

MGP *Divinity*
Phase 3

SOULFUL LIVING



About MGP

South Chennai's Leading Real Estate Company

MGP Builders and Developers Private Limited is a real estate enterprise committed to excellence and prosperity forever. In the last eleven years, we have developed over 5 million sq.ft of prime residential real estate across Chennai, Over 1500+ happy families across 600+ landmark properties stand testimony to our commitment. In the eleventh year of our journey, we at MGP are all set to progress further forward with projects worth over Rs. 150 crores in the pipeline.

Our Vision

To be a world-class best Real Estate Development and infrastructure construction company committed to a total customer satisfaction & enhancing shareholder's value, by building on our strength, unique and innovative designs, cutting-edge technology, superlative quality of product material, timely completion & demonstrating the highest standards of workmanship.



About **MGP** Divinity Phase 3



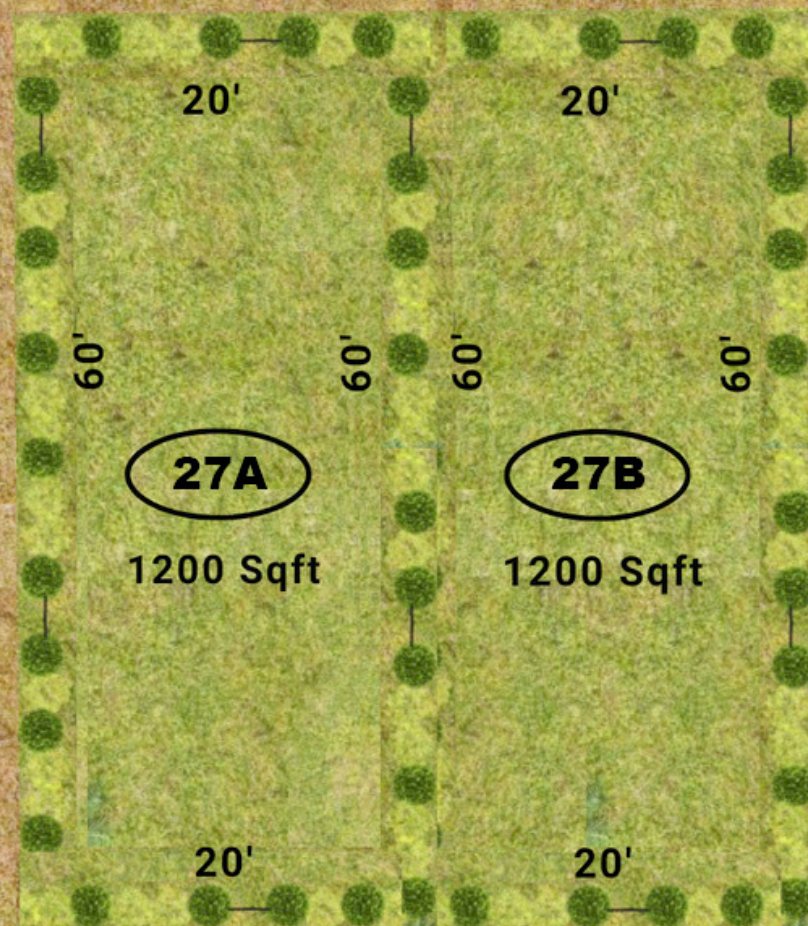
Presenting **MGP Divinity Phase 3** – is where life, in all its glory, can be experienced. And it's a thoughtfully developed premium residential villa plots with luxurious living destination like no other!. Strategically located at Hicourt Colony of Thoraipakkam. The link road between the parallel corridors of the GST, PTR road & OMR, is now emerging as a strong new growth center in South Chennai.

MGP Divinity Phase 3 is the compilation of lands inside the city that dispenses the regal lifestyle. Location of this luxury project is much more amazing because it is well connected with International Schools, Colleges, Hospitals, as everything is in close proximity to project and excellent connectivity to the city nerve centers like Rajiv Gandhi Salai, Bus Terminus, Airport, IT corridor. A project consists of 2 unique independent, ready to construct villa plots, ranges from 1200 sq.ft to 2400 sq.ft and it has a South facing plots.

Ever wished for a more genial life? Maybe it's time you turned over a new leaf at your own property at **Divinity**.

The background of the image is a dark blue field filled with a repeating pattern of concentric squares. Each square is formed by multiple parallel lines, creating a series of nested squares that cover the entire surface. The pattern is uniform and extends to the edges of the frame.

MASTER PLAN



◀ 33' Road ▶

Plot 27, Hicourt colony
Okkiyam Thoraipakkam
Total area = 2400 sqft

CONFIGURATION

CONFIGURATION

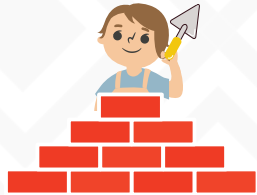


PLOT NO	PLOT AREA	FACING
27 - A	1200 Sq.Ft	SOUTH
27 - B	1200 Sq.Ft	SOUTH

The background of the slide features a repeating pattern of concentric squares, creating a grid-like effect with varying shades of blue.

