

A project by SAMEERA ESTATES



Fully Functional Plots
Buy Today. Build Today.

THE BEST INVESTMENT ON EARTH IS EARTH

BUILDING YOUR FUTURE

The dream of owning a home is deeply ingrained in many of us. But with rising property prices, particularly in urban areas, achieving that dream can feel increasingly out of reach. This is where investing in residential plots emerges as a strategic and potentially lucrative option.

A residential plot offers a more affordable entry point into the property market with a potential for significant future value, allowing you to build your dream home at your own pace. This initial investment can be a stepping stone towards financial security and a tangible asset that grows over time.

Furthermore, investing in residential plots offers the potential for long-term appreciation. As cities expand and population grow, the demand for land typically increases, driving up plot prices. This appreciation can be substantial, especially if you choose a plot in a developing area with good infrastructure potential. Owning a plot also provides a hedge against inflation, as the value of land tends to rise alongside the cost of living.





THE SAMEERA ESTATES EDGE

On a mission to integrate our expertise in varied fields and elevate the dwelling needs of the Customer and to encourage and emphasise on the advantages of sustainable living, Sameera Estates is committed to redefine the attributes of contemporary urban living.

Sameera Estates redefines the urban landscapes with palatial townships that offer best living experience, Every amenities and specifications are carefully designed with an extra eye for perfection. No stone is left unturned when it comes to offering the best to customers

With an organization that is customer centric and committed to high business ethics and values you are not just investing in a piece of land but you are investing for your peace of mind. Choose your preferred project from the few hand picked locations offered.

CREATING
URBAN
LANDSCAPES

A NEW WAVE OF LIVING

Chennai's real estate market is currently experiencing a positive buzz, and Sameera Estates is perfectly positioned to help you capitalize on this exciting potential. Sameera Estates offers the perfect entry point with "Sameera 117," the largest CMDA-approved property on Poonamallee Avadi High Road.

Embarking on a successful journey with an overwhelming response Sameera 117 received, Sameera Estates had rolled out other phases within the community that was embraced with much enthusiasm and acknowledgement.

Addressing the key factors while buying a plot for immediate construction, Sameera Estates has come up with "Fully Functional" plots that gives an advantage to the buyer of time consumption, freedom from running around for infrastructure essentials and the concoction to avoid unnecessary expenditure. Move forward to a fully functional living.

SAMEERA 117
— Next Gen Integrated Township @ Poonamallee —

POONAMALLEE

THE INVESTMENT HUB

Poonamallee, a western suburb of Chennai, has emerged as potential hotspot for real estate investment. Here is breakdown of the factors influencing its growth potential.

Strategic Location: Poonamallee boasts excellent connectivity. It provides easy access to other parts of the city, Its proximity to IT hubs like Porur and Anna Nagar further fuels demand for residential options.

Infrastructure Development: The proposed extension of the Chennai Metro Rail to Thirumazhisai, with a station at Karayanchavadi, significantly adds to the connectivity advantage of the region.

The "Prime Rare" Factor

"Invest in land, they aren't making it anymore" is wise saying often quoted by the influential investors. There are definitely various reasons that add to the positive vibes about investing in Poonamallee but let us unpack a significant reason that stands tall to this lucrative opportunity.

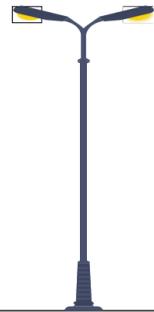
Investing in Sameera Elite Gardens apart from its fully functional feature also writes the foreword to an intelligent investment.



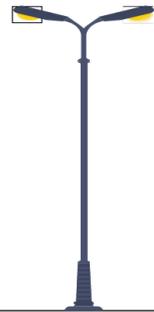
WHERE YOU STAY CONNECTED!



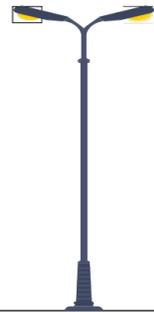
ENGINEERING,
ARTS & SCIENCE
COLLEGES
1 KM



MANUFACTURING
UNITS
10KMS



METRO STATION
KARAYANCHAVADI
3 KMS



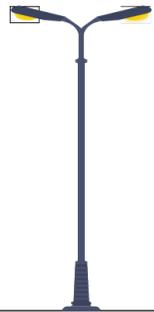
ENTERTAINMENT
HUB
5 KMS



VELAMMAL
GLOBAL
HOSPITAL
WITH IN THE
CAMPUS



KUTHAMBAKKAM
BUS
TERMINUS
11KMS



IT PARKS
7 KMS



AVADI
SUBURBAN
RAILWAY
STATION
6 KMS



POONAMALLEE
BUS STOP
3KMS



Welcome to a portrayal where excellent infrastructure meets superb connectivity, creating a launchpad for a vibrant future. Imagine a place where your dream home seamlessly integrates with a vibrant, well-connected community. Introducing “Sameera Elite Gardens” fully functional residential plotted development, poised to redefine convenience and elevate your lifestyle.

While the allure of a spacious plot is undeniable, we recognize that a truly fulfilling living experience hinges on more. At Sameera Estates we’re committed to fostering a thriving community, and that starts with a robust infrastructure that empowers you.

