V4

Sathyam Homes®

Sathyam Golden Nest

YOUR DREAM HOME AWAITS

Sathyam Golden Nest

Sathyam Golden Nest villas offer not only a residence but an abode where independence meets luxury, with elegant interiors, spacious living areas, and state-of-the-art kitchens. The neighborhood is designed to foster a sense of community while allowing you the luxury of personal space, where every detail is curated to perfection.

Each villa is meticulously crafted to exude sophistication, integrating seamlessly with the lush greenery surrounding the estate. The bustling and thriving locale ensures that your home appreciates not only in value but also in the richness of the community, making it a legacy waiting to be built.

18 years of Excellence

25+ Projects Completed

1000+ Happy Customers

On Time Delivery

380+

380+ Quality Checks

100% Transparency

ONGOING PROJECTS

Sathyam Magic Meadows

INDIVIDUAL VILLAS
TAMBARAM

Villa Shakunta
Phase 2 - Vismaya

INDIVIDUAL VILLAS
GUDUVANCHERI

Sathyam Golden Nest

INDIVIDUAL VILLAS
MOOLACHERI, PONMAR

Florence Garden

APARTMENTS
SRIPERUMBUDUR

Our Leaders



Mr. Kannan Nandhakumar

Managing Director

Mr. Kannan Nandhakumar, Managing Director of Sathyam Homes, is a Civil Engineer from REC Tiruchirapalli (now NIT, Trichy) with additional qualifications in Business Management. With over 39 years of experience, including 21 years in government roles, he founded Sathyam Homes in 2008. Under his leadership, the company has delivered over 4 lakh sq. ft. across 25+ projects, serving more than 1,000 happy customers. His involvement ensures top-quality homes and has earned the company a reputation for reliability and trust. His vision drives the organization to achieve its vision and mission.



Ms.Nandini Kannan

General Manager

Nandini Kannan brings over 11 years of experience in Marketing, Sales, Customer Service and various operational roles. As the General Manager at Sathyam Homes Pvt Ltd, she has a proven track record in driving strategic growth and optimizing organizational performance.

Her belief in Customer Service excellence has propelled the company to achieve high Customer satisfaction.

Sathyam Golden Nest

LAYOUT

1. ENTRANCE ARCH
2. LAWN
3. CLUB HOUSE
4. SAND PIT
5. YOGA DECK
6. GYM
7. OUTDOOR BENCH
8. SECURITY CABIN
9. WALKING TRACK
10. KIDS PLAY AREA





