



# LML THE LEAGUE ONE

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KATTUPAKKAM

Enter the realm of

*unmatched grandeur*

Where Luxury sets

*a new standard*



5MINS.  
FROM  
PORUR

9000+ SQ.FT.  
EXQUISITE  
CLUBHOUSE

40+  
PREMIUM  
AMENITIES

400 MTS. TO  
PROPOSED  
METRO STATION

# One above in luxury One above in grandeur

LML The League One is an iconic project that promises to elevate your living experience to extraordinary heights. Nestled in the serene locale of Kattupakkam, this luxurious residential complex spans over 1.22 acres, offering a perfect blend of opulence, comfort, and convenience.

Designed with utmost attention to detail, The League One features 2 and 3 BHK units ranging from 993 to 1426 sq. ft. Each home is meticulously crafted to maximize space and privacy, ensuring a haven of tranquility and exclusivity. With only 125 units thoughtfully distributed across four distinctive

blocks, you'll enjoy fewer neighbours and enhanced privacy, thanks to a design that ensures no main door faces another.

From the grand entrance arch to the expansive open spaces, and the lavish 9000+sq.ft. star category clubhouse, every aspect of The League One exudes luxury. The clubhouse is a sanctuary of leisure, offering an array of premium amenities that cater to your every need, making luxury an everyday experience.

Conveniently located just 90 meters from Poonamallee High Road,

The League One provides seamless connectivity to all major destinations. Surrounded by top-tier educational institutions, renowned healthcare facilities, and vibrant industrial hubs, it's an ideal location for a balanced and fulfilling lifestyle.

Step into The League One, where luxury sets a new standard, and unmatched grandeur awaits you.

2 & 3 BHK

993 TO 1426 SQ.FT.

125 UNITS

1.22 ACRES

# Why choose the league one?

**MORE PRIVACY:**

Fewer neighbours per floor ensures enhanced privacy.

**GOLD STANDARD CLUBHOUSE:**

Indulge in top-notch facilities at the 9000+ sq. ft. clubhouse.

**EXCELLENT CONNECTIVITY:**

Easy access to all parts of the city, with all your daily needs right around the corner.

**CONVENIENT INDUSTRIAL ACCESS:**

Connected to Sriperumbudur Sipcot and Irungattukottai industrial areas.

**SPACIOUS HOMES:**

Efficient design ensures spacious living areas.

**PRIME LOCATION:**

5 mins from Porur, 90m from Poonamallee High Road, 500m from NH 48.

**EDUCATION & HEALTHCARE:**

Close to major institutions and healthcare facilities, with 47 schools, 20 colleges, and 15 hospitals within 10 minutes.

**VALUE APPRECIATION:**

Major infrastructure developments like Metro Rail Phase 2, Proposed 25 acres integrated mofussil Bus Terminus at Kuthambakkam near Thirumazhisai and the Maduravoyal – Port Expressway will fuel price appreciation.

**PEACEFUL AND SECURE GATED COMMUNITY:**

24/7 surveillance and meticulously planned landscapes ensure a serene and secure environment for you and your family.

