
Isha
Riverfront
Nandambakkam
A LIFESTYLE
THAT FLOWS
WITH NATURE
Isha
Homes
HOMES WITH HEART

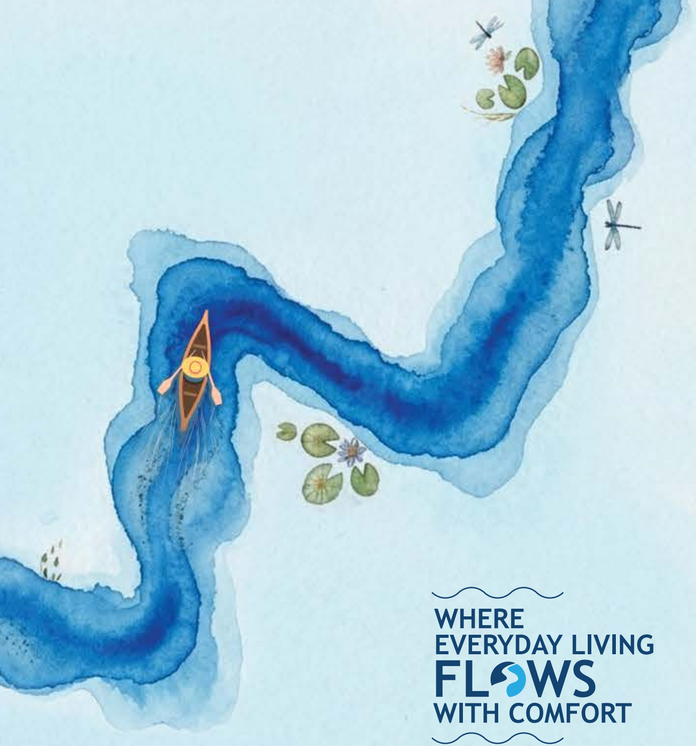
ABOUT ISHA HOMES

Founded in 2004, Isha Homes (India) Pvt. Ltd. has been shaping residential communities in Chennai for over two decades. Known for delivering ready-to-move homes with dependable quality, the brand has earned the trust of thousands of homeowners. With a clear focus on timely delivery, fair pricing, and thoughtful planning, Isha Homes continues to create spaces where everyday living feels comfortable and complete.

Over the years, Isha Homes has developed a wide range of homes including villas, apartments, individual houses, and residential plots. Each project reflects a balanced approach to design and functionality, where life flows forward with ease and confidence. Today, more than 3500+ happy families are part of the growing Isha Homes community, a journey built on trust, consistency, and lasting relationships.

WHERE LIFE FLOWS FORWARD WITH EASE & CONFIDENCE





WHERE
EVERYDAY LIVING
FLOWS
WITH COMFORT

ABOUT ISHA RIVERFRONT

At Isha Riverfront, every day begins with calm views and a sense of quiet balance. Overlooking the gentle stretch of the Adyar River, the surroundings bring a refreshing pause from the fast pace of city life. The open vistas and peaceful setting create a space where you can slow down, breathe easy, and enjoy moments that feel naturally relaxing.

Located in Nadambakkam, Isha Riverfront brings together modern comfort and scenic beauty in perfect harmony. Thoughtfully designed homes, welcoming spaces, and the calming presence of the river come together to shape a lifestyle that feels both refined and effortless.

Here, life moves with a softer rhythm. Away from the rush yet well connected to the city, Isha Riverfront offers a place where everyday living flows with comfort, calm, and a touch of nature's grace.

TNRERA/29/BLG/0094/2026 dated 13.03.2026
www.rera.tn.gov.in

TNRERA/29/BLG/0094/2026
dated 13.03.2026



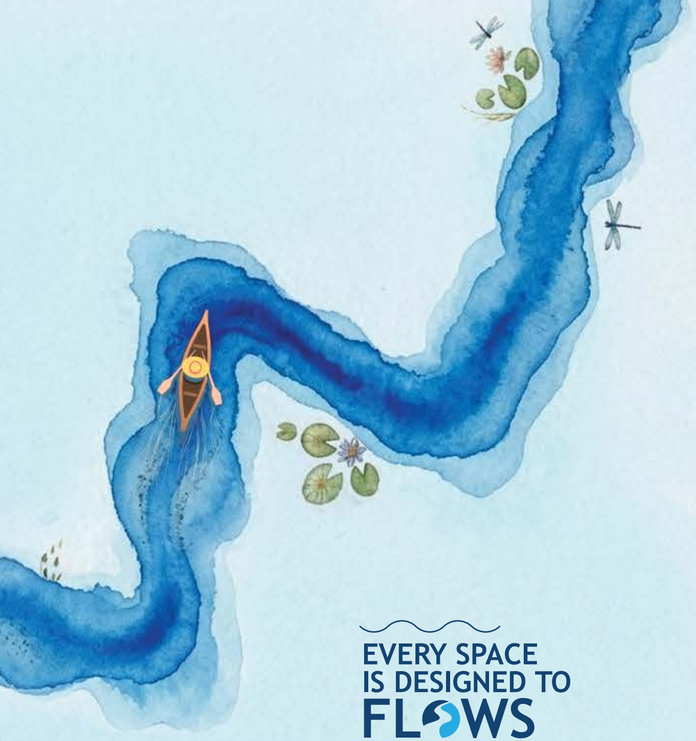
RIVERSIDE LIFESTYLE

Living by the riverside brings a rare sense of calm to everyday life. The surroundings feel cooler, greener, and more relaxed, creating a natural escape from the fast pace of the city. With open views and gentle breezes, each day begins and ends in a peaceful setting where life moves at a more comfortable rhythm.

Daily routines feel lighter and more enjoyable in such an environment. Morning walks feel refreshing, evenings become perfect for unwinding, and simple moments outdoors turn into something special. At the same time, easy access to cafés, fitness spaces, schools, workplaces, and city hubs keeps life moving smoothly without losing its sense of balance.

Riverside living also brings a lifestyle shaped by nature and wellbeing. Green surroundings help soften the city heat, while thoughtfully planned homes and lifestyle spaces add comfort to everyday living. Here, life finds its natural flow, calm, connected, and quietly enriching with every passing day.





EVERY SPACE
IS DESIGNED TO
FLOWS
NATURALLY

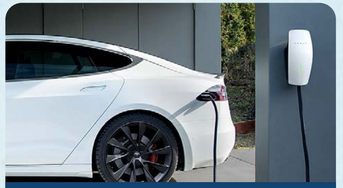
SOCIAL LIFESTYLE AMENITIES

Discover social spaces that bring life together in a calm, effortless flow. From quiet corners to lively gathering spots, every space is designed to flow naturally and welcoming.

Like a gentle stream connecting every moment, these spaces bring people closer, building a strong sense of community while making everyday living feel easy and complete.



