

# PROPERTYPLUS

HOMES AND REAL ESTATE NEWS

THE HINDU



Lalatendu Mishra

Over the last eight years in Mumbai, large-scale infrastructure developments, including the Coastal Road, the Mumbai Trans-Harbour Link, underground and elevated metros, and flyovers, have driven up real estate prices in the city. This has led to the creation of ultra-luxury real estate micro-markets, such as Worli, Versova, and perhaps the entire western seafront.

This is a significant development as even in the distant western suburb of Kandivali East, in North Mumbai, a penthouse recently cost ₹54,000 per sq.ft., which is very close to prices in Colaba in South Mumbai. This could be an isolated deal.

The partially operational Coastal Road is an eight-lane expressway that passes through the western coastline of the city, connecting Marine Lines [close to Nariman Point] in South Mumbai to Kandilavi in North Mumbai. Phase I, spanning 10.58 km, is now open between Worli and Marine Lines. This has certainly changed the dynamics. A transformative infrastructure project integrating high-speed, uninterrupted transport with access to the public has started doing wonders for Worli, once a non-descript industrial zone.

According to a December 2025 report by real estate consulting firm ANAROCK, Worli has emerged as India's ultra-luxury capital, recording ₹5,500 crore in high-end home sales (30 units) over two years and capturing 40% of more than ₹40 crore apartment deals nationally.

Isha Ambani's sprawling bungalow faces the Coastal Road, as does the Naman Xana tower, built by Shree Naman Group, which is under construction.

"The Coastal Road and Bandra-Worli Sea Link have driven Worli and Marine Drive prices up 20%-30% over the past two years. The premium units command ₹65,000 to ₹1 lakh per sq.ft., matching Lower Manhattan pricing," says Anuj Puri, chairman, ANAROCK Group.

Two duplexes in Naman Xana were sold for ₹700 crore. Over 20 residential transactions in Worli were individually priced above ₹100 crore in the last three years alone.

In Worli, one could buy a less-than-1,000 sq.ft. flat for about ₹8 crore, while ultra-premium residences spread across 4,000 sq.ft. are priced above ₹32 crore.

Nearly 5 million sq.ft. of premium residential and retail space is reportedly under construction, with an estimated ₹69,000 crore investment in completed or ongoing infrastructure projects now ribboning through the Worli micro-market. Prices have gone up sharply, according to ANAROCK.

### Versova comes next

"Earlier, growth was largely driven by proximity, where people paid a premium to live closer to work because time was the biggest luxury. Today,

## Coastal road as luxury code

How new transport links and metros are reducing travel time and redrawing Mumbai's real estate hierarchy

infrastructure has begun to change that equation," says Cyrus Mody, founder and CEO, Viceroy Properties.

Mody adds that Versova is a strong example of how infrastructure reshapes micro-markets. As the Coastal Road extends northwards and integrates with metro corridors and key arterial links, Versova's connectivity to South Mumbai and major commercial districts is set to improve dramatically.

### Landmark projects

"The landmark projects have fundamentally altered how the city functions, connects, and values space. Infrastructure today is not merely about enabling growth; it is actively recalibrating how the city is experienced and priced," says Niranjan Hiranandani, chairman of Hiranandani Group & NAREDCO.

The Coastal Road has significantly reduced travel time between South Mumbai and the western suburbs, re-rating locations such as Worli and Prabhadevi into globally comparable luxury waterfront destinations. In addition to Versova, improved east-west and north-south connectivity through metro corridors has unlocked new value across areas like Andheri, and even micro-markets further north, adds Hiranandani.

"The Mumbai Metro expansion has generated 15%-25% property appreciation near stations, while the Trans Harbour Link is unlocking Navi Mumbai's potential with expected 15%-20% price increases in Ulwe and Kharghar," Puri says.

"ANAROCK's Q4 2024 data confirms Mumbai's dominance as India's costliest market at ₹16,600 per sq.ft., significantly outpacing Bengaluru's ₹8,380 per sq.ft.," adds Puri.

"We have to be thankful to the State government for providing stability and transforming the city. It has had a massive benefit in terms of pricing and people considering living here," says Tariq Ahmed, CEO (West India), Prestige Group.

Not to be left behind, the Bengaluru-based Prestige Group recently entered the Mumbai market and has started building marquee projects in Marine Drive and Worli with housing units priced between ₹30 crore and ₹45 crore and above.

