



Site address:

I4, Thangappapuram, Perumadunallur, Nellikuppam Main Road,
Guduvanchery, Tamil Nadu 603 202

Office address: Shriram Properties Private Limited

Lakshmi Neela Rite Choice Chamber, No.9 1st floor, Bazullah Road, T.Nagar, Chennai-600 017

 **044 4001 4433 | www.shriramproperties.com/joy**

*Terms and conditions apply. | RERA No: TN/01/Building/0123/2018 | TN/01/Building/0024/2018



**Magizhchiyaana
aarambam
in a 36-acre
lifestyle at
Guduvanchery**







Project code Magizhchi
magizhchi is magizhchiyaana thodakkam
living a
blessed
life
convenience
magizhchi is project code
convenience Magizhchi
magizhchi is living a blessed life
magizhchiyaana thodakkam

BRING MORE

magizhchiyaana
Magizhchi
thodakkam
magizhchi
into your life

Magizhchiyaana Thodakkam

A WINNING COMBINATION THAT
TICKS ALL THE BOXES

-  Life in a peaceful residential area with great connectivity, just 4 stations from Tambaram.
-  A sprawling 36 acre life next to a beautiful lake.
-  An already developed community with 50+ lifestyle amenities.
-  From a brand trusted for over 40 years.



TO DISCOVER
THE MAGIZHCHI LIFE,
TURN THE PAGE.

“ A home in the fastest growing neighbourhood off **GST road**, and minutes away from my workplace! ”



Magizhchi is Pakkam

ENJOY GREAT CONNECTIVITY

Nestled in the well established residential area of Guduvanchery, discover a home with great connectivity by road, rail and air.



15 mins.
off GST road



Just 15 mins. from
Guduvanchery railway station



Just 20 mins.
to Outer Ring Road



Easy access to major IT hubs
like Shriram The Gateway, MEPZ
and ZOHO among others



Just 40 mins. from Chennai
International Airport



Easy access to OMR via
Vandalur- Kelambakkam road

INVEST IN CHENNAI'S
SMARTEST LOCATION THAT COMES
WITH EXCELLENT CONNECTIVITY.



Magizhchi is convenience

DISCOVER EVERYTHING JUST ROUND THE CORNER

You can easily reach the best schools and colleges for your children. With quick access to some major IT and industrial hubs in the city, you can spend more time with your family. In case of emergencies, you have the best medical assistance just a few minutes away.



CLOSE TO WORKPLACES

- **Zoho IT park**
15 mins.
- **Shriram IT Gateway**
20 mins.
- **MEPZ**
25 mins.
- **Maraimalai nagar**
30 mins.
- **Mahindra World City**
30 mins.
- **Oragadam**
60 mins.



CLOSE TO THE BEST EDUCATIONAL INSTITUTIONS

- **SRM University**
25 mins.
- **SRM Medical College**
25 mins.
- **Madras Christian College**
35 mins.
- **Velammal School**
8 mins.
- **SRM Public School**
10 mins.
- **Vidya Mandir School**
15 mins.



CLOSE TO THE BEST HEALTHCARE

- **SRM hospital**
25 mins.
- **Hindu Mission hospital**
30 mins.



KEY CONVENIENCES

- Near popular food joints like Dominos, Anjappar, Marry Brown etc.
- 20 mins. from the upcoming 0.5mn. sq.ft. mall at Shriram The Gateway.

SWITCH TO A HOME THAT'S
CLOSE TO ALL THAT YOU NEED.

“ **A big home** for me and my family
with lots of **places to play!**
I can't wait to move in! ”



Magizhchi is niraya amenities for everyone

Gift a beautiful lifestyle to your family

Wake up and go for a jog or enjoy a game of badminton with your friends. Spend your weekends relaxing in the pool. Watch your children noisily play outdoors. Celebrate with your friends in the function lawn. Invite your friends to experience the joy of 2 clubhouses.