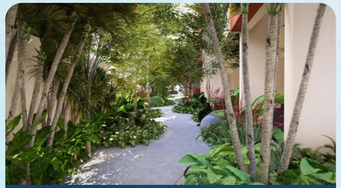
MULTIPURPOSE HALL



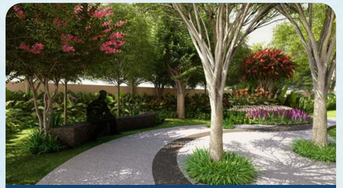
EV CHARGING



PODIUM AT 1ST FLOOR LEVEL



WALKING TRACK



SENIOR CITIZEN PLAZA



GRAND ENTRY ARCH



GYMNASIUM



CCTV

POWER BACKUP | TREE PLAZA | REFLEXOLOGY PATH | AROMA GARDEN | GRAND ENTRY TO PODIUM LINING WITH TREE
PARTY LAWN | BORE WELL WATER | LOBBY-ACCESS CONTROL | UG SUMP | PAVER BLOCK FOR DRIVEWAY

COMMON AMENITIES

At Isha Homes, experience a thoughtfully curated range of modern amenities designed to make everyday living smooth and effortless. With comfort, convenience, security, and sustainable living at its core, every element flows together with quality to enhance your life in a natural and balanced way.



MEDITATION PATH



AMPHITHEATRE



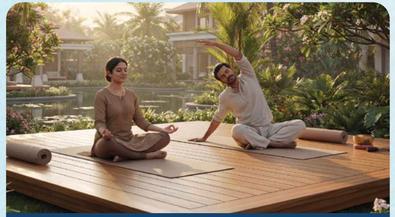
STEPPING STONE WALKWAY



OUTDOOR FOOD COUNTER



CHILDREN'S PLAY AREA



YOGA DECK



CIRCULAR SEATING



CURVED SEATS UNDER PERGOLA



OUTDOOR GYM



LANDSCAPED GARDEN



TREE COURT

PREMIUM SPECIFICATIONS

Tiles

- 4’0” x 2’0” Vitrified tile flooring for all rooms with skirtingexcept toilets & balcony
- Antiskid Ceramic flooring tiles for all toilets & balcony
- Ceramic Tiles for wall dado up to 8’0” height for all toilet walls
- 1’0” x 2’0” Ceramic tile dado for Kitchen walls up to 2’ height above Counter

Plumbing

- All concealed water lines with CPVC Pipes
- Branded Ceramic Fittings: Wall mounted EWC with Concealed Cistern & Wash Basin
- Branded CP Fittings

Loft

One Loft in Each Bedroom and Kitchen

Balcony Doors

UPVC sliding doors

Structure

RCC Framed structure

Bedroom

Laminated doors

Kitchen

SS Single bowl sink with Granite Counter

Walls

AAC Block

Toilet Doors

WPC /Laminated doors with paint finish.

Windows

UPVC Sliding window with wall mounted MS Grill

Main Doors

Both side veneered Flush Door with polish finish

Painting

- Putty with Emulsion for Internal walls and Ceilings.
- Emulsion for external walls.

ELECTRICAL SPECIFICATIONS

Three Phase Power Supply with Concealed wiring & Modular Switches of ISI Standard.
Lights, fans, 5 amps and 15 amp’s power points as tabulated below.

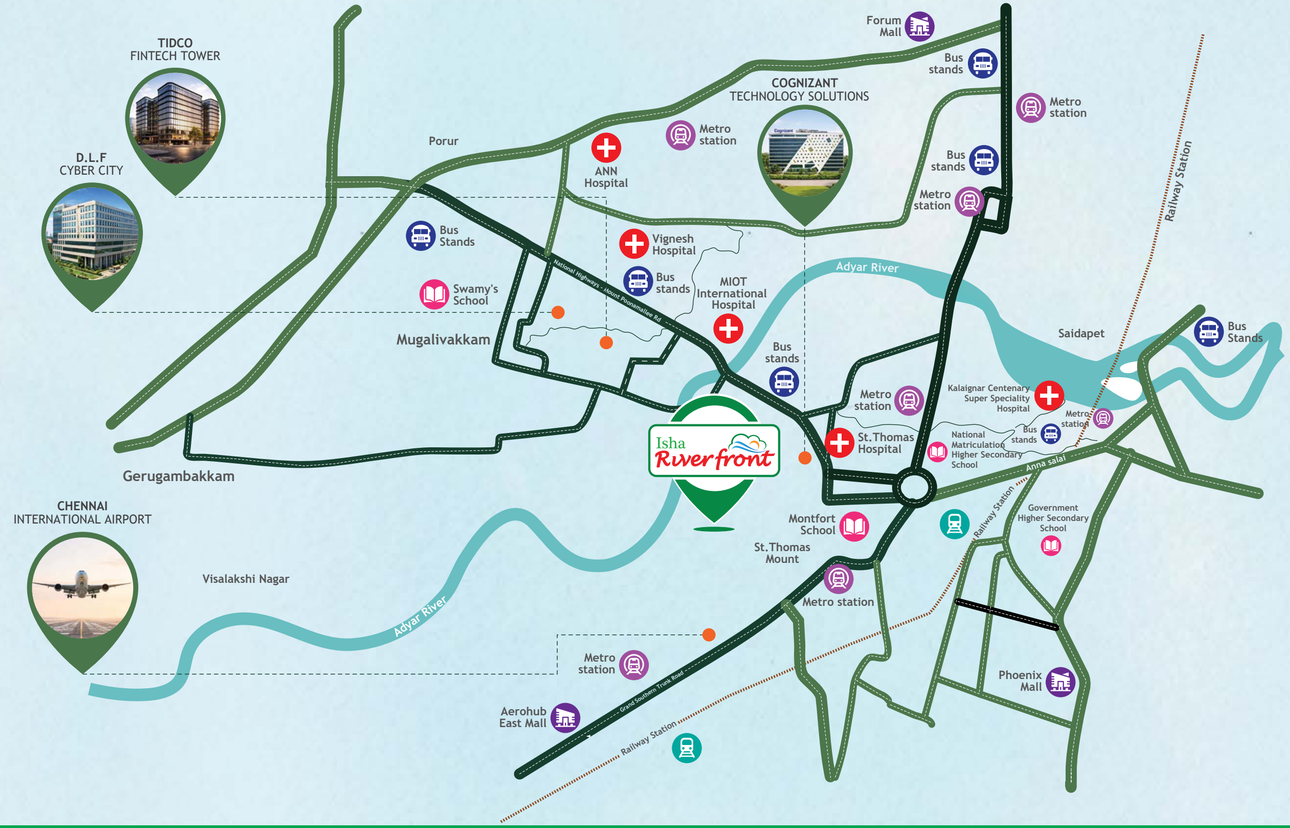
Location	Light Point	Ceiling / wall Fan Point	Plug Points -6A	Plug Points -16A	TV (6Amps)	Exhaust/ Chimney	Calling Bell	Ac
Entrance	1(2way)	-	-	-	-	-		
Living	02	01	1(SB)	-		-	-	01
Dining	01	01	1(SB)					
Balcony	01	-	-	-	-	-	-	
Kitchen	01	01	03	02	-	01	-	
M. Bed Room	1+1 (2 Way)	01 (2 way)	02(SB)	-	-	-	-	01
Other Bedrooms	1+1 (2 Way)	01 (2 way)		-	-	-	-	01
Toilets	02	-	01	1(Geyser)	-	01	-	
Common				1(washing machine)				