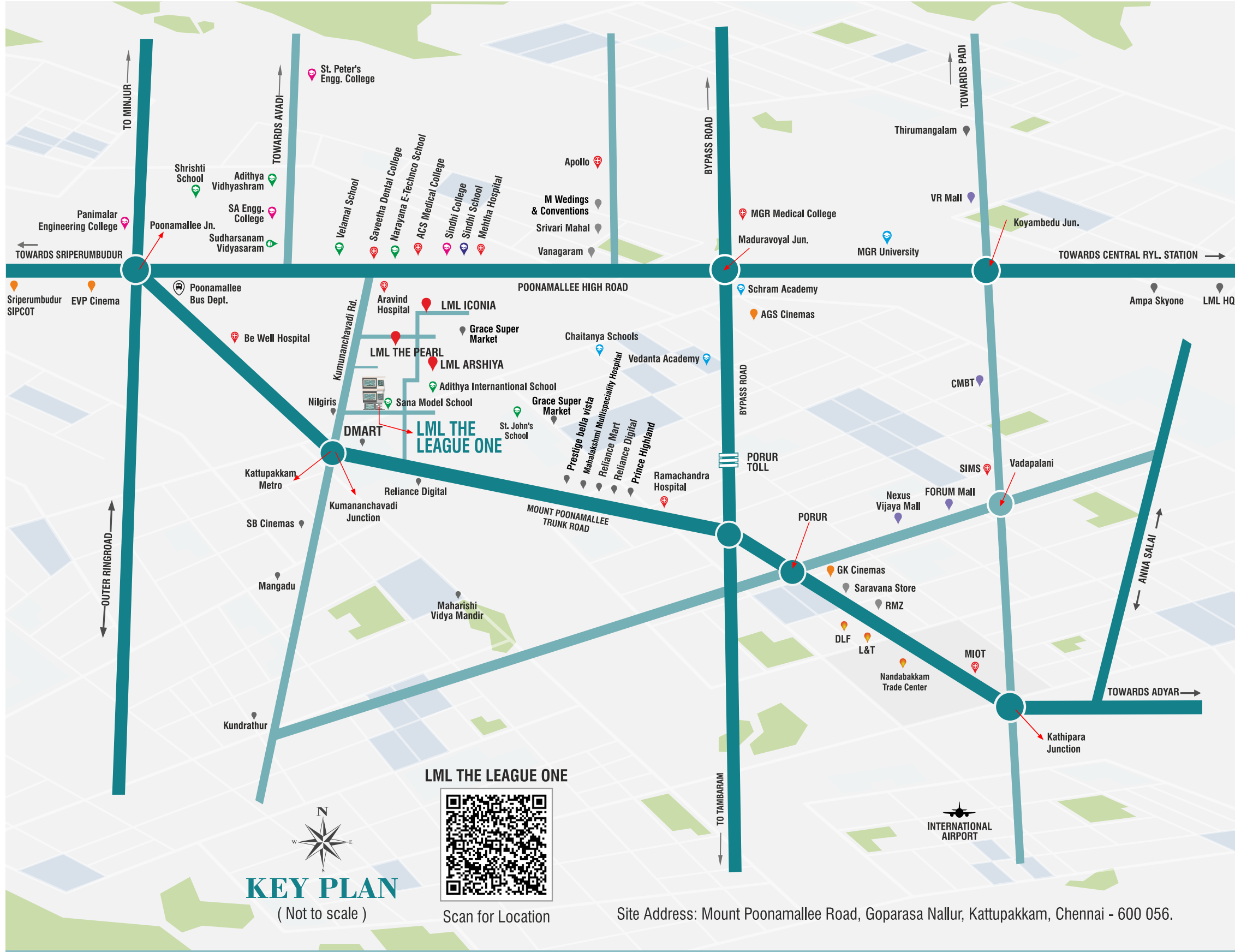
**PROXIMITY TO TECH HUBS:**

20 mins from DLF Cybercity and close to IT / ITeS developments along Mount Poonamallee Road.



“  
*Future ready Investment*  
 ”

Investing in LML The League One means securing a future-ready asset in a rapidly developing area. With the proximity to major IT and industrial hubs, as well as the proposed metro station, your investment is set for substantial growth. Choose LML The League One for a blend of luxury, convenience, and promising returns.



## One above in Location

Step into a world of vibrant living and unmatched convenience at The League One. Situated a mere 90 meters from Poonamallee High Road, here at The League One, you are at the center of it all. Enjoy easy access to every essential, ensuring a seamless living experience.

**Educational Excellence:** Benefit from the proximity to renowned institutions like Panimalar Engineering College, Saveetha Dental, Sri Ramachandra Medical College, and ACS Medical College,

ensuring top-tier education opportunities for you and your family.

