



Propshell®

Property. Personalized.



PL AEROCITY

 Pannur, Sunguvachatram

**INVEST IN RAPIDLY APPRECIATING
VILLA PLOTS**

DOUBLE ENGINE GROWTH A REALITY

Nearby Proposed New Greenfield Airport and Chennai - Bangalore Express Highway

6.3 Lakh Sq. Ft. Area, Integrated Plotted Development Project at Pannur, Chennai



LOCALITY HIGHLIGHTS

Invest in Pannur – multiply your investment and build your future home close to the Next New Airport in Chennai. Pannur and its surrounding are becoming fast popular for Chennai Real Estate as the Proposed New Greenfield Airport will be just 20 minutes (10KM) from this prospective real estate location in Chennai.

With direct MTC bus facilities from Koyambedu and closer to Bangalore Highway, and State Highway 120 Pannur is already witnessing a fast increase in real estate pricing. There is nothing like a real estate investment in promising real estate destinations in Chennai like Pannur.

Aerocity project is RERA and DTCP Approved Villa Plots for Sale in Pannur Chennai are just right for your investment and families' future.

AIRPORTS AND THEIR INFLUENCE IN SKYROCKETING REAL-ESTATE

Analyze the facts below and you will realize why investing around Pannur / Paranthur will be the **wisest investment** decision you would take in life.

Cities like Bangalore, Hyderabad and wherever New Airports have been announced and launched, the demand for real estate multiplies. Take a look at the real-estate market transformation around Airports.

CITY	LAND COST BEFORE ANNOUNCEMENT	LAND COST AFTER ANNOUNCEMENT	IN THE YEAR 2023	ROI
BANGALORE	350	650	6500	18X
HYDERABAD	240	720	9800	40X
KANNUR (Kerela)	180	320	4200	23X



DOUBLE ENGINE GROWTH A REALITY

INVESTMENT HUBS THAT RAPIDLY GROW AROUND INTERNATIONAL AIRPORTS



MANUFACTURING HUBS



IT INVESTMENT HUBS



INTL. CONVENTION CENTRES



BUSINESS PARKS

INVESTMENT HUBS THAT RAPIDLY GROW AROUND NATIONAL HIGHWAYS



HOTELS & THEME PARKS



RESIDENTIAL TOWNSHIPS



SEZ ZONES



SATELLITE ROAD
(CHN-BLR EXPRESS HIGHWAY)

PLAEROCITY



6 REASONS TO INVEST IN AEROCITY PANNUR



RESIDENTIAL SURGE

Huge residential townships are being announced in the vicinity



INVESTMENT SCOPE

Property prices are rising consistently since last year



NEW GOVERNMENT PROJECTS

Metro Line to New Airport, and Chennai-Bangalore Express Highway



INDUSTRIAL GROWTH

1000s of Acres of Aerospace SEZ of India planned around the airport



CONNECTIVITY

Close to the Bangalore National Highway, 120 State Highway and New Express Highway less than 1 km



PROXIMITY

Next to the 5th Busiest International Airport (New Greenfield Chennai Airport) SIPCOT Industrial Hub

GROWING INVESTMENT ECOSYSTEM AROUND PANNUR

RESIDENTIAL TOWNSHIPS

HIRANANDANI ORAGADAM
ETA STAR GLOBEVILL TOWNSHIP
LANCOR TOWN & COUNTRY
PRINCE RESIDENZA
VGN BRIXTON

EDUCATIONAL INSTITUTIONS

DON BOSCO SCHOOL
MAHARISHI SCHOOL
ST. JOSEPH COLLEGE
ST. VINCENT SCHOOL
DAV SCHOOL

HOTELS

FAIRFIELD BY MARRIOTT
SATHYAM GRAND RESORT
HOTEL MILESTONNEZ
HUDSON HOTEL
THE FIRST LIGHT INN

HOSPITALS

GOVERNMENT HOSPITAL
BON SECOURS HOSPITAL
GM HOSPITALS
SRI DEVI HOSPITALS
HITECH HOSPITAL

MANUFACTURING COMPANIES & IT / SEZ PARKS



PLAEROCITY

Plot Size Range in Sq.Ft.	Plot Count	Color Code
500	999	134
1000	1499	100
1500	1799	165
1800	Above	81

Thiruvallur District & Taluk,
Thiruppanthiyur Village
Survey Nos.106/1,2,3,4,5,6;
107/A, 1B, 1C, 2,3,4;
108/1,2,3A,2,3C; 116/1,2



EXPRESS HIGHWAY CHENNAI - BANGALRE IN 1.5 KM

AEROCITY PROJECT AMENITIES

Aerocity will be one of the highly sought-after residential communities in Pannur for its **futuristic amenities**. You can move in and enjoy lifetime access to a host of amenities for a happy life.

