



SSS Avenue



PROJECT FROM



Dreams
MUST COME TRUE. **HAPPINESS**
MUST BE SOUGHT WITHIN IT.



"Building a home is an act of trust. We honor that trust by blending our rich Kongu heritage with sustainable, modern innovation to create spaces where your future can flourish."

Dr. V.P. Mariappan - Managing Director

CBE Shakthe Builder LLP:

A Legacy of Trust With **25+ years of excellence** and **1,500+ homes** delivered, CBE Shakthe Builder LLP is a cornerstone of Coimbatore's real estate landscape. Under the visionary leadership of **Dr. V.P. Mariappan**, we blend the traditional values of "**Kongu**" culture with modern, sustainable construction. Specializing in premium gated communities and luxury villas in Vellalore and Sular, we don't just build houses—we create sanctuaries where your dreams come true.

Why Choose CBE Shakthe Builder?

Proven Expertise: 25+ years in the industry with a portfolio of over 1,500 completed homes.

Elite Leadership: Led by **Dr. V.P. Mariappan**, a doctorate-honored builder recognized for integrity and community development.

Prime Locations: Signature projects in Vellalore and Sular, including Sri Sivani Enclave, EVP President Colony and GKS Nagar.

Sustainable Living: Modern amenities paired with eco-friendly features like rainwater harvesting and functional green spaces.

End-to-End Service: From site inspection and architectural design to final execution.



SSS Avenue

Salient Features

- **Contemporary Design:** 39 Ground+1 (G+1) luxury villas.
 - **Modern Aesthetic:** Striking white and grey facades with sleek, flat-roof architecture.
 - **Structured Layout:** A balanced grid design ensuring privacy and easy navigation.
 - **Grand Entrance:** A distinctive entrance arch that serves as a landmark for the community.
 - **Optimized Connectivity:** A main vertical artery with five horizontal internal roads providing seamless access to every home.
 - **Green Spaces:** A dedicated OSR (Open Space Reservation) located at the top left of the community, offering a serene escape for residents.
 - **Organized Blocks:** Four distinct residential blocks designed for a harmonious neighbourhood feel.
- Fully gated community with 24/7 security.
Wide internal roads and landscaped walkways.
Strategic location developed by Coimbatore's trusted builder.

“ Where Heritage Meets Your Future Home ”

SSS Avenue is a master-planned community designed for the modern family. Featuring a minimalist aesthetic, the layout emphasizes clean lines, functional spaces, and a sense of community.

Street View
(Ground Floor)

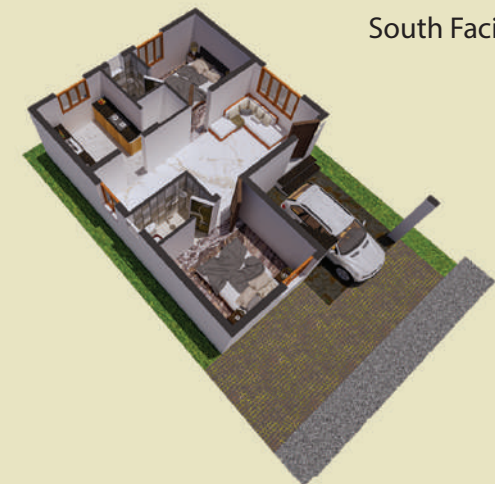


Street View
(Ground Floor + First Floor)





North Facing



South Facing



2 BHK Villa
(Ground Floor)

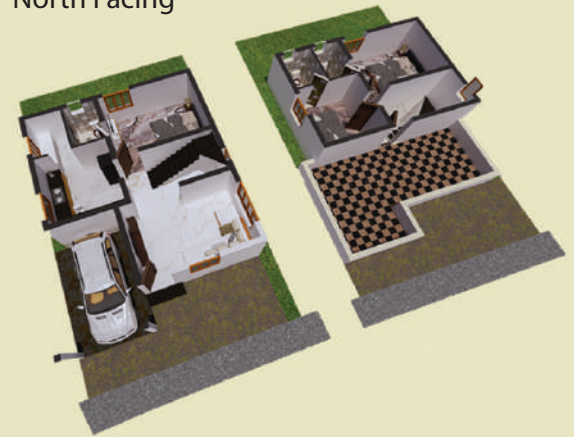
A house is constructed with strength and design, a home is created where hearts intertwine.

