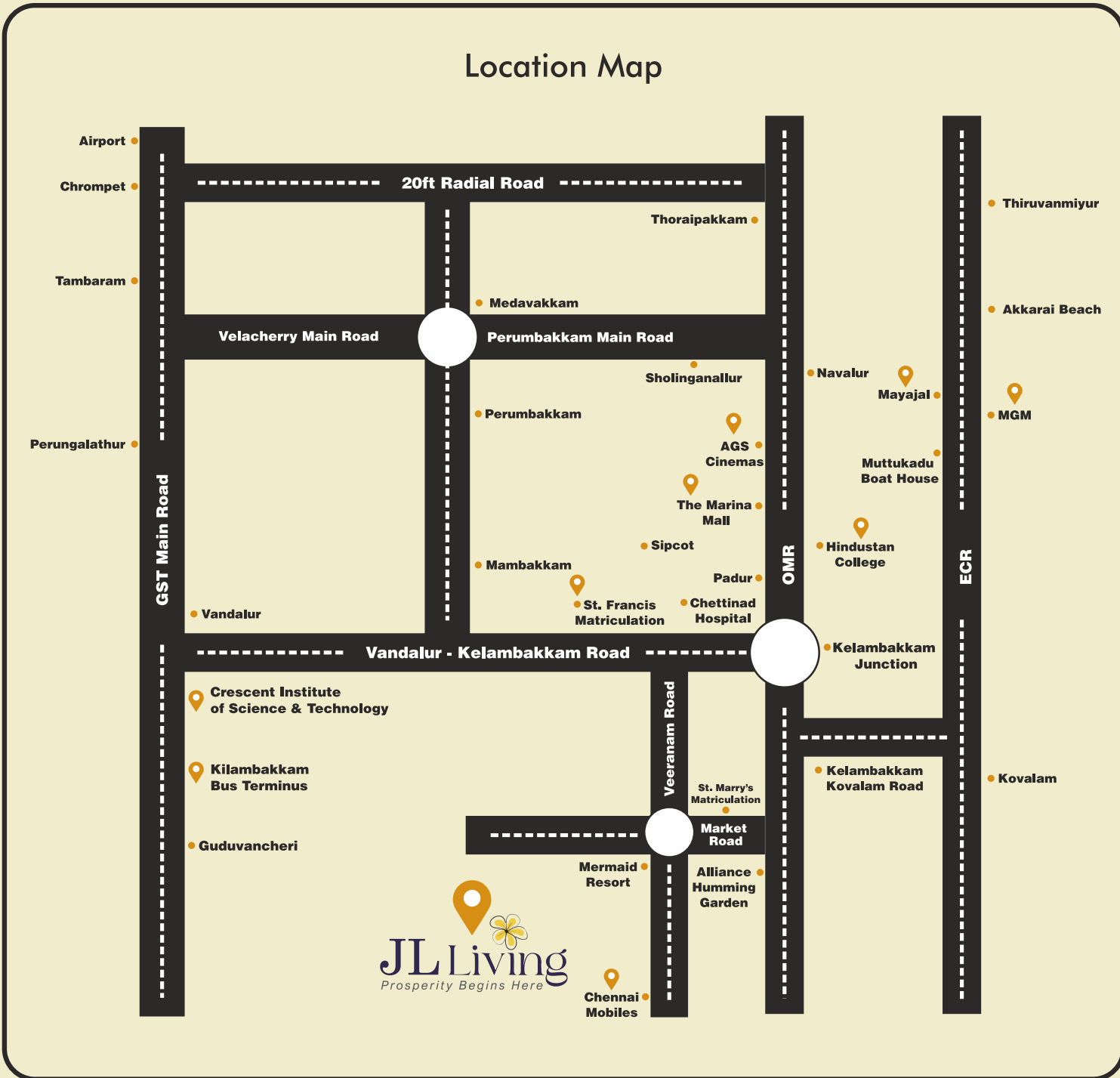


### Location Map



**VILLAS | VILLA PLOTS**

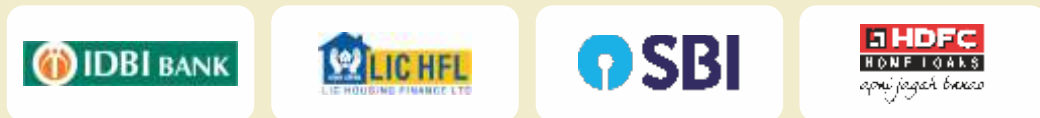



**JL Living**  
Prosperity Begins Here

**KELAMBAKKAM, OMR**

**DTCP APPROVED**

**PREFERRED BANKERS**



☎ **999999 999999** ✉ [sales@asdevelopers.com](mailto:sales@asdevelopers.com)