Welcome to “Sameera Elite Gardens”.

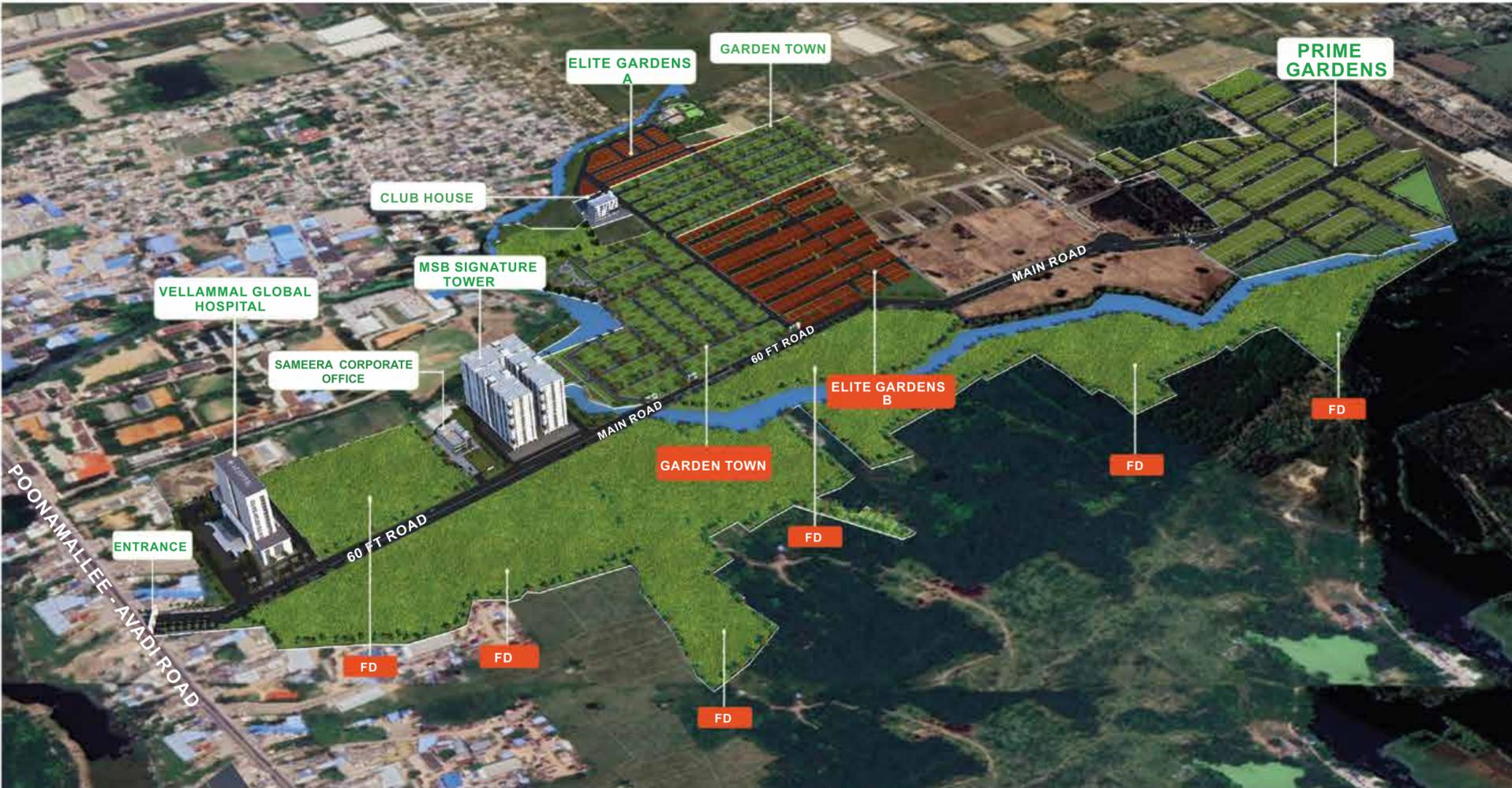




SAMEERA 117

— Next Gen Integrated Township @ Poonamallee —

SAMEERA 117 INTEGRATED TOWNSHIP-CHENNAI



Sameera Elite Gardens : Build Your Dream, Live Your Life

Own a piece of paradise at Sameera Elite Gardens , the crown jewel of Sameera Estates sprawling across 14.59 acres, offers fully functional residential plots in a thriving community. Here is your chance to craft your dream home in a vibrant community, perfectly nestled amidst the bustling city.

The Perfect Canvas for Your Dreams:

Sameera Elite Gardens boasts 335 meticulously curated plots, ranging from 603 to 1683 square feet. Each plot is thoughtfully positioned and equipped with all necessary infrastructure, allowing you to begin construction of your dream home immediately. Imagine waking up to the world built just for you, a reflection of your aspirations and lifestyle.

A Wise Investment for a Brighter Futures

Sameera Elite Gardens is not just about creating your dream home, it's about securing a valuable investment for your future. This project offers plots at a reasonable price, making it a compelling addition to your investment portfolio, With its prime location within CMDA limits. Sameera Elite Gardens guarantee lasting value and appreciation.

