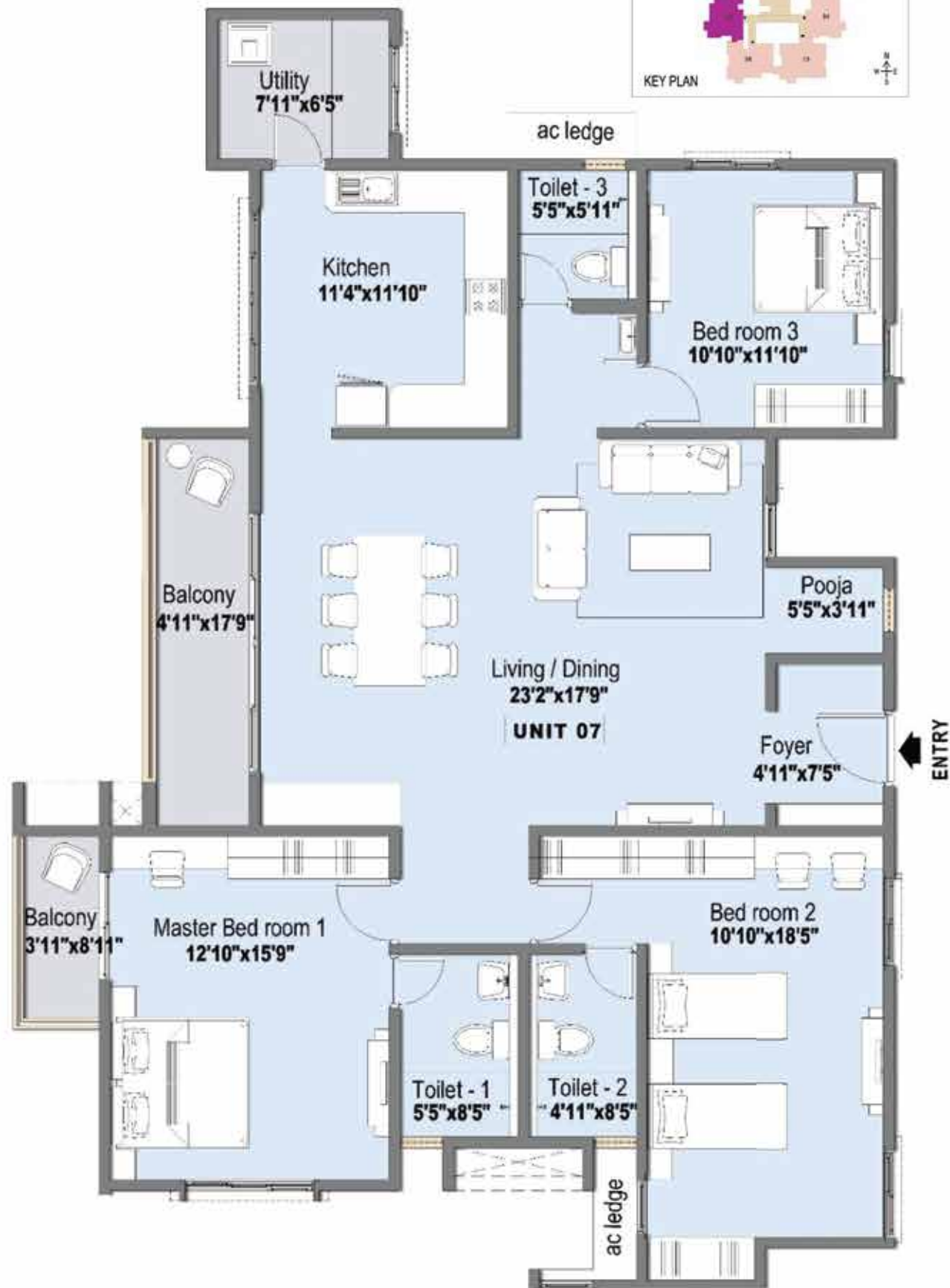
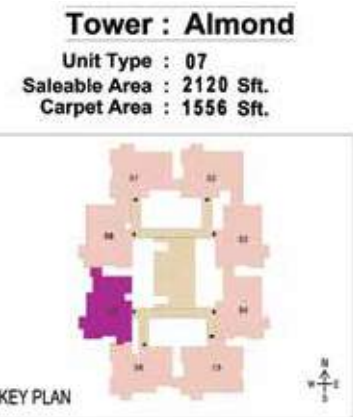
Tower : Almond

Unit Type : 06
Saleable Area : 2120 Sft.
Carpet Area : 1528 Sft.

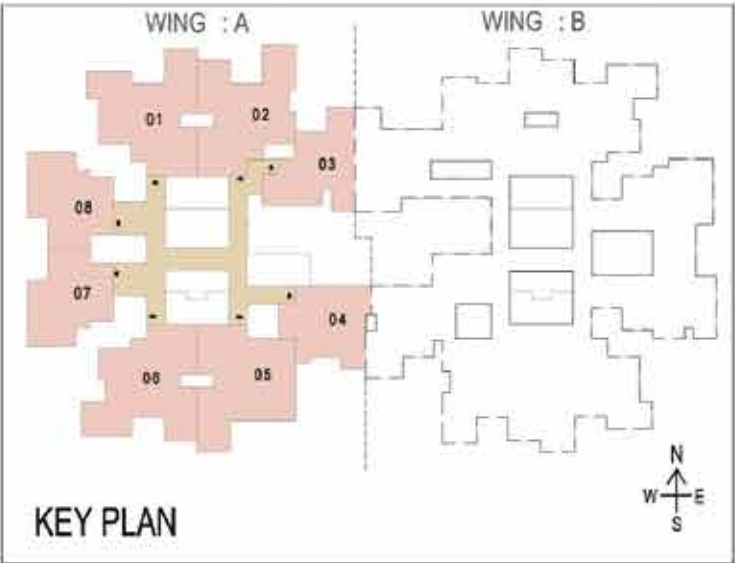
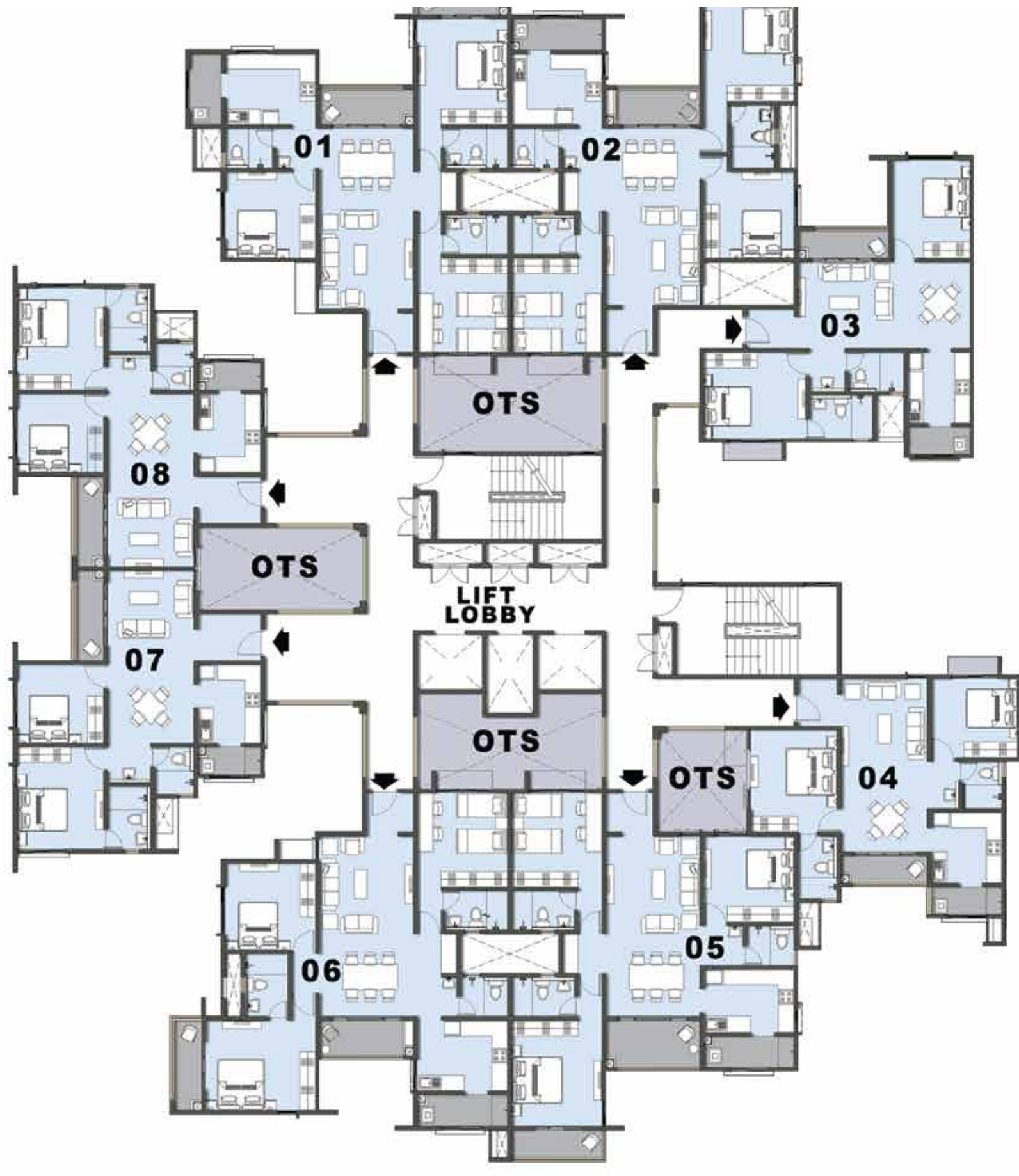


Almond - Unit Plan 7 & 8

3 BHK Premium



Marigold / Jasmine - Typical Floor Plan 2 & 3 BHK (WING A)

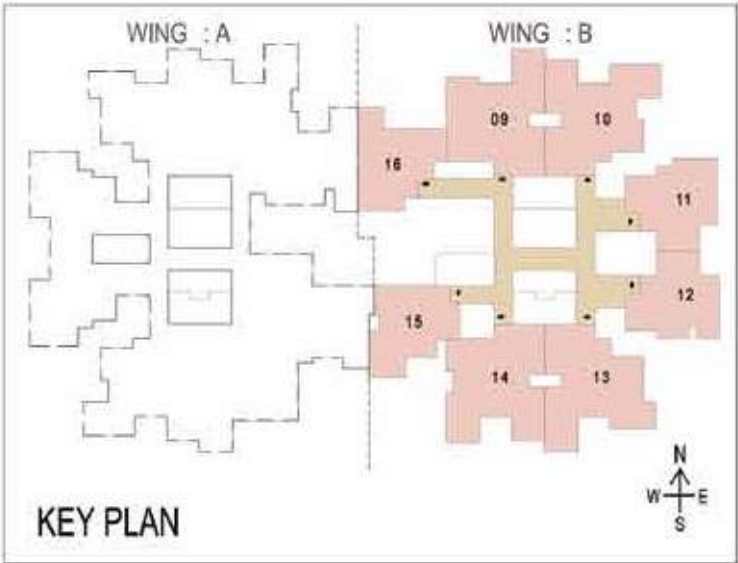
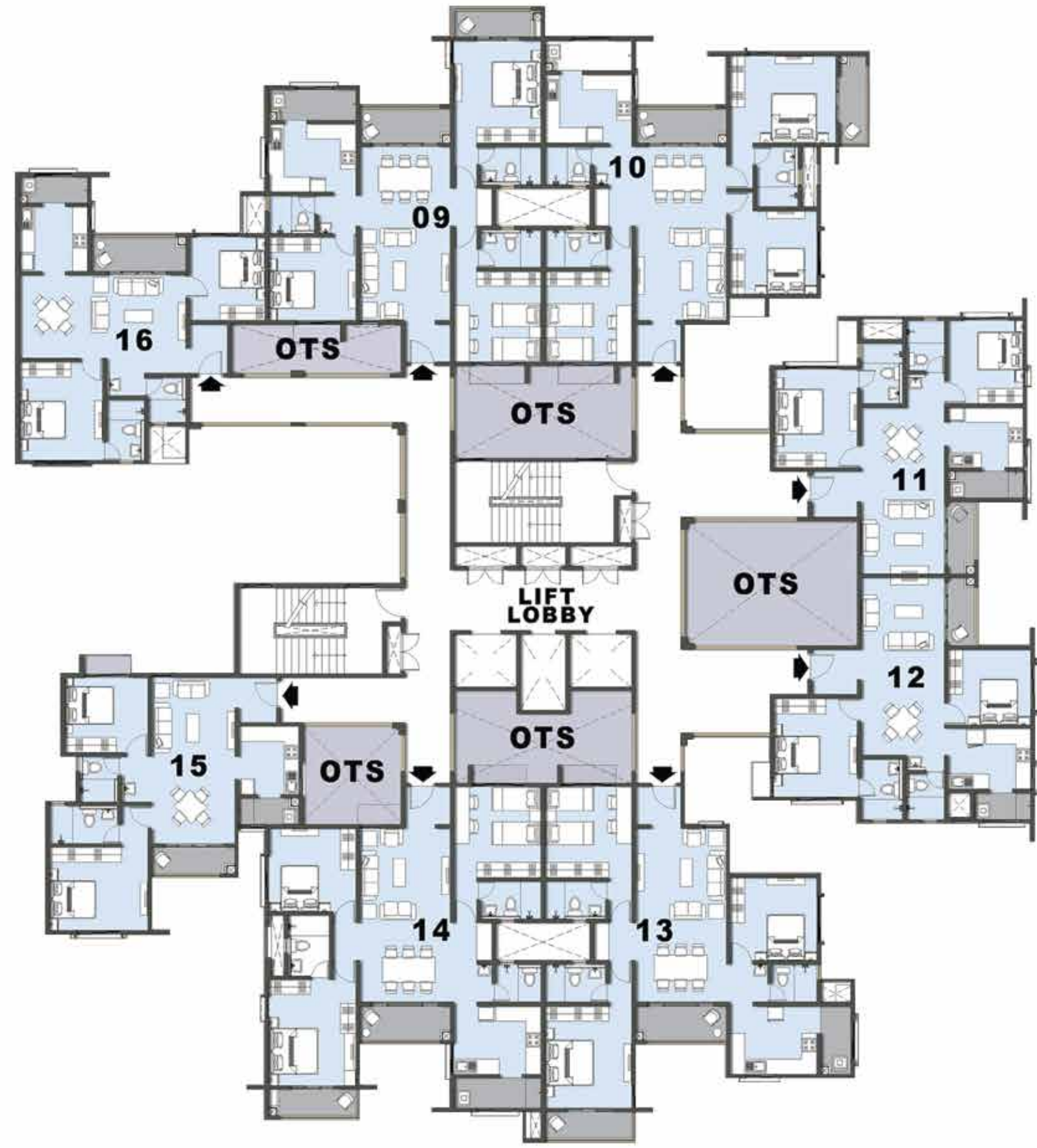


Eden Park



unit type	saleable area (in sft.)
01,05	1655
02,06	1685
03	1115
04	1100
07,08	1135

Marigold / Jasmine - Typical Floor Plan 2 & 3 BHK (WING B)