Scan to Locate in Google Maps



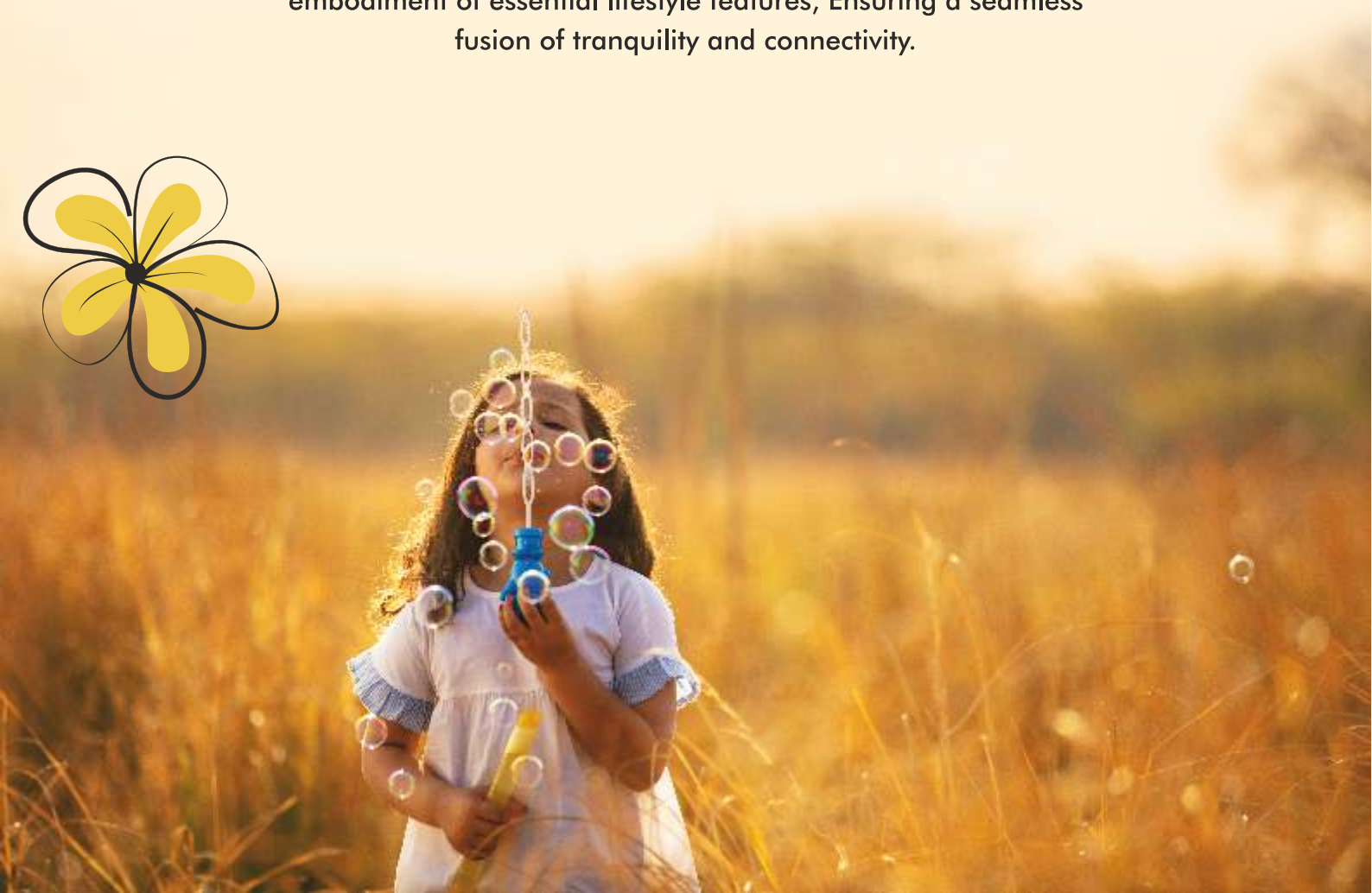
## About Us

A burgeoning real estate plotted Development Company, is dedicated to crafting dream communities tailored to modern lifestyles. With a commitment to quality and innovation, we meticulously design each project to offer unparalleled living experiences. Despite our size, our passion for excellence drives us to create spaces that exceed expectations, promising a bright future for homeowners seeking their perfect haven.



## Truly Convenient Development

An exclusive gated community with 25 meticulously designed plotted development. where each plot is a testament to the embodiment of essential lifestyle features, Ensuring a seamless fusion of tranquility and connectivity.



## Excellent Connectivity to Vandalur - Kelambakkam Road, OMR, ECR



## Close to Vandalur - Kelambakkam Road

This road also connects you to the GST main road in Vandalur and the Outer Ring Road for easy access to various localities of Chennai.

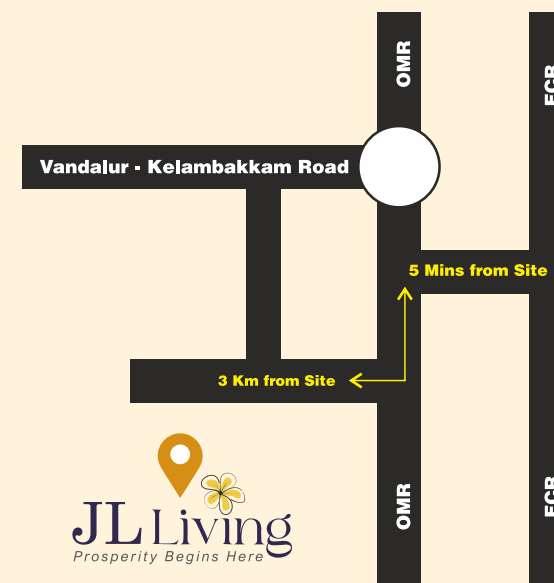
## Walkable Distance From OMR

A dream location for tech enthusiasts, Envision living in an indispensable locale, surrounded by India's leading MNC's.



