

STUNNING SEA VIEWS.  
TODAY. TOMORROW.  
AND FOREVER...



**G SQUARE**  
THE  
**Baywatch**

THIRUVANMIYUR, ECR

CMDA APPROVED BEACHSIDE BUNGALOW PLOTS

## ABOUT US



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



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



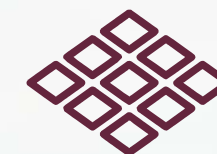
Committed to plot  
perfection by finding  
you the perfect plot in  
the perfect location,  
size and price



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



1000 acres of  
land delivered  
so far



100%  
clear titles &  
transactions



# G SQUARE THE Baywatch

## A LARGER THAN LIFE LIVING!

You know the lifestyle you deserve when you see it. And that's what makes G Square The Baywatch the perfect address for the truly refined at heart, who knows that life has to be lived king-size!

G Square The Baywatch is a collection of residential plots in Thiruvanimiyur, ECR, just 1 minute away from the beach. The sounds of waves hitting the shore and the first rays of the sun will be your bungalow's permanent ambiance. You will also get superior access to every part of the city. Simply book your bungalow plot right away!

## SALIENT FEATURES



Just 24 residential beachside bungalow plots spread across 1.76 acres located in Thiruvanimiyur, ECR in a very posh neighbourhood



1 min from the sea  
(Just 140m)



5 mins from Adyar at  
1/3rd the price of Adyar



5 years free  
maintenance



24x7 CCTV  
surveillance



Ready-to-construct  
bungalow plots



Perfect legal  
documentation



Post purchase  
guidance



CMDA approved &  
RERA registered plots



Well-laid blacktop internal roads with street lights



**A LIFESTYLE LIKE THIS  
DESERVES A LIFETIME TO RELISH...**

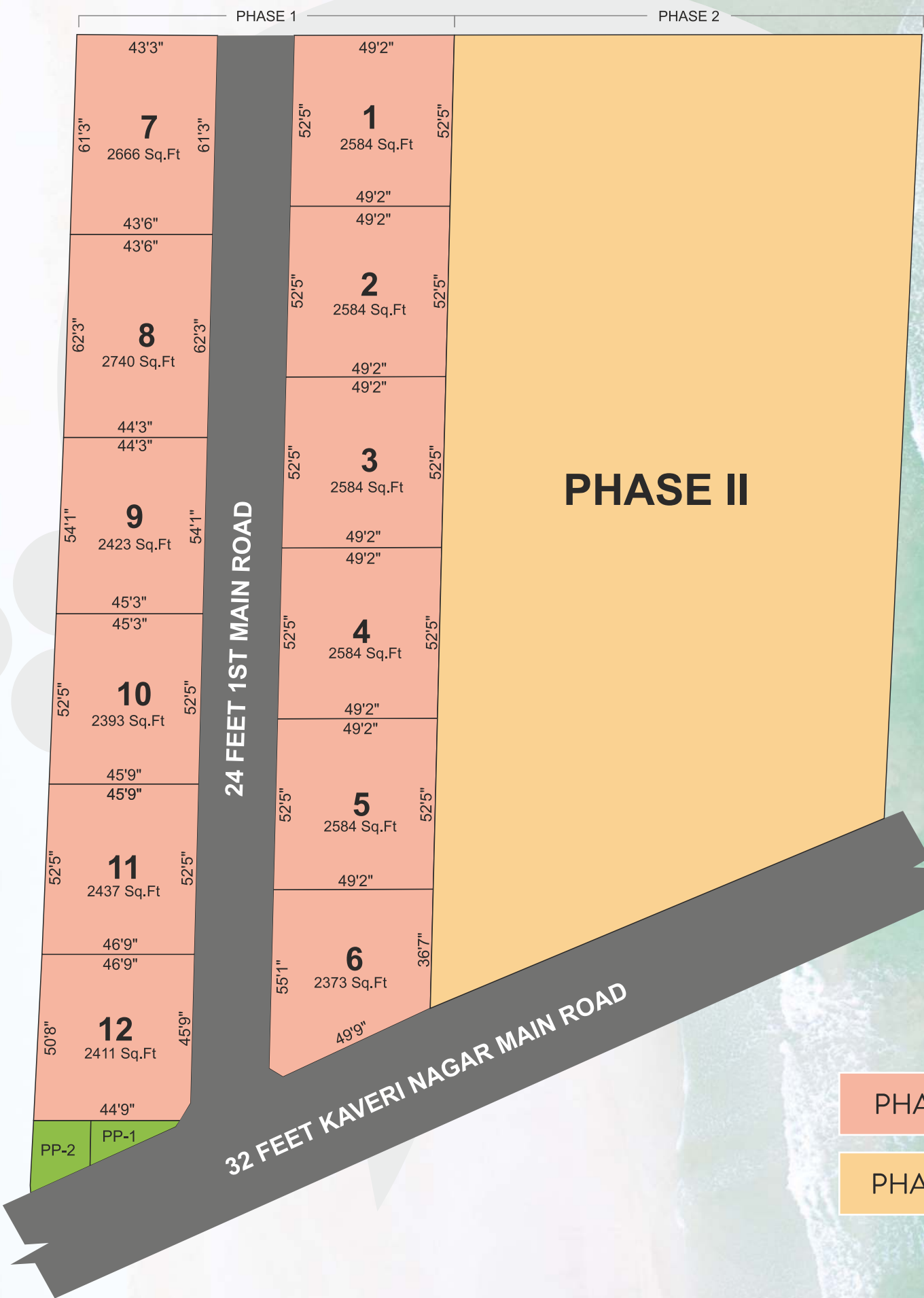


Wake up. And witness the magnificent sea in its glory. Step out. Get supreme access to everything you need. Yes, you heard that right! The unmatched sea life right in the city! Build your bespoke bungalow here and that fine line between the ocean and your home will be blurred as you will be one with the sea. With breathtaking views, shimmer of the morning rays, tranquillity of the sea and idyllic lifestyle, this is sure to be the home closest to your heart.





