

# The Parkside Courtyard Home

A serene independent villa designed for those who think ahead.

Spacious 3-BHK  
+ study room

3,000 sq ft  
built up area

Covered Parking  
for 3 Cars

Centralized Wi-Fi network  
+ Solar Provision

₹ 2.15 cr onwards



Aksh Garden,  
DABC Arboretum,  
Polachery, Mambakkam

Welcome to a home that has been designed for families that value design, wellness, and progressive living.

Every element has been shaped to create a home that breathes, adapts to climate, and inspires.

Call Now: 99406 18055

Sustainable architecture by Xate Haus

[www.xatehaus.com](http://www.xatehaus.com)





## Design Overview

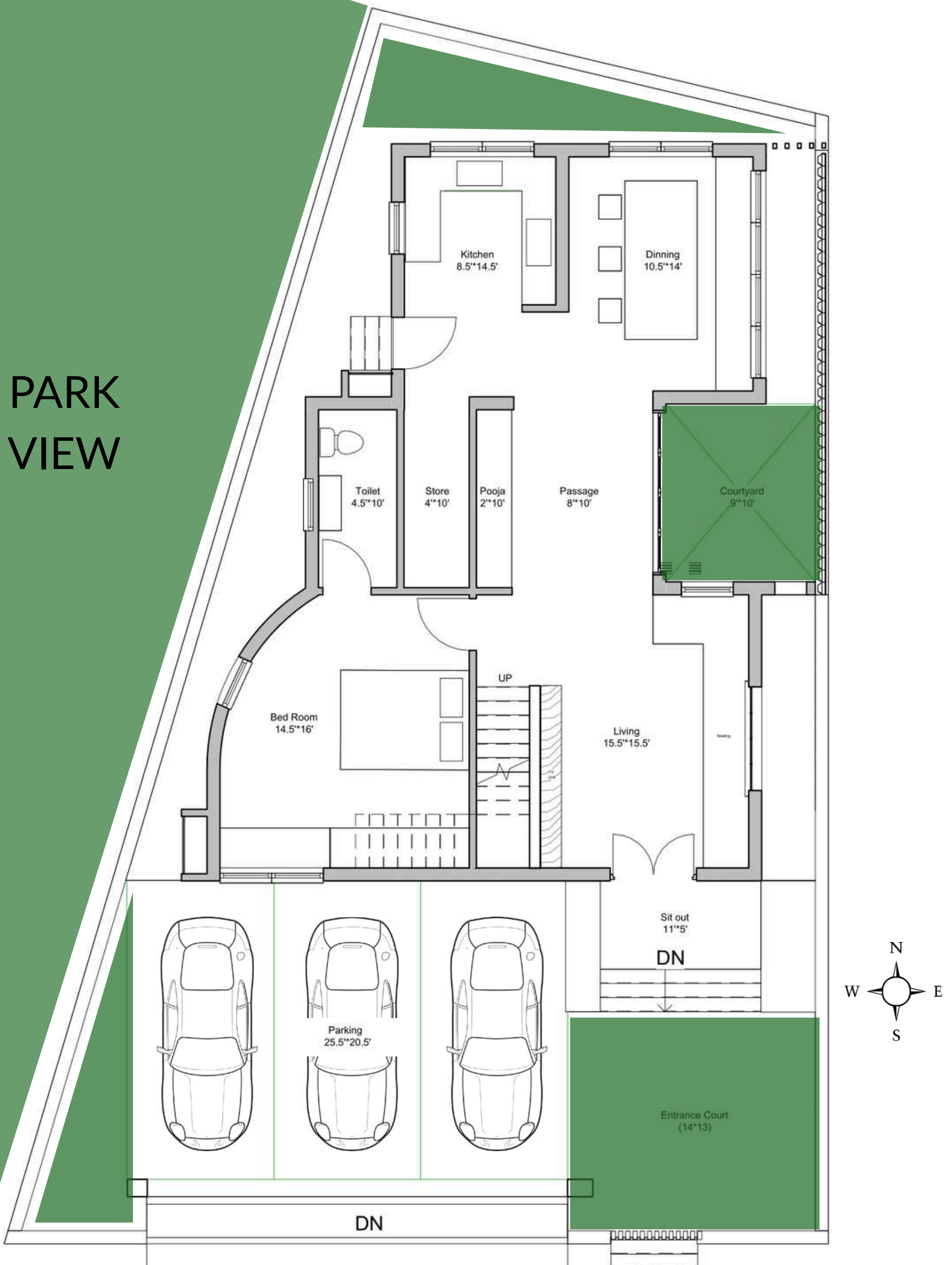
The Ground Floor opens with a welcoming entry court for three car parks, leading into interconnected living, dining, and kitchen spaces with a utility store. A bedroom with an attached toilet and a pooja foyer faces an open-to-sky courtyard, infusing light and greenery into the home's core.

The First Floor hosts a serene living-study deck, two bedrooms with attached toilets, and a rear terrace — offering privacy and seamless indoor-outdoor connection.