Eden Park

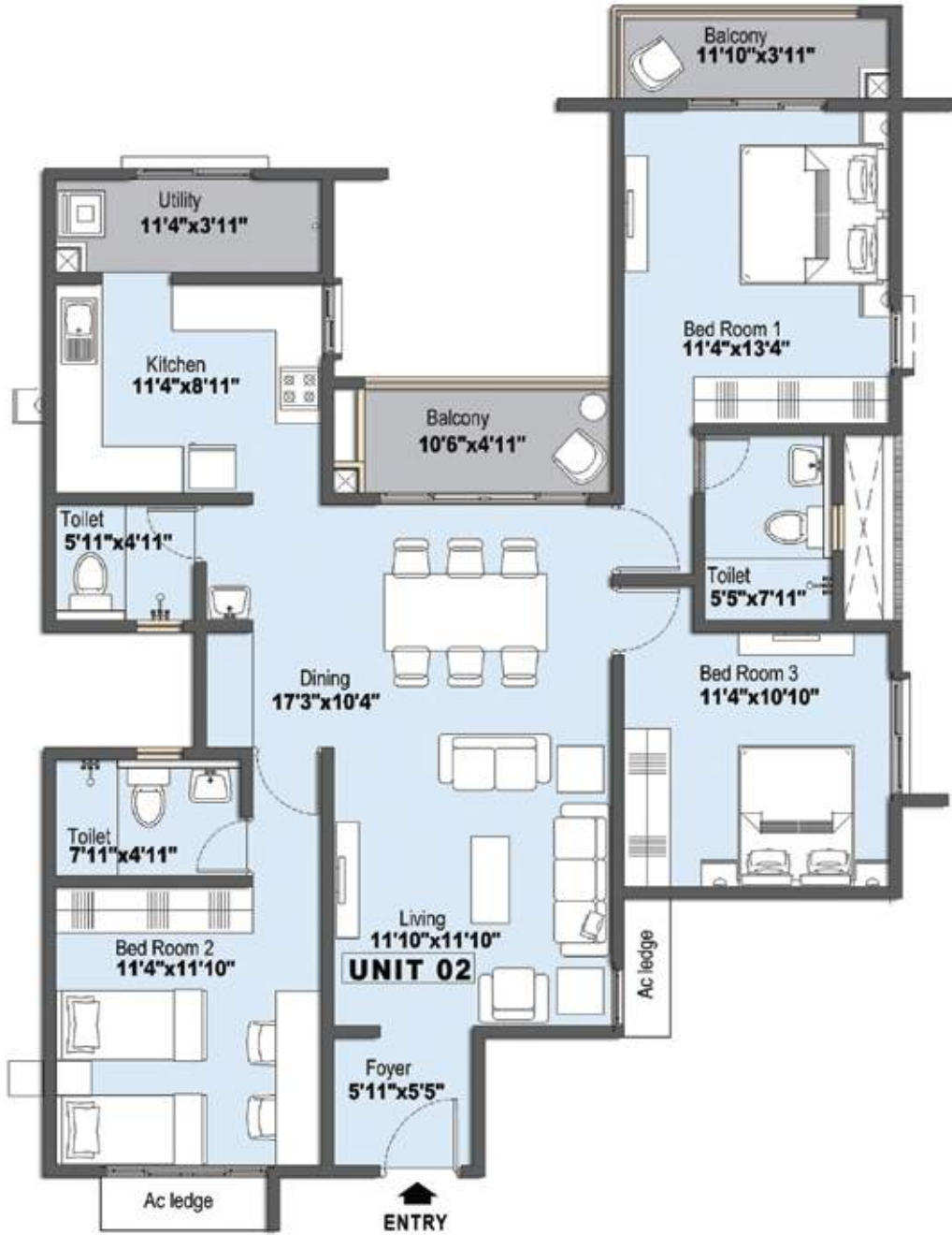
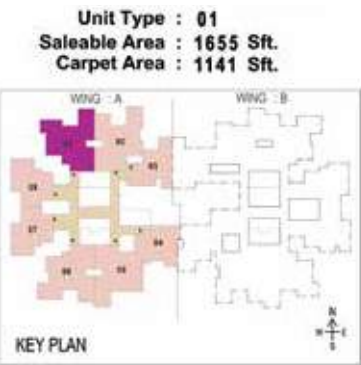


unit type	saleable area (in sft.)
09,13	1655
10,14	1685
11,12,15	1115
16	1135

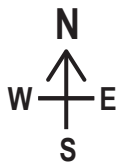
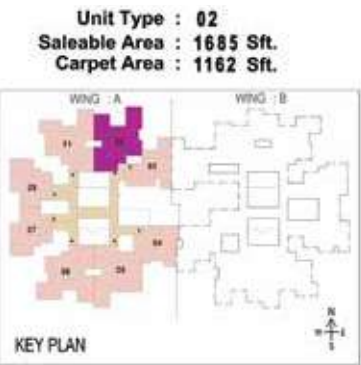
Marigold / Jasmine - Unit Plan 1 & 2
2 & 3 BHK



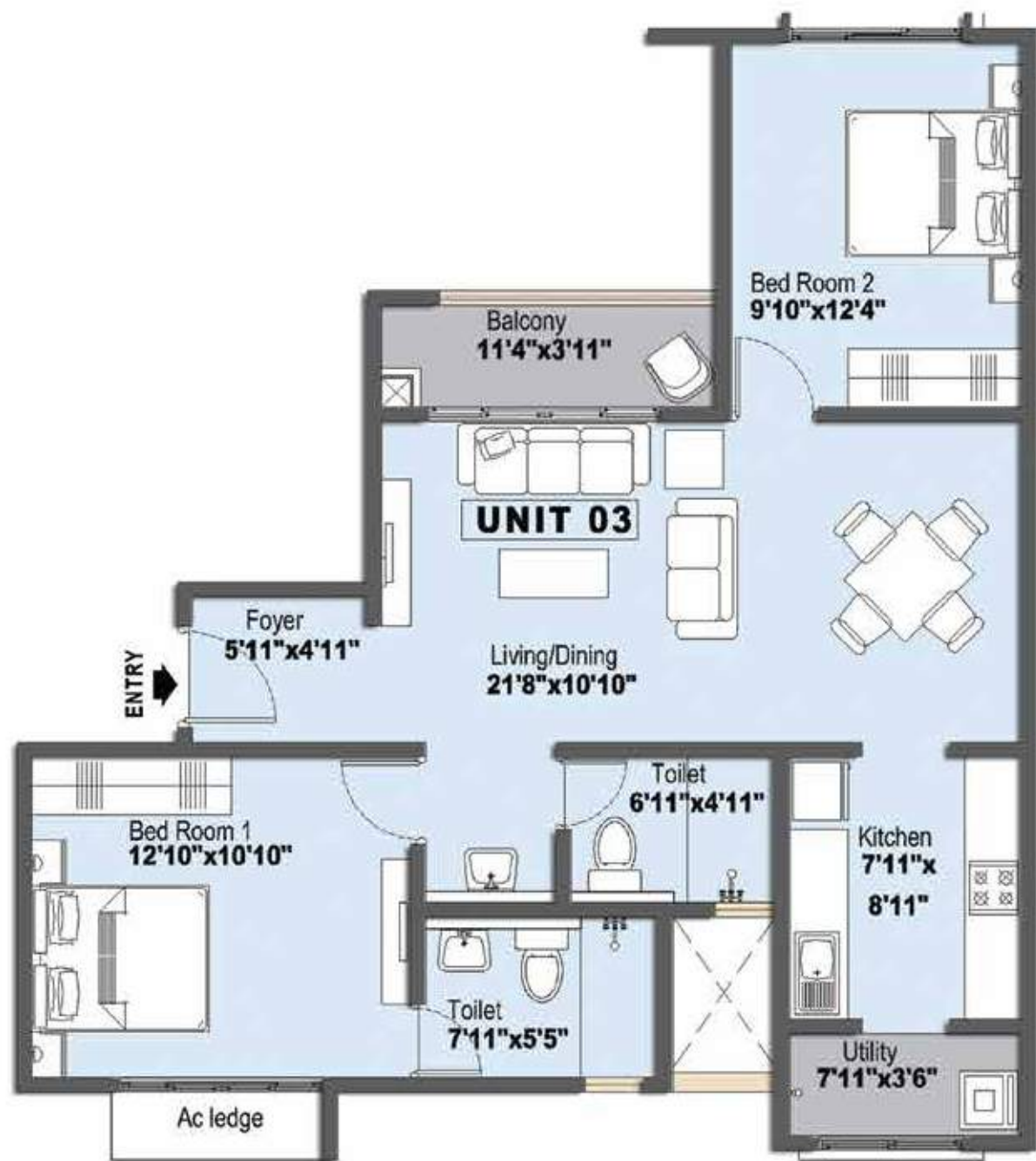
Tower: MARIGOLD / JASMINE



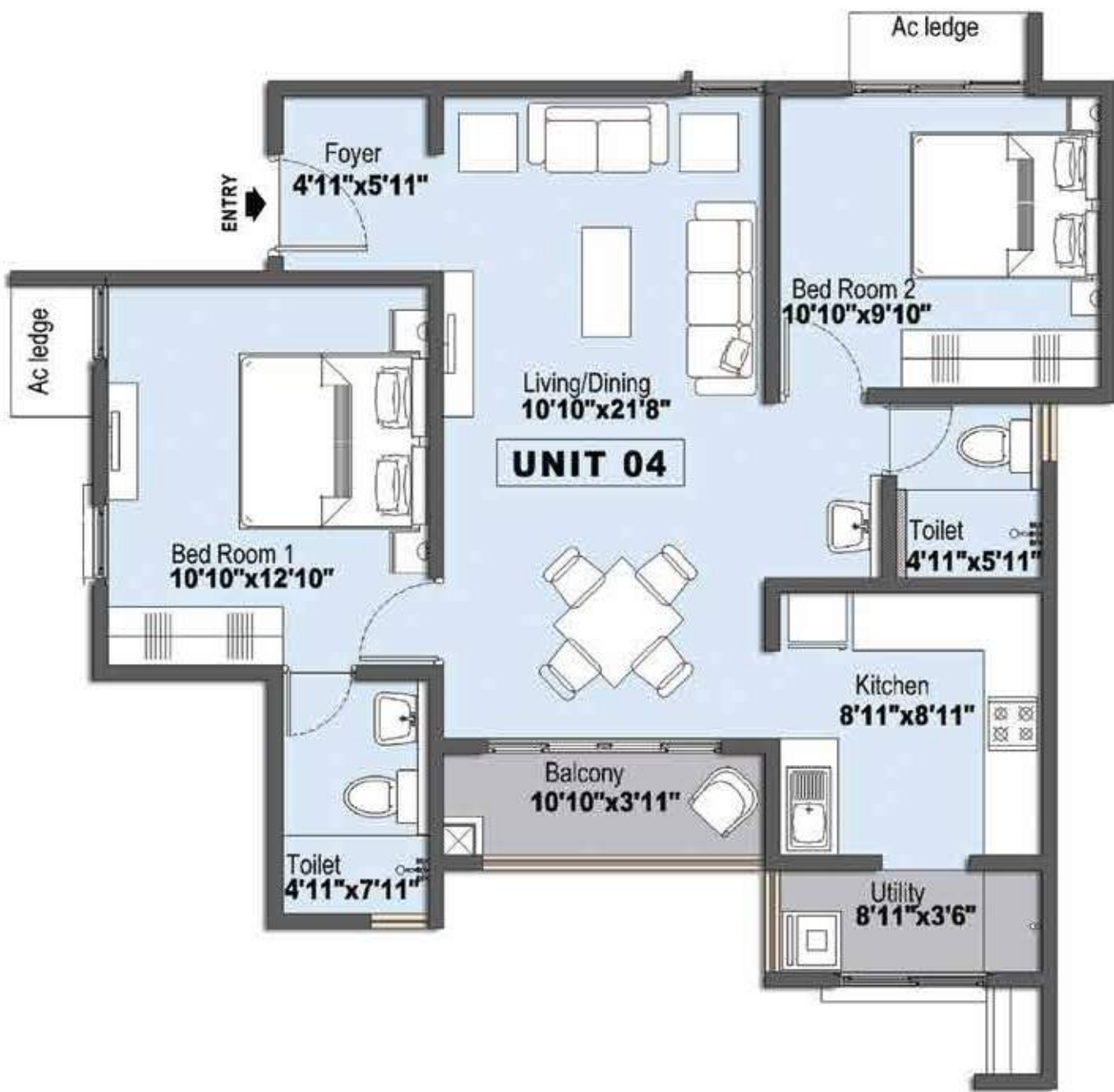
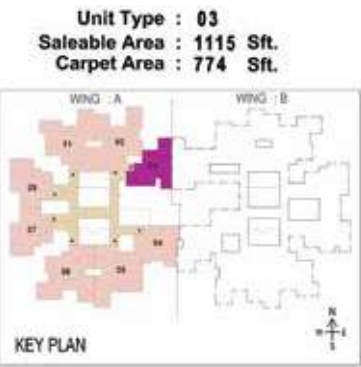
Tower: MARIGOLD / JASMINE



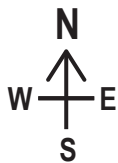
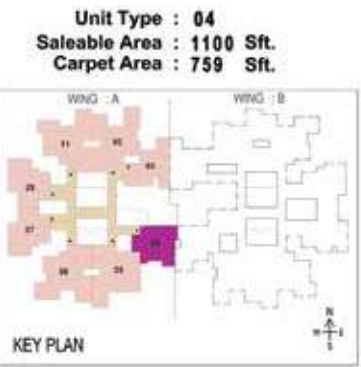
Marigold / Jasmine - Unit Plan 3 & 4
2 & 3 BHK



Tower: MARIGOLD / JASMINE



Tower: MARIGOLD / JASMINE



Marigold / Jasmine - Unit Plan 5 & 6
2 & 3 BHK



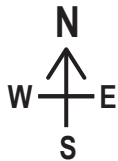
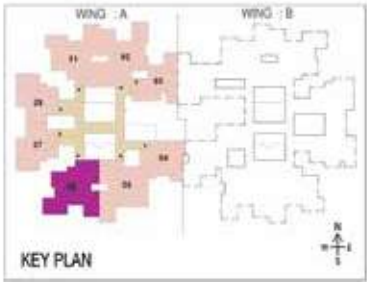
Tower: MARIGOLD / JASMINE

Unit Type : 05
Saleable Area : 1655 Sft.
Carpet Area : 1157 Sft.

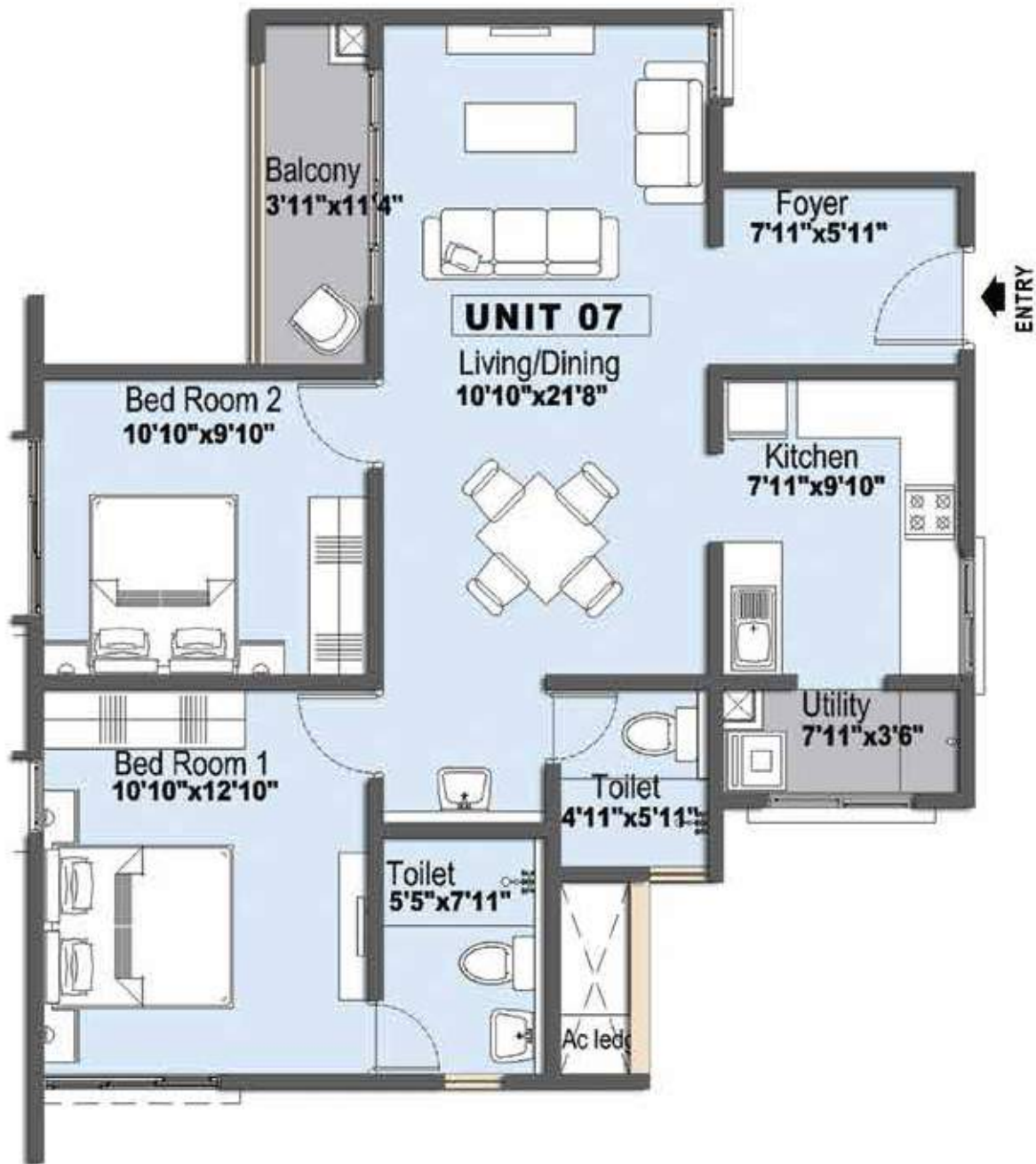


Tower: MARIGOLD / JASMINE

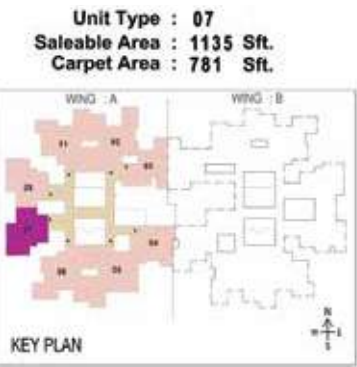
Unit Type : 06
Saleable Area : 1685 Sft.
Carpet Area : 1170 Sft.