Note: SB - Switch Board|TV - Conduit will be provided in living

FLOW
OF SEAMLESS CONNECTIONS



LOCATION MAP



LOCATION HIGHLIGHTS

Set within the growing neighbourhood of Nandambakkam, the location brings together calm surroundings and smooth city connectivity. Positioned along Mount Poonamallee Road, it keeps everyday travel moving easily while staying close to important city routes. With quick access to the Chennai International Airport, GST Road, and the Inner Ring Road, the address connects naturally with Chennai's key destinations.

The neighbourhood is also supported by strong economic activity and developing business hubs. The emerging Fintech City, along with nearby technology and commercial centres, continues to attract professionals and growing companies. This healthy movement of opportunity brings a steady flow of residential demand, making the surroundings both lively and promising for long-term value.



HOSPITALS

St Thomas Hospital: **2.4 Km**

Miot Hospital: **1.5 Km**

Srm Prime Hospital: **3 Km**

Sri Ramachandra Hospital: **6 Km**

Acs Hospital: **9 Km**



SCHOOLS

Vels Global School: **0.6 Km**

Sri Chaitanya School: **3 Km**

Amrita Vidyalayam: **3 Km**

Orchids The International School: **4 Km**

Hindustan International School-caie: **3.9 Km**



COLLEGES

Srm University: **2.3 Km**

Ramachandra Medical College: **2.3 Km**

Saveetha Dental College: **11 Km**

Chellammal Women's College: **5.2 Km**

Annai Velankanni College Of Art And Science: **6.3 Km**



IT PARKS

Fintech City: **1 km**

Dlf It Park: **3 km**

Olympia Tech Park: **3.1 km**

RMZ Software Park: **3.1 km**

Guindy Estate: **3.3 km**

Commerzone: **3.4 km**



TRANSPORTATIONS

Metro station: **1.2 km**

Guindy Kathipara: **4 km**

Porur Toll Plaza: **6.9 km**

Chennai International Airport: **8.8 km**



ENTERTAINMENT

Nexus Vijaya Mall: **7.2 km**

PVR Grand mall: **11 km**

Kasi Theatre: **4.4 km**

Urban Square: **4.1 km**

TECH & FINANCE CORRIDOR



FINTECH CITY

Fintech City, spread across 56 acres with the Fintech Tower, offers 5.56 lakh sq. ft. workspace for 7,000+ professionals, driving a growing fintech ecosystem and steady economic energy in the area.



COGNIZANT TECHNOLOGY SOLUTIONS

Cognizant Technology Solutions, with 50,000+ professionals in Chennai, acts as a constant stream of talent and innovation, sustaining residential demand and keeping the surroundings vibrant.



D.L.F CYBER CITY (DLF SEZ IT PARK)

DLF Cyber City hosts global companies in expansive workspaces, where daily business activity and metro connectivity create a steady flow of career momentum and residential demand.



CHENNAI TRADE CENTRE

Chennai Trade Centre attracts national and international events, driving business activity, enhancing visibility, and strengthening the area's growing economic ecosystem.

CORRIDORS OF CONNECTIVITY



VALASARAVAKKAM METRO STATION

Valasaravakkam Metro Station enhances Chennai's connectivity by enabling faster, reliable travel to key business and central areas, making daily commuting smoother and reducing travel time across the city.



CHENNAI INTERNATIONAL AIRPORT

Chennai International Airport adds a strong advantage with 500+ daily flights connecting major domestic and global destinations, while metro expansion and transit access continue to drive steady demand and 10–12% property appreciation.

URBAN GROWTH CORRIDOR



MOUNT POONAMALLEE ROAD

Mount Poonamallee Road is a key 20 km arterial stretch from St. Thomas Mount to Poonamallee, passing through Nandambakkam and ensuring smooth, well-connected daily travel across Chennai.



NATIONAL HIGHWAYS

With direct access to GST Road and Inner Ring Road, frequent 5–10 minute bus connectivity, and ongoing upgrades, this corridor offers seamless access and steadily attracts homebuyers and investors.

SITE PLAN



STILT PLAN



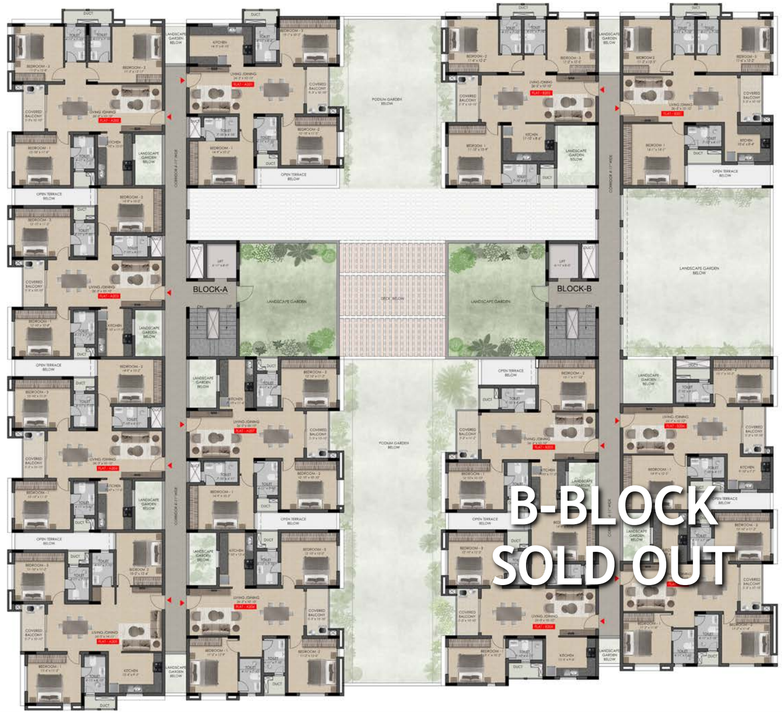
FLOOR PLAN

FIRST FLOOR PLAN (PODIUM)



