



# LEVINS GATEWAY-AIRPORT CORRIDOR 60 ACRE PROJECT

Land Today. Legacy Tomorrow

## SPANNING A MASSIVE 60 CONTIGUOUS ACRES OF LAND FOR SALE -OWN A ACRE

₹85,00,000/ACRE

₹85,000/CENT

₹195/SQ FT

**Strategic Location: Near Vagaikulam, Opposite India's Largest SIPCOT**

Suitable for Commercial, Warehouse & Logistics, Residential & Farmhouse estates, Industrial corridors, Hotels & Apartments etc.

Connectivity: Located just 500 meters from the national highway (Tuticorin-Tirunelveli) with direct access via a 40-foot tar road to a prime location.

100% Legal Transparency: Features clear documentation and is completely ready for immediate title transfer

Resources: Features excellent groundwater availability at a depth of just 40 feet.

## INEVITABLE GROWTH ON AIRPORT CORRIDOR



Star Hotels

Warehouse/Logistics

Apartments

Shopping Malls

### Why Airport Corridors Attract Early Investors?

Thoothukudi is currently undergoing a massive transformation. The large-scale industrial acceleration is only now gaining momentum. Once the spaceport becomes operational on schedule and cargo activity scales up, industrial land, logistics parks, warehouses, and business hospitality sectors for land become scarce. The largest returns were earned by investors who bought before the corridor was fully built out, because once the ecosystem matures, land prices generally reflect that growth.



## ABOUT THIS PROPERTY

Own a rare 1-acre tropical estate featuring a private outdoor swimming pool and an acre of flourishing 2-year-old mature trees thoughtfully planted across the full acre, and Levin cares for the maintenance for 3 years. The complete boundary is protected by concrete pole fencing, offering privacy, security, and long-term value.