An artist's impression of the swimming pool

2 Clubhouses
spread over
21,000 sq.ft.



An artist's impression of the clubhouse and swimming pool



SHARE HAPPINESS WITH YOUR FAMILY

- Function lawn
- Multipurpose hall
- Clubhouse cafe
- Garden seating area
- Barbeque area



COMFORT FOR THE ELDERLY

- Senior citizen seating plaza
- Yoga pavilion
- Medical facilities
- Walking tracks
- Reading lounge





CHILDREN WILL NEVER STAY INDOORS

- Kids play area with high-quality play equipment
- Sand pit
- Toddler's play area
- Giant board games
- Multiple play areas amidst the green



PROVISION FOR EVERY NEED

- Grocery store
- Clinic
- Pharmacy
- Creche
- School bus pick-up point
- Salon



FITNESS FREAKS WILL FEEL AT HOME

- Swimming pool
- Gym
- Jogging tracks
- Basketball court
- Skating rink
- Cricket practice nets
- Indoor badminton court
- Billiards
- Indoor games
- Table tennis
- Multipurpose court



An artist's impression of the cricket practice nets

Magizhchi is a serene life in the lap of nature

- Abundant greenery
- Huge central park
- Seating plazas for small gatherings
- Function lawn
- Reflexology pathway for a jog
- Meditation centre and yoga corner

Let go of your daily stress by spending a few minutes in different gardens every day.

- Aroma garden
- Butterfly garden
- Zodiac garden
- Lily pond



STAY AWAY FROM POLLUTION.
WELCOME TO A HEALTHY LIFE!

Magizhchi is living a blessed life

Live a blessed life with a tranquil lake right next to the campus and our own Sri Raja Ganapathi temple right on campus.



Actual photograph at site

“The **best price-value combination** I found in Chennai, branded homes starting at just **₹21 lakhs**”



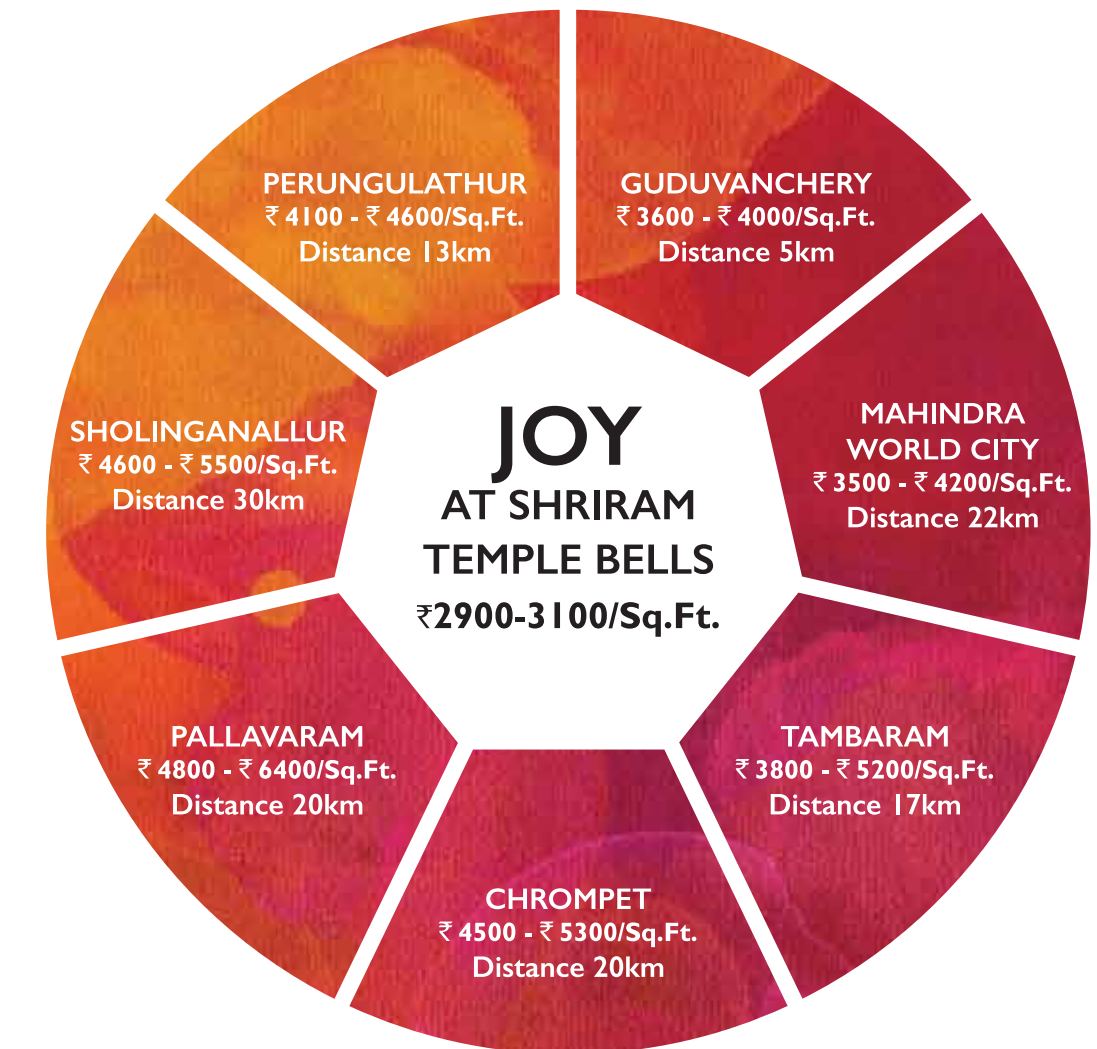
Magizhchi is a great life at a great price

