

The background is an abstract composition of overlapping, organic shapes in two colors: a muted grey and a vibrant gold. Both colors have a visible, fibrous texture, similar to handmade paper or heavy cardstock. The shapes are layered, creating a sense of depth and movement. In the center, there is a dark grey, rounded rectangular frame with a double-line border. Inside this frame, the word 'ENCHANTÉ' is written in a white, serif font. Below the word is a small white silhouette of a landscape with a sun or moon on the horizon and a few trees. At the bottom of the frame, the text 'VILLA READY PLOTS | BY PACIFICA' is written in a smaller, white, sans-serif font.

# ENCHANTÉ

VILLA READY PLOTS | BY PACIFICA



STRUCTURAL CONSULTANT  
SARJAN CONSULTANTS

MASTERPLANNING CONSULTANT  
BIM DESIGN STUDIO

LANDSCAPE ARCHITECT  
PRASHANT LUHAR  
ARCHITECTS  
AHMEDABAD

ARCHITECT  
ANBU & FAISAL  
CHENNAI

DEVELOPER

**PACIFICA**  
COMPANIES

Shaping real estate globally... since 1978

TRUST. QUALITY. ETHICS.

PACIFICA COMPANIES



## ABOUT PACIFICA COMPANIES

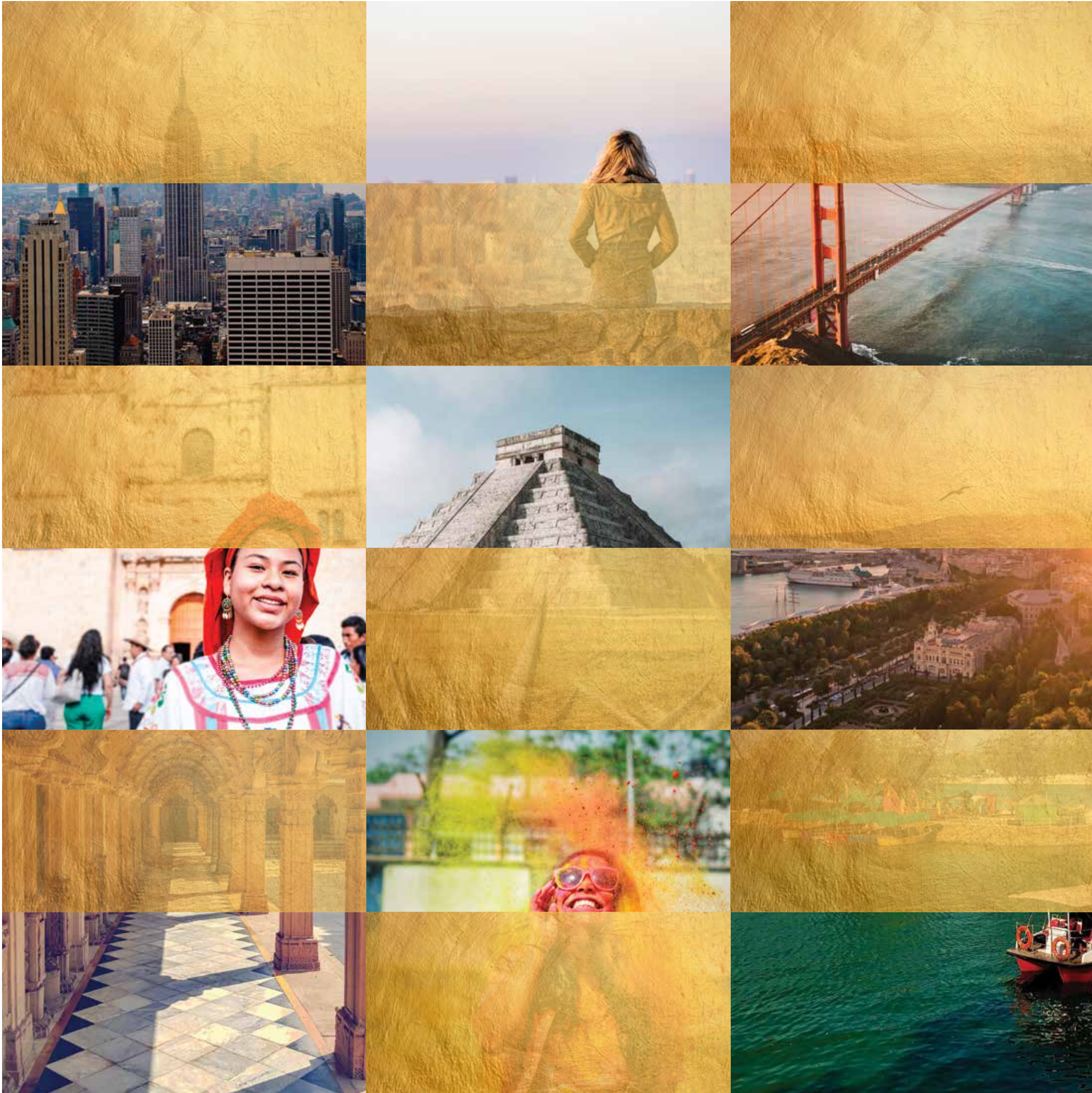
- WE HAVE OVER 4 DECADES OF EXPERIENCE ACROSS VARIOUS SPECTRUMS OF REAL ESTATE
- CURRENTLY OPERATING IN MORE THAN 3 COUNTRIES
- OVER 17 YEARS OF EXPERIENCE IN INDIA
- SUCCESSFULLY DELIVERED MORE THAN 15 PROJECTS IN INDIA TO OVER 8000 HAPPY FAMILIES
- WE OPERATE IN MORE THAN 7 CITIES IN INDIA THAT INCLUDE AHMEDABAD, CHENNAI, HYDERABAD, BENGALURU, NCR, VADODARA & DEESA

# PACIFICA COMPANIES

IS A USD 3 BILLION GLOBAL REAL ESTATE CONGLOMERATE WITH A SHINING HISTORY OF CREATING DISTINCTIVE LIFE SPACES ACROSS THE GLOBE. SINCE ITS FOUNDING IN 1978, PACIFICA HAS BEEN CONSISTENTLY INNOVATING & ACQUIRING NEW CREDIBILITY IN THE REAL ESTATE SECTOR. IT'S EVER EXPANDING LEGION OF DEVELOPMENTS & SENIOR LIVING COMMUNITIES.

UNDER THE INSTRUMENTAL LEADERSHIP OF ASHOK ISrani, FONDLY CALLED MR. ASH, PACIFICA EXPANDED & EVOLVED ON THE SOLID PRINCIPLES OF TRUST, QUALITY & ETHICS. WITHIN TWO DECADES, THE COMPANY DEVELOPED A VERSATILE REALTY PORTFOLIO & A POWERFUL PRESENCE ACROSS 22 AMERICAN STATES. AT THE TURN OF THE CENTURY, PACIFICA ADVANCED INTO THE INDIAN REAL ESTATE SCENARIO AND SINCE THEN IT IS DEVELOPING QUALITY PROJECTS IN AHMEDABAD, VADODARA, DEESA, BANGALURU, HYDERABAD, CHENNAI & NCR.





## PACIFICA USA

The beginning of Pacifica's journey of success took place in the United States of America way back in 1978. Since then, they have successfully developed and diversified their assets including hospitality, senior housing, multi-family, commercial development, land acquisition, residential development, debt acquisition and REO across 22 states in the US. This diversity of experience has allowed Pacifica to confidently extend itself in any market or property type with its proven track record generating superior returns in all asset classes.



## PACIFICA LATIN AMERICA

The Latin American real estate space, as a result of steady economic and demographic growth, offers a multitude of opportunities for those with a keen eye. Recognizing this, Pacifica is currently working to strongly position itself with an initial investment of \$ 400 million in a diverse range of asset classes. Their first landmark in the region was The Calette Mall in Tijuana, Mexico, a mixed-use project, which we believe will become the most important type of development in the future.



## PACIFICA INDIA

Pacifica's venture into the Indian sub-continent might eventually prove to be their most successful. The reasons for making this ambitious claim are manifold; the outstanding middle-class population growth in India, drastic improvements in the standard of living and most importantly, Pacifica's intentions to adopt long-term investor strategies. Their Indian operations were started in 2004 with the opening of a head office at Ahmedabad and branch offices at Vadodara, Deesa, NCR, Bangaluru, Chennai and Hyderabad. With a projected portfolio value of more than \$1.7 billion, they are continuing today to exceed expectations of India's growing hospitality.