Prakash Patel, chairman and managing director of Bhumi World, says connectivity enhancements across



the Mumbai Metropolitan Region (MMR) have reduced commute times and opened up corridors that were once seen as inconvenient. "Naturally, this has boosted confidence among both homebuyers and businesses, contributing to a consistent uptick in property values. With MMRDA's involvement, processes such as plan approvals have become more streamlined, and financial institutions are extending loans more easily. Lifestyle elements from dining to retail have also expanded, prompting more professionals to relocate closer to their workplaces," he says.

Stating that projects are "collapsing travel times and redrawing mental maps of the city," Vijay Choraria, managing director, Crest Ventures Ltd, a listed real estate company, says that as commuting friction reduces, luxury demand is moving away from



**The Coastal Road and Bandra-Worli Sea Link have driven Worli and Marine Drive prices up 20%-30% over the past two years. The premium units command ₹65,000 to ₹1 lakh per sq.ft., matching Lower Manhattan pricing**

ANUJ PURI  
Chairman, ANAROCK Group

dia. An analysis of active and recently launched residential projects across the MMR by Square Yards shows that infrastructure-led price effects remain uneven, corridor-specific and highly localised.

### Below South Mumbai

Metro connectivity is driving relative price strength in the western suburbs, the firm says, adding that the region currently recorded an average residential price of ₹37,047 per sq.ft. This places the region above the central suburbs and harbour corridor; however, it is well below South Mumbai. "The zone does not lead Mumbai on headline pricing, yet it demonstrates one of the clearest infrastructure-led differentiations in value. Price strength is tightly concentrated in micro-markets aligned to Metro Lines 2A and 7, the Western Express Highway and key east-west connectors," says Devadiga. These pockets consistently command higher buyer confidence and support larger ticket sizes, with an average unit minimum price of about ₹3.38 crore. Devadiga adds that in contrast, deeper western locations without direct metro access continue to transact at materially lower levels, pulling down the corridor-wide average.

The central suburbs remain one of Mumbai's most price-accessible large residential zones, with an average rate of ₹29,266 per sq.ft. Despite substantial transport infrastructure and employment proximity, the zone's pricing reflects its role as a volume-driven market rather than a premium one, as per a report by Square Yards.

Average ticket sizes in the central suburbs are the lowest among the four micromarkets, at approximately ₹1.96 crore, indicating continued end-user demand focused on affordability and functional housing. Infrastructure improvements in this corridor appear to be supporting absorption and market stability rather than translating into sharp price

legacy pincodes alone and going towards well-connected nodes that offer scale, openness, and long-term urban relevance.

### Golf-course-facing developments

Mumbai is also witnessing the emergence of a second, equally compelling luxury narrative – iconic golf course-facing developments. This mirrors global benchmarks seen in cities like London, Dubai, and Singapore.

"In India, this format has, so far, been visible largely in Gurugram; Mumbai is now entering that league through locations such as Chembur and Mahalaxmi, where expansive, landscaped golf course views are being integrated into high-density urban living," says Choraria.

According to analysts, what is increasingly visible is a buyer shift toward locations where infrastructure tangibly improves daily mobility and livability.

"Projects aligned with metro corridors and major road networks are demonstrating stronger pricing resilience, while legacy locations without direct connectivity upgrades are holding steady. Infrastructure today is influencing where buyers are willing to pay a premium, not pushing prices higher across the board," says Ganesh Devadiga, principal partner and sales director of Square Yards, an integrated real estate platform in In-



**South Mumbai's pricing strength is not driven by recent infrastructure additions. Instead, it reflects structural factors such as extreme land scarcity, redevelopment-led supply and long-standing locational prestige**

GANESH DEVADIGA  
Principal partner and sales director of Square Yards

escalation. "The data suggests that while connectivity upgrades improve livability and commute efficiency, they have not yet been sufficient to materially compress the affordability advantage that defines the central suburbs," says Devadiga.

South Mumbai continues to command the highest residential prices in the city, with an average rate of ₹55,817 per sq.ft. This premium is reinforced by the highest average ticket size across Mumbai, at roughly ₹6.71 crore, underscoring the capital-intensive nature of the market.