## GROUND FLOOR PLAN

PARK  
VIEW



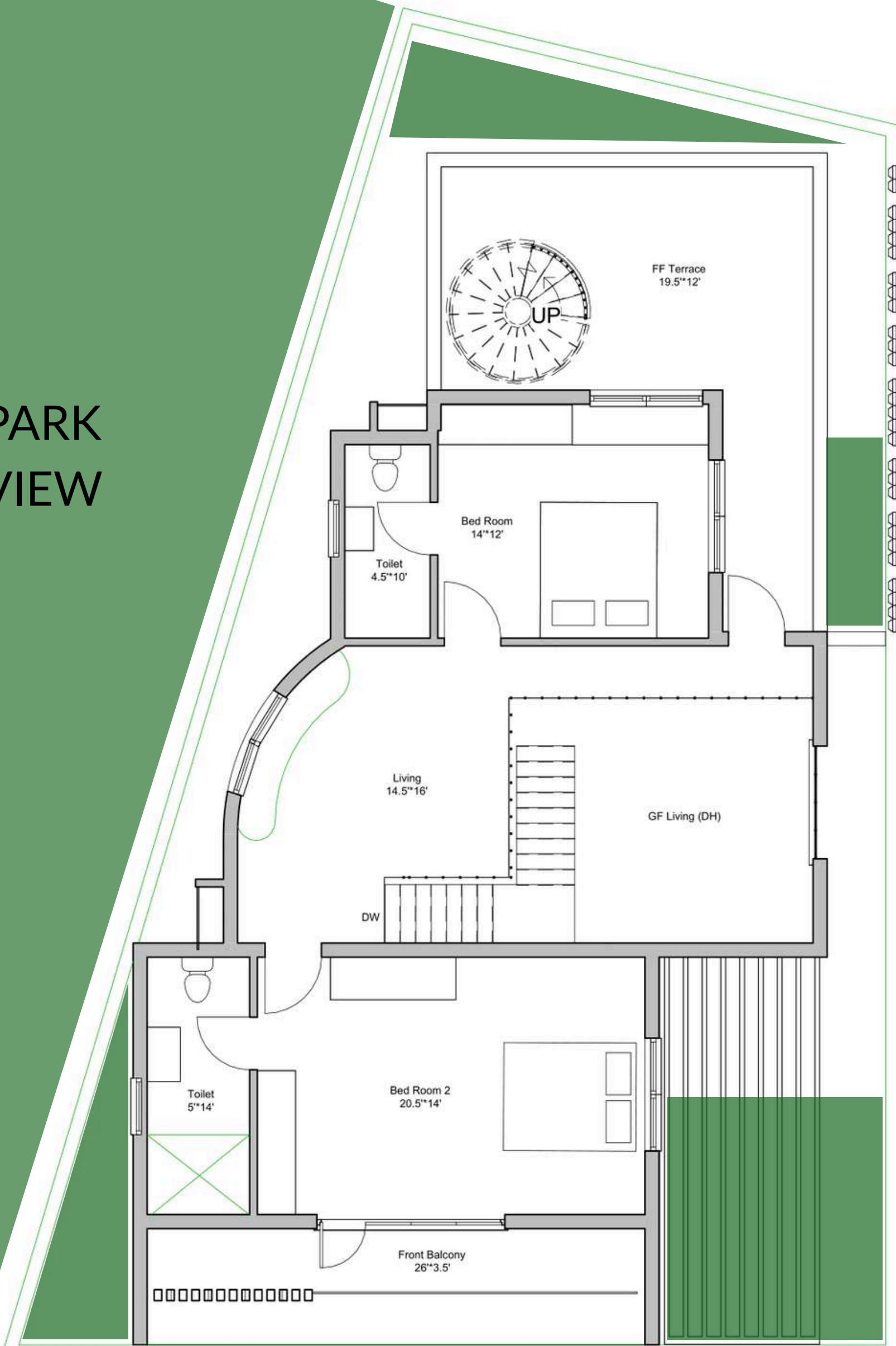
A south-facing entry court welcomes you in, doubling as shaded parking and a heat buffer.

The living, dining, and kitchen open around a bright courtyard, bringing greenery and airflow indoors.

Toilets on the west act as thermal shields, while east and north openings draw in morning light and soft breezes.

## FIRST FLOOR PLAN

PARK  
VIEW



A projected balcony and jaali-screened terrace provide shade and cross-ventilation.

The living-study deck overlooks park views, creating a serene retreat.

Two airy bedrooms open to light-filled spaces, ensuring privacy, comfort, and a strong indoor-outdoor connection.



## Location Advantages

### Well-Connected to Every Landmark

**Airport** — 30 min drive

**Kilambakkam Bus Terminus** — 30 min

**SIPCoT Siruseri / OMR** — 15 min

**Medavakkam & Kelambakkam** — 20 min

**Vandalur Railway / GST Road** — 30 min

### Education & Institutions Around

**Schools:** Velammal Global, Christwood, SBOA International, Maharishi Vidya Mandir, Tatva Primary

**Colleges & Universities:** VIT Chennai, Sathyabama University, Sri Venkateswara Dental College, Agni College of Technology IIITDM, Tagore College, Jerusalem College of Engineering

### Healthcare & Lifestyle

**Hospitals:** Chettinad, Global Health City, Tagore Medical College Hospital

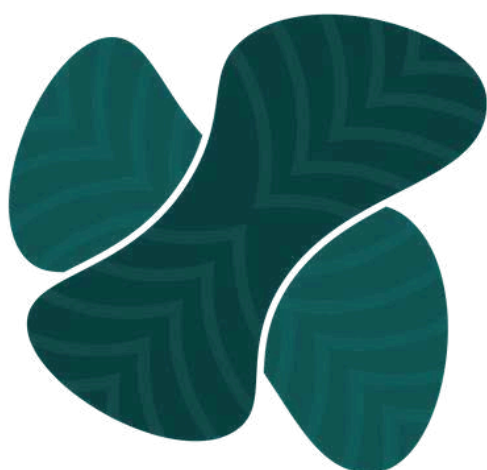
**Nearby:** Local markets, cafes, supermarkets, and recreation zones

### The Growth Edge

On the fast-developing Kelambakkam–Vandalur corridor — a future-ready zone blending access, infrastructure, and investment potential

**For Enquiries**

**Call on: 99406 18055**



**Xate  
Haus**

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