



Marketed By :



Why ECR ?

A brief about ECR :

ECR Once known for Chennai's entertainment and leisure corridor, now had evolved into one of the most prime residential destination because of its scenic location along a coastline dotted with restaurants, Beach resorts, and farm houses.



Why you should plan to invest in ECR :

- ECR is currently trending high when it comes to a property investment. ECR is constantly developing and down the line it probably will be one of the most sought after places. The Equal balance between the nature and urbanization is what that makes ECR so special.
- The current rate of developed land ranges from Rs 2000 to Rs 8000 per sqft depending on its distance from Thiruvananthapuram and its location. Villas are targeted at businessmen and NRI dominates the market. However, with affordable luxury catching up in ECR as well, investments from middleincome groups have started increasing.
- OMR also known as the IT corridor is in a close proximity to ECR. Both OMR and ECR are connected well. The 4 lane highway reduces the traffic congestion and makes travelling easy. The closeness of OMR also plays a vital role in the contribution of property appreciation.

WHY MANJUSHA ENCLAVE

Every one of us has a dream to own a piece of land on a scenic location like ECR, but in reality there are many reasons which keep us away from buying one, few of the reasons are Affordability, Safety & security of the land, Clear title, financial assistance Etc. In Manjusha Enclave we have solutions for all these apprehensions.

Manjusha Enclave is DTCP & RERA approved safe and secure gated community with all best in class amenities, located off ECR at a distance of 500 mtr from 4lane ECR. Our property strikes the right Chord of balance between the current leisure home and future appreciation.

This is situated in ECR towards opposite side of the beach which keeps you away from all CRZ rules and limitations, at the same time you can reach the beach by walk.

OUR AMENITIES

- ★ Gated Community with security
- ★ Well-lit roads & rainwater harvesting
- ★ Water tank for common areas
- ★ Relaxing seating areas
- ★ Lush green park with yoga / exercise space
- ★ Fruit trees in every plot
- ★ Loan facilitations

EDUCATION

st Mary's CBSE School
5 Minutes Drive (5 Kms)

SRS Vidya Mandir School
10 Minutes Drive (11 Kms)

**Dhanalakshmi Srinivasan College
of engineering and technology**
5 Minutes Drive (7 Kms)

Great Lakes Institiute of Management
10 Minutes Drive (13 Kms)

AVIT College
15 Minutes Drive (14 kms)

SSN College of Engineering
15 Minutes Drive (15 kms)

Thiruvanmiyur
39 Minutes Drive (39 kms)

LOCATION SPECIFICATION

Tiger Cave
2 Minutes Drive (1 Km)

**World Famous Shore Temple
(Mahabalipuram)**
5 Minutes Drive (5 Kms)

Crocodile Bank
10 Minutes Drive (10 Kms)

Kovalam Beach
15 Minutes Drive (15 Kms)

Muthukadu Boat House
20 Minutes Drive (20 Kms)

MGM Dizgee World
20 Minutes Drive (25 Kms)

The Marina Mall, OMR
25 Minutes Drive (25 Kms)

ENTERTAINMENT



AREA STATEMENT

PLOT NO.	SQ.FT	PLOT SIZE
1	1410	30' X 47'1"
2	1414	30' X 47'3"
3	1419	30' X 47'4"
4	1423	30' X 47'6"
5	1427	30' X 47'8"
6	1545	30'5" X 48'
7	1200	25' X 48'
8	1054	22'3" X 47'11"
9	1257	25' X 50'1"
10	1250	25' X 50'
11	1250	25' X 50'
12	1250	25' X 50'
13	1933	43'11" X 50'
14	1365	29'11" X 43'10"
15	1408	30' X 43'10"
16	1526	30' X 50'2"
17	1500	30' X 50'2"
18	1484	30' X 50'2"
19	1981	27' X 73'3"
20	1426	30' X 47'10"
21	1438	30' X 48'1"
22	1446	30' X 48'4"
23	1455	30' X 48'8"
24	1218	25' X 48'10"
25	1284	24'11" X 49'2"
SHOP	1405	30' X 46'11"

TNRERA 0048/2019 DTCP NO : 8/2019





MANJUSHA ENCLAVE, Salavankuppam village, Kancheepuram District, Opp to Tiger caves, Tamil Nadu - 603 104.

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**REACH
US**

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www.manjushaenclave.com

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