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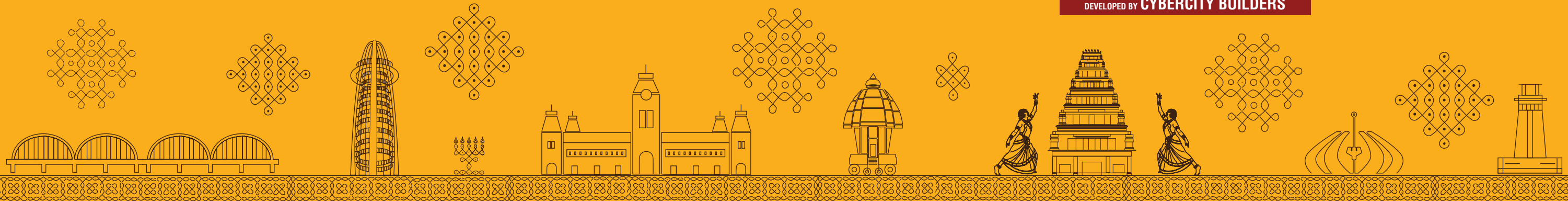
# Periya city. Niraya happiness.

**SHRIRAM**



**DIVINE  
CITY**

DEVELOPED BY **CYBERCITY BUILDERS**



# Mangadu gets it's 2<sup>nd</sup> landmark

A LOCALITY WITH A  
1000 YEAR LEGACY  
NOW BECOMES YOUR HOME.

Mangadu is a hidden jewel in West Porur visited by people from all over South India for its famous Amman temple. Strategically located off Mt. Poonamallee Road, just 10 mins from Outer Ring Road, it offers great connectivity to all parts of Chennai.

Now the trusted brand Shriram Properties, part of the 90,000 Cr Shriram Group, brings you an incredible mini city, packed with conveniences and indulgences, all within the safety of a mega gated community.

Now Mangadu will get it's second famous address.



Artist's impression of Divine City, opposite to the famous Amman Temple

**Golden  
location.**

**Great  
connectivity.**

**Multiple  
conveniences.**

COME, INVEST  
IN A LOCATION  
THAT TICKS  
ALL THE BOXES







## Niraya connectivity advantage

JUST 5KM FROM PORUR, THIS AREA ENJOYS EASY CONNECTIVITY  
TO **CENTRAL CHENNAI**, IT **PARKS** AND **INDUSTRIAL ZONES**,  
AND WILL SEE **HIGH APPRECIATION** IN THE COMING YEARS.



Reach **Porur** in 15 min. and take Porur flyover to reach **Guindy(30 min.)** or **Vadapalani(30 min.)**, or take Arcot road to **Valasaravakkam(30 min.)**



Get onto **Outer Ring Road** and **Bangalore Highway NH4** in 10 minutes



Outer Ring Road connects to **IT hubs** on **GST** as well as **Oragadam**, the biggest automobile hub in South Asia



The **Bangalore Highway** connects to Maduravoyal, Ambattur, Anna Nagar and Mogappair, and Sriperumbudur that is dotted with MNCs like Hyundai, Renault-Nissan, BMW, Saint Gobain among others



Easy access to **DLF IT Park** and **Olympia IT Park**

# Periya location advantages

Come close to some of the **best schools and colleges** for your children, get instant medical access to **renowned hospitals** and enjoy **daily conveniences** right at your doorstep.

## All within a 7 km radius



10 Top Schools



9 Hospitals



5 Medical Colleges



4 Engineering Colleges



1 Famous Temple



Numerous daily conveniences including retail, banks etc



# Pudhiya development Periya investment

RAPID DEVELOPMENT THAT IS SET TO IMPROVE CONNECTIVITY  
FURTHER AND MAKES **MANGADU** A SMART INVESTMENT OPTION



Upcoming **Metro Phase 2 station** just few km away



**Chennai - Bangalore Industrial Corridor (CBIC)** Project will drive growth around NH4



Upcoming **Maduravoyal - Port Expressway** will connect to the heart of the city in 15 minutes

# Best price-value combination Chennai will ever see



Mangadu is a well connected hub, yet at a price 30% - 50% less than nearby localities. This, combined with smart sized apartments makes it the **best price-value combination Chennai will ever see.**

**30 acre  
mini city.**

**Unmatched  
lifestyle.**

**Unparalleled  
conveniences.**

GIVE YOUR  
FAMILY THE LIFE  
THEY ALWAYS  
DESERVED





**A grand entrance  
arch welcomes you to  
your Divine City**



## Pudhiya mini-city

GIFT YOUR FAMILY A DREAM LIFE.

2600

Residences

Lifestyle spread across

30 acres

4 Grand  
Clubhouses

1 Shopping  
complex

# Welcome to a 30 acre mini-city

Artist's impression of the world class mini-city

Pudhiya  
mini-city

GIFT YOUR FAMILY A DREAM LIFE.