Unparalleled Amenities for a Life Well-Lived:

Live a life of comfort and recreation at Sameera Elite Gardens. We've meticulously crafted a community that caters to your every need. Here is a glimpse of what awaits you.

Effortless Accessibility:

Sameera Elite Gardens enjoys excellent connectivity to all major parts of the city ensuring a smooth commute and easy access to everything you need.

Unwind and Recharge: Multiple parks and a lavish green spread create a tranquil environment for relaxation and rejuvenation.

A Haven for the Family: Numerous educational institutions, recreational facilities, IT hubs, and industrial and medical care establishments are all within close proximity, ensuring convenience for your entire family.

Unwind in Style: The proposed palatial clubhouse, a centerpiece of the community, houses a variety of recreational amenities to keep you entertained and engaged. Enjoy a refreshing swim in the pool, challenge your friends in the games room, or simply unwind in the elegantly designed lounge areas.

Effortless Living: Ramp access to every plot with black-top roads, Street Lighting and CCTV Cameras ensure convenience and security within the community. Water provision, Electricity Provision, Storm water drainage and other essential infrastructure are readily available.

Don't miss this golden opportunity to invest in your future and create a life you'll cherish. Take the first step towards investing in "Sameera Elite Gardens".





GET THE "FULLY FUNCTIONAL" ADVANTAGE **BUY TODAY. BUILD TODAY.**

Our fully functional plots at Sameera Elite Gardens is a tailor-made offering with ultra-modern civic infrastructure.



PROJECT HIGHLIGHTS

Abutting Main Road Details
Bang on Poonamallee – Avadi Main Road Adjacent SA Engineering College.

Township Main Entry Road from Highway
60 feet BT Road with Walkways on either side.

Plotted Area Main Road
60/40 Feet BT Road with Walkways on either side.

Storm Water Drain-Main Road
RCC Drains on either side with a Perforated covered slab.

Storm Water Drain-Internal Road
Established Storm Water Drainage System.

Electrical Cable Routing - Internal Road
Underground Chambers provided for LT lines connectivity.

Water Supply Line
Underground Pipelines with covered chambers.

Paved Walkway
Laid with 40MM thick Paved Walkway and beautifully landscaped.

Street Light on main road and Internal Roads
Elegant Street Light Poles with LED system.

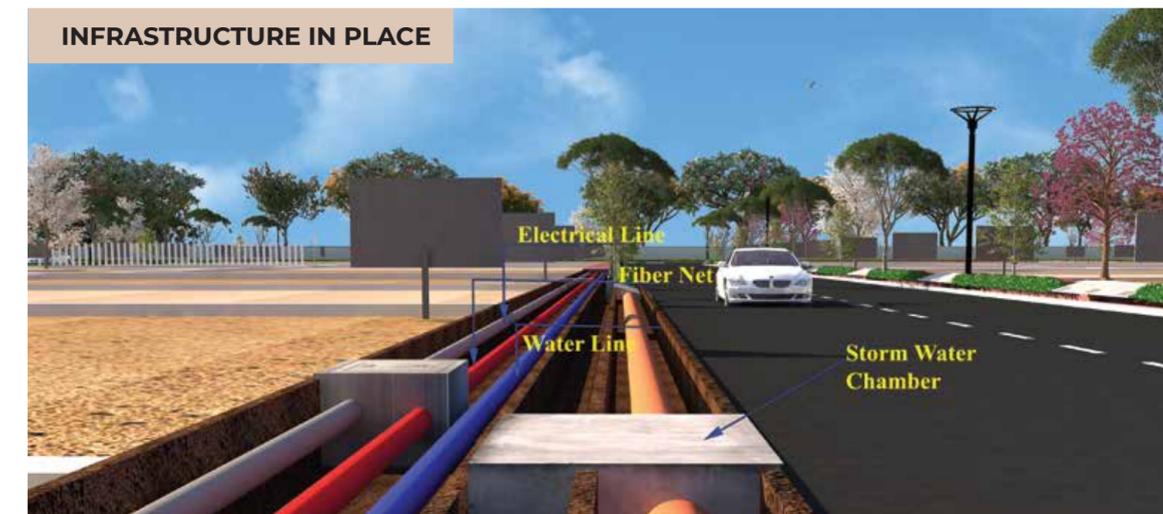
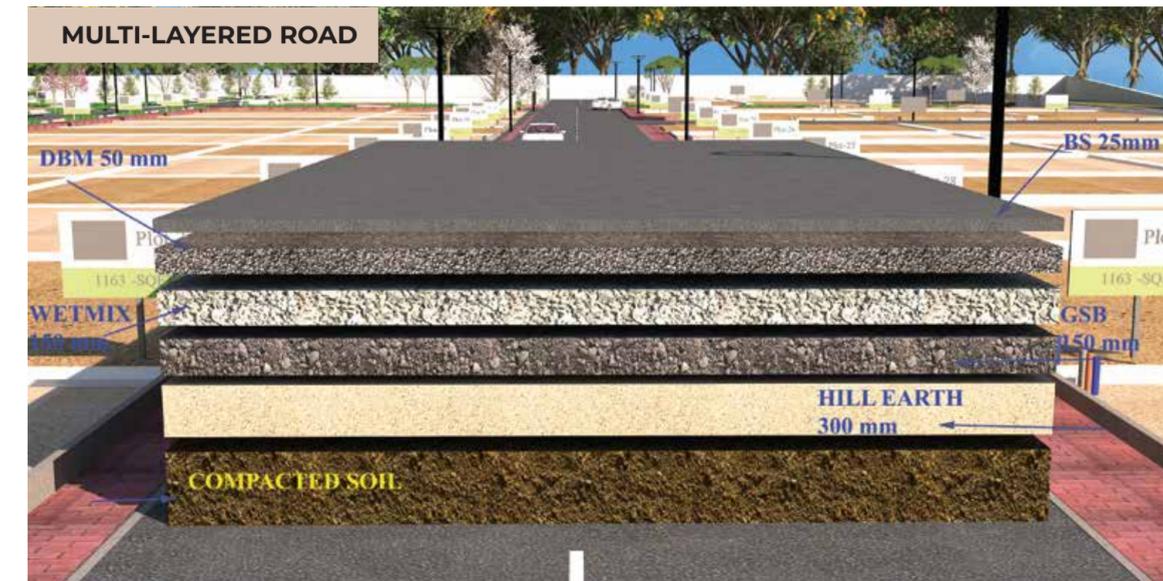
Communication Line
Underground Pipe Lines provided for optical fibre / DTH Communication.

