



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.



17 years of Excellence



25+ Projects Completed



1000+ Happy Customers



On Time Delivery

**380+**

380+ Quality Checks



100% Transparency

# 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 38 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 10 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.

**ONGOING PROJECTS**



**INDIVIDUAL VILLAS  
TAMBARAM**



**INDIVIDUAL VILLAS  
GUDUVANCHERI**



**INDIVIDUAL VILLAS  
MOOLACHERI, PONMAR**



**APARTMENTS  
SRIPERUMBUDUR**

# LAYOUT

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





PROPOSED ELEVATION





**GROUND FLOOR PLAN**

**FIRST FLOOR PLAN**

RERA CARPET AREA - 1008 sqft

<b>SITE AREA - 875 SQFT</b>	
GROUND FLOOR	691 SQFT
FIRST FLOOR	650 SQFT
HEADROOM	116 SQFT
TOTAL	1457 SQFT



**VILLA 1: 3BHK EAST FACING , SALEABLE AREA 1457 SQFT**



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

**RERA CARPET AREA - 1019 sqft**

<b>SITE AREA - 806 SQFT</b>	
GROUND FLOOR	642 SQFT
FIRST FLOOR	618 SQFT
HEADROOM	126 SQFT
<b>TOTAL</b>	<b>1386 SQFT</b>



**VILLA 2 : 3BHK EAST FACING , SALEABLE AREA 1386 SQFT**



**GROUND FLOOR PLAN**

**RERA CARPET AREA - 1021 sqft**



**FIRST FLOOR PLAN**

<b>SITE AREA - 856 SQFT</b>	
GROUND FLOOR	655 SQFT
FIRST FLOOR	606 SQFT
HEADROOM	124 SQFT
<b>TOTAL</b>	<b>1385 SQFT</b>



**VILLA 3 : 3BHK EAST FACING , SALEABLE AREA 1385 SQFT**



**GROUND FLOOR PLAN**

**FIRST FLOOR PLAN**

**RERA CARPET AREA - 1090 Sqft**

<b>SITE AREA - 905 SQFT</b>	
GROUND FLOOR	698 SQFT
FIRST FLOOR	648 SQFT
HEADROOM	126 SQFT
<b>TOTAL</b>	<b>1474 SQFT</b>



**VILLA 4: 3BHK EAST FACING , SALEABLE AREA 1474 SQFT**



**GROUND FLOOR PLAN**

**RERA CARPET AREA - 1113 Sqft**

**FIRST FLOOR PLAN**

<b>SITE AREA - 954 SQFT</b>	
