



# India's **1<sup>st</sup>** Resort City

PREMIUM PLOTS





ENJOY THE GOLDEN RETURNS OF

## *Greenery & Growth*



A resort-like lifestyle with good appreciation potential, lush greenery, abundant fresh water, and a location far away from pollution – isn't this the kind of lifestyle everybody dreams of?

Introducing S.I.S Golden Gate, located near Oragadam, right off the 200-foot main road (SH 48). This is India's first resort city plotted community, offering more than 55 amenities, including kayaking, boating, and various unique features. Spanning over 130 acres, S.I.S Golden Gate presents a range of premium plots, creating an aesthetically designed community for those with a penchant for the finer things in life. With stylish roundabouts, bridges, lush hedge plantations, and other luxury lifestyle features, it provides a living experience reminiscent of a luxury resort. Invest in a property that promises significant appreciation in the future.



A LOCATION BRIMMING WITH

## *Growth Opportunities*



The project is situated in Oragadam, an area with considerable potential for future development. Notably, it is in proximity to institutions like Lord Ayyappa College and businesses such as Rane Madras. Being strategically positioned along SH-48, it provides smoother travel and enhanced connectivity.

Oragadam Central	-	10 mins
Padappai	-	22 mins
Sriperumbudur	-	27 mins
Kilambakkam bus terminus (Vandalur)	-	30 mins
Singaperumal Koil	-	30 mins
Kanchipuram	-	40 mins
Chengalpattu	-	40 mins
Greenfield Airport (New Chennai)	-	40 mins



## *Endless Excitement Every Day*

Indulge in the pinnacle of luxury living, where an expansive clubhouse has been meticulously designed with world-class amenities and features.\*



## HIGHLIGHTS

- 2 grand entrances - Northern Gate & Southern Gate
- Planned with stylish roundabouts, hedge plantations, solar street lights, curb walls, culverts, bridges, etc. to enhance the value of your investment
- The township has a major network of roads to navigate from one place to another easily. The project has an arterial road which is 80 feet wide making access convenient to reach your property. Other roads & avenues include 60 feet, 50 feet, 40 feet & 30 feet
- Neatly laid blacktop roads with street lights, storm water drain and paving for major roads
- Free from pollution with abundant fresh water supply at a very shallow level.
- The project is equipped with excellent amenities and features like compound wall across the campus, landscaped gardens, tree plantation, and abundant space for cycling and jogging
- Located at a vantage point, the property has easy access to Oragadam (Asia's biggest automobile hub in South Asia & Aero Space Park) on one side and Sriperumbudur (large manufacturing companies and newly planned airport) on the other