PROPOSED ELEVATION



Sathyam Golden Nest





GROUND FLOOR PLAN

FIRST FLOOR PLAN

Customization Available

SITE AREA - 1100 SQFT	
GROUND FLOOR	795 SQFT
FIRST FLOOR	735 SQFT
HEADROOM	133 SQFT
TOTAL	1663 SQFT

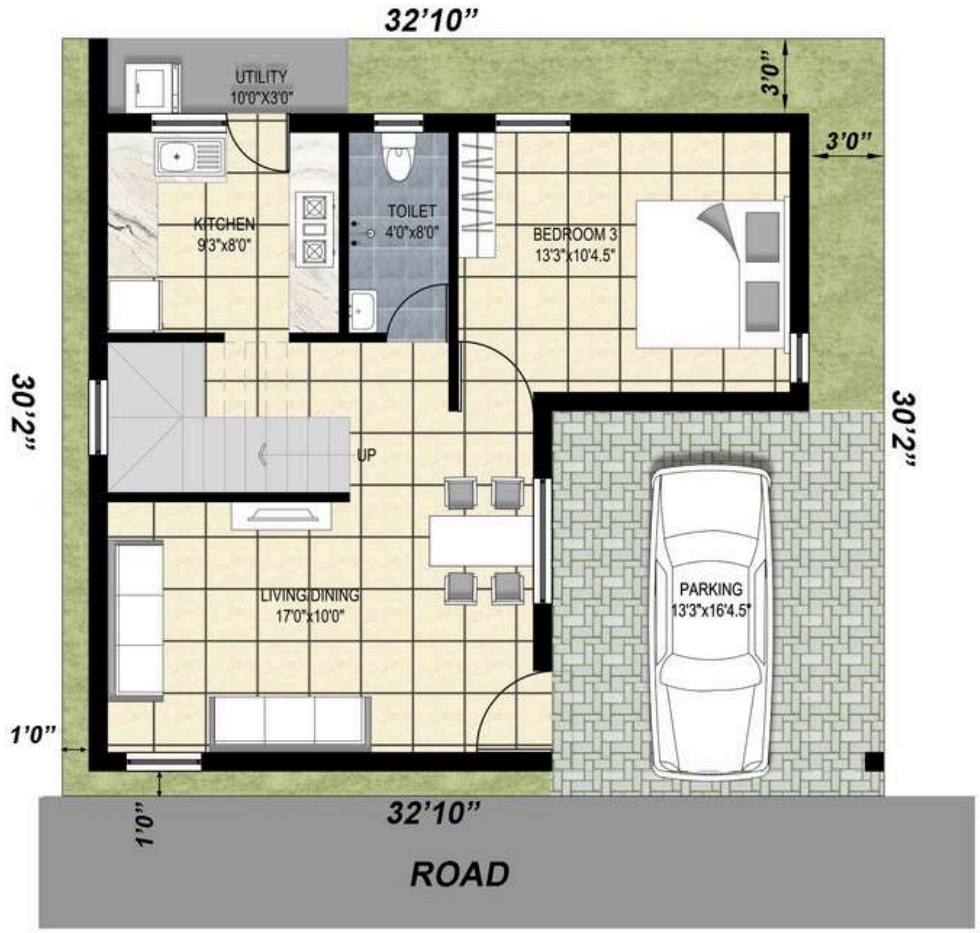


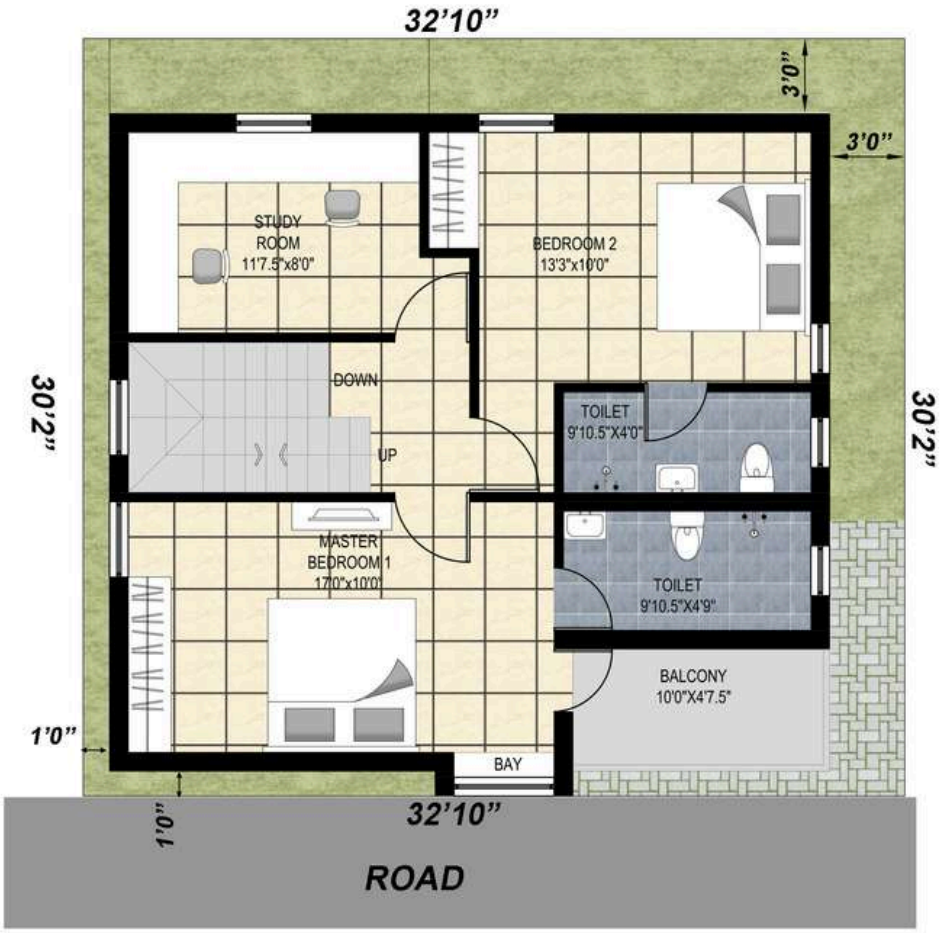
S
E W
N

VILLA 10 : 3BHK NORTH FACING, SALEABLE AREA 1663 SQFT

Sathyam Homes®

Sathyam Golden Nest





GROUND FLOOR PLAN

FIRST FLOOR PLAN

