

A SERENE CITY LIFE

ROCK

Tropical Garden Villas
by Palal Infra



A TROPICAL CLASSIC

The Rock, beautiful garden villas inspired by the tropics, with a bold & bright design that incorporates natural elements. Surrounded by landscaping and fruit trees, come home to a tropical paradise of ultimate peace and calm.

Greeted by a warm welcoming entrance verandah that overlooks the landscaped front yard. A double-height entry court that links the first and second floor visually is filled with indoor plants and a skylight above, bringing in natural light and illuminating the spacious living & dining space.





HAPPINESS FROM ALL SIDES

Discover a green and a happy life with the pet-friendly private backyard garden with open deck. But the green gardens are not the only place to go for fresh air. With a cross-ventilated living and dining space live luxuriously comfortable, always.

Spacious bedrooms, large closet space and attached Washroom, it's time for you to finally get a good night's rest and wake up fresh to the breezy & lively Cochin city.



OUT OF THIS WORLD, WITHIN THE CITY

Live in peace amidst the hustle and bustle of the fast-moving Cochin City. A tranquil location with access to both Kakkanad, The IT hub of Cochin and Ernakulam town, the commercial centre.

A world designed to cater to the needs of people who wish to live in the privacy of a small community yet right at the centre of convenient City dwelling.