"However, South Mumbai's pricing strength is not driven by recent infrastructure additions. Instead, it reflects structural factors such as extreme land scarcity, redevelopment-led supply and long-standing locational prestige. Price movement in this zone remains relatively stable, with limited volatility and low transaction volumes, characteristic of a mature market rather than one undergoing infrastructure-led repricing," says Devadiga.

The western suburbs exhibit the strongest infrastructure-linked price differentiation, concentrated in metro-connected micro-markets rather than across the corridor.

Owing to strong demand in a supply constrained market, real estate prices in Mumbai are expected to remain firm going forward.

### FIVE YEAR FOCUS

A weekly round-up of indicative property prices in one area of Chennai that shows how the value of real estate has moved over the last five years.

THIS WEEK: **MANAPAKKAM**

### Realty Rates

Segment	2021 (INR per sq ft)	2026
Luxury Apartments	7,000	11,000
Premium Apartments	5,400	8,700
Budget Apartments	5,000	7,800

Source: JLL

### Construction Material Costs

Material	This Week	Material	This Week
<b>CEMENT</b>		<b>BLUE METAL</b>	
CEMENT PER 50 KG BAG (BULK-300 BAGS)	₹305/-	12 mm	₹65/- per cft
		20 mm	₹65/- per cft
CEMENT PER 50 KG BAG (RETAIL)	₹320/-	40 mm	₹65/- per cft
<b>STEEL</b>		<b>BITUMEN AT I.O.C. (bulk)</b>	
TMT 8 mm & 32 mm	₹58,000/-	Grade 80/100 (VG 10) MT	₹56,855/-
TMT 12-25 mm	₹56,500/-	Grade 60/70 (VG 30) MT	₹57,445/-
		<b>LABOUR</b>	
BRICKS 3000 Nos	₹40,000/-	MASON	Per day ₹1,200/-
P. SAND	₹70/- per cft	MEN	Per day ₹850/-
M.SAND	₹60/- per cft	WOMEN	Per day ₹750/-
		PAINTER/ PLUMBER	Per day ₹1000/-
		CARPENTER	Per day ₹1000/-

Source : Builders Association of India (Southern Centre)  
Inclusive of taxes



## IN STORES

## Golden halo

Mid-century luxury for modern spaces



₹15,000

## HDC

This ceiling chandelier with a gold finish is perfect for a dining or living space. The

sputnik design is inspired by mid-century modern aesthetics. The rich metallic tone complements the smoked glass. Available: @homedecorcompany.in



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AVADI PARUTHIPET Surroundings 10 Grounds with Shed, parking for outright purchase. Owners Cont 9841044632

BUYING
COMMERCIAL LAND
LAND REQ: 3-10 Grds, for purchase, towards sea, in MRC Nagar, Besant Nagar, Thiruvanniyur, Neelankarai, Palavakkam Ct: 96770 10477, 91670 17229
RESIDENTIAL LAND
WANTED 1TO 2Grds,Kottivakam, Palavakkam,Neelankarai, Uthandi:9500449167
JOINT DEVELOPMENT
6GROUNDS 40FT Rd Comr Nr Poona-malee Municipality Proposals Invited For Hospital Data Centre Currency Chests Ware Houses Whatsapp 9025323428
SELLING
COMMERCIAL
EKKATTUTHANGAL 2GROUNDS with 1500sqft Building fetching 1.20 Lacs Rent per month whatsapp only: 944033681
COMMERCIAL BUILDING
ECR 475GR On Road Akkarai 100ft Frmtge Slt Showroom NoBro 9840045676
COMMERCIAL LAND
ANNANAGAR, KILPAUK 3 to 10GR Comm Residential Propy Sale. 9962083555
COMMERCIAL BUILDING
COMMERCIAL SALE
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COMMERCIAL LAND
VADAPALANI 1000SF Lower Flr UDS 300Sf 1.35Cr, 20Yrs Nr Mall 8610994743