Surveillance System
24*7 CCTV Camera at all Internal Roads Junction.

Landscaping
Well-designed Lush Green Landscape with KERB stones.



INTERNAL ROADS WITH ENTRY ACCESS



“Sameera Elite Gardens” is a premium plotted development project with top-notch infrastructure, ensuring a comfortable and convenient living experience.

This infrastructure ensures that our residents enjoy a hassle-free living experience, with all the necessary amenities and services at their doorstep.

YOUR HOME, YOUR WAY

Apart from the potential returns on investment, there are other features to buy a fully functional plot and building your own home on it. For instance, you can customize the property as you wish, with your own layout, finishing, design elements, landscaping, and other features that match your lifestyle and tastes.



THE SAMEERA ELITE GARDENS ADVANTAGE

Engulfed within the largest residential township comprising 117 acres of plotted development, "Sameera Elite Gardens" boasts superior amenities and far more conveniences than you can add to a home you have built yourself. We have gone the extra mile to provide you with construction plans with which you could realise your dream home taking shape.

SAVES TIME & MONEY

One of the biggest advantages of the fully functional plots at "Sameera Elite Gardens" is that they save a considerable amount of time and money. As mentioned earlier, these plots come with all the necessary facilities and infrastructure required for immediate construction, which means that you do not have to spend time and money on infrastructure, which can be a time-consuming and expensive process.

ADVANTAGES OF FULLY FUNCTIONAL PLOTS

Fully functional plots at "Sameera Elite Gardens" come with all the necessary infrastructure and amenities required for immediate construction. The plots are equipped with all the necessary facilities, such as water supply, electricity, and other basic amenities. This means that one can start construction on these plots immediately.

HIGH RETURNS

Fully functional plots at "Sameera Elite Gardens" offer high returns on investment. Since these plots are fully developed, they are in high demand among buyers who are looking for properties that are ready for immediate construction. This means that investors can expect a significant return on investment in a relatively short period.





Velammal Global Hospital achieves another milestone with the construction of a one-of-a-kind Super Speciality healthcare facility within the Sameera 117 Township.

This Super Speciality Hospital is committed to provide comprehensive services that support patient health and wellness, the hospital is backed by a team of highly skilled professionals who are experts in their respective domains, ensuring world-class medical care.

KEEPING YOU INDULGED
25,000SQ.FT CLUB HOUSE.

The Proposed 25,000 Sq.Ft Clubhouse at Sameera 117 Township is all set to revive you with a lineup a of inspiring amenities that keep you engaged and entertained. Indoor games room, Library, a multi-functional hall to host memorable occasions and many such amenities are all yours to keep you rejuvenated.



Sameera
Elite
Gardens



SWIMMING POOL

A refreshing poolside retreat, perfect for relaxation, barbecues, and leisure.