GROUND FLOOR	718 SQFT
FIRST FLOOR	663 SQFT
HEADROOM	124 SQFT
<b>TOTAL</b>	<b>1505 SQFT</b>



**VILLA 5 - 3BHK EAST FACING, SALEABLE AREA 1505 SQFT**



**GROUND FLOOR PLAN**

**FIRST FLOOR PLAN**

**RERA CARPET AREA - 1320 Sqft**

<b>SITE AREA - 1254 SQFT</b>	
GROUND FLOOR	905 SQFT
FIRST FLOOR	905 SQFT
HEADROOM	112 SQFT
<b>TOTAL</b>	<b>1922 SQFT</b>



**VILLA 6 : 3BHK , EAST FACING, SALEABLE AREA 1922 SQFT**



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

**RERA CARPET AREA - 1302 Sqft**

<b>SITE AREA - 1210 SQFT</b>	
GROUND FLOOR	853 SQFT
FIRST FLOOR	826 SQFT
HEADROOM	143 SQFT
TOTAL	1822 SQFT



**VILLA 7 - 3BHK NORTH FACING, SALEABLE AREA 1822 SQFT**



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

**RERA CARPET AREA - 1302Sqft**

SITE AREA - 1116 SQFT	
GROUND FLOOR	853 SQFT
FIRST FLOOR	826 SQFT
HEADROOM	143 SQFT
TOTAL	1822 SQFT



**VILLA 7B - 3BHK NORTH FACING, SALEABLE AREA 1822 SQFT**



**GROUND FLOOR PLAN**

**RERA CARPET AREA - 1273 Sqft**



**FIRST FLOOR PLAN**

<b>SITE AREA - 1064 SQFT</b>	
GROUND FLOOR	822 SQFT
FIRST FLOOR	782 SQFT
HEADROOM	119 SQFT
<b>TOTAL</b>	<b>1723 SQFT</b>



**VILLA 9 - 3BHK NORTH FACING, SALEABLE AREA 1723 SQFT**



**GROUND FLOOR PLAN**

**RERA CARPET AREA - 1152 Sqft**



**FIRST FLOOR PLAN**

<b>SITE AREA - 1100 SQFT</b>	
GROUND FLOOR	795 SQFT
FIRST FLOOR	735 SQFT
HEADROOM	133 SQFT
<b>TOTAL</b>	<b>1663 SQFT</b>



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



**GROUND FLOOR PLAN**

**RERA CARPET AREA - 1135 Sqft**



**FIRST FLOOR PLAN**

<b>SITE AREA - 990 SQFT</b>	
GROUND FLOOR	770 SQFT
FIRST FLOOR	770 SQFT
HEADROOM	133 SQFT
<b>TOTAL</b>	<b>1673 SQFT</b>



