

ruby  
**Urban Avenue**  
Unmatched Urban Comfort



# Unveil the Ideal Setting for Your Dream Home

— On Chengalpattu —  
Kanchipuram main Road



# Indulge in a shower of prosperity

Embrace a vibrant lifestyle at Ruby Urban Avenue, located near Kilambakkam Bus Terminus (KCBT) for effortless connectivity throughout the city. Our prime location places you at the heart of Chengelpattu, a city poised to become a major commercial hub like Tambaram, Ruby Urban Avenue is more than just a place to live—it's an investment in your future.

## Unparalleled Connectivity

- Moments from Kilambakkam Bus Terminus (KCBT) for seamless travel.
- Easy access to GST Road, a major highway connecting you to key destinations.
- Convenient location near Chengelpattu-Kanchipuram State Highway for smooth travel to Kanchipuram.

## A Flourishing Locale

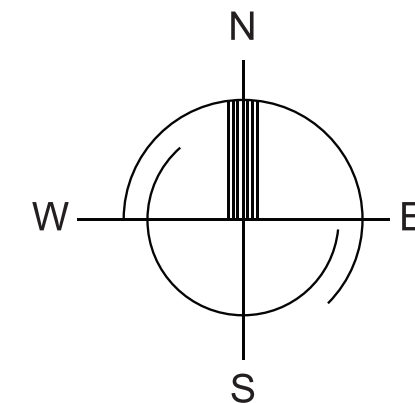
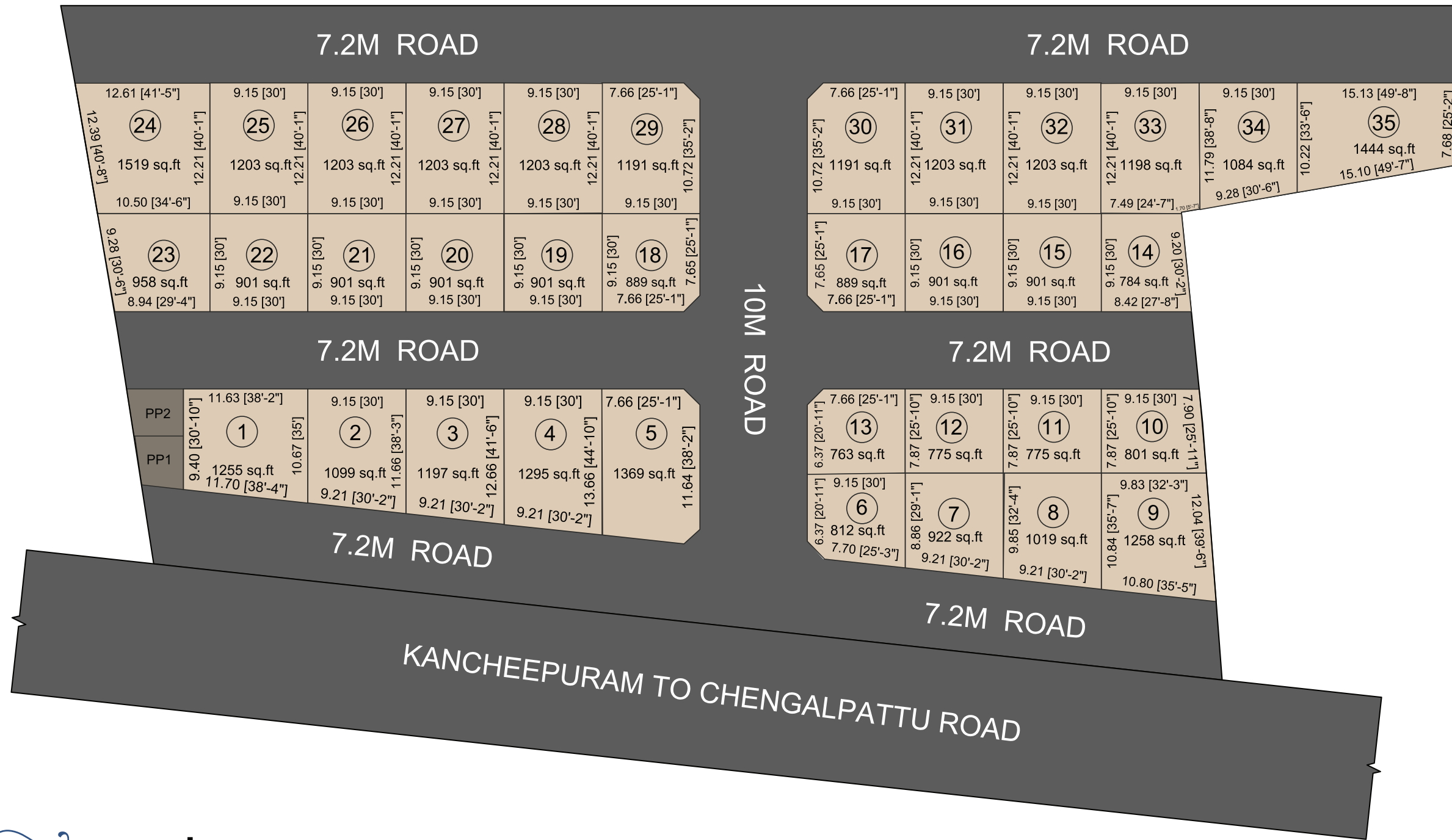
- In proximity to Mahindra World City, a prominent industrial zone, opening doors to a dynamic work environment.
- Minutes from Zoho Corporation, a leading tech company, placing you at the center of innovation.