GYM



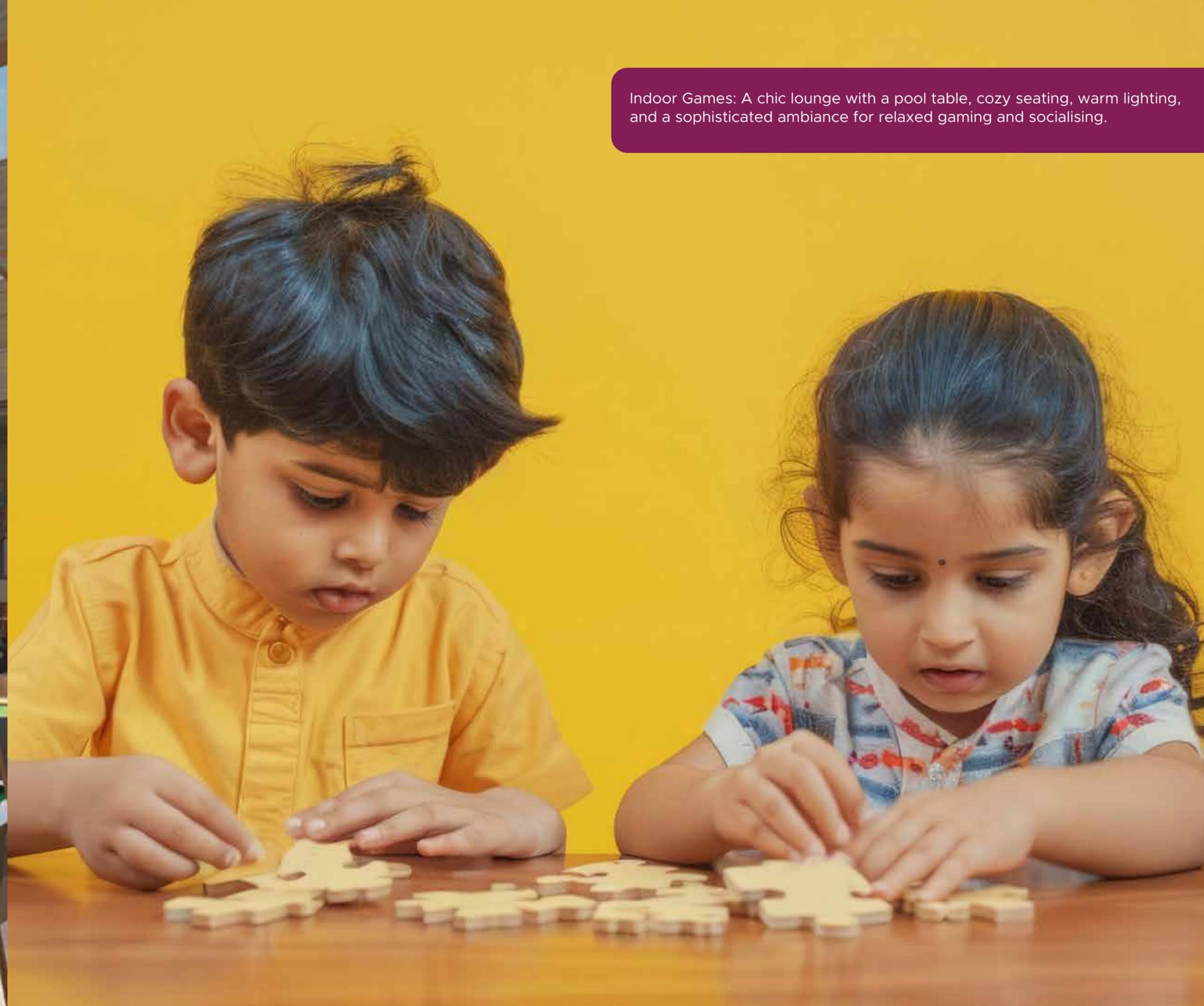
SQUASH COURT

Stay fit, play hard, and unwind your way. From a fully equipped gym to a thrilling squash court and a relaxing pool game, Sameera Elite Garden brings you the perfect blend of fitness and fun.

INDOOR GAMES



Indoor Games: A chic lounge with a pool table, cozy seating, warm lighting, and a sophisticated ambiance for relaxed gaming and socialising.



The lush green parks designed at Sameera Elite Gardens are for recreation, relaxation & conservation.

The parks also provide a tranquil escape from urban life, promoting physical & mental wellness.



PARK WITH CHILDREN PLAY AREA



WELCOME TO GREEN LIVING !

1500 TREES

OF INDIAN NATURE ORIGIN

Breathe easy under the shade of 1,500 indigenous trees, acting as your personal air purifiers and combatting pollution. The vibrant green space at Sameera 117 boasts multiple parks, each a haven for a diverse collection of medicinal and aromatic shrubs.

The green spread is not just about parks; It is a commitment to a healthier future.

By promoting biodiversity and fostering a clean environment, we are committed to contribute to the long-term sustainability of the region. Welcome to discover a place where well-being meets environmental responsibility.



WHERE
ANYTHING & EVERYTHING
IS JUST AROUND YOU !