## FEATURES



Swimming Pool



1 Acre | 80 Mature Trees



Concrete Pole Fencing



Maintenance free 3 years

## CONTACT DETAILS



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## PROXIMITY

INTERNATIONAL  
AIR PORT 7.00 KM



NEAR DOMESTIC  
AIR PORT 8.00 KM



NEAR CARGO  
7.00 KM



## PROXIMITY

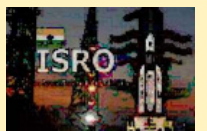
HARBOUR  
20.00 KM



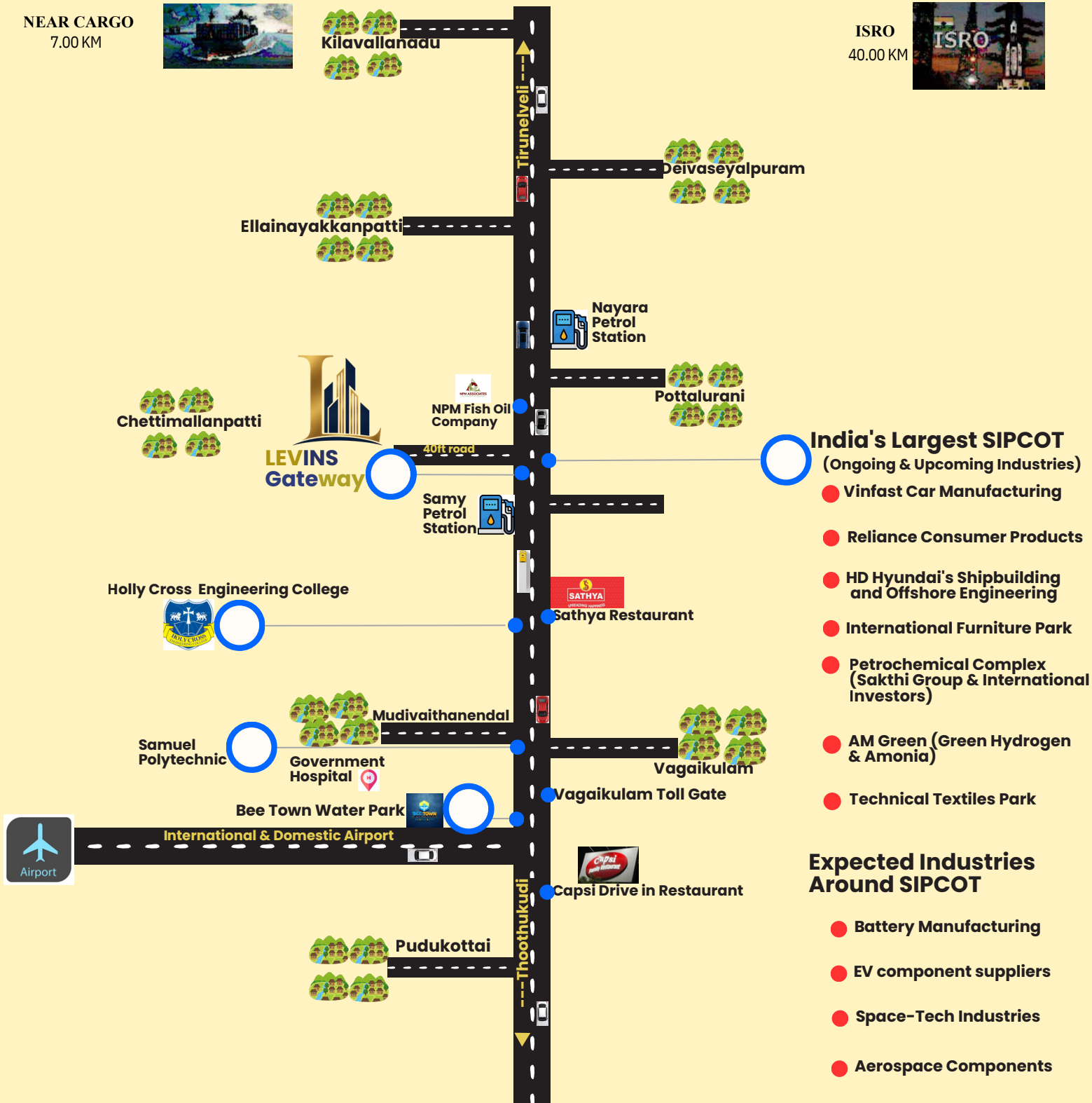
VINFAST CAR COMPANY  
7.00 KM



ISRO  
40.00 KM



## Route Map



# LEVINS GATEWAY - AIRPORT CORRIDOR 60 ACRE PROJECT

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**Airport Connectivity**  
**Just 7 mins from**  
**International Airport**