Customization Available

SITE AREA - 990 SQFT	
GROUND FLOOR	788 SQFT
FIRST FLOOR	760 SQFT
HEADROOM	114 SQFT
TOTAL	1662 SQFT



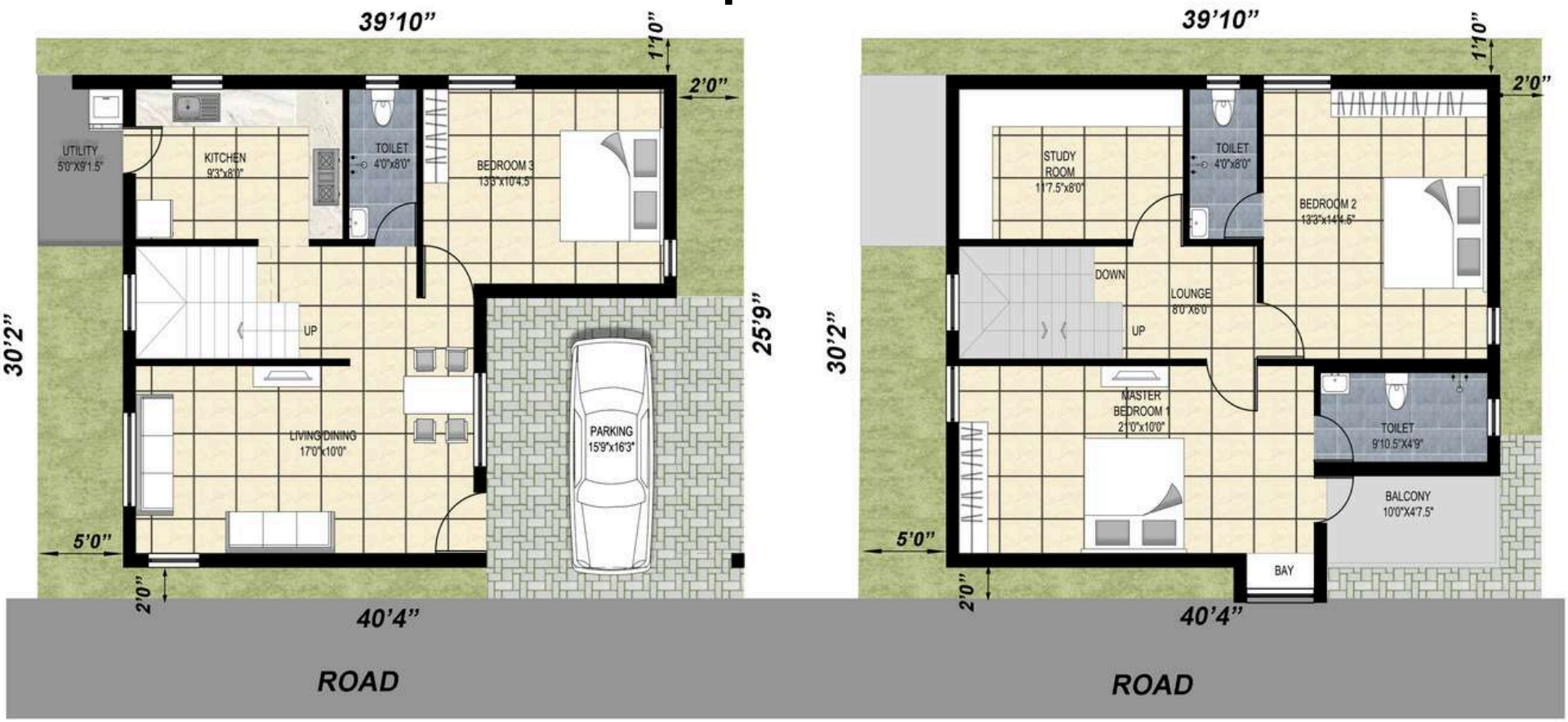
N W E S

VILLA 16B,18 : 3BHK EAST FACING, SALEABLE AREA 1662 SQFT

Sathyam Homes®

Sathyam Golden Nest

Option 1



GROUND FLOOR PLAN

FIRST FLOOR PLAN

Customization Available

SITE AREA - 1267 SQFT	
GROUND FLOOR	909 SQFT
FIRST FLOOR	870 SQFT
HEADROOM	143 SQFT
TOTAL	1922 SQFT



