



If YOUR INTUITION SEES POTENTIAL HERE,  
YOUR PORTFOLIO WILL THANK YOU LATER.



*Kovai*

**SOUTH IT CORRIDOR**

**PREMIUM  
VILLA PLOT**

**9.9 LACS  
PER CENT**



ALL SPECIFICATIONS APPLY





# *Legacy* **You Can Trust**

Manju Groups has stood as a trusted name in South India's real estate landscape for over two decades. Founded in 2002 with a vision to redefine community living, we've proudly served over 35,000+ happy customers, delivered 300+ successful projects, and transformed landscapes in various South India and even Dubai locations.

Now, with the same passion, precision, and promise, we arrive at Coimbatore, a region rich in growth, culture, and opportunity. What makes us different is not just our scale, but our values.

We believe real estate is more than plots and buildings; it's about building trust, delivering dreams, and shaping lifestyles.



**300+**

Projects



**35000+**

Happy Customers



**23 Years**

of Excellence



**30 Million Sq.Ft**

Developed & Delivered







## The Smart Address for Smart Minds

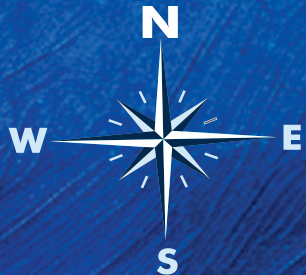
Strategically located along the L&T Bypass, iSpot – Kovai South IT Corridor isn't just a plotted development; It's a future-ready community for progressive minds and modern families. Designed with precision, automation, and smart amenities, iSpot offers a lifestyle upgrade that resonates **with tech professionals, entrepreneurs, creative thinkers, and everyone who values innovation, security, and sophistication.**

As Coimbatore's southern belt rapidly emerges as the next major IT and infrastructure hub, iSpot positions you right in the growth epicentre. With seamless access to the L&T Bypass and close proximity to the city's emerging tech nucleus, this corridor is set to become the next OMR of Tamil Nadu and the next Silicon Valley of the world, not replicating the future, but shaping it.

At iSpot, it's not just about buying land; it's about embracing a community designed for visionaries, achievers, and forward-living families who seek more than just a home.



