




A SPECTACULAR

Lifestyle

IN A COVETED LOCATION



G SQUARE
BEACHWALK 

RESIDENTIAL & COMMERCIAL PLOTS
BANG ON ECR AT NEELANKARAI



About

G SQUARE

- ★ South India's largest and highly experienced land promoter & aggregator
- ★ 1000 acres of land delivered so far
- ★ Prestigious clientele including Murugappa Group, Ceat, JK Tyres, India Bulls
- ★ 100% clear titles & transactions
- ★ Committed to plot perfection by finding you the perfect plot in the perfect location, size and price.





Live

THE DREAM!



It's not every day you come across a great luxury villa plot in an amazing location. That too at an incredible price. And when you find one, you just have to go for it. G Square Beachwalk is one such treasure located bang on Chennai's magnificent ECR.

It is located in one of ECR's dynamic neighbourhoods that has the right mix of serenity and bustling activity. This location is ideal for both building a luxury villa or a commercial centre as it's only few minutes away from landmark places and boasts of excellent connectivity to all parts of the city.

40 residential & 2 commercial plots | 5.4 acres
Bang on ECR Main Road

G SQUARE
BEACHWALK 
NEELANKARAI

Safient

FEATURES



Just 40 residential plots &
2 commercial plots on 5.4 Acres



5 mins from Thiruvannamipur



24x7 CCTV
surveillance



CMDA Approved &
RERA Registered plots



Perfect documentation



Located in Neelankarai,
Bang on ECR Main Road



5 years free maintenance

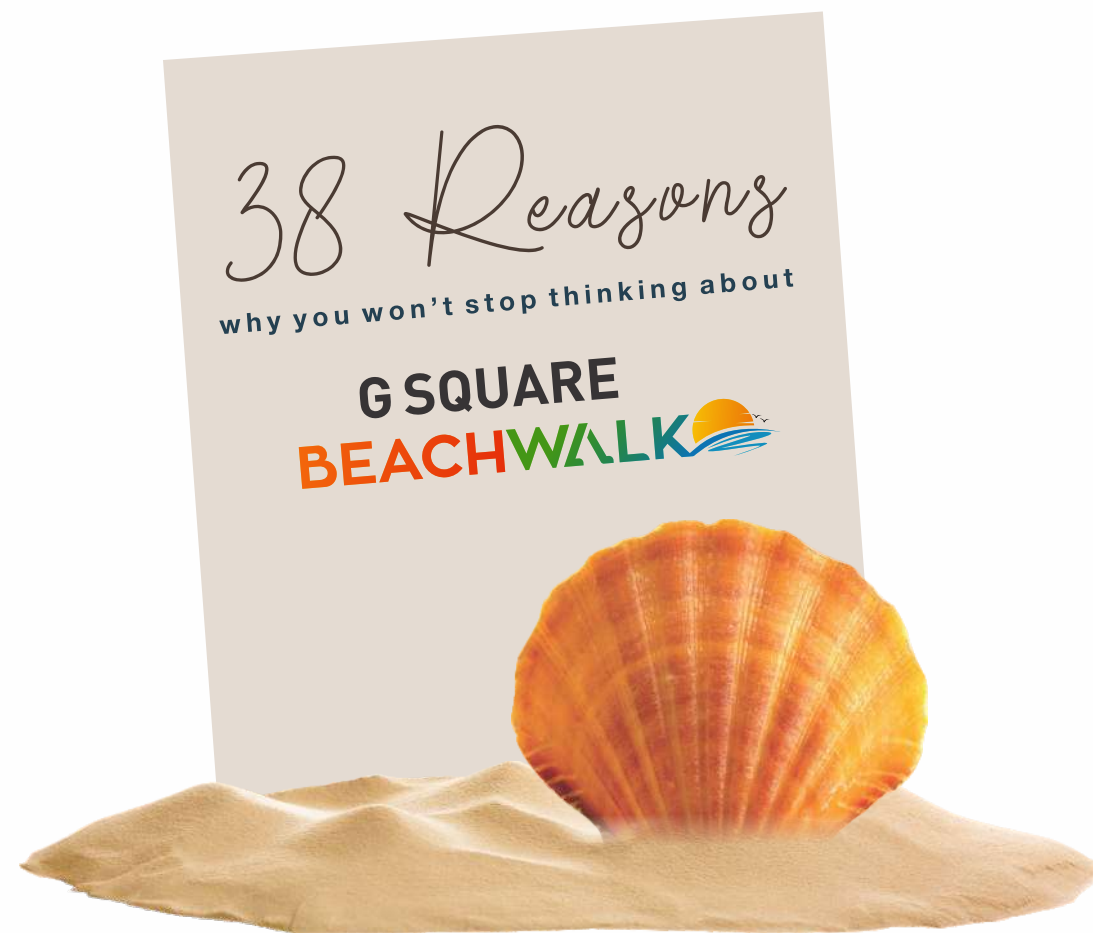


Ready to construct
villa community



Well-laid blacktop internal
roads with street lights





LOCATIONS

- 01 The only approved project situated Bang on ECR within City Limits
- 02 290m from Casuarina Drive
- 03 Just 2 mins from the one of the beautiful beaches of ECR
- 04 Secured neighbourhood
- 05 Approach road width of the property is 25 Feet
- 06 Public transports are nearby (Vettuvankani Bus Stop is 1 min away)
- 07 Close to business hubs like Thiruvanmiyur, Adyar & OMR
