

SDC
GLOBAL NEST
PERUMBAKKAM



OWN YOUR GATED PLOT
@ PERUMBAKKAM



high value



future growth



strategic location



SDC
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PERUMBAKKAM

STAY CLOSE TO THE CITY



CLOSER
TO YOUR
HEART

PREMIUM
RESIDENTIAL
VILLA PLOTS



@ PERUMBAKKAM

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Why Perumbakkam is the best investment for your future development

Perumbakkam Real Estate is getting serious traction and for good reason. In the last 5 years, land values here have appreciated by around 40%, according to local market reports.

With excellent connectivity to OMR, Velachery and Medavakkam, plus the presence of schools, hospitals and IT parks, Perumbakkam real estate is quickly becoming the talk of Chennai's property market.

Why Perumbakkam is Gaining Attention?

Perumbakkam sits strategically between Sholinganallur, Medavakkam and Velachery, three of Chennai's most active real estate zones. This location advantage means you are never too far from the city's IT hubs or lifestyle conveniences.

Connectivity

Sholinganallur (8.5 km, 19 minutes by Road)

Medavakkam (4.3 km, 12 minutes via Mambakkam-Medavakkam Main Road)

Velachery (11.5 km, 29 minutes)

Chennai International Airport (17.4 km, 38 minutes)

Social Infrastructure

The area is home to reputed institutions such as Global Hospitals & Health City, Bharathi Vidyalaya Senior Secondary School and several retail and lifestyle centres

Workplace Proximity

IT parks such as ELCOT SEZ and SIPCOT IT Park are within a 30-40-minute drive. This location advantage makes the area highly attractive for working professionals.

Sholinganallur vs Perumbakkam A Fair Comparison

Sholinganallur has long been established with strong infrastructure, high demand and a visible supply of mid-segment and premium housing. However, with increasing demand, many buyers are now turning to Perumbakkam.

Affordability

Compared to Sholinganallur, Perumbakkam offers a more accessible entry point for buyers. More importantly, in terms of flats or apartments, the growth rate is 41.4% in Perumbakkam over the past 5 years. This shows that Perumbakkam is catching up fast and becoming a high-potential zone for investors.

Resale Potential

Demand is steadily rising, boosting Perumbakkam real estate resale opportunities. Buyers who invest today for the long term (5 to 8 years) could see appreciation similar to what Sholinganallur experienced a decade ago.

Rental Market

Sholinganallur has a strong rental ecosystem due to IT employees. However, Perumbakkam real estate is catching up as more professionals choose to live closer to emerging tech hubs while still enjoying affordability.

Why Buyers and Investors Should Pay Attention Now?

Perumbakkam is not just growing; it is evolving into a balanced residential and commercial hub. Road expansion, the upcoming metro phase 2 and rising interest from developers all indicate long-term appreciation. Early buyers stand to gain from both property value growth and healthy rental yields.

Perumbakkam offers better accessibility and strong future growth prospects. Investors who once looked only at Sholinganallur are now considering Perumbakkam as the smarter and affordable alternative.



LAYOUT PLAN

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PERUMBAKKAM



READY TO BUILD?
Choose from Our plots
and enjoy world-class amenities

sdcrealestate
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PERUMBALKAM

GLOBAL NEST	
P.NO.	AREA IN SQ.FT
1	1439.27
2	1305.52
3	1309.74
4	1309.05
5	1305.05
6	1306.61
7	1259.33
8	1298.28
9	1304.81
10	1307.17
11	1308.31
12	1308.22
13	1303.21
14	1313.21
15	1126.68
16	1309.04
17	1310.29
18	1306.13
19	1309.54
20	1308.11
21	1295.00
22	1458.78
23	1456.14
24	1448.93
25	1435.92

GLOBAL NEST	
P.NO.	AREA IN SQ.FT
26	1405.68
27	2480.76
28	1244.25
29	1294.84
30	1391.44
31	1306.88
32	1308.23
33	1308.35
34	1303.57
35	1441.10
36	1455.53
37	1401.77
38	1302.36
39	1307.38
40	1307.52
41	1304.00
42	1274.90
43	1663.69
44	2121.84
45	2399.90
46	2375.28
47	1456.66
48	1514.62
49	1498.76
50	1452.76

