

## Residential Plot / Land for sale in Guduvancheri, Chennai

30.6 lakhs



### Investment Plots For Sale In Guduvanchery Kayarambedu, Guduvancheri, Chennai (Tamil Nadu)

- Area: 1800 SqFeet ▾
- Facing: South
- Transaction: Resale Property
- Price: 3,060,000
- Rate: 1,700 per SqFeet **-35%**
- Possession: Immediate/Ready to move

### Advertiser Details

**Kabir Das**

Guduvancheri, Chennai

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[www.propertywala.com/U245621310](http://www.propertywala.com/U245621310)



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### Description

Location : Sundarapuram, Kalivanthapattu, Maraimalai Nagar.

Land Area: 1800 Sq. Ft

Dimension : 30 x 60

Facing : South

500 Meter from the Bus Route

3 Km From Kayarambedu Junction

Guduvanchery to Maraimalainagar Connectivity

Near Velammal Matriculation School

100% Title Clear

Ready to Construct

DTCP Approved

Bank Loan Available

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### Features

#### Land Features

- Clear Title
- Freehold Land
- Feng Shui / Vaastu Compliant
- Adjacent to Main Road
- Park/Green Belt Facing
- Water Connection
- Close to Hospital
- Close to School

#### Other features

- Near Bus Stop
- Guduvanchery Maraimalai Nagar Connectivity

### Location

### Pictures



road view

\* Location may be approximate

### Locality Reviews

Guduvancheri, Chennai

Guduvanchery Nellikupam Road Is The Best Investment and Residential Area For The People Of Chennai Surroundings

**Pros:**

■ *Fastest Developing Area*

**Cons:**

- *western side developing is slow*

Posted: Apr 5, 2023 by Sathish Kumar

- The day-by-day developments are good in Guduvanchery.
- The simultaneous growth in all sectors will lead to good demand for the plots in Guduvanchery.
- There will be tremendous growth in population
- The tendency of movement of people from the inner Chennai to Guduvanchery is getting very high momentum
- Due to the penetration of the work at home option culture, people are ready to move to calm and isolated places like Guduvanchery.
- Due to the tremendous increase in population there will be a tremendous increase in the real estate industry.
- This is mainly to satisfy the growing demand for their living spaces
- There will be tremendous demand for plots, individual houses and apartments
- The construction activities will get the momentum to start their activities for apartments and individual houses at many places in Guduvanchery.

**Pros:**

- *All Basic & High End Facilities*
- *100 Feet Road*
- *More Connectivities*

Posted: Sep 21, 2022 by Kabir Das

Fast developing area in Chennai , near maraimalai nagar and thiruporur area , suit layout and commercial use.

**Pros:**

- *NEAR BY MANY SCHOOLS*
- *MANY COMMERCIAL MALLS*

Posted: May 17, 2022 by [Ponniah Arumugam \(Padma Reality\)](#)

Good improvement place. Kayarambedu is so nice place to connect omr and chengapatu

**Pros:**

- *GOOD AIR*
- *NICE PEOPLE*

Posted: Aug 16, 2019 by pangalan AL

Fast developing area. many multinational companies in nearby Mahendra World City. many more shopping mall

**Pros:**

- *24 Hours Bus Facility All over Tamilnadu & South States*
- *Local Train facility 04.30 Am to 12.00 Midnight*

Posted: Jan 3, 2018 by [N Arangannal \(Neela Estate\)](#)

Guduvancheri is the fastest developing area from Tambaram to Sengulpattu and many peoples have started migrating from Chennai to Guduvancheri ,because of the affordability of the purchase of the plots/Plots.

**Pros:**

- *Few Schools are developing in that area*
- *Very calm and pollution free area.*
- *Best place to purchase a ground and construct*

**Cons:**

- *Roads to be developed.*
- *Bus service to be improved to inner parts of Guduvancheri.*

Posted: Dec 22, 2017 by K. Ramachandran

Guduvancheri is a well developed and more linking locality to all major parts of chennai . It has both road ways and rail ways connecting to the part of chennai more department stores available

**Pros:**

- *more schools and colleges available*

**Cons:**

- *night hours less bus facility*

Posted: Aug 15, 2016 by Gayathri ramakrishnan

Guduvanchery is strategically located at residential, industrial and commercial importance surrounded with all kinds amenities and other features. It is locating very much on GST road (Chennai - Trichy National highway) which is a part of greater Chennai region surrounded by very huge residential houses, posh colonies, large Industries, factories, commercial complexes, Hotels and restaurants, , agricultural and farm cultivation, IT parks, IT companies and many Educational Institutions.

Lot of real estate companies de4veloping lot of layouts, plots, flats apartments, villas, Sprawling across so many acres of land,

Every Feature and amenity at Guduvanchery is to give complete peace and ultimate comfort. □ Availability of Good Ground Water □ Just 15 minutes travel distance to Omr – Thiruporur □ 24 Hours Bus facility to all over Tamil Nadu □ Surrounded by many Educational Institutions like SRM University, Valliammai Engineering College, Eva Stalin Business School, R.T.I College of Commerce, Vidya Mandir CBSE school, Sankara vidyalaya school, Mahindra world school, St.John's Matriculation School, etc

□ Guduvancheri is becoming the largest residential area between Tambaram and Chengalpet because of the IT companies in and around like Accenture, Ford, Mahindra World City and SEZ □ Located at 15 minutes' drive from Tambaram □ 20 minutes' drive from Chennai International Airport □ 10 minutes' drive from Vandaloor & Proposed Bus Terminus.

Airports in Guduvancheri and in the neighbourhood

Airports nearest to Guduvancheri are sorted by the distance to the airport from the city centre. Follow relate airport hotel guides for accommodation booking.

Tambaran Airport (distanced approximately 9.6 km) – airport hotels

Madras Airport (distanced approximately 21 km) – airport hotels

Pondicherry Airport (distanced approximately 100 km) – airport hotels

Tirupati Airport (distanced approximately 100 km) – airport hotels

Vellore Airport (distanced approximately 110 km) – airport hotels.

Transportation[edit]

Guduvancheri is well connected to Chennai, Chengalpattu and southern cities through road and rail.

**Pros:**

- *lot of residential colonies. good street lights, good laid roads, 24hrs bus and train facilities*
- *NO AIR POLLUTION.*
- *LOT EDUCATIONSL, INDUSTRIAL, COMMERCIAL FACILITIES.*

**Cons:**

- *THERE IS LOT COLONIES SO WATER SCARCITY IS PREVAILING THERE.*
- *EVEN THERE IS WIDER ROAD THE VEHICULAR POPULATION IS WHICH LEADS TRAFIC CRISES THERE.*

Posted: Jul 15, 2016 by [Ramamoorthy Naidu \(Vip Housing And Properties\)](#)

Guduvancheri is the place where the govt. has projected for new bus terminal for south Tamil Nadu. Most of the reputed builders and now in focus like Shriram shankari, lancor, ceedeeyes. It is the best place to invest.

**Pros:**

- *Best location*

Posted: Mar 25, 2016 by N Neeraj

Guduvancheri its in GST Road - NH-45... In GST Road Railway & Bus Facility Both are available.

Guduvancheri Nellikuppam Road connecting GST Road & OMR Thiruporur. Guduvancheri is the largest residential area now between Tambaram & Chengalpet.

**Pros:**

- *Very Close to SRM University*
- *Very Close to Mahindra World City*
- *Tambaram going to be a 3rd Railway Terminus*

Posted: Mar 16, 2016 by Sakthi

Guduvancheri, Chennai is rated 8 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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