- 08 Educational institutions like GTA, Gateway, Sunbeam, Narayana e-Techno, Billabong, etc. are nearby
- 09 Hospitals like Trustlife, Apollo, GEM are closeby

- 10 Entertainment avenues in proximity
- 11 Next to Tryst Cafe
- 12 Religious centres, Churches and Temples are nearby

PRICE

- 13 2 mins from Casuarina drive at half the cost of Casuarina drive (₹3.5Cr/ Ground)
- 14 Appropriately priced villa plots in ECR within city limit
- 15 Unapproved plots are sold at the same price whereas G Square Beachwalk is a CMDA approved plot
- 16 Bang on the main road at a reasonable price
- 17 Nearby developers charge ₹6 Cr per ground for a villa, whereas at G Square Beachwalk you would save ₹3 Cr including the construction of the villa of your choice.

FEATURES

- 18 5 years maintenance free
- 19 24x7 CCTV Security
- 20 Infrastructure like internal roads, street lights, etc.
- 21 Ready-to-construct
- 22 Essential connections like EB, water, drainage, etc.
- 23 Extensive landscape
- 24 Drinkable borewater

LEGALITIES

- 25 CMDA Approved
- 26 RERA Registered
- 27 Clear parent documents and title
- 28 Free Patta after registration
- 29 Leading banks have approved the property
- 30 Legal opinion provided by leading lawyers
- 31 Road gift deed is available
- 32 Free from mortgages

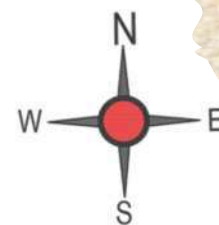
PRODUCT

- 33 Only 40 residential plots and 2 commercial plots spread across 5.4 acres
- 34 Situated bang on ECR
- 35 3-minute walk to the beach
- 36 Residential plots from 1 ground onwards
- 37 Commercial plots from 3.9 grounds onwards
- 38 Road width within the property is 30 feet



PLAN PHASE 1

PHASE 1



PHASE - II

Plot No	Area in Sq.Ft	Plot No	Area in Sq.Ft
1	3147	11	2885
2	3122	12	2876
3	3135	13	2877
4	3136	14	2563
5	3660	15	2584
6	3598	16	2584
7	2465	17	2899
8	2832	C1	9482
9	3241	C2	48007
10	3692		

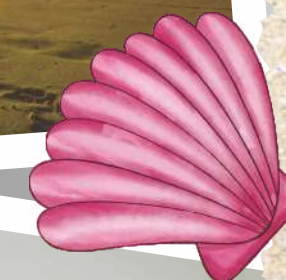
← Area
STATEMENT

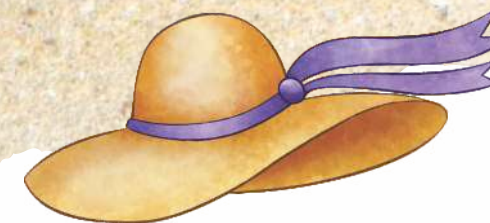


A LITTLE
sunshine, sea
& A LOT OF HAPPINESS!