BRANDED HOMES THAT FIT YOUR BUDGET

Projects nearby:

- Arun Estancia Mini ₹5300/Sq.Ft.
- SIS Queenstown ₹3900/Sq.Ft.
- Lancor Lumina ₹3999/Sq.Ft.

Guduvanchery is a well-connected hub, yet at a price 30% less than nearby localities, making this the **best price-value combination that Chennai will ever see.**



Magizhchi
is a 36 acre fully
loaded life





“ **Thoughtfully** designed spacious homes **perfectly planned** for the comfort of my family ”

Magizhchi comes in different sizes

WHATEVER YOUR NEED BE, WE HAVE THE IDEAL HOME FOR YOU.

Choose from elegantly designed, naturally lit spacious homes that are rightly sized for your requirement and budget.



1 BHK (605-625 Sq.Ft.)
Investment/young couple



2 BHK (1035-1100 Sq.Ft.)
Small family with young children



3 BHK (1390-1420 Sq.Ft.)
Large family with older children/grandparents

UPGRADE TO HOMES THAT
OFFER THE SPACE
AND COMFORT YOUR FAMILY DESIRES.



1 BHK 605-625 Sq.Ft.

TAKEAWAYS

- Efficient floor plan with zero space wastage
- Sufficient wardrobe and storage spaces
- Separate utility area for your washing machine
- Full length windows in master bedroom for excellent lighting and ventilation

*These are indicative floor plans and may be subject to minor changes



2 BHK 1035-1100 Sq.Ft.

TAKEAWAYS

- Well ventilated apartment
- Efficient floor plan with zero space wastage
- Foyer area for your privacy
- Large kitchen with sufficient storage space
- Full length windows in master bedroom for excellent lighting and ventilation

*These are indicative floor plans and may be subject to minor changes



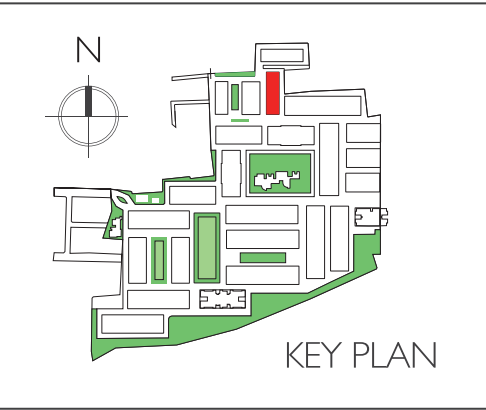
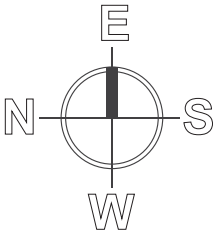
3 BHK
1390-1420 Sq.Ft.

