



**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 grows, 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.

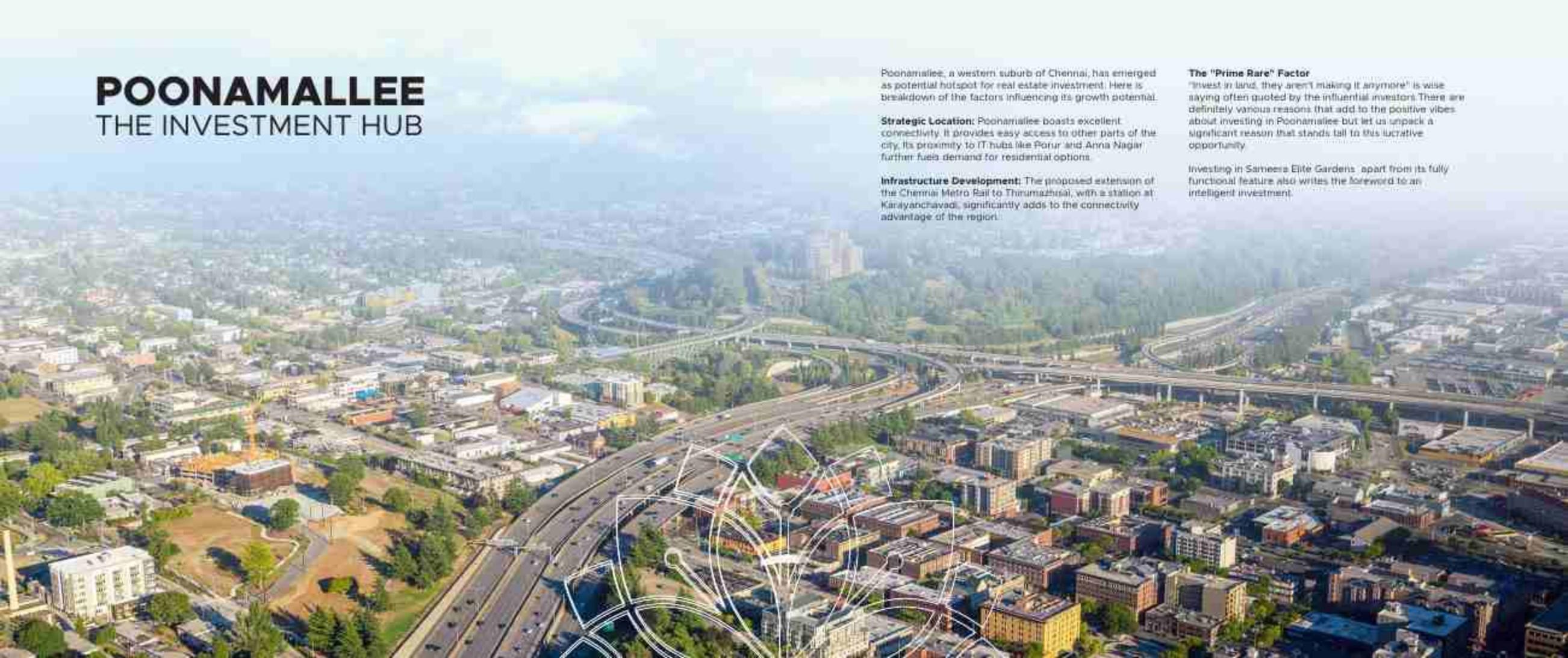
**Strategic Location:** Poonamallee boasts excellent connectivity. It provides easy access to other parts of the city. Its proximity to IT hubs like Porur and Anna Nagar further fuels demand for residential options.

**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  
COLLEGE  
1430



MANUFACTURING  
UNITS  
1000%



METRO STATION  
KAMWANCHAWDI  
100%



ENTERTAINMENT  
HUB  
1430%



VELAMMAL  
GLOBAL  
HOSPITAL  
WITH IN THE  
CAMPUS



KUTHAMANKAM  
BUS  
TERMINUS  
100%



IT PARKS  
1430%



KVADI  
SLEDDIAN  
RAILWAY  
STATION  
3.54%



POONAWLEE  
BUS STOP  
100%



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 325 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 Future

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 guarantees 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

Enveloped 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 Specialty healthcare facility within the Samsara IT Township.

This Super-Specialty 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 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, Samira 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 137 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 !