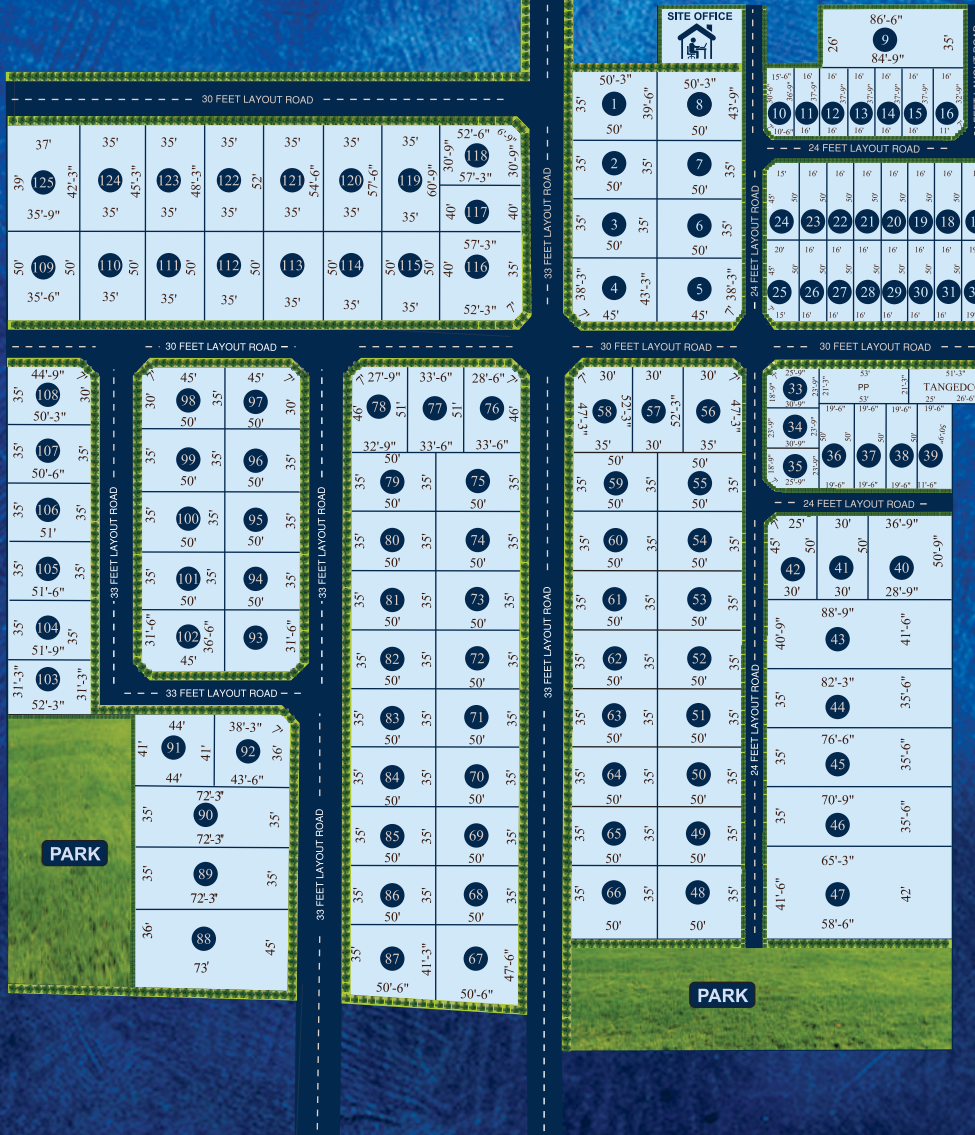
# MASTER PLAN



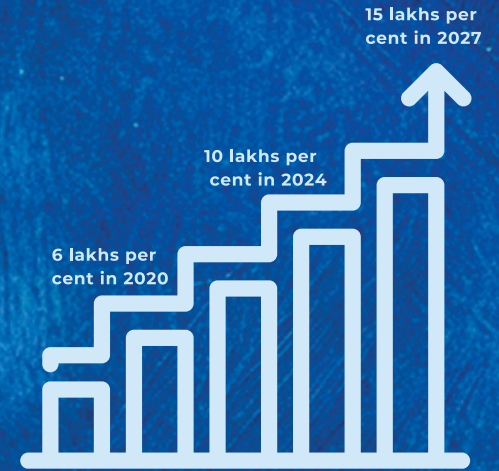
DTCP LAYOUT APP  
220/2024



RERA NO.  
TN/11/ LAYOUT/ 3812/2024



Ph - II



3 lakhs per  
cent in 2015

*Visionaries  
don't follow development;  
they stand where it begins.*

*Every great city  
had a starting point.*

*This is Coimbatore's*



## AREA STATEMENT

Plot No	Sq.Ft	Cents	Plot No	Sq.Ft	Cents	Plot No	Sq.Ft	Cents	Plot No	Sq.Ft	Cents
1	1863	4.28	33	718	1.65	65	1750	4.02	97	1738	3.99
2	1750	4.02	34	730	1.68	66	1750	4.02	98	1738	3.99
3	1750	4.02	35	718	1.65	67	2230	5.12	99	1750	4.02
4	2150	4.94	36	975	2.24	68	1750	4.02	100	1750	4.02
5	2150	4.94	37	975	2.24	69	1750	4.02	101	1750	4.02
6	1750	4.02	38	975	2.24	70	1750	4.02	102	1813	4.16
7	1750	4.02	39	781	1.79	71	1750	4.02	103	1625	3.73
8	2081	4.78	40	1650	3.79	72	1750	4.02	104	1807	4.15
9	2612	6.00	41	1500	3.44	73	1750	4.02	105	1794	4.12
10	548	1.26	42	1487	3.41	74	1750	4.02	106	1776	4.08
11	596	1.37	43	3516	8.07	75	1750	4.02	107	1763	4.05
12	604	1.39	44	2798	6.42	76	1696	3.89	108	1738	3.99
13	604	1.39	45	2595	5.96	77	1709	3.92	109	1781	4.09
14	604	1.39	46	2397	5.50	78	1658	3.81	110	1750	4.02
15	604	1.39	47	2583	5.93	79	1750	4.02	111	1750	4.02
16	592	1.36	48	1750	4.02	80	1750	4.02	112	1750	4.02
17	950	2.18	49	1750	4.02	81	1750	4.02	113	1750	4.02
18	800	1.84	50	1750	4.02	82	1750	4.02	114	1750	4.02
19	800	1.84	51	1750	4.02	83	1750	4.02	115	1750	4.02
20	800	1.84	52	1750	4.02	84	1750	4.02	116	2278	5.23
21	800	1.84	53	1750	4.02	85	1750	4.02	117	2290	5.26
22	800	1.84	54	1750	4.02	86	1750	4.02	118	1895	4.35
23	800	1.84	55	1750	4.02	87	1916	4.40	119	2069	4.75
24	988	2.27	56	1816	4.17	88	2941	6.75	120	1960	4.50
25	988	2.27	57	1568	3.60	89	2529	5.81	121	1864	4.28
26	800	1.84	58	1816	4.17	90	2529	5.81	122	1754	4.03
27	800	1.84	59	1750	4.02	91	1804	4.14	123	1636	3.76
28	800	1.84	60	1750	4.02	92	1766	4.05	124	1531	3.51
29	800	1.84	61	1750	4.02	93	1813	4.16	125	1478	3.39
30	800	1.84	62	1750	4.02	94	1750	4.02			
31	800	1.84	63	1750	4.02	95	1750	4.02			
32	950	2.18	64	1750	4.02	96	1750	4.02			