TAKEAWAYS

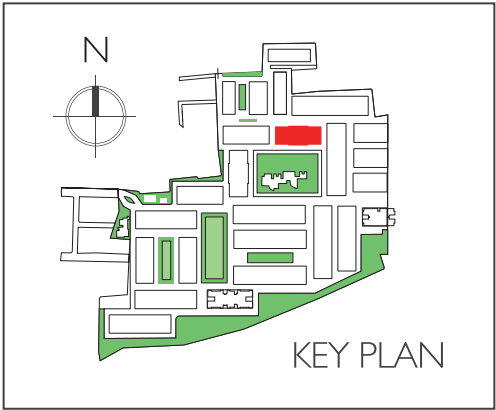
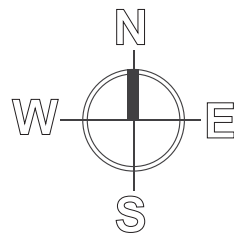
- Well ventilated apartment
- Efficient floor plan with zero space wastage
- Foyer area for your privacy
- Separate living and dining area
- Spacious master bedroom with private foyer
- Full length windows in master bedroom for excellent lighting and ventilation

*These are indicative floor plans and may be subject to minor changes

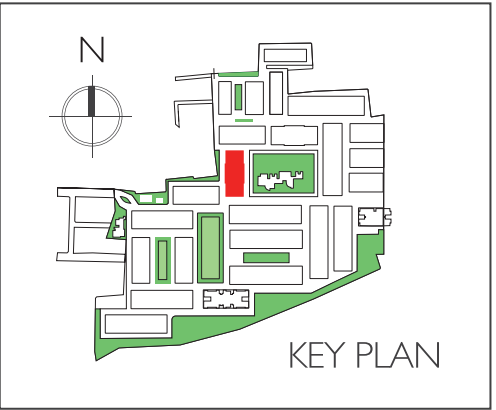
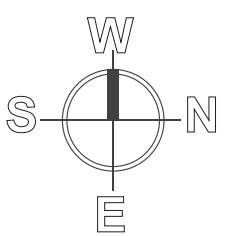
Tower plan 11



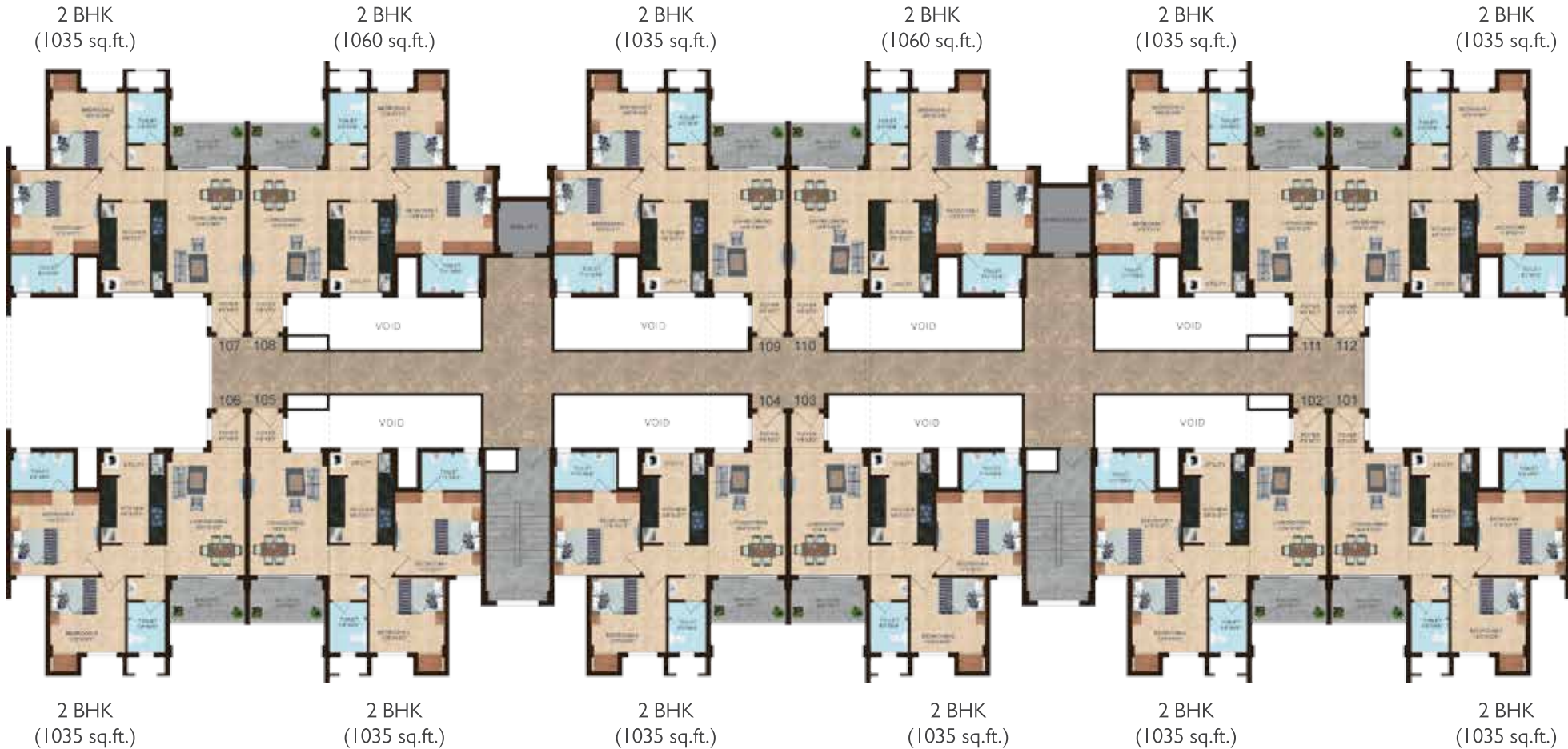
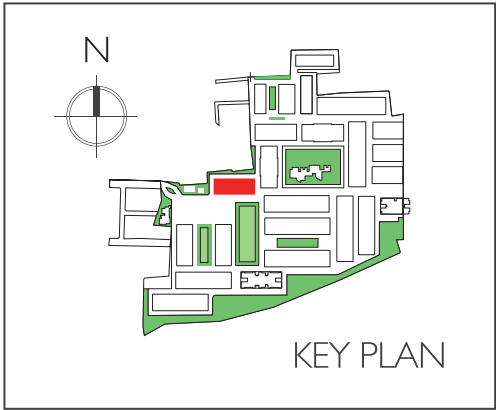
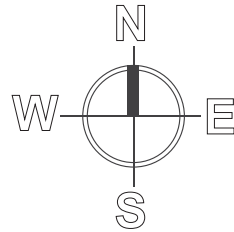
Tower plan 13