**VILLA 11-12A - 3BHK, NORTH FACING, SALEABLE AREA 1673 SQFT**



**GROUND FLOOR PLAN**

**RERA CARPET AREA - 1176 Sqft**



**FIRST FLOOR PLAN**

<b>SITE AREA - 1137 SQFT</b>	
GROUND FLOOR	890 SQFT
FIRST FLOOR	791 SQFT
HEADROOM	108 SQFT
TOTAL	1789 SQFT



**VILLA 14 : 3BHK NORTH FACING, SALEABLE AREA 1789 SQFT**



**GROUND FLOOR PLAN**

**RERA CARPET AREA - 1192 Sqft**



**FIRST FLOOR PLAN**

<b>SITE AREA - 1034 SQFT</b>	
GROUND FLOOR	788 SQFT
FIRST FLOOR	760 SQFT
HEADROOM	114 SQFT
<b>TOTAL</b>	<b>1662 SQFT</b>



**VILLA 15 - 3BHK EAST FACING, SALEABLE AREA 1662 SQFT**



**GROUND FLOOR PLAN**

**RERA CARPET AREA - 1192 Sqft**



**FIRST FLOOR PLAN**

<b>SITE AREA - 990 SQFT</b>	
GROUND FLOOR	788 SQFT
FIRST FLOOR	760 SQFT
HEADROOM	114 SQFT
<b>TOTAL</b>	<b>1662 SQFT</b>



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



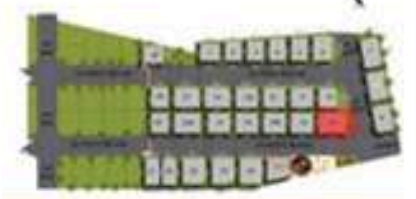
**GROUND FLOOR PLAN**

**RERA CARPET AREA - 1406 Sqft**



**FIRST FLOOR PLAN**

<b>SITE AREA - 1267 SQFT</b>	
GROUND FLOOR	909 SQFT
FIRST FLOOR	870 SQFT
HEADROOM	143 SQFT
<b>TOTAL</b>	<b>1922 SQFT</b>



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



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

**RERA CARPET AREA - 950**

<b>SITE AREA - 787 SQFT</b>	
GROUND FLOOR	667 SQFT
FIRST FLOOR	641 SQFT
HEADROOM	120 SQFT
<b>TOTAL</b>	<b>1428 SQFT</b>



**VILLA 20 & 21 : NORTH FACING**

**3BHK SALEABLE AREA 1428 SQFT**



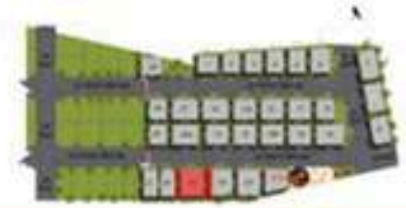
**GROUND FLOOR PLAN**

**RERA CARPET AREA - 1520Sqft**

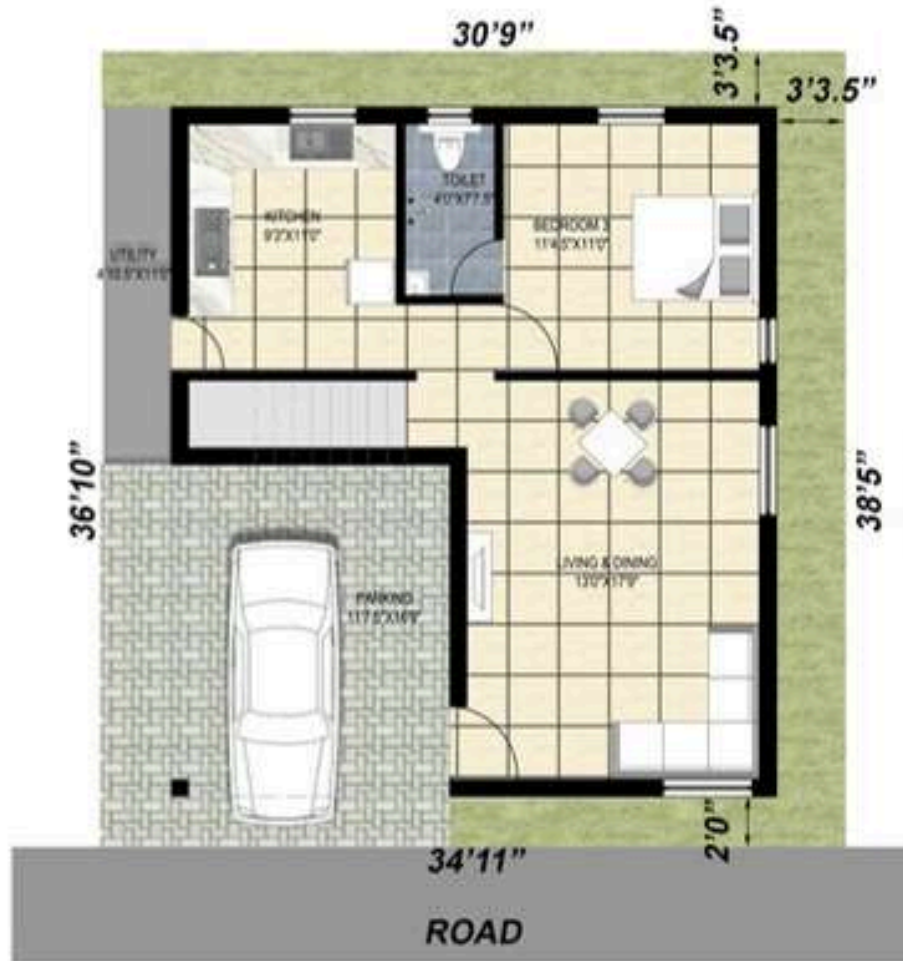


**FIRST FLOOR PLAN**

<b>SITE AREA - 1527 SQFT</b>	
GROUND FLOOR	1090 SQFT
FIRST FLOOR	1075 SQFT
HEADROOM	115 SQFT
<b>TOTAL</b>	<b>2280 SQFT</b>