Invest in your future at Ruby Urban Avenue. Experience a life enriched by convenience, connectivity, and endless possibilities.



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PLOT NO	FACING	AREA IN (SQ.FT)
1	NORTH & SOUTH	1255
2	NORTH & SOUTH	1099
3	NORTH & SOUTH	1197
4	NORTH & SOUTH	1296
5	NORTH, SOUTH & EAST	1369
6	SOUTH & WEST	812
7	SOUTH	922
8	SOUTH	1019
9	SOUTH	1258
10	NORTH	801
11	NORTH	775
12	NORTH	775
13	NORTH & WEST	763
14	SOUTH	784
15	SOUTH	901
16	SOUTH	901
17	SOUTH & WEST	889
18	SOUTH & EAST	889
19	SOUTH	901
20	SOUTH	901
21	SOUTH	901
22	SOUTH	901
23	SOUTH	958
24	NORTH	1519
25	NORTH	1203
26	NORTH	1203
27	NORTH	1203
28	NORTH	1203
29	NORTH & EAST	1191
30	NORTH & WEST	1191
31	NORTH	1203
32	NORTH	1203
33	NORTH	1198
34	NORTH	1084
35	NORTH	1444
	<b>TOTAL PLOT AREA</b>	<b>37112</b>

# Key Features:



## Peaceful Surroundings:

Escape the hustle and bustle of city life and unwind in a peaceful environment surrounded by nature.



## Modern Comforts:

Experience the convenience of modern amenities designed to enhance your everyday life.



# PROJECT HIGHLIGHTS



## Secure & Gated Community:

Grand entrance arch and a fully secured compound for your peace of mind.



## Modern Infrastructure:

Well-laid concrete roads and ample street lights for a comfortable living environment.



## Landscaped Beauty:

Lush avenue trees lining the streets, creating a serene and visually appealing atmosphere.



## Trusted Approvals:

Project is DTCP and TNRERA approved, ensuring legal compliance.



## Financial Convenience:

Approved by all major banks for hassle-free financing options.





### Location Highlights

- Bang on Chengalpattu to Kanchipuram State Highway
- Next to Palur Railway Station
- Gated Community Project with Well-developed Infrastructure
- Walkable Distance to Police Station and Quarters
- 15 min drive to Chengalpattu and Kanchipuram
- 20 mins drive to Mahindra World City
- 45 mins from Tambaram
- Frequent Buses and Trains available to reach Chengalpattu and Kanchipuram
- High Appreciation in Few Years

### Nearby Schools (10 mins)

- Little flower school
- Govt. High School, Palur
- GBS High School
- Govt. Middle School
- Montfort Centenary Academy High School
- SJK School
- RLT Academy Metric. High Sec. School
- Asian International Residential School

### Nearby Colleges (15 mins)

- Pattammal Alagesan Arts and Science college
- Lord Venkateshwara Engineering College
- Adhi College of Engineering and Technology
- Chennai International Bible College
- Padmasree College of Nursing
- Apollo Polytechnic College

# WELCOME TO THE HOME BUYING **EXPERIENCE OF A LIFETIME**

| **5800** + Happy Families

| **190** + Completed Projects

| **25** + Years of Experience

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ONE name that has always stood for consistent quality - Ruby Builders



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