91
SCHOOLS



49
COLLEGES



06
MALLS



66
HOSPITALS



26
THEATERS



20
SUPER MARKETS



PLOT NO	AREA IN SQFT										
1	2093	41	872	81	1163	121	1163	161	1163	201	1163
2	1579	42	872	82	2048	122	1163	162	1163	202	1163
3	1579	43	872	83	1625	123	1163	163	1163	203	1163
4	1579	44	860	84	1163	124	1163	164	1163	204	1163
5	1579	45	860	85	1163	125	1150	165	1150	205	1163
6	1579	46	872	86	1163	126	1150	166	1150	206	1150
7	1579	47	872	87	1150	127	1163	167	1163	207	1150
8	1579	48	1037	88	1150	128	1163	168	1163	208	1163
9	2421	49	1482	89	1163	129	1163	169	1163	209	1163
10	943	50	1163	90	1163	130	1163	170	1163	210	1163
11	1163	51	1163	91	1163	131	1163	171	1163	211	1163
12	1163	52	1150	92	1163	132	1163	172	1163	212	1163
13	943	53	1150	93	1163	133	1163	173	1163	213	1163
14	1663	54	1163	94	1163	134	1163	174	1163	214	1163
15	1453	55	1163	95	1163	135	1163	175	1163	215	1163
16	1330	56	1163	96	1163	136	1163	176	1163	216	1163
17	1163	57	1163	97	1163	137	1163	177	1163	217	1163
18	1150	58	1163	98	1163	138	1538	178	1538	218	1163
19	1441	59	1163	99	1163	139	1538	179	1538	219	1538
20	1021	60	1163	100	1538	140	1163	180	1163	220	1858
21	1033	61	1163	101	1538	141	1163	181	1163	221	1403
22	1021	62	1163	102	1163	142	1163	182	1163	222	1403
23	1770	63	1163	103	1163	143	1163	183	1163	223	1403
24	1163	64	1163	104	1163	144	1163	184	1163	224	1403
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26	1163	66	1538	106	1163	146	1163	186	1163	226	1524
27	1163	67	1163	107	1163	147	1163	187	1163	227	1446
28	1163	68	1163	108	1163	148	1163	188	1163	228	1403
29	1163	69	1163	109	1163	149	1163	189	1163	229	1403
30	1163	70	1163	110	1163	150	1163	190	1163	230	1403
31	1538	71	1163	111	1163	151	1150	191	1150	231	1403
32	1150	72	1163	112	1163	152	1150	192	1150	232	1391
33	872	73	1163	113	1150	153	1163	193	1163	233	1391
34	872	74	1163	114	1150	154	1163	194	1163	234	1403
35	872	75	1163	115	1163	155	1163	195	1163	235	1403
36	872	76	1163	116	1163	156	1163	196	1163	236	1403
37	872	77	1163	117	1163	157	1163	197	1163	237	1403
38	872	78	1150	118	1163	158	1017	198	2078	238	1403
39	872	79	1150	119	1131	159	1401	199	1301	239	1403
40	872	80	1163	120	1514	160	1163	200	1163	240	2279