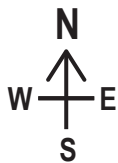
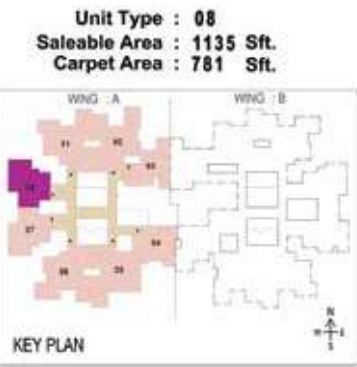
Marigold / Jasmine - Unit Plan 7 & 8
2 & 3 BHK



Tower: MARIGOLD / JASMINE



Tower: MARIGOLD / JASMINE



Marigold / Jasmine - Unit Plan 9 & 10
2 & 3 BHK



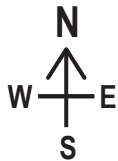
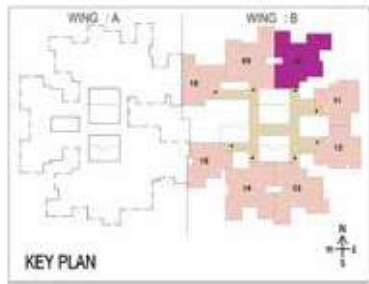
Tower: MARIGOLD / JASMINE

Unit Type : 09
Saleable Area : 1655 Sft.
Carpet Area : 1150 Sft.

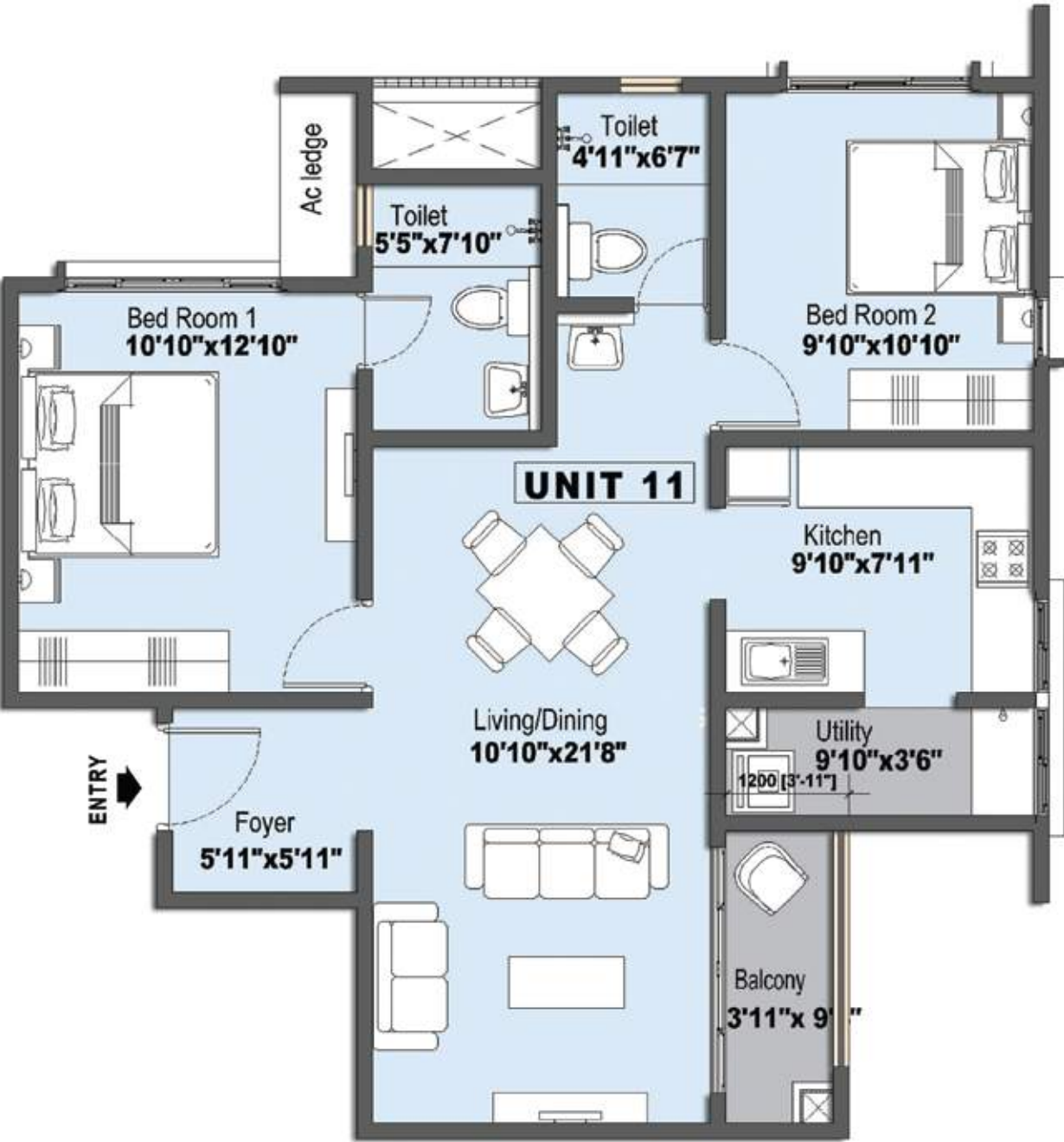


Tower: MARIGOLD / JASMINE

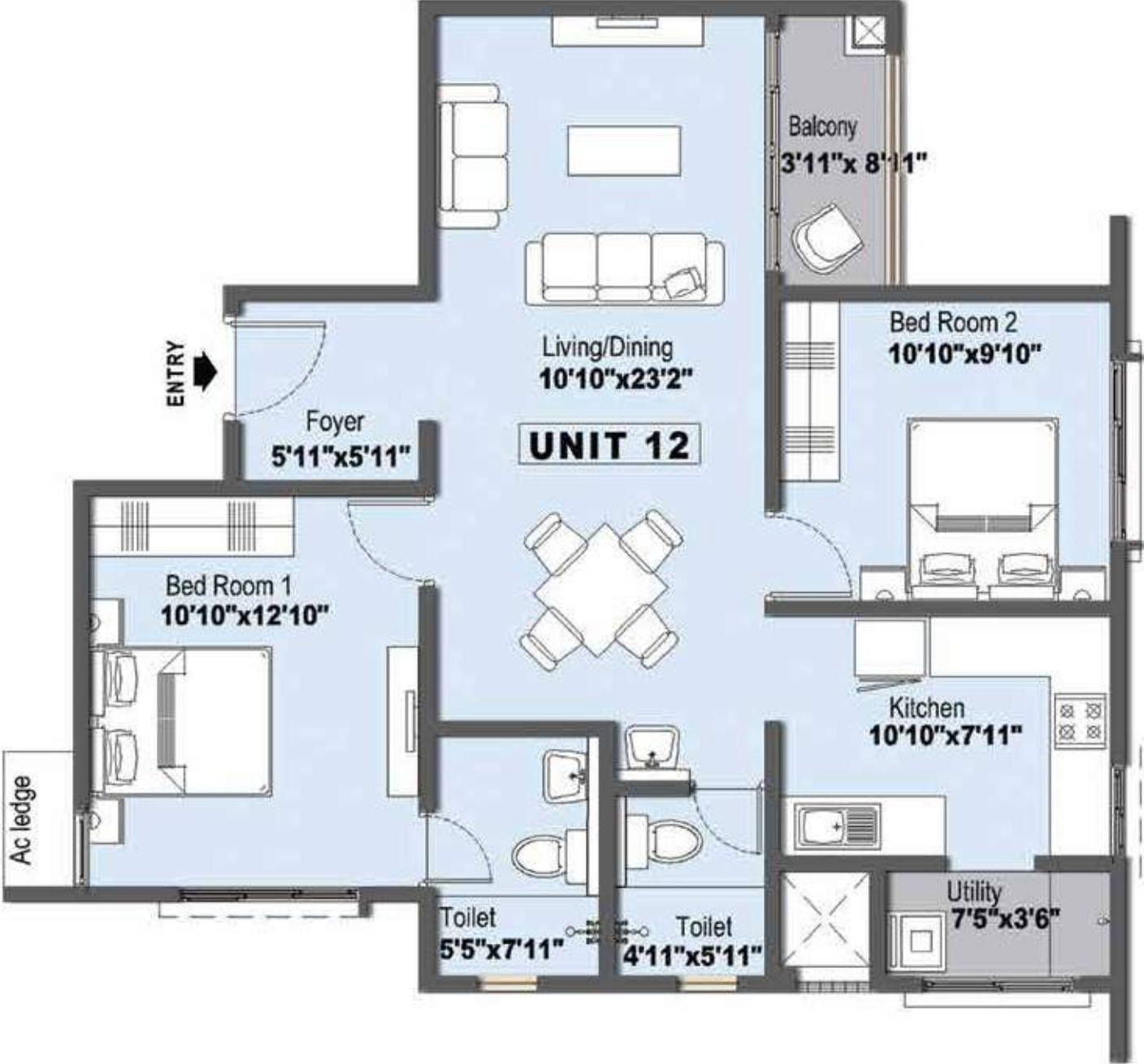
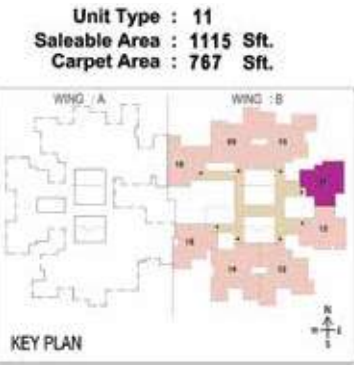
Unit Type : 10
Saleable Area : 1685 Sft.
Carpet Area : 1166 Sft.



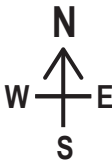
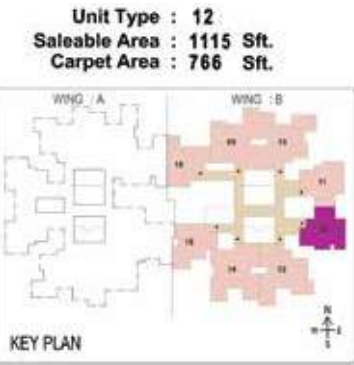
Marigold / Jasmine - Unit Plan 11 & 12
2 & 3 BHK