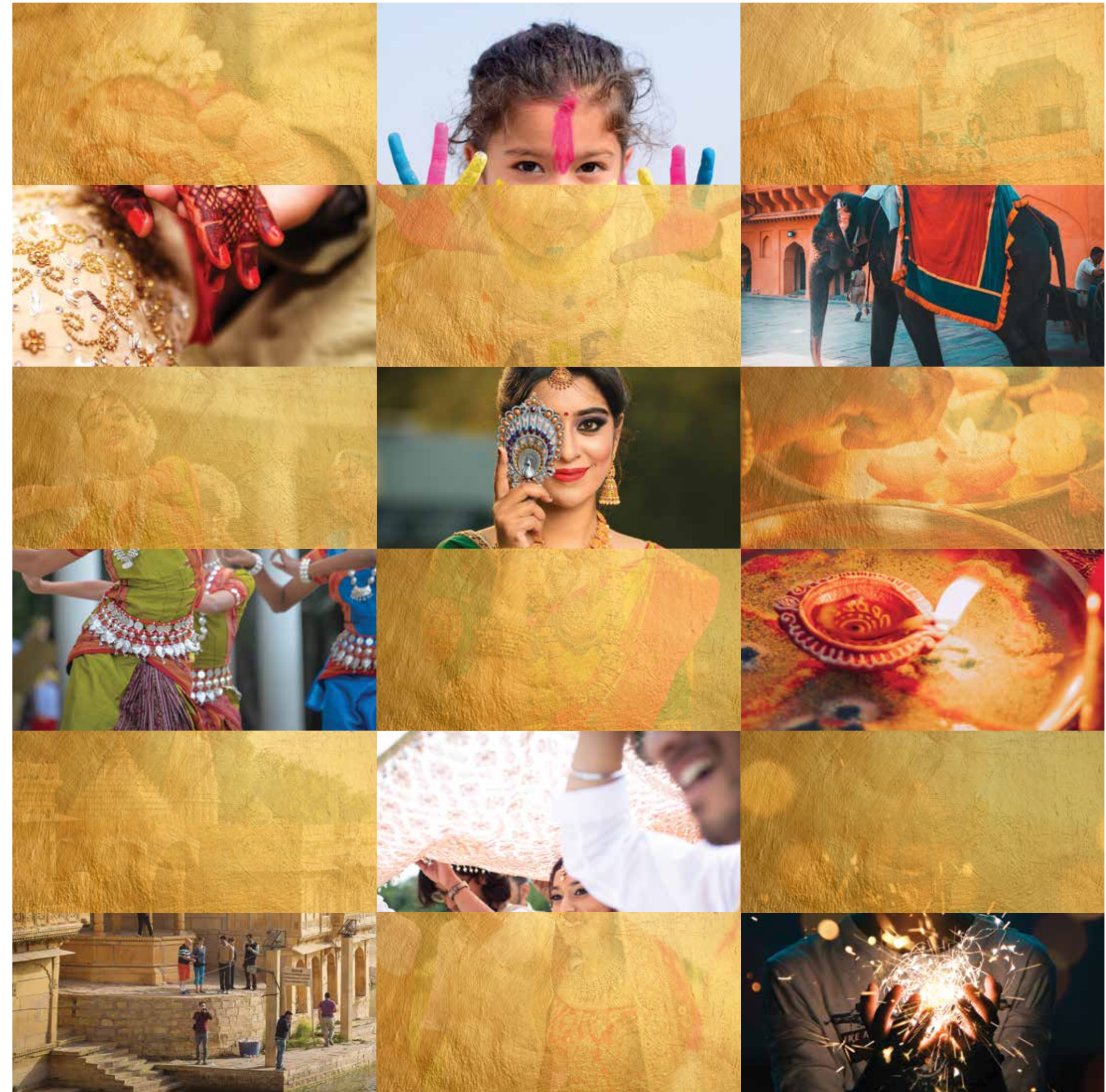
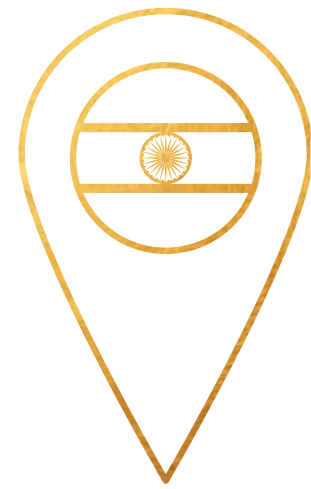


## PAN INDIA PRESENCE

Pacifica stepped into the Indian real estate space in the last decade. Headquartered in Ahmedabad.

Pacifica has established offices in NCR, Hyderabad, Bangaluru, Deesa, Vadodara & Chennai. These offices have helped the company to reach the great heights on a pan-India level. Pacifica's experience of 4 plus decades gave the company a strategic head-start in the reality business, as its a global team of managers are geared to customize their global know how for the Indian market.

These projects are spread over Ahmedabad, Vadodara, Deesa, NCR, Chennai, Bangaluru, Hyderabad, rendering more than a glimpse of global realty trends & Finesse.





NCR

Deesa  
Ahmedabad  
Vadodara

Bangaluru

Hyderabad

Chennai

- **Residential**  
 Ahmedabad  
 Vadodara  
 Chennai  
 Bangaluru  
 Hyderabad
- **Commercial**  
 NCR  
 Deesa
- **IT Park**  
 Chennai
- **Hotels**  
 Ahmedabad  
 Bangaluru
- **Township**  
 Vadodara  
 Chennai  
 Hyderabad
- **Plotted Development**  
 Ahmedabad







# LASTING IMPRESSION

A FEW OF OUR COMPLETED PROJECTS IN INDIA.