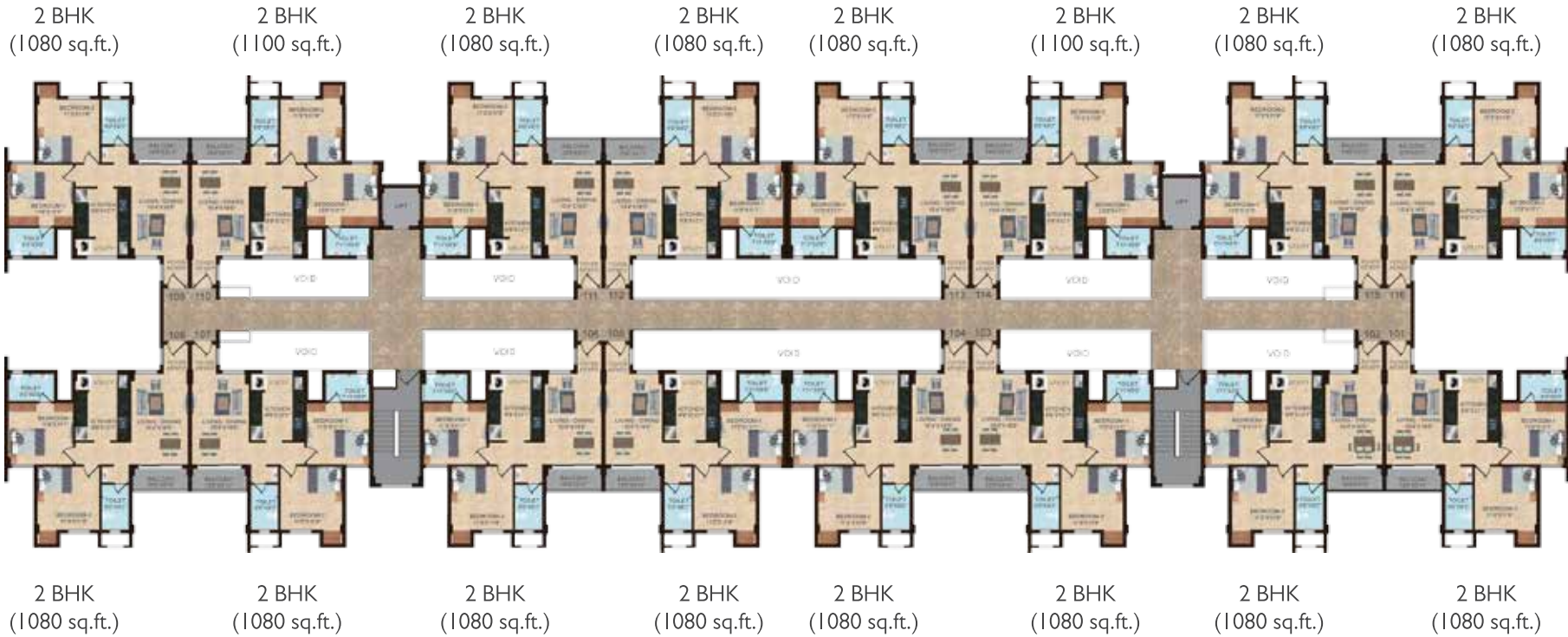
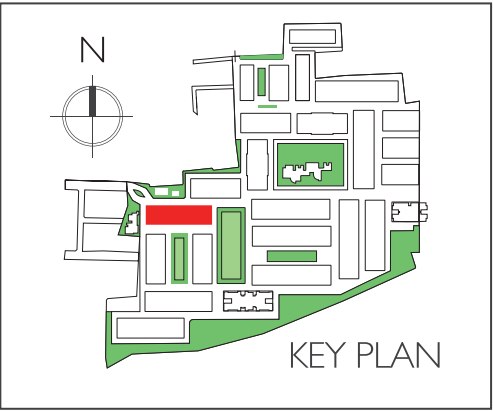
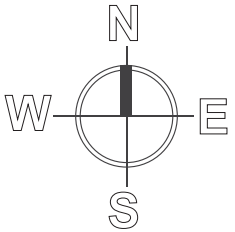
Tower plan 15



