

"Why settle for the ordinary
when the extraordinary is within reach ?



Casita Verdure

"Where life's finest moments are waiting to unfold"



Green Estates
by mahindra
CHENNAI

3BHK
LUXURY VILLA

STARTS
FROM

99L*
ONWARDS
(ALL INCLUSIVE)



2 Covered
Car Parking



Terrace
Garden



Spacious &
Customizable



Earthy
Experience



#CreateYourLegacy

Creating your legacy is one of the most fulfilling endeavours you can undertake. At Mahindra Lifespaces, we believe that the home you build is your greatest legacy — an inheritance of security, opportunity, health, and sustainability for your family.

‘Green Estates by Mahindra’ is the ideal canvas for this legacy, with premium residential plots boasting breathtaking views of the Paranur Hills and Kolavai Lake, nestled in a 1,500-acre integrated township at Mahindra World City, Chennai.



A sought-after address

The advantages of urban living meet the comforting embrace of nature at 'Green Estates by Mahindra'. This coveted location sets a tone of balance and health for generations to come.

Here's what 'Green Estates by Mahindra' contributes to your legacy:



A touch of nature

- * Panoramic views of the Paratur Hills
- * Three lakes a short walk away
- * Proximity to a ~100-acre Urban Forest



Security of ownership

- * Clear land title
- * Premium residential plots
- * Safe and secure ecosystem of Mahindra World City



The comforts of Mahindra World City

- * Seamless connectivity via GST Road and NH-32
- * City designed for flood-resistance
- * Best-in-class social infrastructure including a CBSE School, Multi-Speciality Hospital, and 4-star Hotel
- * 69+ global corporates in the locale

A verdant centrepiece

At 'Green Estates by Mahindra,' nature becomes the heart of your legacy. The Central Park, at the nucleus of this project, extends a daily invitation for young and old to discover the little joys of life in the shade of its leafy canopy.



A verdant centrepiece

Within the relaxing expanse of the Central Park:

Kids' Play Area



Artist impression for representational purpose

Seating Area



Image for representational purpose

A wholesome lifestyle

Owning a premium residential plot at 'Green Estates by Mahindra' allows you access to state-of-the-art amenities that set the stage for a legacy of health and wellness. These community spaces are crafted to endow evergreen well-being by nurturing a connection with nature.

A glimpse of the nature-inspired amenities at 'Green Estates by Mahindra':

Meditation Zone



Artist impression for representational purpose

Reflexology Pathway



Image for representational purpose

A verdant centrepiece

Within the relaxing expanse of the Central Park:

Walking Pathway



Image for representational purpose

Multipurpose Party Lawn



Artist impression for representational purpose

A wholesome lifestyle

*A glimpse of the nature-inspired amenities at
'Green Estates by Mahindra':*

Outdoor Gym



Artist impression for representational purpose

Senior Citizens' Seating Corner



Image for representational purpose

A tour of Mahindra World City

A thriving neighbourhood



The beautiful surroundings of 'Green Estates by Mahindra' are complemented by Mahindra World City's seamless connectivity network.



Railway Stations

• Paranur Railway Station	0.7 km
• Chengalpattu Railway Station	10 km
• Tambaram Railway Junction	31 km
• Chennai Central	60 km



Major Highways

• National Highway 32	3 km
• Vandalur-Kelambakkam Road	22 km
• Old Mahabalipuram Road	36 km



Corporate Hubs

• 65+ global corporates in-house	
• Maraimalai Nagar Industrial Park	12.2 km
• Zoho Corp	16.1 km
• Oragadam Industrial Corridor	22 km
• MEPZ Special Economic Zone	32 km



Universities

• Chengalpattu Medical College	13 km
• Chengalpattu Law College	13.5 km
• SRM Hospital & University	14 km
• BS Abdur Rahman University	22 km
• VIT Chennai	31.5 km

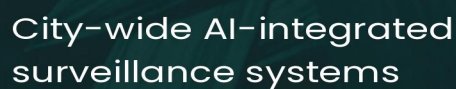
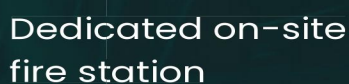
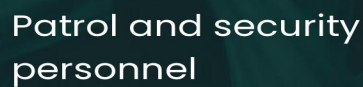


Airports

• Chennai International Airport	37 km
• Proposed Chennai Greenfield Airport	60 km

Distances and timelines are indicative and approximate, subject to road and infrastructure facilities provided by the appropriate authorities.

A look at the security features that make this integrated city a haven for your family:



- Residential
- Commercial / Industrial / Retail
- Lakes
- Reserved Forest

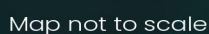


Image for representational purpose

Master Plan of 'Green Estates by Mahindra'



747-759 SQ.FT	1,188-1,373 SQ.FT	1,750-1,844 SQ.FT	2,270-2,400 SQ.FT
2,051-2,065 SQ.FT	1,130-1,590 SQ.FT	931-999 SQ.FT	1,350-1,722 SQ.FT
1,991-2,153 SQ.FT	1,844 SQ.FT	2,305 SQ.FT	2,690+ SQ.FT

The plot areas are as per the final area statement

Amenities

- D The Central Park
- D Meditation Zone
- D Reflexology Pathway
- D Forest Tree Deck
- D Outdoor Gym
- D Senior Citizens' Seating Corner
- D Multipurpose Court
- D Multipurpose Party Lawn
- D Kids' Play Area

Map not to scale. Artist's impression for representational purposes.

Mahindra World City, Chennai



A pioneering project boasting many firsts

- * India's 1st Integrated Business City
- * India's 1st IGBC Gold Certified Green City
- * India's 1st Food-waste-free City



An expansive development

- * Spread over 1,500 acres
- * Enveloped in a ~1,000-acre reserved forest
- * Surrounded by 7 lakes



An integrated commercial hub

- * Residential, commercial, and industrial zones
- * 65+ global corporates
- * State-of-the-art recreational and shopping centres



A thriving community

- * 2,500+ families
- * 1,00,000+ working professionals
- * Ranked 4th best city to live in*

Casita Verdure



1st Integrated city in India to receive third-party "Zero Waste to Landfill" certification



India's 1st Food-waste Free city



4th Best City to Live in



3 sector-specific SEZ's, Domestic tariff, Residential, Social/ Retail zones



1000 acres of reserve forest & 7 lakes



Preferred destination for 65+ Global Corporates



Spread Across 1500 acres with 150 acres of greenery



Mahindra World School



City with 2500+ Families



City with regular Water Supply



Low-density city with wide roads



1 lac+ Working Population



On-site Railway Station



Entertainment and dining



Mahindra World City Club



Hospital



In the bustling Neighbourhood of Mahindra World City



Surrounded by 3 lakes, A 2200 acre Kolavai Lake



Surrounded by 1000 acres of the picturesque reserve forest



A Majestic 27.7 acre land parcel



A Grand Central Park

Infrastructure & Facility



Kids' Play Area



Reflexology pathway



Multi purpose party lawn



Meditation zone



Outdoor gym



Forest tree deck



Multi purpose court



Seating spaces



Green Estates
by mahindra
CHENNAI

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- Residential
- Commercial/ Industrial/Retail
- Lakes
- Reserved Forest

"Transform your space, elevate your life with better air, better living."