**SAN TROPEZ @ MADRID COUNTY**  
 4 BHK LUXURIOUS VILLAS  
 UNIT – 238  
 VADODARA



**LA HABITAT**  
 3 BHK LUXURIOUS APARTMENTS  
 UNIT – 191  
 AHMEDABAD



**PACIFICA TECH PARK**  
 UNIT – 1.1 MILLION SQFT  
 OMR CHENNAI



**THE MEADOWS**  
 3/4 BHK LUXURIOUS VILLAS  
 UNIT- 315  
 AHMEDABAD



**GREEN ACRES**  
 3 BHK LUXURIOUS APARTMENTS  
 UNIT- 330  
 AHMEDABAD



**SAN MARTIN @ MADRID COUNTY**  
 2 BHK LUXURIOUS VILLAS  
 UNIT – 144  
 VADODARA



**HILLCREST PHASE 1**  
 2/3/4 BHK LUXURIOUS APARTMENTS  
 UNIT – 473  
 HYDERABAD



**AURUM VILLAS PHASE-1**  
 4/5 BHK LUXURIOUS VILLAS  
 UNIT – 374  
 CHENNAI



**CASA LAKESIDE**  
 4 BHK LUXURIOUS VILLAS  
 UNIT- 229  
 VADODARA



**REFLECTIONS**  
 2/3 BHK LUXURIOUS APARTMENTS  
 UNIT-468  
 AHMEDABAD



**WESTRIDGE**  
 4/5 BHK LUXURIOUS APARTMENTS  
 UNIT- 23  
 AHMEDABAD



**AURUM HAPPINESS TOWER**  
 2/3 BHK LUXURIOUS APARTMENTS  
 UNIT- 662  
 CHENNAI

FRAME  
YOUR  
DESTINY

ENCHANTÉ

VILLA READY PLOTS | BY PACIFICA

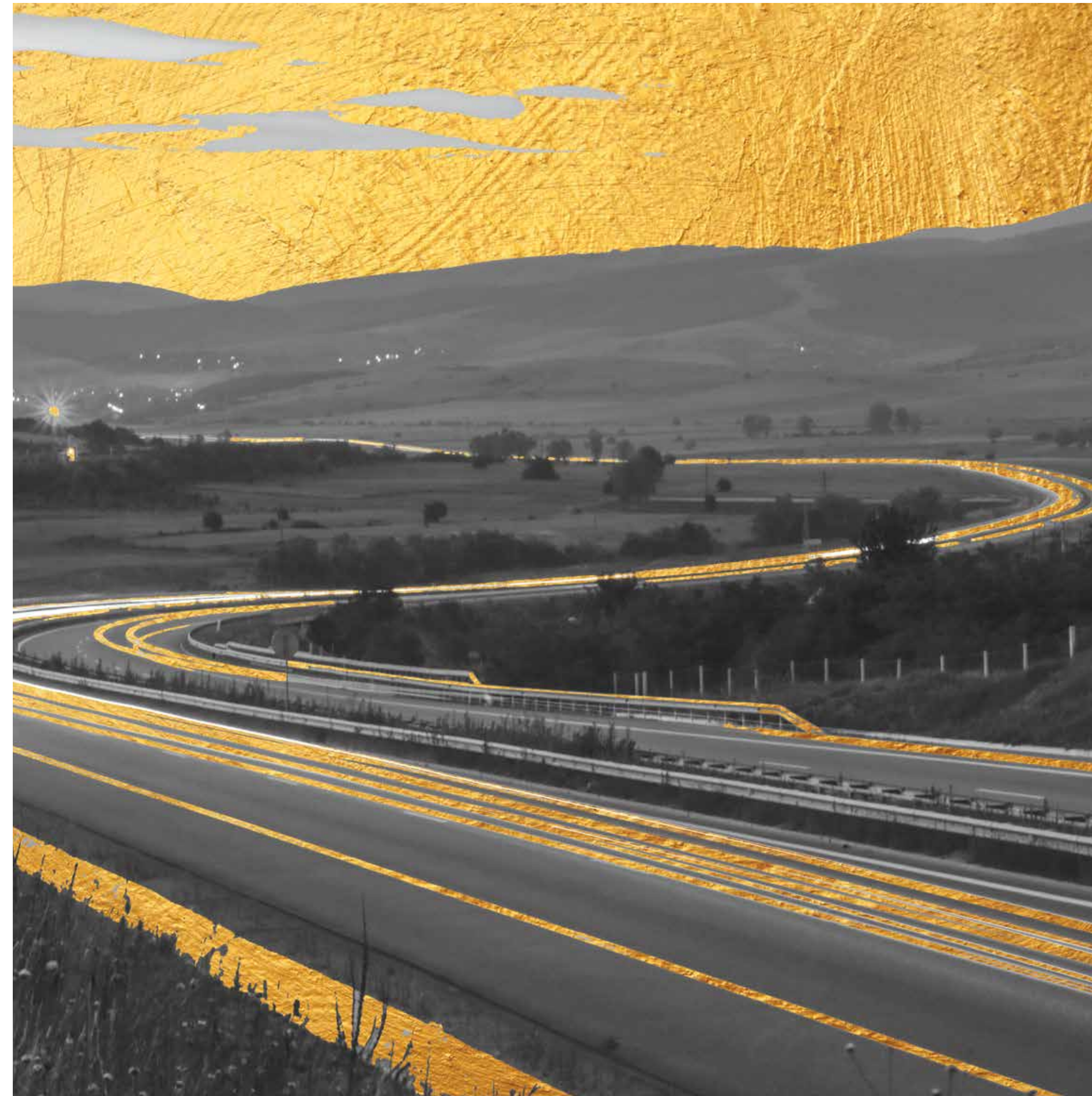


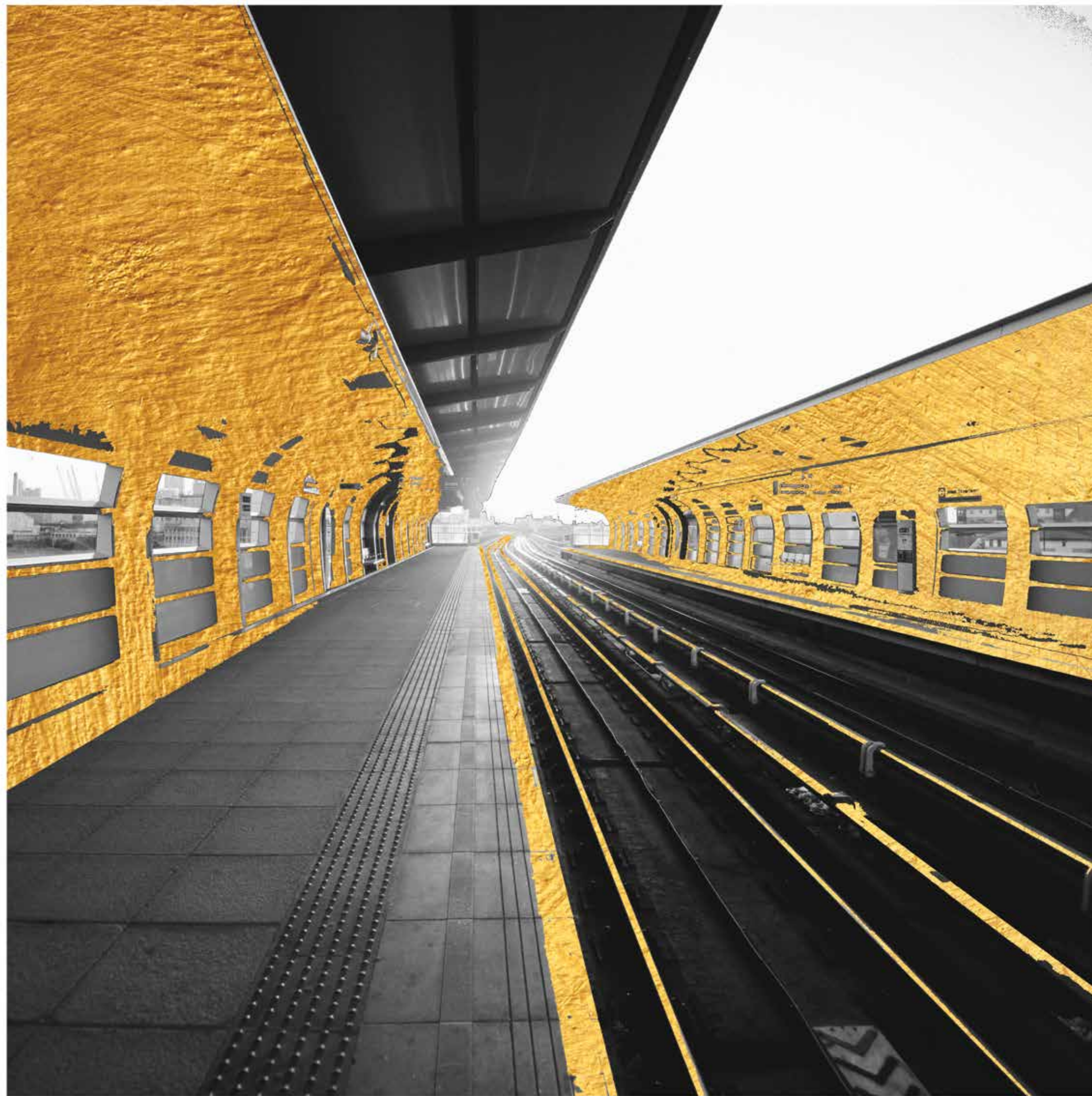
A TIMELESS THEME  
OF LOVE, JOY AND NATURE.



# ABOUT OMR

- OMR, THE IT EXPRESSWAY IS BEEN IDENTIFIED AS SECONDARY AND PERIPHERY BUSINESS CENTER OF THE CITY.
- THE PRESTIGIOUS TIDEL PARK, SIPCOT HOME TO A NUMBER OF BPO AND IT/ITES COMPANIES AND MANY OTHER MAJOR IT/ITES COMPANIES IN THE COUNTRY ARE SITUATED.
- MORE THAN 3, 50,000 EMPLOYEES WORK AT IT CORRIDOR OF CHENNAI.
- WELL-DEVELOPED SOCIAL INFRA-STRUCTURE /BETTER TRANSPORT & CONNECTIVITY / WALK TO WORK





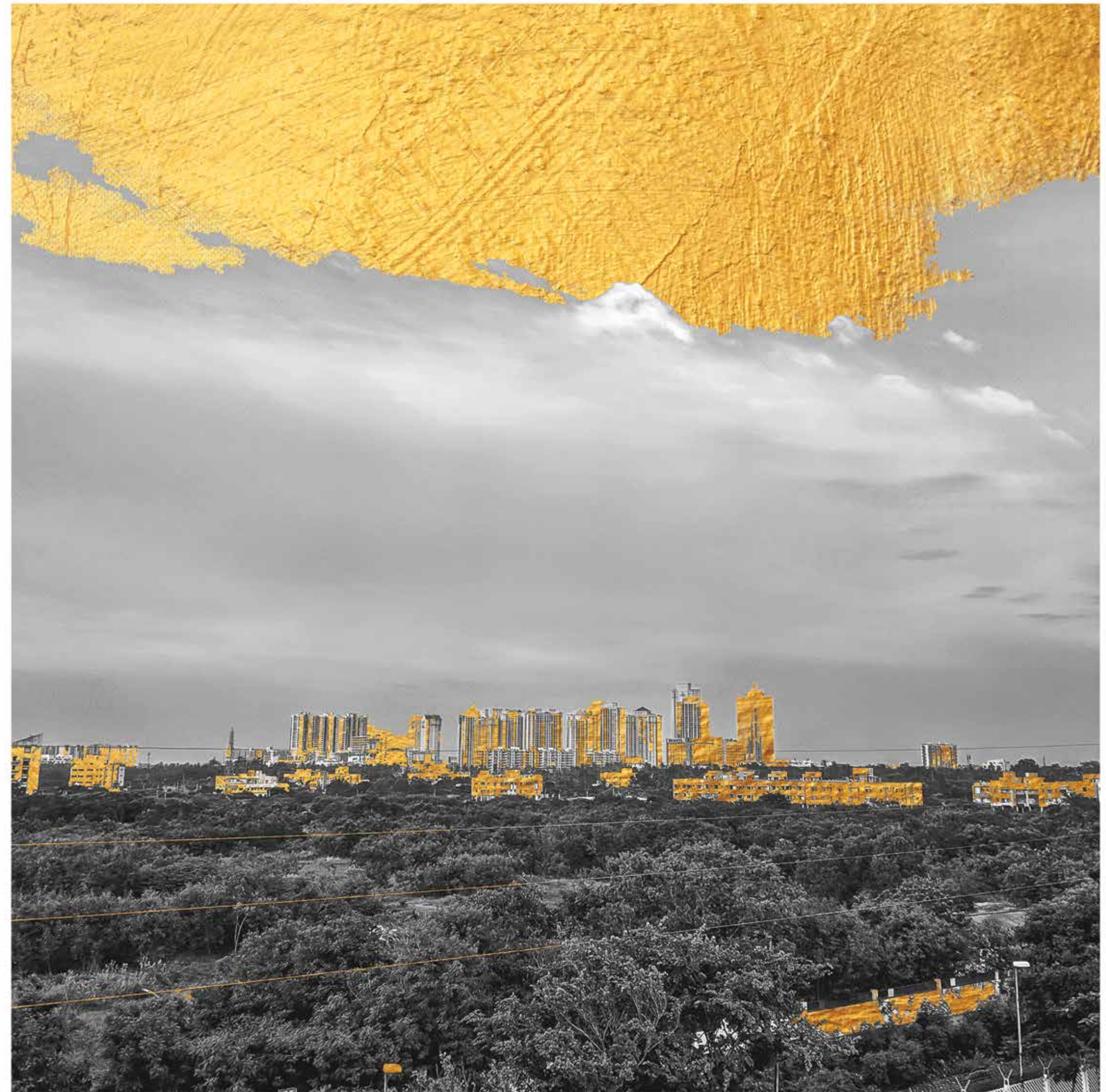
## UPCOMING INFRA DEVELOPMENT IN SOUTH CHENNAI (OMR REGION)

