

ECR'S
NEXT BIG
LIFESTYLE
IS HERE!



— G SQUARE —
PRESTIGE

Lakeview villa plots
just before Kovalam Jn

ABOUT G SQUARE



South India's largest and highly experienced land promoter & aggregator



Best Luxury Plotted Developer - G Square (Times Business Awards - 2021)



Committed to plot perfection by finding you the perfect plot in the perfect location, size and price



Prestigious clientele including Murugappa Group, Ceat, JK Tyres and India Bulls



1000 acres of land delivered so far



100% clear titles & transactions


A SCENIC LOCALE. A SPIRITED LIFESTYLE.


Imagine living amongst plenty of water bodies. The ripples of the lakes, the cool and brisk breeze, the call of birds flying through the air... That's your lifestyle at G Square Prestige.


With 184 residential and 14 commercial plots spread across 12.75 acres, this is one of the biggest plot communities. With boating & surfing opportunities nearby and the Kovalam beach in 3 minutes, your adventures here are endless.


G Square Prestige scores high when it comes to connectivity as well. Located 12 minutes from Sholinganallur and just 6 minutes from Siruseri, you don't have to worry about accessibility here.


SALIENT FEATURES


 184 residential and 14 commercial plots spread across 12.75 acres bang on ECR at Kovalam


 3 mins to Kovalam beach


 6 mins from Siruseri


 12 mins from Sholinganallur


 24x7 CCTV surveillance

 5 years free maintenance

 Ready-to-construct villa community

 Perfect legal documentation

 DTCP approved and RERA registered plots

 Well-laid blacktop internal roads with street lights



G SQUARE
PRESTIGE





G SQUARE PRESTIGE

45 REASONS TO BUY

Location

- 1 The only DTCP approved project situated bang on the ECR main road near Kovalam junction
- 2 Encapsulated by the beach on one side and the Muttukkadu backwaters on the other
- 3 2 mins from Kovalam Junction
- 4 Secure neighbourhood
- 5 Approach road width towards the property is 50 ft.
- 6 Public transport access nearby (Kovalam Bus Stop is 1 min away)
- 7 Close to cultural hubs like Dakshinachitra, etc.
- 8 Educational institutions like St. Joseph's, Mount Carmel, Velammal, Chettinad, Hindustan, etc. are nearby
- 9 Close to hospitals like Chettinad Hospitals, Lifeline Hospitals, etc.
- 10 Entertainments are in close proximity
- 11 Close to religious centres

Price

- 12 Affordable plots bang on the ECR main road
- 13 The only DTCP approved plots in ECR at Kovalam
- 14 Unapproved plots are sold at the same price whereas G Square Prestige is a DTCP approved plot

- 15 Situated in a posh neighbourhood at a reasonable price

Features

- 16 5 years free maintenance
- 17 24x7 CCTV security
- 18 State-of-the-art infrastructure like black top roads and street lights
- 19 Ready-to-construct
- 20 Essential amenities like water, EB and drainage connection, etc.
- 21 Expansive landscape
- 22 Drinkable bore water

Legalities

- 23 DTCP approved
- 24 RERA registered
- 25 Clear parent documents and titles
- 26 Free Patta after registration
- 27 Leading banks have approved the property
- 28 Legal advice offered by leading lawyers
- 29 Road gift deed is available
- 30 Free from mortgages

Product

- 31 Massive 12.75 acre community consisting of both residential and commercial spaces in an expansive gated community
- 32 1 min from Kovalam Bus Stop

- 33 Residential plots from 600 sq.ft.
- 34 Commercial plots from 2400 sq.ft.
- 35 Road width within the property is 30 ft.
- 36 Enjoy sunrises and sunsets by the lakeside

Post-Purchase Guidance for Villa Construction

- 37 Villa design and elevation consultants
- 38 Vaastu compliance experts
- 39 Floor planner to plan your space as per your requirement
- 40 Consultants who will help with all villa construction related approvals
- 41 Material procurement experts
- 42 Consultants who specialise in landscape designing and execution
- 43 The best interior designers who will also execute the same
- 44 Consultants to help buy home appliances for the best price
- 45 Teams that will organise and execute your Grahapravesam

PAYMENT PATTERN

5%

At the time of booking

45%











7 days from booking
after legal verification

50%

15 days from booking
for registration



AMENITIES

-  Outdoor gym
-  Seating area
-  Senior citizen park
-  Children's play area
-  Acupuncture pathway
-  Jogging track
-  Yoga and meditation deck
-  Reading area
-  Badminton court
-  Amphitheatre



