



Land of the Golden Egg

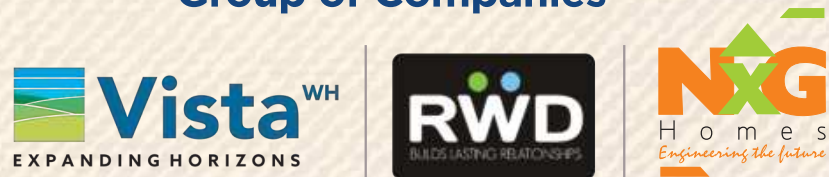
Bliss
Happiness forever

Site Address:

Nemam, Thirumazhisai, Chennai - 600 124.

For more details : 044 - 4009 4009 | www.rwd.in

Group of Companies



RERA NO: TN/2/Layout/3632/2024 | www.rera.tn.gov.in *T&C Apply

Disclaimer: This brochure is purely conceptual in nature and is by no means a legal offering. While every reasonable care has been taken in providing the information contained herein, the layout, details, drawings, measurements, amenities & facilities mentioned/shown are subject to changes/relocation within the composite development, if required, by government authorities and consultants, and are subject to modification, amendment, changes and are revocable, without any notice, at the discretion of the developer

Bliss
Happiness forever
VILLA PLOTS
NEMAM, THIRUMAZHISAI



For over two decades, RWD has been synonymous with world-class quality and excellence, consistently pushing boundaries in real estate. Renowned for creating some of the most iconic landmarks in chennai, RWD has established itself as the most trusted name in the industry.

The next evolution of our trusted legacy comes in the form of **Vista**. Reimagined for a future of innovative urban living. This new brand focuses exclusively on boutique projects, continuing our commitment to transforming urban landscapes & building sustainable projects for our progressing nation.

