

# GODREJ PROPERTIES



Godrej Properties brings the Godrej Group philosophy of innovation and excellence to the real estate industry. Each Godrej Properties development combines the 118-year legacy of excellence and trust with a commitment to cutting-edge design and technology. Godrej Properties is currently developing residential, commercial and township projects spread across 10 million square meters (108 million square feet) in 12 cities.



## GODREJ AZURE

OMR, CHENNAI

In the last 3 years, Godrej Properties has received over 100 awards and recognitions, including the “Most Reliable Builder for 2014” at the CNBC AWAAZ Real Estate Awards 2014 and the “Popular Choice - Developer of the Year” award by ET NOW in 2013.

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M/s. SSPDL GREEN ACRES LLP

(A limited liability partnership between Godrej Properties Limited, SSPDL and Others)

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# REDISCOVER LIVING

The serenity of nature, picturesque landscapes, enviable luxury.  
Rediscover the little joys of life at Godrej Azure, OMR, Chennai.



# GODREJ PROPERTIES - OUR JOURNEY SO FAR

With an established pan India presence, Godrej Properties has emerged as one of the leading real estate developers in the country today. Having achieved sales of 108 million sq.ft. across India, we present some of our most iconic developments, building upon which we now introduce our latest offering in Chennai, Godrej Azure.



October 2010

**Area sold at launch:**

3.5 lakh sq.ft.

**Launch price:**

₹ 3,550 per sq.ft.

**Last sold price:**

₹ 7,000 per sq.ft.

**CAGR:**

16% to date



October 2012

**Area sold at launch:**

2.54 lakh sq.ft.

**Launch price:**

₹ 2,999 per sq.ft.

**Last sold price:**

₹ 4,250 per sq.ft.

**CAGR:**

15% to date



March 2014

**Area sold at launch:**

2.22 lakh sq.ft.

**Launch price:**

₹ 4,999 per sq.ft.

**Last sold price:**

₹ 5,900 per sq.ft.

**CAGR:**

16% to date



August 2014

**Area sold at launch:**

4.3 lakh sq.ft.

**Launch price:**

₹ 6,000 per sq.ft.

**Last sold price:**

₹ 7,000 per sq.ft.

**CAGR:**

28% to date

# REDISCOVER REWARDING INVESTMENTS

## MAKE A SMART INVESTMENT IN OMR, CHENNAI TODAY

Life at Godrej Azure is a perfect harmony of work and leisure. With its strategic location at the iconic OMR, it gives you the experience of living at a true landmark.

OMR is currently witnessing a tremendous infrastructure boom with a plan to widen the road from 4-lanes to 6-lanes, with supplementary service roads. A 4-lane elevated expressway from Taramani to Siruseri, spanning 45 km, is also being planned. Additionally, the Palavaram-Thoraipakkam Road (SH 109) is to be extended up to ECR, with a length of 1.5 km. On the commercial front, a new channel for trade is under development with a 37 km stretch south of Buckingham Canal being planned for development between Sholinganallur and Kalpakkam.

OMR, Chennai plays host to over 230 large and medium companies as well as startups. Premier multinational companies such as Paypal, Infosys, Cognizant, HCL, Wipro and TCS are continuing to expand their operations here. Over 2 lakh employees work in and around OMR, with over 60% of Chennai's total IT workforce being based out of here.

## THE OMR ADVANTAGE - LIVE IN THE HEART OF THE CITY

Located at OMR, Chennai, Godrej Azure brings you thoughtfully-planned Compact 2 to 3 BHK homes starting at ₹ 21 lacs, which makes living synonymous with convenience. With all you need just a stone's throw away, your home gives you the time to relax and rediscover the joys of life. Eminent schools, renowned colleges, prominent malls and prestigious hospitals are just some of the perks you enjoy while living at Godrej Azure. All this at a location that has delivered a consistent CAGR of 17% over the last 3 years.



An affordable investment destination commanding high rentals



Close proximity to IT hubs like SIPCOT and Infosys



Easy accessibility to educational, healthcare and entertainment avenues

# REDISCOVER EXCELLENT CONNECTIVITY



Godrej Azure is conveniently located at OMR, Chennai and offers excellent connectivity, proximity to IT hubs as well as a high demand for rentals. Now you can turn the tedious hours spent in traffic into quality time spent with loved ones. Come rediscover the joys of life at Godrej Azure.



# REDISCOVER THE HIGH LIFE

Godrej Azure offers you a lifestyle that's far from the ordinary. A respite from the humdrum of the city to the serenity of greenery, a shift from the view of regular city skylines to the expanse of the blue sea and much more. A redefined lifestyle, which must be experienced to be believed, awaits you.

# REDISCOVER LEISURE

Excitement awaits you at Godrej Azure's well-equipped clubhouse. Give your day a head start at the world-class gymnasium or dribble your way to fitness with your friends at the basketball court. If a swim is what you fancy, dive into the pristine blue pool. With a host of activities to keep you engaged, Godrej Azure keeps you in the pink of health and happily so.



# REDISCOVER REJUVENATION



## FIND PEACE

Adorned with lush corridors and open spaces, Godrej Azure offers the ideal escape from the bustle of Chennai to mesmerising greenery.



## SPACIOUS SEA VIEW APARTMENTS

The spacious residences at Godrej Azure have been designed to provide you with spectacular views of the sea.



## CLUBHOUSE WITH WORLD CLASS AMENITIES

The state-of-the-art Club Lagoon boasts of a fully equipped gymnasium, swimming pool, basketball court, indoor games room and grand party hall.



## EXCLUSIVE COMMERCIAL SPACE

Godrej Azure has been planned to cater to your every convenience, including a fully functional commercial space of over 40,000 sq.ft. to satisfy your shopping needs.

# MASTER LAYOUT



## Tower Names

- |            |           |            |               |
|------------|-----------|------------|---------------|
| 1 Jade     | 3 Olivine | 6 Opal     | 9 Topaz       |
| 1A Emerald | 4 Agate   | 7 Citrine  | 10 Coral      |
| 2 Pearl    | 5 Jasper  | 8 Sapphire | 11 Aquamarine |

## Amenities

- |                   |                           |               |           |
|-------------------|---------------------------|---------------|-----------|
| Private Garden    | O.S.R.                    | Clubhouse     | Gymnasium |
| Basket Ball Court | Public Terrace (1/4 acre) | Swimming Pool | Services  |