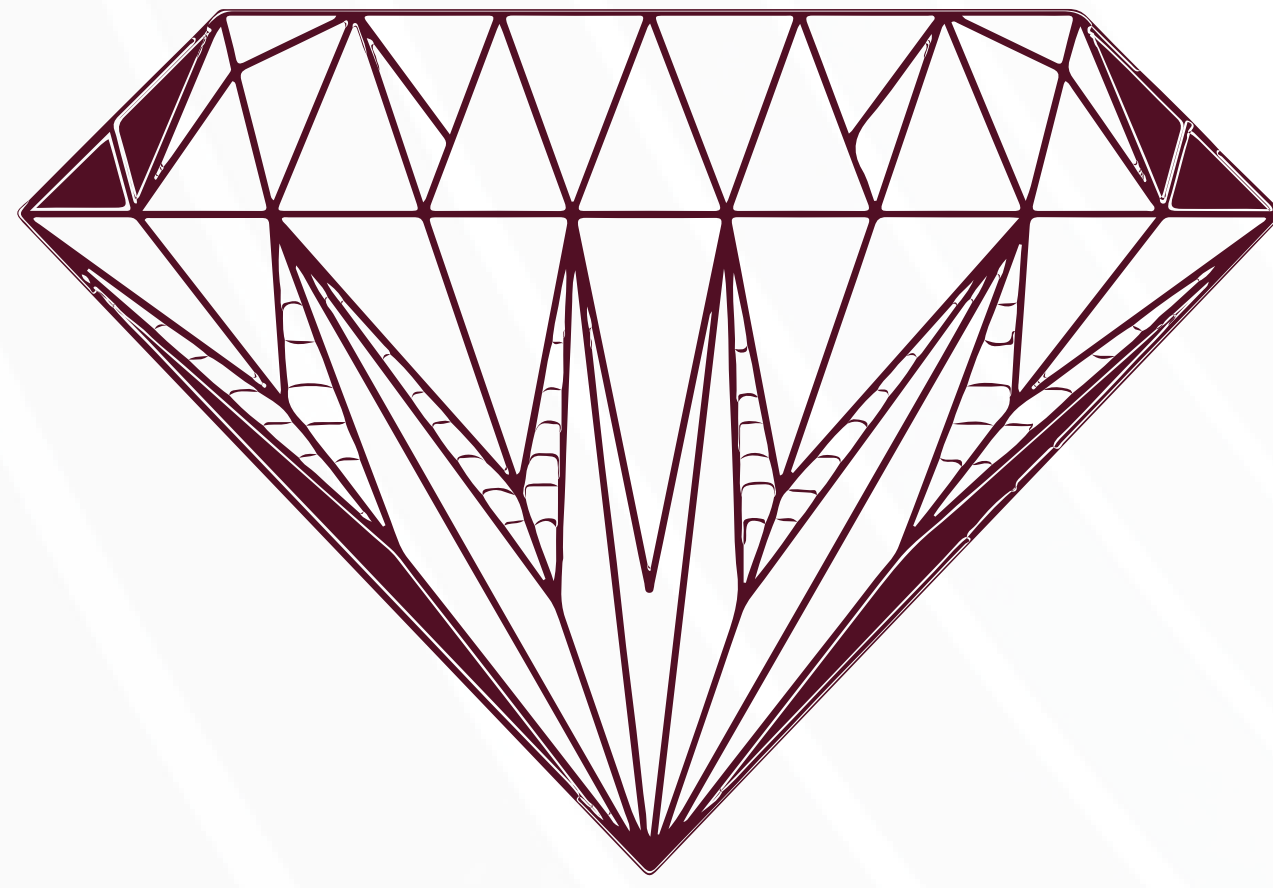


# **MGP'S TUSCANY**

## PALLIKARANAI

LUXURIOUS VILLA PLOT  
OFFERING EXCEPTIONAL VALUE





## **MGP'S TUSCANY**

PALLIKARANAI

### *Overview:*

MGP'S Tuscany offers you the opportunity to build your dream home in the heart of Pallikaranai, where luxury meets serenity. Nestled in a tranquil environment, this premium residential villa plot project caters to those seeking a life of comfort and style. With a range of plot sizes available, you can choose the perfect canvas to create your own masterpiece.