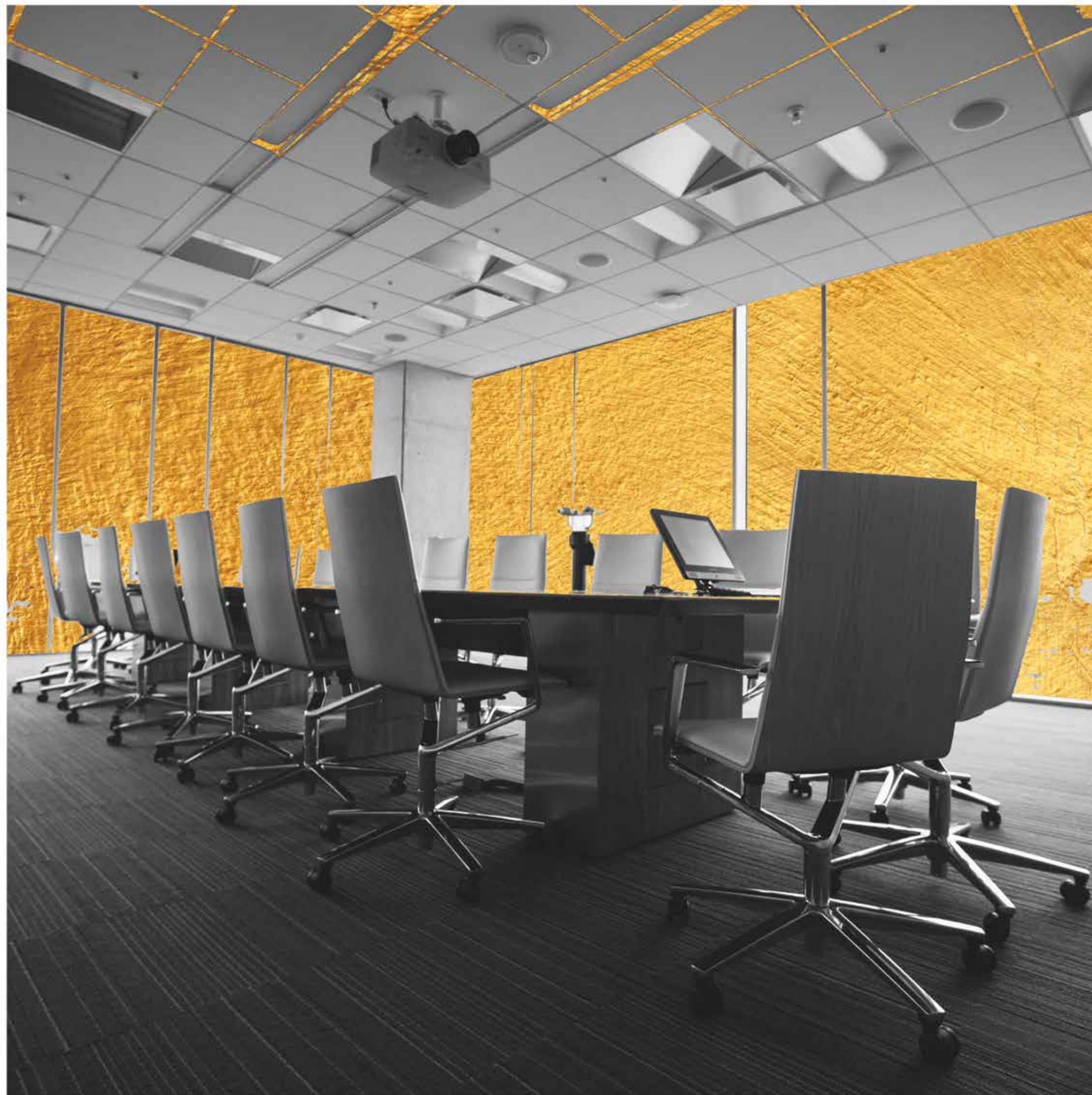
- METRO RAIL, PROPOSED PHASE 2 CONNECTING THE CITY AND SUBURBS, WHICH CONNECT MADAVARAM TO SIPCOT
- CHENNAI PERIPHERAL RING ROAD (ENNORE PORT – MAHABALIPURAM)
- PHASE 2 SIX LANE WIDENING PROJECT (SIRUSERI – MAHABALIPURAM)
- 5 FLY OVER PROPOSED TO REDUCE TRAFFIC
- ECR – OMR LINK ROAD
- 3 DECK ELEVATED CORRIDOR TO MERGE WITH METRO RAIL



# ABOUT SIRUSERI

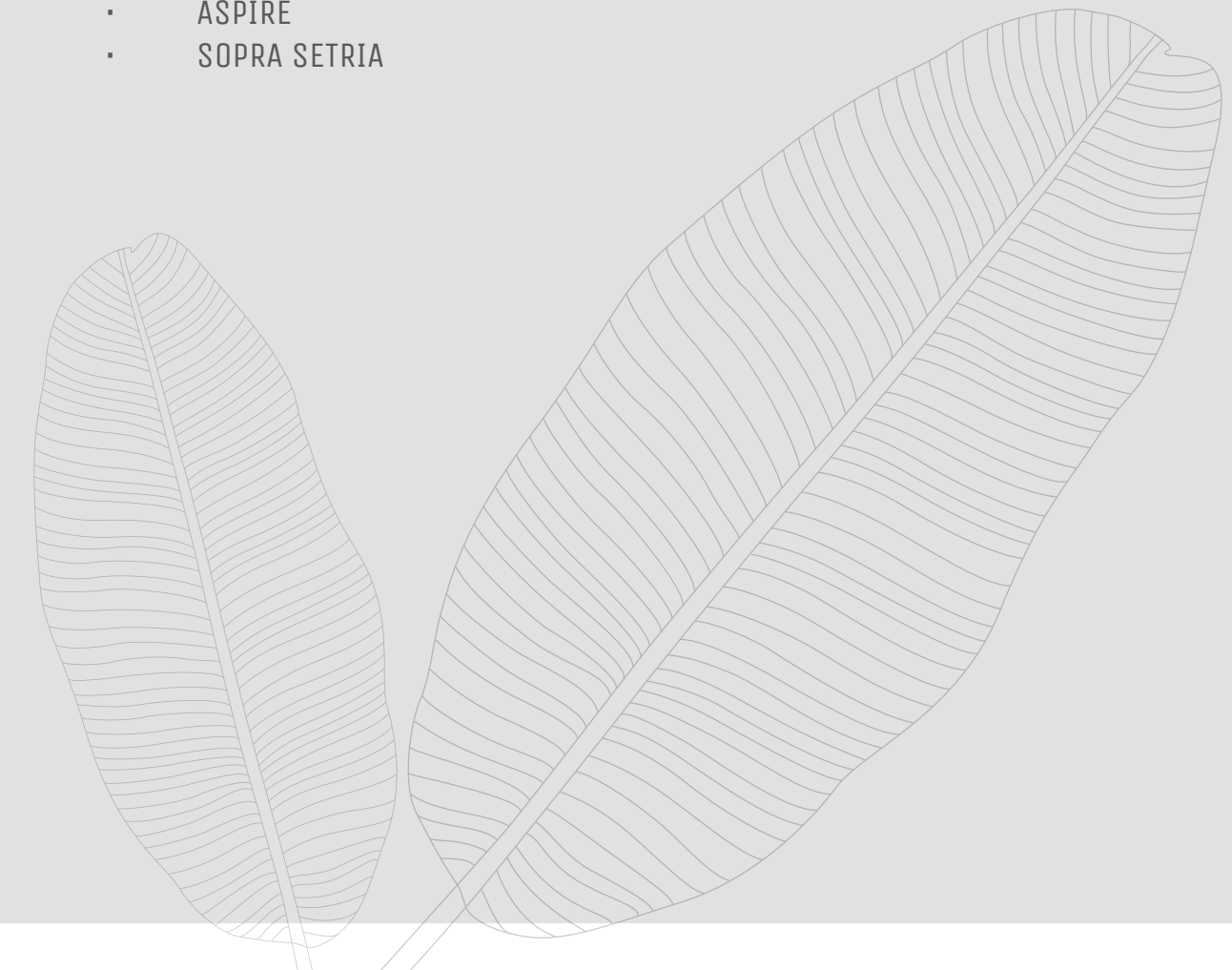
- SIRUSERI, THE HOME TO ASIA'S LARGEST IT PARK, SPREAD OVER 780 ACERS OF LAND DEDICATED TO DEVELOP IT PARK UNDER SIPCOT (STATE INDUSTRIES PROMOTION CORPORATION OF TAMILNADU)
- 90000 EMPLOYEES
- 40Z+ CORPORATE COMPANIES
- THE AREAS IN AND AROUND SIRUSERI HAVE SEEN PRECEDENTED GROWTH IN THE LAST FEW YEARS





## TOP IT COMPANIES

- TCS
- HEXAWARE
- ADANI DATA CENTER
- AIRTEL DATA CENTER
- COGNIZANT
- ATOS
- CAPGEMINI
- SYNTEL
- ASPIRE
- SOPRA SETRIA





