



HAPPY PAVILION

Premium Villa Plots

@ATHIPATTU





Welcome to a Smartly priced most graceful and enchanting address at Athipattu. Opportunities like this are rare – a premium luxury villa plot in a highly sought-after location, offered at remarkable value for money. When such a gem reveals itself, it's simply meant to be seized. Nestled away from the chaos of the city, **HAPPY PAVILION** presents a lifestyle where nature and elegance blend in perfect harmony. This is more than just a place to live – it's the beginning of a new era in refined living, thoughtfully crafted at Athipattu.

Spanning 13 acres of lush, curated landscapes, this CMDA Approved enclave features 221 premium villa plots, thoughtfully sized from 800 sq.ft to 2500 sq.ft. Designed for those who value both privacy and prestige, this address offers the rare advantage of affordable pricing without compromising on luxury.



EXPERIENCE A VIBRANT
LIFESTYLE
IN EVERY MOMENT



PROXIMITIES



BUS STOPS

- 5 Mins drive from Ennore Bus Stand
- 7 Mins drive from Minjur Bus Stand
- 10 Mins drive from Manali New Town Bus Terminus



SCHOOLS

- 3 Mins drive from Sri AAI Mataji Matriculation School
- 3 Mins drive from Model Government School
- 4 Mins drive from Government High School
- 4 Mins drive from Emmanuel Matric Secondary School, Athipattu
- 5 Mins drive from Velamoochi Forest Middle School



HOSPITALS

- 15 Mins drive from Anand Hospital
- 17 Mins drive from Ezhil Hospital
- 17 Mins drive from Sundaram Hospital
- 17 Mins drive from Sree Renga Hospital



COLLEGES

- 5 Mins drive from BSS Computer College
- 6 Mins drive from Presidency Community College
- 8 Mins drive from Kumaran Institute of Technology (KIT)
- 8 Mins drive from Shree Chandraprabhu Jain College
- 7 Mins drive from R.M.D. Engineering College



RAILWAY STATIONS

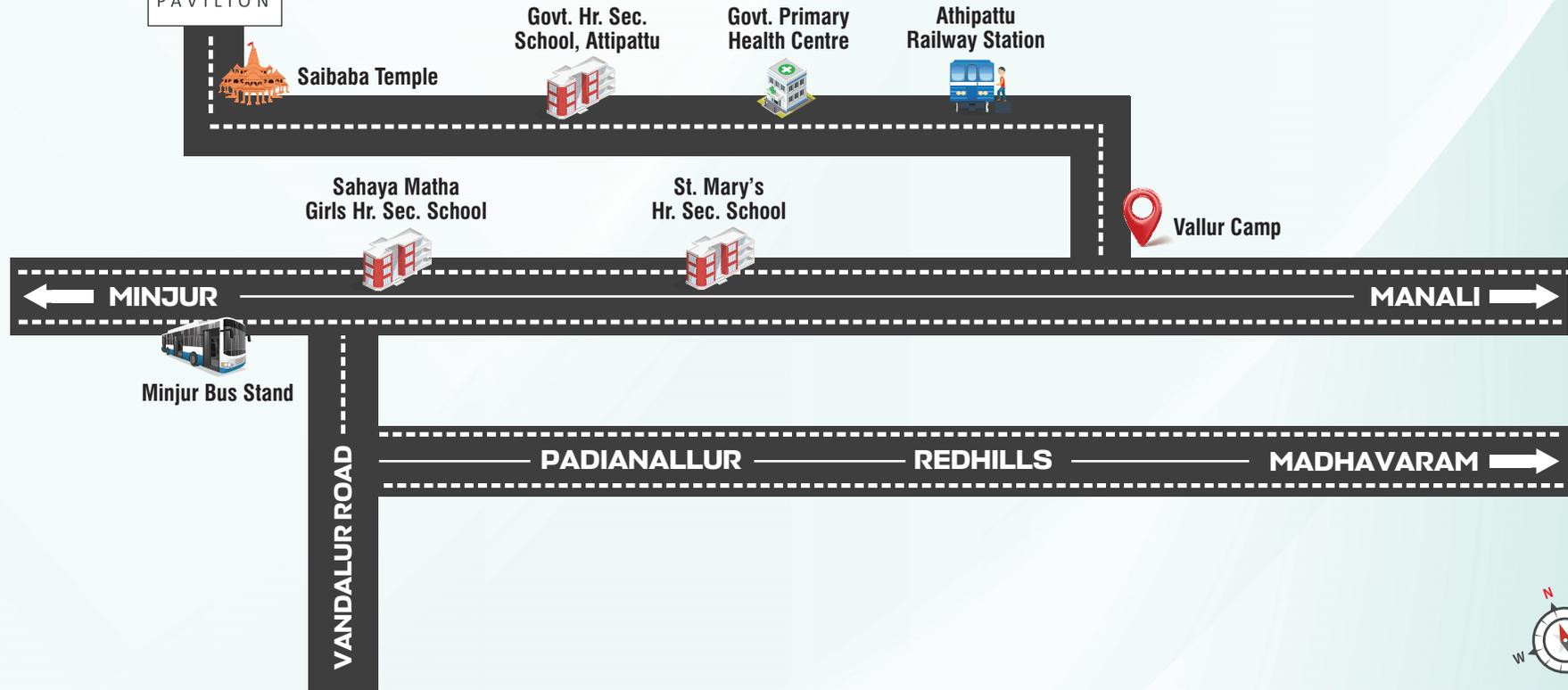
- 5 Mins drive from Ennore Railway Station
- 5 Mins drive from Nadiambakkam Railway Station



IMPORTANT PLACES

- 15 Mins drive from Kamarajar Port
- 26 Mins drive from Parthasarathy Temple





Map not to scale



HAPPY PAVILION
ATHIPATTU.

Disclaimer :-

- * Roads and OSR handed over to the local panchayat through gift deed.
- * This brochure is illustrate and cannot be treated as legal document.



- PREMIUM PLOTS**
- A - BLOCK**
- B - BLOCK**
- C - BLOCK**



AMENITIES

- BLACK TOP ROAD**
- COMPOUND WALL**
- MAIN ENTRANCE ARCH**
- STREET LIGHTS**
- QUALITY GROUND WATER**
- DEVELOPED PARK**

LAYOUT LOCATED AT:

THIRUVALLUR DISTRICT | ATHIPATTU VILLAGE
PONNERI TALUK | SURVEY NO : 127/1,2,4, 134/1,2, 135/4,5,&6
MEASURING 13 ACRES