N W E S

VILLA 19 : 3BHK, EAST FACING, SALEABLE AREA 1922 SQFT

Sathyam Homes®

Sathyam Golden Nest

Option 2



GROUND FLOOR PLAN

FIRST FLOOR PLAN

Customization Available

BUILDUP AREA	SITE AREA - 1267 SQFT
GROUND FLOOR -	872 SQFT
FIRST FLOOR -	817 SQFT
HEADROOM -	128 SQFT
TOTAL -	1817 SQFT

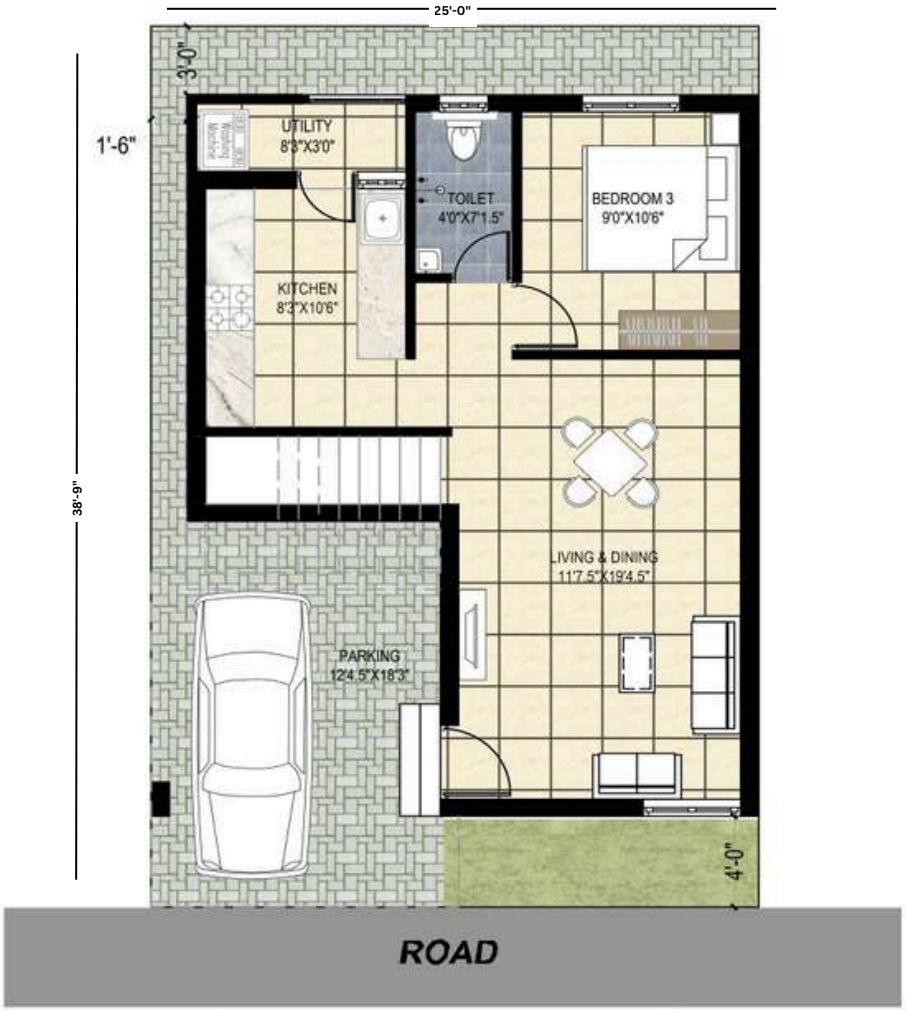


N W E S

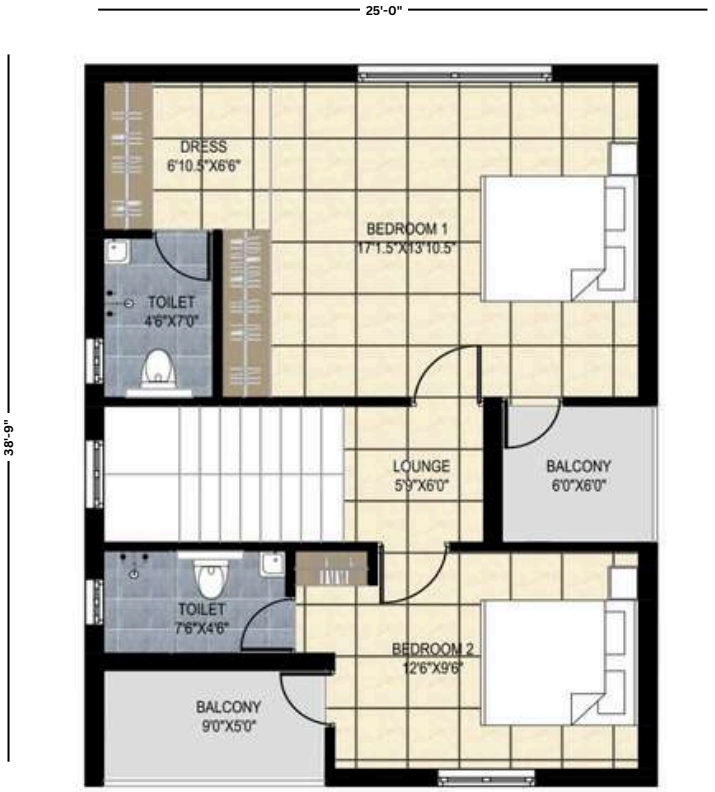
VILLA 19 : 3BHK, EAST FACING, SALEABLE AREA 1817 SQFT

