

BEACH RESORT
VILLA
PLOTS

*Own a piece of paradise
Live the beach life*



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.



Construction Industry
Awards 2025



State Level Business
connect Award



Pride of India - Chennai



Global Quality Award



Times Business Awards



Affordable
Housing Project Award

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.







EAST COAST ROAD ECR 6 WAY LINE



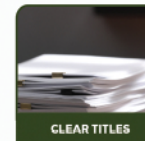
Plot No	Plot Area in Sq.m	Plot Area in Sq.ft
1	120.86	1301
2	125.02	1346
3	228.48	2459
4	224.15	2413
5	116.28	1252
6	115.16	1240
7	91.60	986
8	92.72	998
9	184.83	1990
10	244.04	2627
11	116.28	1252
12	115.16	1240
13	91.6	986
14	92.72	998
15	92.72	998
16	174.80	1882
17	147.53	1588
18	127.40	1371
19	127.40	1371
20	127.40	1371
21	126.27	1359
22	126.27	1359
23	127.40	1371
24	127.40	1371
25	127.40	1371
26	127.40	1371
27	102.20	1100
28	115.50	1243
29	166.28	1790
30	144.87	1559
31	151.84	1634
32	148.52	1603
33	146.00	1572
34	143.44	1544
35	140.89	1517
36	138.33	1489
37	135.78	1462
38	132.86	1430
39	226.16	2434
40	143.78	1548
41	143.78	1548
42	143.78	1548
43	143.78	1548
44	143.78	1548
45	143.78	1548
46	143.78	1548
47	188.47	2029
48	188.47	2029
49	143.78	1548
50	143.78	1548
51	143.78	1548
52	143.78	1548
53	143.78	1548
54	143.78	1548
55	143.78	1548
56	159.58	1718
O.U	159.58	1718



PROJECT HIGHLIGHTS

AVARTA PH2 - The 'Little Island' is an exclusive residential plot project situated in a prime, sea-facing location along the ECR. It holds the distinction of being the first beachside property project in South India to receive both DTCP and RERA approvals.

AVARTA PH2 is more than just a residential plot; it is an opportunity to own a high-value property in one of South India's premier coastal leisure and residential destinations and to build your dream home by the sea. Invest today and become part of an elite coastal community.



INVESTOR'S TAKE AWAY



Declared Tourist Destination



Tourist New Visitors Every Year 3 Lakhs +



Foreignlets 1.83 Lakhs Domestic 1 Lakh Visitors



Resort – Tie ups – For Rental Yields



ECR – Week End Gate Away for All Type of Crowds



Six Lane Road – Work in Progress

WEEK END REFERSMENT
LIFELONG INVESTMENT



AVARTA

— THE LITTLE ISLAND —



BANG ON ECR
SEA SIDE



DTCP & RERA
APPROVED



ASSURED RETURNS
FOR VILLAS



SECURE INVESTMENT
BRIGHTER FUTURE



**OWN A PIECE OF PARADISE.
LIVE THE BEACH LIFE.**



**BANG ON ECR
SEA SIDE**



**DTCP & RERA
APPROVED**



**ASSURED RETURNS
FOR VILLAS**



**SECURE INVESTMENT
BRIGHTER FUTURE**

WHY AVARTA ?

-  **1** Located Bang on ECR Main Road on the SEA side .
-  **2** South India's First Beach Property with DTCP & RERA approvals.
-  **3** 75 % to 80 % Bank Loan Applicable (Easy EMI Starts from Just Rs,6500 onwards)
-  **4** Private Beach Access within the Property
-  **6** Restaurant , Laundry, Spa, Room Service,* Security are available all the time .
-  **7** Close to Pondyerry City and PIMS hospital & Various Tourist Spots.
-  **8** Weekend Refreshment & Life Long Investment at one Place – "AVARTA, THE LITTLE ISLAND"

PAY TO USE

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

GREAT NEWS – THE FUTURE IS GOOD





TN RERA NO
TNRERA/4/LO/3512/2026
<https://rera.tn.gov.in/>

HEAD OFF-NO: 1/1, Sakthi Nagar 2nd St, ThiruvalluvarPuram,
Choolaimedu, Chennai, Tamil Nadu 600094



Little Island
Avara
BEACH LIFE.
CLOSE TO EVERYTHING.

 **StepsStone**[®]
Start living

 **CALL: 93828 93828**



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