CHILDREN'S PLAY AREA



40 FT BLACKTOP ROAD



CLUB HOUSE



OVERALL COMPOUND WALL



POTABLE DRINKING WATER



24 X 7 SECURITY



GRAND ENTRANCE ARCH



LANDSCAPED PARK



CCTV SURVEILLANCE



FULLY LIGHTED CAMPUS



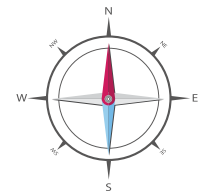
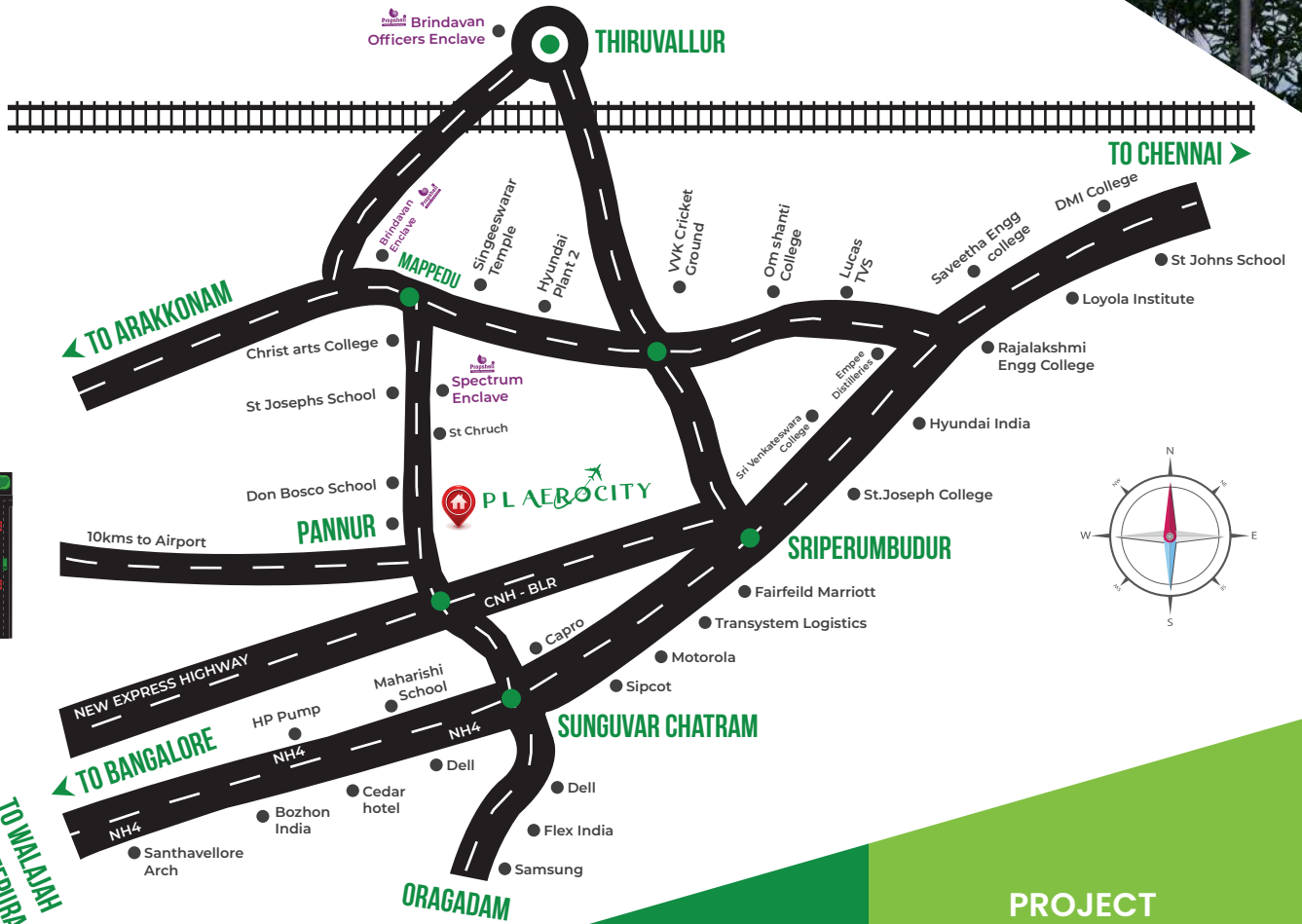
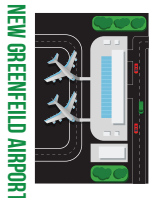
YOGA & MEDITATION



SECURED COMMUNITY



PLAEROCITY LOCATION MAP



VISIT AEROCITY. LET'S CONNECT

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VISIT US

PROPSHELL

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PROJECT APPROVED BY



YOUR PERFECT BANKING PARTNER