Tower: MARIGOLD / JASMINE

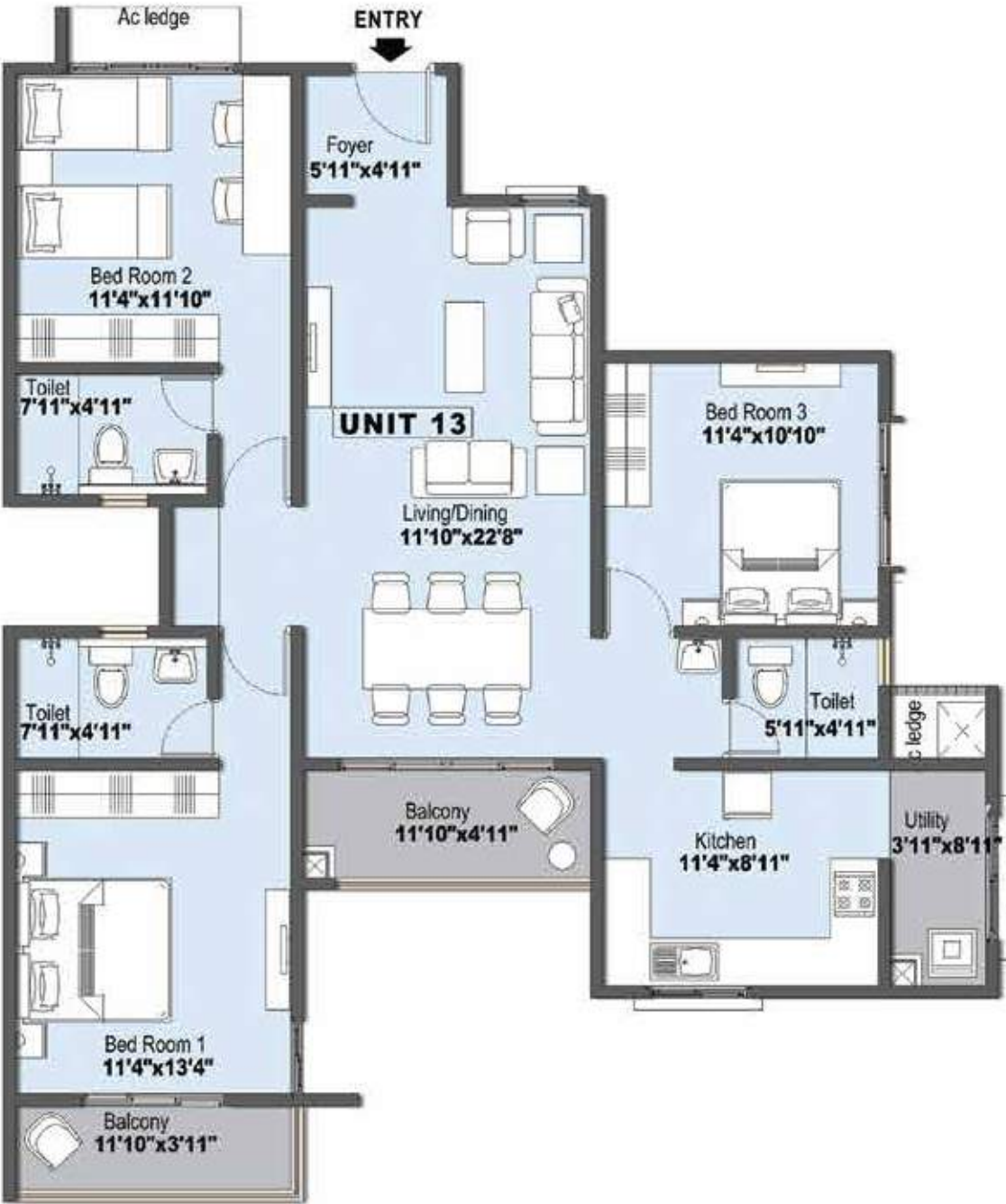


Tower: MARIGOLD / JASMINE



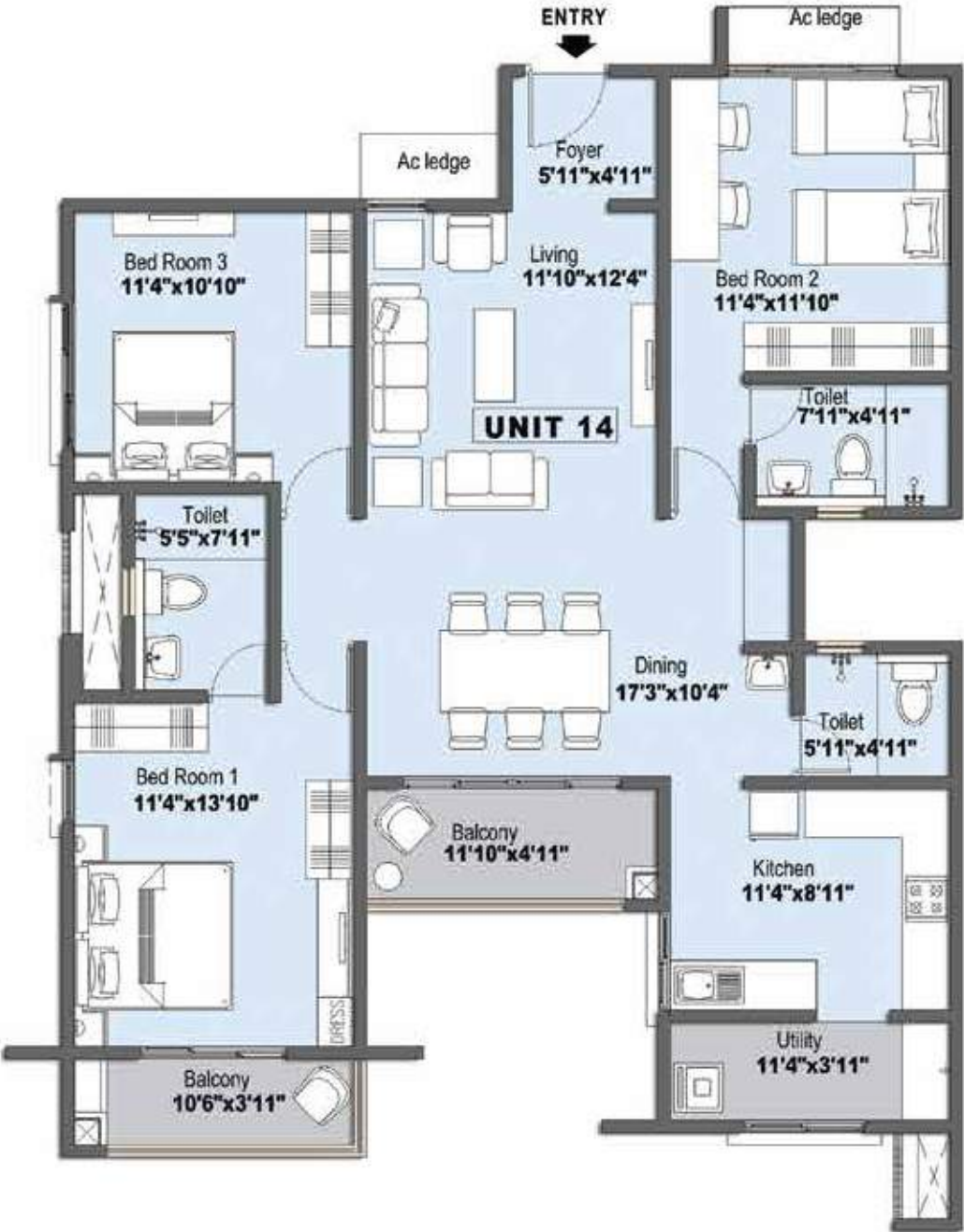
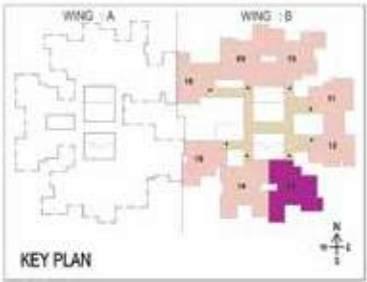
Marigold / Jasmine - Unit Plan 13 & 14

2 & 3 BHK



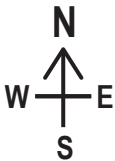
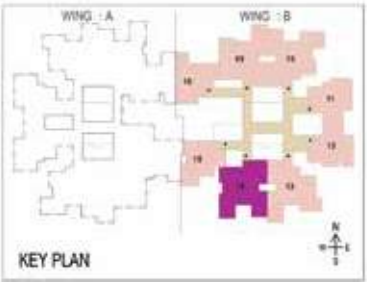
Tower: MARIGOLD / JASMINE

Unit Type : 13
Saleable Area : 1655 Sft.
Carpet Area : 1140 Sft.

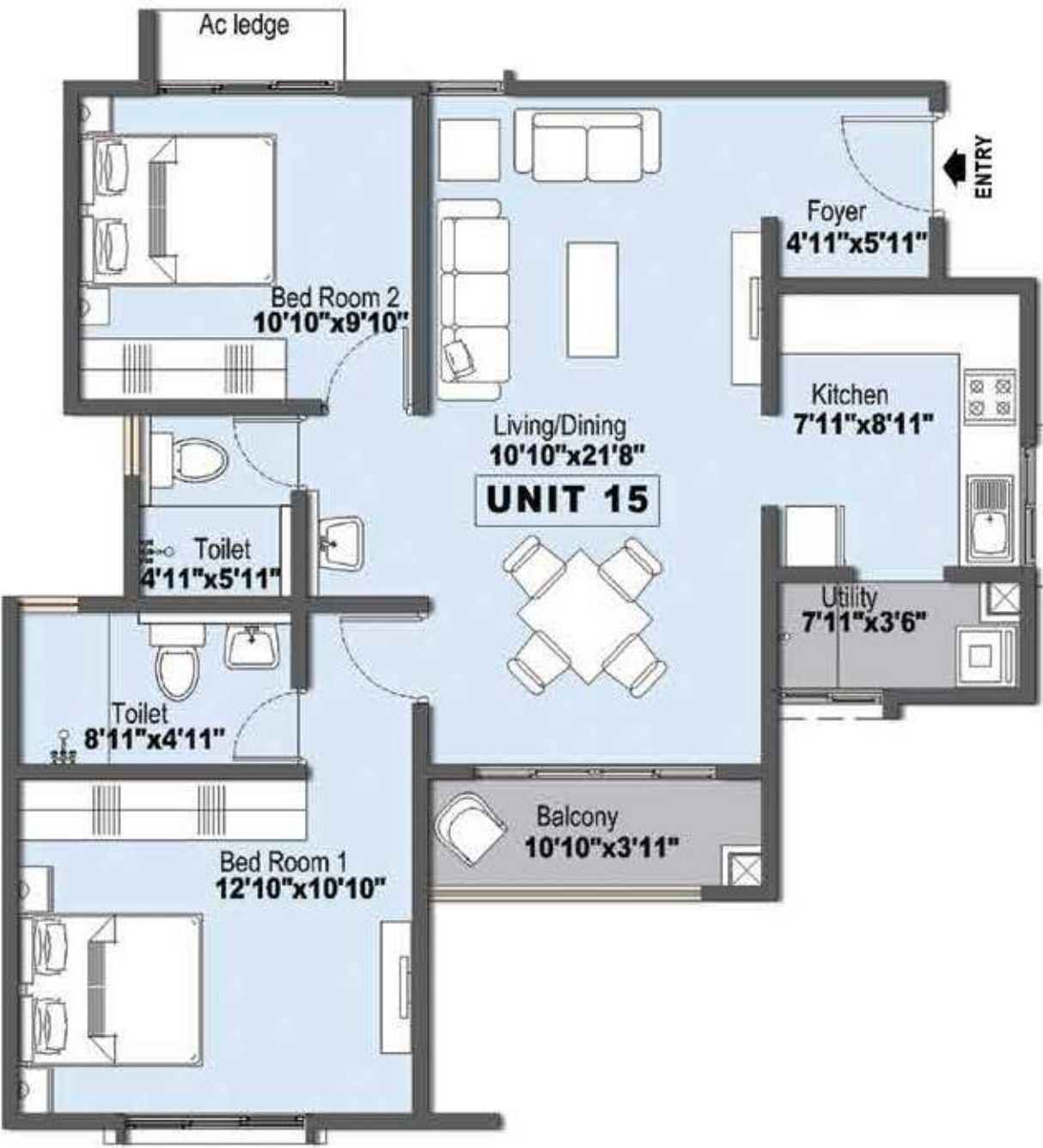


Tower: MARIGOLD / JASMINE

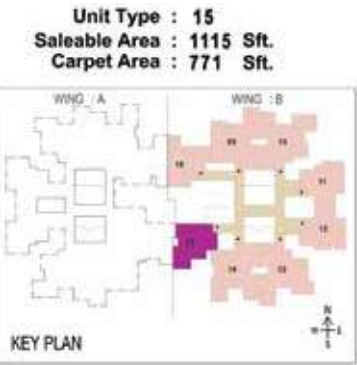
Unit Type : 14
Saleable Area : 1685 Sft.
Carpet Area : 1170 Sft.



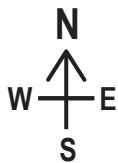
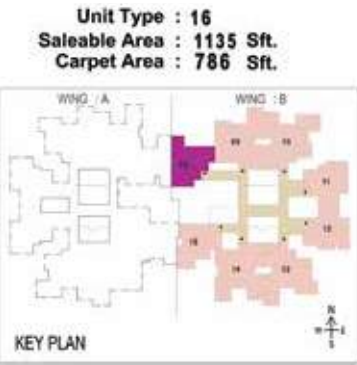
Marigold / Jasmine - Unit Plan 15 & 16
2 & 3 BHK



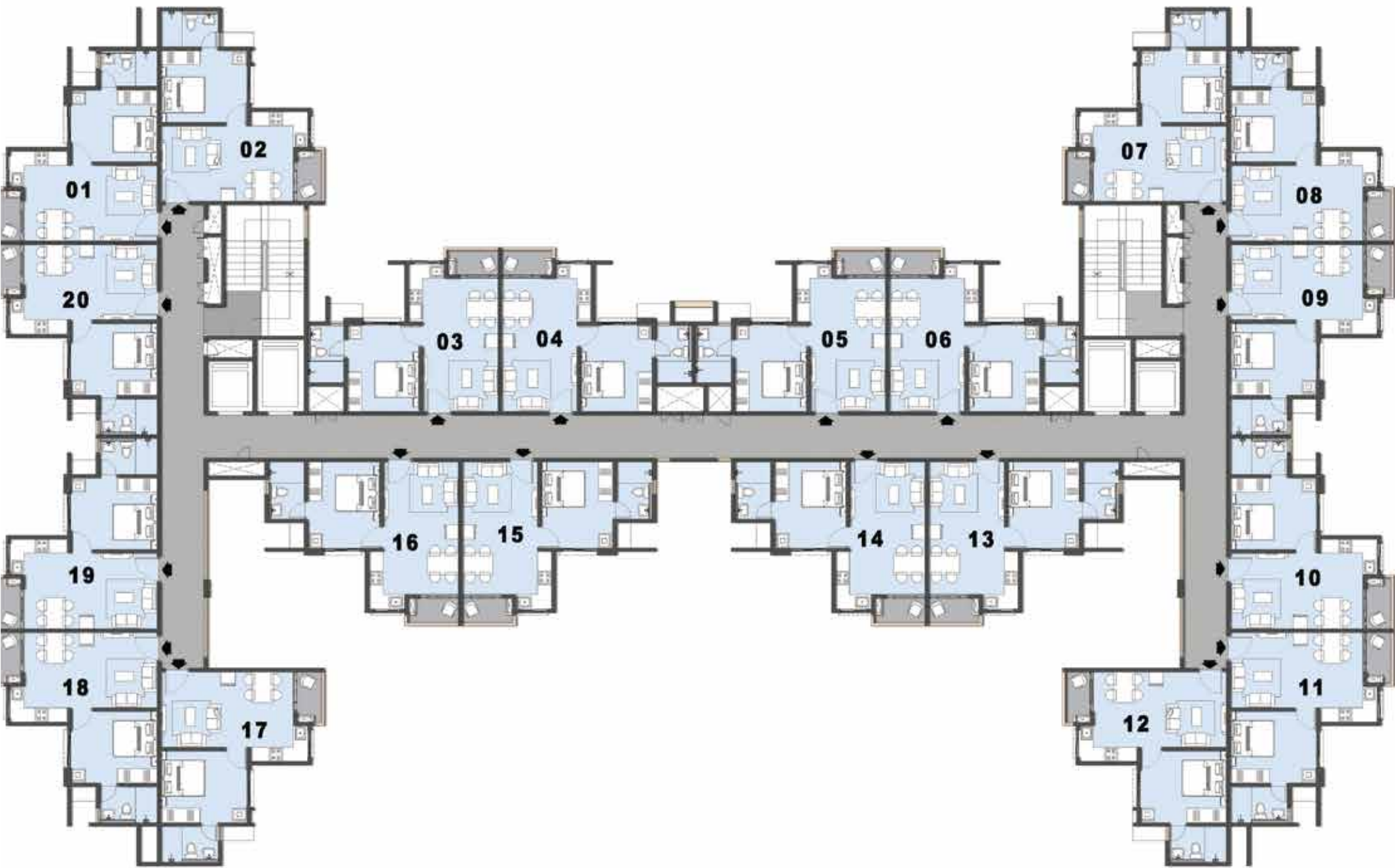
Tower: MARIGOLD / JASMINE



Tower: MARIGOLD / JASMINE



Peach - Typical Floor Plan
1 BHK



Eden Park

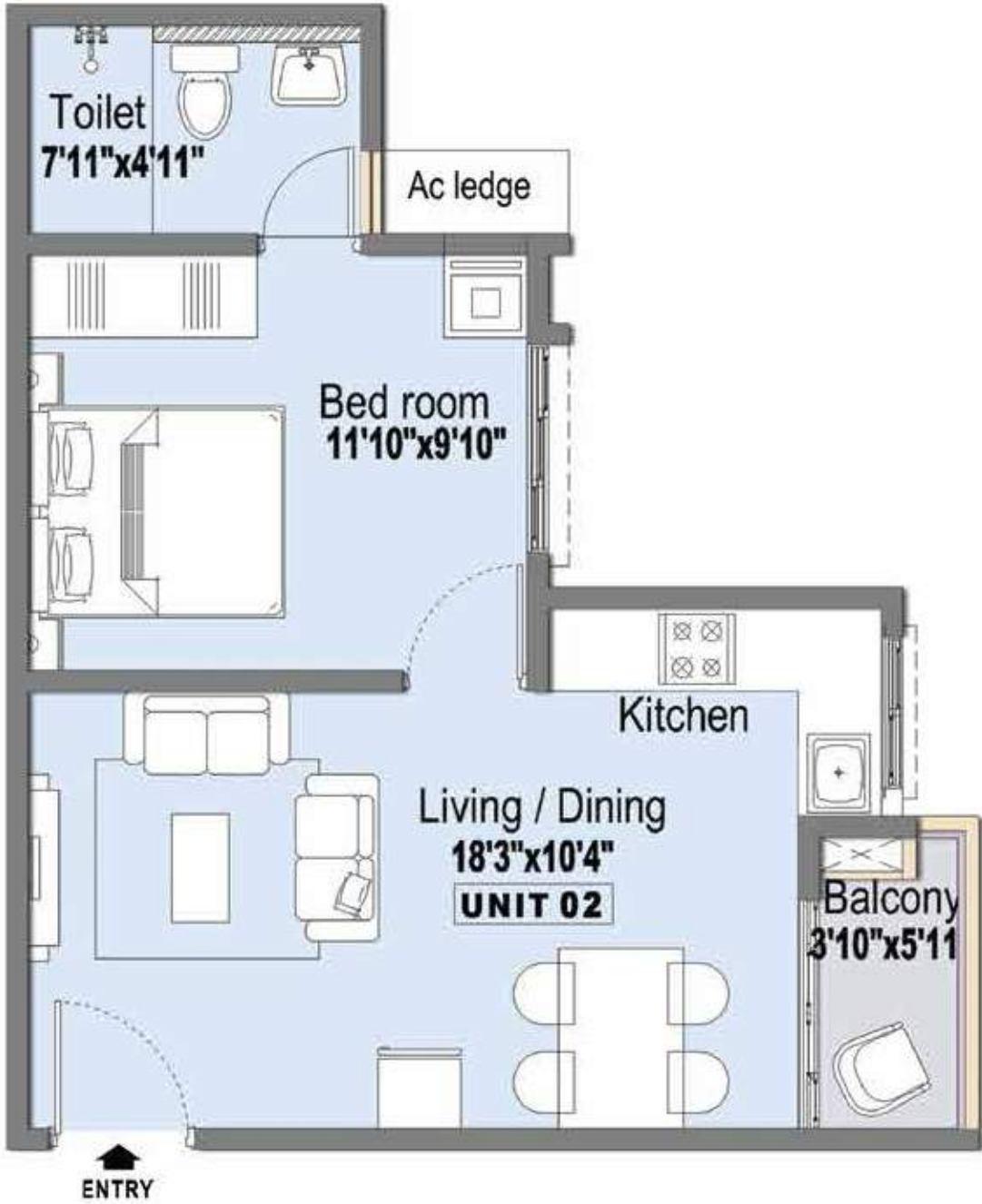
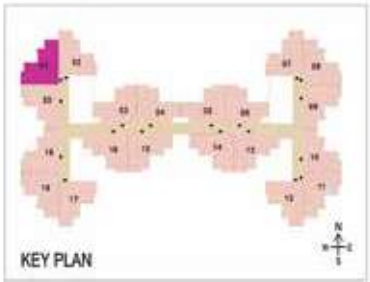