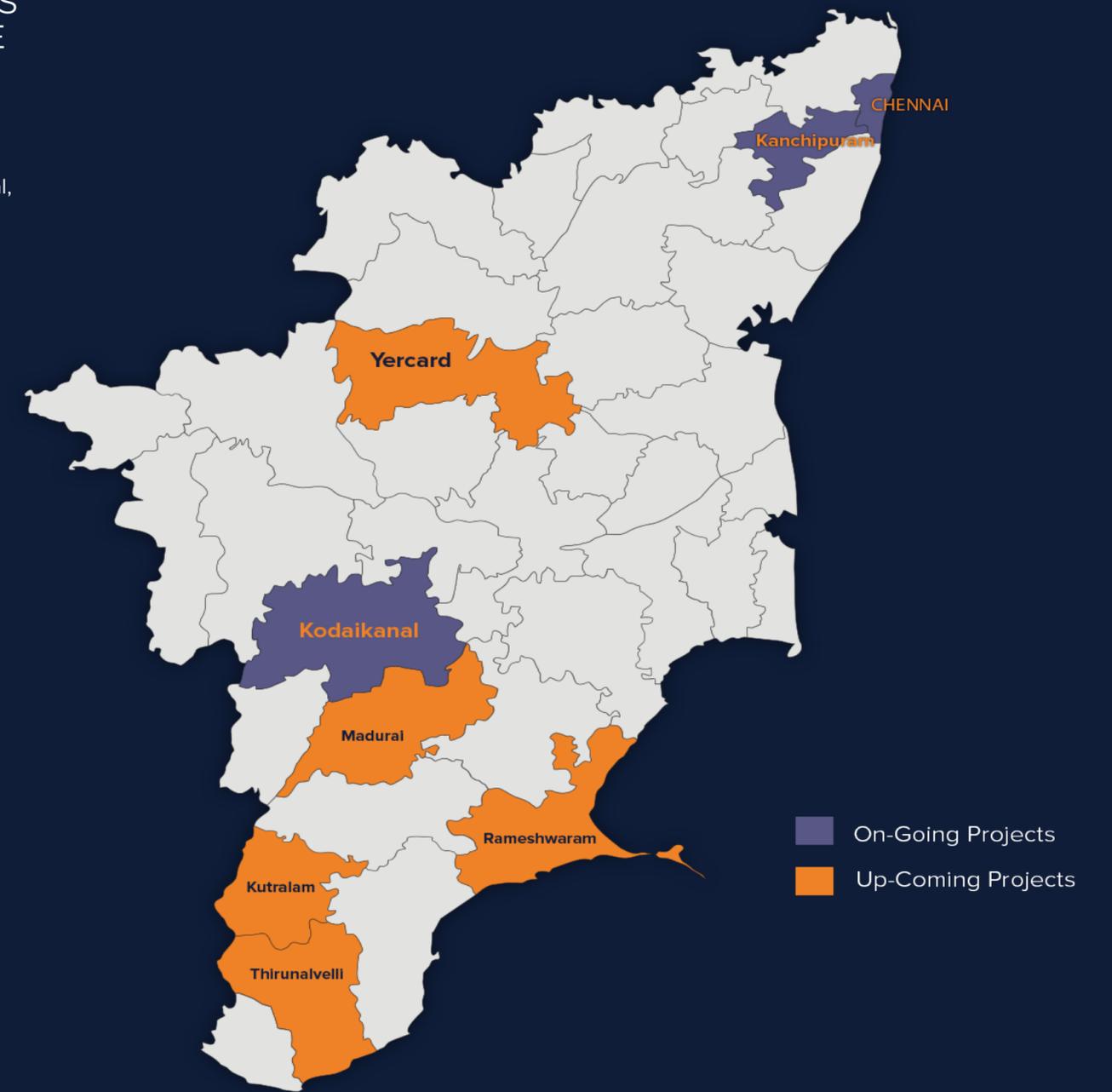
SITE PLAN
LAYOUT NOT TO SCALE

Route Map

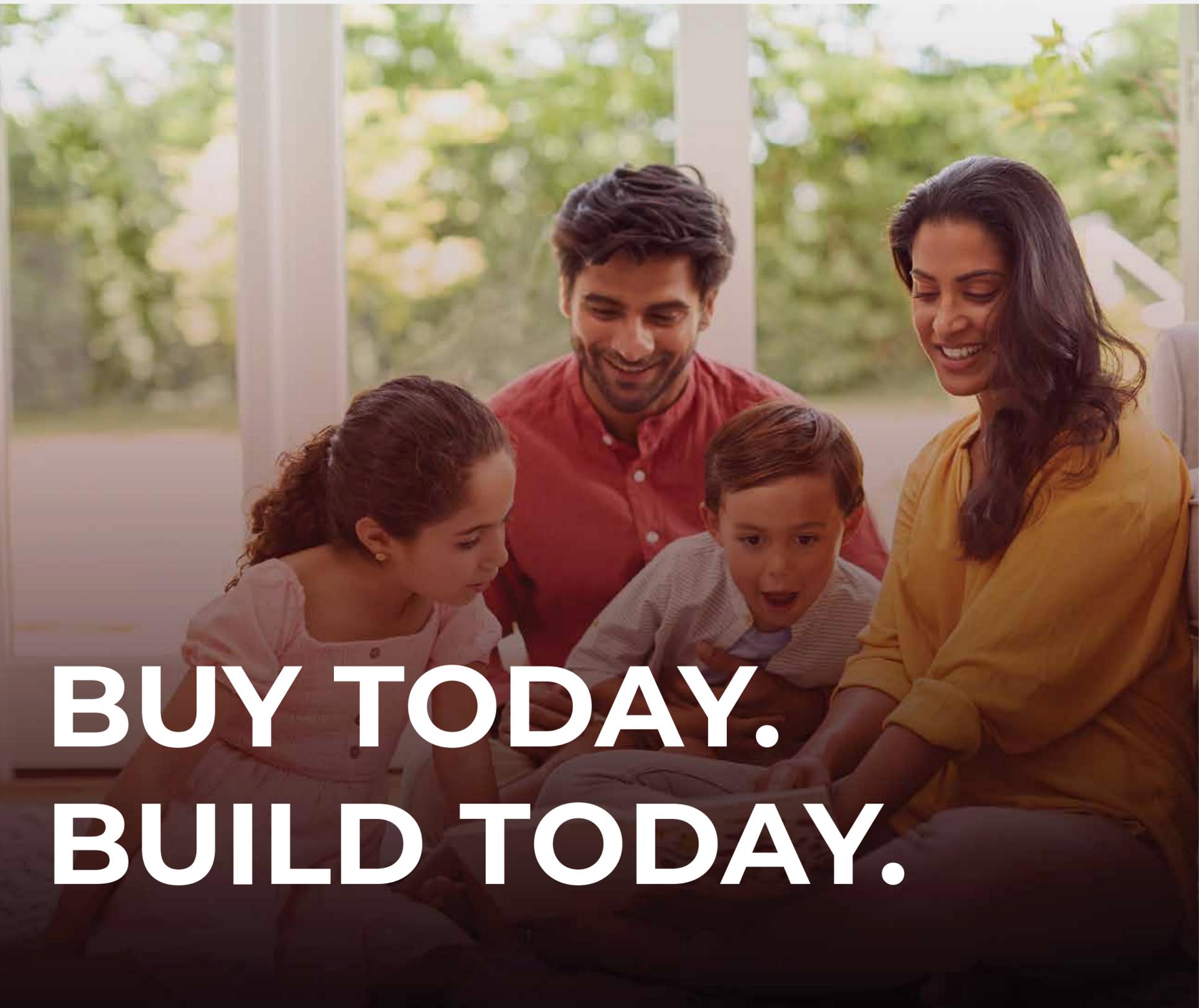


BUILDING DREAMS ACROSS TAMILNADU'S VIBRANT LANDSCAPE

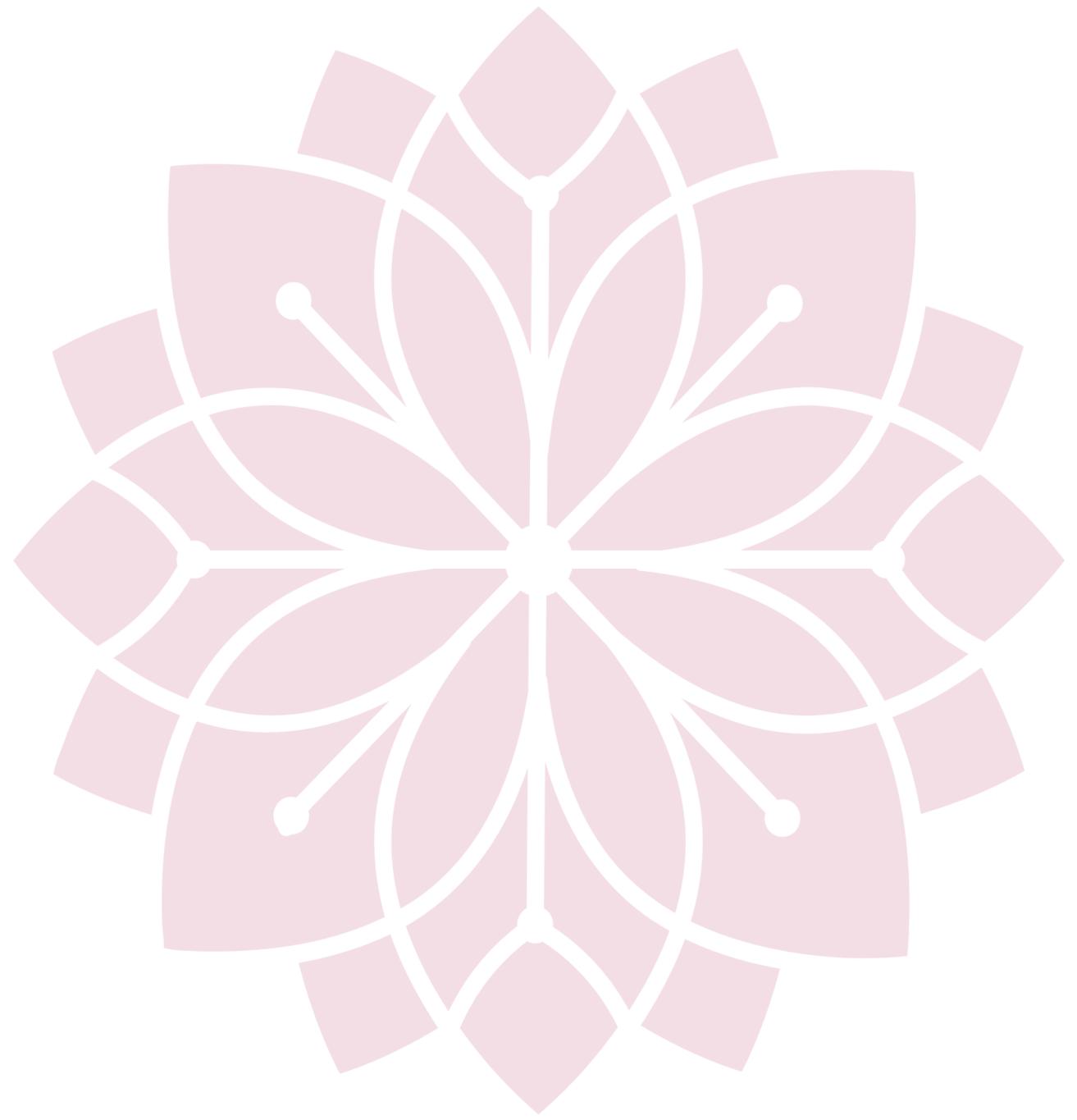
Embracing the prospects of plotted development across Tamil Nadu, Sameera Estates has already established a strong foothold in remarkable locations like Kodaikanal, Tirunelveli Rameshwaram, Yercaud, and Kutralam.



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**BUY TODAY.
BUILD TODAY.**





TN/2/Layout/1030/2025, www.rera.tn.gov.in

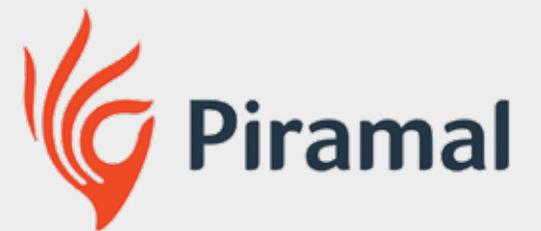
Sameera Estates Private Limited

Sameera 117 Township, Poonamallee - Avadi Main Road,
Veeraraghavapuram, Poonamallee, Chennai - 600077.

 **9629 117 117**

Visit us : www.sameeraestates.com | enquiry@sameeraestates.com

PROJECT FUNDED BY



The Project is mortgaged in favour of Piramal Trusteeship Services Private Limited for funding by Piramal Enterprises Limited and the buyer will be required to obtain a No Objection Certificate prior to entering into Agreement for the sale of any unit in the project.

Member 

Avail loan up to 80% from leading Banks

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