

YOUR PLOT

YOUR **STRONGEST**

MOVE



PREMIUM RESIDENTIAL VILLA PLOT



ABOUT THE PROJECT

One Aaero is a collective of ready to construct plots that invite a high standard of living in Sunguvarchatram, 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 Metro. 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!



NEAR PROPOSED
BULLET TRAIN



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.

23+

YEARS &
COUNTING

105+

RESIDENTIAL &
COMMERCIAL PROJECTS

4M+

SQUARE FEET OF
CONSTRUCTION

6000+

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](https://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 investment for
your future retirement*

MANUFACTURING 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

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

India's busiest data center is located very close to our site.



INVESTMENT SCOPE

Property prices are rising consistently since last year

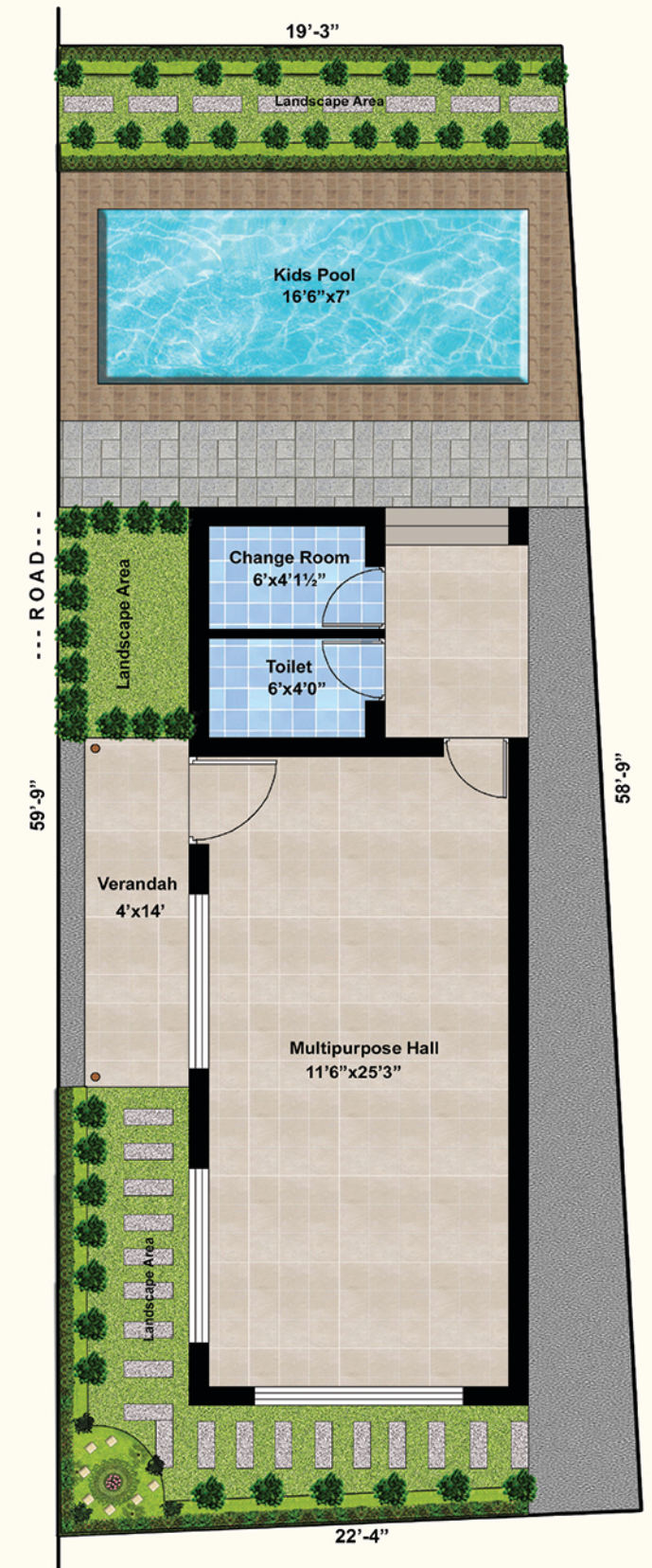


NEW GOVT PROJECTS

Just 500 Mtrs To Phase II Metro Corridor Chennai Outer Ring Road

Invest in Sunguvarchatram – multiply your investment and build your future home close to the Next New metro in Chennai. Sunguvarchatram – is becoming fast popular for Chennai Real Estate as the Proposed New metro will be just 500 mtrs from this prospective real estate location in Chennai.

With direct MTC bus facilities from Koyambedu and closer to Bangalore Highway, 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 Sunguvarchatram.





Site Location



RERA NO:
TNRERA/29/LO/1386/2026
<https://rera.tn.gov.in>



CALL: 95785 95785

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www.youtube.com/@StepsStonePromoters

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