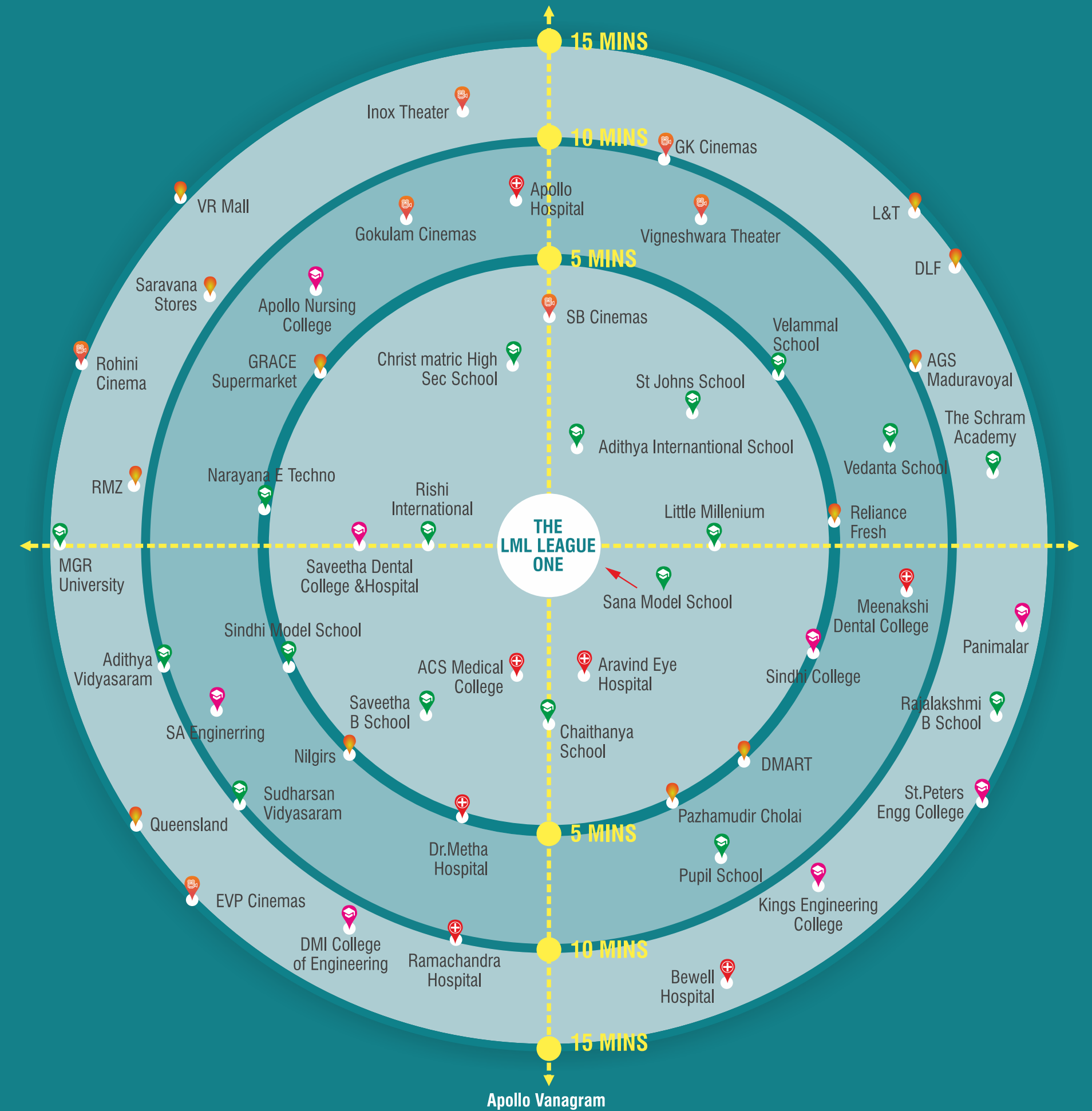
**Healthcare Access:** Leading hospitals such as Aravind Eye Hospitals, Dr. Mehta's Hospital and ACS Medical College Hospital are within easy reach, guaranteeing prompt access to exceptional medical care whenever needed.

**Industrial Connectivity:** With close proximity to key industrial zones like Sriperumbudur and

Irungattukottai, The League One offers an ideal living solution for professionals who desire convenience and easy access to their workplaces.

**IT Hub Proximity:** Strategically located near the major IT corridor along Mount Poonamallee Road, residents of The League One not only find a place to call home, but also enjoy the advantage of being near their workplaces in the thriving IT sector.

## Everything you need within reach



<b>47+</b> SCHOOLS	<b>20+</b> COLLEGES	<b>15+</b> HOSPITALS	<b>10+</b> SUPER MARKETS	<b>10+</b> MOVIE THEATERS
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WITHIN 15 MINUTES FROM LML THE LEAGUE ONE

## Future Ready Connectivity

The League One benefits from its proximity to major upcoming infrastructure projects. The Metro Rail Phase 2 will bring enhanced connectivity, while the upcoming Kuthambakkam Bus Terminus and the Maduravoyal - Port Expressway will significantly reduce travel times and ease commuting. These developments will not only boost property values but also make daily commuting more convenient for residents, ensuring The League One remains a sought-after address in the years to come.