PROJECT HIGHLIGHTS

PROJECT HIGHLIGHTS



Ready to Construct
Villa Community

Well Developed
Location



Clear Documentations

CMDA Approved



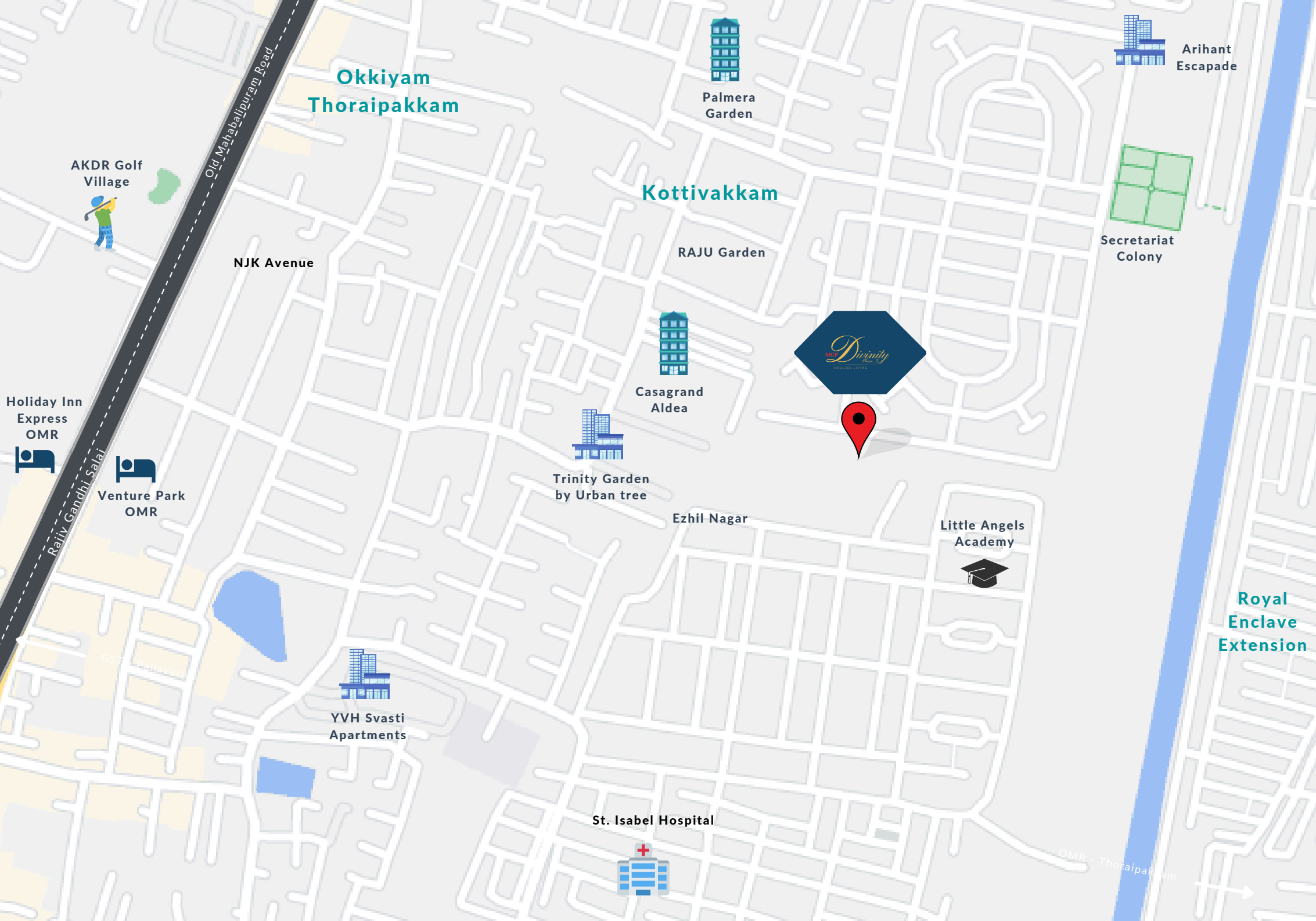
100% Vastu Compliance

Well-laid Internal
Roads





LOCATION



Okkiyam
Thoraipakkam

Kottivakkam

Arihant
Escapade

Secretariat
Colony

Palmera
Garden

RAJU Garden

Casagrand
Aldea

Trinity Garden
by Urban tree

Ezhil Nagar

Little Angels
Academy

Royal
Enclave
Extension

YVH Svasti
Apartments

St. Isabel Hospital

NJK Avenue

AKDR Golf
Village

Holiday Inn
Express
OMR

Venture Park
OMR

Rajiv Gandhi Salai

GST Pallavaram

OMR - Thoraipakkam

LOCATION HIGHLIGHTS

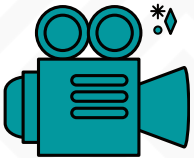


- Located just 850 meters from Old Mahabalipuram Road (OMR)
- Located very close to IT & ITES companies, hospitals, international schools & colleges



Health Care Facilities

- Nanthini Hospital - 2 km
- Sugan Hospital - 3 km
- CM Hospital - 2.5 km
- Apollo Proton Cancer Center - 5 km



Entertainment & Shopping

- BSR Mall - 3 km
- Pantaloons, Trends - 1.5 km



Transportation

- Bus Stop - 1.5 km
- Meenambakkam Airport - 15 km



Educational Institutions

- Hindustan University College - 1.5 km
- KCG College of Technology - 4.5 km
- Jain College - 2 km
- Mohamed Sathak College Of Arts & Science - 5 km
- Viruksha International School - 1 km
- Akshara Matriculation School - 1.8 km
- APL Global School - 3 km
- Ezhil Nagar Middle School (Govt) - 2 km



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