

Breathe Life.
LIVE KODAI.

 **SAMEERA**[™]
ESTATES

 **SAMEERA**
OXYGEN

HILL - TOP RESIDENTIAL PLOTS AT THE

PRINCESS

OF HILL STATIONS

KODAIKANAL



THE PRINCESS OF HILL STATIONS

“The gift of the forest” Kodaikanal is a beautiful elite town located on Palani Hills of Western Ghats in the Dindigul district which is about 7200 feet above the sea level.

It is sandwiched between the Parappan and Gundur valleys and largely covered with thick forests of eucalyptus, cypress, acacia and shola trees. Kodaikanal is one of the most famous hill stations in India due to its beautiful scenic view. Kodaikanal is address to a prime tourist attraction the star shaped lake, many adventurous forests, enchanting waterfalls and widespread grassland graced with the abundance of greenery throughout.

KODAI SPECIALITIES

Home to **144** species of birds | A rich foliage of flora & fauna with over **100** plant specimens

Kurinji flower that blooms only once in **12 YEARS** adds to the uniqueness of the town.



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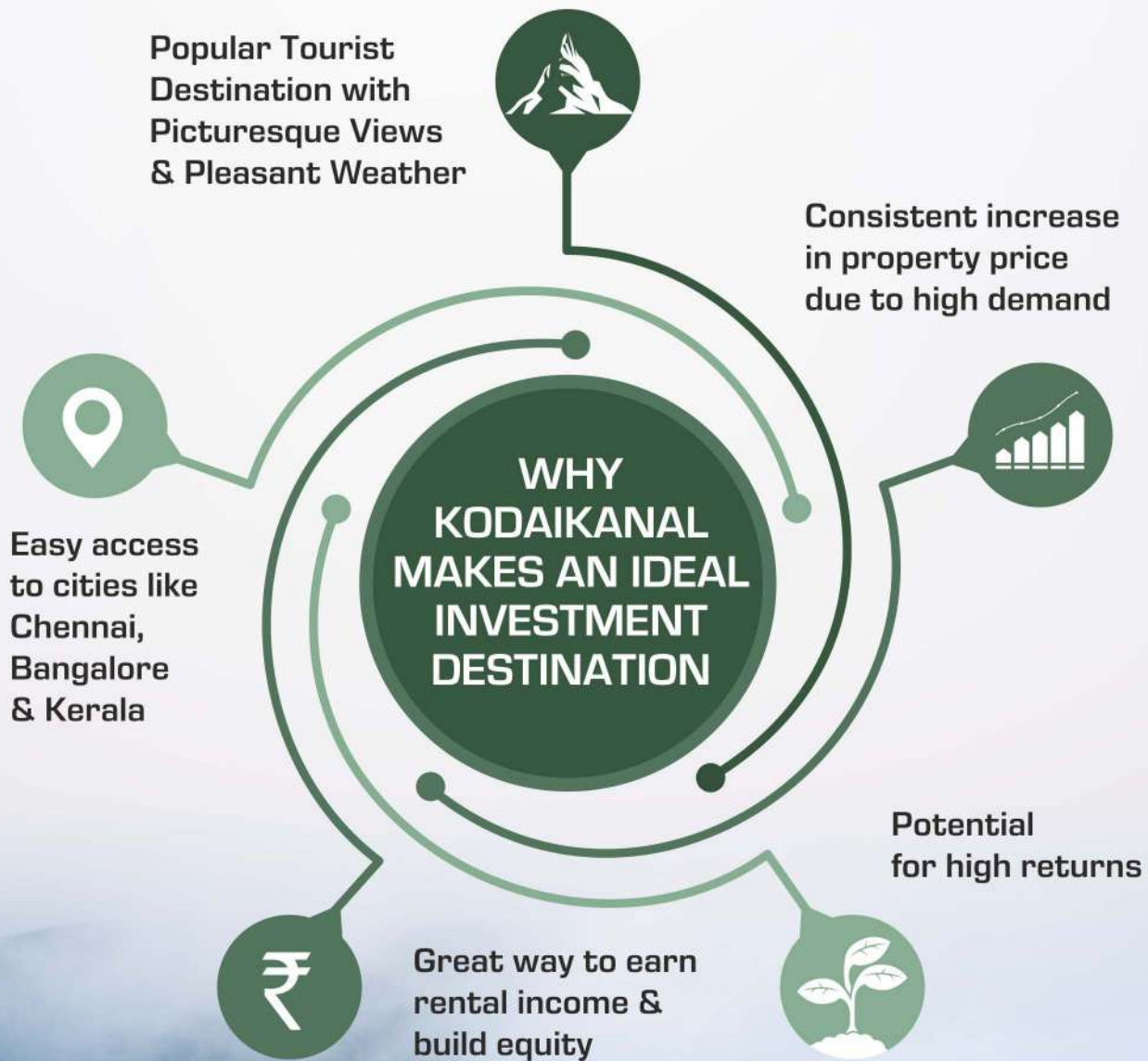
Nestled amidst the Western Ghats, Kodaikanal stands as a testament to nature's grandeur. In recent times, the emergence of plotted development in the picturesque locale seamlessly integrate with Kodaikanal's natural beauty, offering residents a harmonious blend of lush greenery, panoramic views and a serene environment.