**Discover Kattupakkam - The Real Estate Hotspot**

Nestled in the serene peripheral areas of Chennai's western quadrant, Kattupakkam has become a prominent real estate destination. Strategically located alongside Mount Poonamallee Road and Poonamallee High Road, this micro market offers a tranquil environment that has attracted numerous developers and homebuyers.

**Prime Location and Connectivity**

Kattupakkam's advantageous location provides seamless connectivity to key areas both within and outside Chennai. It is well-connected to bustling localities such as Porur, Mangadu, Vanagaram and Poonamallee, ensuring a vibrant community life. What's more, several IT Parks and SEZs like DLF Cybercity, L&T Infotech, RMZ One Paramount, ASV CRN Enclave and Raheja Commerzone are all within a 20 mins radius of the project, making it an ideal choice for professionals.

**Robust Social Infrastructure**

Kattupakkam boasts a well-developed social infrastructure with renowned educational institutions such as Saveetha Dental College & Hospital, Pupil Public School, Narayana E Techno School, Sindhi Model School & Arts College, ACS Medical College and S.A. Engineering College. In addition, the area is home to esteemed healthcare centers including Aravind Eye Hospital, Saveetha Dental Hospital, Sri Ramachandra Hospital (SRMC) and Dr. Mehta Hospital.

Retail therapy is also well-catered to with popular options like D-Mart, Reliance Mall, and Grace Hyper Market within easy reach.

**Unmatched Accessibility**

The locality ensures easy connectivity to various parts of Chennai and beyond. The Chennai Central Railway Station is approximately 19 km away, while Guindy and Avadi Railway Stations, located around 9 km away, facilitate local travel across the city. The Chennai International Airport is conveniently situated about 15 km away, accessible via Mount Poonamallee Road.

**Future Growth Prospects with Metro Connectivity**

The upcoming Phase 2 Corridor 4 of the Chennai Metro, expected to be operational by 2025, is set to revolutionize Kattupakkam's real estate landscape. Metro connectivity will enhance accessibility and convenience, making the area more attractive to buyers and renters. Historical data shows a 15-33% hike in land prices post the successful implementation of Phase 1 of the Chennai Metro, indicating promising returns on investment.

**Infrastructure Development and Employment Opportunities**

Kattupakkam is on the brink of significant infrastructure developments, including a grade separator with an elevated rotary bridge at the Kattupakkam-Kundrathur-Kumanan Chavadi junction. Additionally, the proposed 25-acre Integrated Mofussil Bus Terminus at Kuthambakkam near Thirumazhisai will further boost connectivity and convenience.

The growth of the IT-ITeS sector in Chennai has attracted a substantial influx of professionals, providing ample employment opportunities. This influx has spurred real estate growth in Kattupakkam, especially benefiting professionals and industrial workers from nearby industrial belts such as Poonamallee, Porur, and Ambattur.

**Don't Miss Out**

With its strategic location, robust infrastructure, and promising future growth prospects, Kattupakkam is undoubtedly a prime destination for real estate investment. Whether you are looking for a serene residential complex or a lucrative commercial property, Kattupakkam offers unparalleled opportunities for a high return on investment.

**Invest in Kattupakkam today and be a part of Chennai's thriving real estate future!**

**Innovative Infrastructure:** Upcoming grade separators with an elevated rotary bridge at Kattupakkam-Kundrathur-Kumanan Chavadi junction.

**Seamless Connectivity:** Easy access to key Chennai localities via SH 48 and SH 55.

**Top-Notch Amenities:** Home to prestigious educational institutions and healthcare facilities.

**Booming IT Hub:** Rapid growth in the IT-ITeS sector attracting a large influx of professionals.

**Thriving Careers:** Proximity to employment hubs in Poonamallee, Porur, and Ambattur industrial belts, driving real estate demand.



*Your  
masterplan  
to the league one  
lifestyle*

*Wellness and  
community living*

The League One prioritizes your well-being with its extensive wellness amenities. The state-of-the-art gym and yoga hall are perfect for maintaining an active lifestyle, while the serene landscaped areas provide a peaceful retreat from the hustle and bustle of daily life.

