

G SQUARE FORTUNE CITY

PREMIUM PLOTS & VILLAS
AT **KAPPALUR**

G SQUARE
GROUP
YOUR HOME. YOUR DREAM. YOUR CHOICE.
PLOTS | VILLAS | APTS.



ABOUT G SQUARE



South India's largest
Real estate developer



100+
premium projects



4000+ acres of land
delivered so far



12+ years of
experience



15,000+
happy customers



100% clear titles
& transactions



Commitment to plot perfection by finding you
the perfect plot in the perfect location, size & price



Spread across: Chennai, Coimbatore, Trichy,
Pollachi, Ambur, Theni, Cumbum,
Udumalpet, Tanjore, Dindigul, Hosur,
Tirunelveli, Madurai, Tuticorin, Ballari, Mysuru,
Hyderabad & Dharmapuri

AWARDS & RECOGNITIONS



Transparent
Real Estate Brand



Most Promising
Real Estate Company
from South India



Prestigious Brands
of India (Real Estate)
G Square



The Best in
Social Responsibility
G Square



Brand of the
Decade G Square



Best Integrated
Township of the Year-
Chennai-ROTN G Square
City-Coimbatore



Most Developed
Real Estate
Developer
of South India



The Best in
Legal and
Documentation
Process



The Best in
Customer
Satisfaction



The Best in
Legal and
Documentation
Process



Excellence in
Customer
Satisfaction



Best Luxurious
Plot Developer



Best Luxurious
Plotted Development
G Square-Beach walk

ABOUT THE PROJECT



G Square Fortune City is a sprawling **30-acre** residential community in **Kappalur, Madurai**, offering the perfect blend of connectivity, convenience, and modern living. Nestled right on the **Kappalur-Airport Ring Road**, this prime development ensures seamless accessibility, just **1 minute from Kappalur Bus Stop & SIDCO** and **10 minutes from Madurai Airport**. With **533 well-planned plots** ranging from **1.27 cent - 6.76 cent** presents an incredible opportunity for homeowners and investors alike. Designed for a superior lifestyle, the community boasts **45 world-class amenities**, well-laid roads, and a secure environment, making it the perfect destination to build your dream home in a thriving, well-connected neighborhood.

Why settle for less when you can own a premium plot in a prime location?



SALIENT FEATURES



Bang on Kappalur
Airport Ringroad



1 min from Kappalur
Bus Stop & SIDCO



2 mins from Government
Arts and Science college



5 mins from ZOHO
corporation
private limited



10 mins from
Madurai Airport



533 residential plots
spread across a land extent
of 30 acres



45 world
class amenities



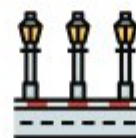
24x7 CCTV
surveillance



Perfect Legal
Documentation



All inclusive township -
plots, villas and apartments



Well-laid Blacktop Internal
Roads with Street Lights

G SQUARE FORTUNE CITY

UNBEATABLE LOCATION ADVANTAGE

- **Prime Spot:** G Square Fortune City is strategically located right on **Kappalur-Airport Ring Road**, ensuring effortless access to key destinations.
- **Seamless Connectivity:** Just **1 min from Kappalur Bus Stop & SIDCO** and **10 mins from Madurai Airport**, this location guarantees easy access to transit hubs and major highways.
- **Close to Key Areas:**
 - **Madurai Industrial Hub** - Surrounded by thriving industries and commercial centers.
 - **Educational Institutions** - Close to renowned schools and colleges, ensuring quality education within reach.
 - **Healthcare Facilities** - Quick access to top hospitals for hassle-free medical care.



SKYROCKETING APPRECIATION POTENTIAL

- **Rapidly Growing Location:** With Madurai's expanding infrastructure and industrial growth, Kappalur is emerging as a prime real estate hotspot.
- **High Investment Returns:** The rising demand for premium plots in this region makes G Square Fortune City a smart investment with strong appreciation potential.



LIVE THE BEST OF BOTH WORLDS

- **Serene Yet Well-Connected:** Experience peaceful living in a spacious, well-planned community, while staying close to the city's vibrant lifestyle and business centers.
- **Premium Amenities for a Superior Lifestyle:** With 45 world-class amenities, well-laid roads, and lush green spaces, enjoy a luxurious and comfortable lifestyle.



YOUR DREAM LIFESTYLE AND INVESTMENT START HERE

G Square Fortune City offers the perfect combination of location, value, and modern living. Whether you're looking to build your dream home or make a smart investment, this is an opportunity you can't afford to miss!



REASONS TO BUY

GSQUARE FORTUNE CITY, MADURAI

- An affordable yet luxurious plot and villa community that combines modern living with a peaceful atmosphere.
- GSquare Fortune City offers competitive pricing, making it an ideal investment choice for buyers seeking value and quality.
- Situated in a fast-developing and sought-after location, the community ensures premium living at a highly attractive price point. community in the heart of Madurai, offering world-class amenities to enhance your lifestyle.
- Strategically located just off the Madurai-Ramanathapuram Highway, ensuring seamless access to major roads and highways.
- A peaceful, gated community set in a rapidly growing area, balancing serenity with excellent connectivity to the city.
- Situated in a thriving and secure neighborhood, perfect for families and long-term investment.
- Well-constructed internal roads, designed for convenience and smooth movement.
- Excellent public transport links and easy access to key roadways, connecting you to all vital sectors of Madurai.
- Close proximity to top educational institutions like Madurai

Kamaraj University, Thiagarajar College of Engineering, and other reputed schools and colleges.