Sathyam Homes®

Sathyam Golden Nest



GROUND FLOOR PLAN



FIRST FLOOR PLAN

SITE AREA - 968 SQFT	
GROUND FLOOR	817 SQFT
FIRST FLOOR	746 SQFT
HEADROOM	113 SQFT
TOTAL	1676 SQFT



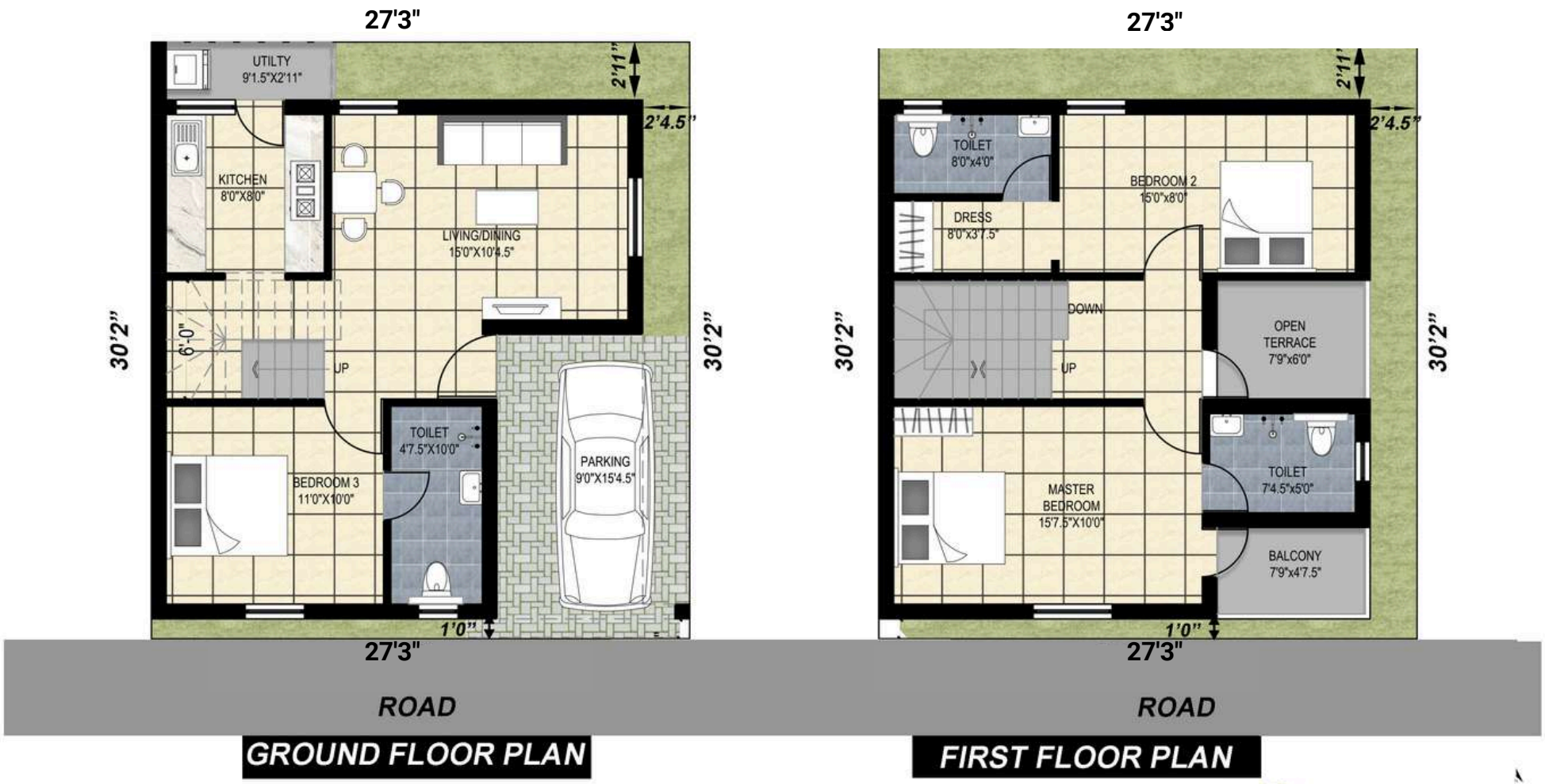
Customization Available

S E W N

VILLA 20 & 21 : 3BHK, EAST FACING, SALEABLE AREA 1676 SQFT

Sathyam Homes®

Sathyam Golden Nest



SITE AREA - 822 SQFT	
GROUND FLOOR	682 SQFT
FIRST FLOOR	653 SQFT
HEADROOM	127 SQFT
TOTAL	1462 SQFT



N W E S

VILLA 25 (16A) : 3BHK , EAST FACING, SALEABLE AREA 1462 SQFT

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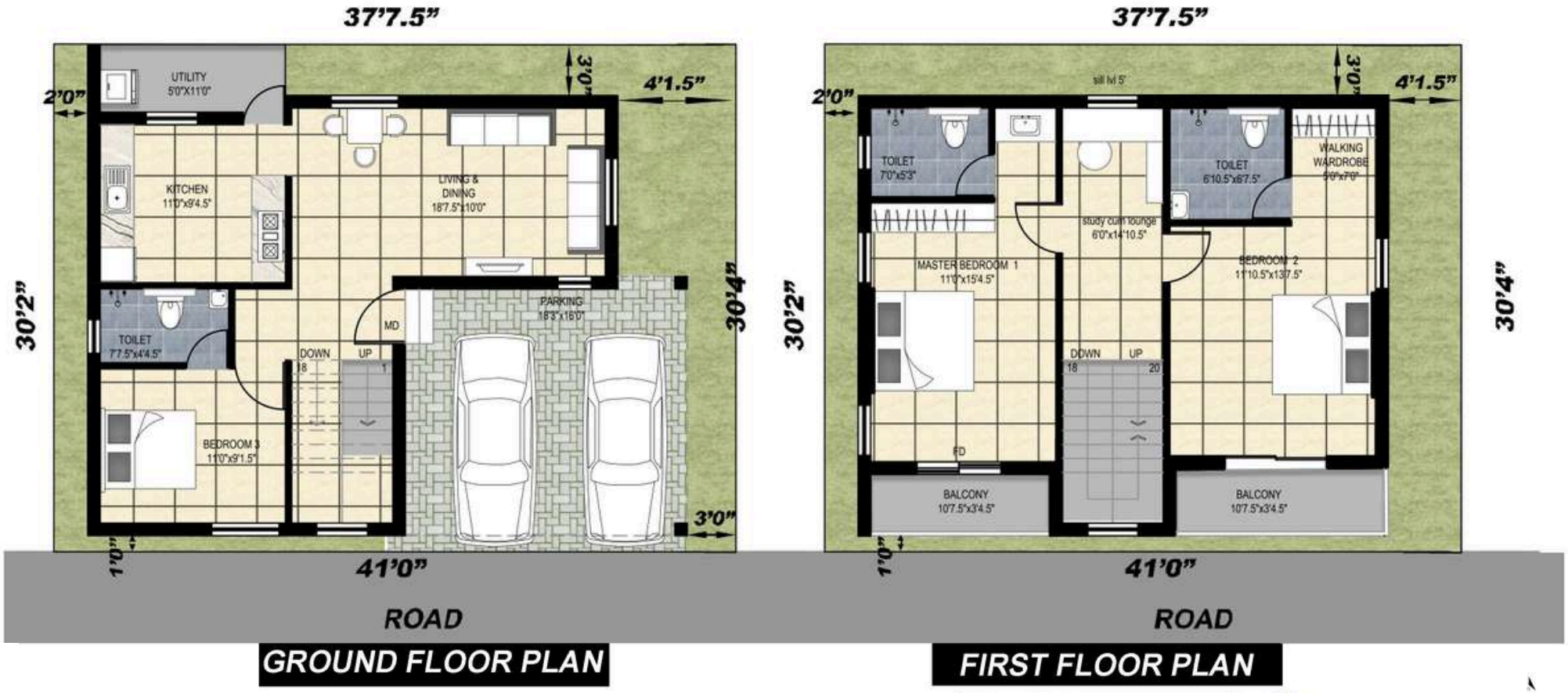
Sathyam Golden Nest