Over
20
Years in
Business

200
Premium Projects

6500
Happy Customers

13.5
Million sq.ft.
Completed

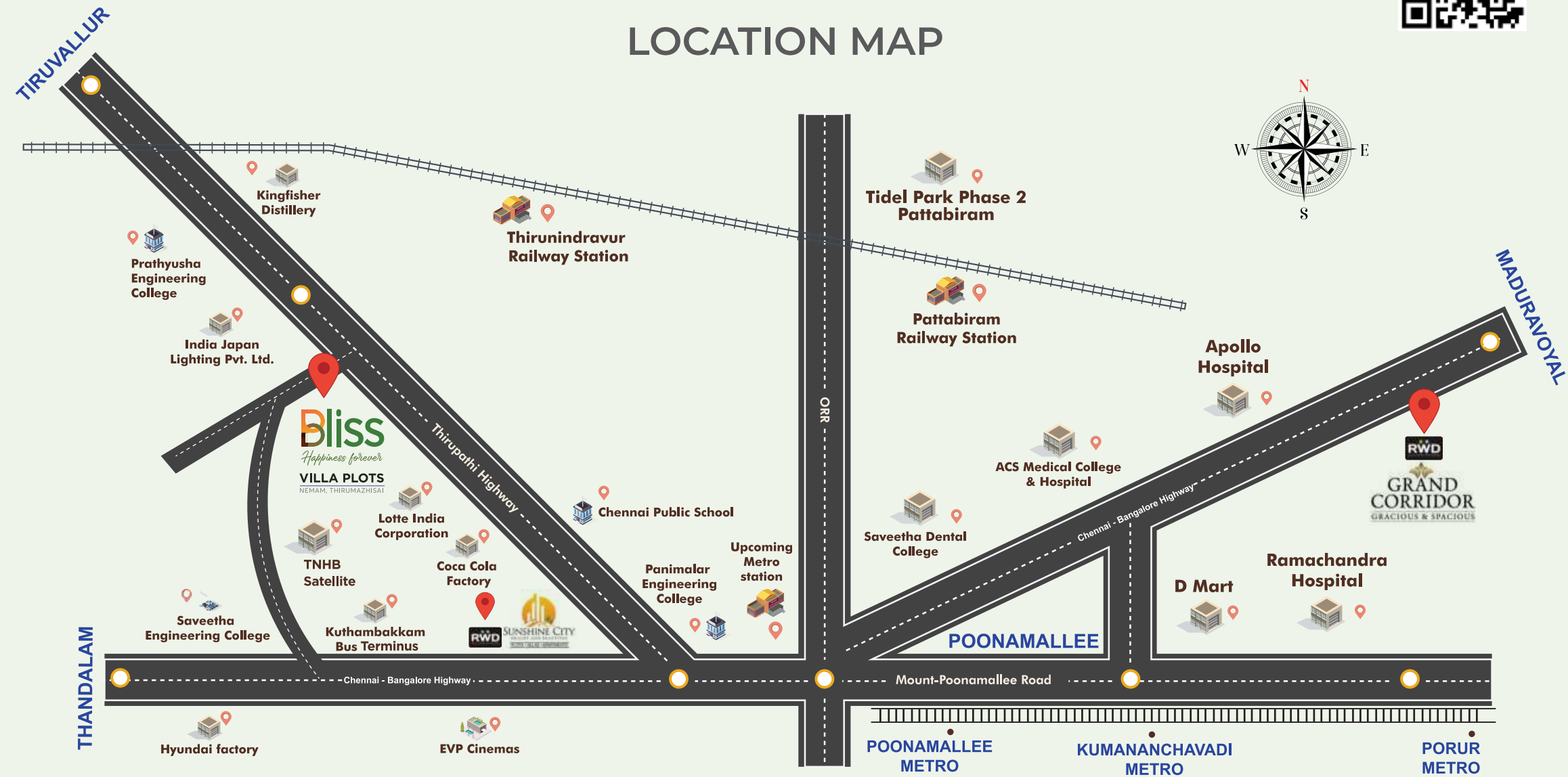


Where life feels
like a Treasure

Vista Bliss is an exclusive Ready-to-Build Community that redefines luxury living. Spread across approximately 11 acres, this meticulously planned development offers 241 premium villa plots ranging from 600 to 2400 sq .ft., each RERA and CMDA approved for your peace of mind.



Site Location



Map not to scale.



Nemam's Investment Paradise

Located on Chennai's western outskirts, Nemam is quickly becoming a prime spot for property investors. Located within the CMDA limits, it offers city living benefits while maintaining a peaceful, green environment. Ongoing infrastructure improvements, such as better roads and connectivity, are driving interest in this developing area, leading to a rise in high-quality residential projects.

Nemam's affordability, compared to more established areas, adds to its appeal, offering significant potential for property value appreciation. With the influx of IT companies and educational institutions nearby, Nemam presents an ideal blend of investment potential and quality of life, making it a key location in Chennai's growing real estate market.

10

Reasons to Buy
Plots in

Bliss
Happiness forever

01

Sriperumbudur Industrial Estate

Situated near the Sriperumbudur Industrial Corridor, Vista benefits from the economic growth & infrastructural development in this industrial hub.



02 Upcoming Thirumazhisai Metro station

Upcoming Metro Station will offer quick & seamless access to various parts of Chennai, increasing Bliss' connectivity and appeal.