# VILLA READY PLOTS

- BLACK TOP ROAD
- WATER LINE TO EACH INDIVIDUAL PLOT
- DRAINAGE AND SEWAGE NETWORK TO EACH INDIVIDUAL PLOT
- STP AND WTP
- PAVED WALKWAYS
- EB CONNECTION AVAILABILITY





# AMENITIES

- 1) PLUSH GREEN GARDEN LANDSCAPE
- 2) CHILDREN'S PLAY AREA
- 3) SENIOR CITIZEN SITOUT
- 4) TOT LOT
- 5) CYCLING TRACK
- 6) CRICKET NET
- 7) MULTIPURPOSE COURT
- 8) KIDS PICK UP AND DROP OFF ZONE
- 9) TENNIS COURT
- 10) CHESS TABLE SIT OUTS
- 11) SKATING RINK
- 12) BASKETBALL

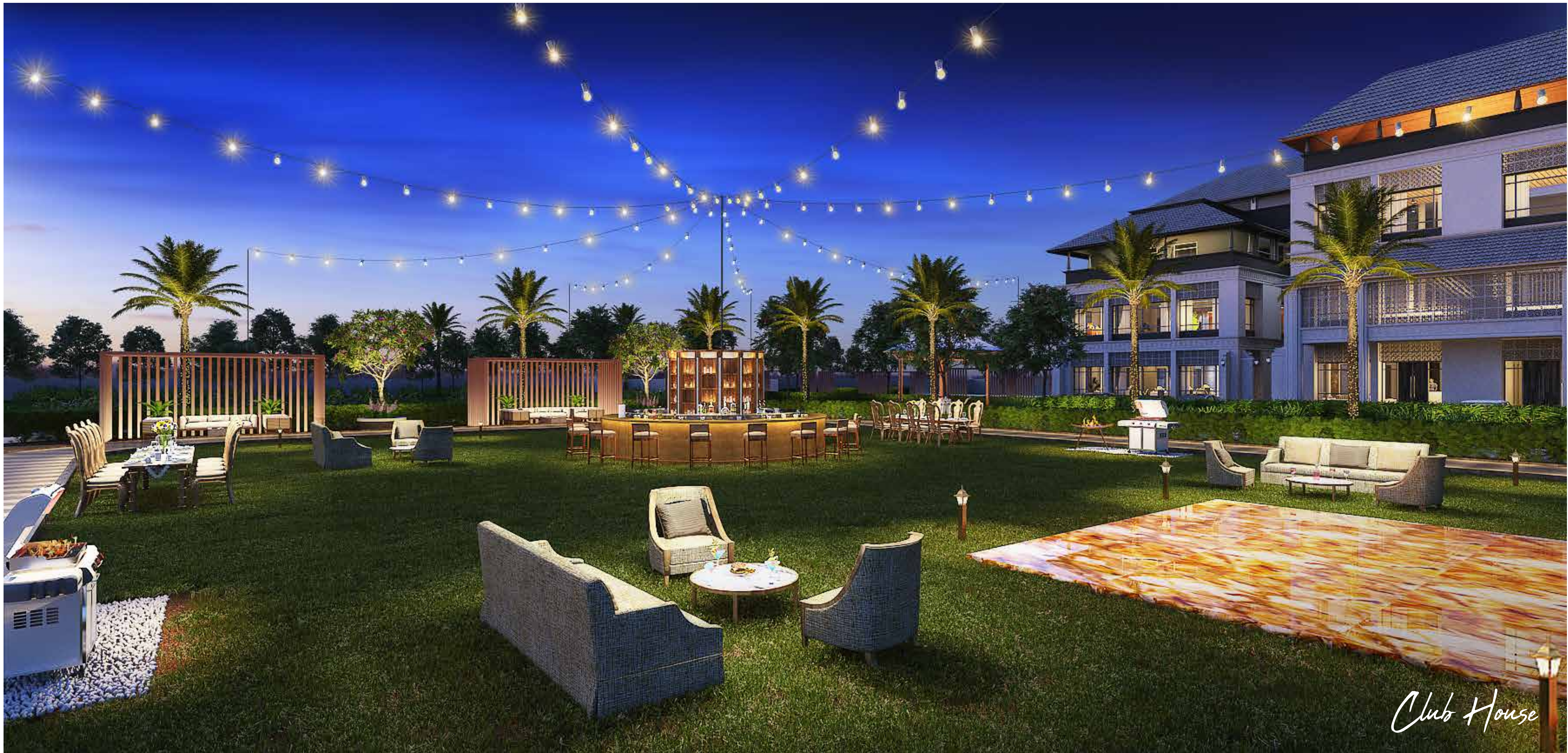


# GLIMPSE OF CLUB ENCHANTE





*Club House*



*Club House*



Club House



## LOCATION

- EXCELLENT SOCIAL AND ECONOMIC INFRASTRUCTURE
- OFF THALAMBUR MAIN ROAD, 5 KMS FROM SIRUSERI SIPCOT
- ADJACENT TO TCS, SIRUSERI SIPCOT
- OFF OMR, 5 MINS FROM NAVALUR JUNCTION AND 15 MINS FROM SHOLINGANALLUR JUNCTION
- REPUTED SCHOOLS AND COLLEGES WITHIN THE VICINITY
- MULTI-SPECIALTY HOSPITALS AND DISPENSARIES WITHIN FEW KILOMETER
- EASY ACCESS TO ENTERTAINMENT AND RECREATION CENTERS IN ECR
- QUICK CONNECTIVITY TO MAIN SHOPPING AREA, INTERNATIONAL AIRPORT AND UPCOMING METRO TRANSPORT
- DTCP AND RERA APPROVED RESIDENTIAL VILLA PLOTS
- GATED COMMUNITY PROJECT, WITH CLOSE PROXIMITY TO EVERY CONVENIENCES AND YOUR WORKPLACE WILL ENSURE YOU LIVE A HASSLE-FREE LIFE

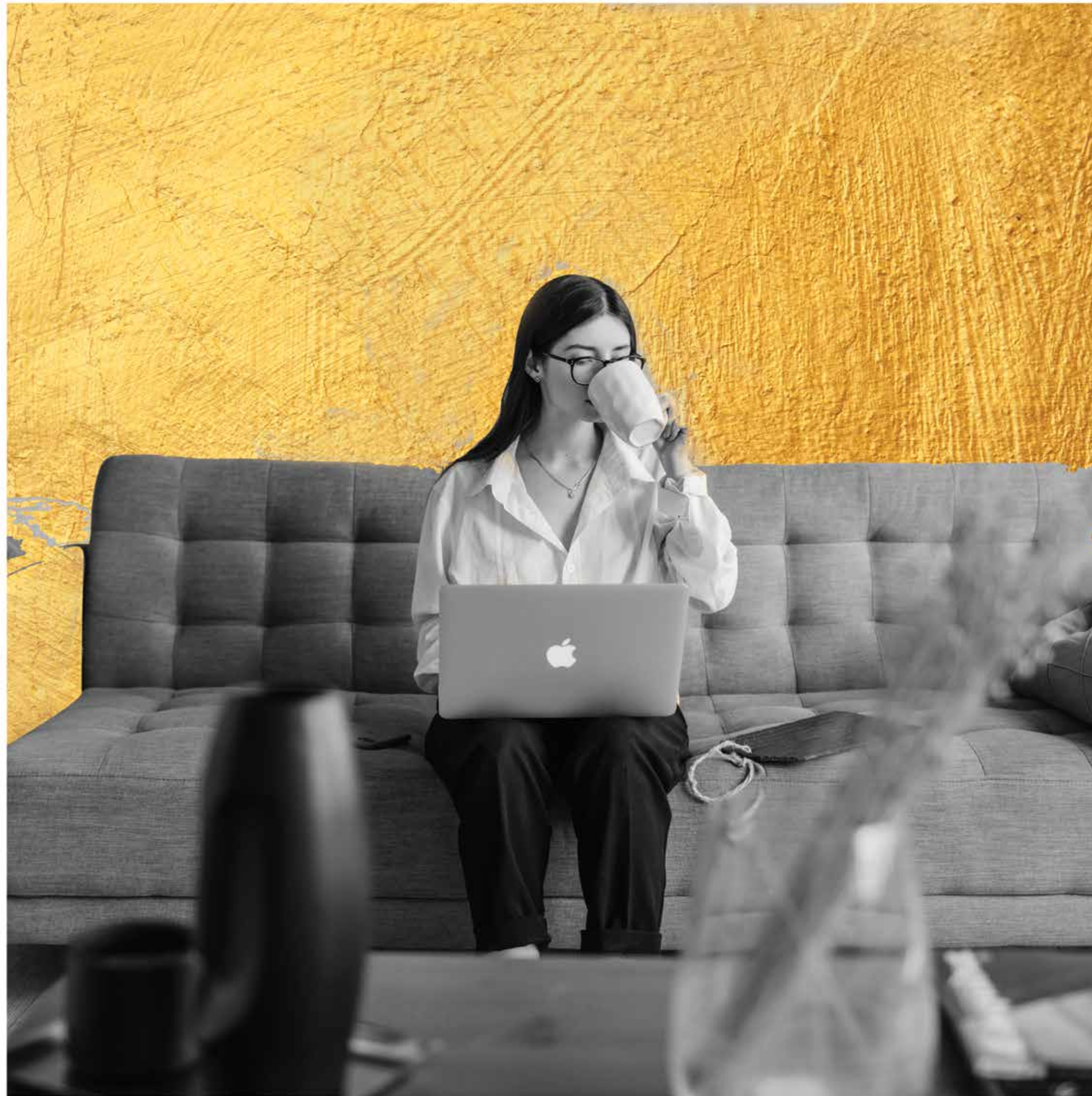




# INVESTMENT

- ENCHANTE IS SITUATED AT THE EPICENTER OF OMR.
- A LOCATION THAT GIVES ACCESS TO OMR AS WELL AS GST ROAD.
- PROXIMITY TO IT PARKS AND GOOD ROAD CONNECTIVITY VIA OMR MAKE IT A PREMIUM RENTAL HUB AMID TENANTS
- THE IDEAL PRICING
- HIGH APPRECIATION VALUE
- ASSURED RETURNS
- SURROUNDED BY HIGH-TECH WORLD OF SIRUSERI
- A PROMISING AND FAST DEVELOPING HUB