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AYANAVARAM COMMER BUILDING 2400sf Plot Area Rs15500/Per Sft. 9840269664
COMMERCIAL LAND
PURASAWAKKAM RARE Opportunity Prime Commercial Land at low price for sale. 3650sq.ft, Secretariat Colony, 80 ft. Medavakkam Tank Rd, 5.25cr per ground. Ct: 63794 11008
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Contact: 93633 23059
T.NAGAR BUS Depot Near 1 Ground Prime Land for Sale. Ct: 8148620110
ORAGADAM - Kuzhangalcheri 78'X100' Rs.2000'/Sft. Owner. Ct: 893990777
Srprmbdur toll Nr. on NH 4.85 acr 6.5Cr nego 9840309087
WALLAJABATH TO Chengalpatt main Rd 100ft frontage Land 33 & 66 cents for sale Rs.7L per cent. Ct:8925052252
VGP UTHANDI shop site ON ECR 60X80 compound. Approved building plan. Vengi: 9841017432
TNAGAR USMAN-Rd Nr.GRT 4.5Gr 80x135 NorthEast Corrr 60ft Rd 9884988604

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RESIDENTIAL
DUPLEX VILLA, 3BHK 4Bath, CCP Gated, 1900SQFT, 1225UDS, 12ys, SF, Perungudi, 9003040469. No Brokers.
RESIDENTIAL FLAT - NEW
KODAMBAKKAM 4BHK Duplx 2250sf CCP Lift Veg Ul Colony No Brks 9445243899
NUNGAMBAKKAM NEW 4BHK with 4 Car Park Luxury Fittings Vastu Compliance The Legend Estates 9500045155.
TNAGAR U/C 2600sf 200mts TTD 6.12cr Vp Realty 8072432292 / 8248891158
THIRUMULLAIVOYAL NR Swanikol 2BHK 960Sf - Lift, CCP Rs:46L 7550242764
THORAIPAKKAM NEW 2, 3 & 4 BHK Flat for Sale Prime Location.78100 25909
ALWARTHIRUNAGAR, SPACIOUS 1050sqft, 2BHK, CCP, LIFT, Close to Metro. Contact: 9080397355, 9840957621
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THIRUVANMIYUR 3BHK, 1420sf, 45%UDS NGR 1Unit Per Flr,2CCP, Lift, PB, Security 2.1C Agents Exc.8122285308