# Project Highlights

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Secured  
Community



Vaastu  
Compliant



Strategic  
Location Advantages



Ready-To-Build  
Villa Plots



Transparent Legal  
Framework



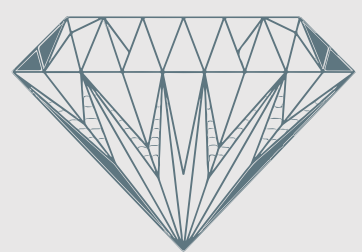
Serene  
Green Spaces





## Salient Features:

- ◆ **Exclusive Villa Plots:** Choose from a range of meticulously designed villa plots, each offering a unique canvas to craft your ideal home. Sizes vary from 900 sqft to 1202 sqft, allowing you to customize your living space according to your needs and desires.
- ◆ **North & South-Facing Plots:** Experience optimal sunlight and natural ventilation throughout the day with our thoughtfully designed North & south-facing villa plots. Enjoy energy-efficient living and a more comfortable lifestyle.
- ◆ **Proximity to Essentials:** Benefit from the convenience of being situated near essential facilities, such as schools, hospitals, shopping centers, and entertainment hubs. Everything you need is within reach, making life at MGP'S Tuscany both luxurious and convenient.





# Master Plan :





# Unit Information

PLOT NO	FACING	LAND AREA
A	NORTH	1202 SQFT
B	NORTH	1200.7 SQFT
C	NORTH	1199.5 SQFT
D	SOUTH	900.2 SQFT
E	SOUTH	900.2 SQFT
F	SOUTH	900.9 SQFT
G	SOUTH	901.7 SQFT



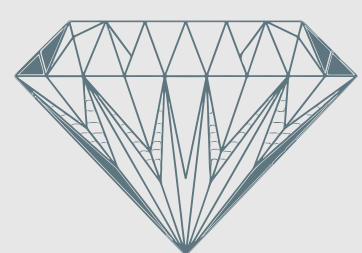




## Location Advantages:

- ◆ **Pallikaranai's Prime Locale:** MGP'S Tuscany is strategically located in Pallikaranai, one of Chennai's most sought-after neighborhoods. This prime location ensures easy access to major IT hubs, educational institutions, and health-care facilities.
- ◆ **Connectivity and Accessibility:** Enjoy seamless connectivity to key arterial roads and highways, making commutes to work or leisure destinations a breeze. The Chennai International Airport is also conveniently accessible.
- ◆ **Natural Beauty at Your Doorstep:** Surrounded by lush greenery and scenic landscapes, MGP'S Tuscany offers you a serene environment where you can unwind and rejuvenate amidst nature's beauty.
- ◆ **Investment Potential:** Investing in a premium villa plot at MGP'S Tuscany not only secures your dream home but also offers excellent investment potential in a rapidly appreciating real estate market.

MGP'S Tuscany is not just a residential project; it's a lifestyle choice that combines luxury, convenience, and investment value. Join the exclusive community of discerning homeowners and take the first step toward crafting your dream home in the heart of Pallikaranai.





# Location Highlights:

LOCATED JUST 5 MIN FROM VELACHERY - TAMBARAM MAIN ROAD & PALLAVARAM-THORAIPAKKAM RADIAL ROAD  
LOCATED CLOSE TO IT & ITES COMPANIES, HOSPITALS, INTERNATIONAL SCHOOLS & COLLEGES

## Educational Institutions

San Academy CBSE School - 1 km  
Narayana Vidhyashram - 2 km  
Seed Play School – 850 m  
PENIEL Matric HSC - 1.4 km  
Jerusalem College of Engineering - 4.3 km  
Sree Balaji college of physiotherapy – 4.5 km  
Indian Harvard Arts & Science College – 1.5 km  
New Princes of Arts & Science College – 5 km

## Transportation

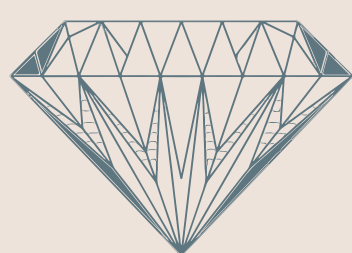
Velachery MRTS – 5.2 km  
Meenambakkam Airport – 13.2 km