## Easy Connectivity to ECR

Seamless access to entertainment and recreational activities at the East Cost Road, via the Kelambakkam-Kovalam road.







# MASTER LAYOUT



## AREA STATEMENT

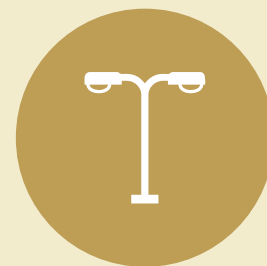
PLOT NO	FACING	AREA (Sq.Ft.)
A1	South / East	980
A2	East	905
A3	South	1059
A4	South	800
A5	North	803
A6	North	801
A7	North	847
B1	South / East	800
B2	South / West	1009
B3	South	956
B4	South	824
B5	South	821
B6	South	935
C1	North	807
C2	North	812
C3	North	817
C4	North	932
C5	North	934
C6	North	935
C7	North	929
C8	West	1623
D1	East	1115
D2	East	1008
D3	West	1088
D4	West	1032



**Gated Community**



**Black Top Road**



**Street Lights**



**EB Facility**



**Good Source Of Water**



2 BHK  
 DUPLEX  
 VILLAS  
 OPTION - 1

CORPORATE  
 SUITE TYPE



2 BHK  
 DUPLEX VILLAS  
 OPTION - 2

CUSTOMIZABLE



Ground Floor Plan

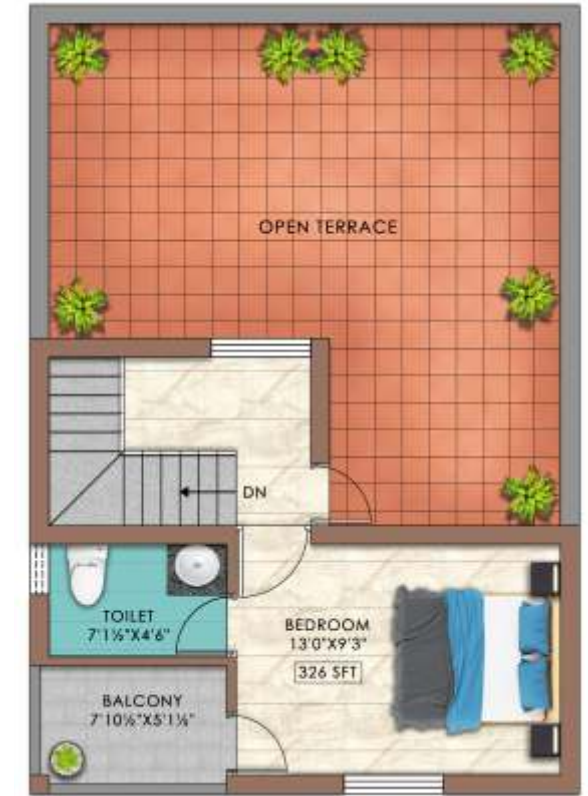


First Floor Plan

Land Area - 801-1088 Sq.ft. Build up Area - 990 Sq.ft.



Ground Floor Plan



First Floor Plan

Land Area - 801-1088 Sq.ft. Build up Area - 990 Sq.ft.







A Piece of Land  
IS MORE THAN GOLD

COME  
CHOOSE  
INVEST...



### Commuting With Metro



The upcoming metro station in Siruseri, currently under construction, is conveniently accessible within a 10-minute drive. This seamless connection ensures easy access to various parts of the city. Anticipated to be ready by the time your dream villa at Emerald is completed, this adds an extra layer of convenience to your future residence.

### Vandalur - Kelambakkam Road



The next big investment after OMR & GST Road.

### Kilambakkam Bus Terminus



Transforming the area into a well-connected and dynamic urban center.

### The Vandalur-Kelambakkam Road Extension



Crucial upgrade set to enhance connectivity & residential expansion.

### TCS is Expanding



Upcoming centers in Siruseri SIPCOT, Set to generate around 35,000 jobs.

### Hub for IT Companies



Vandalur-Kelambakkam is evolving into a dynamic IT hub, fueled by a skilled workforce.

### Upto 7-9% Rental Yields\*



The locality presents elevated rental yields, Surpassing the average of 5-6% in OMR.

## DAILY NEWS JL LIVING

### Vandalur - Kelambakkam Road:

### An Emerging star in Chennai's Real Estate Landscape

The road to a holistic life, abundant opportunities, and a flourishing community

### Loaded Educational Institutions



Esteemed schools & Institutions like VIT Chennai, SRM & Hindustan University.

### CMRL Recent Announcement



Considering extension towards Thiruporur, Mahabalipuram via Kelambakkam.