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RAPURAM BRAND New 3BHK 2000sf East Fac UDS- 920 2CCP 4.60cr 8939519299
ADYAR INDRRA NGR Posh Brand New Flat 2670sqft, 4BHK, UDS 10000sqft, F.Floor, N/F, 2CCP, 30ft Rd. 9444019575
ADAMBAKKAM NEAR Alandur Court 2 BHK with Lift, CCP, Ready to Occupy. Ct: Vijayalakshmi Flaats 89393 23456
KOYAMBEDU: 1435- 1998 Sftt Luxury 3BHK Apts with 40+ Amenities starting from 1.88 Cr Onwards; 91500-10143
ALWARPET 1900SFT, 3BHK 2CCP, Lift, Vasthu, 100%Power Backup 9790728408
RESIDENTIAL FLAT - RESALE
FLAT 2 BHK IN ADAMBAKKAM. Prime Area. CCP. 91L. No Brokers. Contact: ammalnarayani@gmail.com
SRIPERUMBUDUR ETA Globewill, 1302sf 3BHK 3 Bath 147sf Private Terrace open carpark 60 Lakhs. 98412 97044
CHENNAI ECR Near Mayaajal 3BHK 1693 Sq Ft. UDS 528 Sq Ft. 11th Flr Price 1.8 Cr. # 98402 14894.
Perumbakkam 3 BHK 1700 sqft CasaGrand 1.02 Cr Cont: 9790255501
W.MAMBALAM HIGH End Flat, 11 flr, 3BHK with 2CCP, Interior: 8939089000
CEEBROS T.NAGAR Bazullah Rd 2175 Sqft UDS 1055 Sqft Plus Study With Pvt Terrace 1 CCP Cosmic Properties 75990 97777
ADYAR PRIME & Posh Gated Flat 2235sqft 3BHK UDS-525 2CCP S/F, 9BFlr Lift, S.Pool Garden Area. 9444019575
GOPALAPURAM 4BHK 3000 Plus sqft, 3rd Floor, Gym 2CCP 9Cr Ct 9962078114
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KOTTURPURAM 3BHK 2Balconies EF 2nd Flr 1CCP 40ft Rd 2220sf BUA 1125sf UDS Rs.4Crs Negotiable 9992181181
RESIDENTIAL HOUSE
ECR KOVALAM Seaside 4BHK Villa Swimming Pool 2CCP, 1.69Cr - 9841429299
KODAMBAKKAM INDP House 2200sf 3BHK Sltt+2 CCP Ul Colony Ct:9445243899
THIRUVANMIYUR INDP LT-1475sf B-2400sf Rentl Inc 1L-4.75Cr 8939234565
10 GROUNDS with posh 3500sf Bungalow, 3sides rd, above CRZ @ ECR Panahyur Sea Shore Town. Ct: 984407324
DUPLEX VILLA House @ Neelankarai. Tot.sqft 2520 Ct: 9443440033
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NEELANKARAI SEASIDE Property 1850 Sqft Land 4 BHK Plus Study Cosmic Properties 95000 35353
RESELLING RESI House W/Mambalam 3800sf, 3B/100, 40ft Road. 9840468186
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KANATHUR- 2400 Land area, 2000sf Buildup, North Facing Beach Side, Newly Renovated 2.40 Cr. 9940953128
RESIDENTIAL LAND
RESI LAND Sale 2 Acre @ Valarpuram, All Around by Layout. Ct:9786535795
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KATTANKULLATHUR 1425SFT DTCP Approved Land for sale. Ct: 9840630701	PALAVAKKAM BEACH Side Ram Garden, EF Fmtge104x86 No Brokers 7449183776	ANNANGAR PRIME Property 2.06 Grounds, N/East Corner, Both Side Rd, 52HFrontage, 50ft & 30HrD. 9444019575
ECR THIRUVIDANTHAI Nr Kovalam DTCP 4Gr 2500sf 9884988890, 9566085128	ECR KOTTIVAKKAM Seaside Nr. NellaNadar Schli 1Gr Apprd Owner. 7449183776	MAHINDRA CITY DTCP Freehold Plots 705 - 3071sft Next to Club, Aquality, School 96262-9424/98840-30000
AMBATTUR Om Shakti Nagar near Ganesh Nagar 2500sqft CMDA approved Contact: 9841086289	THIRUKAZHUKUNDRAM MULLIKULATHUR 3423 sqft DTCP Appd Plot 9840553601	T.NGR HABIBULAH Rd Prime 1.25Grds HanuReddyRealty 9841010300/ 9840071144
MANIMANGALAM NR Dhanalakshmi Eng. Coll. 23.5 Cent on Road: 97108 44603	BESANTNAGAR 3GR 7200sf 60X120 30Rd POSH NoBrks AspraRealty 9710636490	W.TAMBARAM 3KM 800sf -36L, 1290 -30L, 914 -20L, 1453 -36L. 9840823663
EKKADUTHANGAL HEART of City Posh location Nr Defense Colony Navratana Garden, 1/2 km from Jaya TV, Villa Plots for sale 1027-1375sq.ft. @ only Rs.9999 per sq.ft. 63794 11008	VALASARVAKKAM 1 Ground Ct. OWNER - 8939697000	VGP UTHANDI part 1 south facing plots 80 x 60 compounded. Total sale only. Vengi: 98410 17432
CMDA / CHANDRA Garden Naduvorapatt 14017sf Rs.2900/Per.Sft. 9884150702	KUNDRATUR SOCITY Proj 1500-5450sf 4500Sf Neg7% Stamp expted 9840118498	ECR PALAVAKKAM Premium Villa Plots CMDA & RERA Approved Gated Community. GEM Terra Realty: 9841067863/ 956063456

## RENTAL

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LOOKING FOR Commercial space Ground Floor 300 to 500 sq. ft. at Anna Nagar or Nungambakkam Ct. 9840709781
LEADING VEG Restaurant requires 2500-3500 sq.ft only Ground Floor Main Road facing with parking Neelankarai, Medavakkam, T.Nagar, Ashok Nagar. Only Owners Contact: 98410 44632
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ACCOMMODATION WANTED - RESIDENTIAL
MANDAVELU MYLAPORE T.Nagar AshokNagar Nearby 2BHK with Lift 9840146784