unit type	saleable area (in sft.)
01 to 20	580

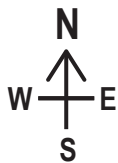
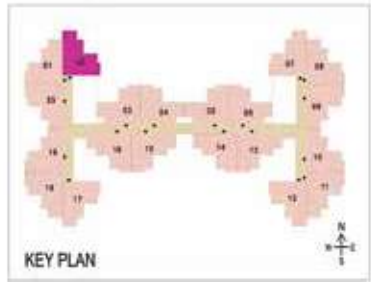
Peach - Unit Plan 1 & 2
1 BHK



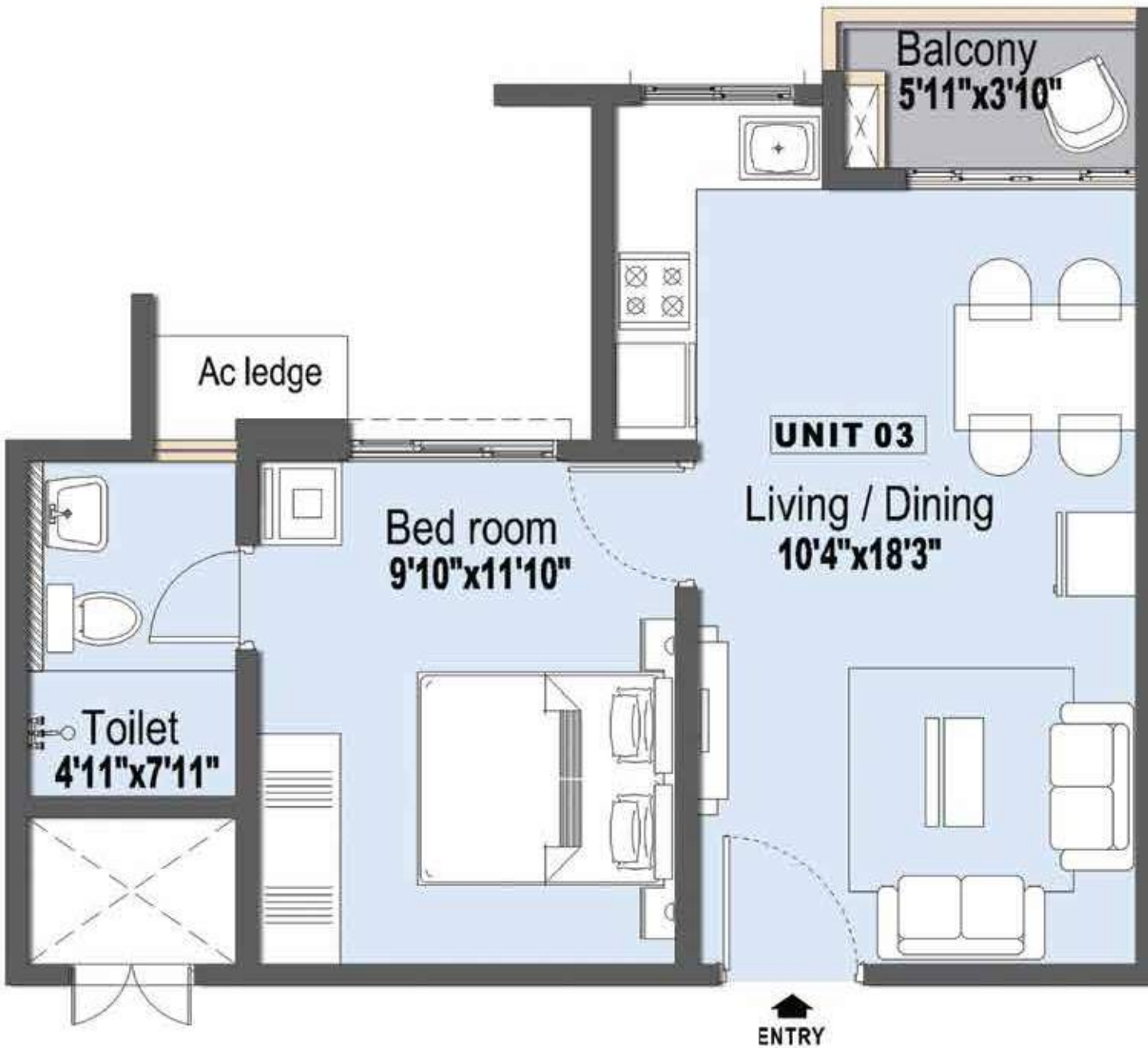
Tower : PEACH
Unit Type : 01
Saleable Area : 580 Sft.
Carpet Area : 395 Sft.



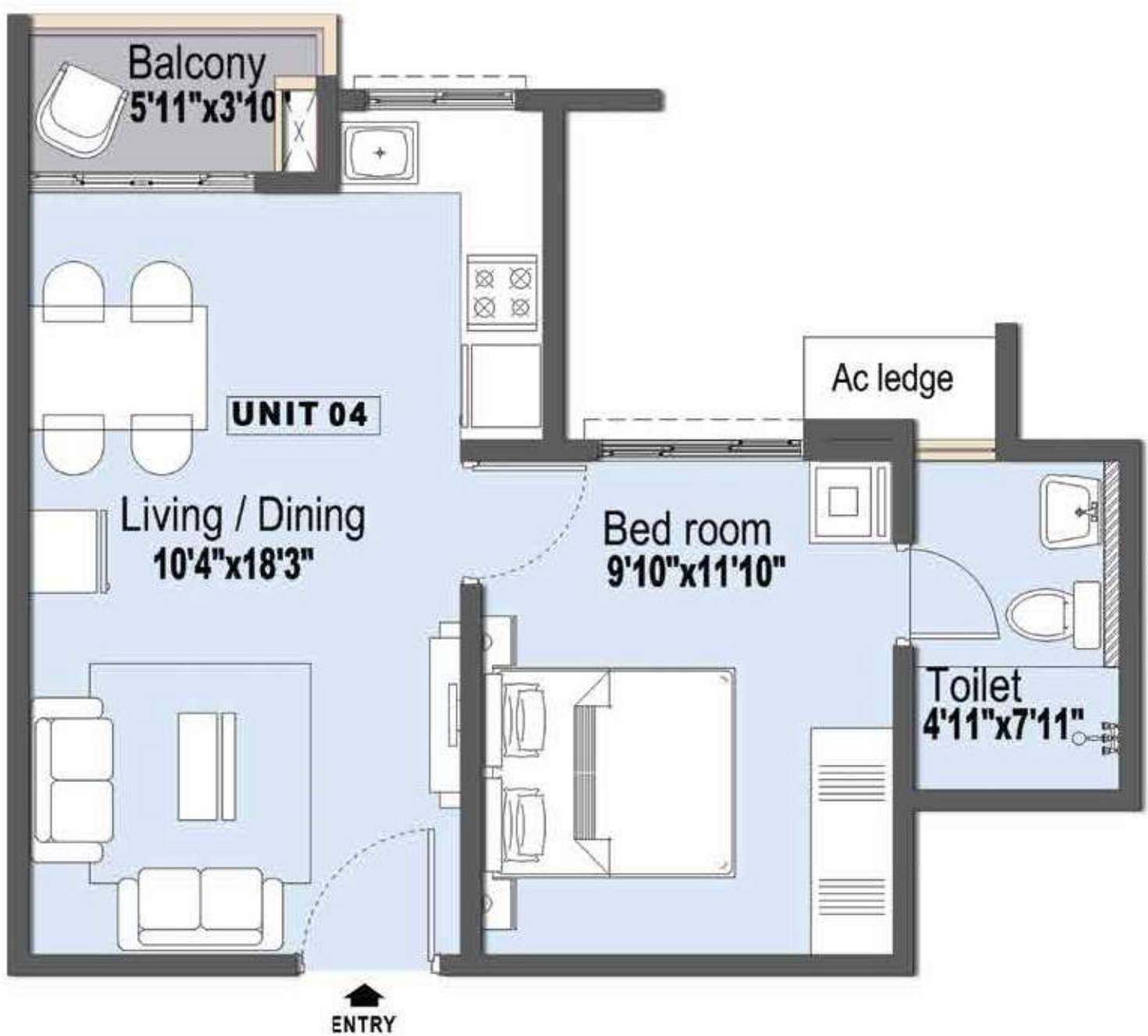
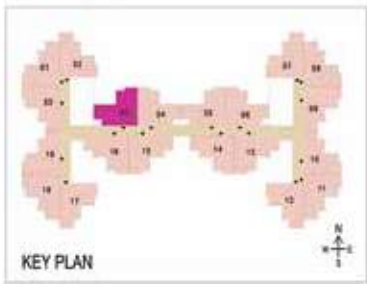
Tower : PEACH
Unit Type : 02
Saleable Area : 580 Sft.
Carpet Area : 395 Sft.



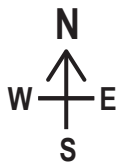
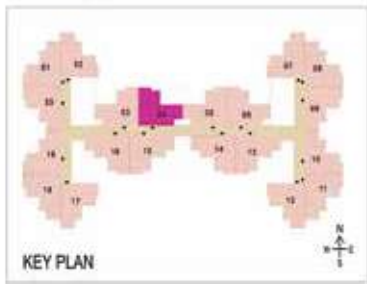
Peach - Unit Plan 3 & 4
1 BHK



Tower : PEACH
Unit Type : 03
Saleable Area : 580 Sft.
Carpet Area : 395 Sft.

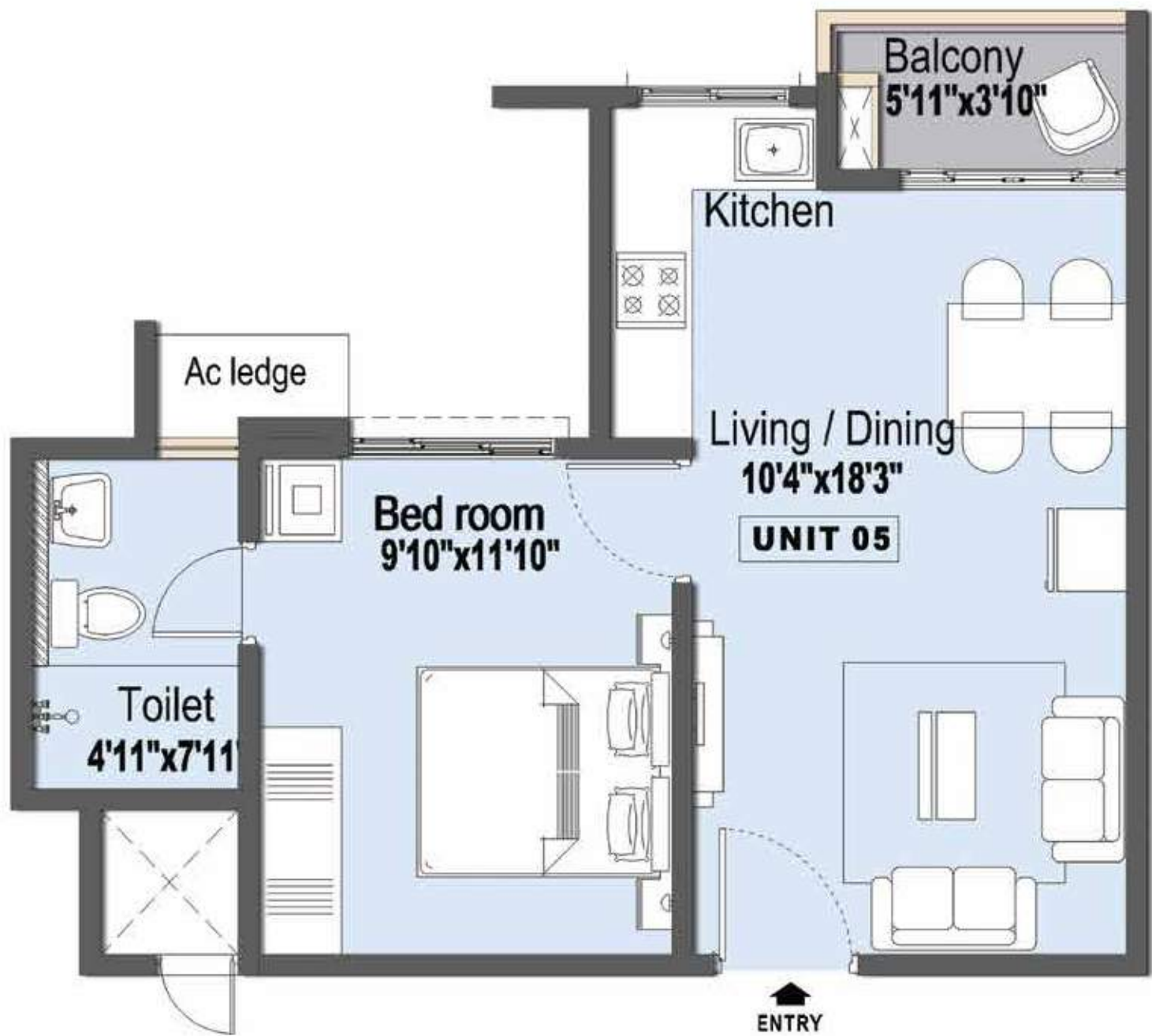


Tower : PEACH
Unit Type : 04
Saleable Area : 580 Sft.
Carpet Area : 395 Sft.

