

# Akan Avenue

PHASE III & IV

## TAMBARAM

### CONNECTIVITY

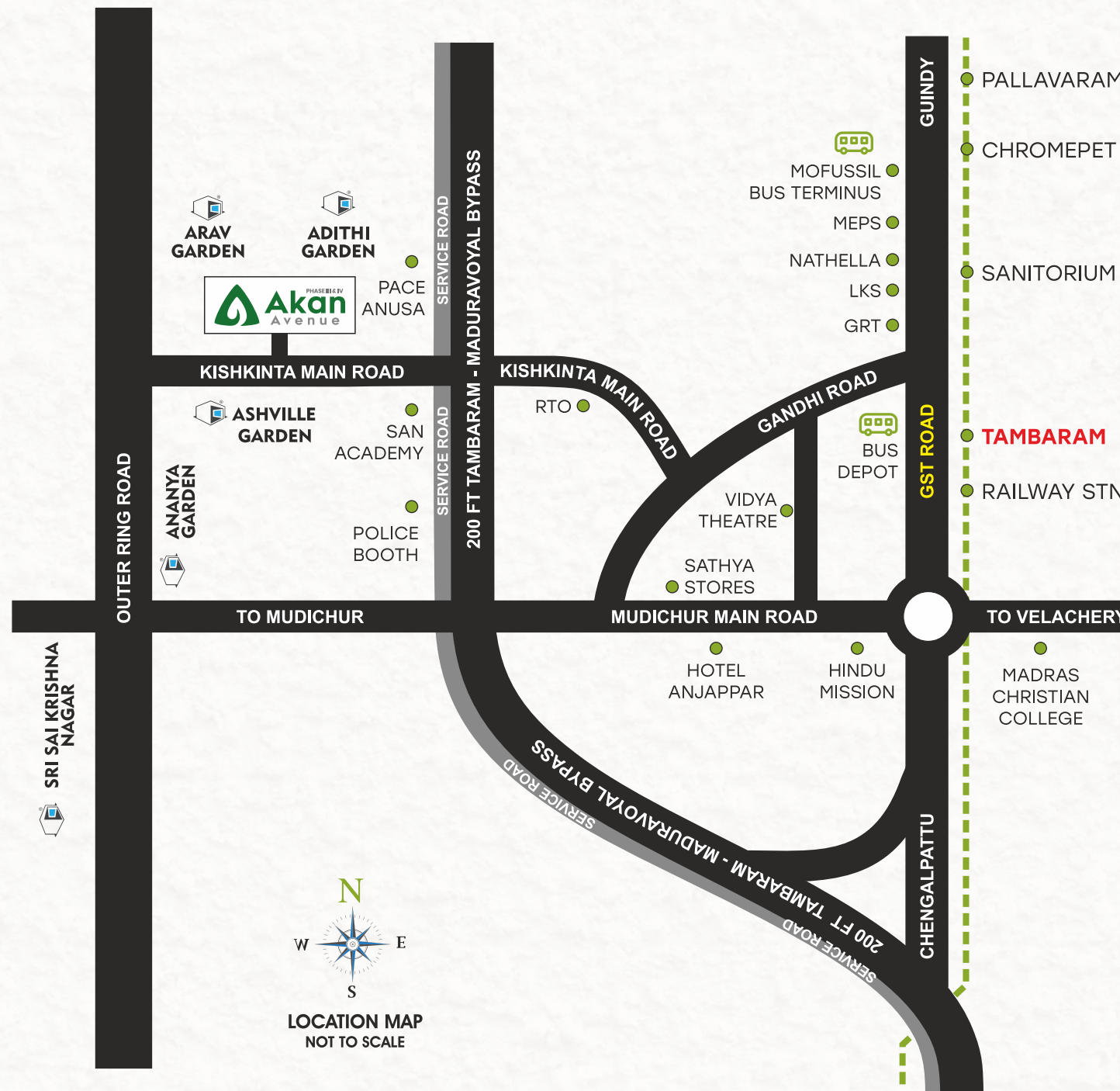
Tambaram, known for its excellent infrastructure, educational institutions, and healthcare facilities, has become a rapidly developing residential and commercial hub. Investing in Akan Avenue not only secures a place in one of Chennai's most sought-after suburbs but also promises long-term value, surrounded by nature while being close to key urban conveniences. Whether you're building your dream home or seeking a solid investment, Akan Avenue offers an opportunity to be part of a thriving, well-connected community.