Breathtakingly beautiful seaside meets high-end living. That's G Square Beachwalk for you. Imagine living in the perfect home you built with lot of love in a surrounding that's as beautiful and dreamy as the ECR. Here you get to live close to the beach with unlimited every day access to all wonderful things life has to offer.

G Square Beachwalk luxury plots come with all amenities designed to accent your independent lifestyle. Each plot is thoughtfully designed to give you utmost privacy, freedom and security. The prime location of the plots makes it easier for you to access convenience stores, healthcare, shopping and entertainment hubs anytime of the day.





BOOST YOUR BUSINESS.

Maximise

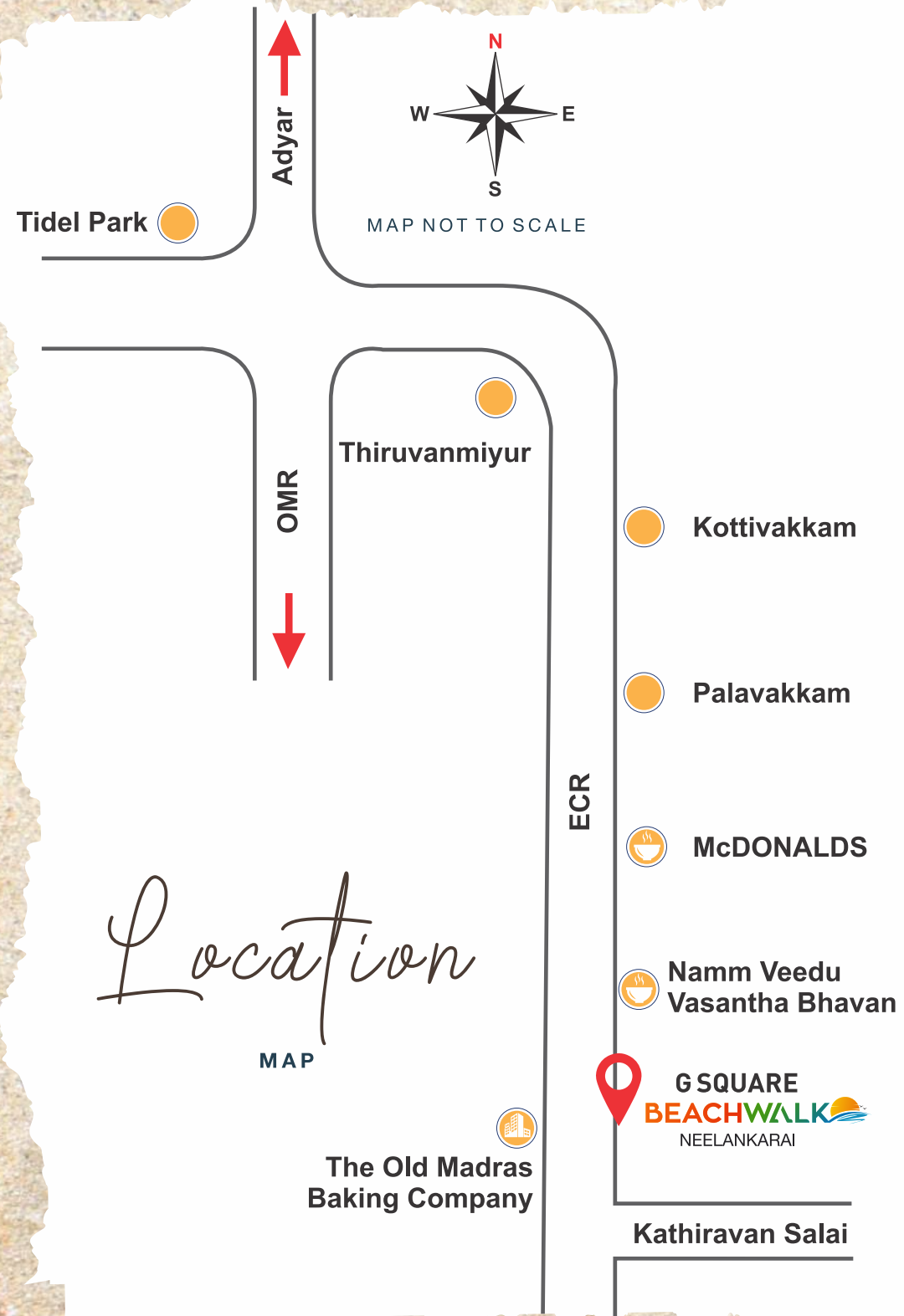
PROFITS.