PLOT NO.	AREA IN SQFT										
1	2093	81	872	81	1163	121	1163	181	1163	241	1163
2	1579	82	872	82	2048	122	1163	182	1163	242	1163
3	1579	83	872	83	1625	123	1163	183	1163	243	1163
4	1579	84	860	84	1163	124	1163	184	1163	244	1163
5	1579	85	860	85	1163	125	1150	185	1150	245	1163
6	1579	86	872	86	1163	126	1150	186	1150	246	1150
7	1579	87	872	87	1150	127	1163	187	1163	247	1150
8	1579	88	1057	88	1150	128	1163	188	1163	248	1163
9	2421	89	1482	89	1163	129	1163	189	1163	249	1163
10	943	90	1163	90	1163	130	1163	190	1163	250	1163
11	1181	91	1163	91	1163	131	1163	191	1163	251	1163
12	1163	92	1330	92	1163	132	1163	192	1163	252	1163
13	943	93	1150	93	1163	133	1163	193	1163	253	1163
14	1663	94	1163	94	1163	134	1163	194	1163	254	1163
15	1453	95	1163	95	1163	135	1163	195	1163	255	1163
16	1330	96	1163	96	1163	136	1163	196	1163	256	1163
17	1363	97	1163	97	1163	137	1163	197	1163	257	1163
18	1150	98	1163	98	1163	138	1538	198	1538	258	1163
19	1441	99	1163	99	1163	139	1538	199	1538	259	1538
20	1021	100	1163	100	1538	140	1163	200	1163	260	1858
21	1033	101	1163	101	1538	141	1163	201	1163	261	1403
22	1021	102	1163	102	1163	142	1163	202	1163	262	1403
23	1770	103	1163	103	1163	143	1163	203	1163	263	1403
24	1163	104	1163	104	1163	144	1163	204	1163	264	1403
25	1163	105	1538	105	1163	145	1163	205	1163	265	1403
26	1163	106	1538	106	1163	146	1163	206	1163	266	1524
27	1163	107	1163	107	1163	147	1163	207	1163	267	1446
28	1163	108	1163	108	1163	148	1163	208	1163	268	1403
29	1163	109	1163	109	1163	149	1163	209	1163	269	1403
30	1163	110	1163	110	1163	150	1163	210	1163	270	1403
31	1538	111	1163	111	1163	151	1150	211	1150	271	1403
32	1150	112	1163	112	1163	152	1150	212	1150	272	1391
33	872	113	1163	113	1150	153	1163	213	1163	273	1391
34	872	114	1163	114	1150	154	1163	214	1163	274	1403
35	872	115	1163	115	1163	155	1163	215	1163	275	1403
36	872	116	1163	116	1163	156	1163	216	1163	276	1403
37	872	117	1163	117	1163	157	1163	217	1163	277	1403
38	872	118	1330	118	1163	158	2017	218	2078	278	1403
39	872	119	1330	119	1331	159	1401	219	1301	279	1403
40	872	120	1163	120	1514	160	1163	220	1163	280	2279



**SITE PLAN**  
LAYOUT NOT TO SCALE

# Route Map



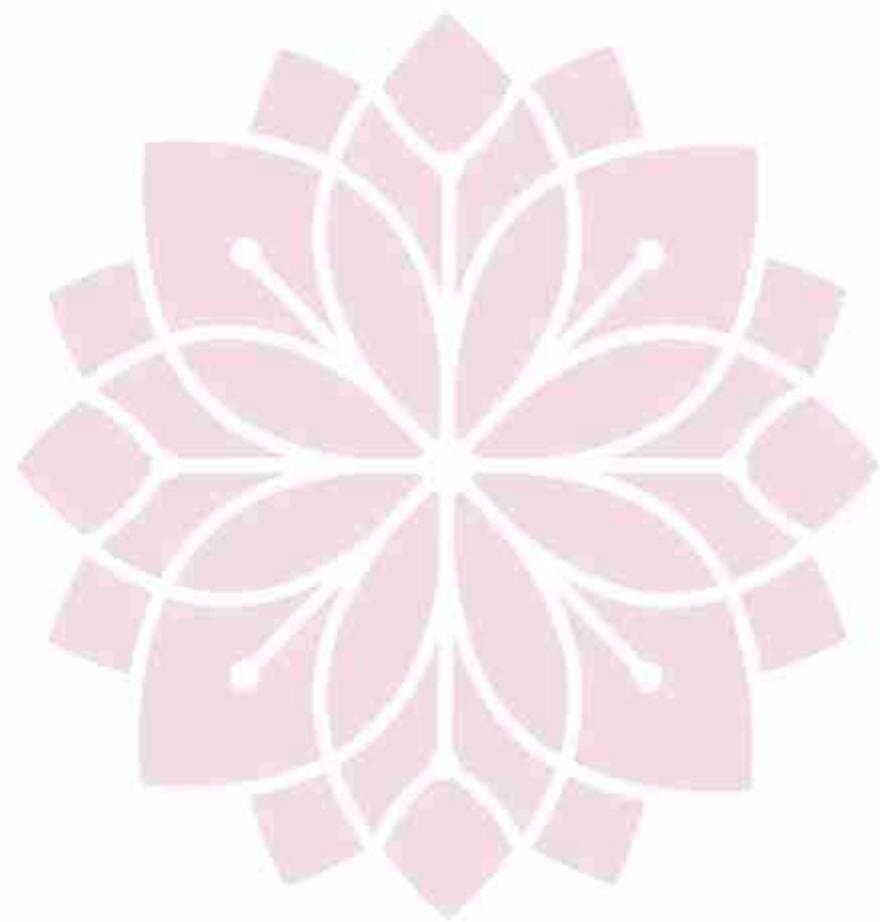
## BUILDING DREAMS ACROSS TAMILNADU'S VIBRANT LANDSCAPE

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





**BUY TODAY.  
BUILD TODAY.**





TN/31/Aggr/0133/2021/Website/Ingram

### Sameera Estates Private Limited

Sameera 117 Township, Poonamallee - Avadi Main Road,  
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