SITE PLAN FACE 1

RECREATIONAL SPACE

FUTURE DEVELOPMENT



AREA STATEMENT

Plot Nos.	Area in sq.ft.	Plot Nos.	Area in sq.ft.	Plot Nos.	Area in sq.ft.	Plot Nos.	Area in sq.ft.
Plot 1 Commercial	3025	Plot 34	964	Plot 69	1182	Plot 104	1281
Plot 2	659	Plot 35	964	Plot 70	1182	Plot 105	1216
Plot 3	665	Plot 36	960	Plot 71	1182	Plot 106	1166
Plot 4	670	Plot 37	1003	Plot 72	1182	Plot 107	724
Plot 5	676	Plot 38	958	Plot 73	1182	Plot 108	696
Plot 6	682	Plot 39	931	Plot 74	1170	Plot 109	732
Plot 7	572	Plot 40	690	Plot 75	1170	Plot 110	710
Plot 8	607	Plot 41	698	Plot 76	1182	Plot 111	688
Plot 9	623	Plot 42	698	Plot 77	1182	Plot 112	666
Plot 10	628	Plot 43	698	Plot 78	1182	Plot 113	658
Plot 11	632	Plot 44	698	Plot 79	1182	Plot 114	677
Plot 12	637	Plot 45	2145	Plot 80	1182	Plot 115	575
Plot 13	641	Plot 46	693	Plot 81	1182	Plot 116	625
Plot 14	763	Plot 47	693	Plot 82	1182	Plot 117	664
Plot 15	960	Plot 48	693	Plot 83	1182	Plot 118	695
Plot 16	964	Plot 49	693	Plot 84	1182	Plot 119	695
Plot 17	964	Plot 50	686	Plot 85	1181	Plot 120	695
Plot 18	964	Plot 51	1170	Plot 86	1181	Plot 121	548
Plot 19	964	Plot 52	1182	Plot 87	1182	Plot 122	560
Plot 20	964	Plot 53	1182	Plot 88	1182	Plot 123	560
Plot 21	964	Plot 54	1182	Plot 89	1182	Plot 124	570
Plot 22	964	Plot 55	1182	Plot 90	1182	Plot 125	1483
Plot 23	964	Plot 56	1182	Plot 91	1182	Plot 126	1483
Plot 24	952	Plot 57	688	Plot 92	1182	Plot 127	1402
Plot 25 Commercial	2562	Plot 58	688	Plot 93	1182	Plot 128	685
Plot 26 Commercial	2864	Plot 59	688	Plot 94	1182	Plot 129	672
Plot 27	952	Plot 60	688	Plot 95	1182	Plot 130	672
Plot 28	964	Plot 61	688	Plot 96	1170	Plot 131	660
Plot 29	964	Plot 62	688	Plot 97	1873		
Plot 30	964	Plot 63	657	Plot 98	2000		
Plot 31	964	Plot 64	1398	Plot 99	2029		
Plot 32	964	Plot 65	1397	Plot 100	1407		
Plot 33	964	Plot 66	1397	Plot 101	1419		
		Plot 67	1397	Plot 102	1406		
		Plot 68	1397	Plot 103	1346		

**CHOOSE YOUR PLOTS FROM
THE WIDE RANGE AVAILABLE.**

WATCH YOUR FOOTFALLS ACCELERATE!

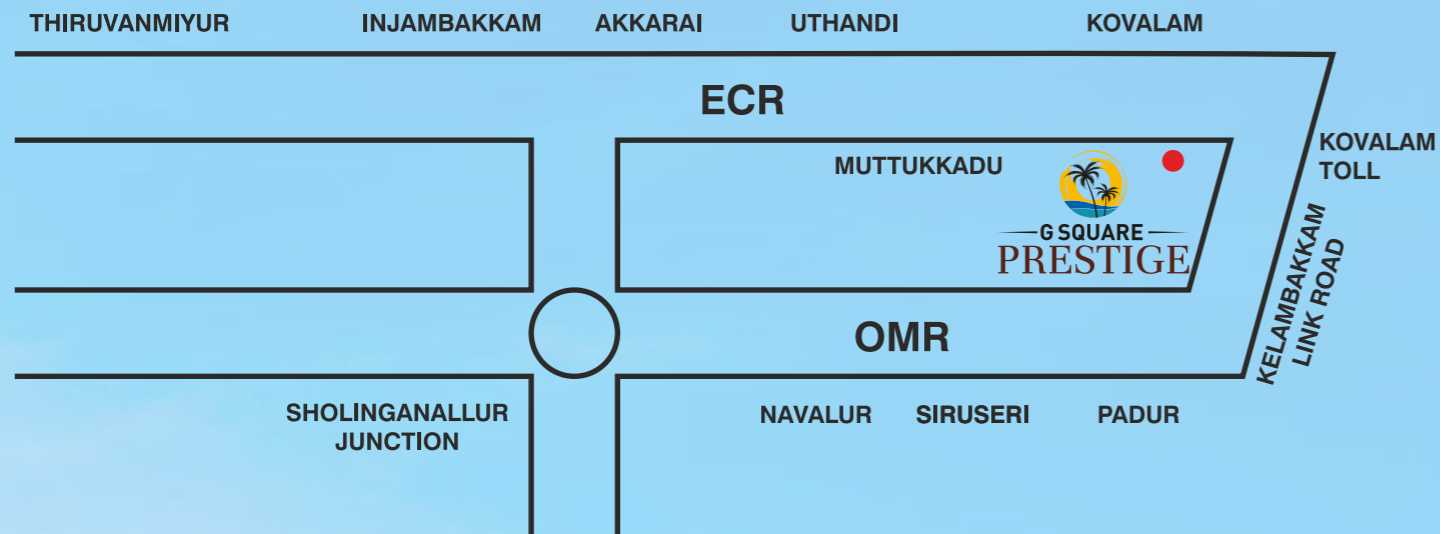
Get the best of ECR and OMR at G Square Prestige. With 10 commercial plots inside one of the largest plot communities in ECR, this spot offers great potential for appreciation. Make the best use of the entertainment destination. With easy access to key areas like Sholinganallur, Siruseri and Kovalam, garnering eyeballs can never be easier!