## Health Care Facilities

Dr. Kamakshi Memorial Hospital - 2.9 km  
Deepam Medfirst Hospital – 2.1 km  
Gosha Hospital – 1.8 km  
Gleneagles Global Health City – 6.3 km

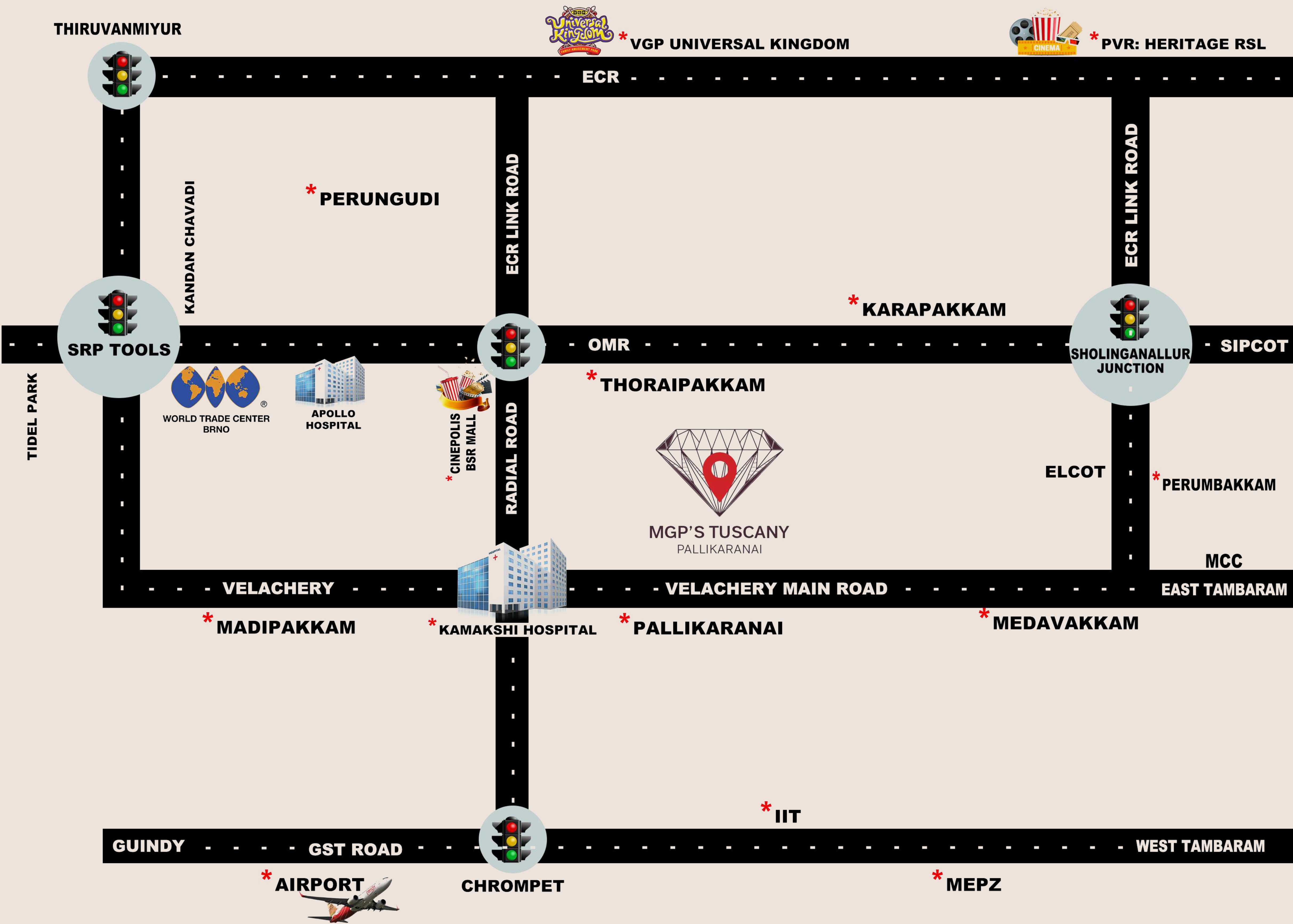
## Entertainment & Shopping

PVR Cinemas – 5.7 km  
Phoenix Market City – 8.5 km





Road map:







**MORE GREAT PROJECTS**

**CORPORATE OFFICE:**

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