

Anna Nagar

Anna Nagar is considered to be one of the sought after and well established real estate hubs in Chennai. Located in the north western part of the city, the area was developed by the Tamil Nadu Housing Board and is known for its well laid out streets and good infrastructure.

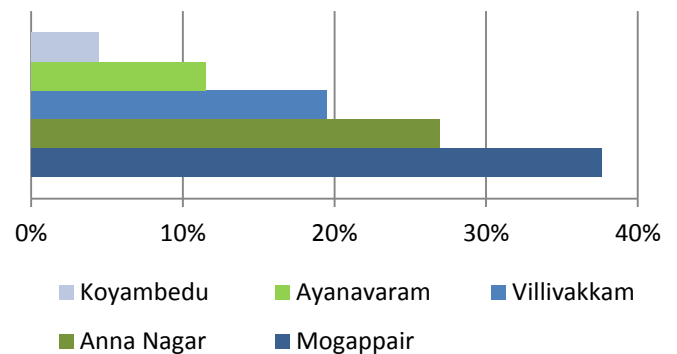
Anna Nagar will be home to two metro stations under the Chennai Metro Rail project. Once the Metro becomes functional, it will only serve to boost the property value here.



Some Facts

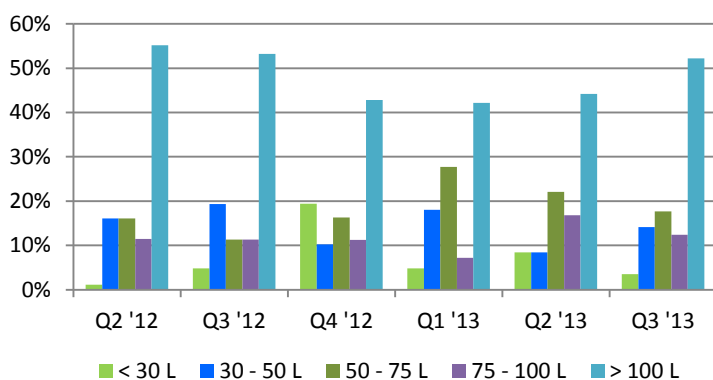
Road Connectivity	100 Feet Road, Poonamallee High Road
Public Transport	Anna Nagar West Bus Depot Anna Nagar East Bus Depot Metro Rail
Distance from Anna Nagar	Airport : 15 Kms Central Railway Station: 8 Kms Ambattur Industrial Estate: 5 Kms

Locality Ranking – Koyambedu, Ayanavaram, Villivakkam, Anna Nagar, Mogappair



- The 100 Feet Road also known as the Jawaharlal Nehru Road runs through this locality and connects it to Villivakkam, Koyambedu, Vadapalani and Ashok Nagar
- The Poonamallee High Road connects Anna Nagar to Aminjikarai, Nungambakkam, Chetpet and Egmore
- It is located at a distance of 15 kms from the Chennai International Airport through the 100 Feet Road and GST Road
- It has two bus terminuses which connect it to the rest of the city. It is located 8 kms from the Chennai Central Railway Station
- Anna Nagar Tower and Anna Nagar East will be the 2 metro stations which will be a part of Line 2 of the Chennai Metro which will connect Chennai Central to St. Thomas Mount

Budget Preference of Buyers



- Redevelopment projects are on the rise in Anna Nagar as land availability is limited
- The going rate for properties is between INR 9000 to INR 15000 psft
- Over the last 6 quarters, about 48% of buyers have preferred to spend over INR 1 crore on properties in Anna Nagar
- About 52% of buyers prefer 2 BHK [apartments in Anna Nagar](#). This is followed by 3 BHKs at 41 %
- When the Metro becomes functional, the property rates in Anna Nagar are expected to appreciate by 15%

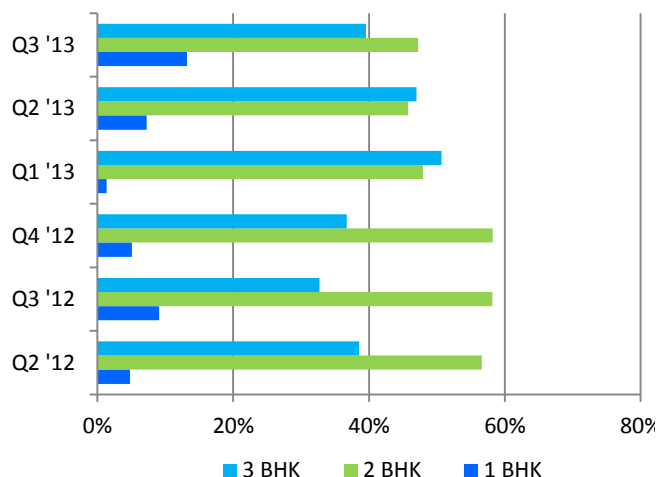
Mapping Demand for Anna Nagar: Top Localities*

Row Labels	Demand in %
Anna Nagar	20.81
Mogappair	7.41
Ayanavaram	5.56
Arcot Road	3.70
Kolathur	3.70
Koyambedu	3.70
Villivakkam	3.70
Adyar	1.85
Alwarpet	1.85
Aminjikarai	1.85

*The current residing locality of buyers looking for properties in Anna Nagar

- Anna Nagar is a thriving retail destination. Major retail outlets and restaurants find a presence in Shanti Colony, 2nd Avenue and Ampa Mall
- Anna Nagar is a self-contained locality with plenty of schools, hospitals and other social infrastructure in place
- This area is primarily made up of upper middle class families and High Networth Individuals as property rates here are on the higher side
- Easy connectivity and well laid out green allys makes Anna Nagar popular rental destination. Rental rates here fall in the range of INR 15000 to INR 25000 a month for a 2BKH apartment here

Unit Type Preference of Buyers



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