Choosing the right location is crucial for any business. That way, G Square Beachwalk plots with their strategic location advantage are best suited for your commercial ventures. The project comprises of 2 commercial plots located on the happening ECR. These plots are located in Neelankarai in a vantage point and offer great visibility and seamless access to set up your business. The ease of connectivity, greater proximity to city hubs, IT parks, posh neighbourhood, good footfalls and amplified returns on investment make G Square Beachwalk an ideal place to start or expand your business.

COMMERCIAL ESTABLISHMENTS NEARBY

OMR Food Street	3 min	Risa Banquets	3 min
Prarthana Drive-in	3 min	Kailash Convention Centre	2 min
Food Village	4 min	HP Petrol Bunk	3 min
McDonalds	6 min	Indian Oil Petrol Bunk	4 min
The Mayflower	7 min	RBL Bank	1 min
Pizza Hut	8 min	ICICI Bank	1 min
KFC	9 min	City Union Bank	1 min
Cholamandalam Arts Village	4 min	HDFC Bank	2 min
VGP Golden Beach	8 min	Karur Vysya Bank	3 min
VGP Aqua Marine Kingdom	8 min	South Indian Bank	4 min
VGP Universal Kingdom	8 min	Indian Bank	6 min
ISKCON Temple	8 min	Indian Overseas Bank	4 min
Chennai Convention Centre	3 min		





Location

ADVANTAGES

RESTAURANTS

Junior Kuppanna	1 min
Buhari Hotel	1 min
Tryst Café	1 min
Meraki Café	2 min
A2B	2 min
Dominos	3 min
OMR Food Street	3 min
Prarthana Drive In	3 min
Food Village	4 min
Dubai Kitchen	5 min
McDonalds	6 min
The Mayflower	7 min
Pizza Hut	8 min
KFC	9 min
Double Roti	9 min
Wangs Kitchen	9 min
Drizzle by the Beach	5 min

RESORTS

The Green Leaf Resort	1 min
Blue Lagoon Beach Resort	2 min
Park Inn	3 min
Cloud 7 Hotels & Resorts	6 min
The Oasis Resort	7 min
Green Meadows Resort	8 min
VGP Golden Beach Resort	8 min
Cinemascope Clubs and Resorts	9 min

SCHOOLS

St. Josephs Hr Sec School	1 min
Narayana e-Techno School	3 min
GTA Vidhya Mandhir	6 min
British International School	7 min
Gateway International School	7 min
Sunbeam Matric Hr Sec School	8 min
St. John's Universal School	10 min
Indian Public School	12 min

HOSPITALS

KL Hospital	6 min
Sugan Hospital	7 min
VHS Hospital	5 min
Trust Life	7 min
Dr.Jayam Memorial Hospital	7 min
Sri Lakshmi Multi Speciality Hospital	10 min
SS Hospital	10 min
Apollo Speciality Hospital	12 min
Starlight Hospital	12 min

COLLEGES

Poonga College of Arts and Science	7 min
Hindustan University College	10 min
Agni College of Technology	12 min
Kings Cornerstone International College	12 min
Dhanraj Baid Jain College	12 min
KCG College of Technology	14 min

Payment

TERMS

5%	At the time of booking	45%	7 days from booking after legal verification	50%	15 days of the booking for registration
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CHENNAI | COIMBATORE

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