ACCOMMODATION WANTED - RESIDENTIAL
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3BHK for a small family. Company lease, in Nungambakkam, Mahalingapuram, Chelipet areas. Brokers excuse. Contact: 98415 66807
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MOUNT ROAD, 1000 sqft Office Space for Rental in Sakthi Towers with All Facilities. Ct: 78719 11319
COMMERCIAL SPACE 6200sq.ft available for rent at ECR, Neelankarai. Ct:9962566479, Email:devvatureschen nai@gmail.com.
NEAR REDHILLS For Rent 20,000&15, 000sqft Shed w/ 670HP. Ct:8939496031
GRANDLINE, REDHILLS Ch-52, 1BHK House& 950sf Office 1St Flr 9043016350
COMMERCIAL RENTAL Space Avl, Ground and 1st, 1400 Sq.ft each Floor @ Uthandi. Individual Building on Main Rd. Contact: 97890 11116
VALASARVAKKAM NEAR Aroot road 1200sqft 1st flr shed with false ceiling and A.C. No brokers. 8838166584.
OMR PERUNGUDI 34000Sft Fully Furn 34 CP IT/Log/Co-space Imm 9903226969
50,000 SFT WAREHOUSE NEAR POONAMALLEE can be Split
80 ft Internal & external roads Ideal for - Logistics Operation / Stock Yard / Centralised Kitchen & Startup Factory
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80 ft Internal & external roads Ideal for - Logistics Operation / Stock Yard / Centralised Kitchen & Startup Factory

RENTAL - COMMERCIAL
WEST MAMBALAM 2000Sqft G.Flr for Rent Suits Warehouse / Off 9840040427
NANGANALLUR PRIME COMMERCIAL SPACE FOR RENT
TOTAL 3558 SQFT
TWO FLOORS WITH LIFT
EACH FLOOR 1779 SQFT
50 FEET ROAD - 2ND MAIN
SUITABLE FOR JEWELLERY SHOWROOM & BANKS
BUSY AREA SURROUNDED BY 5 TEMPLES
STRONG ROOM READY AS PER RBI NORMS
ONE FLOOR OPTION AVAILABLE
Contact: 9740178363
MAMBAKKAM 1000 Sq.ft., 2nd Floor, Rent 40K. Ct: 9789085956, 9884499465
COMMERCIAL BUILDING opposite Kodambakkam Railway Station with Power Backup, Lift. Ct: 9884261111
AMBATTUR OT 1200 SFT Ground Floor Contact: 9884197166
PONDY BAZAAR 500 SFT G Flr. Complex & 3k - 5k SFT Backside 99404 70460
1ST AND 2nd Floor, 1500 Sq. ft each, Near Thillai Ganga Nagar Subway, Nanganallur, Contact : 9840904011
MADHAVARAM 50000SFT open Land for rent. Ct: 9361475559 Broker Excuse
VADAPALANI PERIYAR Pathai 6600sf Each Flr 1650sf Pgt, 1,2,3rd. 9940138904
AMBATTUR 1500 Sq.ft Fully Furnished Commercial Space for Rent. Ideal for Office, Clinic, or any Commercial Use. Ct: 90032 29882 / 99418 67871
NUNGAMBAKKAM Main Rd, 500sf Fully Furnish Office. Car Park 9840041444
T.NAGAR PREMIUM Location 3600 Sqft 6 CP Suits Retail Cosmic Properties 95000 72727
EGMORE 720SFT G.Flr Main Fd Fong Shop 70K, Veg Only Options- 861062868
AVADI GF 100, 400, FF 1000 SF 600, 1200sf Mn Rd 9790903382, 9840104199

RENTAL - COMMERCIAL
PANTHEON ROAD EGMORE
5000 sq.ft in 3rd Floor, 1500 sq.ft in 1st Floor, 1500 sq.ft in 2nd Floor Ideal for Office Space/ Training Centre.
9003156473
ANNANGR SHANTHI Colony, PRIME Commercial Bldg 12,000sqft, 10, 800sqft, 14,000sqft, Sltt+4Flrs, 60ft/100ft/70ft Frontage, 10 to 15 Car Parks, Suits Branded Showrooms 9444019575
JAWAHAR NGR 6th Main Rd Perambur 3Flr each 1400sf Lift BTS. 9790903382
RENTAL COMMERCIAL, Colonial Bungalow Off R.K. Salai 3400sf, 9791113154
GST-URAPAKKAM BUILT TO SUIT
10 Grounds (86 x 280) Suitable for Showrooms / Retail Outlets
95000 35353
COSMIC PROPERTIES
GUINDY GRADE A OFFICE SPACE
Available Area: 15,000 to 2,50,000 Sqft
TTK ROAD OFFICE SPACE 12,000 Sqft
95000 72727
COSMIC PROPERTIES
COMMERCIAL GROUND Floor 650 sqft, 60ft/100ft/70ft Frontage, 10 to 15 Car Parks, Suits Branded Showrooms 9444019575
ADYAR 3000 sqft 1st Floor, 50ft Road, 2BHK to Suit. Ideal for Banks Etc. Agent 9940060064 / 9445672264
MYLAPORE 950SFT 40000 & 200sf Office 24000, 3BHK 1500Sf 80k 7448616616