**VILLA 22 : 3BHK, EAST FACING, SALEABLE AREA 2280 SQFT**



**GROUND FLOOR PLAN**

**RERA CARPET AREA - 1222 Sqft**



**FIRST FLOOR PLAN**

<b>SITE AREA - 1249 SQFT</b>	
GROUND FLOOR	870 SQFT
FIRST FLOOR	826 SQFT
HEADROOM	107 SQFT
<b>TOTAL</b>	<b>1803 SQFT</b>



**VILLA 23 : 3BHK, EAST FACING, SALEABLE AREA 1803 SQFT**



**GROUND FLOOR PLAN**

**RERA CARPET AREA - 1222 Sqft**



**FIRST FLOOR PLAN**

<b>SITE AREA - 1143 SQFT</b>	
GROUND FLOOR	870 SQFT
FIRST FLOOR	826 SQFT
HEADROOM	107 SQFT
<b>TOTAL</b>	<b>1803 SQFT</b>



**VILLA 24 : 3BHK EAST FACING, SALEABLE AREA 1803 SQFT**



RERA CARPET AREA - 1027 Sqft

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



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



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

**RERA CARPET AREA - 1174 Sqft**

<b>SITE AREA - 1180 SQFT</b>	
GROUND FLOOR	867 SQFT
FIRST FLOOR	832 SQFT
HEADROOM	106 SQFT
<b>TOTAL</b>	<b>1805 SQFT</b>



**VILLA 25A: 3BHK, EAST FACING, SALEABLE AREA 1805 SQFT**



RERA CARPET AREA - 1155 Sqft

SITE AREA - 1083 SQFT	
GROUND FLOOR	824 SQFT
FIRST FLOOR	788 SQFT
HEADROOM	90 SQFT
TOTAL	1702 SQFT



VILLA 27: 3BHK, NORTH FACING, SALEABLE AREA 1702 SQFT

27'3"



27'3"

ROAD

**GROUND FLOOR PLAN**

27'3"



27'3"

ROAD

**FIRST FLOOR PLAN**

**RERA CARPET AREA - 998 Sqft**

<b>SITE AREA - 822 SQFT</b>	
GROUND FLOOR	708 SQFT
FIRST FLOOR	699 SQFT
HEADROOM	94 SQFT
TOTAL	1501 SQFT



**VILLA 28(7A): 3BHK, NORTH FACING, SALEABLE AREA 1501 SQFT**



**GROUND FLOOR PLAN**

**RERA CARPET AREA - 1002 Sqft**



**FIRST FLOOR PLAN**

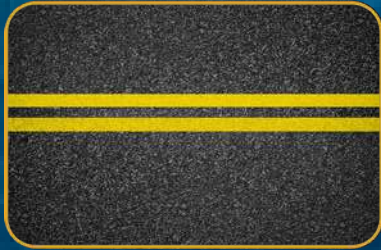
<b>SITE AREA - 827 SQFT</b>	
GROUND FLOOR	693 SQFT
FIRST FLOOR	669 SQFT
HEADROOM	137 SQFT
TOTAL	1499 SQFT