### NEARBY SCHOOLS

- Lords international School - 0.5 km
- San Academy - 1 km
- Sri Ramakrishna Matric Hr Sec School - 2 kms
- Seventh day Adventist High School - 2.7 kms
- Sri Ramana Vidyalaya Matric School - 3 kms
- Shri Anand Jain Vidyalaya - 3.1 kms
- SKB Vidhyashram school - 3.2 kms
- Sri Chaitanya Techno School - 3.8 kms

### NEARBY COLLEGES

- Madras Christian College - 3.8 kms
- Crescent University - 8 kms
- GKM College of Engineering - 8 kms
- TMG Arts & Science College - 6.2 kms
- Shree Balaji Medical College - 7.5 kms
- Madha Engineering College - 7.8 kms
- Sairam Engineering College - 8 kms
- Dhanalaksmi College of Engineering -9 kms



OUR PREFERRED BANKERS



**Corporate Office :**  
#144, Bharatha Matha  
Street, East Tambaram,  
Chennai 600059

**Email:** [valuereality@gmail.com](mailto:valuereality@gmail.com)

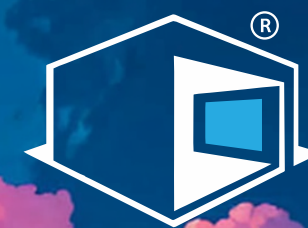


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**For Booking & Enquiries**

[www.valuereality.com](http://www.valuereality.com)

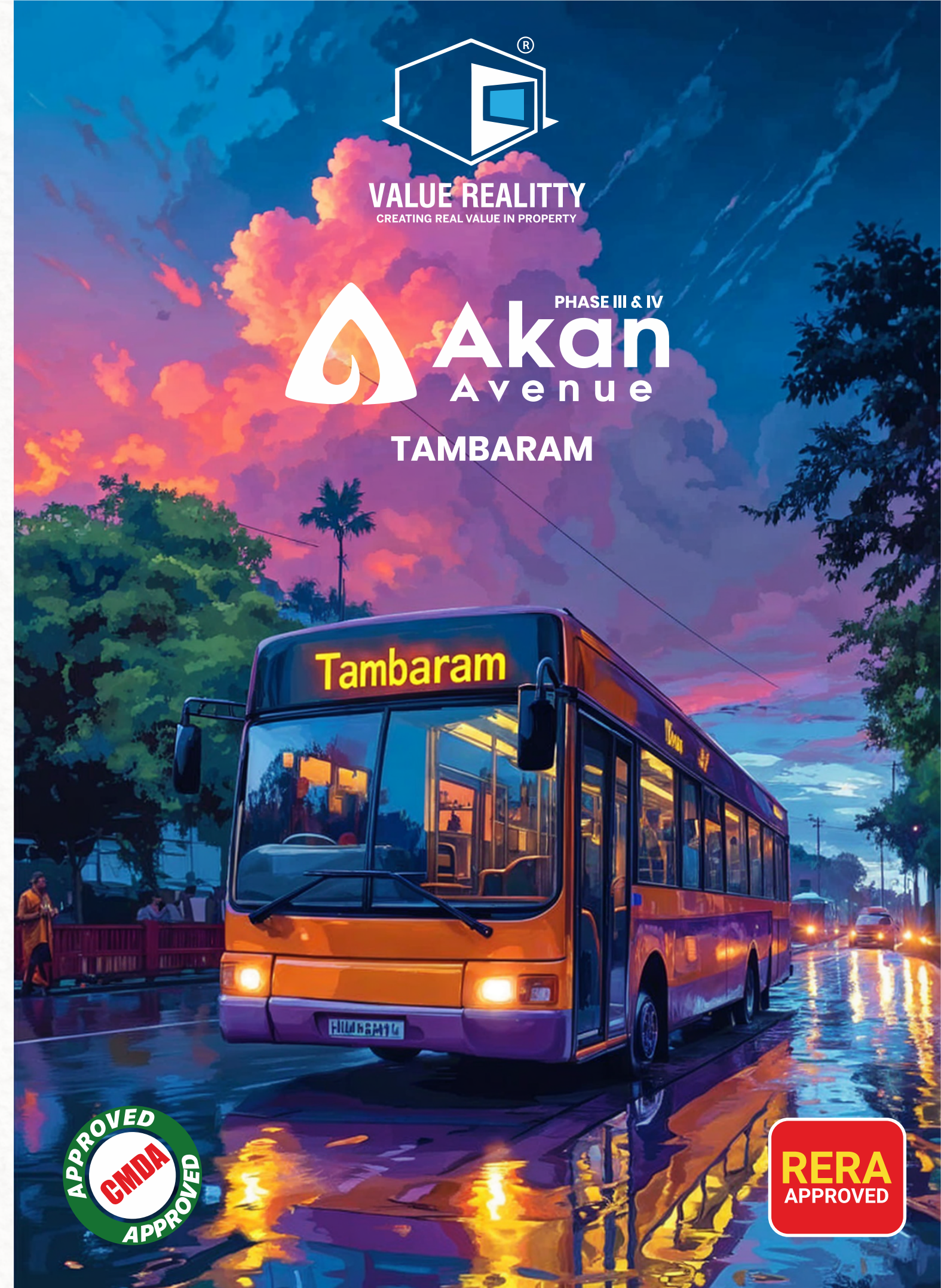


**VALUE REALITY**  
CREATING REAL VALUE IN PROPERTY

# Akan Avenue

PHASE III & IV

## TAMBARAM





PHASE III & IV

# Akan Avenue

## TAMBARAM

Nestled in the serene surroundings of **Tambaram**, Value Reality’s **Akan Avenue** offers you the perfect blend of nature and connectivity. Strategically located near **Kishkintha Main Road**, this secure CMDA-approved plotted community is the ideal destination for your dream home.