## CLOSE TO WORK AND LIFESTYLE

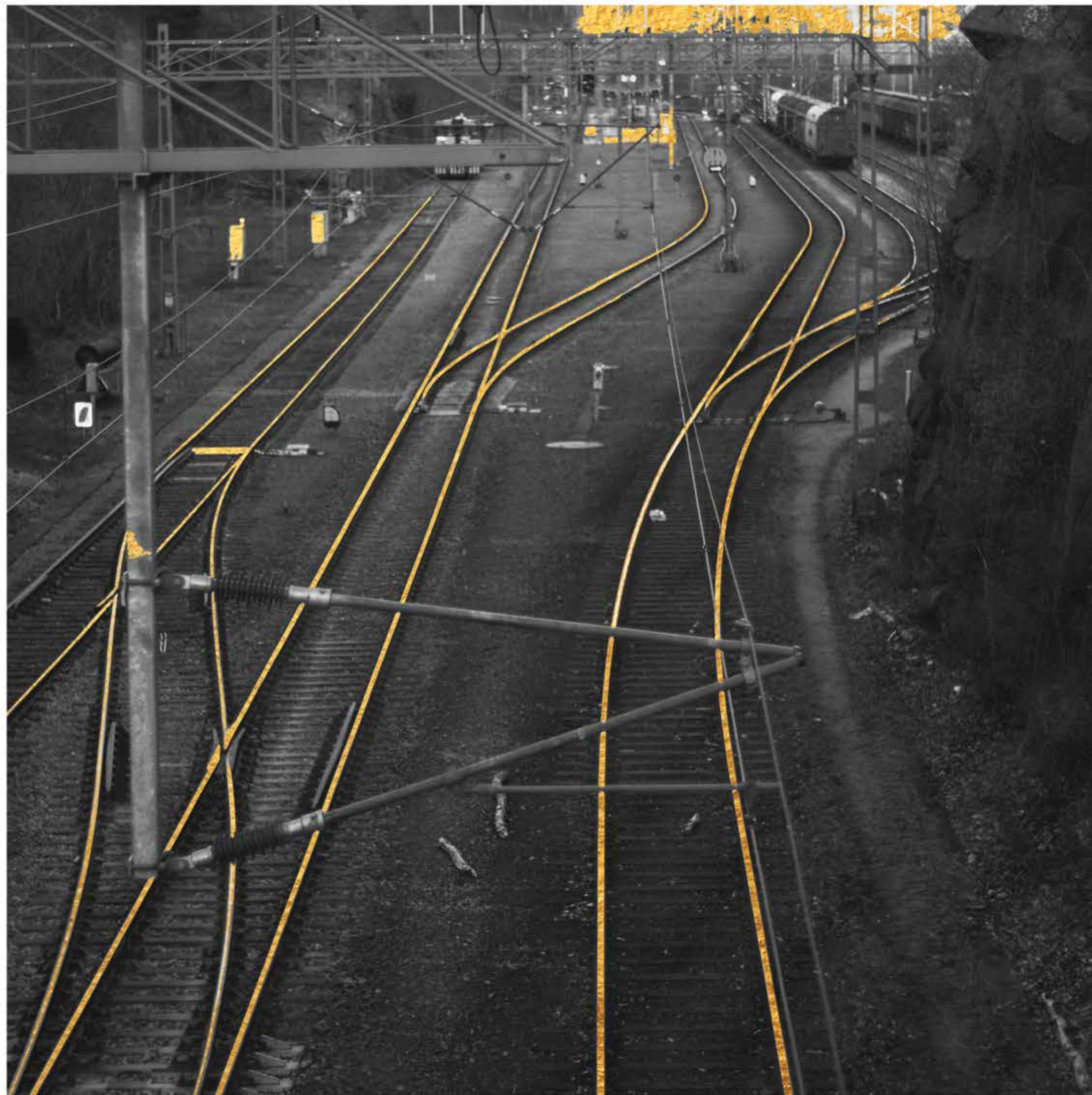
- WE HELP YOU TO SPEND LESS TIME TRAVELLING TO WORK AND MORE TIME WITH YOUR FAMILY, WITH LEADING SOFTWARE AND TECHNOLOGY GIANTS SITUATED WITHIN 5 KMS RADIUS.
- WORK IS JUST A FEW MINUTES AWAY. THE BEST SHOPPING, GROCERY STORES, PHARMACIES, HOSPITALS, SCHOOLS AND ENTERTAINMENT AREAS WITHIN THE PROXIMITY.
- FREQUENT PUBLIC TRANSPORT SERVICES INCLUDING MTC BUSES, CABS AND AUTO RICKSHAWS



# LUXURY & NATURE

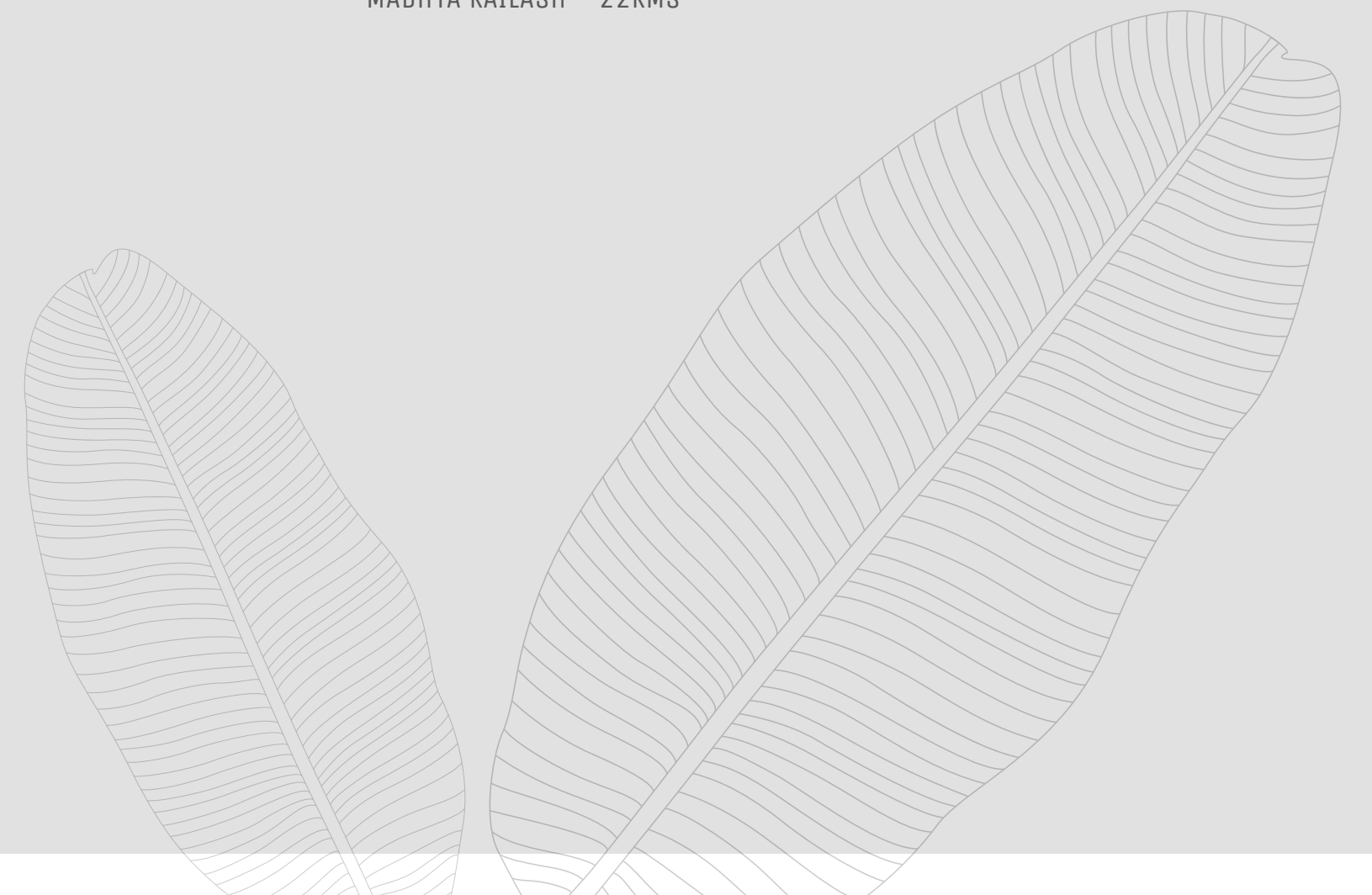
- ENCHANTE STRIKES THE PERFECT BALANCE BETWEEN, PRIVACY, LUXURY & ENVIRONMENT – FRIENDLY LIVING.
- LOADED WITH ALL THE MODERN CONVENIENCES INCLUDING SECURITY, RELAXING AMENITIES, LUXURY EMBELLISHMENTS AND EXQUISITE SPACES.
- THIS HAS BEEN SPECIFICALLY DESIGNED TO LIVE AMIDST OF NATURE
- GREEN LIFESTYLE THAT IS DESTINED FOR THE FUTURE
- METICULOUSLY PLANNED ABUNDANT GREEN AREAS
- SERENE WATER FUTURE
- SURROUNDED BY PEACE AND SERENITY, FRESH AIR, LAKE BY SIDE WONDERFUL SUNLIGHT, LUSH GREEN AND PERFECT HARMONY