**VILLA 29: 3BHK, EAST FACING, SALEABLE AREA 1499 SQFT**

# 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**

## 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)

### NEARBY HOSPITALS:

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

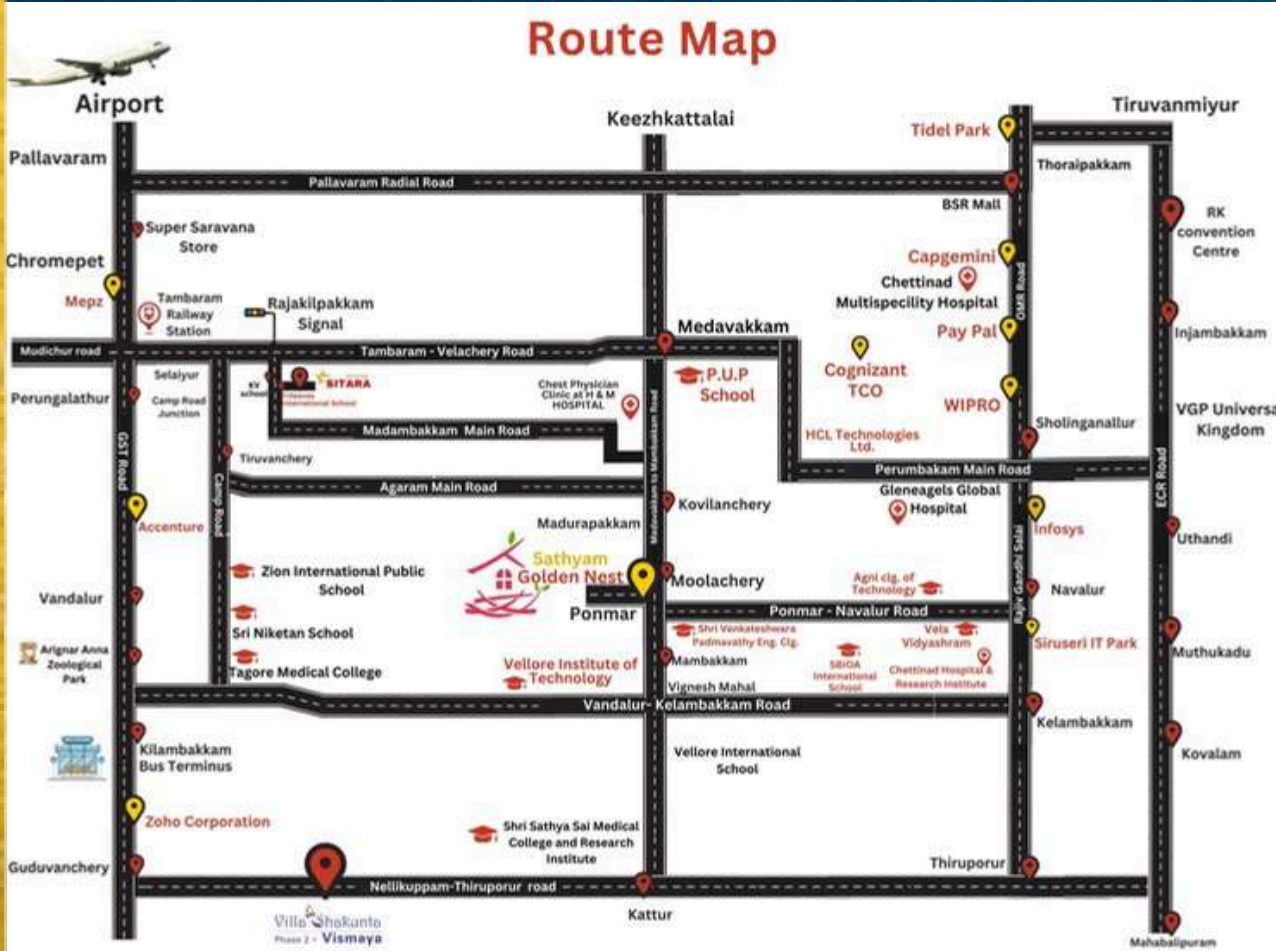
### NEAR BY COLLEGES AND SCHOOLS:

- 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)

### PROXIMITY:

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

**OUR SERVICES**




**PROPERTY MANAGEMENT SERVICES**

**NRI PROPERTY MANAGEMENT & INVESTMENT SERVICES**

**FREE INTERIOR DESIGN CONSULTATION**

**SPECIAL DISCOUNT % ON INTERIOR DESIGNING**

## 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.



## Sathyam Homes Pvt Ltd

4.3 ★★★★★ 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!



 **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



## OUR BANKERS



HINDUJA LEYLAND FINANCE



State Bank of India



For more details & site visit

+91 82529 00900

[www.sathyamhomes.co.in](http://www.sathyamhomes.co.in)

Corporate Office :

Sathyam Homes Pvt. Ltd., No.8/11, 1st Floor, Sharmila Street, Kamakshi Colony,  
Sanatorium, Chennai - 600 047

TN/01/Layout/2581/2023 | Dated 18.07.2023 | [www.rera.tn.gov.in](http://www.rera.tn.gov.in)



YEARS OF EXCELLENCE

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