



BESHAANA
LIFE
SMARTAANA
CHOICE



SMART CHOICE. SMARTER RETURNS.

It has been proven time & again that there is no better investment than land.

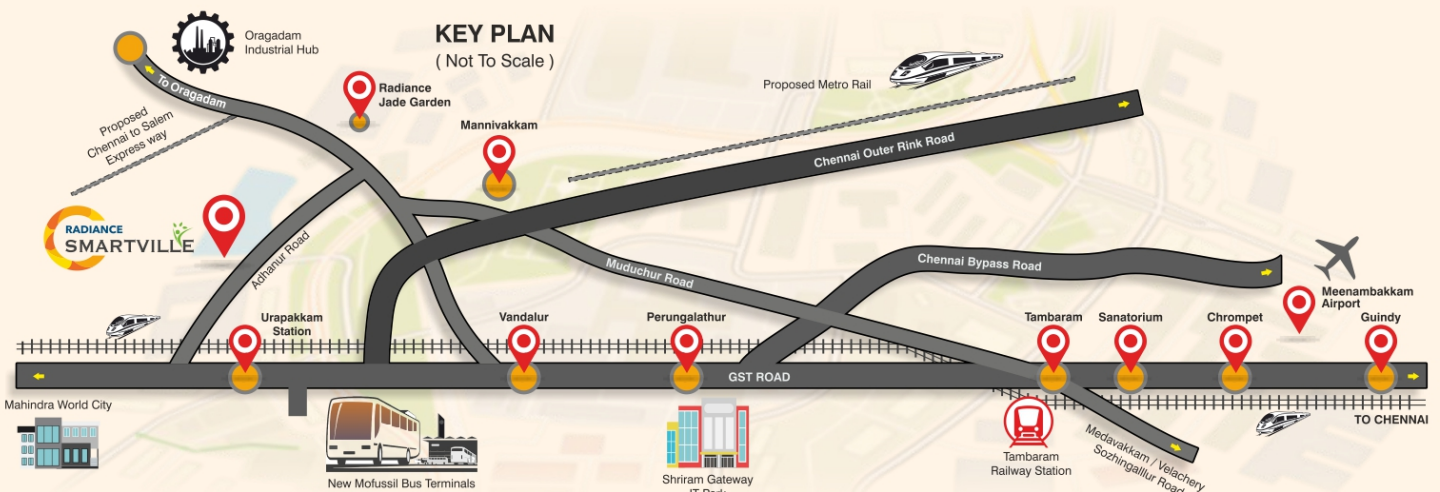
Presenting the hidden gem of Padappai, near Mannivakkam, Radiance SMARTVILLE, premium ready-to-build villa plots for the new generation of smart investors who want maximum value for their hard-earned money with guaranteed fast appreciating returns in the immediate future.

Nestling impressively on a picturesquely landscaped lush green site area of 11 acres are 240 ready-to-build villa plots, ranging in size from 552 sq.ft. to 4230 sq.ft. to suit varied needs & budgets.

Smartville offers an amazing opportunity for buyers to own a remarkable piece of land in an exceptional layout in one of the most rapidly developing & prominent residential locations of South Chennai with excellent connectivity to the best that life has to offer.



Salient Features :



PROFIT FROM A SMART & STRATEGIC LOCATION

This charming project enjoys a pride of place in the highly desirable location of Padappai near Mannivakkam & profits from close proximity to Vandalur, Mudichur & Tambaram. The locality also benefits from good connectivity to airport, railway stations, major employment hubs, renowned educational institutions, popular entertainment hot-spots, restaurants, shopping arcades, healthcare establishments & banks. In fact, everything & anything you need for a fulfilling & delightful life is right at your doorstep.

LOCATION ADVANTAGE

HOSPITALS:

- Arogya Annai Arul Hospital
- Sayee Speciality Hospital
- Annai Arul Hospital
- Deepam hospital
- Thalir Hospital
- Deepam Acupuncture Clinic

SCHOOLS:

- Velamaal New Gen, Adhanur.
- Holy Sai International & IGCSE School, Adhanur
- Shree Niketan Patasala – CBSE, Mannivakkam
- Alwin International Public School, Padappai
- Narayana Etechno School, Mannivakkam
- Crescent School – IGCSE, Vandalur
- Sai Little Flower Play School

COLLEGES:

- Crescent Engineering College
- PERI Institute of Technology
- PERI college of Arts and Science
- GKM College of Engineering & Technology
- Sri Ramanujar Engineering College

RESTAURANTS:

- Sangeetha Veg Restaurant
- Faruuzi Multi Cuisine
- Domino's Pizza
- Naatarasan
- Singapore's Komala's Restaurant

ENTERTAINMENT SPOTS:

- Arignar Anna Zoological Park
- Kishkinta Theme Park
- Fun Ulagam



CHERISH LUXURY & SERENITY EVERYDAY

An enchanting crafted gated community, Radiance Smartville has been beautifully & meticulously designed to charm its residents with an appealing selection of indulgent lifestyle amenities & enjoyable leisure facilities for the entire family within its safe & secure, fully compounded grounds.