FLOOR PLAN

SECOND FLOOR PLAN



FLOOR PLAN

FIRST FLOOR PLAN

A 105 - 3BHK + 3T	
CARPET AREA	1025 Sq.Ft
SALE AREA	1457 Sq.Ft

A 104 - 3BHK + 3T	
CARPET AREA	998 Sq.Ft
SALE AREA	1428 Sq.Ft

A 103 - 3BHK + 3T	
CARPET AREA	987 Sq.Ft
SALE AREA	1412 Sq.Ft

A 102 - 3BHK + 3T	
CARPET AREA	1031 Sq.Ft
SALE AREA	1461 Sq.Ft



A 106 - 3BHK + 3T	
CARPET AREA	1007 Sq.Ft
SALE AREA	1435 Sq.Ft

A 107 - 3BHK + 3T	
CARPET AREA	998 Sq.Ft
SALE AREA	1418 Sq.Ft

A 101 - 3BHK + 3T	
CARPET AREA	1032 Sq.Ft
SALE AREA	1472 Sq.Ft

N

FLOOR PLAN

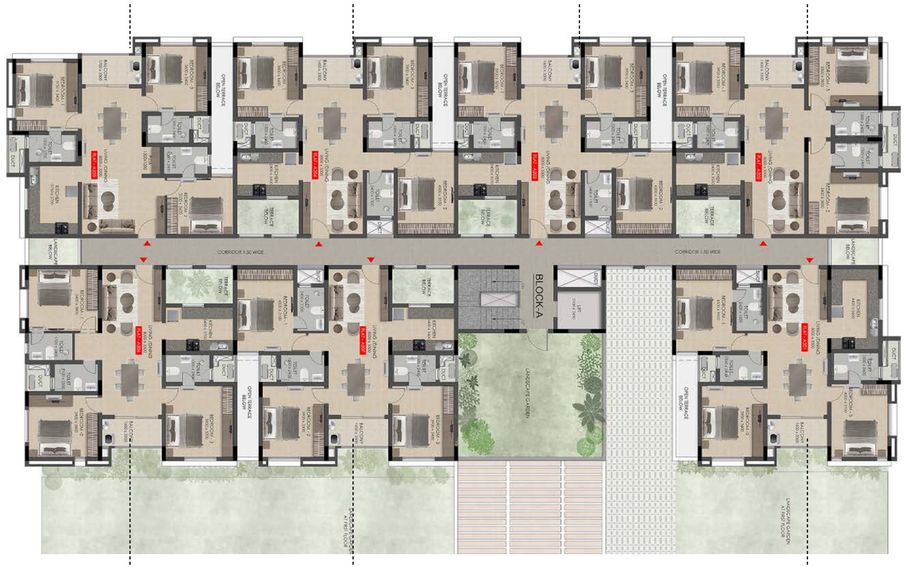
SECOND FLOOR PLAN

A 205 - 3BHK + 3T	
CARPET AREA	1025 Sq.Ft
SALE AREA	1457 Sq.Ft

A 204 - 3BHK + 3T	
CARPET AREA	998 Sq.Ft
SALE AREA	1428 Sq.Ft

A 203 - 3BHK + 3T	
CARPET AREA	987 Sq.Ft
SALE AREA	1412 Sq.Ft

A 202 - 3BHK + 3T	
CARPET AREA	1031 Sq.Ft
SALE AREA	1462 Sq.Ft



A 206 - 3BHK + 3T	
CARPET AREA	1007 Sq.Ft
SALE AREA	1435 Sq.Ft

A 207 - 3BHK + 3T	
CARPET AREA	998 Sq.Ft
SALE AREA	1428 Sq.Ft

A 201 - 3BHK + 3T	
CARPET AREA	1032 Sq.Ft
SALE AREA	1472 Sq.Ft

N

FLOOR PLAN

THIRD & FOURTH FLOOR PLAN

A 305/405 - 3BHK + 3T	
CARPET AREA	1025 Sq.Ft
SALE AREA	1457 Sq.Ft

A 304/404 - 3BHK + 3T	
CARPET AREA	998 Sq.Ft
SALE AREA	1428 Sq.Ft

A 303/403 - 3BHK + 3T	
CARPET AREA	987 Sq.Ft
SALE AREA	1413 Sq.Ft

A 302/402 - 3BHK + 3T	
CARPET AREA	1031 Sq.Ft
SALE AREA	1462 Sq.Ft



A 306/406 - 3BHK + 3T	
CARPET AREA	1007 Sq.Ft
SALE AREA	1435 Sq.Ft

A 307/407 - 3BHK + 3T	
CARPET AREA	998 Sq.Ft
SALE AREA	1428 Sq.Ft

A 301/401 - 3BHK + 3T	
CARPET AREA	1032 Sq.Ft
SALE AREA	1472 Sq.Ft

N

FLOOR PLAN

FIFTH FLOOR PLAN

A 505 - 3BHK + 3T	
CARPET AREA	1025 Sq.Ft
SALE AREA	1457 Sq.Ft

A 504 - 3BHK + 3T	
CARPET AREA	998 Sq.Ft
SALE AREA	1428 Sq.Ft

A 503 - 3BHK + 3T	
CARPET AREA	987 Sq.Ft
SALE AREA	1413 Sq.Ft

A 502 - 3BHK + 3T	
CARPET AREA	1031 Sq.Ft
SALE AREA	1462 Sq.Ft



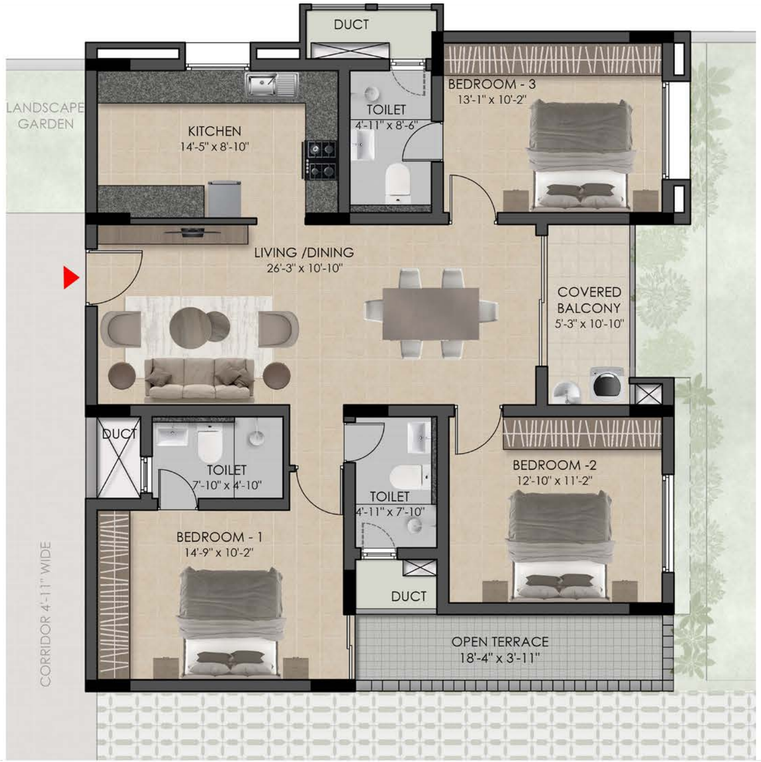
A 506 - 3BHK + 3T	
CARPET AREA	1007 Sq.Ft
SALE AREA	1435 Sq.Ft

