



BAY ROYALE

BY RAM REDDY DEVELOPERS

 Muthukadu, ECR.



RAM REDDY
DEVELOPERS



EAST COAST ROAD · CHENNAI

BAY ROYAL

Value-premium coastal living, designed
as an exclusive individual-floor
villament.

400 MTS FROM SEA SHORE

3 BHK · 2,022 Sq.ft

4 towers · 12 villa flats

Coastal ECR address with terrace-level green and water features.

Rs. 1.8 Cr

Ongoing

A COASTAL ADDRESS WITH EVERYDAY EASE

Connected to the ECR growth story.



PROJECT SNAPSHOT

3 BHK · 2,022 Sq.ft

4 towers · 12 villa flats

Rs. 1.8 Cr

LOCATION

East Coast Road

Chennai

Coastal lifestyle address

CONNECTIVITY

ECR growth corridor

Expressway widening

Planned metro expansion

Location advantages

- Part of the wider ECR growth corridor benefiting from expressway widening.
- Spillover demand from the OMR IT Corridor supporting long-term value.
- International schools, hospitals, malls, fine-dining and lifestyle destinations accessible along ECR.
- Coastal surroundings with cleaner air and greener settings than the city core.





Private comfort. Terrace living. Managed returns.

PROJECT AMENITIES

Designed around comfort

- Terrace Swimming Pool
- Individual Lift
- Terrace Garden
- Car Parking
- Conference Room under every tower

FRACTIO FACILITY MANAGEMENT

Assured Monthly Returns*

3 BHK Villa Flat (2,022 Sq.ft)

Rs. 42,000 / month

*Assured-return wording, tenure and terms require legal/compliance review before final print. Exact micro-location, shoreline distance, RERA number(s) and DTCP/CMDA zone classification must also be confirmed with the project team.

Lifestyle & environmental advantages

- Terrace-level green and water features for everyday relaxation.
- Fine-dining and lifestyle destinations nearby along the ECR corridor.
- Optional revenue-share FMC service through Fractio, Ram Reddy Developers' facility management arm.