REERA NO: TN/01/Layout/0053/2021



PLAN SHOWING THE LAYOUT OF HOUSE SITES IN S.No. 72/2, 74/1,75/1 , 75/2,76,77,78/3A, 78/3B, 78/3C, 79/2B, 125/4 , 128/1, 128/2, 129/1B, 129/2B, 131/1C, 132/2A2 AT PADAPPAI VILLAGE, KUNDRATHUR PANCHAYAT UNION, SIRPERUMBATHUR TALUK, KANCHEPURAM DISTRICT.

RADIANCE SMARTVILLE AT MANNIVAKKAM AREA STATEMENT

Plot Numbers	Total Plot Area in SQ FT	Plot Numbers	Total Plot Area in SQ FT
1	1218	121	1177
2	1509	122	1502
3	1531	123	1202
4	1664	124	1202
5	1787	125	1502
6	2254	126	1502
7	1650	127	1502
8	1364	128	1502
9	1587	129	1502
10	1459	130	1177
11	1481	131	1177
12	2029	132	1502
13	788	133	1502
14	958	134	1502
15	1228	135	1502
16	4250	136	1502
17	1872	137	1502
18	1502	138	1502
19	1502	139	1502
20	1484	140	1177
21	1802	141	1177
22	2429	142	601
23	2018	143	601
24	2547	144	601
25	652	145	601
26	1001	146	601
27	655	147	601
28	655	148	601
29	1649	149	601
30	1802	150	601
31	1079	151	601
32	1888	152	601
33	1515	153	1177
34	1179	154	1504
35	1179	155	1504
36	1186	156	1502
37	1364	157	1502
38	1181	158	1502
39	1215	159	1502
40	1021	160	1502
41	1054	161	1487
42	1047	162	1487
43	1336	163	1489
44	1531	164	1487
45	1251	165	1487
46	1544	166	1488
47	1639	167	1372
48	1544	168	736
49	1159	169	715
50	1509	170	694
51	1584	171	1178
52	1301	172	1030
53	1326	173	869
54	1300	174	577
55	1302	175	601
56	1356	176	601
57	1349	177	601
58	1344	178	601
59	1636	179	601
60	1181	180	601
61	1202	181	601
62	1202	182	601
63	1202	183	562
64	1202	184	601
65	1202	185	577
66	1202	186	601
67	1202	187	601
68	1202	188	601
69	1153	189	601
70	1177	190	601
71	1202	191	601
72	1202	192	601
73	1202	193	601
74	1202	194	589
75	1202	195	589
76	1202	196	601
77	1202	197	601
78	1202	198	601
79	1117	199	601
80	1177	200	601
81	1202	201	601
82	1202	202	601
83	1202	203	601
84	1202	204	577
85	1202	205	601
86	1202	206	577
87	1202	207	601
88	1202	208	601
89	1177	209	601
90	1177	210	601
91	1202	211	601
92	1202	212	601
93	1202	213	601
94	1202	214	601
95	1202	215	689
96	1202	216	1663
97	1202	217	2129
98	1202	218	1177
99	1177	219	1558
100	1202	220	1227
101	1471	221	2067
102	1449	222	1954
103	1427	223	1820
104	1806	224	1686
105	1384	225	1552
106	1390	226	1410
107	1328	227	1491
108	1377	228	1504
109	1487	229	1118
110	1596	230	1174
111	2017	231	1229
112	1801	232	1585
113	1338	233	1340
114	1399	234	1396
115	1479	235	1432
116	1541	236	1596
117	1261	237	2063
118	1380	238	1502
119	1188	239	1261
120	1338	240	1618

1. The plot numbers shown on this plan are subject to change without any prior notice. 2. The total plot area shown on this plan is for reference only. 3. The plot numbers shown on this plan are subject to change without any prior notice. 4. The plot numbers shown on this plan are subject to change without any prior notice. 5. The plot numbers shown on this plan are subject to change without any prior notice. 6. The plot numbers shown on this plan are subject to change without any prior notice. 7. The plot numbers shown on this plan are subject to change without any prior notice. 8. The plot numbers shown on this plan are subject to change without any prior notice. 9. The plot numbers shown on this plan are subject to change without any prior notice. 10. The plot numbers shown on this plan are subject to change without any prior notice. 11. The plot numbers shown on this plan are subject to change without any prior notice. 12. 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Radiance Realty, a leading real estate company based in Chennai, is built on tradition and is driven by innovation. A formidable force in the Indian real estate industry, Radiance Realty is dedicated to providing premium housing solutions, with ultra-luxurious amenities showcased in stunning designs. With over 70 years of experience in infrastructure, Radiance Realty has tailored many new beginnings to perfection, with hopes and plans to create more.



REFER AND EARN
UP TO ₹5 LAKHS

Referring Radiance homes to loved ones is incredibly rewarding. Radiance offers exciting rewards ranging from ₹30,000 to ₹5,00,000 for anyone who refer Radiance homes to their friends and family. **REFER AND EARN WITH RADIANCE,** Call 78240 00080.



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