

**211**  
PREMIUM  
**VILLA**  
**PLOTS**



**MERLOAM**  
An Elephantine Group



# aztêc

**Near Thirumazhisai Satellite Township**

**14 Acre Secured Gated Community Villa Plots  
with excellent amenities**

T & C Apply\*

RERA NO: TN/02/Layout/04041/2023 | CMDA NO: 229/2023

**80%**  
BANK LOAN

**600 Meters From  
BANGALORE HIGHWAY**

**Unlock the city life  
at a suburban price!**





AMPHITHEATER

BASKET BALL COURT

FLOWER BED

STEPPING STONE

PATHWAY

LAWN

REFLEX OLOGY

HERBAL GARDEN

LAWN

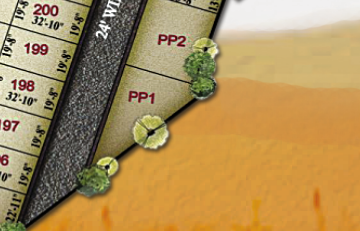
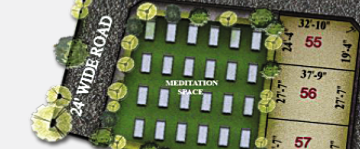
JOGGING TRACK

HEXAGON SEATING

PATHWAY

KIDS PLAY AREA

OUTDOOR GYM





# Area Statement

PLOT NO	PLOT AREA	PLOT FACING	PLOT NO	PLOT AREA	PLOT FACING	PLOT NO	PLOT AREA	PLOT FACING
1	1107	SE	74	1105	W	147	904	N
2	925	S	75	1105	W	148	904	N
3	898	S	76	1105	W	149	904	N
4	872	S	77	1105	W	150	904	N
5	846	S	78	1236	NW	151	904	N
6	835	S	79	1083	E	152	1017	N
7	897	S	80	970	E	153	830	S
8	1000	N	81	970	E	154	879	S
9	1028	N	82	970	E	155	879	S
10	1028	N	83	970	E	156	879	S
11	1028	N	84	970	E	157	879	S
12	1028	N	85	970	E	158	879	S
13	1028	N	86	970	E	159	1195	SW
14	1227	NE	87	970	E	160	1195	NW
15	1222	E	88	970	E	161	879	N
16	1225	SE	89	970	E	162	879	N
17	1028	S	90	970	E	163	879	N
18	1028	S	91	970	E	164	879	N
19	1028	S	92	970	E	165	879	N
20	1028	S	93	1314	E	166	943	N
21	1028	S	94	859	W	167	1260	S
22	1171	S	95	995	NW	168	1521	S
23	903	N	96	939	N	169	955	SW
24	813	N	97	2466	N	170	938	W
25	813	N	98	858	S	171	944	W
26	813	N	99	788	S	172	994	W
27	813	N	100	969	S	173	1037	W
28	813	N	101	969	S	174	1321	W
29	813	N	102	1020	SW	175	591	S
30	1229	NE	103	1032	W	176	603	S
31	1229	SE	104	1020	NW	177	731	N
32	813	S	105	969	N	178	644	N
33	813	S	106	969	N	179	661	N
34	813	S	107	969	N	180	648	S
35	813	S	108	899	N	181	648	S
36	813	S	109	1012	S	182	735	S
37	813	S	110	1033	S	183	742	NW
38	1032	S	111	1033	S	184	646	W
39	1457	N	112	1033	S	185	646	W
40	1138	N	113	1020	SW	186	646	W
41	1238	NE	114	1032	W	187	646	W
42	1208	E	115	1020	NW	188	646	W
43	1251	SE	116	1033	N	189	646	W
44	1132	S	117	1033	N	190	646	W
45	1146	S	118	1033	N	191	646	W
46	1103	N	119	1017	N	192	646	W
47	891	N	120	1862	N/S	193	646	W
48	891	N	121	969	SW	194	751	W
49	1169	NE	122	981	W	195	751	E
50	1181	E	123	981	W	196	646	E
51	1169	SE	124	969	NW	197	646	E
52	1033	S	125	840	S	198	646	E
53	1033	S	126	1033	S	199	646	E
54	1070	S	127	1033	S	200	646	E
55	904	NE	128	1033	S	201	646	E
56	1040	E	129	1033	S	202	646	E
57	1040	E	130	1167	SW	203	646	E
58	1030	E	131	1179	W	204	646	E
59	1061	E	132	1167	NW	205	646	E
60	1355	E	133	1033	N	206	742	NE
61	1242	SE	134	1033	N	207	831	NW/NE
62	1107	NE	135	1033	N	208	743	W/E
63	1199	SE	136	1033	N	209	821	W/E
64	1259	W	137	997	N	210	841	W
65	1105	W	138	860	S	211	718	E
66	1105	W	139	904	S			
67	1105	W	140	904	S			
68	1105	W	141	904	S			
69	1105	W	142	904	S			
70	1105	W	143	904	S			
71	1105	W	144	1167	SW			
72	1105	W	145	1179	W			
73	1105	W	146	1167	NW			