SITE PLAN



AREA STATEMENT  
PHASE - 1

PLOT NO.	AREA IN SQ.FT
1	2584
2	2584
3	2584
4	2584
5	2584
6	2373
7	2666
8	2740
9	2423
10	2393
11	2437
12	2411

PAYMENT TERMS

5%  
At the time of booking

45%  
7 days from booking  
after legal verification

50%  
15 days of the booking  
for registration





45 REASONS WHY YOU SHOULDN'T MISS

# GS SQUARE THE Baywatch

## LOCATION

1. The only CMDA approved project situated in Thiruvanmiyur, ECR
2. Just 1 min (140m) from one of the beautiful beaches of ECR within Thiruvanmiyur limits
3. Just 5 mins from Adyar
4. Secured and posh neighbourhood
5. Approach road width towards the property is 32 Feet
6. Public transport access nearby (Thiruvanmiyur RTO and Kottivakkam bus stop is 2 mins away)
7. Close to business hubs like Tidel Park, Adyar & OMR
8. Educational institutions like Billabong, Kidzee, St. Mary's, etc. are nearby
9. Close to hospitals like Apollo, Promed, etc.
10. Entertainment avenues in close proximity
11. Famous sunrise (VTV) view point is 1 min away
12. Religious centres like churches and temples are nearby



## PRICE

13. 5 mins from Adyar at 1/3rd the price of Adyar (₹5Cr/ Ground)
14. The only CMDA approved 1 ground plot in ECR within city limits
15. Unapproved plots are sold at the same price whereas G Square The Baywatch is a CMDA approved plot
16. Situated in a posh neighbourhood at a reasonable price
17. Nearby developers charge ₹6 Crs per ground for a villa, whereas at G Square The Baywatch you would save ₹2 Crs including construction of the bungalow of your choice

## FEATURES

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

## 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. The only gated community with 24 residential plots across 1.76 acres in a very posh neighbourhood close to the beach
34. 1 min (140m) from the beautiful beach in ECR
35. Residential plots from 1 ground onwards
36. Road width within the property is 24 feet

## POST PURCHASE GUIDANCE FOR BUNGALOW CONSTRUCTION

37. Bungalow 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 bungalow construction related approvals
41. Material procurement experts
42. Consultants who specialise in landscape designing & execution
43. The best interior designers who will also execute the same
44. Consultants to help buy home appliances at the best price
45. Teams who will organise and execute your Grahapravesam



## LOCATION MAP



## LOCATION ADVANTAGES



### RESTAURANTS

Ambur Star Briyani	2 mins
Mr. Hong's Chennai	2 mins
Alreef Restaurant	2 mins
KFC	3 mins
Yaki Restaurant	3 mins
Rikki's	3 mins
Copper Cuisyn	4 mins
Drizzle By The Beach	4 mins
Pizza Hut	5 mins
Starbucks ECR	5 mins
McDonalds	5 mins
Bayroot	5 mins
East Coast at Madras Square	7 mins
Meraki Café	8 mins
Tryst Café	8 mins
Zaitoon Adyar	8 mins
Buhari	8 mins

### HOTELS & RESORTS

The Secret Garden	1 min
Eldoris Hotels Resorts	2 mins
Grand Beach Resort	3 mins
Green Meadows Resort	5 mins
Maroma Suites	5 mins
Turya Chennai	5 mins
Hotel Cinemascope	6 mins
Cloud 7 Hotels & Resorts	6 mins
Park Inn Beach Resorts	8 mins
Blue Lagoon	8 mins

### SCHOOLS

Sri Niketans Matriculation School	1 min
Ramachandra Public School, CBSE	1 min
Nellai Nadar MHSS	1 min

St. Mary's Matriculation School	2 mins
Vruksha – International School of Montessori	2 mins
Seed Academy	2 mins
Sri Sankara MHSS	2 mins
Kidzee Thiruvanniyur	2 mins
Billabong High International School	5 mins
Alphabet School	5 mins
Sangford School	8 mins

### COLLEGES

Kings Cornerstone International College	2 mins
Sacred Heart College	4 mins
Rajiv Gandhi College	4 mins
Institute of Chemical Leather Technology	7 mins
Dhanraj Baid Jain College	10 mins
Kumararani Meena Muthiah College of Arts	12 mins
Anna University	15 mins

### HOSPITALS

Balakrishna Super Speciality Eye Hospital	1 min
Noble Super Speciality Clinic	1 min
Promed Hospital	2 mins
Sri Ramachandra Hospital	4 mins
Starlight Hospital	5 mins
ESI Hospital	6 mins
Apollo Speciality Hospital	7 mins
Sugan Hospital	7 mins
K L Hospital	7 mins
Padmapriya Hospital	9 mins
Sri Lakshmi Multi Speciality Hospital	9 mins
Santhosh Hospitals Pvt Ltd	9 mins





CHENNAI | COIMBATORE

## G SQUARE GROUP

**Corporate:**

Century Centre, No.75, T.T.K. Road, Alwarpet, Chennai - 600 018.

**Registered:**

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For more details:

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To refer this project to your friends and family, write to  
[referral@gsquarehousing.com](mailto:referral@gsquarehousing.com) or call: **89393 40002**