SITE AREA - 1185 SQFT	
GROUND FLOOR	939 SQFT
FIRST FLOOR	824 SQFT
HEADROOM	106 SQFT
TOTAL	1869 SQFT



N W E S

VILLA 25A: 3BHK, EAST FACING, SALEABLE AREA 1869 SQFT

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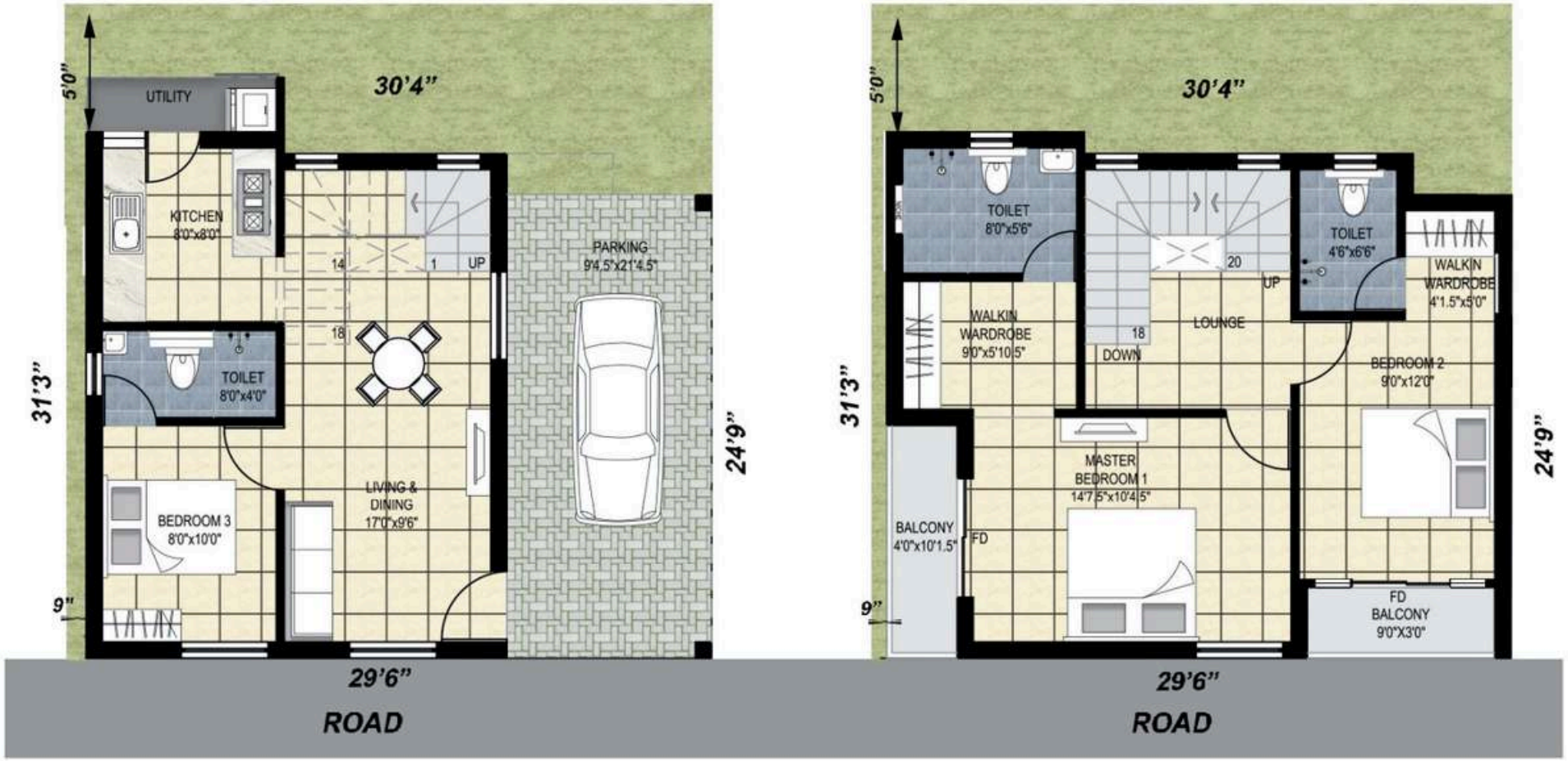