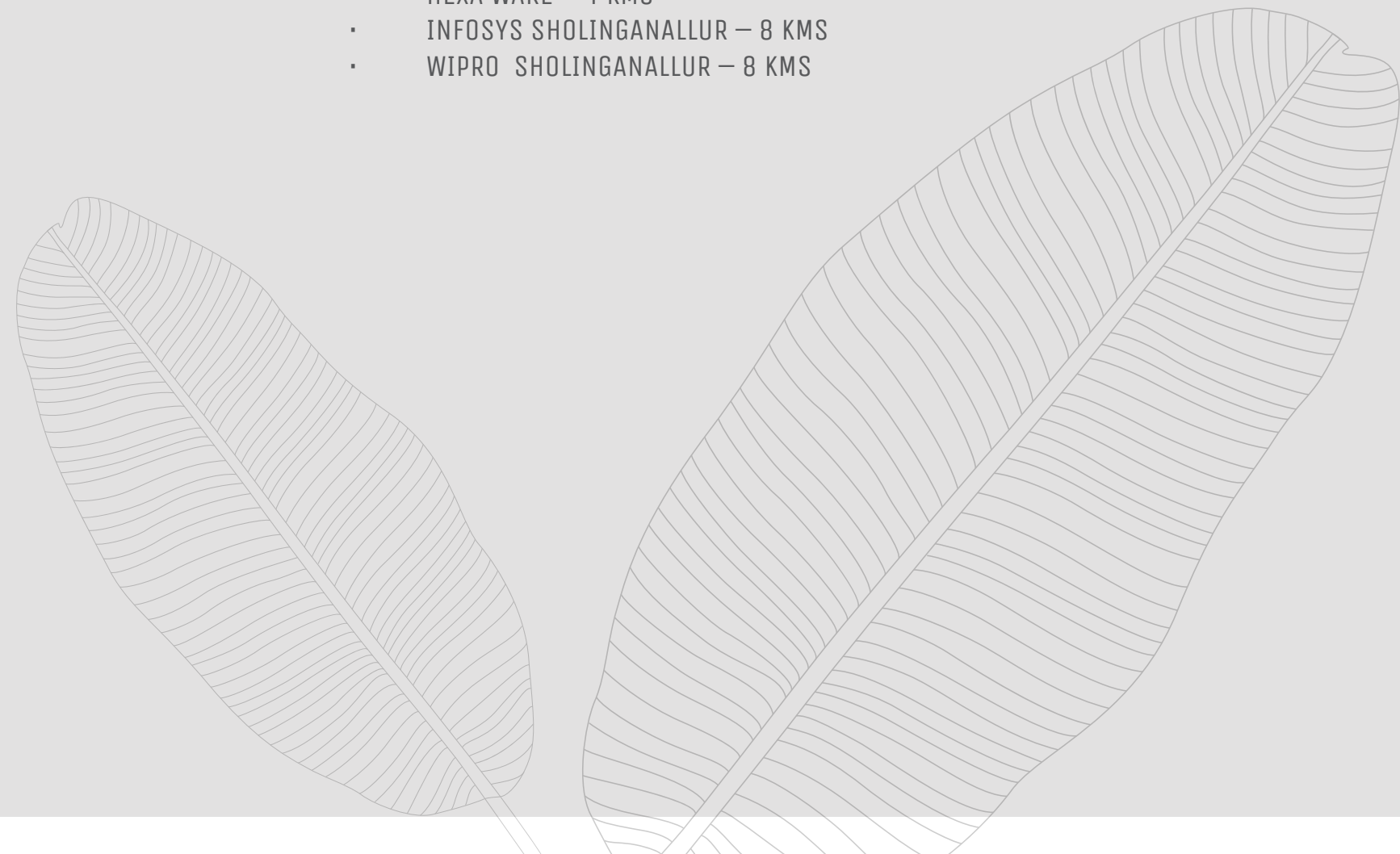
## MAIN JUNCTIONS

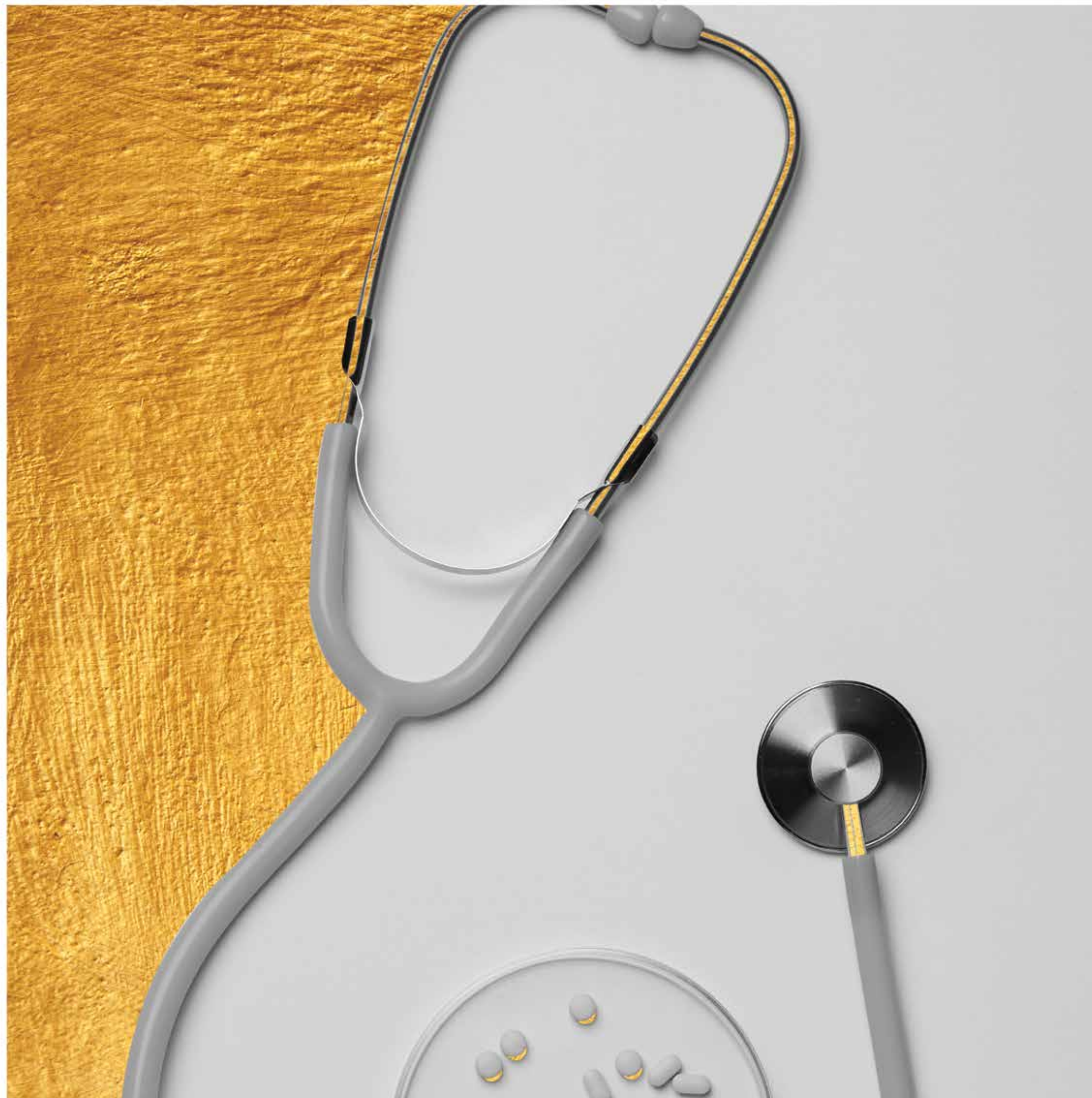
- NAVALUR – 2 KMS
- SHOLINGANALLUR – 9 KMS
- KELMABAKAM – 10 KMS
- MEDAVAKAM – 10 KMS
- VELACHERY – 17 KMS
- SRP TOOLS – 18 KMS
- MADHYA KAILASH – 22KMS



# CORPORATES

- SIEMENS SIRUSERI – 3 KMS
- ETA TECH PARK – 3 KMS
- POLARIS NAVALUR – 3 KMS
- HCL NAVALUR – 3 KMS
- TCS SIRUSERI – 4 KMS
- CTS SIRUSERI – 4 KMS
- SIPCOT SIRUSERI – 4 KMS
- FL SMIDTH – 4 KM
- HEXA WARE – 4 KMS
- INFOSYS SHOLINGANALLUR – 8 KMS
- WIPRO SHOLINGANALLUR – 8 KMS





