



BALVISH AVENUE

POONAMALLEE





Live Your Dream!

East West Realty Developers Private Limited, a distinguished sister concern of East West Pharma, carries forward a legacy of trust and excellence built over more than a decade. Guided by strong values and professional integrity, we create thoughtfully designed spaces that reflect refined lifestyles and modern aspirations.

Our portfolio spans luxury apartments, exclusive row houses, independent residences, and now carefully curated plot developments, where prime location and seamless accessibility form the foundation of every project. Each development is crafted with superior architectural planning, advanced construction technology, and the finest branded materials, ensuring lasting quality and timely delivery.

Our signature luxury apartment project, Balram Enclave, redefines urban living by offering the privacy of an independent home within a vibrant community. With no common walls, every residence enjoys abundant natural light, enhanced ventilation, and uncompromised privacy—an uncommon luxury in city living.

Strategically positioned in the heart of the city, Balram Enclave ensures effortless access to leading schools, healthcare facilities, shopping destinations, and public transport.

At East West Realty Developers, we believe a home is both an emotional milestone and a valuable investment. With a steadfast commitment to transparency and customer satisfaction, we deliver a refined, hassle-free experience from concept to completion.

Your dream home. Elegantly delivered.

In addition to residential developments, we also offer premium warehousing solutions in Chennai, with up to 2 lakh sq. ft. of space across key industrial corridors.

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Nestled in the rapidly developing locality of Poonamallee, this serene plotted community offers the perfect foundation to build your dream villa.

Poonamallee, the gateway to Chennai from the west, is renowned for its rich cultural heritage and fast-paced urban growth, making it one of the most sought after real estate destinations.

At East West Realty Developers, we ensure connectivity meets convenience. Strategically located in a prime hotspot, this development is surrounded by top schools, prestigious colleges, and excellent transit options. With the upcoming metro development, the Sriperumbudur-Maduravoyal Expressway elevated corridor, and the Kuthambakkam Bus Terminus, effortless travel is guaranteed. Additionally, proximity to the Thirumazhisai Satellite Township enhances the community's growth and investment potential.



2 Year of Free Maintenance



Ready-To-Construct Villa Plots



24x7 CCTV Security



World-Class Roads & LED Street Lights



Luxurious Landscapes



Patta Available After Registration



Easily Accessible to all Amenities



Legal Advice For Safe Transaction



Loan Available From Leading Banks



KEY PLAN

BALVISH AVENUE

POONAMALLEE

AREA STATEMENTS		
PLOT NOS	SQ.FT	SQ.M
1	2527	234.76
2	2400	222.96
3	2400	222.96
Plot No. 4 East Part	1500	139.35
Plot No.4 West Part, Plot No.5 East Part, Plot No.6 East Part	1500	139.35
Plot No.5 Middle Part, Plot No.6 Middle Part	1500	139.35
Plot No. 5 West Part, Plot No.6 West Part	1650	153.32
7A	990	91.97
7B	990	91.97
8	1800	167.22
9	2515	233.65
10	2490	231.32
11	2450	227.61
12	1623	150.78
13	4203	390.47
14	4340	403.19
15	4769	443.05
16	5204	483.46
17	2645	245.72
18	2615	242.94
19	4638	430.88
20	2613	242.75
21	2400	222.96
22	2400	222.96
23	2400	222.96
24	2400	222.96
25	2400	222.96
26	2400	222.96
27	2400	222.96
28	2400	222.96
29	2400	222.96
30	3704	344.11
31	1929	179.21
32	2185	202.99
33	2715	252.23
34	3530	327.94
TOTAL	93025	8642.31



TNRERA/2/REGLO/0638/2025 & 0646/2025

- Upcoming Development Projects**
- ➔ Kuthambakkam bus Terminus
 - ➔ Thirumazhisai Satellite Township
 - ➔ Upcoming Metro Projects
 - ➔ Maduravoyal-Sriperumbudur Elevated Corridor

- ROAD LEVEL
- PLOT



P.P.D/L.O (REG.No.):
38/2017 & 2021

LOCATION MAP



LOCATION	REACH TIME
Poonamalle Bus Stand	12 mins
Metro Station	7 mins
Kuthambakkam Bus terminus	4 mins
Queensland Themepark	3 mins
EVP Cinemas, Film City	4 mins
Saveetha Medical College	6 mins
KFC, McDonald's	7 mins
Porur	30 mins
Kilambakkam Bus Terminus	45 mins
Airport	45 mins
Dmart	15 mins
Sriperumbudur	20 mins

LOCATION	REACH TIME
Tirumazhisai New Township	5 min
Outer Ring Road Junction	10 mins
Chennai Public school	15 mins
Spartan International School	15 mins
Rajalakshmi Institute of technology	4 mins
MRF international Racing Circuit	12 mins
Panimalar Medical College	12 mins
Tirumazhisai Wholesale Market	5 mins
Spartan International CBSE School	5 mins
Apollo College	8 mins
St. Johns International Residential School	3 mins
Loyola	3 mins



Why Balvish Avenue

THE INVESTMENT REASONS



**Safest & Secured
Plots in A
CMDA-Approved
Gated Community**



**Premium Location
in Poonamallee Ideal
For Residential Living
and Investment**



**Ready-To-Construct
Villa Plots
Build Your Home and
Settle Immediately**



**Excellent
Connectivity Via NH,
Metro Access, and
Outer Ring Road**



**Calm and
Well-planned
Environment
Not Overcrowded,
Peaceful Living**



**High Growth
Potential Area
With Strong Future
Appreciation**

*Your Family's Dream Home
is just a call away*



OUR PARALLEL PROJECTS

Kurinji Nagar
(134 plots, Kanchipuram)

Green City
(91 plots, Kanchipuram)

Sriyash Garden
(42 plots, Kanchipuram)

Shivalayaa City
(140 plots, Kanchipuram)




**EAST
WEST**

Realty Developers

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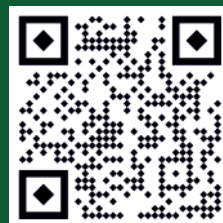
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EAST WEST REALTY DEVELOPERS PVT LTD

 No. 32, Ekambaranathar Sannathi Street,
Big Kanchipuram - 631502.

 info@eastwestrealty.in  www.eastwestrealty.in

 **+91 9043412345, 044-46000641**



360° Virtual Tour



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