## KEY PLAN





# AMENITIES

High Speed Internet Connection

Grand Club House

Turf Ground

HI-TECH Hydraulic Gym

Hi End Game Zone

Board Games

Indoor Shuttle Court

33ft Superior Quality Road

Solar Powered Street Light

Table Tennis Arena

Automatic Spa

Pickle Court





# **AMENITIES**



**Kids Play Area**  
**Walking Track**  
**Grand Entrance Arch**  
**Electric Car Charge Station**  
**24 x 7 CCTV with Security**  
**Foosball Play Area**  
**1 Lakh Lit. Capacity OHT**  
**Gated Community with Compound**  
**Water line to each plot**  
**Abundant Landscape**  
**Battery Car**

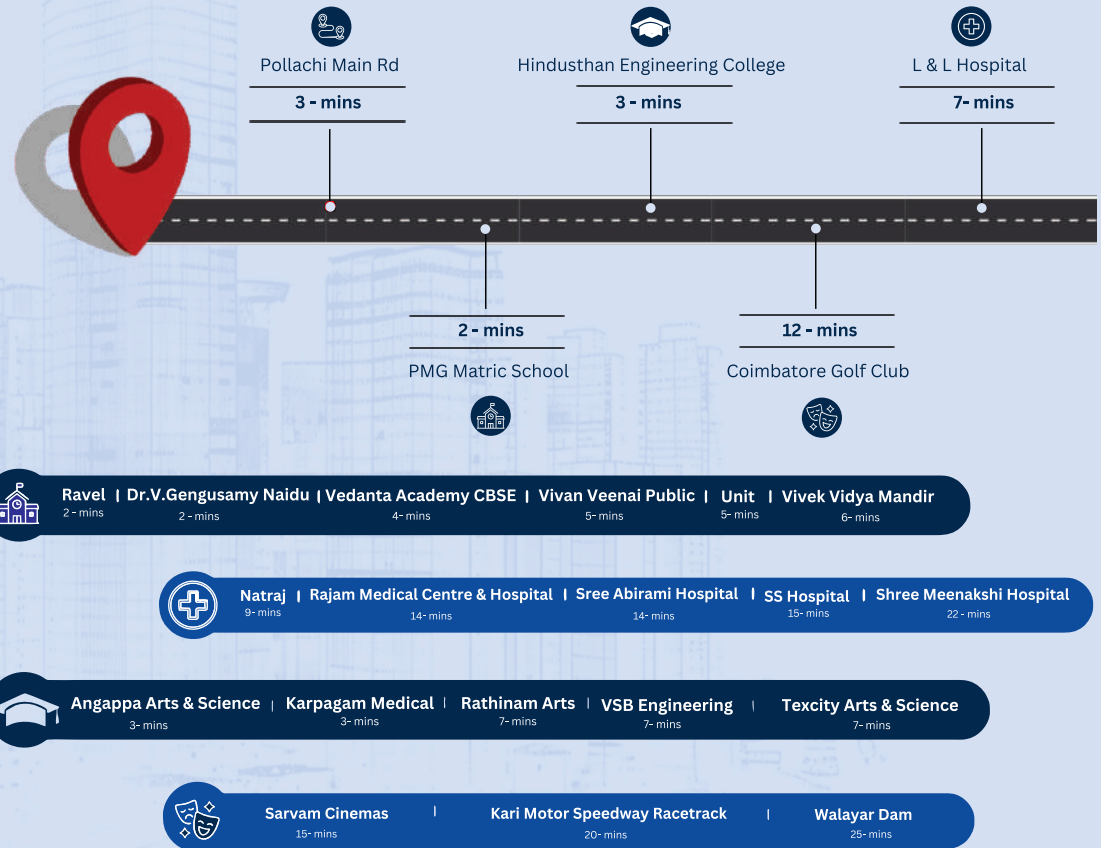
## IN PARTNERSHIP WITH BANKS, IN SERVICE OF YOUR DREAMS

Empowering your dreams with trusted strength, our strategic partnerships with leading banking institutions ensure seamless, secure, and supportive real estate investments. With up to 80% loan assistance, we make your journey from aspiration to ownership smoother than ever.



## THE MIND MAY DOUBT, BUT THE MAP NEVER LIES.

In 5 years, this map will tell a success story. Will it include your name?



# MANJU PROMOTERS PRIVATE LIMITED

**Branch Office:** No. 29, Chinthamaninagar ,K K Pudhur, Saibaba Colony, Coimbatore 641 038.

**Head Office:** No. 8/57, Sapthaswara Apartments, 1st, Ashok Nagar, Chennai 600 083.

☎ 95000 93333 , 044 - 6666 8888 | [www.manjugroups.in](http://www.manjugroups.in)

Branches : DUBAI | OOTY