GROUND FLOOR PLAN

FIRST FLOOR PLAN

Customization Available

SITE AREA - 827 SQFT	
GROUND FLOOR	683 SQFT
FIRST FLOOR	669 SQFT
HEADROOM	137 SQFT
TOTAL	1489 SQFT



N W E S

VILLA 29: 3BHK, EAST FACING, SALEABLE AREA 1489 SQFT

Sathyam Homes®

AMENITIES

Sathyam Golden Nest



BLACK TOP ROAD



STREET LIGHTING



UNDERGROUND CABLE



GATED COMMUNITY



FULLY COMPOUNDED WALLS



POTABLE WATER



CLUBHOUSE



YOGA CENTRE



FITNESS CENTRE



RAINWATER HARVESTING SYSTEM



AEROBICS ROOM



CHILDREN'S PARK



COMMON SEWAGE DISPOSAL



WALKING TRACK

Disclaimer: * The images used here are for representational purpose only.

Sathyam Golden Nest

CUSTOMIZABLE AMENITIES

- SOLAR POWER FOR INDIVIDUAL VILLAS *
- EV CHARGING POINT *
- CCTV *
- DIGITAL LOCK *
- BRICK WALL CONSTRUCTION *
- SS GLASS PANEL HANDRAIL *
- VIDEO DOOR PHONE *
- TOUCH SWITCHES *

LOCATION & CONNECTIVITY

LOCATION HIGHLIGHTS:

- 10 mins from Medavakkam. (8 KM)
- 10 mins from Vandalur to Kelambakkam Road. (4 KM)
- Easy access to key areas like Siruseri.
- 15 mins from Siruseri IT Park. (10 KM)
- 20 mins from Tambaram Camp Road Junction. (11 KM)
- 30 mins from Chennai International Airport. (19 KM)

NEAR BY COLLEGES AND SCHOOLS:

- 4 mins from Christwood School. (1 KM)
- 10 mins from SBIOA International School. (4 KM)
- 15 mins from VIT University, Chennai. (7 KM)
- 2 mins from Prince Shri Venkateshwara Padmavathy Engineering College. (0.75 KM)

NEARBY HOSPITALS:

- 16 mins from Tagore Medical College and Hospital Chennai. (9 KM)
- 27 mins from Chettinad Hospital and Research Institute. (11 KM)

PROXIMITY:

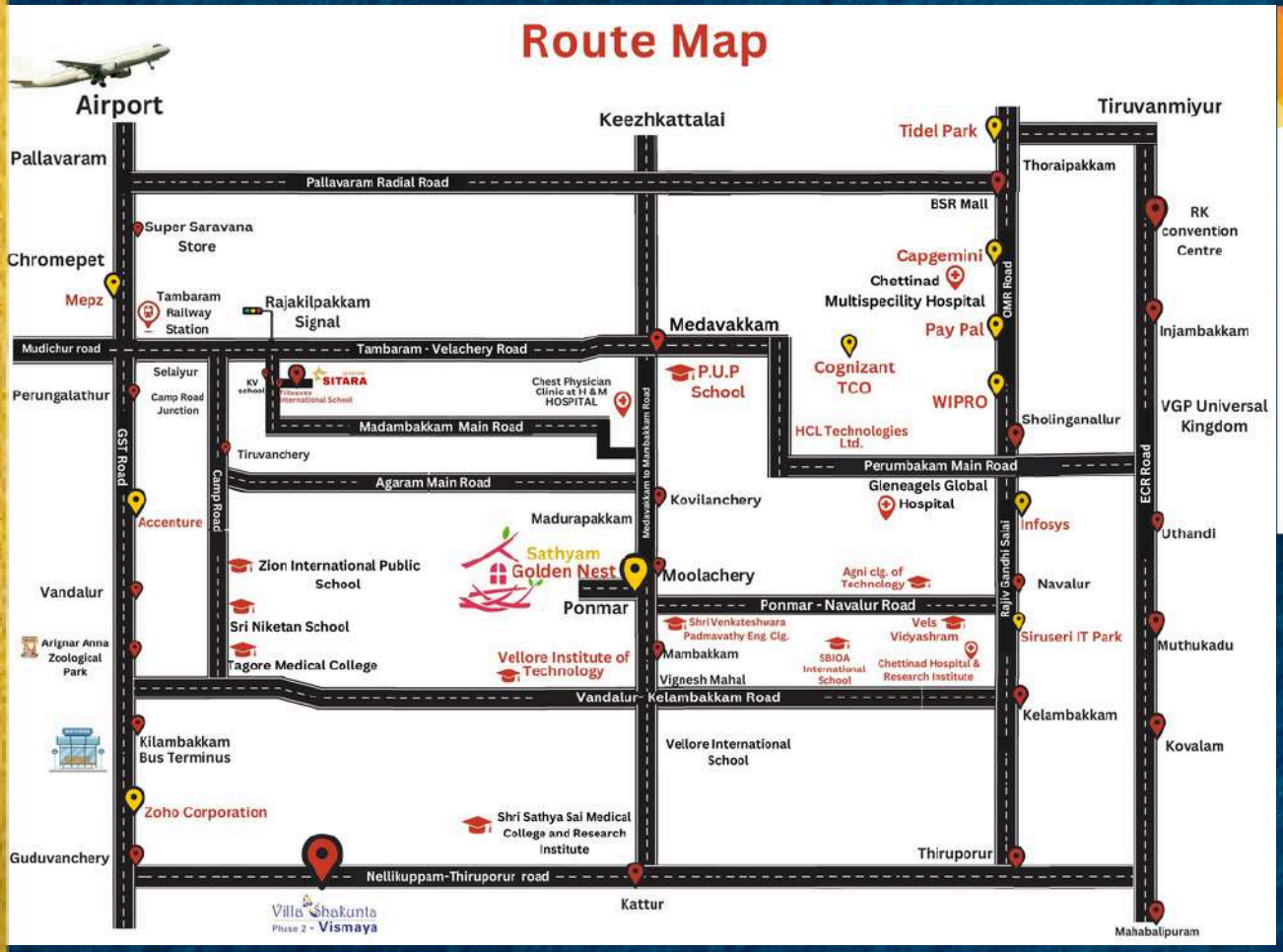
- Located just 10 minutes from Siruseri. (5 KM)
- Opposite the Madurapakkam Panchayat Office.
- 24 mins from Sholinganallur Junction. (15 KM)