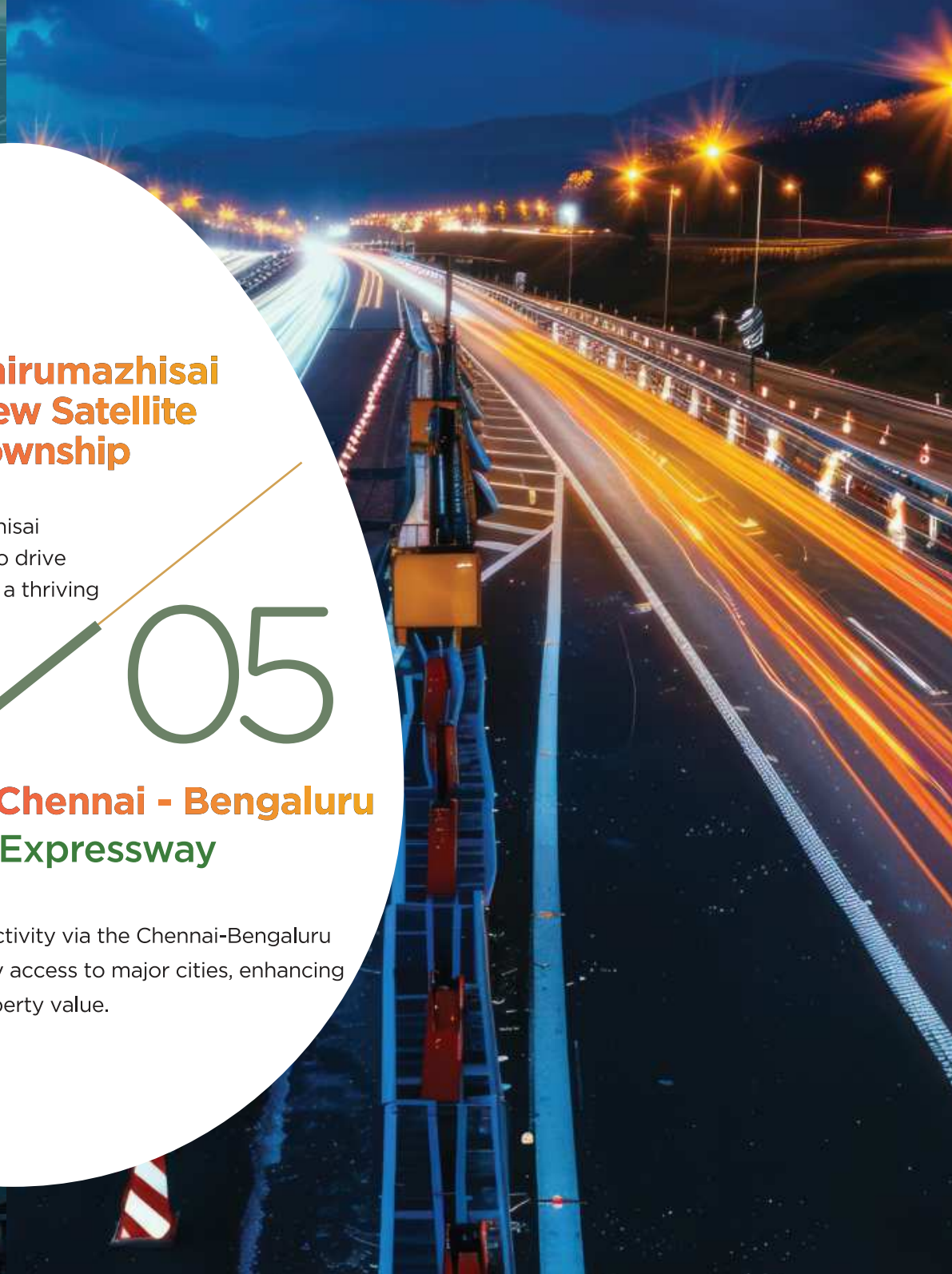
03 New Kuthambakkam Bus Terminus

With the development of new bus terminus in Kuthambakkam, residents of Bliss will enjoy improved public transport options, enhancing daily commutes.



04 Thirumazhisai New Satellite Township

The upcoming Thirumazhisai Satellite Township is set to drive urban expansion, creating a thriving community close to Bliss.



05 Chennai - Bengaluru Expressway

Excellent connectivity via the Chennai-Bengaluru Expressway offers easy access to major cities, enhancing both convenience & property value.



06

New Chennai
International
Airport
Parandur

Located near the planned
Parandur airport,
Bliss promises to become
a hub for both business
& leisure travelers, driving
future demand.



07

OMR 2.0
Guindy - Ponnammalle
IT Corridor

The OMR 2.0 IT
corridor will connect key business areas.
Plus, with the upcoming Pattabiram Tidel
Park, Bliss' location becomes
even more attractive for those
looking to be at the heart
of the next big business hub.



08

**Kakkalur
Industrial Estate**

Proximity to Kakkalur Industrial
Estate offers excellent employment
opportunities, making Bliss an
ideal location for working
professionals.



09

Mappedu Dry port
Investment worth
1200 Crores

The planned Mappedu Dry Port
promises significant growth in trade
& logistics, boosting the economic
potential of properties in Bliss.

10

Future Development Prospects

Nemam's emerging status as a key growth zone promises long-term property appreciation & a quality lifestyle for residents of Bliss.



Location Highlights

Bliss is surrounded by essential amenities & major work hubs, making it an ideal location for families, professionals, and investors.