The community-centric design ensures that you and your family can enjoy a harmonious and fulfilling lifestyle, making every day at The League One, a true pleasure.

# Setting the gold standard

## EXPERIENCE THE LEAGUE ONE'S UNMATCHED LEAGUE OF LUXE

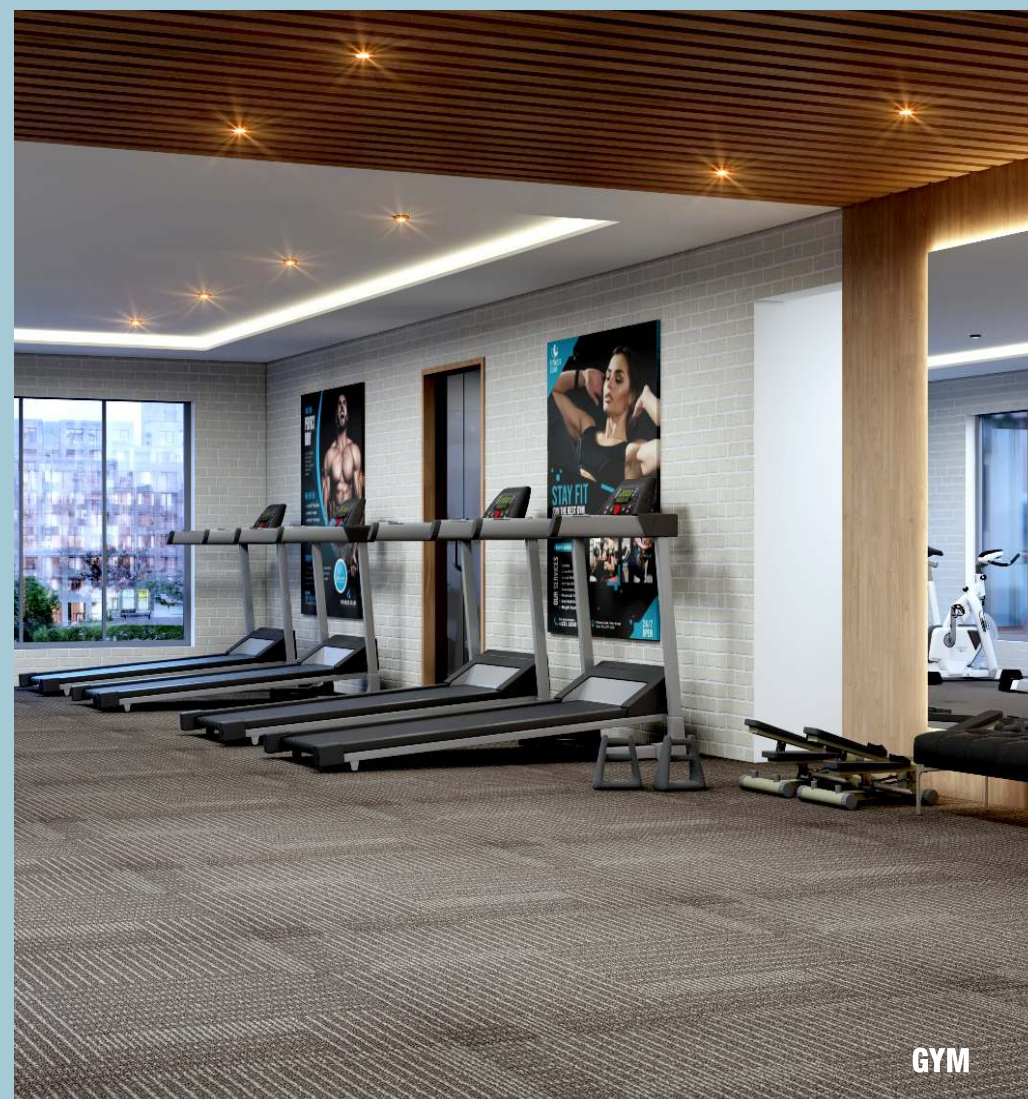
Step into a realm of opulence at The League One, where every detail is meticulously crafted to elevate your living experience. Our unparalleled amenities redefine luxury living:



BADMINTON



CRSCHE



GYM



MULTIPURPOSE HALL

At The League One, luxury knows no bounds, and every amenity is designed to exceed your expectations. Welcome to a world of unparalleled indulgence and refinement.