**Cargo & Logistics Hub**  
**Just 5 mins from**  
**proposed Cargo Hub**



**Just 500 meters from  
national highway with  
direct access via a 40 ft tar  
road to prime location**



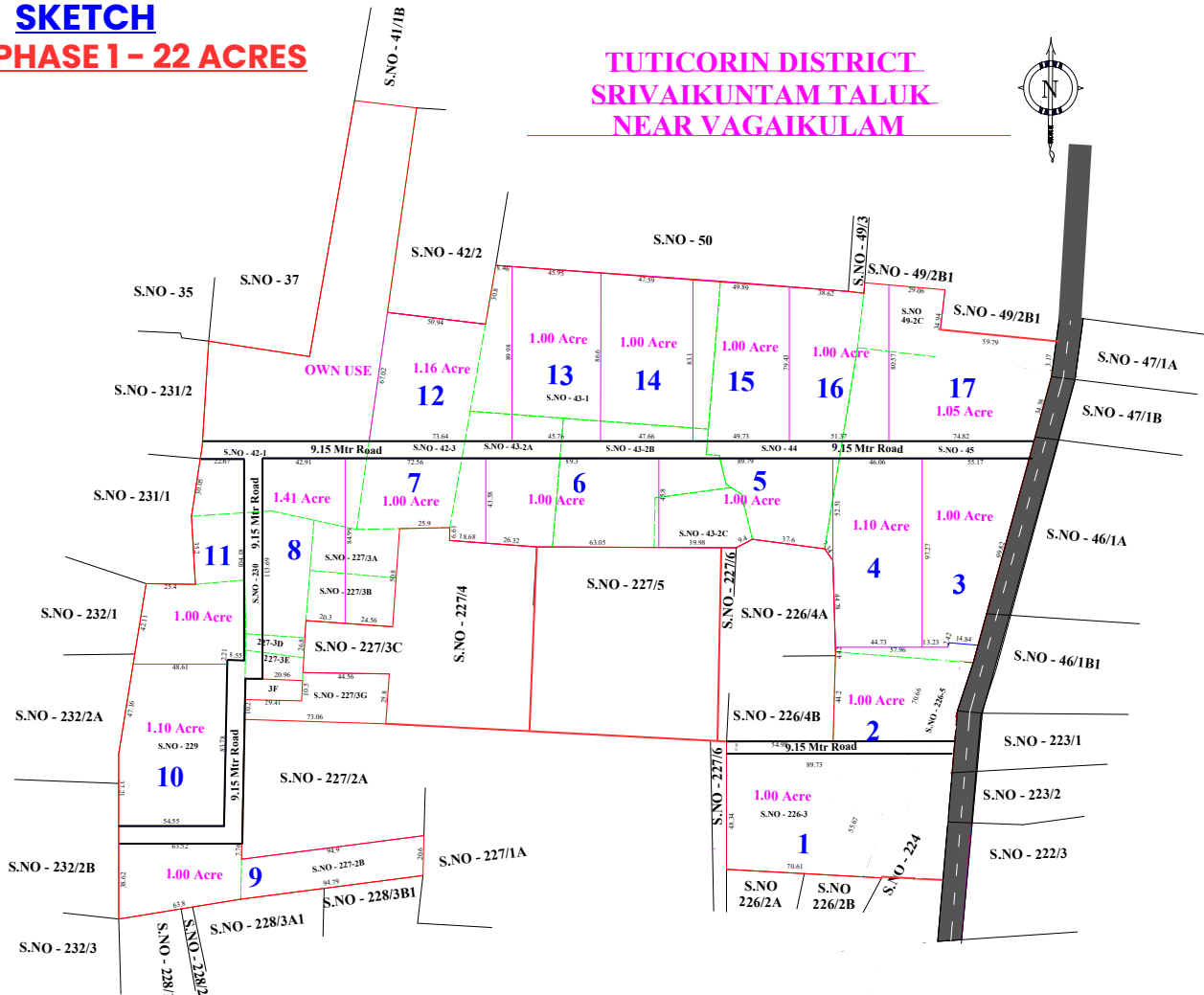
**SIPCOT Industrial**  
just opposite to our prime  
location. Undergoing rapid  
**Industrial expansion**



**Harbour Connectivity  
Just 20 mins from V.O.  
Chidambaranar Port**

**SKETCH**  
**PHASE 1 – 22 ACRES**

**TUTICORIN DISTRICT  
SRIVAIKUNTAM TALUK  
NEAR VAGAIKULAM**



## Capital Appreciation

**Located in high-growth corridors  
often increase in value as new  
roads, industries, airports, &  
commercial developments attract  
more businesses & residents**



## Commercial Potential

**Excellent connectivity to airport, seaport, highways, and industrial zones, the area is well-suited for warehouses, logistics hubs, office spaces, and service-based businesses**



## Rental Income

**High demand for rental spaces in the area. Strategically located properties have the potential to generate recurring rental income while also benefiting from long-term capital appreciation**



## Future-Ready Location

**Invest where tomorrow's opportunities are taking shape. Expanding infra and strategic connectivity, the Airport Corridor is positioned for long-term growth**