



LAND DEVELOPERS

& CONINEMARA

Realty

PRESENTS

# MK Avenue

@ Guduvancherry, Kayarambedu



**HIGHLY APPRECIATING... AN ECO FRIENDLY  
INDEPENDENT VILLA PLOTS**

### ADVANTAGES OF THE SITE



Clear Title



Well Planned Civil Facilities



Copious Sweet Ground Water



Gated Community



Ready to Construct

For More Details  **72000 02626**

**1**  
Acre

# Your Future Home Begins @ Kayarambedu, Guduvancherry

**26**  
Plots

**751 to  
1849** sq.ft.  
Plots Size  
Ranging

## THE PROJECT

Located in a fast-growing residential neighbourhood, this plot offers excellent connectivity with easy access to GST Road, the railway station, Kilambakkam Bus Stand, and nearby schools and hospitals. Surrounded by premium developments in a rapid growth zone, it ensures a clear title and peaceful surroundings - making it an ideal choice for both investment and future living.

**DTCP  
APPROVED**  
280/2025

**100%**  
Clear Title

Guduvancherry has seen significant population growth and is considered a fast-growing residential hub. Its location near major IT parks and industrial belts like the Oragadam Industrial Belt makes it an attractive area for investment and development.

**RERA**  
Approved

**Bank Loan  
Available**

The project has good access and connectivity to reputed Educational Institutions, Temples, Supermarkets, Hospitals, Surrounded with a vast selection of shops and luxury options to meet your daily needs.

**Construction  
Assistance**



3D TOP VIEW OF MK AVENUE



Area		
Plot No	Sqm	Sqft
1	153.7	1654
2	119.4	1285
3	122.0	1313
4	125.6	1352
5	130.4	1404
6	131.0	1410
7	130.7	1407
8	128.8	1386
9	139.0	1497
10	69.8	751
11	70.6	760
12	70.8	762
13	70.8	762

Area		
Plot No	Sqm	Sqft
14	72.3	778
15	74.0	796
16	73.4	805
17	122.0	1313
18	134.7	1450
19	171.8	1849
20	94.3	1015
21	92.5	996
22	124.4	1339
23	124.4	1339
24	124.4	1339
25	124.4	1339
26	121.2	1304

PP	27.5	296
EB	26.1	281
ROAD	869.3	9357
<b>TOTAL</b>	<b>3839.3</b>	<b>41326</b>

# Residential Hotspot with High Demand...

## Location Map

Not to Scale



**Site Address:** 1<sup>st</sup> Main Road,  
Vishnu Priya Nagar,  
Guduvancheri-603 202.  
(Behind Lancor Lumina Apartment)



Velammal Vidhyashram  
**500 Mtr**



SRM Public School  
**1.4 kms**



GST Road  
**2.5 kms**



Guduvanchery Bus Stand  
**3 min**



Guduvanchery Railway Station  
**4 min**



Zoho Corporation  
**5 min**



Kilambakkam Bus Terminus  
**7 min**



Vidya Mandir School (Potheri)  
**5 min**



SRM University  
**6 min**



Crescent Engineering College  
**10 min**



Airport  
**20 min**

For More Details



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**72000 07676**

**CONNEMARA**  
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