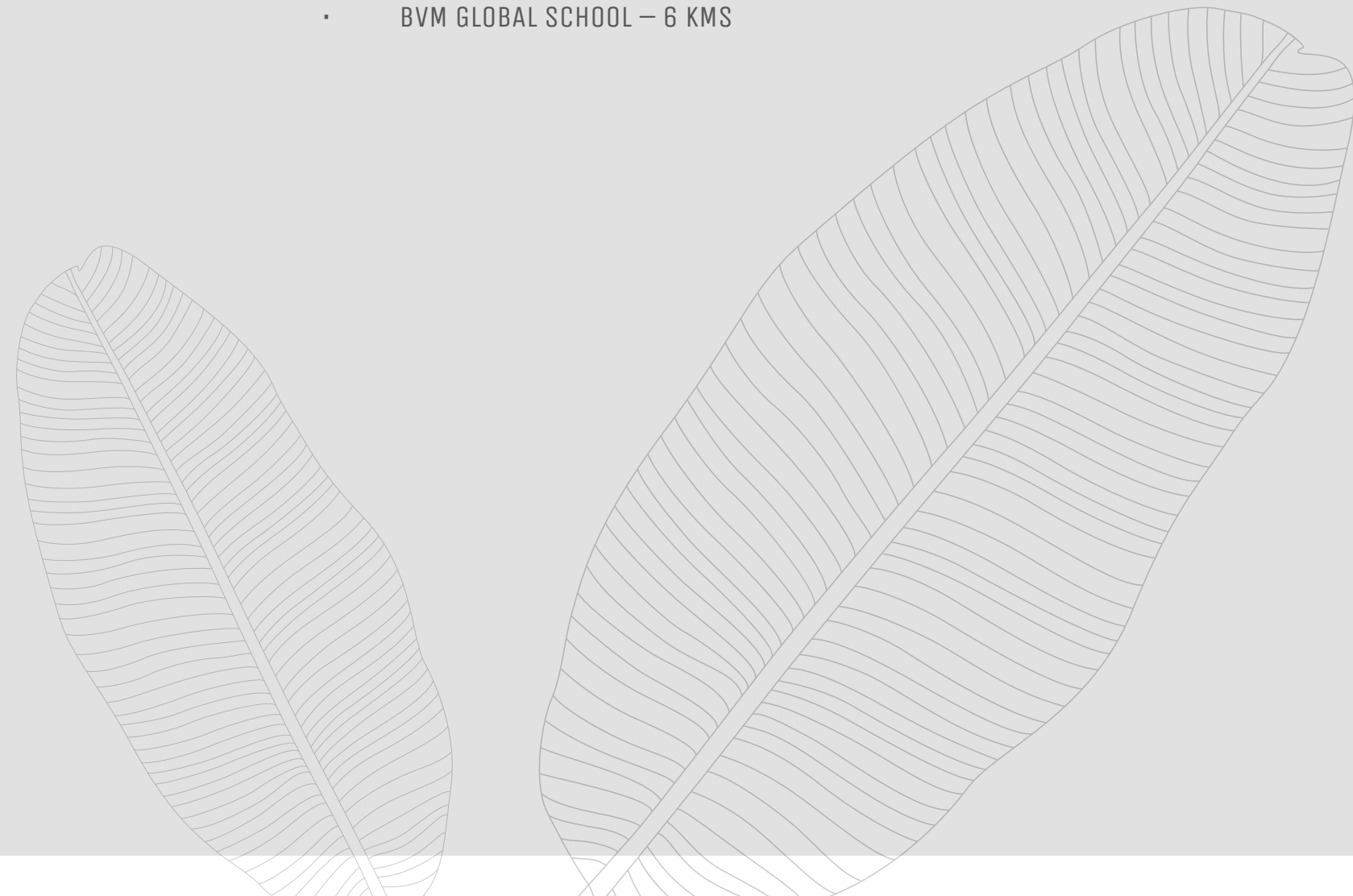
## HOSPITALS

- SRI ISARI VELAN HOSPITAL – 2.KMS
- CHETTINAD HELTH CITY – 9KMS
- SUPREME HOSPITAL – 8 KMS
- GLOBAL HEALTH CITY – 10 KMS
- LIFELINE HOSPITAL – 16 KMS
- DR. KAMACHI HOSPITAL – 17 KMS



## SCHOOLS

- HLC INTERNATIONAL SCHOOL – 2 KMS
- HIRANANDANI UPSCALE SCHOOL – 4 KMS
- PSBB MILLINUM SCHOOL – 4 KMS
- TATVA SCHOOL – 5 KMS
- BVM GLOBAL SCHOOL – 6 KMS





## COLLEGES

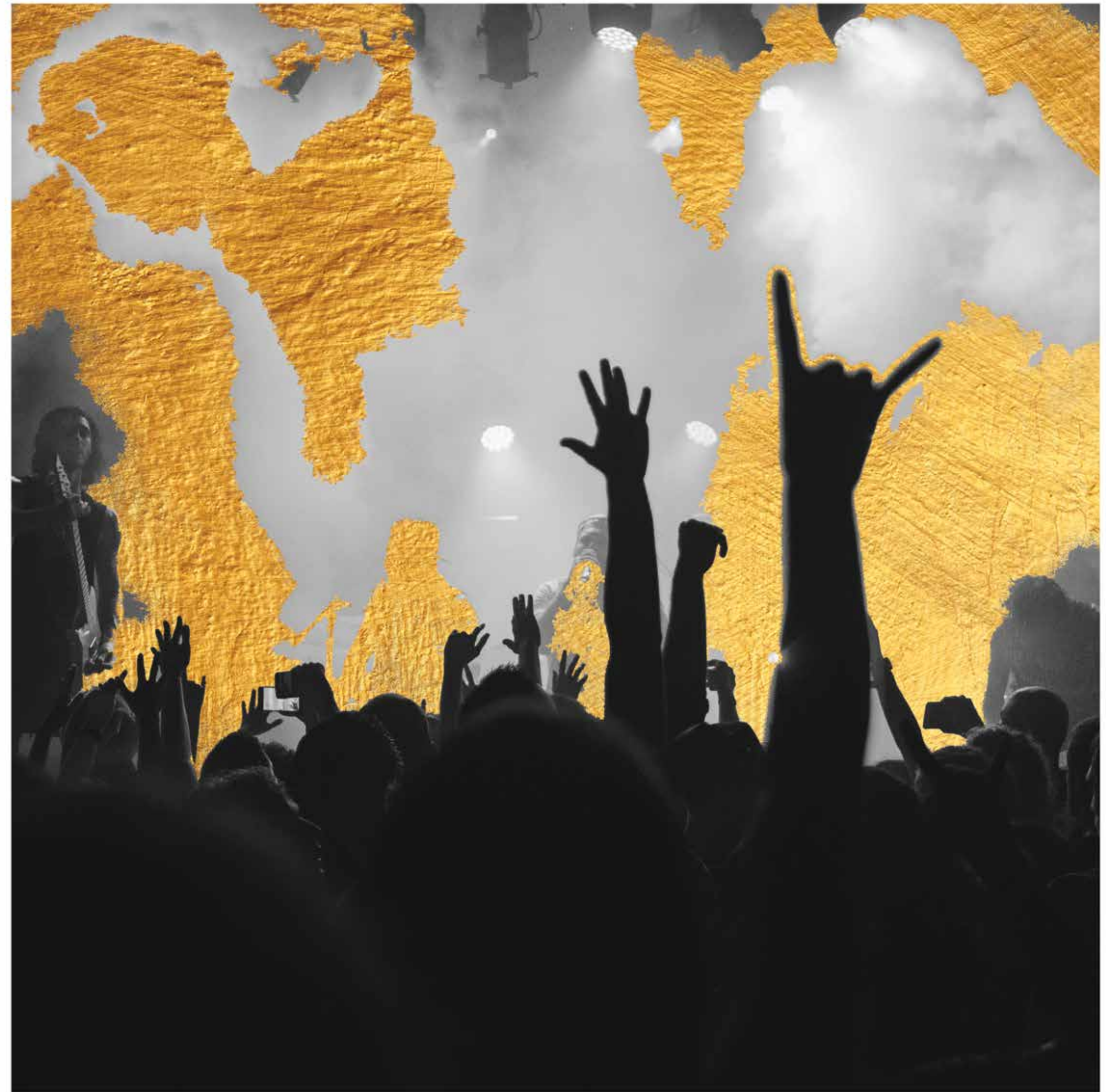
- TG NARAYANASWAMY COLLEGE – 1 KMS
- SRI VENKATESWARA COLLEGE AND HOSPITAL – 2 KMS
- AGNI COLLEGE OF TECHNOLOGY – 2.KMS
- ITM BUSINESS SCHOOL – 3 KMS
- MOHAMED SATHAK COLLEGE – 5 KMS
- PRINCE VENKATESHWARA COLLEGE – 6 KMS
- SATHYABAMA UNIVERSITY – 6 KMS
- ANAND INSTITUTE AND TECHNOLOGY – 6 KMS
- HINDUSTAN UNIVERSITY – 8 KMS
- VIT CHENNAI CAMPUS – 8 KMS





# ENTERTAINMENT

- VIVIRA MALL – 3 KMS
- MARINA MALL – 4 KMS



# ENCHANTÉ

VILLA READY PLOTS | BY PACIFICA



\* Map not to scale



**ENCHANTÉ**

VILLA READY PLOTS | BY PACIFICA



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