

Bangalore-Hyderabad-la
Miss Panatha!
Chennai-la
Miss
Pannidatheenga!!



**AIRPORT
CITY**
Affordable But Luxury



ABOUT THE PROJECT

One Aaero is a collective of ready to construct plots that invite a high standard of living in Parandur, a locality which is close to airport. The location is a perfect choice for a great investment opportunity where the investment will multifold in a shorter span of time.

Spread across 7.26 Acres | 170 Plots | 600 -2400 SQ.FT

WHY BUY ONE AAERO?

Invest in One Aaero Plots for unmatched growth potential near Chennai's new airport. Strategically located with seamless connectivity, these ready-to-build plots offer high appreciation value, making them the ideal choice for future-forward investors. Don't miss the chance to own land in a rapidly developing hub!



**JUST 2MINS FROM
PARANDUR AIRPORT**



**BEHIND L&T
DATA CENTER**



**JUST 500 MTRS FROM
PILLAI CHATHIRAM METRO STATION**



**NEAR 8 LANE
EXPRESS HIGHWAY**



**NEAR SUNGUVARCHATRAM
JUNCTION**

Brand Fidelity

Our company was founded with a vision to provide spacious, secure, and beautiful homes not only to the affluent but also to the economically middle and lower-middle classes, ensuring comfort and opportunities for all. To achieve this, we offer projects at exceptionally low prices, making them affordable for everyone.

Our dedication to excellence has earned us numerous awards, reflecting our hard work, integrity, and commitment to sustainability. However, our greatest reward lies in having provided homes to countless families, offering not just shelter but also security and livelihood. Through our plots and houses, we have left an indelible mark on generations to come. For us, a house is more than just bricks and mortar; it's a symbol of progress and prosperity, a legacy for future generations to cherish.

20+

YEARS &
COUNTING

100+

RESIDENTIAL &
COMMERCIAL PROJECTS

3M+

SQUARE FEET OF
CONSTRUCTION

4000+

FAMILIES
TRUST

Awards & Recognitions

StepsStone Promoters is honoured & proud to be recognised by the most prestigious Awards.



Real Estate Award



Global Quality Award



Construction Industry Award



Builders Association of India



Times Business Awards - 2023

Our Charismatic Visionary

He authored the book called REALITY OF REAL ESTATE, which illustrates how to avoid pitfalls in buying a first home. As a property coach and a YouTuber, he educates and guides the key things, tips, myths, etc in real estate and in investment. Mr. K. Mothish Kumar is also now a YouTuber, (37900 subscribers) to create awareness and instill knowledge about the real estate sector and proper buying to common people.



www.youtube.com
/@mothishkumarpropertycoach6571/videos



Rtn. Mothish Kumar K
Founder & Managing Director
StepsStone Promoters Pvt. Ltd.

WHY LAND IS A GREAT INVESTMENT



Land is a tangible asset



Great returns on
safe investment



Become a proud land owner



A perfect investment for
your family's future



Build customized homes based
on your taste and preferences



An nvestment for
your future retirement

MANUFACUTING HUBS

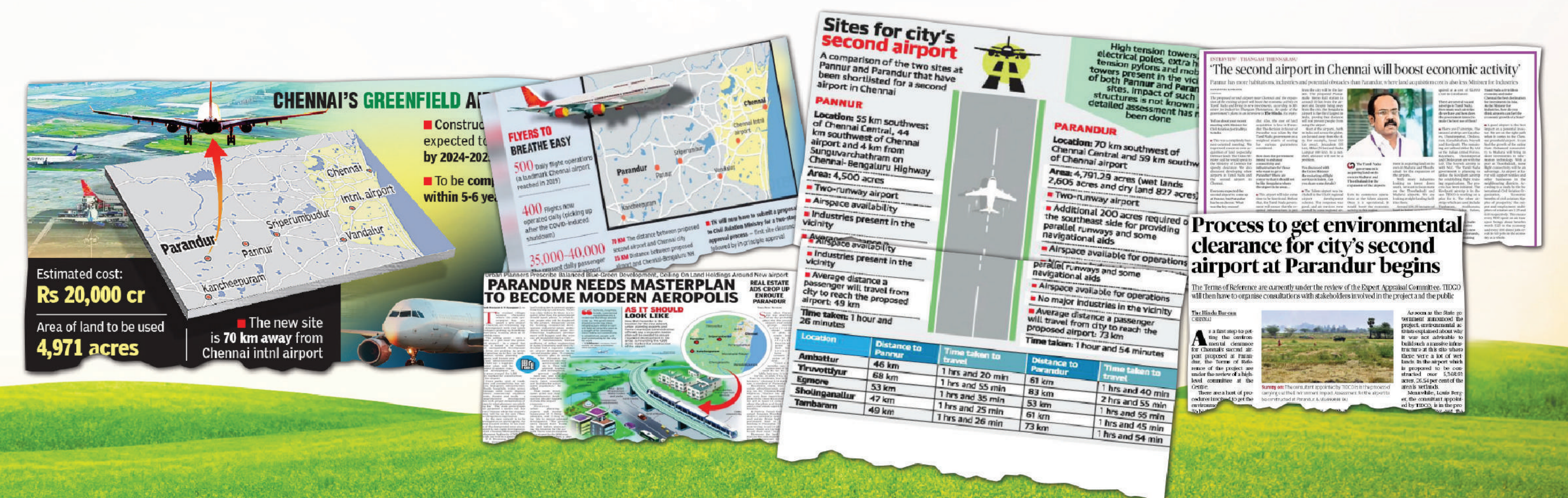
L&T DATA CENTRE	- 01 MIN
SAMSUNG ELECTRONICS	- 12 MINS
FOXCONN	- 12 MINS
SAINT GOBAIN	- 15 MINS
WHEELS INDIA	- 25 MINS
HYUNDAI	- 30 MINS

