

# GRAND LAUNCH



## COASTAL HAVEN THEME BASED RESORT VILLA PLOTS

♥ Koovathur ECR

500 METERS FROM BEACH RESORT STYLE LIVING ASSURED
RENTAL INCOME



#### ABOUT MRL REALTY PVT LTD

The MRL Realty's evocative tagline, "உங்கள் இடம் !!! உங்கள் அடையாளம் !!!" encapsulates a profound philosophy - the belief that a home is not just a physical space but an extension of one's identity,a canvas where life is constructed, memories are meticulously crafted.



#### **Salient Features**



**Assured** Rental Income



**New ECR** Six Lane Highway



A Developed Resort



Complimentary Maintenance-5years



Beach **Proximity** 

#### **Project Features**







#### Found Paradise at Nature's Enclave





OUTDOOR OASIS

ATV Bikes & Cycling Track

Outdoor Gym

Beach Volleyball Court

Children's Play Area



SWIMMING PARADISE

Sparkling Pool Dedicated Kids Pool Poolside Party Deck Relaxing Lounge



**CLUB HOUSE** 

Gymnasium Billiards & Indoor Games Mini Theatre Party/Conference Hall

### **Banking Partners**





















#### **Our Exclusive Services**

- ✓ Annual Maintenance of the property 5 years free
- ✓ Rental Assistance Assured Rental Income
- ✓ Construction Assistance
- ✓ Assiting Bank Loan Process
- ✓ Clear Title & Openion by (LIC and other Bank's Panel Advocates)



# PROJECT LAYOUT



Plot No.	Facing	Sqft
21	North	2422
22	North	2403
23	North	2403
24	North	2403
25	North	2403
26	South	2403
27	South	2403
28	South	2403
29	South	2403
30	South	2422
31	North	2418
32	North	2403
33	North	2403
34	North	2403
35	North	2403
36	South	2403
37	South	2403
38	South	2403
39	South	2403
40	South	2437

Plot No.	Facing	Sqft
41	North	3042
42	North	3701
43	North	755
44	North	755
45	North	755
46	North	755
47	North	755
48	North	755
49	West	5075
50	West	4404
51	North	600
52	North	600
53	North	600
54	North	600
55	North	600
56	North	600
57	North	600
58	North	600
59	North	600
60	North	600

Plot No.	Facing	Sqft
61	South	901
62	South	600
63	South	600
64	South	600
65	South	600
66	South	600
67	South	600
68	South	600
69	South	600
70	South	600
71	South	600
72	South	600
73	South	600
74	South / East	718
75	North / East	718
76	North	718
77	North	718
78	North	718
79	North	718
80	North	718

Plot No.	Facing	Sqft
81	North	718
82	North	718
83	North	718
84	North	718
85	North	718
86	North	972
87	North	3287
88	North	2994
89	South	2403
90	South	2403
91	South	2403
92	South	2403
93	South	2403
94	South / East	2403
95	North	2403
96	North	2403
97	North	2994
98	North	3407
99	North	3005
100	North	1800

Plot No.:	Facing	Sqft
101	South	2403
102	South	2403
103	South	2403
104	South	2403
105	South	2403
106	South	2403
107	North	2403
108	North	2403
109	North	1800
110	North	2139
111	North	3001
112	North	2403
113	South	2403
114	South	2403
115	South	2403
116	South	2403
117	South	2403
118	North	2403
119	North	2403
120	North	2725



# **Nearby Price Trends**

Mahabalipuram -2500/Sqft 25 Kms - 35 Mins -2000/sqft 22 Kms - 30 Mins Poonjeri Thandalam -3000/sqft 32 Kms - 40 Mins Thiruporur -3500/Sqft 35 Kms - 45 Mins Thaiyur -3800/Sqft 40 Kms - 50 Mins Kelambakkam -4000/Sqft 43 Kms - 55 Mins

#### On Going & Upcoming Developement

- ✓ Proposed MRTS Upto Cuddalore
- √ New Six Way ECR Road (Under Progress)
- √ 500 Acre mega sports city at Mahabalipuram
- √ New Peripheral Ring Road from Poonjeri to Chennai Port
- ✓ New Busstand next to Mahabalipuram ECR
- ✓ New Sipcot at Thirukazhukundram









#### **News Articles**



Kovalam



-4400/sqft 44 Kms - 55 Mins

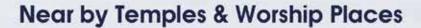


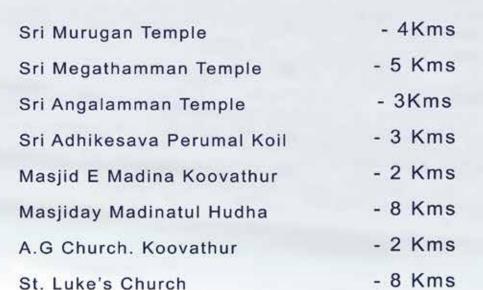
Mamallapuram to get a major facelift with a New **Town Development Plan** 





#### **Locaion Highlights**























#### **Nearby Educational Institutions**

- 5 Kms Good Sheperd International School Swami Dhayanandha Rotary Mat. School - 5 Kms - 4.5 Kms St Thomas Matriculation School - 6.5 Kms Eureka Primary School - 9 Kms Amet Institute of science & Technology - 11 Kms Chitambaram Institute of Techonology - 19 Kms Great Lakes Institute of Management - 20 Kms Prist College of Engineering - 21 Kms Jains Arts and Science College













Scan for Location



உங்கள் இடம்!! உங்கள் அடையாளம்!! www.mrlrealty.in



Reg.off: Plot no 3 & 4 2nd floor, 200 Feet Radial Rd, MCN Nagar Extension, Thoraipakkam, Tamil Nadu 600097 www.mrlnaturesenclave.com



NATURE'S ENCLAVE