2600  
Residences

Lifestyle spread across  
30 acres

4 Grand  
Clubhouses

1 Shopping  
complex



Artist's impression of the world class mini-city



## Everything at your doorstep



- **Supermarket** right downstairs
- **School bus** pick-up point
- **Creche** to drop off your toddler
- **Clinic** for medical needs
- **ATM** in the clubhouse

## Fitness, fresh air and lots of spaces to play

- **Kids play area** for your young ones
- **Multipurpose court** for a variety of sports
- **Swimming pool**
- **Indoor gym**
- **Cricket** practice net
- **Table tennis**
- Walking and jogging trails
- **Yoga/ aerobics** spaces





## Acres of unique concept gardens



- **Children's garden**
- **Senior citizen's** park for elders
- **Multipurpose** lawn
- **Aroma garden** to relax you after a long day
- **Bamboo garden** to cool off on a hot day
- **Hammocks** at exotic palm garden
- **Reading** garden
- **Palm & Orchid** courtyard

## Hand picked amenities for everyone in your family

- **Kid's play area**
- **Sports facilities** for young adults
- **Senior citizen** park for elders
- Gardens for **nature** lovers
- **Banquet hall** for functions
- **Rooftop party terrace**



## Secure and hassle-free life



- **24X7 security** for complete safety of your family
- **Noise free** environment
- **Traffic free** podium
- **100% power** back-up
- **A 60' wide** access spine road
- Uninterrupted **water supply**
- **Solar power**
- **Rainwater** harvesting

## Everything at your doorstep

**Fitness, fresh air  
and lots of spaces to play**

**Acres of unique  
concept gardens**

**Hand picked amenities  
for everyone in your family**

**Secure and  
hassle-free life**



# Pudhiya lifestyle

DISCOVER A UNIQUE LIFESTYLE AT YOUR  
11,000 SQ.FT. CLUBHOUSE AND AMENITY AREA.



SWIMMING POOL



INDOOR GYM



TABLE TENNIS



INDOOR GAMES



YOGA/AEROBICS AREA



MULTIPURPOSE HALL



MAGAZINE LOUNGE



GRAND PARTY TERRACE



ATM



Artist's impression of the beautiful pool side



**Thoughtful  
design.**

**Efficient  
spaces.**

**Smart  
homes.**

ENJOY 100%  
SPACE UTILITY  
FOR EVERY  
RUPEE YOU PAY



## Homes for everyone, designed to offer you comfortable living spaces

Thoughtfully designed homes which are perfect for your family. Whether you're a single professional, young couple, have a small or extended family, your homes are designed to meet all your needs.

- **Smart 1 BHK homes, 452 sq.ft.** - Perfect investment for professionals
- **2BHK optima residences, 590 - 593 sq.ft.** - Ideal for young couples
- **2BHK ultima residences, 783 - 870 sq.ft.** - perfect for families with young children
- **3 BHK optima & ultima residences, 1117 - 1286 sq.ft.** - Ideal for larger and extended families

# Niraya

## space for your family

Every square foot of the space is so well designed to accomodate all your needs.



Well vntilated homes



A balcony that makes your mornings enjoyable



Generous storage space in each apartment



Wardrobe spaces in each bedroom



Plenty of storage in your kitchen



Utility space for your washing machine



Provision for Puja area



Spacious common areas



Power back-up for common areas



Spacious bedroom with well-planned wardrobe space



A household  
**brand.**

Trusted  
legacy.

Strong  
fundamentals.

MAKE YOUR MOST  
IMPORTANT DECISION  
WITH THE BRAND  
TRUSTED BY GENERATIONS

PART OF THE ₹90,000 CR SHRIRAM GROUP





16,000+  
happy families



Presence  
across 5 cities



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



PE investment by Tata Capital,  
TPG Walton Street, Starwood Capital  
& many more

## Landmarks across the country



16 completed projects and  
10 ongoing projects in Bangalore



A 314 acre mega city under development in Kolkata



Vizag's most premium address. Phase - 1 delivered.



2 projects delivered/under construction in Chennai  
On an aggressive spree with 5 new projects in the pipeline.

# Development partners



## CYBERCITY BUILDERS & DEVELOPERS PVT. LTD.

CYBERCITY was incorporated in 2005 with the objective to provide world-class homes to the evolving modern Indian customer particularly from the aspirational tech sectors. Since its inception, CYBERCITY has matured into a dynamic result-oriented and professional company with expertise in construction, project management, engineering, marketing and customer relationship management.

After creating a niche for itself in the Hyderabad Realty market, CYBERCITY is now expanding into other strategic markets in South-India such as Chennai, Bengaluru and Visakhapatnam.

CYBERCITY leadership consists of Group Chairman Mr. K Murali Krishna, MD Mr. Venu Vinod, Director Mr. Srivardhan Reddy and Director Mr. K L Santosh.



Amongst the top 5 real estate developers in Hyderabad



Delivered 5 million sq.ft. of residential living spaces



Rainbow Vistas @ Rock Garden, Hyderabad



5 million sft of under-construction projects in Bangalore, Hyderabad and Visakhapatnam



Track record of successful deliveries in high-rise residential and commercial real estate for the past 12 years



Marina Skies, Hyderabad

# Landscape partners

## VIA+ Signature India Pvt Ltd



Part of Singapore based CPG Corporation, an internationally renowned landscape consultancy firm



Completed 40+ township/residential developments, mixed use developments, hospitals and schools



Over 25 ongoing projects

## DISTINGUISHED PROJECTS ACROSS CITIES

- Hiranandani Estate, Mumbai
- Apollo Hospital, Mumbai
- Gleneagles Khubchandani hospital, Mumbai
- Prestige Bella Vista, Bengaluru
- Prestige Tranquility, Bengaluru
- Hiranandani Upscale, Bengaluru
- Nitesh Hyde Park, Bengaluru
- Project Globe - IT Park, Bengaluru
- Prestige Royal Woods, Hyderabad
- Prestige Downtown, Chennai
- Prestige Palladium, Chennai
- Sanctuary Towers, Vietnam
- 40 Storey Commercial development in Colombo, Sri Lanka





A golden  
opportunity  
of a lifetime.

✓ GOLDEN **LOCATION**  
THAT TICKS  
ALL THE BOXES

✓ 30 ACRES **MINI-CITY**  
WITH UNMATCHED  
**LIFESTYLE**

✓ BEST **PRICE VALUE**  
COMBINATION  
IN CHENNAI

✓ **BRAND** TRUSTED  
FOR OVER 40 YEARS