PROXIMITIES

EDUCATIONAL INSTITUTIONS

MAHARISHI INTERNATIONAL SCHOOL	- 12 MIN
JEPPIAR INST. OF TECH	- 15 MINS
ST. JOSEPH'S RESIDENTIAL SCHOOL	- 20 MINS
ST. JOSEPH COLLEGE OF ENGG	- 25 MINS
SRI VENKATESWARA COLL OF TECH	- 30 MINS

GREAT NEWS - THE FUTURE IS GOOD



LOCATION ADVANTAGES



RESIDENTIAL SURGE

Huge residential townships are being announced in the vicinity



INDUSTRIAL GROWTH

1000s of Acres of Aerospace SEZ of India planned around the airport



CONNECTIVITY

Close to the Bangalore National Highway and 8 Line Express Highway



PROXIMITY

Next to the 5th Busiest International Airport (New Greenfield Chennai Airport)



INVESTMENT SCOPE

Property prices are rising consistently since last year



NEW GOVT PROJECTS

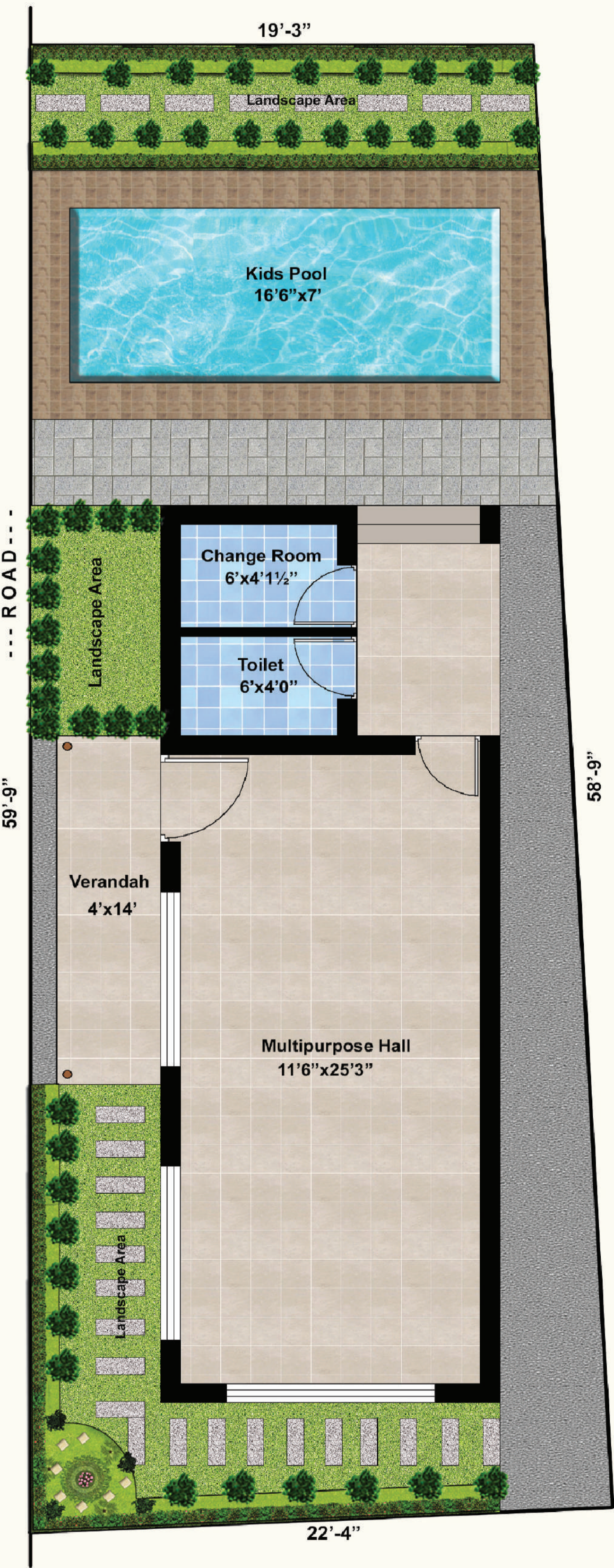
Metro Line to New Airport and Chennai Peripheral Ring Road

Invest in Parandur (Sunguvarchatram) - multiply your investment and build your future home close to the Next New Airport in Chennai. Parandur - is becoming fast popular for Chennai Real Estate as the Proposed New Airport will be just 2 Kms from this prospective real estate location in Chennai.