### GENERAL FACILITIES

Experience unparalleled convenience with our array of general facilities, including a majestic entrance arch, round-the-clock surveillance for peace of mind, EV charging points for eco-friendly living, ample visitor parking, and lush green landscaping for a tranquil ambiance.

### LAVISH CLUBHOUSE

Immerse yourself in extravagance in our sprawling 9000+ sq.ft. clubhouse, boasting a sophisticated reception lounge, lavishly furnished guest rooms, and a versatile multipurpose hall.

### WELLNESS ZONE

Prioritize your well-being in our exclusive wellness zone, complete with a fully equipped AC gym, dedicated yoga/aerobics hall, and indulgent steam rooms and shower areas for both men and women.

### PLAY ZONE

Unwind and socialize in style at our state-of-the-art entertainment zone, offering a plethora of recreational options including table tennis, foosball, air hockey, billiards and more.

### KIDS ZONE

Watch your little ones thrive and explore our thoughtfully designed kids zone, equipped with safe and stimulating features including seesaw, slides, and an indoor crèche.



KIDS PLAY AREA



TABLE TENNIS



BILLIARDS

### CLUB HOUSE

- Waiting Lounge with Reception Desk
- Furnished Guest Bedrooms with AC

### EVENT ZONE:

- Multipurpose Hall with AC
- Pantry
- Pot Wash Area

### KIDS ZONE:

- Slide
- Sea Saw
- CrŠche (Indoor)

### PLAY ZONE:

- Table Tennis
- Open Multipurpose Court
- Foosball
- Air Hockey
- Carrom
- Board Games
- Dart Board
- Billiards

### GENERAL AMENITIES & FACILITIES

- Grand Entrance Arch
- My Gate App
- 24/7 Surveillance Cabin
- Waiting Lounge in Lobby
- Automated Passenger Lift
- Soft & Hard Landscape
- Broadband & Wi-Fi Connectivity
- Integrated DTH Facilities
- Generator Backup for Common Area & Lift
- Generator Backup for Individual Unit\*
- Ironing Room
- Building Maintenance Room
- Paved Driveway
- EV Charging Hub
- Visitor Car Parking
- Driver Sit out
- Domestic Workers Restroom
- 24/7 CCTV Surveillance
- Water Treatment Plant
- Sewerage Treatment Plant
- Garbage Disposal Area
- Rain Water Harvesting
- Transformer Yard
- Sump

### WELLNESS ZONE:

- Yoga / Aerobics / Zumba Hall
- Fully fitted AC GYM
- Trainer Room
- Separate Steam Room, Shower Area, Changing Room & Locker Rooms for Men & Women

