



**VALUE REALITY**  
CREATING REAL VALUE IN PROPERTY



**PHASE III**

**MANNIVAKKAM - ADHANUR**

500 mtrs from Padappa - GST Road



**PLOTS CLOSE TO  
Kilambakkam**  
Bus Terminus



**OUR PREFERRED BANKERS**

**HDFC HOME LOANS**  
WITH YOU, RIGHT THROUGH

**SBI HOME LOANS**

**IDBI BANK**

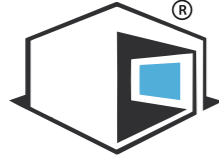
**TATA CAPITAL**  
Count on us

**For Booking & Enquiries**



Scan QR to Locate Us

Corporate Office : #144, Bharatha Matha Street, East Tambaram, Chennai 600059



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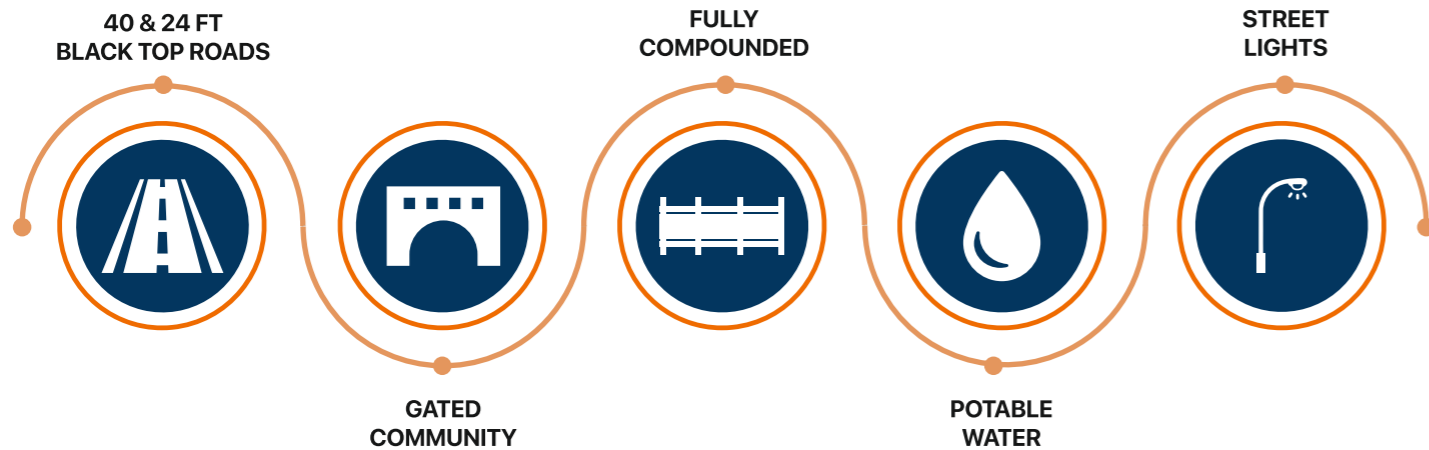
500 mtrs from **Padappai - GST Road**

Discover the ultimate blend of serenity and sophistication at **Value Realityty's "B&B Garden - Phase III"**, nestled on Adhanur Road near **Mannivakkam**. Imagine crafting your dream home in a picturesque setting, surrounded by nature's beauty and modern comforts. At B&B Garden Phase III, we celebrate individuality.

Our **51 exclusive plots** are thoughtfully spread across 2.37 acres, are designed to reflect your unique style and aspirations. Envision a charming villa, a grand bungalow, or a sleek contemporary home – the choice is yours. With plot sizes ranging from **756 to 1727 sq. ft.**, you have the flexibility to create a living space that's perfect for you.

Step into a world where your dream home becomes a reality at B&B Garden Phase III – where every plot is a canvas waiting for your masterpiece. Don't just live; thrive in a community that understands your vision and supports your dreams.

**Project Highlights**



**Location Advantages**

- 400 Ft Outer Ring Road -5 mins
- GST Road - 5 mins
- New Kilambakkam Bus Terminus - 8 mins
- Vandalur Railway Station - 8 mins
- Shriram Gateway IT Park - 8 mins

