

# BROCHURE

## INVESTMENT OPPORTUNITY: PRIME 1-ACRE LAND FOR DEVELOPMENT

Moulivakkam, Porur | Chennai

### Executive Overview

A rare and strategic opportunity to acquire **one acre of premium land** in the rapidly appreciating corridor of Moulivakkam, Porur. Held by the **Moulivakkam Trust Heights Flats Affected Buyers Association**, this property offers a clean, consolidated title, making it an ideal site for high-end residential apartments, a commercial complex, or a mixed-use development.

### Property Specifications

- Total Area:** 1 Acre
- Ownership:** Consolidated ownership by a registered association (70 Members)
- Legal Status:** Registered in North Chennai under the Societies Act (Reg No: 242/2014)
- Location:** Moulivakkam, Porur — One of Chennai's most sought-after suburban hubs.

### Strategic Connectivity

The site is positioned at the intersection of convenience and growth, offering unparalleled access to Chennai's transit and employment lifelines:

- Transit:** Minutes away from the **Porur Metro Station**, ensuring seamless city-wide connectivity.
- Employment Hubs:** Direct proximity to major IT and industrial parks, including **DLF Cybercity** and **L&T Infotech**, driving high demand for local housing.
- Healthcare:** Located near the world-class **Sri Ramachandra Hospital**, a major landmark and healthcare destination.

### Lifestyle & Amenities

The surrounding neighborhood is a fully developed ecosystem, providing everything future residents or tenants require:

- Education:** Surrounded by several reputed international and matriculation schools.
- Retail & Shopping:** Walking distance to major retail hubs including **Saravana Stores**, **Reliance Mall**, and **Max Fashion**.
- Dining:** A vibrant food scene featuring popular outlets such as **Subway** and numerous multi-cuisine restaurants.

### Why This Site?

- Consolidated Title:** Skip the hassle of multi-party negotiations; the Association provides a unified path to sale.
- High Visibility:** Located in a high-growth zone with soaring land value and rental demand.
- Ready for Development:** Perfectly suited for developers looking for a "plug-and-play" project in a prime residential/commercial catchment.

### Direct Inquiry & Contact

For detailed site plans, architectural drawings, and legal documentation, please contact the Association management:

**R.A. Neelakantan**

President

Moulivakkam Trust Heights Flats Affected Buyers Association

Chennai

**Krish Kannan**

Secretary

Moulivakkam Trust Heights Flats Affected Buyers Association

Chennai