Just **3.5 km from Tambaram Railway Station and Tambaram Main Bus Terminus**, ensuring you're always well-connected. Proximity to the **Maduravoyal Bypass Service Road and the 400 ft. wide Outer Ring Road** provides seamless access to the city.

### PROJECT HIGHLIGHTS



CONCRETE  
ROADS



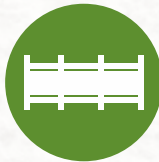
AVENUE  
TREES



READY FOR  
CONSTRUCTION



POTABLE  
WATER



FULLY  
COMPOUNDED



ELECTRICITY  
SUPPLY



SIT OUT  
AREA



STREET  
LIGHTS



GATED  
COMMUNITY



24X7  
SECURITY

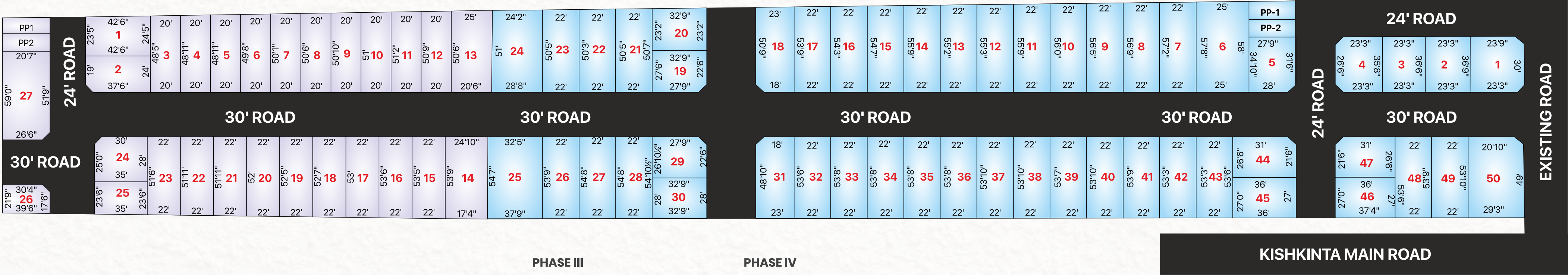
Plan Showing the proposed sub division of house sites at Phase III in S.No:420/2 and Phase IV in S.No:420/3 of Perungalathur Village, Tambaram Municipal Corporation, Tambaram Taluk, Chengalpattu District.



PHASE III



PHASE IV



**PHASE III**  
27 premium plots  
**0.95 acres**  
ranging from  
**815 to 1472 sq.ft**

**PHASE VI**  
50 premium plots  
**1.90 acres**  
ranging from  
**759 to 1900 sq.ft**



### Why Choose Akan Avenue?

Naturally set in an enchanting environment, offering a peaceful retreat from the hustle and bustle. A secure, community-centric neighborhood designed for a harmonious lifestyle. At Value Reality Akan Avenue, your dream home is just a plot away. Choose your perfect space and start building a future full of possibilities.

### PHASE III

PLOT	SQ.FT	PLOT	SQ.FT
1	1016	15	1179
2	1008	16	1176
3	973	17	1171
4	978	18	1161
5	986	19	1155
6	997	20	1148
7	1006	21	1143
8	1013	22	1142
9	1018	23	1137
10	1021	24	962
11	1019	25	822
12	1012	26	815
13	1155	27	1472
14	1141		

### PHASE IV

PLOT	SQ.FT	PLOT	SQ.FT	PLOT	SQ.FT	PLOT	SQ.FT
1	1069	14	1220	27	1203	40	1185
2	852	15	1214	28	1205	41	1177
3	839	16	1197	29	878	42	1172
4	994	17	1188	30	917	43	1174
5	1071	18	1247	31	1222	44	942
6	1446	19	888	32	1179	45	972
7	1263	20	759	33	1181	46	990
8	1253	21	1111	34	1181	47	942
9	1245	22	1107	35	1181	48	1180
10	1237	23	1107	36	1183	49	1183
11	1229	24	1339	37	1185	50	1472
12	1221	25	1900	38	1182		
13	1215	26	1193	39	1182		

### LOCATION ADVANTAGES

Chennai Outer Ring Road - 1.5 kms

New CMBT Kilambakkam Bus Terminus - 9 kms

Tambaram Railway Station - 3.5 kms

Kundrathur - 8 kms

Perungalathur - 5 kms

Pallavaram - 9 kms

Chrompet - 7 kms

Chennai Airport - 12 kms

Vandalur - 8 kms

Poonamallee - 15 kms