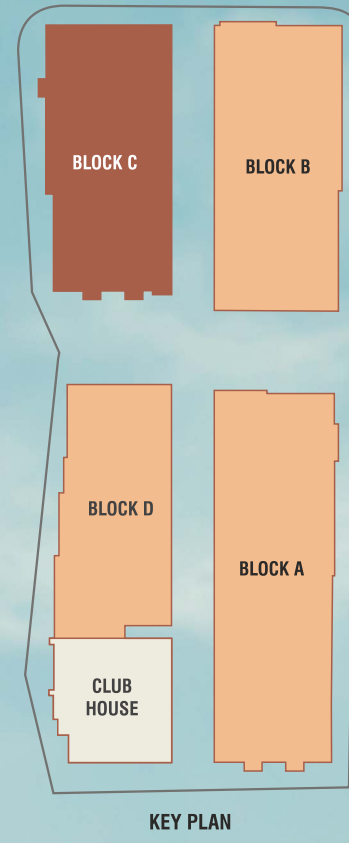




BLOCK - C

*Upsize your living*

LML  
THE LEAGUE ONE



C103 - C503	3BHK
EAST FACING	
SALEABLE AREA	1397 sft

C102 - C502	2 BHK
EAST FACING	
SALEABLE AREA	1098 sft

C101 - C501	2 BHK
EAST FACING	
SALEABLE AREA	1111 sft

C104 - C504	2 BHK
NORTH FACING	
SALEABLE AREA	1047 sft

C105 - C505	2 BHK
NORTH FACING	
SALEABLE AREA	1125 sft

C106 - C506	2 BHK
NORTH FACING	
SALEABLE AREA	1140 sft



BLOCK C - TYPICAL FLOOR PLAN

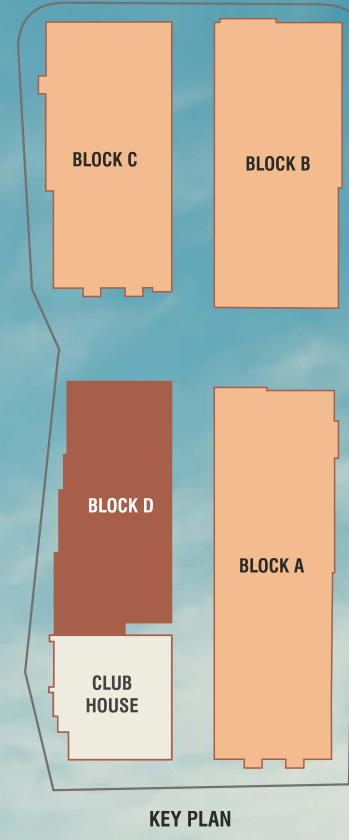




BLOCK - D

*Uplift your Style*

LML  
THE LEAGUE ONE



D102 - D502
2 BHK
EAST FACING
SALEABLE AREA 1011 sft

D101-D501
3BHK
NORTH FACING
SALEABLE AREA 1307 sft

D103 - D503
3BHK
EAST FACING
SALEABLE AREA 1413 sft

D104 - D504
2 BHK
NORTH FACING
SALEABLE AREA 1103 sft

D105 - D505
2 BHK
NORTH FACING
SALEABLE AREA 1114 sft

BLOCK D - TYPICAL FLOOR PLAN

# Building on a lineage of 32 years of trust

## ABOUT LML HOMES

At LML Homes, we are not merely in the business of building structures; we are in the business of shaping lifestyles, creating communities, and forging legacies. Our journey began in 1992 under the visionary leadership of Mr. Suresh Chand Kothari. What started as a venture in automotive and property finance has now evolved into a trusted name synonymous with integrity, quality, and excellence in the real estate sector.

## OUR COMMITMENT

At the heart of LML Homes is a deep-seated commitment to our customers. We believe in building trust through transparency, delivering on promises, and exceeding expectations. Our customer-centric approach ensures that every project is designed with the end-user in mind, offering functional, aesthetic, and sustainable living solutions.

## OUR JOURNEY

Over the past three decades, we have expanded our portfolio, completing over 40 projects that stand as testaments to our commitment to quality and customer satisfaction. Our projects span residential, commercial, and mixed-use developments, each reflecting our ethos of excellence and attention to detail. With 8.5 lakh sq. ft. developed and 1.1 million sq. ft. in the pipeline, we continue to grow, innovate, and push the boundaries of real estate development.

## BUILDING COMMUNITIES

We believe that a home is more than just four walls; it is part of a larger community. Our projects are designed to foster social interaction, provide recreational opportunities, and create a sense of belonging. We incorporate green spaces, play areas, community halls, and other amenities to ensure that our residents can enjoy a balanced and fulfilling lifestyle.



## AWARDS & RECOGNITIONS

Our unwavering commitment to excellence has earned us many awards and accolades. These recognitions are a testament to our dedication, hard work, and the trust our customers place in us. They inspire us to continue raising the bar and setting new benchmarks in the industry.

### BEST VALUE FOR MONEY PROJECT AWARD

Sulekha Properties presented LML Homes with the Best Value for Money Project Award for LML Sugam, Perumbakkam. This award was granted based on the feedbacks, ratings, and reviews of Sulekha Property users.

### MOST PROMISING RESIDENTIAL PROJECTS IN CHENNAI

LML Prakriti Tambaram was bestowed the Most Promising Residential Projects in Chennai by Silicon India Magazine at Real Estate Awards - 2021, acknowledging the contribution of LML Prakriti in establishing new benchmarks in the field of Indian Real Estate.

### RELIABLE DEVELOPER OF THE YEAR IN 2021

ET Excellence, a TOI initiative, conferred LML Homes with the title of Reliable Developer Of The Year in 2021. The prestigious award is presented to companies who have achieved excellence in their field of business.

LML  
THE LEAGUE ONE  
KATTUPAKKAM

*Indulge in a lifetime of exquisite luxuries*

9000+ SQ.FT. CLUB HOUSE



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