SCHOOL

Sriram Vidhya Mandir CBSE
Oxford Public School
St John's Matriculation School
Mahaveer Rajasthani International School
Chennai Public School
Jai Hind Matriculation School
Spartan International School



HOSPITALS

Government Primary Health Centre Nemam
Bethesha Hospital Perumalpattu
DSM Hospital
S.S. Hospital Poonamallee
Saveetha Medical College & Hospital
Be well Hopital Poonamalle
Panimalar Medical College Hospital & Research Institute



COLLEGES

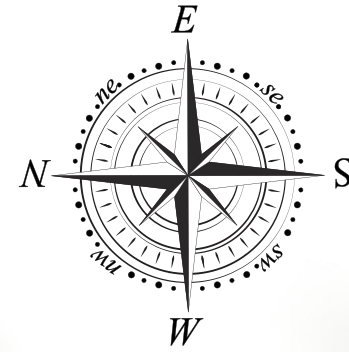
International Maritime Academy
Sriram Engineering College
Sriram College of Arts and Science
Prathyusha Engineering College (PEC)
Alpha College of Engineering
Sree Sastha Institute of Engineering & Technology
Saveetha Engineering & Medical College
Panimalar Medical College Hospital & Research Institute
ACS Medical College & Hospital



WORK HUBS

Thirumazhisai Sipcot
Irrugattukottai Industrial Estate
Mannur Industrial Estate
Sriperumbudur Industrial estate
Kakkalur Industrial estate
Thirumudivakkam Industrial Estate
DLFRMZ/Commerzone