## PROJECT HIGHLIGHTS



130-acre plotted development



450+ villas with inhabitants



Plots ranging from 600 sq.ft to 8,000 sq.ft



Affordably priced



55+ amenities



Abundant fresh water at a shallow level



Recreational features like boating, kayaking



DTCP approved / clear title



2 natural water bodies inside



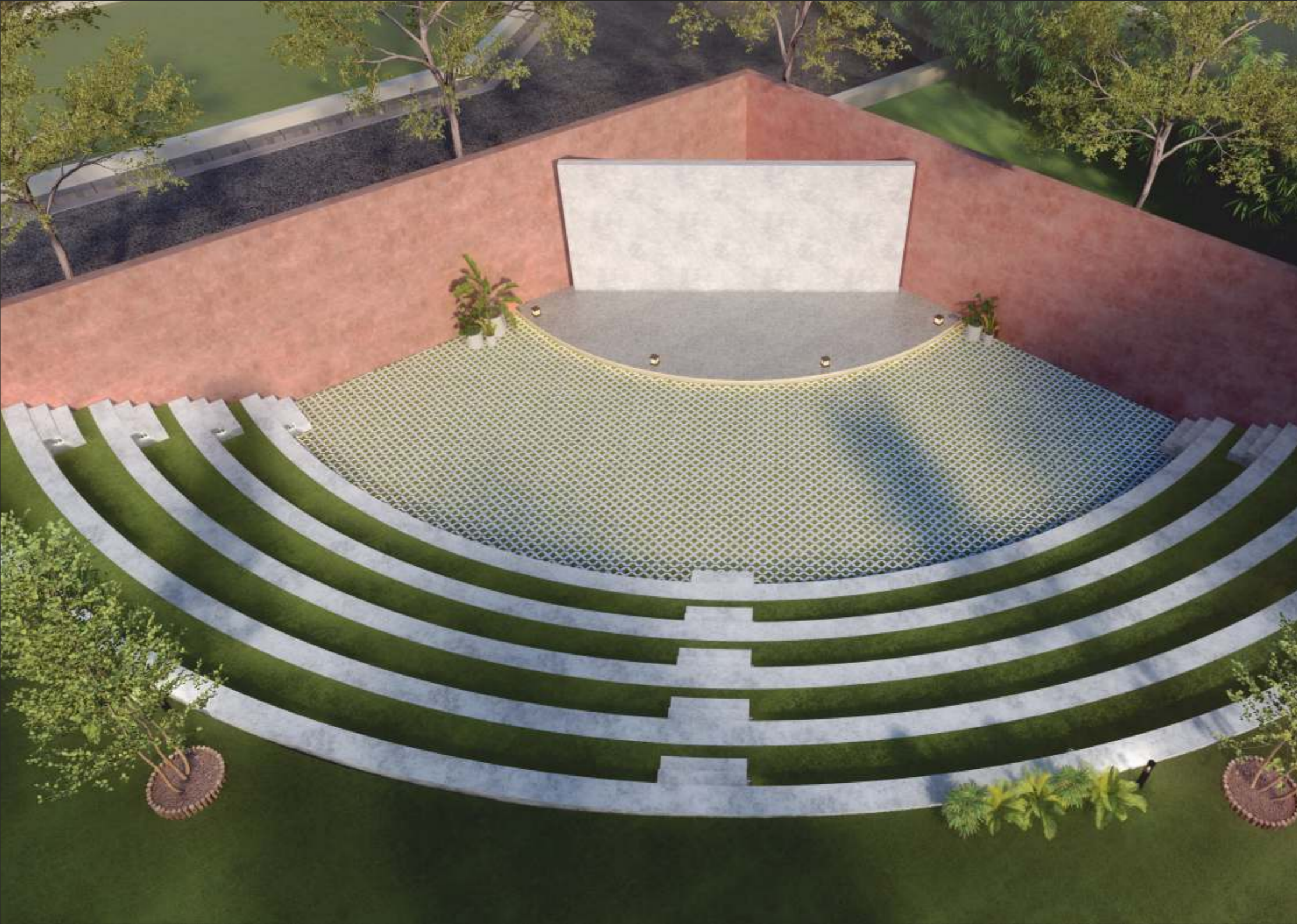
Aesthetically crafted and fully compounded community



## INDOOR AMENITIES

- Yoga Centre
- Meditation Pods
- Toddlers Play Area
- AV Room
- Karaoke
- Dart
- Artist Board





## OUTDOOR AMENITIES

- Functional Training
  - Amphitheatre
  - Bonfire Pit
  - Pool Waterfall
  - Water Seating with Jacuzzi Jets
  - Trampoline
  - Cycling
  - Kids Cycling
  - Hammock
  - Kabaddi
  - Acupressure Walk
  - Skating
  - Water War Games
  - Jogging Track
  - Fishing
  - Golf Putting Green
  - Frisbee
  - Futsal
  - Beach Volleyball
  - Tug of War
  - Selfie Spots
  - Nature Sleeping Area
  - Outdoor Reading Deck
  - Gardening
  - Water Dance
  - Rain Dance
  - Balloon Shooting
  - Shooting Range
  - Water Volleyball
  - Water Throwball
  - Cricket Practice Nets
  - Sunset Point
  - Stargazing Point
  - Senior Citizen Railing Walk
  - Kids Play Area & Sandpit
  - Poolside Party Area
  - Outdoor Barbeque Area
  - Outdoor Camping Site
  - Gazebo
  - Pet Zone
- And more...**