Commercial Establishments Nearby

· Kovalam Filling Point	4 mins	· Hotel Amirtha Veg	10 mins
· VL Fish Prawn Mart	6 mins	· Arna Beach House	11 mins
· Saraswathi Fuels Petrol Pump	6 mins	· VKM Beach House	11 mins
· SS Supermarket	7 mins	· Casuarina Bay Beach Resort	11 mins
· ECR Dhaba	7 mins	· Surf Turf	12 mins
· Red Carpet Inn	7 mins	· Sea La Vie Beach House	12 mins
· Wom India	7 mins	· Farah Fashion	17 mins
· Thai Mookambigai Resort	8 mins	· Nilgiris	18 mins
· Thirupathi General Store	8 mins	· Peeyesem Hyundai	18 mins
· Tameem Textiles and Readymades	9 mins	· Attitude Clothing	19 mins
· Dr. Arun's Photography & Vintage Camera Museum	9 mins		



LOCATION MAP



Restaurants

Blue Sea	- 1 min
Seagull	- 4 mins
Kadal Kitchen	- 4 mins
Upper Deck	- 5 mins
Bay View	- 6 mins
ECR Dhaba	- 7 mins
Hotel Amritha Veg Restaurant	- 10 mins
Pepper Flame Restaurant	- 12 mins

Hotels and Resorts

Taj Fisherman's Cove Resort & Spa Chennai	- 4 mins
Global Bay Villas and Resort	- 9 mins
Red Karpel Inn	- 9 mins
Elysium Kovalam	- 10 mins
Sheraton Grand Resort and Spa	- 10 mins
Global Club and Resort	- 11 mins
The Grand Beach Resort	- 12 mins
Casuarina Bay Beach Resort	- 10 mins
Sea Shore Beach Resorts	- 14 mins
Heaven's Stay Resort	- 11 mins
Aarna Beach House	- 11 mins

Entertainment

Bay of Life Surf School & Ocean Literacy	- 2 mins
Mayajaal	- 8 mins
River Mouth Surf Point	- 6 mins
Kovalam Fishing Pier	- 6 mins
Indoor Mini Golf	- 8 mins
The Madras Crocodile Bank Trust and Centre for Herpetology	- 10 mins
PVR Play Cinemas	- 10 mins
Surf Turf	- 12 mins
Inox Cinemas	- 20 mins
Dom Fitness Studio/ Unisex Gym	- 20 mins

Emergency Care

Madha Pitha Hospital	- 6 mins
Supreme Speciality Hospitals	- 18 mins
Praveena Hospitals	- 15 mins
Maheswari Hospitals	- 12 mins
Chettinad Hospital	- 15 mins
Lifeline Hospitals	- 17 mins

Schools

Gurukulam Trust Children's School	- 6 mins
Thiruvaidanthai School	- 9 mins
Mount Carmel Primary and Nursery School	- 4 mins
St. Joseph's Higher Secondary School	- 4 mins
Bhuvana Krishna Matriculation Higher Secondary School	- 13 mins
i2 Global Schools Pre Schools & Day Care	- 13 mins
Velammal Vidyashram	- 17 mins
Hindustan International School	- 17 mins
Gateway International School (CBSE)	- 18 mins

Colleges

Kings Cornerstone International College	- 5 mins
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Good Life Community College & Institute of Allied Health Sciences	- 13 mins
Hindustan College of Arts and Science	- 16 mins
Hindustan Institute of Technology and Science	- 16 mins
Hindustan Community College	- 16 mins
Newton Hall	- 16 mins
SSN College	- 18 mins
Prof. Dhanapalan College of Arts and Science	- 17 mins
Mohamed Sathak Teacher Training College	- 17 mins
Jeppiaar College of Arts and Science	- 23 mins
Chettinad Hospital and Research Institute	- 20 mins
Agni College of Technology	- 18 mins



CHENNAI | COIMBATORE

G SQUARE GROUP

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