

# All & Just What You Need













Urban lifestyle villas (2400 Sqft) in Feroke Urban living in a tranquil neighbourhood.



4 Bedrooms with attached bathrooms, Living room, Kitchen, Dining, Work area.



Automated private gate access from Feroke-Ramanattukara Bye-pass.



Round the clock CCTV surveillance.



Paved drive ways with ambient street lighting.





Villa 1



#### Ground Floor

01.Porch 07.Bedroom

02. Sit out 08. Toilet

03. Living 09. Kitchen

04. Stair Case 10. Work area

05. Dining 11. Store Room

06. Wash Area

### First Floor

01. Bedroom 06. Bedroom

02. Toilet 07. Toilet

03. Study Area 08. Bedroom

04. Book Shelf 09. Toilet

05. Upper Living 10. Open Terrace





### Ground Floor

1. Porch

6. Bedroom

2. Sit out

7. Toilet

3. Living

8. Patio

4. Dining

- 9. Kitchen
- 5. Stair Case
- 10. Work area

#### First Floor

- 1. Bedroom
- 7. Study Area

2. Toilet

- 8. Bedroom
- 3. Upper Living
- 9. Toilet

- 4. Bedroom
- 10. Balcony

5. Toilet

- 11. Open Terrace
- 6. Book Shelf







### Ground Floor

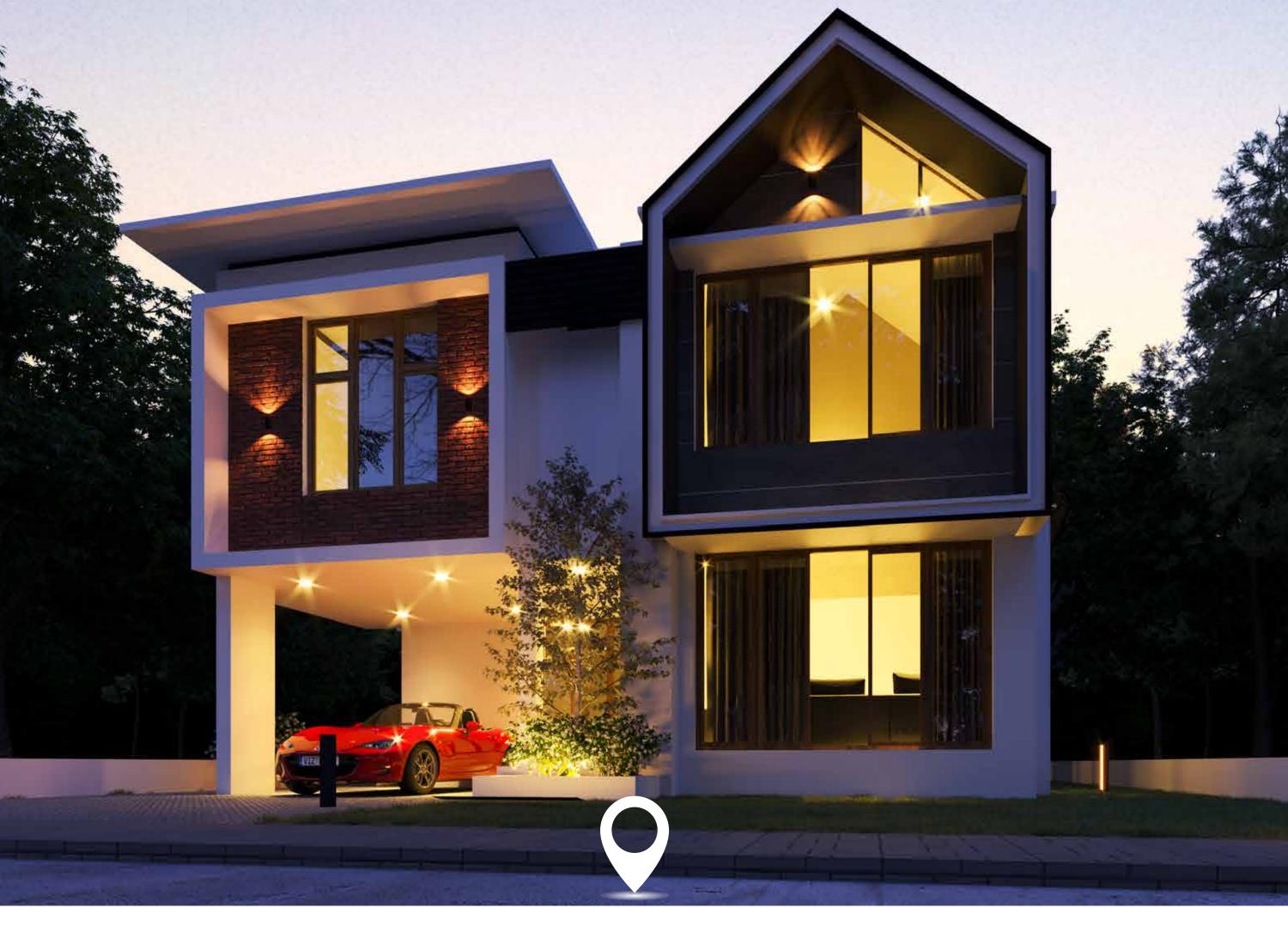
- 1. Porch
- 2. Sit out
- 3. Living
- 4. Stair Case
- 5. Bedroom
- 6. Toilet

- 7. Dining
- 8. Wash Area
- 9. Kitchen
- 10. Work area
- 11. Patio

### First Floor

- 1. Bedroom
- 2. Dressing
- 3. Toilet
- 4. Study Area
- 5. Book Shelf
- 6. Upper Living

- 7. Bedroom
- 8. Toilet
- 9. Bedroom
- 10. Toilet
- 11. Open Terrace



#### Location

# Ramanattukara – Farook Road

500 from Farook College

2 from NH 66

10 from Kozhikode City

12 KM from Kozhikode Airport

2 from Feroke Town

2 km from Ramanattukara Town

### Close to all urban lifestyle facilities

Educational institutions

**Hospitals** 

Places of Worships

Shopping malls

m Hotels

Resorts

Government offices.

# Specifications

Foundation and Basement: Random rubble masonry

Superstructure: Load bearing Laterite masonry with RCC slabs, beams and columns

Reinforcement Steel: Fe 500/500D grade

Cement: Ultratech/ ACC/ JSW

Flooring finish: Superior quality vitrified tiles with skirting (Kajaria/ RAK/ Somany)

**Kitchen:** Superior quality granite slab for counter top, glazed dado tiles up to 60cm.

**Doors:** Front main door in teak wood. Other doors in hardwood frames with flush doors. Bathrooms with high quality FRP designer doos.

Windows: High quality UPVC sliding windows with grills.

**Toilets:** Superior quality anti-skid tiled for flooring and wall tiles up to 2.1m height.

**Plumbing:** Concealed plumbing and high quality CP fittings. Superior quality sanitary fittings (Jaguar/Cera/Equivalent).

Painting: All interior finished with putty and premium emulsion paints.

Weather proof emulsion paint for exterior. Melamine polish for front door.

All other wood works and grills finished with enamel paint. (Asian/Berger/ Jotun)

**Electrical:** Three Phase connection, with concealed wiring to point in Copper (Finolex/ RR/ V-guard). Modular switches, ELCB, MCB of standard brand (Havells / Legrand/ equivalent) will be provided.



# **Contact for enquiries**



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