## Features and Amenities



Quality blacktop roads



Streetlights



Elevated property design



Grand Entrance Arch



Children's play area



Open Air Gym



1 Acre Well-maintained Park



Reflexology pathways



Highrise compound walls



Amphitheatre



Herbal Garden



Basket Ball Court



Walking & Jogging Track



Secured Community with 24x7 surveillance



No water logging



### Schools

Spartan International School	- 200 mts
Hive Montessori School	- 250 mts
Jaya Jaya Sankara International School	- 2.5 kms
St Johns International School	- 4 kms
Chennai Public School	- 4.6 kms
Loyola International Residential School	- 5 kms
Spartan Kids Preschool & Daycare	- 6.8 kms
Apollo Vidhyashram CBSE	- 7 kms



### Hospital

Panimalar Hospital	- 5kms
Mangalam Hospital	- 5 kms
Be Well Hospital	- 5.8 kms
Government Hospital	- 5.9 kms
Saveetha Hospital	- 6 kms
Aravind Eye Hospital	- 9km



### Commute

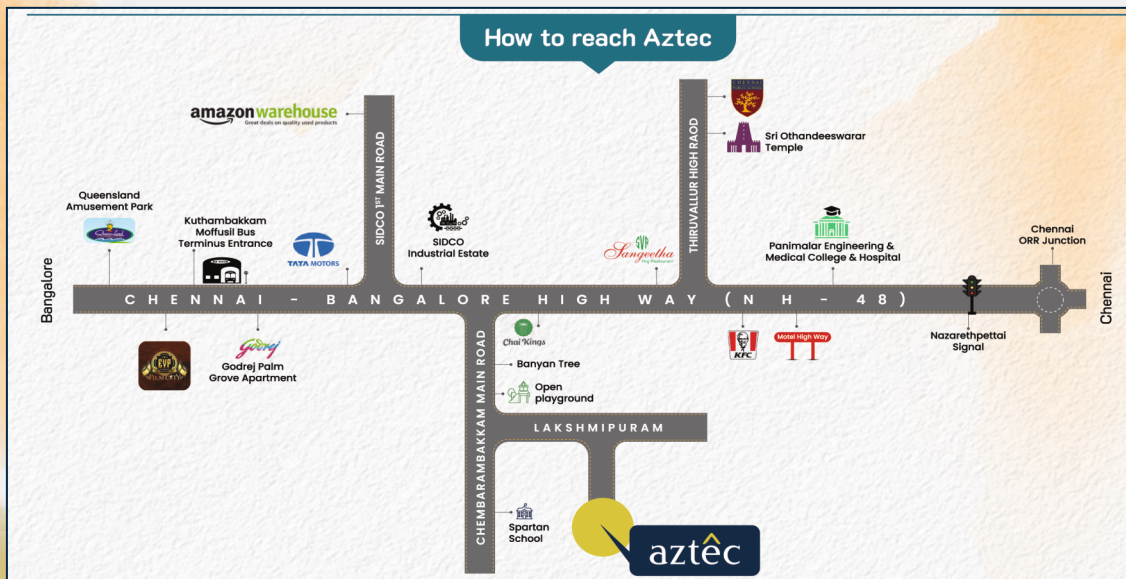
Chembarambakkam Bus Stop	- 1 kms
Kuthambakkam Bus Terminus	- 1.6 kms
Poonamalle Bus Stand	- 5.1 kms



### Colleges

Sree Sastha Institute of Eng & Tech	- 950 mts
Panimalar Engineering College	- 2.4 kms
Rajalakshmi Institute of Technology	- 2.9 kms
Alpha College of Engineering	- 4 kms
Panimalar Medical College	- 5 kms
Saveetha Medical College	- 6 kms

## How to reach Aztec



**MERLOAM**  
An Elephantine Group

THE CORNER, Old No.1, New No.40,  
Kamarajar Salai & SBI Colony 3rd Street,  
Virugambakkam, Chennai - 600 092

Contact :