GLOBAL NEST	
P.NO.	AREA IN SQ.FT
51	1383.84
52	1363.55
53	1809.06
54	1495.93
55	1478.55
56	1460.34
57	1438.50
58	1427.28
59	1409.19
60	1326.84
61	1506.45
62	1381.46
63	1313.89
64	1246.37
65	1181.18
66	1111.16
67	1043.59
68	1316.46
69	1453.05
70	1450.57
71	1454.69
72	1405.13
73	1281.75
74	1295.75
75	1294.78

GLOBAL NEST	
P.NO.	AREA IN SQ.FT
76	1292.38
77	904.83
78	900.66
79	904.25
80	643.94
81	643.38
82	644.52
83	647.52
84	831.44
85	784.75
86	635.64
87	690.51
88	742.97
89	801.61
90	856.59
91	926.80
92	1002.32
93	875.54
94	839.43
95	818.07
96	678.56

Park - 16,760.19 Sq.ft
Public Space - 15,901.19 Sq.ft

Project Details

Total Extent (least extent as per document) ... 215622 Sq.Ft
Road Area 61569 Sq.Ft
Park Area 16759 Sq.Ft
Public Purpose Provided (1) 15898 Sq.Ft
Regular Plots (1to76) 76 No.s
E.W.S. Plots (1467 SQ.M) (77to96) 20 No.s
Convenient Shop 1 No.

Amenities





GLOBAL NEST PERUMBAKKAM

LOCATION HIGHLIGHTS



HOSPITAL

Gleneagles Hospital Chennai	4 minutes
Global Hospital	5 minutes
Tulips Multispeciality Hospital	12 minutes



SCHOOLS

Chaitanya Techno School	2 minutes
NPS International School	3 minutes
Prim Buds Garden School	7 minutes
Casagrand International School	6 minutes
Kalpavrikshalaya Montessori School	15 minutes
Vista Billabong High International School ...	16 minutes
Amethyst International School	15 minutes
The PSBB Millennium School	17 minutes
BVM Global School	15 minutes



COLLEGES

Government Arts and Science College	19 minutes
Mohamed Sathak Aj College of Engineering	15 minutes
Sathyabama University	23 minutes
Jeppiaar Engineering College	24 minutes
St Joseph's College	21 minutes
Hindustan College of Arts And Science	37 minutes



TRANSPORT

Perumbakkam Metro on Process	7 minutes
Perumbakkam Bus Stand	12 minutes
ECR Sholingallur Junction	19 minutes
Kilambakkam Bus Terminal	45 minutes
Airport	38 minutes
Tambaram Railway Station	35 minutes
Guindy Metro	40 minutes



IT COMPANY

HCL & Wipro	7 minutes
Capgemini	10 minutes
Infosys	16 minutes



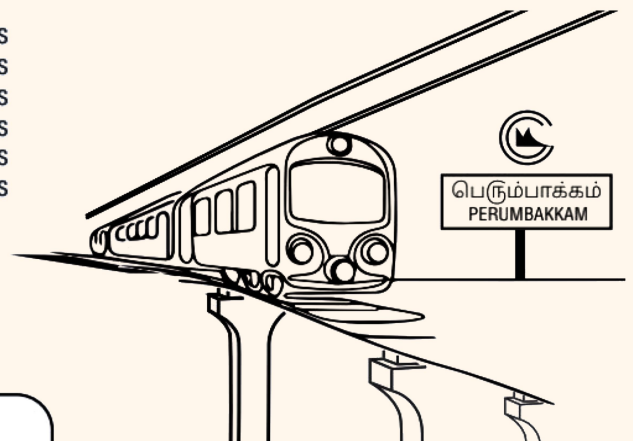
SHOPPING MALLS

Sekaran Mall	6 minutes
BSR Mall	20 minutes
Marina Mall	29 minutes
Vivara Mall	25 minutes



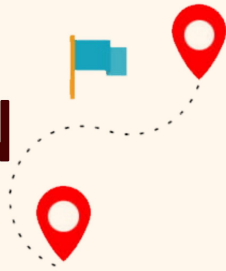
ENTERTAINMENTS

Miraj Cinemas	4 minutes
PVR Heritage	19 minutes
Kumarn Cinemas	11 minutes
MGM Dizze world	30 minutes
VGP	30 minutes
BEACH	27 minutes



The Perumbakkam Metro Station is an under-construction elevated station located in Perumbakkam, Chennai, as part of Chennai Metro Phase II's Red Line (Line 5). It will connect Madhavaram to SIPCOT 2, with the segment between Madhavaram and Sholingallur including Perumbakkam on Corridor 4.

LOCATION MAP



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