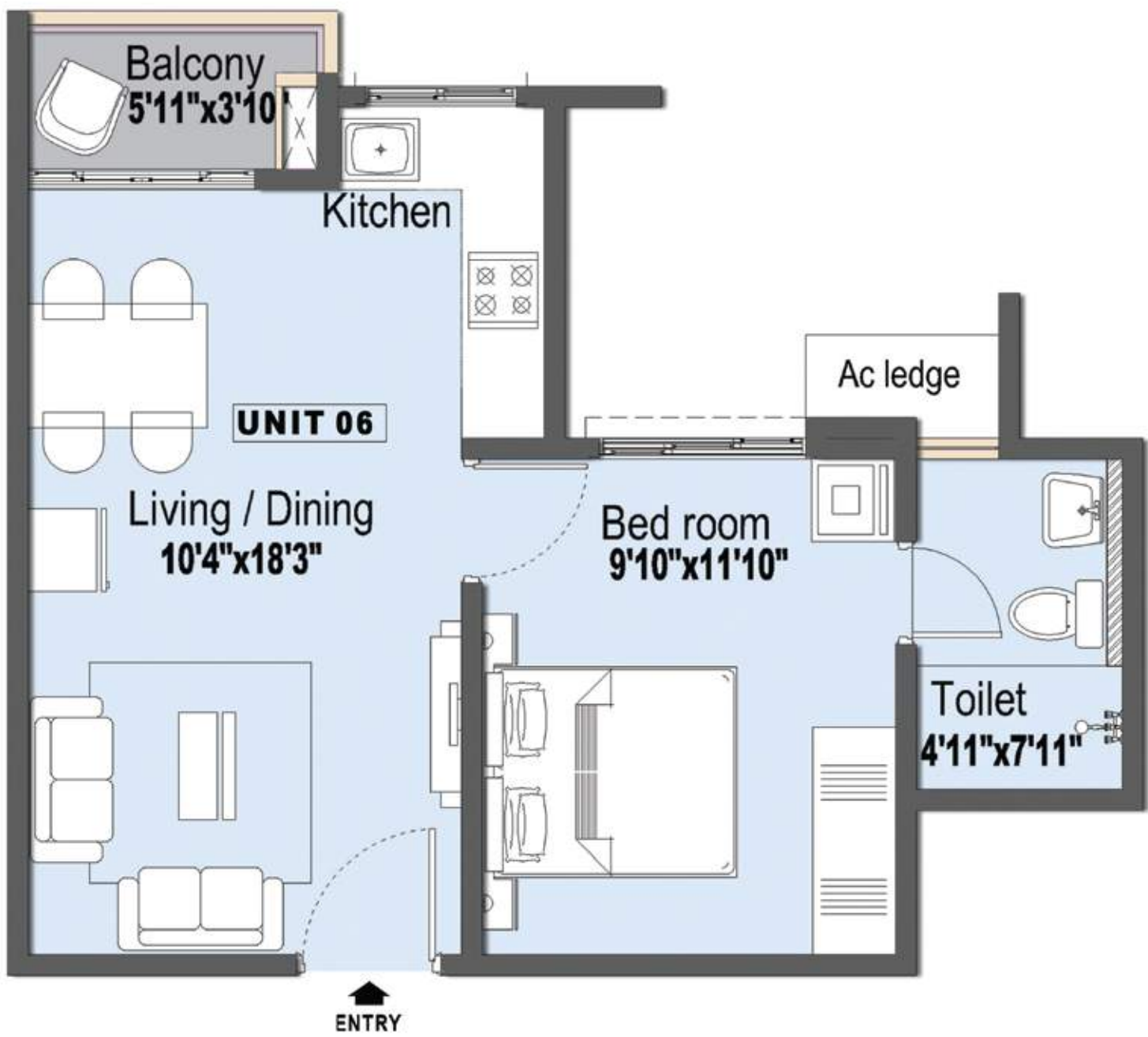
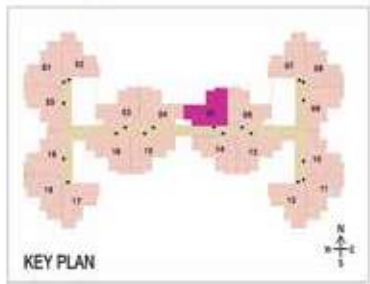


Peach - Unit Plan 5 & 6

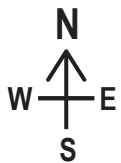
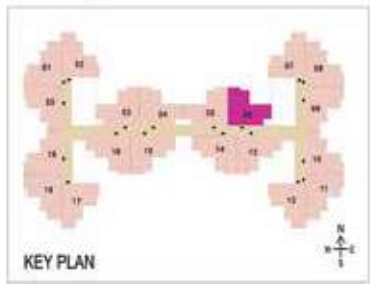
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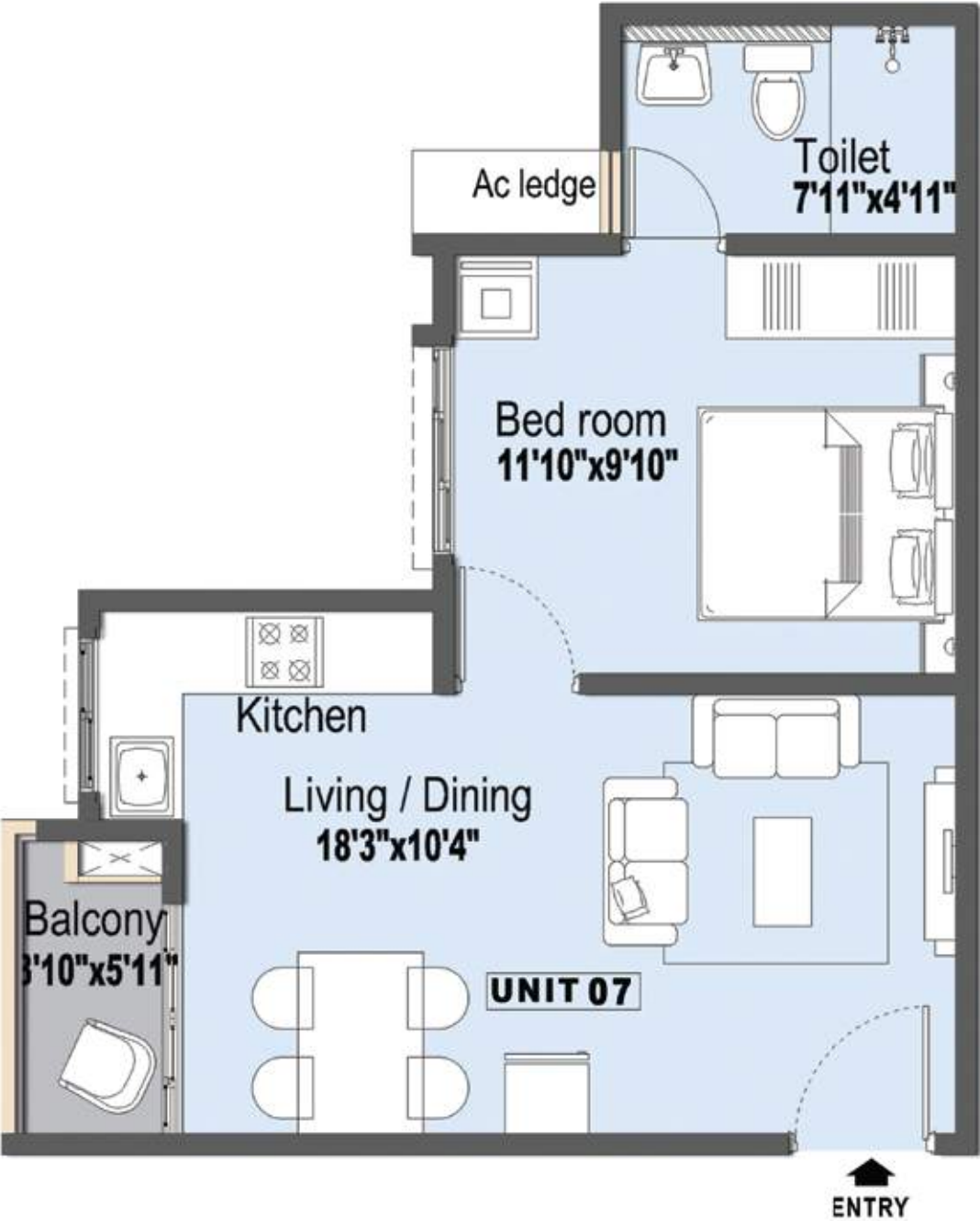
Tower : PEACH
Unit Type : 05
Saleable Area : 580 Sft.
Carpet Area : 395 Sft.



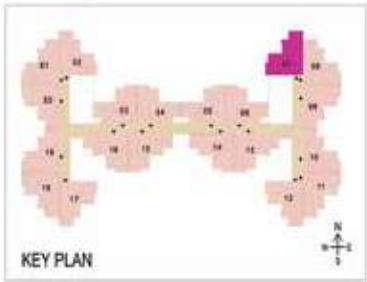
Tower : PEACH
Unit Type : 06
Saleable Area : 580 Sft.
Carpet Area : 395 Sft.



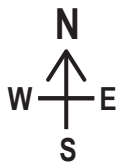
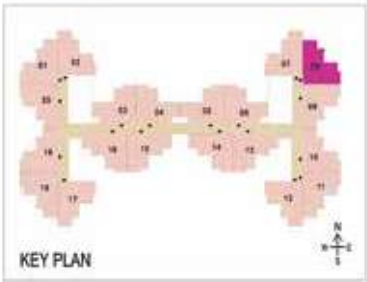
Peach - Unit Plan 7 & 8
1 BHK



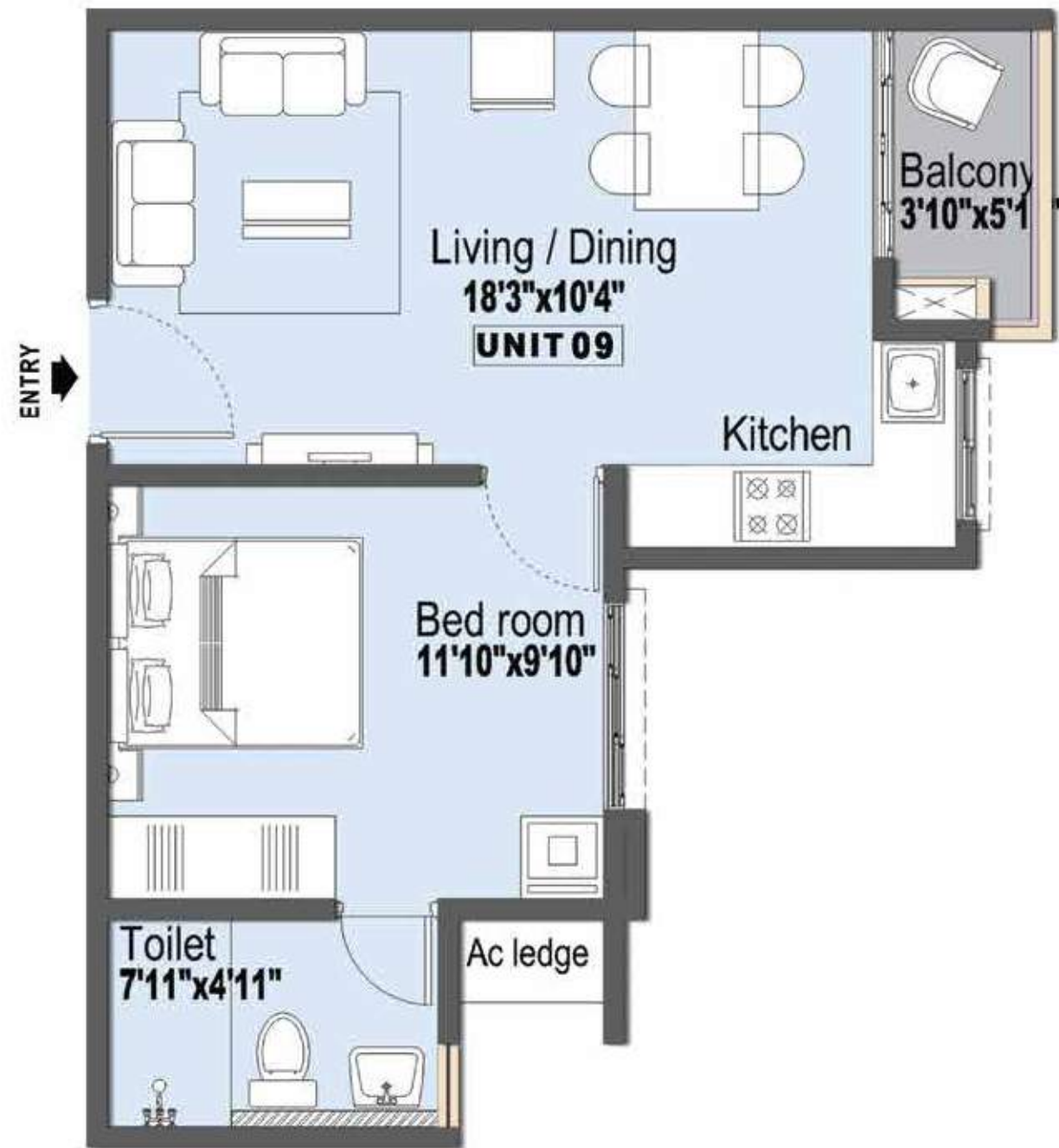
Tower : PEACH
Unit Type : 07
Saleable Area : 580 Sft.
Carpet Area : 395 Sft.



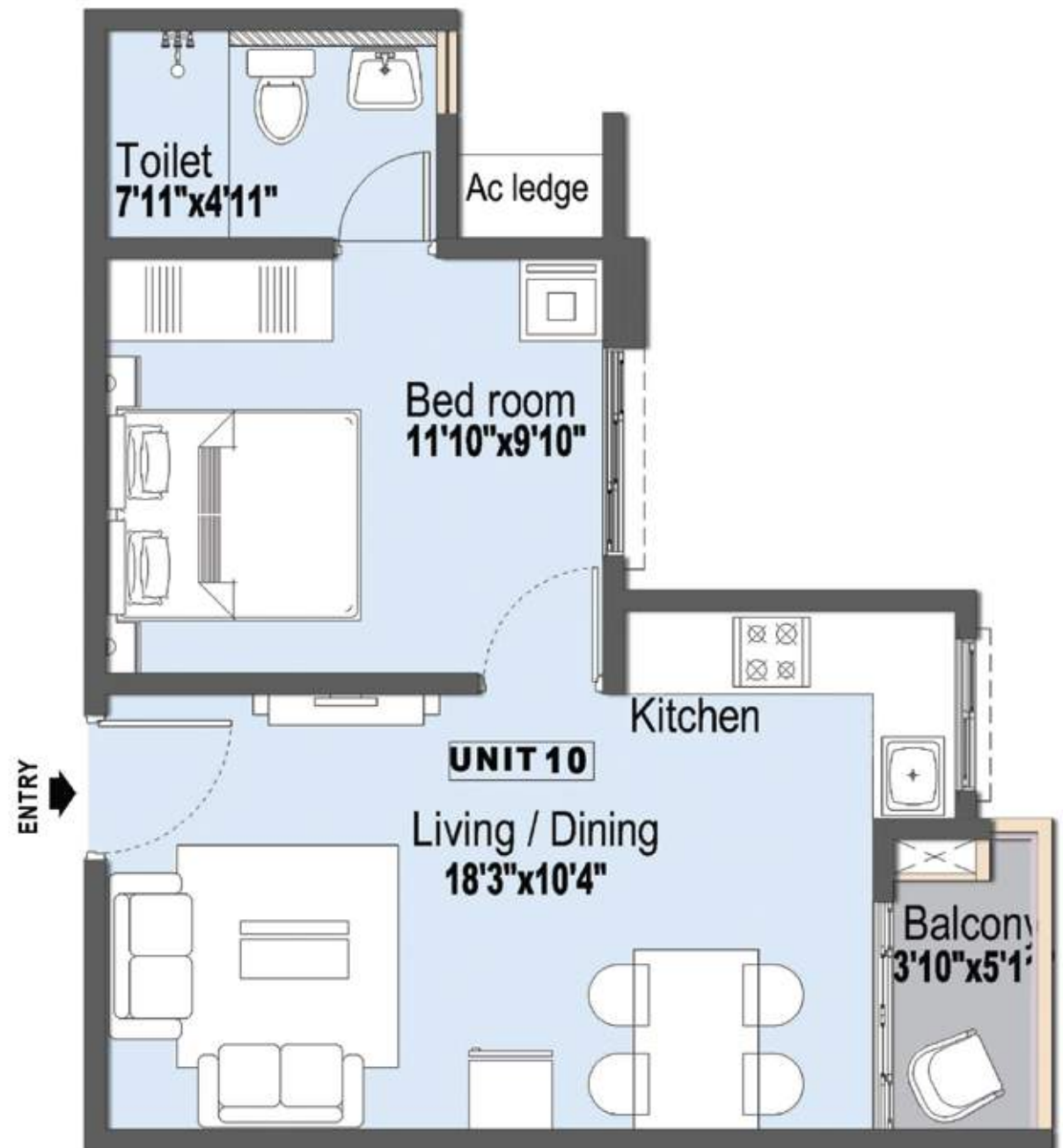
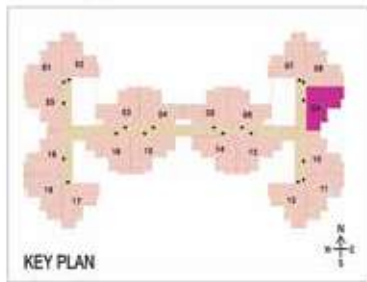
Tower : PEACH
Unit Type : 08
Saleable Area : 580 Sft.
Carpet Area : 395 Sft.