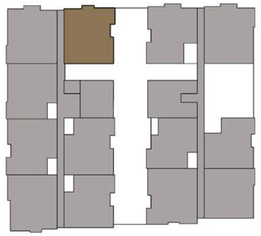
A 507 - 3BHK + 3T	
CARPET AREA	998 Sq.Ft
SALE AREA	1428 Sq.Ft

A 501 - 3BHK + 3T	
CARPET AREA	1032 Sq.Ft
SALE AREA	1472 Sq.Ft

N

UNIT PLAN



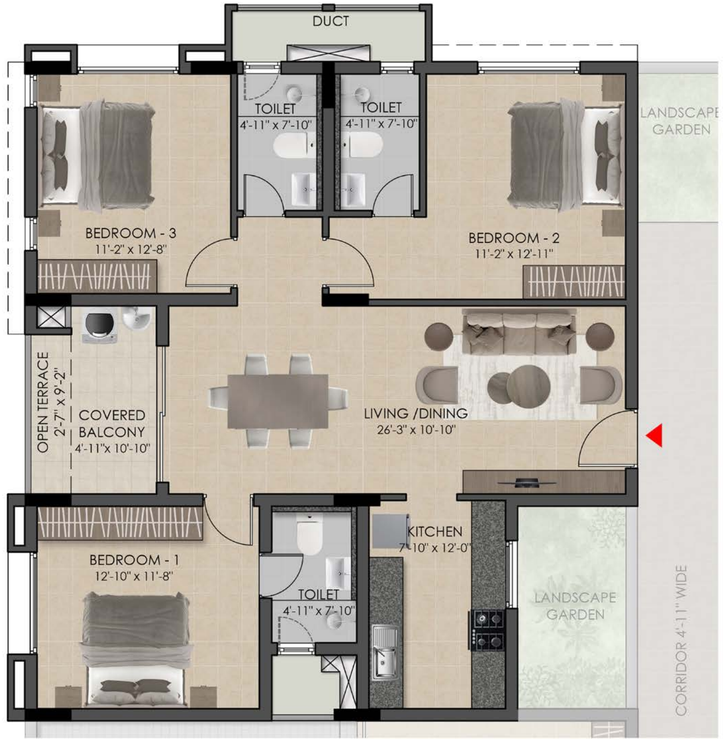


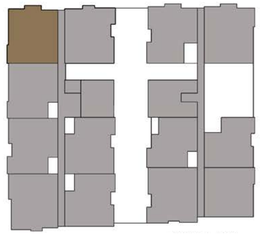
KEYPLAN

N

3BHK + 3T	
FLAT NO.	A101
SALE AREA	1472 Sq.Ft
CARPET AREA	1032 Sq.Ft
PRIVATE TERRACE	87 Sq.Ft

UNIT PLAN



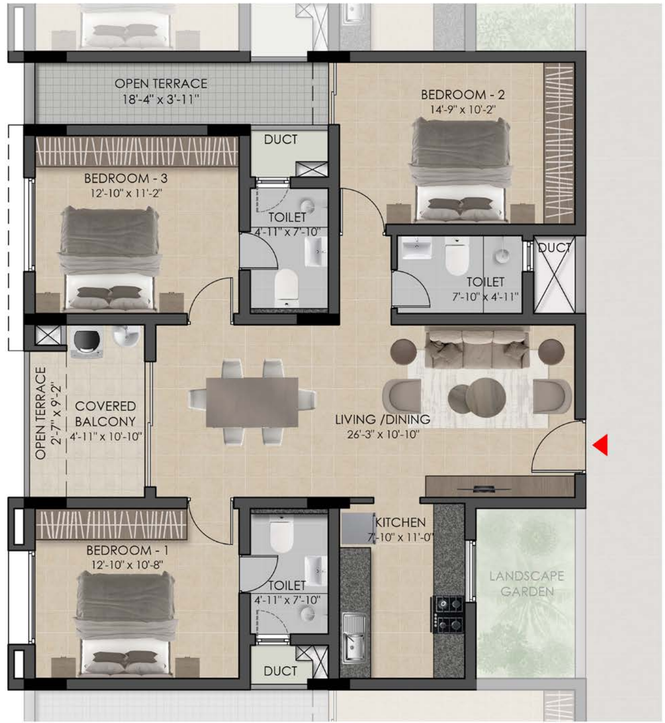


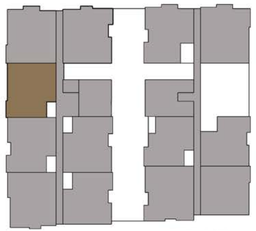
KEYPLAN

N

3BHK + 3T	
FLAT NO.	A102
SALE AREA	1461 Sq.Ft
CARPET AREA	1031 Sq.Ft
PRIVATE TERRACE	22 Sq.Ft

UNIT PLAN



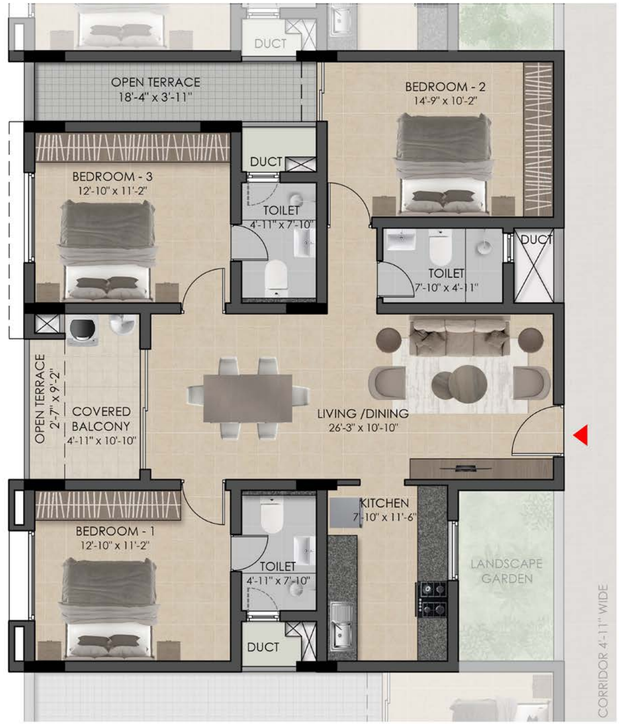


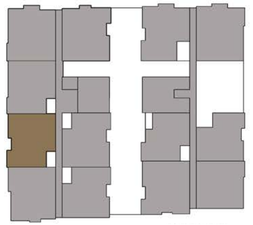
KEYPLAN

N

3BHK + 3T	
FLAT NO.	A103