Sameera Estates brings to you, your very own piece of this elevated charm... **Sameera Oxygen!** The elegantly designed gated community embellished with 153 villa plots that come in sizes ranging from 520 square feet accommodating all urban compositions that play the tunes of a well-orchestrated lifestyle. Whether you are planning to build your own villa or invest today for a future fortune, **Sameera Oxygen!** sure fits in your desire.



- Gated Community • Excellent Infrastructure
- Reasonable Price Tag • High Return on Investment







AREA STATEMENT

PLOT NO.	AREA (SQ.FT)	PLOT NO.	AREA (SQ.FT)	PLOT NO.	AREA (SQ.FT)	PLOT NO.	AREA (SQ.FT)	PLOT NO.	AREA (SQ.FT)	PLOT NO.	AREA (SQ.FT)	PLOT NO.	AREA (SQ.FT)
1	2716	24	890	47	1381	70	1602	93	1340	116	1259	139	709
2	2214	25	955	48	1380	71	1811	94	684	117	1249	140	709
3	1685	26	1085	49	1380	72	1461	95	685	118	1237	141	745
4	2492	27	752	50	1380	73	763	96	587	119	1226	142	2127
5	2403	28	769	51	1629	74	728	97	1609	120	1896	143	1993
6	2403	29	845	52	2899	75	1700	98	1348	121	1766	144	1975
7	2403	30	1126	53	1154	76	855	99	1431	122	729	145	1942
8	3382	31	1550	54	1195	77	854	100	1560	123	729	146	1516
9	3401	32	622	55	2893	78	1327	101	686	124	729	147	1277
10	3499	33	612	56	2541	79	1201	102	724	125	729	148	1314
11	3539	34	581	57	1163	80	1201	103	728	126	729	149	1313
12	5398	35	551	58	1477	81	1033	104	731	127	729	150	1313
13	2440	36	520	59	1229	82	1004	105	733	128	729	151	1073
14	2403	37	703	60	1149	83	1004	106	736	129	729	152	1871
15	2403	38	2198	61	1149	84	1017	107	739	130	690	153	2034
16	2403	39	2817	62	1842	85	2766	108	744	131	690	Shop 1	2685
17	2403	40	1903	63	2403	86	2010	109	733	132	690	Shop 2	2715
18	2148	41	1812	64	2403	87	2378	110	743	133	690		
19	2011	42	1614	65	2403	88	2089	111	752	134	709		
20	2073	43	1295	66	2403	89	2169	112	757	135	709		
21	3408	44	1563	67	2769	90	1960	113	795	136	709		
22	1997	45	1634	68	657	91	1793	114	1281	137	709		
23	880	46	1563	69	845	92	1559	115	1270	138	709		

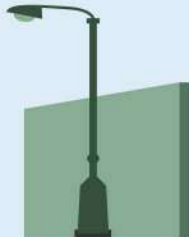
PROJECT FEATURES



Gated
Community



Entrance Arch



Street
Lights



Blacktop
Roads



Security
Cabin &
CCTV
Surveillance



2 Landscaped
Parks



Children
Play Area



Water
Provision

THE SAMEERA ESTATES EDGE

On a mission to integrate our expertise in varied fields and elevate the dwelling needs of the Customer and to encourage and emphasise on the advantages of sustainable living, Sameera Estates is committed to redefine the attributes of a contemporary urban living.

Sameera Estates redefines the urban landscapes with palatial townships that offer best living experience. Every amenities and specifications are carefully designed with an extra eye for perfection. No stone is left unturned when it comes to offering the best to customers.

With an organization that is customer centric and committed to high business ethics and values you are not just investing in a piece of land but you are investing for your peace of mind. Choose your preferred project from the few hand picked locations offered.



LOCATION MAP

Not to Scale



- City View - 4 Kms
- Silver Cascade Waterfall - 5 Kms
- Kodai Lake - 7 Kms
- Bryant Park - 7.6 Kms
- Kodai International School - 8 Kms
- Kurinji Andavar Temple - 9 Kms

Site Address:

SAMEERA OXYGEN

Prakasapuram to Adukkam Road, Prakasapuram Village,
Kodaikanal - 624 104. (Adjacent to Country Club)

DTCP & RERA APPROVED

RERA No: TN/22/Layout/1167/2024 | www.rera.tn.gov.in

Avail Loan Up to 80% From Leading Banks

Corporate Office:

Sameera 117 Township,
Poonamallee-Avadi Main Road,
Veeraraghavapuram, Poonamallee,
Chennai - 600 077.

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www.sameeraoxygen.org

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CREDAI

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Disclaimer: We have made all efforts to ensure the accuracy of the information provided, it is the responsibility of the user to ensure that the information is up to date, complete and accurate.