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## Office Space for sale in Old Mahabalipuram Road area, Chennai

14.4 crores



★ Featured

### Unfurnished Office Space In A A Grade IT Park AT PERUNGUDI

PERUNGUDI, Old Mahabalipuram Road, Chennai - 60009..

- Area: 16000 SqFeet ▼
- Bathrooms: Ten
- Floor: Second
- Total Floors: Six
- Facing: North
- Furnished: Unfurnished
- Transaction: New Property
- Price: 144,000,000
- Rate: 9,000 per SqFeet **+30%**
- Age Of Construction: 1 Years
- Possession: Immediate/Ready to move

### Advertiser Details



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### Description

Unfurnished Brand New Commercial Office space in a A Grade Commercial IT Building with Genset, Lift, Ample parking space for Cars & Two Wheelers for Sale at Prime Location in PERUNGUDI , OMR, Surrounded by Commercial & IT Buildings.

Please mention that you saw this ad on PropertyWala.com when you call.

### Features

#### General

- Power Back-up ■ Centrally Air Conditioned ■ Lifts
- High Speed Internet

#### Security

- Security Guards ■ Electronic Security ■ Fire Alarm

#### Exterior

- Reserved Parking ■ Visitor Parking

#### Maintenance

- Maintenance Staff ■ Water Supply / Storage
- RO System ■ Boring / Tube-well
- Rain Water Harvesting ■ Waste Disposal

### Location

\* Location may be approximate

### Landmarks

#### Hotel

Ginger Chennai (Tharamani litm) (<4.. Turyaa Chennai (<2km), Velacity - Luxury Serviced Apartment... Park Hyatt Chennai (<8km), Green Meadows Resort (<2km), Buharis Blue Lagoon Resort (<2km), The Raintree Hotel Anna Salai (<11km The Centrepont (<9km), Raj Palace Sundar (<9km), The Raintree Hotel ST.Mary, New Woodlands Hotel (<13km), The Checkers-Saidapet (<9km), Keys Select Hotel Katti-Ma Chennai (... Radisson Blu Hotel GRT Chennai (<1... Residency Towers (<12km), Buharis Blue Lagoon Beach Resort-V... VIVANTA CHENNAI IT EXPRESSWAY... Oyo 19021 Grand Tiara (<10km), Aloft-Chennai Omr - It Expressway (<. Hilton Chennai (<10km), Red Sun Serviced Apartments (<3km), ITC Grand Chola Chennai (<9km), The Iris Hotel (<12km), Capital O 27794 Virgo Comfort Hom... The Leela Palace-Chennai (<9km), Trident Chennai (<10km)

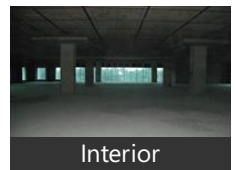
#### Public Transport

Kandanchavadi (<0.5km), Vijaya Nagar (<4km), THIRUVANMIYUR BUS STATION (<4... Perungudi (<3km), Velachery Railway Station (<4km), Adayar Depot (<6km), Adyar Bus Station (<5km), Gandhinagar Bus Stand (<7km), Tidle Park (<4km), Taramani Railway Station (<3km), SRP Tools (<3km), T. Nagar (<11km), Guindy (<9km), Bus Sation-Madipakkam (<7km), Kilkattalai (<9km), St Thomas Mount (<9km), Guindy Railway Station-Main Entranc... Kaiveli Bus Stop (<5km), Madipakkam Koot Road (<8km), Medavakkam (<12km), Guindy Race Course Office (<9km), Chennai International Airport (MAA)... Karapakkam (<8km), Saidapet Railway Station (<10km), Taramani (<4km)

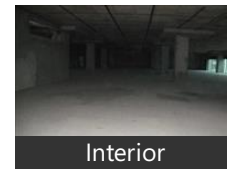
### Pictures



Interior



Interior



Interior

## Business & Services

Prince Infocity (<1km), Coramandel Electronics (<1km), Fortune Towers (<9km), RR Industries (<9km)

## Shopping Centre

Phoenix Market City (<4km), The Grand Mall (<4km), Chennai Citi Centre (<13km)

[more...](#)

## Locality Reviews

### Old Mahabalipuram Road area, Chennai

Omr rd fast developing area in Chennai for i t hup and hospitals , many apartment by reputed builder in that area , Chennai hup , developed by jappan industrial group also in that area omr rd , srseri it hup developed by gov industrial sipcot area , and metro train project also in that area , many colleges ,like jeppiar , thangavelu , and other leading college in that area , medical college and hospital , like chettinadu group in that area , it is another way to ecr mahabalipuram , thiruporur murugar temple and solinganallur amman temple also in that area omr .