SALE AREA	1412 Sq.Ft
CARPET AREA	987 Sq.Ft
PRIVATE TERRACE	96 Sq.Ft

UNIT PLAN



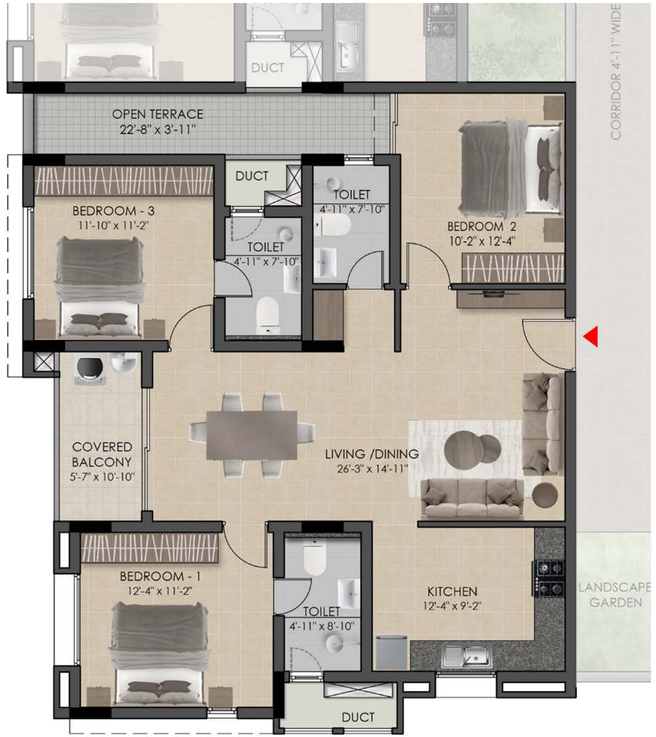


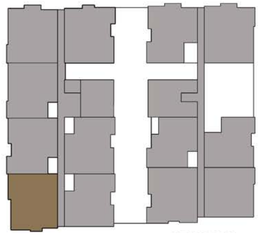
KEYPLAN

N

3BHK + 3T	
FLAT NO.	A104
SALE AREA	1428 Sq.Ft
CARPET AREA	998 Sq.Ft
PRIVATE TERRACE	96 Sq.Ft

UNIT PLAN



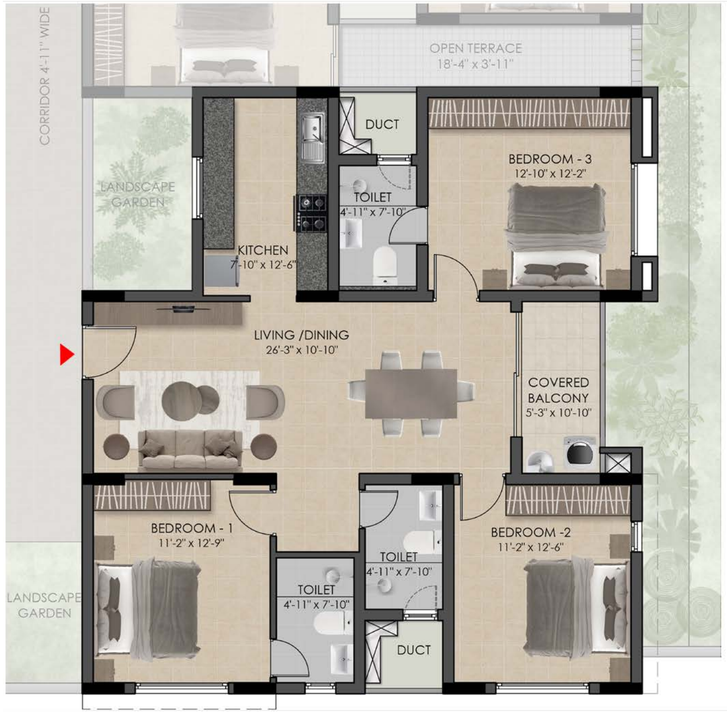


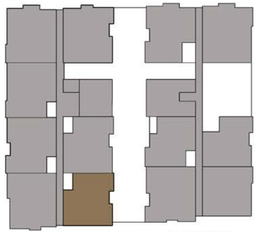
KEYPLAN

N

3BHK + 3T	
FLAT NO.	A105
SALE AREA	1457 Sq.Ft
CARPET AREA	1025 Sq.Ft
PRIVATE TERRACE	91 Sq.Ft

UNIT PLAN



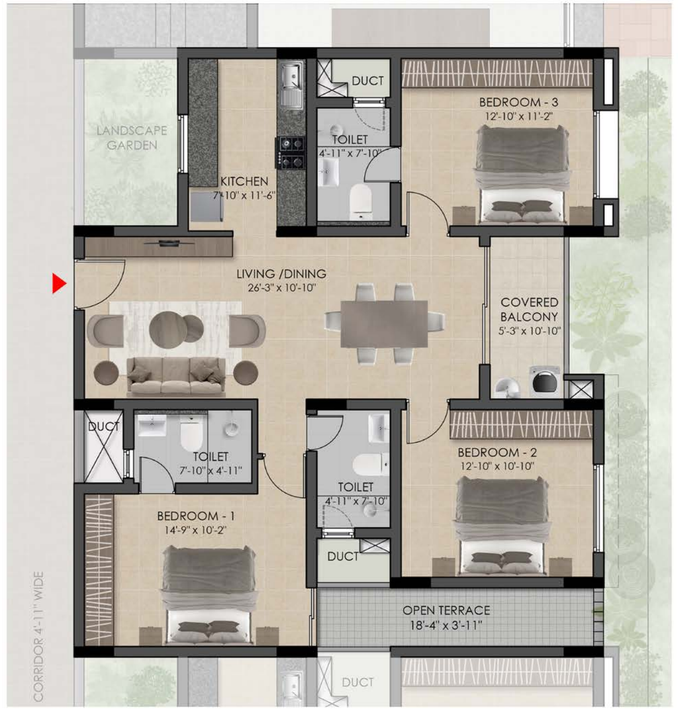


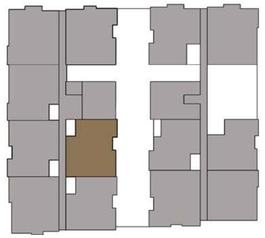
KEYPLAN

N

3BHK + 3T	
FLAT NO.	A106
SALE AREA	1435 Sq.Ft
CARPET AREA	1007 Sq.Ft

UNIT PLAN



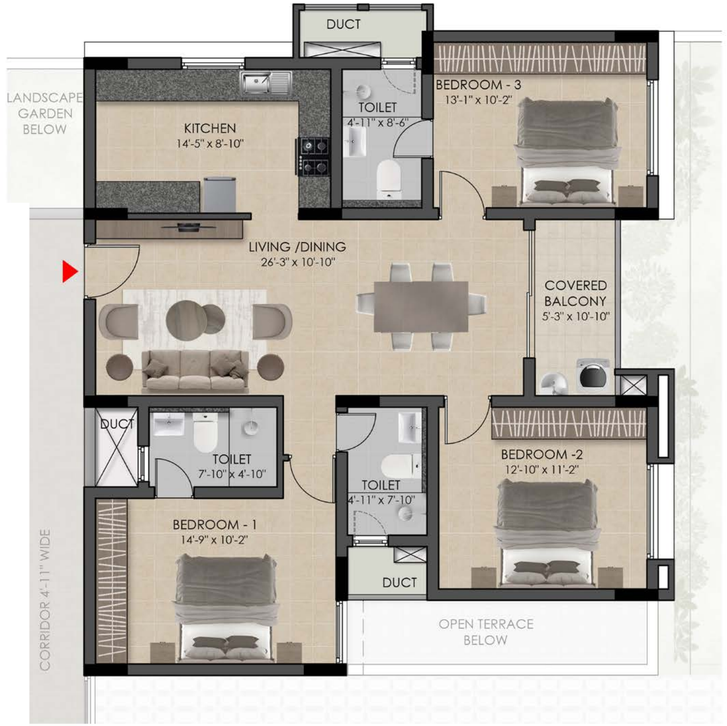