Master Layout

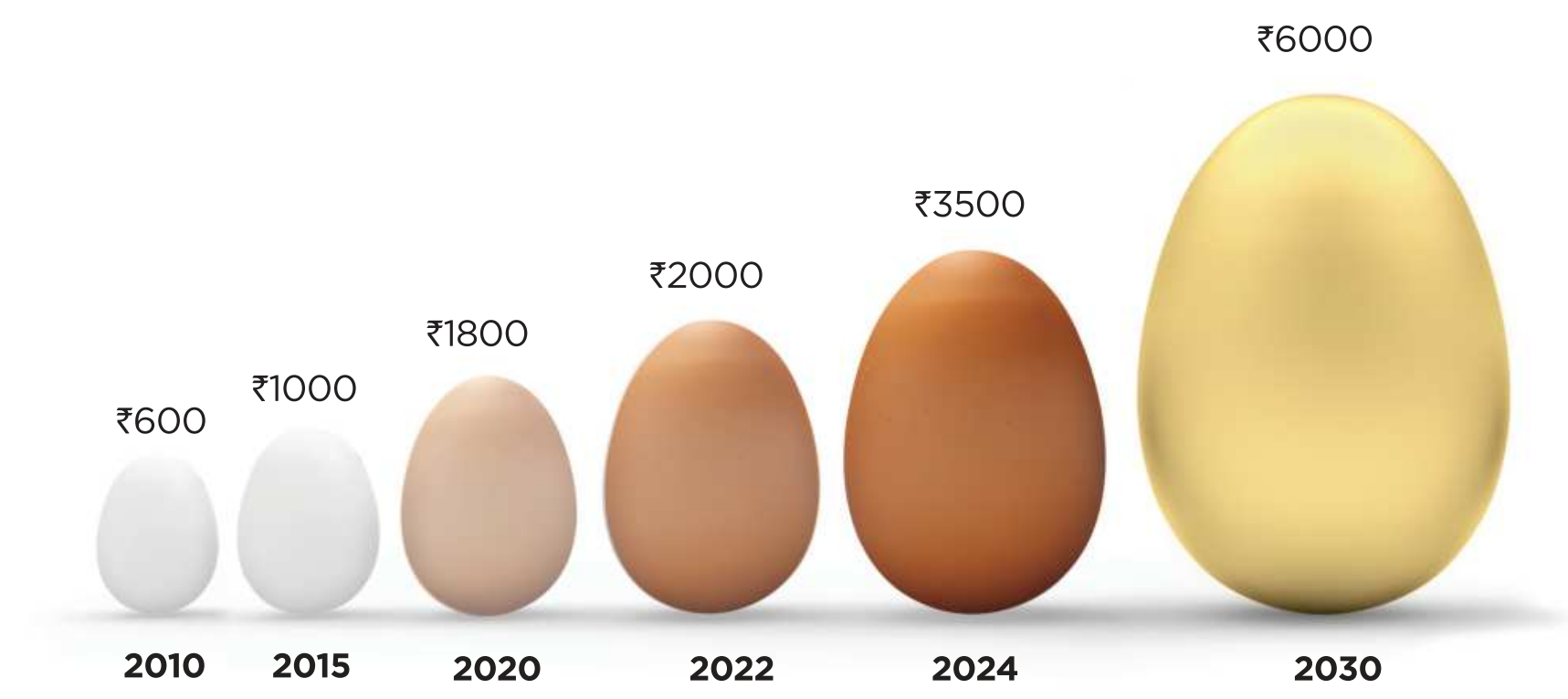


CHENNAI - THIRUVALLUR HIGHWAY

300 mtr

PLOT NO.	Size in Sq.Ft.	PLOT NO.	Size in Sq.Ft.	PLOT NO.	Size in Sq.Ft.	PLOT NO.	Size in Sq.Ft.	PLOT NO.	Size in Sq.Ft.
1	2136	50	1230	99	1163	148	861	197	753
2	1292	51	947	100	1163	149	1018	198	753
3	1292	52	947	101	1163	150	1189	199	767
4	1292	53	935	102	1280	151	861	200	688
5	1292	54	935	103	1538	152	1280	201	646
6	1292	55	947	104	1033	153	1280	202	721
7	1292	56	947	105	702	154	1136	203	764
8	1292	57	1127	106	699	155	1308	204	646
9	1292	58	981	107	1033	156	1621	205	624
10	1292	59	924	108	1538	157	940	206	646
11	1292	60	947	109	1292	158	799	207	634
12	1073	61	935	110	1280	159	827	208	741
13	1085	62	817	111	1163	160	997	209	646
14	1073	63	829	112	1163	161	910	210	624
15	1033	64	829	113	1163	162	715	211	877
16	1033	65	1081	114	1163	163	781	212	1037
17	1033	66	1340	115	1163	164	902	213	646
18	1033	67	1033	116	1163	165	1117	214	687
19	1033	68	1033	117	1163	166	1101	215	687
20	1033	69	1033	118	1280	167	1305	216	646
21	1033	70	1033	119	1267	168	1600	217	646
22	1033	71	1538	120	1059	169	1033	218	678
23	1033	72	1538	121	1059	170	1397	219	587
24	1033	73	1033	122	1059	171	1296	220	624
25	1163	74	1033	123	1059	172	920	221	646
26	1768	75	1033	124	1043	173	1689	222	741
27	893	76	1033	125	1004	174	2123	223	741
28	951	77	1199	126	1164	175	1838	224	646
29	943	78	1560	127	1312	176	1547	225	732
30	935	79	1345	128	1409	177	1037	226	773
31	834	80	1349	129	1227	178	1175	227	700
32	845	81	1179	130	1227	179	1337	228	700
33	861	82	1604	131	1526	180	1167	229	837
34	861	83	1380	132	956	181	1174	230	660
35	908	84	1417	133	1203	182	1165	231	686
36	920	85	1455	134	1203	183	1491	232	661
37	936	86	1490	135	1191	184	1385	233	806
38	861	87	1578	136	780	185	981	234	716
39	861	88	909	137	1001	186	789	235	924
40	819	89	1059	138	826	187	834	236	640
41	1017	90	1059	139	1717	188	1176	237	730
42	947	91	1059	140	2128	189	982	CS1	2186
43	947	92	1059	141	1257	190	982	CS2	714
44	895	93	1267	142	1473	191	1189	CS3	1653
45	907	94	1280	143	836	192	557	CS4	670
46	908	95	1163	144	982	193	646		
47	947	96	1163	145	2191	194	646		
48	947	97	1163	146	1280	195	646		
49	974	98	1163	147	1280	196	753		

Golden Growth Potential



Appreciating land value in neighbouring areas

Nemam offers a more affordable entry point compared to neighbouring areas, while still holding strong growth potential.



Blissful Amenities

Premium Amenities for a comfortable and enriched lifestyle

- Childrens Play Area
- Streetlights
- Landscape Gardens
- Potable Ground Water
- OSR Play Area
- Durable Black top roads
- 40ft main road lined by beautiful trees
- Yoga & Meditation Zone
- Elders Sitting Area
- 24*7 Security for a private life
- Fully Compounded Gated Community



*A place where
your family's
happiness thrives*

Vista's Bliss offers everything your family needs to lead a happy & fulfilling life, surrounded by modern amenities & a peaceful environment.



Our Commitment to a Golden Life



Cleared Title Deed
for a happy possession



CMDA & RERA
Approved plots



Villa Construction
Assistance



100% transparency
in payment



Convenient Bank
Loan Options



Our iconic projects in Chennai