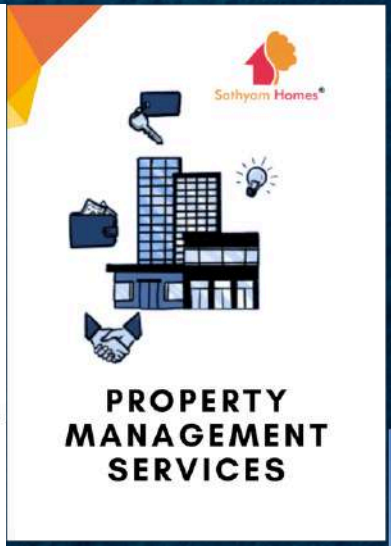
Disclaimer: * Customizable Amenities cost extra and are not included in the package.

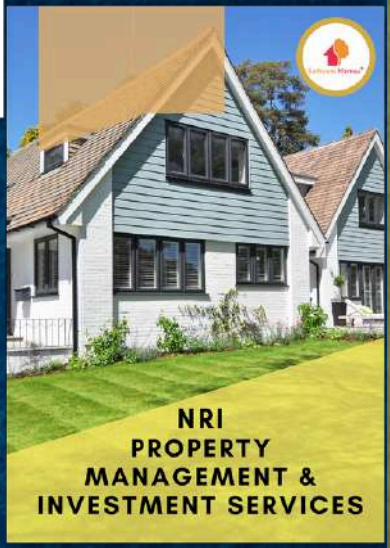
Sathyam Golden Nest

OUR SERVICES

Route Map







Sathyam Golden Nest

REVIEWS

Vishnu Priya
3 reviews · 10 photos

★★★★★ 2 months ago

We have recently visited the site placed in Ponmar.
We were really impressed with the exceptional quality of work and attention to detail.
Location seems to be perfect and peaceful. The Staff who guided us named Mr. ARUN were friendly and responsive.
We would highly recommend to anyone looking for a reliable, skilled and customer - focused villa construction partner. Some unique ideas, innovative thoughts were brought high class look for the project.
Keep up your quality and good work. Kudos to the entire team.

RANJITHKUMAR PANNEERSELVAM
4 reviews

★★★★☆ 2 months ago

Recently visited the site. Mr. Arun nicely explained about a model villa. He showcased all modern amenities fitted with that villa.
Then we had very nice discussion about the plan.

VIJAYARAGHAVAN G
Local Guide · 71 reviews · 45 photos

★★★★★ 7 months ago

Sathyam Homes are highly quality conscious & price conscious builders, they give maximum utilities, superior quality, with amazing standards @ very optimised price. I would happily recommend Sathyam homes to all my friends & relatives.

sabarish sabu
11 reviews · 4 photos

★★★★★ 7 months ago

Quality of construction is good. Professional builder who delivers the project on time without compromising the quality. I would recommend Sathyam homes builder with no second thought

Sathyam Homes Pvt Ltd

4.3 ★★★★½ 93 Google reviews

Real estate builders & construction company in Chennai, Tamil Nadu

4.3 ★★★★★

Refer & Earn with Sathyam Homes

Turn Your Recommendation into Reward!
Know someone looking to buy their dream home? Refer them to Sathyam Homes and get exciting rewards when they book a property through your reference!

How it works:

- Refer a Friend or Family Member who's looking to buy a property.
- Your referral books a home with Sathyam Homes.
- You earn up to ₹50,000 or more once the booking is confirmed!



Disclaimer: The referral amount may change depending on the current referral scheme at the time of booking.* T&CA.

OUR BANKERS

HINDUJA LEYLAND FINANCE

State Bank of India

HDFC

ICICI Bank

IDBI BANK

बैंक ऑफ़ बड़ौदा
Bank of Baroda

LIC HFL
LIC HOUSING FINANCE LTD

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www.sathyamhomes.co.in

Sathyam Homes®

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Sanatorium, Chennai - 600 047

18 YEARS OF EXCELLENCE

TN/01/Layout/2581/2023 | Dated 18.07.2023 | www.rera.tn.gov.in

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