## SPORTS & GAMES

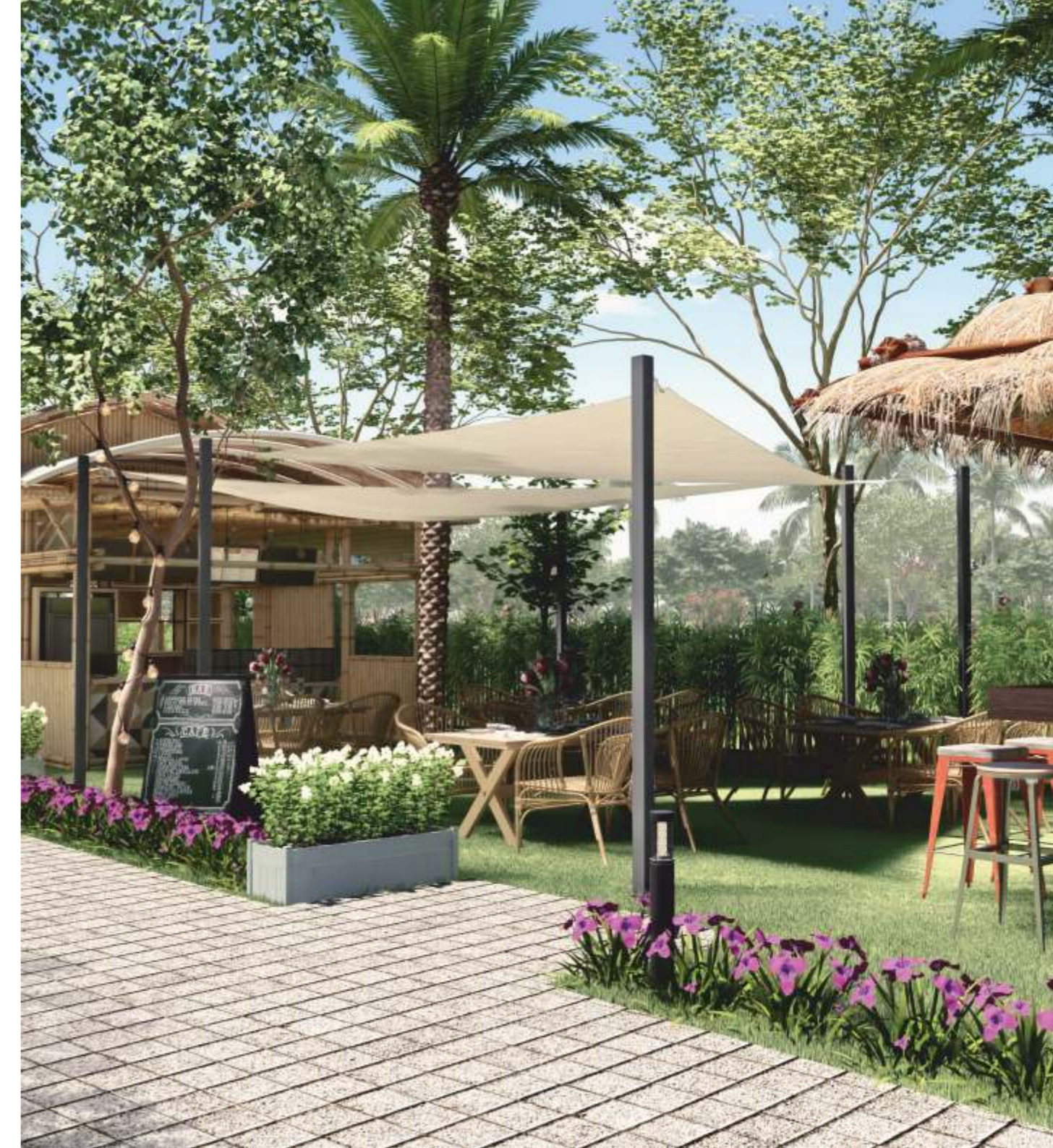
- Kayaking
- Boating
- Dolphin Jets
- Table Tennis
- Shuttle Court
- Snooker
- Air Hockey
- Cricket
- Throwball
- Volleyball
- Foosball
- Swimming Pool
- Kids Pool
- Lap Pool with Nozzle
- Carrom
- Chess





## CONVENIENCE

- Party Hall on Rental Basis
- Guest Rooms for Weekend Getaway
- Electric Charging
- Restaurant
- Departmental Store
- Café
- Juice Bar
- Street Lights
- Wide Roads
- Bridges