With direct MTC bus facilities from Koyambedu and closer to Bangalore Highway, Parandur (Sunguvarchatram) is already witnessing fast increase in real estate pricing. There is nothing like an real-estate investment in a promising real estate destinations in Chennai like Parandur (Sunguvarchatram).



CHILDREN'S PLAY AREA





VILLA PLOTS

CLOSE TO NEW AIRPORT

APPROVED BANKS



TATA CAPITAL



PAYMENT SCHEDULE

- 10% At the time of booking
- 40% at the time of agreement
- 50% 15 Days from booking for registration



8 LANE HIGHWAY



PARANDUR AIRPORT

PILLAI CHATHIRAM METRO STATION

TOLL PLAZA

CHENNAI - BANGALORE HIGHWAY

Plot No	Plot Area in SFT	Plot No	Plot Area in SFT
1	2196	88	600
2	2165	89	600
3	1333	90	600
4	899	91	600
5	1500	92	600
6	1587	93	600
7	1200	94	1708
8	1587	95	1397
9	1000	96	1290
10	968	97	1290
11		98	1290
12		99	1290
13	OWNER USE	100	1290
14		101	1290
15	831	102	1290
16	1200	103	1290
17	1200	104	1542
18	1200	105	1324
19	1200	106	1230
20	1200	107	1017
21	1227	108	1156
22	946	109	1308
23	800	110	1250
24	800	111	1500
25	800	112	1500
26	800	113	1500
27	800	114	1500
28	800	115	1500
29	800	116	1487
30	800	117	1022
31	708	118	600
32	1654	119	600
33	1380	120	600
34	1802	121	600
35	1759	122	600
36	1134	123	600
37	1281	124	600
38	739	125	600
39	760	126	600
40	779	127	600
41	893	128	679
42	1100	129	1363
43	1620	130	1500
44	1640	131	1500
45	2662	132	1500
Owner use	4411	133	1500
46	2002	134	1500
47	1380	135	1500
48	1380	136	1500
49	1367	137	1487
50	1488	138	587
51	1500	139	600
52	1500	140	600
53	1718	141	600
54	1047	142	600
55	835	143	600
56	823	144	600
57	1251	145	600
58	2061	146	600
59	1187	147	600
60	1476	148	600
61	1107	149	600
62	1200	150	765
63	1400	151	1548
64	1467	152	1144
65	800	153	909
66	800	154	903
67	787	155	897
68	1068	156	978
69	920	157	611
70	1887	158	674
71	914	159	738
72	1072	160	801
73	1107	161	1695
74	1142	162	1286
75	1177	163	1325
76	1212	164	1392
77	1246	165	1460
78	1606	166	1268
79	776	167	1315
80	600	168	1362
81	600	169	1409
82	600	170	1456
83	600	Shop 1	1400
84	600	Shop 2	1566
85	600	Shop 3	785
86	600	Shop 4	1419
87	600		



PROJECT HIGHLIGHTS

Discover the key highlights of our project at a glance! From prime location benefits near the new airport to modern amenities like a serene park and traditionally designed club house, this infographic offers a snapshot of why this investment is the perfect blend of convenience, growth potential, and superior living. Explore the standout features that make this development a must-see opportunity.



READY TO BUILD HOMES



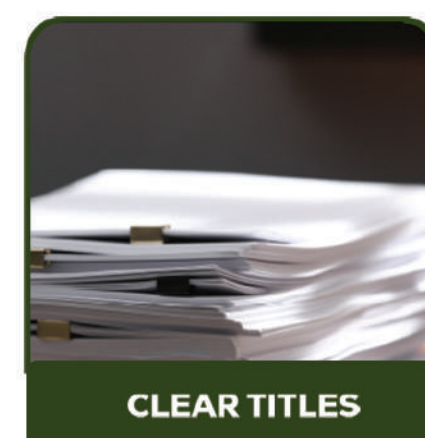
80% BANK LOAN



FAST APPRECIATING LOCATION



POLLUTION FREE ZONE



CLEAR TITLES



RERA APPROVED



DTCP APPROVED



Site Location



StepsStone®
Start living

CALL: 95785 95785 | 044-4354 0080

Corporate Office : 1/1, Sakthi Nagar 2nd St, Choolaimedu, Chennai 600094

www.stepsstone.in | www.facebook.com/stepsstonepromoters
www.youtube.com/@StepsStonePromoters

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