North Facing
Plot Area - 1350 Sq.ft
Buildup Area - 865 Sq.ft

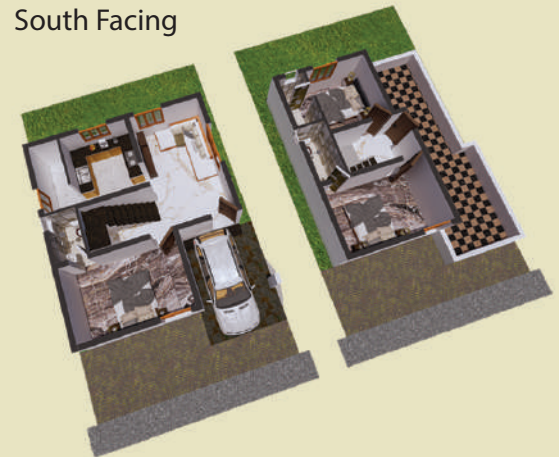
South Facing
Plot Area - 1403 Sq.ft
Buildup Area - 874 Sq.ft



North Facing



South Facing



3 BHK Duplex Villa
(Ground Floor + First Floor)

North Facing Option - 1
Plot Area - 1500 Sq.ft
Ground Floor - 841 Sq.ft
First Floor - 481 Sq.ft
Total Buildup Area - 1322 Sq.ft

North Facing Option - 2
Plot Area - 1500 Sq.ft
Ground Floor - 1288 Sq.ft
First Floor - 514 Sq.ft
Total Buildup Area - 1742 Sq.ft

South Facing
Plot Area - 1500 Sq.ft
Ground Floor - 843 Sq.ft
First Floor - 479 Sq.ft
Total Buildup Area - 1322 Sq.ft

LAYOUT PLAN



Area Details of Sites

SITE NO.	SQ.FT.	CENT	SQ.FT. (NET)
1	1496.00	3	189
2	1118.00	2	247
3	1152.00	2	281
4	1596.00	3	289
5	1503.00	3	196
6	1503.00	3	196
7	1586.00	3	279
8	1426.00	3	119
9	1353.00	3	046
10	1353.00	3	046

SITE NO.	SQ.FT.	CENT	SQ.FT. (NET)
11	1443.00	3	136
12	1418.00	3	111
13	1353.00	3	046
14	1354.00	3	047
15	1489.00	3	182
16	1492.00	3	185
17	1353.00	3	046
18	1354.00	3	047
19	1429.00	3	122
20	1410.00	3	103

SITE NO.	SQ.FT.	CENT	SQ.FT. (NET)
21	1353.00	3	046
22	1366.00	3	059
23	1543.00	3	236
24	1545.00	3	238
25	1361.00	3	054
26	1354.00	3	047
27	1403.00	3	096
28	1380.00	3	073
29	1353.00	3	046
30	1353.00	3	046

SITE NO.	SQ.FT.	CENT	SQ.FT. (NET)
31	1600.00	3	293
32	1600.00	3	293
33	1353.00	3	046
34	1353.00	3	046
35	1403.00	3	096
36	1847.00	4	104
37	1487.00	3	180
38	1476.00	3	169
39	1484.00	3	177
OSR	0386.00	0	386
TANGEDCO	0397.00	0	397

Location Map



Quietly elegant and exclusive, CBE Shakthe Builders - SSS Avenue is a gated community with close proximity to colleges schools

- 5 Mins drive from SBIOA School
- 10 Mins drive to L&T Bypass
- 15 Mins to Karpagam College
- 15 Mins to Saraswathi Multi speciality Hospital
- 25 Mins to Royal care hospital
- 20 Mins to SSV world School



SSS Avenue

Developed & Marketed by:

CBE SHAKTHE BUILDER LLP

OFFICE:

**Site No. 1, EVP President Colony,
Vellalore,
Coimbatore - 641 111.**

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Disclaimer

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