



An Iconic
Singaporean Experience In
VANAGARAM!



PREMIUM RESIDENTIAL PLOTS



—(ABOUT RLD)—

BUILDING DREAMS, TRUST & REPUTATION FOR TWO DECADES



At RLD, we believe that a home is where the heart truly resides. It is this core belief that makes us strive to infuse life and joy into each dwelling. RLD is at the forefront of architectural design, combining innovation and creativity to create state-of-the-art structures that redefine urban living. With a strong focus on trust and reputation, our team is spent 20 years honing its expertise, services and offerings in real estate.

We ensure clean deeds from the very outset, providing our customers with the comfort and peace of mind they deserve. We take great pride in our customer service, and we are always available to answer our clients' questions and address their concerns. Our commitment to excellence, innovative designs and attention to detail have earned a solid reputation in the industry, making us a trusted choice for exceptional real estate projects.

20 Years of
Experience

3K+ Happy
Customers

8L+ Sq.Ft Green
Homes Delivered



RLD
Merlion
ESTATE





DISCOVER VANAGARAM

YOUR GATEWAY TO URBAN EXCELLENCE!



Experience the epitome of urban living at Vanagaram, Chennai's real estate gem! With its strategic location near major commercial hubs and seamless connectivity through the Chennai Bypass Road, Vanagaram offers unparalleled access to IT parks and the scenic Porur Lake. Future-ready with upcoming road developments and elevated corridors, it's the ultimate choice for professionals and families seeking convenience and growth. Enjoy a plethora of amenities and easy access to hospitals, schools and the nearby Koyambedu Metro station, elevating your lifestyle to new heights.



RLD
Merlion
ESTATE



— (ABOUT MERLION ESTATE) —

A SEAMLESS BLEND OF SINGAPOREAN SPLENDOR & CHENNAI'S CHARM

Experience the sophisticated allure of Singapore at RLD Merlion Estate; a haven where luxury meets heritage and where every corner is an ode to life's finest pleasures. Inspired by the dynamic culture, vibrant cityscape and timeless style of Singapore, this visionary project sets out to craft an unparalleled living experience by seamlessly combining the essence of the Singaporean lifestyle with contemporary comforts.

Nestled within a sprawling 18-acres expanse, this community spans across four distinct zones, each meticulously curated to reflect different facets of Singaporean life. Through thoughtful design and planning, Merlion Estate seeks to become a landmark destination embodying the spirit of Singaporean culture and lifestyle.



RLD
Merlion
ESTATE



AMENITIES & FEATURES



Underground
Sewage Provision



Underground
Metrowater Provision



Underground
EB Provision



Underground
DTH Cable Provision



Storm Water
Drain Provision



Ready to
Construct



Singapore - Inspired
Landscape



Elevated Quality
Blacktop Roads



Grand Entrance
Arch



LED Street
Lights



Gated
Community



Avenue Trees



Walking
Track



24x7 Security



CCTV
Surveillance



100%
Clear Title



Upto 90%
Bank Loan



CMDA &
RERA Approved

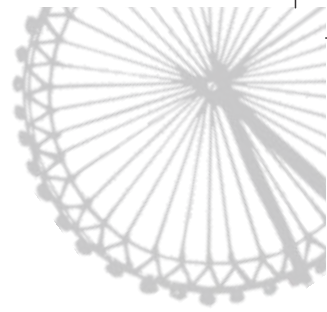


Location map



Map Not To Scale

Location Advantages



Transportation

| | |
|-----------------------|---------|
| Poonamallee High Road | 2 Mins |
| Thiruverkadu Arch | 2 Mins |
| Maduravoyal Flyover | 8 Mins |
| Porur Junction | 15 Mins |
| CMBT Metro Station | 18 Mins |
| CMBT Bus Terminus | 22 Mins |

Hospitals

| | |
|--------------------------|---------|
| Aravind Eye Hospital | 5 Mins |
| Mehta Hospital | 6 Mins |
| ACS Hospital | 8 Mins |
| Apollo Hospital | 8 Mins |
| Saveetha Dental Hospital | 8 Mins |
| Sri Ramachandra Hospital | 10 Mins |

Schools

| | |
|--------------------------|---------|
| Narayana E-Techno School | 8 Mins |
| Sindhi Model School | 8 Mins |
| Kalakshetra School | 9 Mins |
| Pupil Public School | 10 Mins |
| Velammal Vidyalaya | 10 Mins |

Colleges

| | |
|-------------------------|---------|
| Saveetha Dental College | 8 Mins |
| ACS Medical College | 8 Mins |
| Sindhi College | 8 Mins |
| Ramachandra University | 12 Mins |
| MGR University | 14 Mins |

Corporates

| | |
|----------------------------|---------|
| RMZ Tech Park | 15 Mins |
| L&T Infotech | 16 Mins |
| DLF Cyber City | 17 Mins |
| Ambattur Industrial Estate | 20 Mins |

Entertainment & Shopping

| | |
|-------------|---------|
| AGS Cinemas | 5 Mins |
| DMART | 5 Mins |
| EVP Cinemas | 10 Mins |
| Queensland | 12 Mins |

Upcoming Metro Stations

| | |
|----------------------|--------|
| Iyyappanthangal | 7 Mins |
| Ramachandra Hospital | 8 Mins |
| Kaatupakkam | 9 Mins |



RLD
Merlion
ESTATE

Scan to refer



EARN UPTO ₹2 LAKHS

by Referring Friends & Family to RLD!



At RLD, we cherish the power of referrals as the cornerstone of our expanding community. When you refer someone to RLD, you're not just recommending a service you're becoming a valued friend and supporter of our mission to provide exceptional value and service.

Whether it's to friends, family or colleagues, every referral you make could earn you substantial rewards, up to ₹2 lakhs! Join us in spreading the word and contributing to our community's growth while enjoying exciting benefits along the way.



LUXURIOUS SINGAPORE-INSPIRED APARTMENTS COMING SOON

Experience the essence of Singapore's allure in our upcoming premium apartments. Designed for unparalleled luxury, each detail embodies sophistication and elegance. Stay tuned for an unmatched living experience that redefines modern living.





ROYAL LAND & DEVELOPERS PRIVATE LIMITED

Corporate Office: Old No. 23, New No. 6, Western Wing, First Floor, Krishnamma Road, Nungambakkam, Chennai - 600 034.

Site Office: RLD Merlion Estate No. 80/1C Noombal Main Road, Noombal, Chennai - 600077.

Disclaimer: All depictions contained in the brochure and other similar material etc are for representation purpose only and do not form part of any agreement or legal binding on part of **ROYAL LAND & DEVELOPERS PRIVATE LIMITED**.

The photos contained in marketing brochures & walkthroughs may be stock photography or have been shot off-site or may have been designed and are used to depict the lifestyle which is to be achieved.

All drawings in the brochure are illustrations, and not actual images. Visual representations are not to be taken as representations of fact, and do not form part of an offer of contract.

The management of **ROYAL LAND & DEVELOPERS PRIVATE LIMITED** reserve the right to add, delete or alter any specifications mentioned here