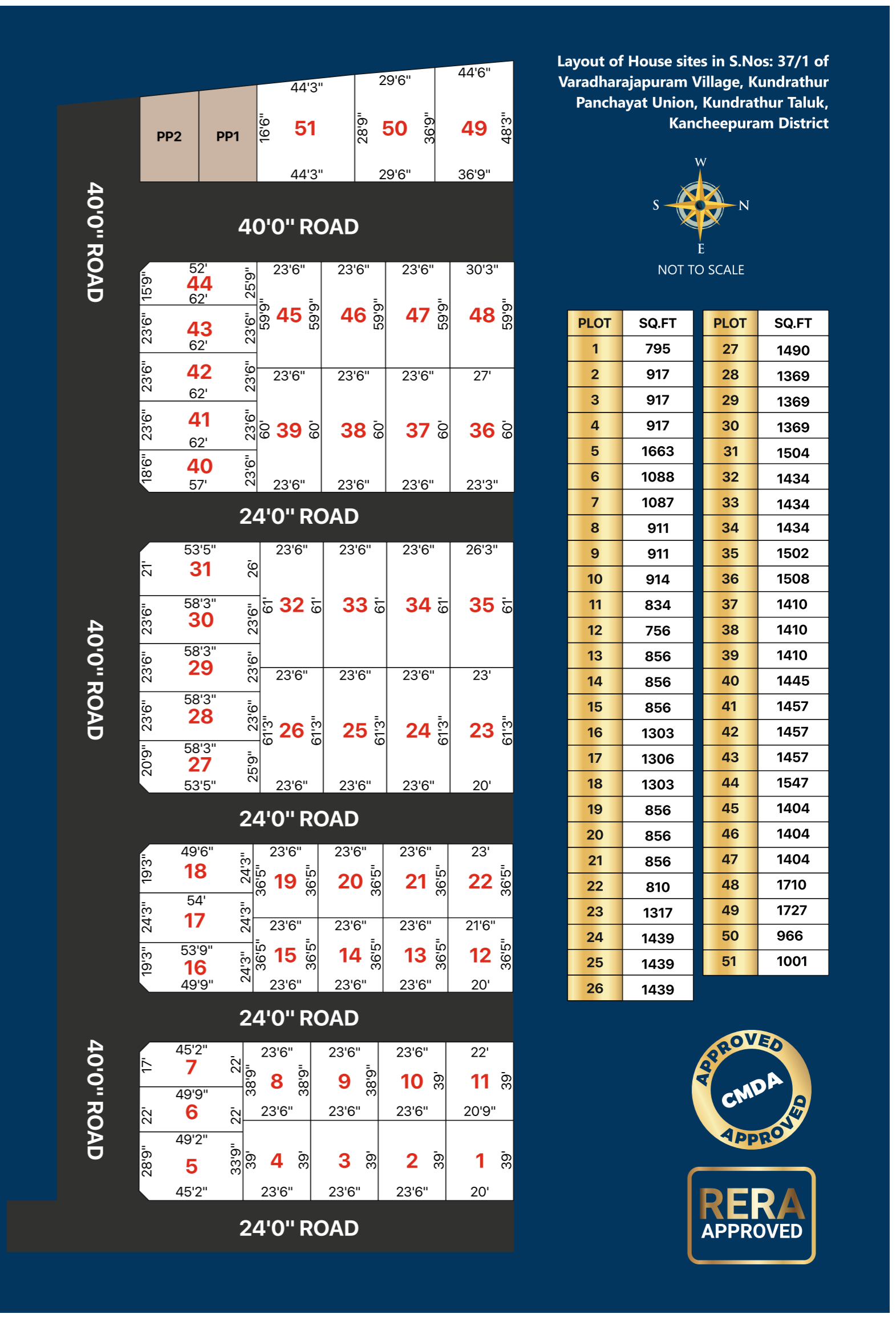
- Vandalur Zoo - 8 mins
- Perungalathur Railway Station -10 mins
- Tambaram Railway Station / Bus Stand - 15 mins
- Poonamallee - 15 mins
- Chennai International Airport - 20 mins

**Nearest Schools**

- Sri Niketan Patasala - 100 mtrs
- Holy Sai International School - 2.2 kms
- Velammal New-Gen School - 2.3 kms
- Narayana e Techno School - 2.5 kms
- Alwin International School - 3.5 kms

**Nearest Colleges**

- PERI Institute of Technology - 3 kms
- Crescent Engineering College - 4.5 kms
- TMG College of Arts and Science - 6.5 kms
- SRM University - 10 kms
- Dhaanish Ahmed College of Engineering - 10 kms



Layout of House sites in S.Nos: 37/1 of Varadharajapuram Village, Kundrathur Panchayat Union, Kundrathur Taluk, Kancheepuram District



PLOT	SQ.FT	PLOT	SQ.FT
1	795	27	1490
2	917	28	1369
3	917	29	1369
4	917	30	1369
5	1663	31	1504
6	1088	32	1434
7	1087	33	1434
8	911	34	1434
9	911	35	1502
10	914	36	1508
11	834	37	1410
12	756	38	1410
13	856	39	1410
14	856	40	1445
15	856	41	1457
16	1303	42	1457
17	1306	43	1457
18	1303	44	1547
19	856	45	1404
20	856	46	1404
21	856	47	1404
22	810	48	1710
23	1317	49	1727
24	1439	50	966
25	1439	51	1001
26	1439		