# The land of limitless growth

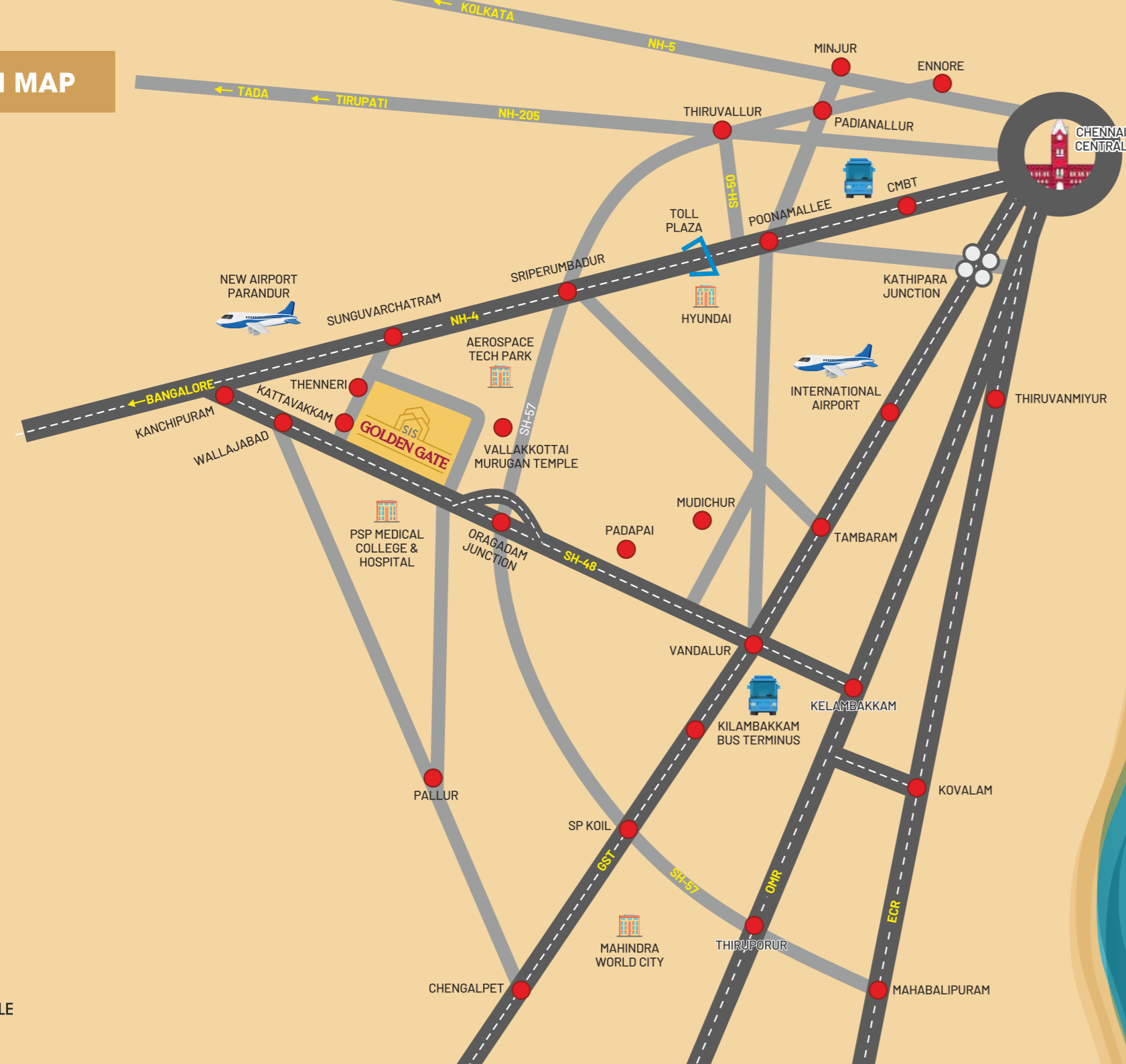
Oragadam is a preferred destination for leading MNCs and industrial giants due to its excellent connectivity, seamless access, and superior infrastructure. S.I.S Golden Gate is your gateway to invest in this thriving hub for exceptional returns.



## Major Corporates in 15 Mins Radius



## LOCATION MAP



MAP NOT TO SCALE

## Key Distance

### LOCATIONS

Devariyambakkam Bus Stand	1 kms	3 mins
Oragadam Junction	8 kms	10 mins
Walajabad Railway Station	8 kms	10 mins
Vallakkottai Murugan Temple	12 kms	15 mins
Singaperumal Koil	23 kms	26 mins
Kanchipuram	24 kms	28 mins
New Airport	25 kms	30 mins
Vandalur	25 kms	30 mins
Kilambakkam	26 kms	32 mins

### HOSPITALS

PSP Hospital	4 kms	5 mins
Jaya Hospital	15 kms	17 mins
Rela Hospital	15 kms	17 mins
Surya Hospital	15 kms	17 mins
Pandian Hospital	15 kms	17 mins
SRM Hospital	28 kms	35 mins

### EDUCATIONAL INSTITUTIONS

Outdoor, Learning Centre (TIPS)	Inside the campus	
APN Vidhyalaya	3 kms	4 mins
Xavier Institute of Management	7 kms	10 mins
ARM College	10 kms	12 mins
P.S. Vidhyashram School	12 kms	14 mins
Krishna Engineering College	15 kms	17 mins
Apollo Polytechnic College	17 kms	20 mins





S.I.S.  
**GOLDEN GATE**



**CREDAI**

SCAN



LOCATION MAP

Disclaimer: This brochure has been prepared in good faith and overall view of the property. Any areas/measurements/distance referred to are given as a guide only. Photographs are neither comprehensive nor current. No assumptions should be made that any contents shown are included in the sale nor with regards to the parts of the property that have been shown. Images are for illustrative purposes only.

\*The clubhouse is a private property, and membership is required to access its facilities.