- A short drive away from leading healthcare centers like Meenakshi Mission Hospital, Aravind Eye Hospital, and others ensuring immediate medical care.
- Nearby entertainment options, shopping malls, and fine dining establishments for a lively and well-rounded living experience.





PRICE

- An affordable yet luxurious plot and villa community that combines modern living with a peaceful atmosphere.
- GSquare Fortune City offers competitive pricing, making it an ideal investment choice for buyers seeking value and quality.
- Situated in a fast-developing and sought-after location, the community ensures premium living at a highly attractive price point.



FEATURES

- Free maintenance
- 24x7 CCTV surveillance
- State-of-the-art infrastructure with blacktop roads and street lighting
- Ready-to-construct plot and villa community
- Essential amenities like water, electricity, drainage, etc., can be easily obtained



LEGALITIES

- Clear legal documentation with all necessary approvals
- RERA registered
- Free patta after registration can be easily obtained
- Leading banks have approved the property
- Legal advice offered by leading lawyers
- Free from mortgages



PRODUCTS

- A premium residential community offering **533** plots spread across an expansive 30-acre development.
- Ready-to-build plots and villa options in the highly sought-after location of Kappalur, Madurai, strategically positioned along the Kappalur-Airport Ring Road.
- Residential plots ranging from **1.27 cent - 6.76 cent** catering to a variety of needs and preferences.
- Just 1 minute from Kappalur Bus Stop and SIDCO, and only 10 minutes from Madurai Airport, ensuring unmatched connectivity.
- Over 45 world-class amenities designed to elevate your living experience.



G SQUARE BUILD ASSIST:

A POST-PURCHASE PROGRAM FOR VILLA CONSTRUCTION

- Villa design and elevation consultants
- Vastu compliance experts
- Floor planner to plan your space as per your requirements
- Consultants to help with all villa construction-related approvals
- Material procurement experts, consultants specializing in landscape design and execution
- The best interior designers, along with execution services
- Consultants to help buy home appliances at the best prices
- Teams that will organize and execute your Grahapravesham

LOCATION ADVANTAGES

SCHOOLS

| | |
|-------------------------------------|-----------|
| Thiagarajar Mills Higher Sec school | - 5 mins |
| Pt. Union Middle school | - 6 mins |
| PKN VIDYALAYA CBSE | - 10 mins |
| Malli Vidhyalaya High school | - 11 mins |
| KMR International school | - 14 mins |
| Pansy Vidyalaya | - 16 mins |



HOSPITALS

| | |
|---|-----------|
| Priya Hospital | - 9 mins |
| SKG (Swarna Kamalam Multispeciality Hospital) | - 9 mins |
| Government Hospital | - 10 mins |
| J.V. hospital | - 13 mins |
| Lakshmana multispeciality Hospital | - 20 mins |



COLLEGES

| | |
|--|-----------|
| Government Arts and Science College | - 2 mins |
| P.T.R College of Engineering and Technology | - 7 mins |
| Nagarathinam Angalammal Arts and Science college | - 11 mins |
| Mannar Thirumalai Naicker College | - 18 mins |
| Manikam Ramaswami College of Arts and Science | - 19 mins |
| Thiagarajar College of Engineering | - 20 mins |



LOCATION ADVANTAGES

IT HUBS

| | |
|---|-----------|
| Zoho Corporation Private Limited | - 8 mins |
| TEQROX SOLUTIONS | - 8 mins |
| KIT Computer Education & Project Centre | - 11 mins |
| INFINX Services Pvt. | - 18 mins |



INDUSTRIES

| | |
|----------------------------------|----------|
| Ihita Industries Private Limited | - 5 mins |
| Sarrna Industries | - 5 mins |
| Rajarajan Weld Mesh Industries | - 5 mins |
| Laxmi Industries | - 6 mins |
| RR Industries | - 6 mins |
| JMK Industries | - 8 mins |

OFFICE SPACES

| | |
|----------------------|-----------|
| Bizzbay CoWork Space | - 27 mins |
| HomeMakerSpaces | - 28 mins |
| HomeMakerSpaces | - 28 mins |
| Value CoWork | - 34 mins |



LOCATION ADVANTAGES

SHOPPING MALLS

| | |
|---------------------------------|-----------|
| Saravana Selvarathnam Stores | - 20 mins |
| Sangeeth Plaza | - 30 mins |
| wonder full fancy shopping mall | - 31 mins |
| Saravana Stores | - 35 mins |
| Vishaal De Mal | - 38 mins |



TRANSIT POINTS

| | |
|------------------------|-----------|
| Thirumangalam bus stop | - 5 mins |
| Tirumangalam | - 10 mins |
| Madurai Airport | - 17 mins |





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