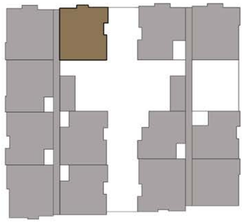
KEYPLAN

N

3BHK + 3T	
FLAT NO.	A107
SALE AREA	1418 Sq.Ft
CARPET AREA	998 Sq.Ft
PRIVATE TERRACE	75 Sq.Ft

UNIT PLAN



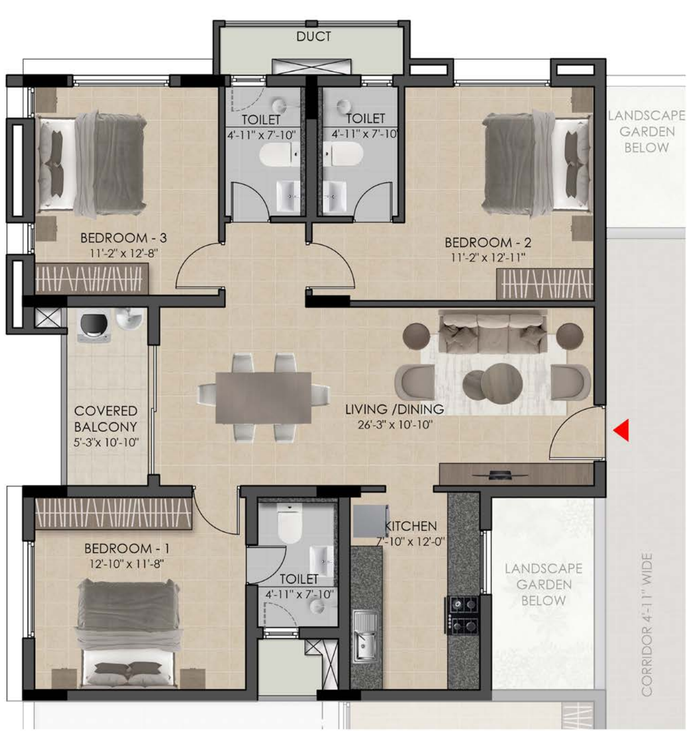


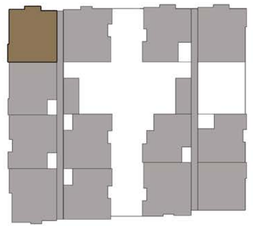
KEYPLAN

N

3BHK + 3T		
FLAT NO.	SALE AREA	CARPET AREA
201, 301, 401, 501	1472 Sq. Ft	1032 Sq. Ft

UNIT PLAN





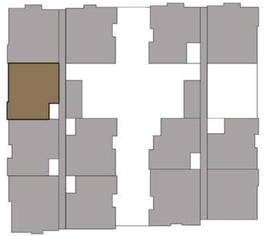
KEYPLAN

N

3BHK + 3T		
FLAT NO.	SALE AREA	CARPET AREA
202, 302, 402, 502	1462 Sq.Ft	1031 Sq.Ft

UNIT PLAN



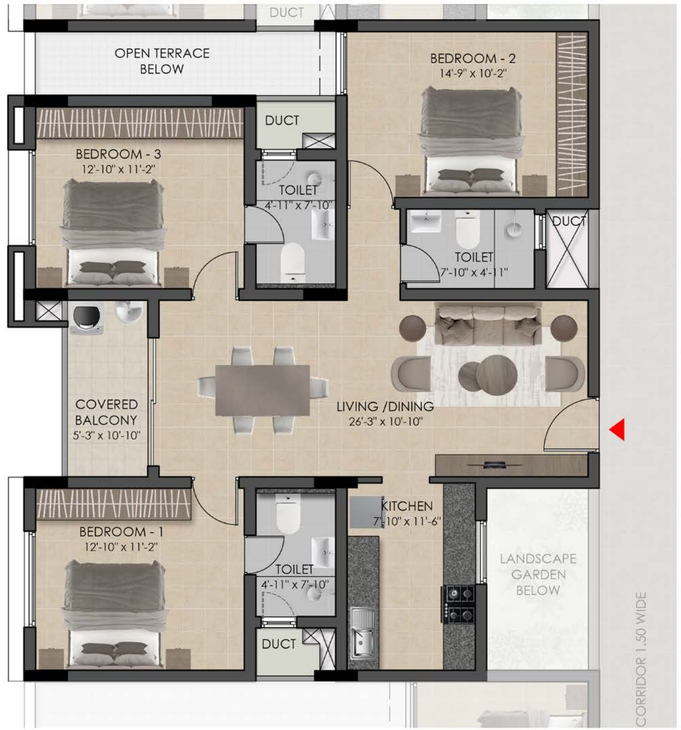


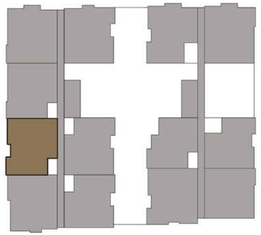
KEYPLAN

N

3BHK + 3T		
FLAT NO.	SALE AREA	CARPET AREA
203, 303, 403, 503	1413 Sq.Ft	987 Sq.Ft

UNIT PLAN