Tower plan 21



Tower plan 22



Specifications

FLOORING

- Living, Dining & Bedroom: High quality vitrified tiles
- Toilet: High quality ceramic anti-skid tiles

KITCHEN

- Premium CP fittings: Jaquar or equivalent
- 30mm granite counter
- Electric & water point for Aquaguard provision
- Stainless steel sink with drain board

TOILET

- Premium sanitary fixtures: Parryware or equivalent
- Premium CP fittings: Jaquar or equivalent
- Geyser point
- Solar water points for common toilet

DOOR & WINDOW

- Entrance door: Teak wood frame with BST shutter
- Windows: UPVC windows
- Balcony: sliding UPVC doors

ELECTRICAL

- TV points in master bedroom & living area
- Telephone and internet point in the living area
- Modular type switches/sockets

SUSTAINABILITY

- Rainwater harvesting
- Organic waste converter

SECURITY & AUTOMATION

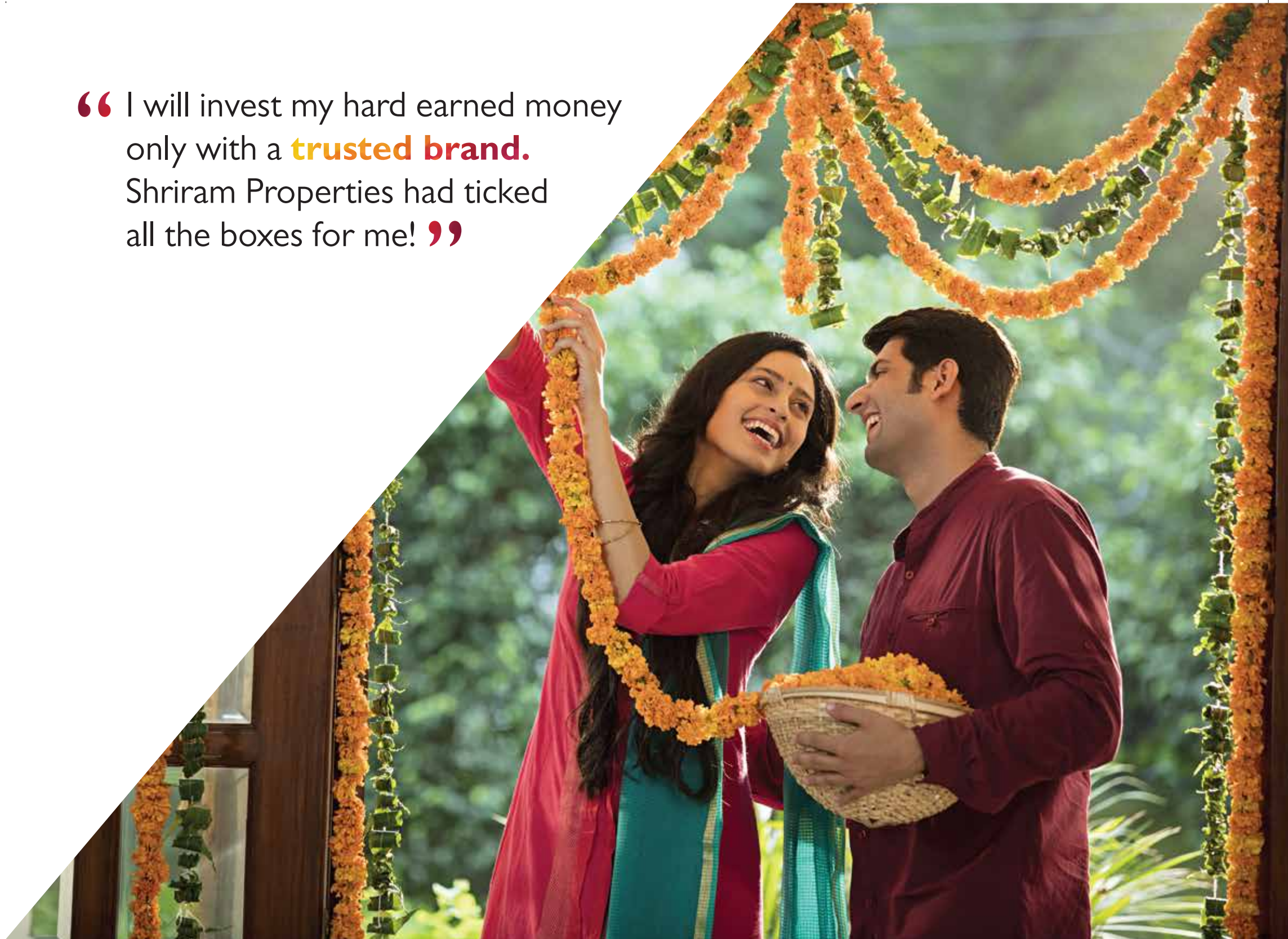
- Intercom facility is provided in the units
- Fire-fighting facilities
- CCTVs & Security personnel

POWER BACKUP

- 100% DG power back up in the common areas, lifts and water supply systems.

DG power backup upto*	Power upto*
1 BHK- 160 W	1 BHK- 4 kW
2 BHK- 260 W	2 BHK- 6.5 kW
3 BHK- 360 W	3 BHK- 8.3 kW
* As per TNEB norms	

“ I will invest my hard earned money only with a **trusted brand**. Shriram Properties had ticked all the boxes for me! ”



Magizhchi is buying your dream home from a trusted brand

Shriram Properties - A household name with unmatched legacy.



Part of the 90,000 crore Shriram Group



PE investment by Tata Capital, TPG Walton Street, Starwood Capital and others



16,000 happy families in 20 years



Presence across 5 cities



Brand trusted for over 40 years



Delivered 15 million sq.ft. with over 60 million sq.ft. under development

Bangalore | Chennai | Kolkata | Coimbatore | Visakhapatnam

WATCH YOUR INVESTMENT APPRECIATE WHEN YOU INVEST WITH A TRUSTED BRAND.

Magizhchi is now in your hands. Grab the opportunity now!



Well connected location, just off GST road, 4 stations from Tambaram.