RENTAL - COMMERCIAL
KILPAUK HALLS ROAD G+1 1280 Sqft Each Suits Banks / Insurance Companies
MAHALINGAPURAM - Kodambakkam Junction 3000 Sqft 2nd Floor Suitable for Small Office
90903 55000
COSMIC PROPERTIES
VELACHERY VIJAYA Ngr Nr 100Ft Rd 1150sf 1st Flr 50KM Rent 9380557767
FACTORIES & SITES
GODOWN 12000 Sq.ft 5 Ton Crane on Road Mannur. Contact: 94447 88375
WAREHOUSE FOR RENT 14,500 Sq.Ft.
Located At : MANNUR, PAPPANABAKKAM ROAD TOWARDS SRIPERUMBUDUR
Ct: 98410 32968
RENTAL - RESIDENTIAL
ADYAR
ADYAR 1600SFT, 3BHK Decent Apt, CCP, Backup. J.S.Raamarao: 9841013625
FLAT LEASE 2BHK 960Sft 30 Lakhs & 3BHK 16 Lakhs. Contact : 9087855588
ALWARPET
ALWARPET POSH 3/4 BHK 2700sf 2nd Floor Genset Car Parking 9840468186
SEETHAMA CLY 1250sf 2BHK+1study II Flr CCP lift Veg only 36K 8939665277
ANNA NAGAR
2BHK OFF Shanti Colony Rd, 1st Floor Unfurn 32K+Maint 1600. 9025023676
ANNA NAGAR WEST
Near SBOA 3BHK, 2800Sft, 1Ccp, GF Bungalow. Ct:7708832395/9940057951

AVADI
K.pathagai M-Rd nr NA 1200sqft 1bhk 2Toilets GF B.New Bldg. 70104 87735
AYANAVARAM
OFF CONSTABLE Rd 1550sf 3BHK, CCP Lift 3/4th Flr, Rs 29K Incl. Maintenance, 14/59 Mylapraa Rd. 9841449549
EAST COAST ROAD
ECR AKKARAI Seaciff Seaside Ind.Villa 5300sf Fully Furnished House with Home Theatre, Power Backup, 25KVA Genset, Security Systems. Company Lease Only 7871551673 / 9962200053
KILPAUK
HUSH. HUSH. Come quietly, 2,3,4,5,6 Br Flats & Bungalows are few. Sign the agreement. Grab the key . Dial Champak: 9884417574
KODAMBAKKAM
2BHK FULLY furnished apartment in





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INFINITE DREAMS!

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By service that places the nation first.*

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RERA No:  
Zirve: TN/29/Building/0434/2023  
Elevaar: TN/29/Building/0313/2023  
Ekta: TN/29/Building/0505/2023

ADORABLE HOMES, AMAZING LOCATIONS !  
ADDRESS YOUR LIFESTYLE



ZIRVE  
VADAPALANI  
(500 mts from Kauvery Hospital)  
Arunachalam Road



Elevaar  
PALLIKARANAI  
(Near Fantastic Jeyachandran)  
On Velachery -  
Tambaram Mn Rd



UNNATI  
ALWARPET  
(Near Sri Krishna Sweets)  
Maharaja Surya Road  
RERA Not Applicable



SHANGRI LA  
T.NAGAR  
(Opp. to Mathsya Hotel)  
Thanikachalam Road  
RERA Not Applicable



EKTA  
WEST MAMBALAM  
(Near Jaigopal Garodia School)  
Postal Colony Cross Street

- NO COMMON WALL SHARING \*
- NO OPPOSITE DOOR FACING \*
- 3 SIDES VENTILATION \*



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