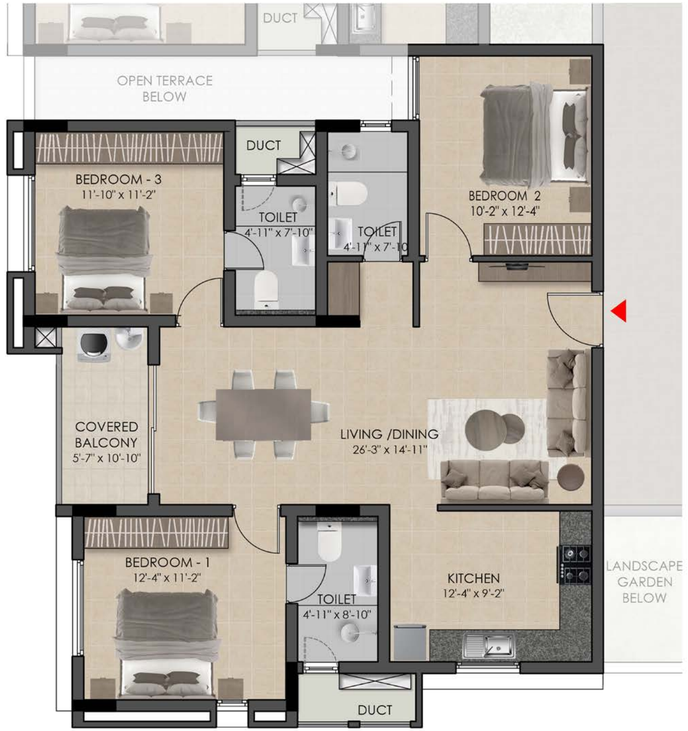


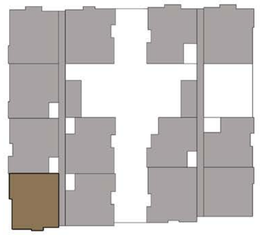
KEYPLAN

N

3BHK + 3T		
FLAT NO.	SALE AREA	CARPET AREA
204, 304, 404, 504	1428 Sq.Ft	998 Sq.Ft

UNIT PLAN



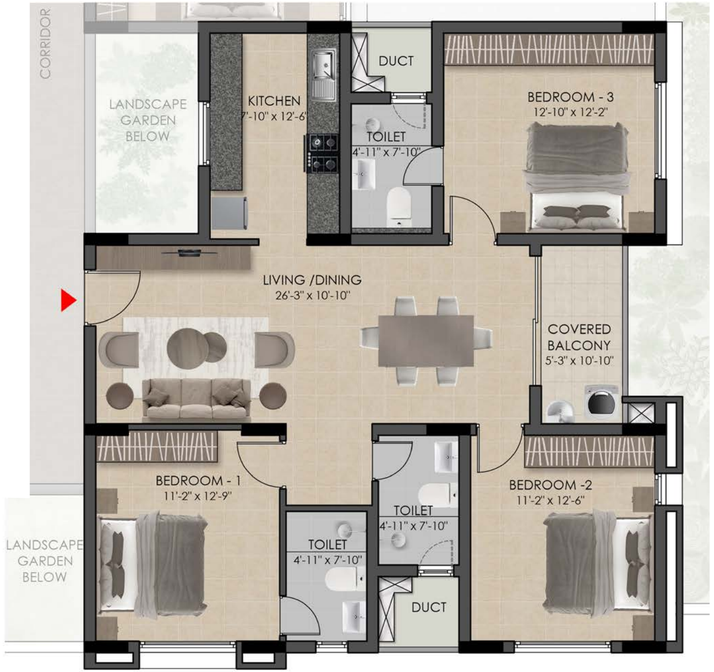


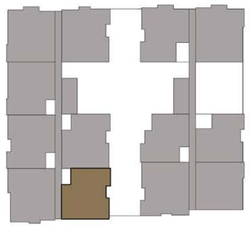
KEYPLAN

N

3BHK + 3T		
FLAT NO.	SALE AREA	CARPET AREA
205, 305, 405, 505	1457 Sq.Ft	1025 Sq.Ft

UNIT PLAN



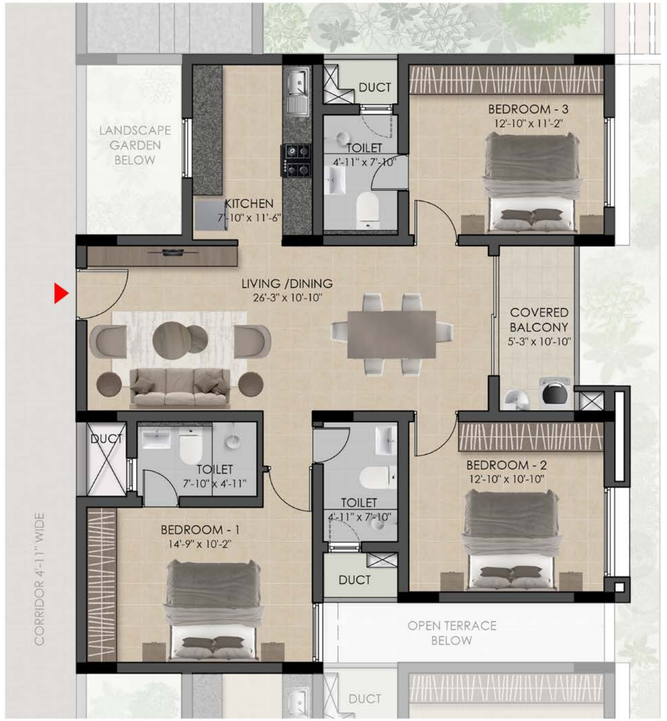


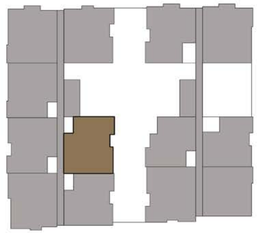
KEYPLAN

N

3BHK + 3T		
FLAT NO.	SALE AREA	CARPET AREA
206, 306, 406, 506	1435 Sq.Ft	1007 Sq.Ft

UNIT PLAN





KEYPLAN

N

3BHK + 3T		
FLAT NO.	SALE AREA	CARPET AREA
207, 307, 407, 507	1428 Sq.Ft	998 Sq.Ft

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