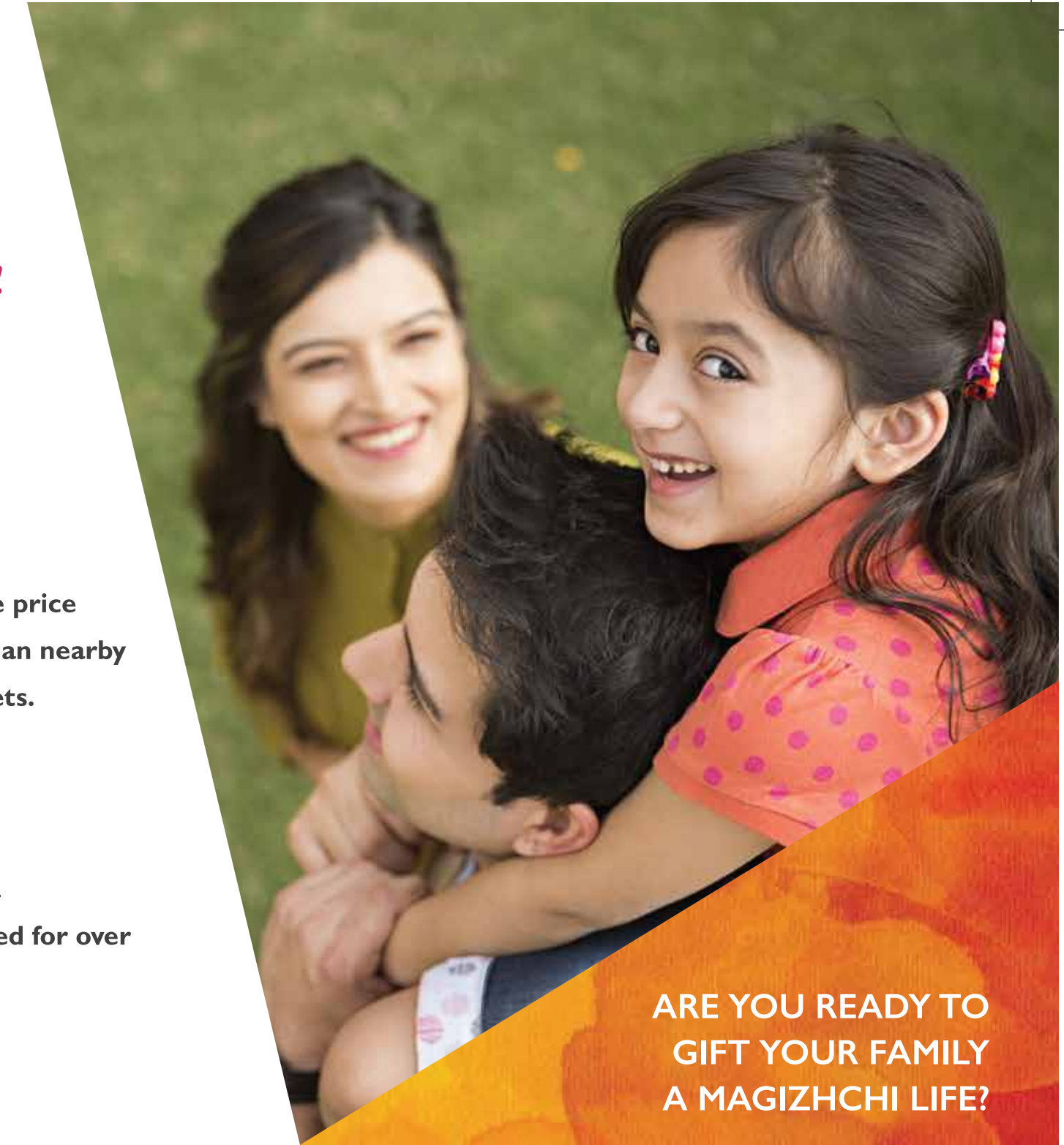
Unbelievable price 30% lower than nearby micro markets.



A 36 acre life with 50+ lifestyle amenities.



Backed by a brand trusted for over 40 years.



ARE YOU READY TO GIFT YOUR FAMILY A MAGIZHCHI LIFE?