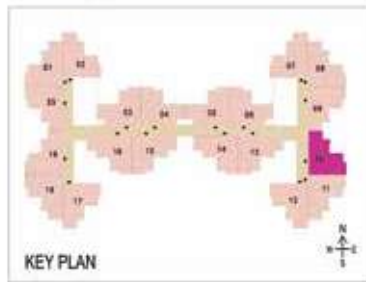
Peach - Unit Plan 9 & 10
1 BHK



Tower : PEACH
Unit Type : 09
Saleable Area : 580 Sft.
Carpet Area : 395 Sft.

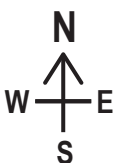
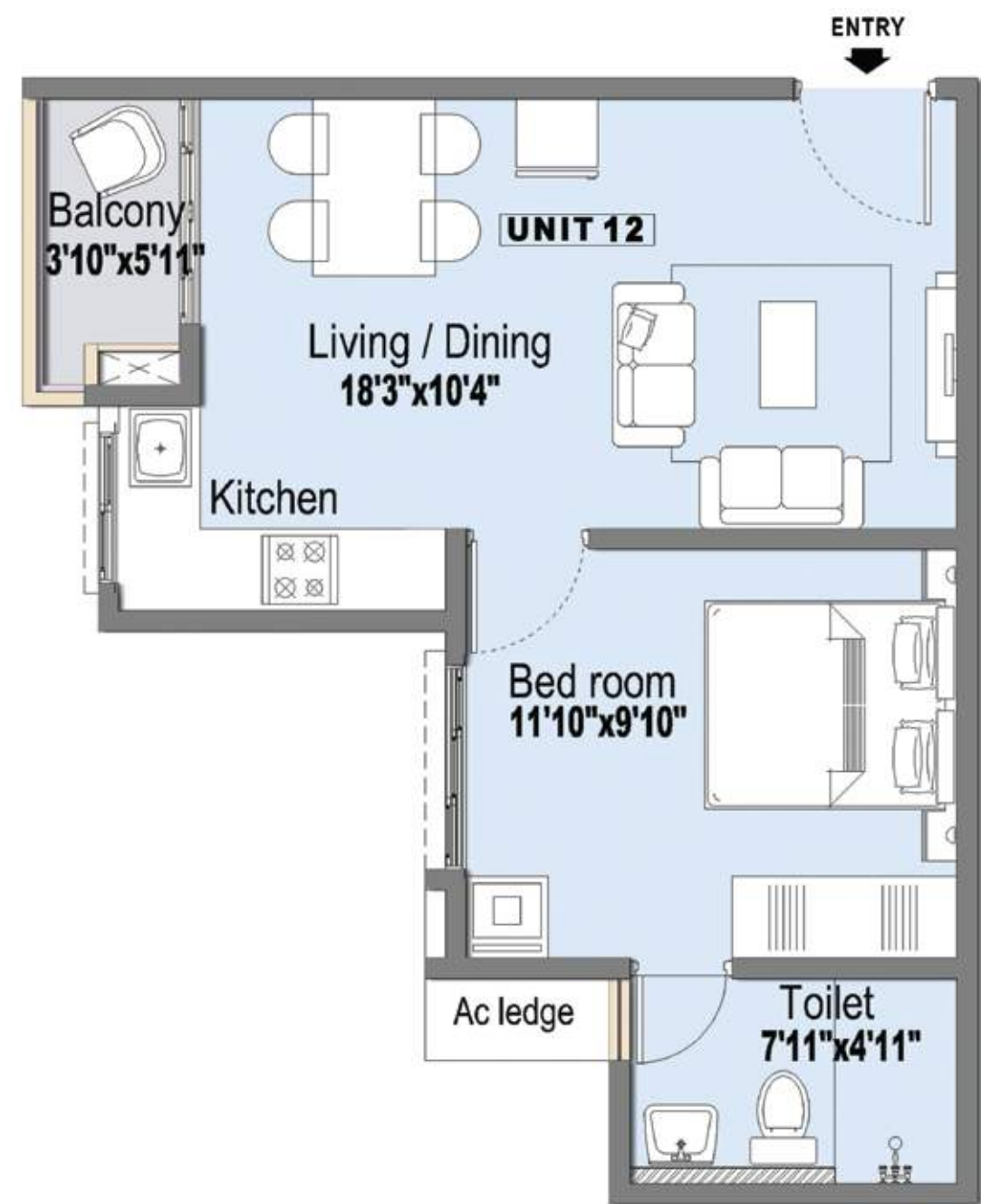
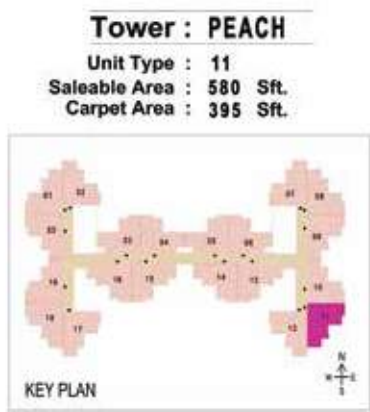


Tower : PEACH
Unit Type : 10
Saleable Area : 580 Sft.
Carpet Area : 395 Sft.

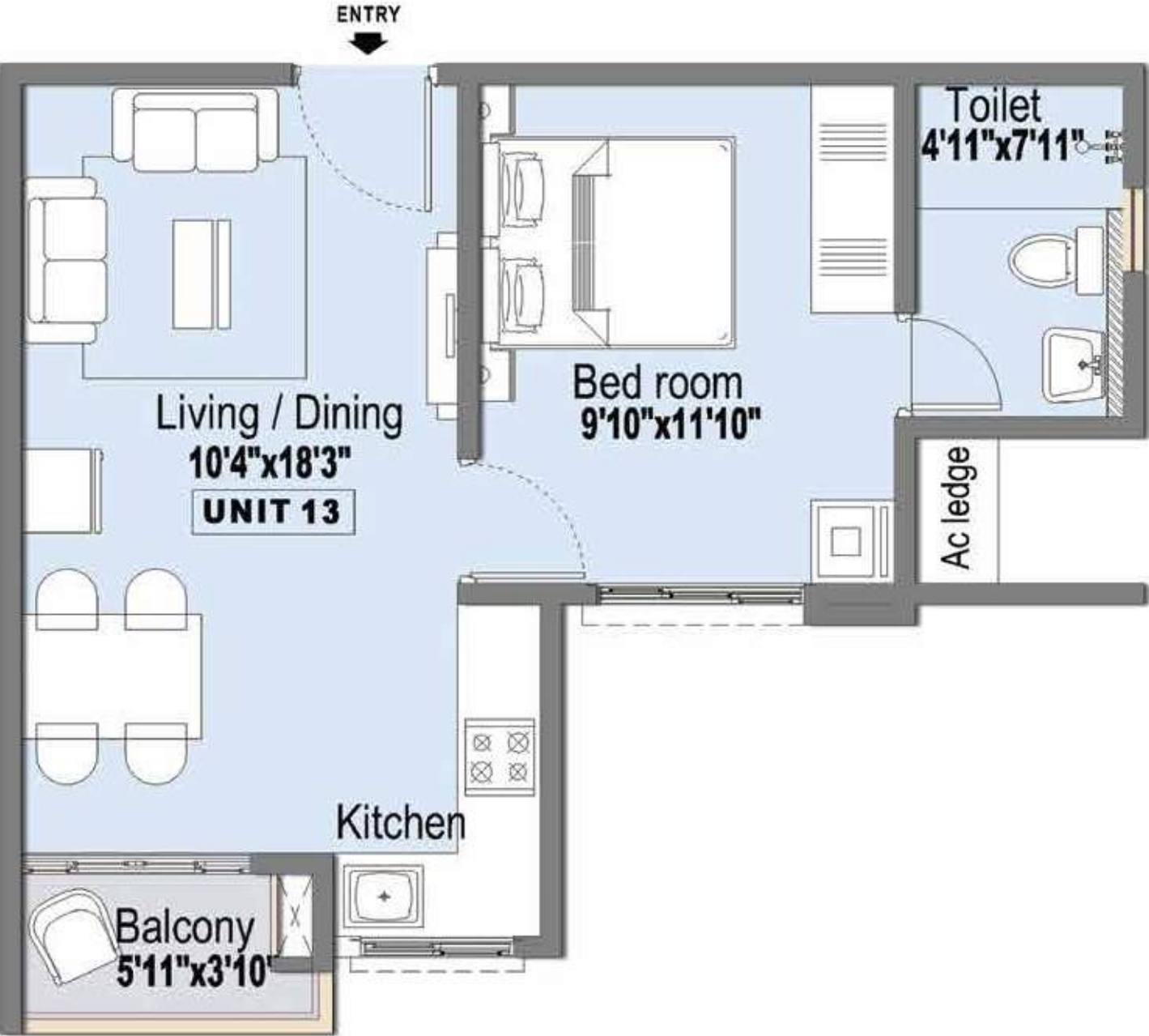


Peach - Unit Plan 11 & 12

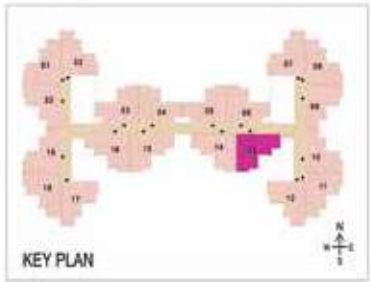
1 BHK



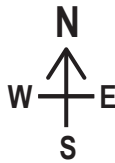
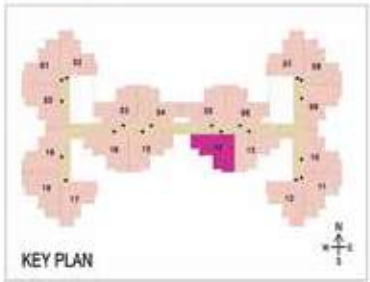
Peach - Unit Plan 13 & 14
1 BHK



Tower : PEACH
Unit Type : 13
Saleable Area : 580 Sft.
Carpet Area : 395 Sft.

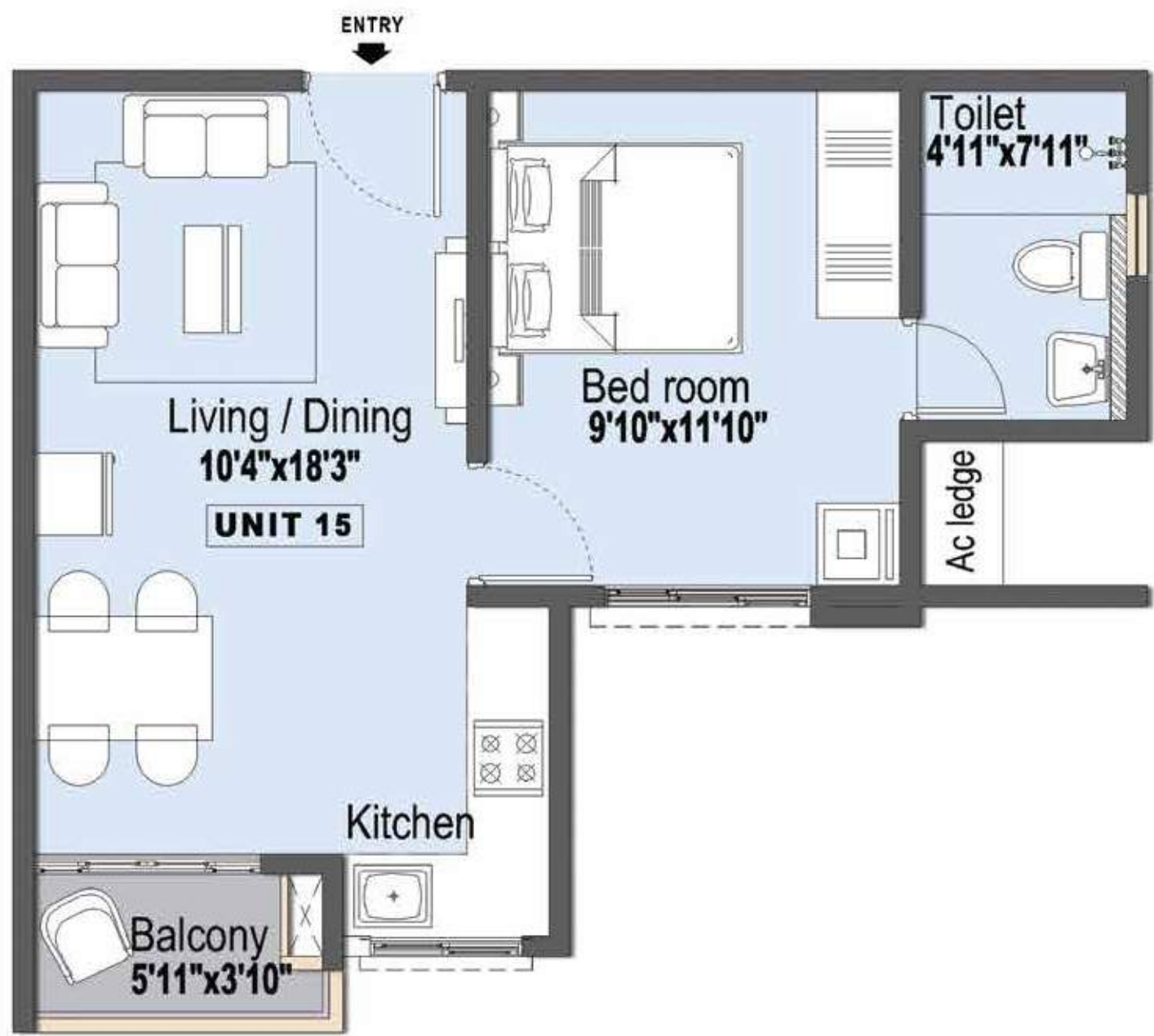


Tower : PEACH
Unit Type : 14
Saleable Area : 580 Sft.
Carpet Area : 395 Sft.