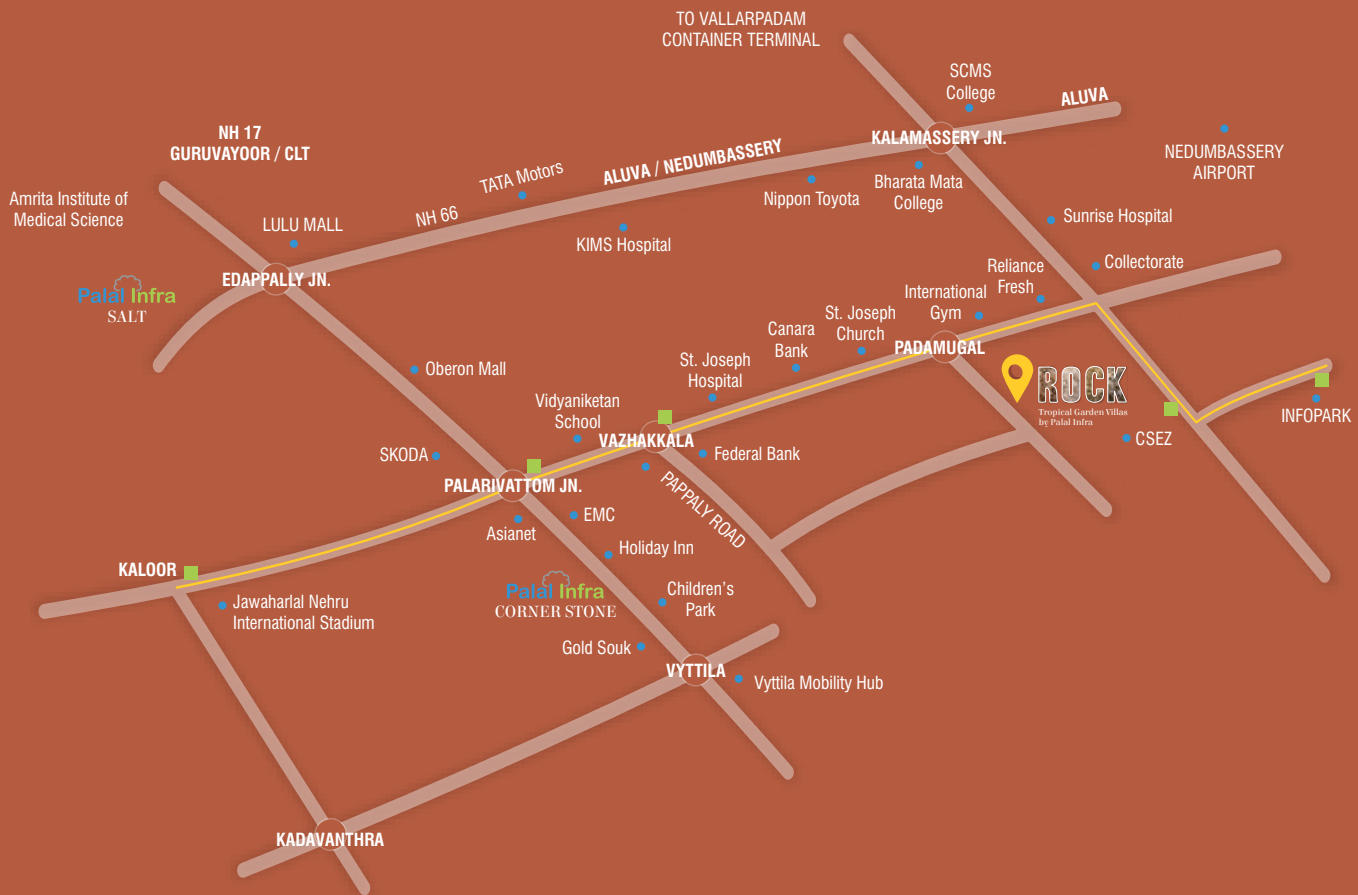


STAYCATION

With its harmonious tropical gardens, terra-cotta rooftops for optimum weather control and large open balcony for cool air, make each day feel like a vacation.

Live relaxed with a rain water harvesting system that channels the water collected from the roof to filters and charges it into water tanks and wells.





— PROPOSED METRO RAIL ROUTE

■ PROPOSED METRO STATION

Source: KMRL Website

LOCATION ADVANTAGE

With easy connectivity through NH bypass and Seaport Airport road, live right next to everything that the city has to offer.

- 1.5 km to Reliance Smart
- 2.4 km to Sunrise hospital
- 3.9 km to Rajagiri School
- 2 km to CSEZ
- 3 km to Lulu Mall
- 3.5 km to Novotel
- 1.8 km to Civil Station



SPECIFICATIONS

Structure and Foundation

RCC Frame work
Flat roof with truss work and Mangalore pattern tiles.

Flooring

Deck wood platform for back yard sitout
High quality stain free vitrified tiles.
Vitrified anti-skid tiles for bathrooms.
Exterior paving tile for porch
Granite for staircase Flooring

Doors & Windows

Veneered doors for internal doors (Jackson equivalent)
Teak wood for front door
Aluminium / UPVC windows & frames with MS Grill and toughened glass

Toilets

Vitrified tiles up to eight feet height
Concealed plumbing with CPVC pipes and CP fittings
Sanitary fittings (Kholer equivalent)
CP Fittings (Jaguar equivalent)
Provision for exhaust and solar water heater in all toilets
Provision for wet and dry area in bathrooms
Counter top wash basin for all toilets

Kitchen

One and half bowl with drain board in kitchen and single bowl in work area
Provision for hob, electrical chimney

Painting

Premium emulsion paint with putty finishes for internal walls
Weather shield emulsion paint for external walls (Asian/Jotun equivalent)
PU polish for wooden windows and doors in external areas

Electrical

Three phase power supply
Quality copper insulation wires (Finolex and equivalent)
DB, ELCB and MCB (Havells or equivalent)
Premium modular Switches (Legrand equivalent)
Provision for inverter, cable TV, Telephone points and Internet

Water

Corporation water through individual sump and overhead tank

Fencing

All around compound wall around the project and individual compound walls on three sides of each villa

Rain water harvesting

Individual rain water harvesting system with filter for each villa

Common Areas

Internal roads with paver block tiles
All round security with security cabin and 24 hrs CCTV security system
Common area lighting and fixtures
Underground electricity cabling and water connection
Common area drainage system
Landscaped garden and trees for common area

Garden & Elevation

External terracotta and rock cladding for front elevation
Tropical landscaped front garden for each villa.



MASTER PLAN | GROUND FLOOR



MASTER PLAN | FIRST FLOOR



FIRST FLOOR

Ground Floor : 979 (SFT)
First Floor : 1172 (SFT)
Total : 2151 (SFT)
Parking (2Cars) : 334 (SFT)



ENTRY

PLOT 2 (5.37 Cent)

GROUND FLOOR



FIRST FLOOR

Ground Floor : 1026 (SFT)
First Floor : 1156 (SFT)
Total : 2182 (SFT)
Parking (2Cars) : 343 (SFT)



ENTRY



PLOT 3 (5.36 Cent)

GROUND FLOOR

FIRST FLOOR

Ground Floor : 1032 (SFT)
First Floor : 1168 (SFT)
Total : 2200 (SFT)
Parking (2Cars) : 343 (SFT)



ENTRY

PLOT 4 (5.00 Cent)

GROUND FLOOR



FIRST FLOOR

Ground Floor : 1037 (SFT)
First Floor : 1259 (SFT)
Total : 2297 (SFT)
Parking (2Cars) : 334 (SFT)



ENTRY

PLOT 5 (5.02 Cent)

GROUND FLOOR



FIRST FLOOR

Ground Floor : 1047 (SFT)
First Floor : 1132 (SFT)
Total : 2179 (SFT)
Parking (2Cars) : 334 (SFT)