#### Pros:

- WELL PLANNED AREA
- MANY APARTMENT BY REPUTED BUILDER

#### Cons:

- COSTLY AREA

Posted: Mar 8, 2022 by [Ponniah Arumugam \(Padma Reality\)](#)

Hi there,

OMR road is an excellent road, with very huge space, tidy, several amenities like hospitals, IT companies, school, colleges, restaurant etc.

#### Pros:

- IT companies

#### Cons:

- Traffics during peak hours

Posted: Oct 1, 2021 by Syed Abdul

Omr is gud place.. people from IT background fetch good income from omr.good schooling and all basic nessecerary day to day activities is applicable

#### Pros:

- Good for IT people
- More entertainment place

#### Cons:

- Heavy traffic
- Less maintenance

Posted: Mar 11, 2017 by Nivedota

Old Mahabalipuram Road area initially started as an IT Hub which has now turned to be one of the fastest growing commercial area, where top business / IT people would like to have a House/Apartment. Roads are very broad and clean. Plans are in the pipeline to make the road a 6-lane road up to Mahabalipuram.

#### Pros:

- Proximity to all IT Hubs
- Proximity to major Educational Institutions
- Proximity to various recreation centers

#### Cons:

- Traffic jams especially during evenings
- Drivers tend to go at a great speed as road is good

Posted: May 2, 2016 by Gunadevasena Krishnaraj

OMR is now growing investment landmark of Chennai for investors, builders and NRIs with most of the IT tech parks adding with commercial establishments and growing population. Most of the prestigious builders and commercial establishments and entertainment sectors are already filled their part.

#### Pros:

- Growing population
- IT hub
- Commercial establishments

#### Cons:

- traffic jam

Posted: Oct 9, 2015 by [OMEGA ' \(Omega Property Services\)](#)

Old Mahabalipuram Road area is a major IT hub worldwide developed like a golden charm. Best place for it firms worldwide major important destination worldwide.

#### Pros:

- Well Planned Area

Posted: Sep 26, 2014 by [Ranjit kumar \(Realty Soft\)](#)

Old Mahabalipuram Road (OMR) is BlueChip/HighTech IT located prime place in Chennai.

Lot of Mall, shopping, Entertainment and Hotels are well available.

Hotel prices are in range for Trainee and CEO

Safe and Secure place.

#### Pros:

- Good Location
- Secure place
- Lot of IT opportunity

#### Cons:

- Can be a permanant Chennaiwala
- Hi-style living place.

Posted: Sep 20, 2014 by Vijay Mohan

Old Mahabalipuram Road is an IT corridor developing very fast in Chennai's suburban area and high rise building is in this area is very attractive, and easy connectivity with Thiruporur and ECR through Pondichery junction almost the builders covered the entire area.

**Pros:**

- *Six lane track*
- *All major IT companies*

**Cons:**

- *crowded area*
- *Traffic jam*

Posted: Oct 19, 2013 by [Paramasivam Rathinam \(Myproptree\)](#)

Old Mahabalipuram Road(OMR) or IT Corridor is a major road in suburban Chennai, India, beginning at the Madhya Kailash temple in Adyar in South Chennai.

**Pros:**

- *Fast developing*

**Cons:**

- *Getting crowded day by day*

Posted: Oct 18, 2013 by Santhosh Kumar

Old Mahabalipuram Road is an most investing area where major IT companies are placed over here. It is a place where most of the Chennai area get migrated over here.

**Pros:**

- *Good Location*
- *Pollution Free*

Posted: Oct 1, 2013 by [hema R \(Rich India Housing\)](#)

Old Mahabalipuram Road area, Chennai is rated 6 out of 10 based on 10 user reviews.

Disclaimer: The reviews are opinions of PropertyWala.com members, and not of PropertyWala.com.

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