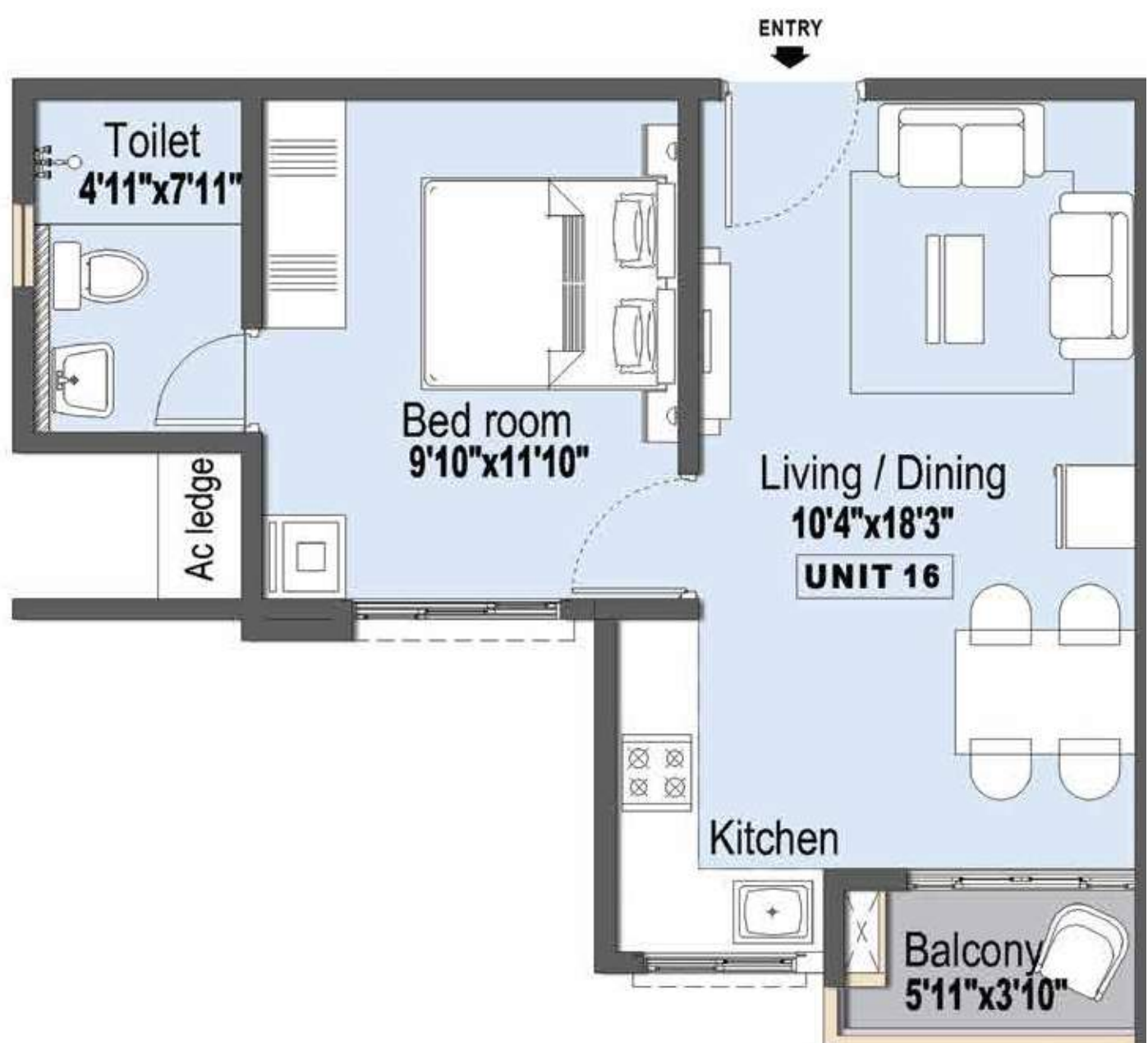
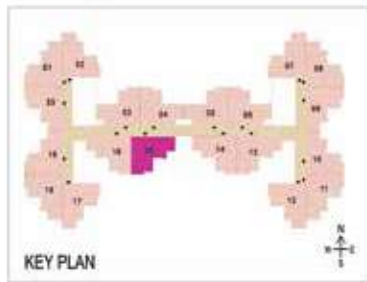


Peach - Unit Plan 15 & 16

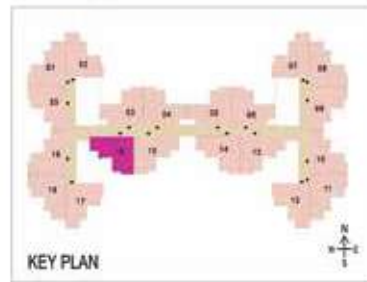
1 BHK



Tower : PEACH
Unit Type : 15
Saleable Area : 580 Sft.
Carpet Area : 395 Sft.



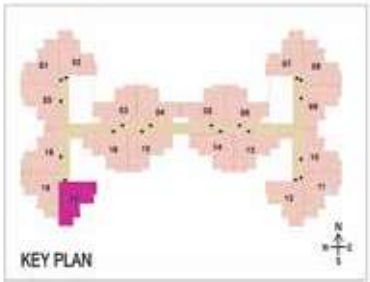
Tower : PEACH
Unit Type : 16
Saleable Area : 580 Sft.
Carpet Area : 395 Sft.



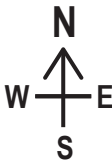
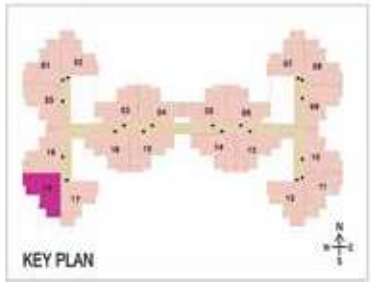
Peach - Unit Plan 17 & 18
1 BHK



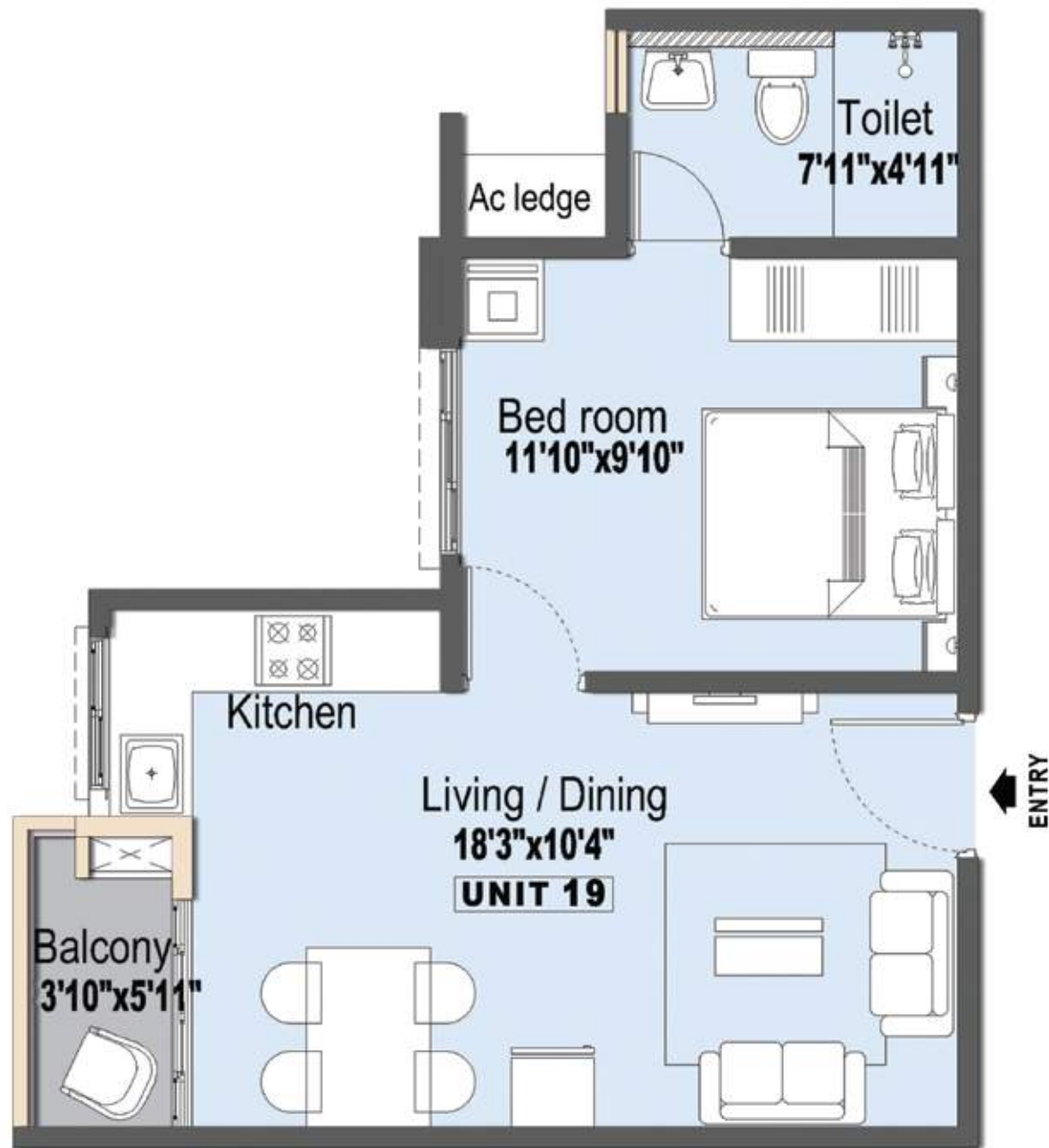
Tower : PEACH
Unit Type : 17
Saleable Area : 580 Sft.
Carpet Area : 395 Sft.



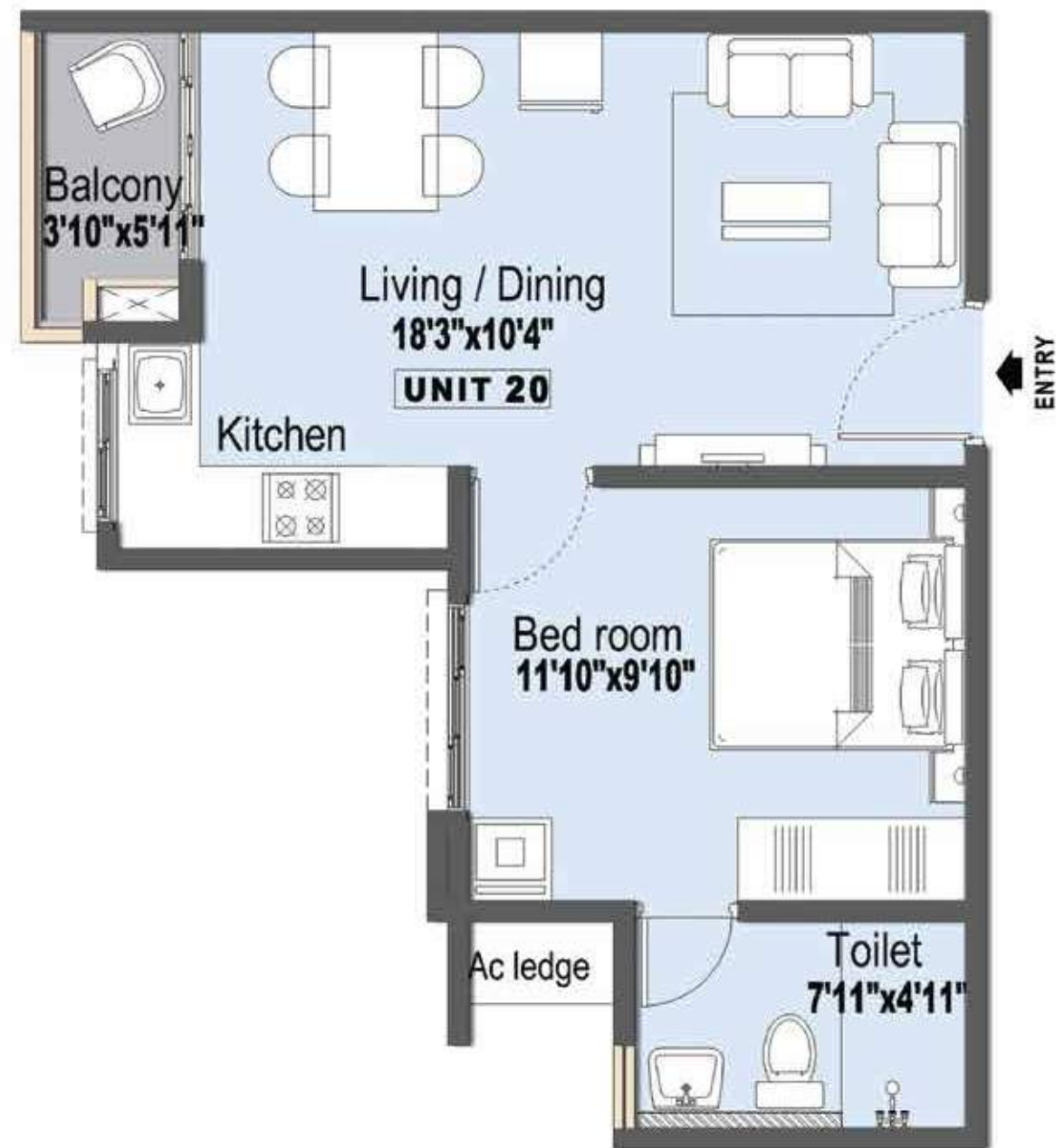
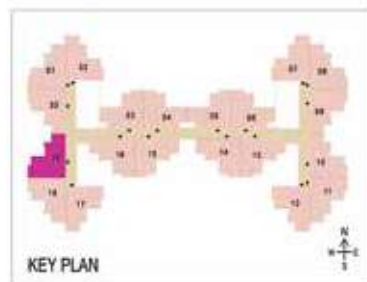
Tower : PEACH
Unit Type : 18
Saleable Area : 580 Sft.
Carpet Area : 395 Sft.



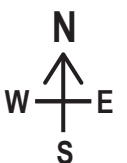
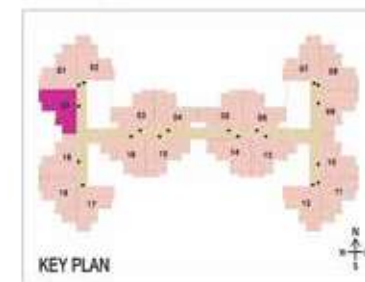
Peach - Unit Plan 19 & 20
1 BHK



Tower : PEACH
Unit Type : 19
Saleable Area : 580 Sft.
Carpet Area : 395 Sft.



Tower : PEACH
Unit Type : 20
Saleable Area : 580 Sft.
Carpet Area : 395 Sft.



L&T REALTY'S PROJECTS

Crescent Bay, Parel.

A residential complex comprising six towers with 2, 3 and 4 BHK apartments, along with themed gardens, a modern clubhouse and an array of sports arenas.

Emerald Isle, Powai.

A 16-acre gated community complex, Emerald Isle is nestled amidst beautiful, green surroundings, yet right next door to key business and entertainment destinations.

Seawoods Grand Central, Navi Mumbai.

Located at Navi Mumbai, within 10km of the proposed international airport and the Mumbai Trans-Harbour Link, this unique project is to be India's largest transit-oriented development. Spread over approximately 40 acres of land, this integrated development is planned with commercial, retail, leisure and entertainment spaces built around a world-class railway station.

Elante, Chandigarh.

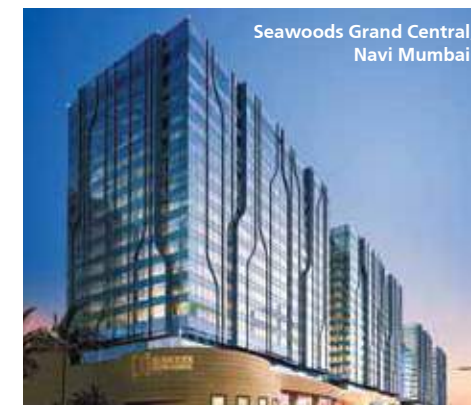
The largest mall in Chandigarh that occupies 1.2 million sq. ft. in a 20-acre campus. An integrated development in a premium neighbourhood, the campus is planned to have a large commercial and hospitality development.



Crescent Bay, Parel.



Emerald Isle, Powai.



Seawoods Grand Central,
Navi Mumbai.



Elante, Chandigarh.

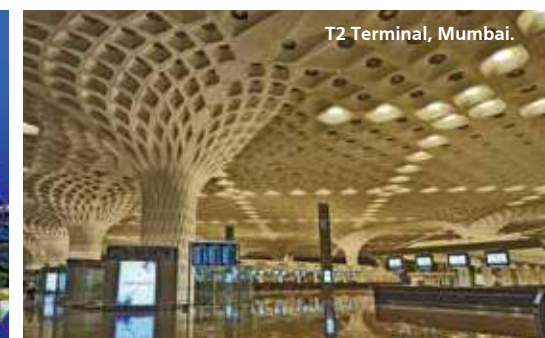
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