

THE
UPTOWN
BY INDROYAL

THE GROUP LEGACY

The Indroyal Group is a multinational business entity with diverse interests and expanding market presence. Established in 1991 by Mr. Sugathan Janardhanan in UAE, the Group's first foray was into furniture. The enterprise, named Royal Furniture, is today one of the largest ISO 9001:2008 certified manufacturing and trading companies in furniture and furnishing accessories, across the Middle East and Asia.

The Group has manufacturing facilities in UAE, China and India, and a network of retail showrooms under the brand names 'Royal' and 'Indroyal' in UAE and India respectively. It exports furniture and furnishing accessories to more than 45 countries across Africa, Asia, CIS, Europe and the MENA region. The Group also has expertise in handling

turnkey furnishing contracts for residential, commercial and hospitality sectors.

Under the hospitality division, the Group has a 212 room 5 star hotel in Kochi (Holiday Inn) managed by InterContinental Hotels Group (IHG). It also has 5 properties in the UAE, comprising around 600 hotel/apartment suites across United Arab Emirates operating under the reputed Tulip Inn franchise.

Indroyal Properties, the real estate arm of the Indroyal Group, is one of the leading names in the residential, commercial and hospitality sectors in India and in the Middle East. The company executes high-end luxury projects at par with international standards.

FOUNDER & CHAIRMAN



Sugathan Janardhanan, the Founder and Chairman of the Indroyal Group, is one of the successful first generation entrepreneurs in UAE. Combining entrepreneurial spirit with sound industry knowledge, he built a multi-million dollar furniture empire that today spans the Middle East, China and India and employs over 2,000 people.

It is Sugathan's sharp business acumen and vision that saw the venture consolidate through expansion and diversification, making successful forays into new industries and markets. Under his able leadership, the Group has consolidated its core business in furniture manufacturing and retail, and successfully ventured into furnishing accessories, mattresses and allied products, turnkey furnishing solutions, hospitality and property development.

DIRECTOR BOARD



K.S Premkumar
Managing Director

A graduate from Bombay University, Mr. Premkumar is a leading expert in the field of hospitality living and luxury property development. In his many roles with leading Dubai based business corporates, with diverse interests in real estate, construction and hospitality. Mr. Premkumar headed the development of a number of residential buildings, commercial complexes and five-star hotels, managed by international chains such as Sheraton and the InterContinental Hotels Group (IHG) in the Middle East, Africa and Europe.

As a Certified Project Management Professional accredited by Parson Brinckerhoff, USA, Premkumar later joined the founding team of one of Dubai's premium luxury property developers as Senior Vice President, overseeing the completion of some of Dubai's most premium towering residential complexes and their FDI venture in India as Executive Director. Mr. Premkumar was the project advisor and management facilitator of Indroyal's maiden 5 star hospitality project, Holiday Inn, Kochi.



Sunny George
Executive Director

A Commerce Graduate from Calicut University and a qualified Management Accountant (CMA) holding the associate membership of the Institute of Management Accountants. Adept at financial planning and project implementation, has a track record of successfully implementing projects, be it industrial, residential or hospitality.

Mr. Sunny George has been heading Finance & Operations of the Indroyal Group for the past 15 years, and was instrumental in setting up furniture factories in India and hotel apartments in Dubai. He incorporated off-shore companies and managed the construction of factory building at Jebel Ali Free Zone in Dubai.

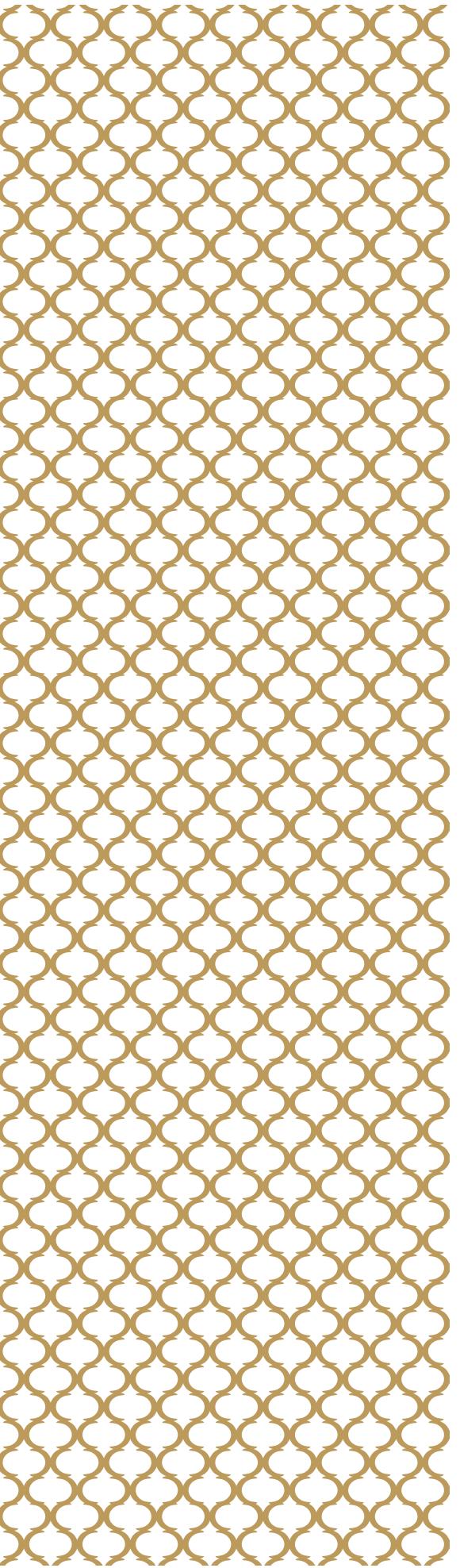
He was also responsible for the successful implementation of the Group's prestigious hospitality project - Holiday Inn, Kochi - the tallest five star hotel in Kerala.



N. Madhusoodhanan
Director – Operations

As a qualified Civil Engineer, Mr. Madhusoodhanan has 40 years of experience in the construction field in Mumbai, Dubai and Kerala. He was actively involved in the construction of multistoried apartment complexes in Mumbai.

In Dubai, being the Project Engineer for the Al Shirawi group, has undertaken construction of large apartments, factories, villas etc. Being the Director of Indroyal group, he was instrumental in the construction of their factories at Tenkasi and Trivandrum. Mr. Madhusoodhanan has also undertaken the construction of super luxury villas each measuring more than 20,000 sq. ft. at Trivandrum. Being part of the engineering team he had a lead role in the construction of Holiday Inn, Kochi.



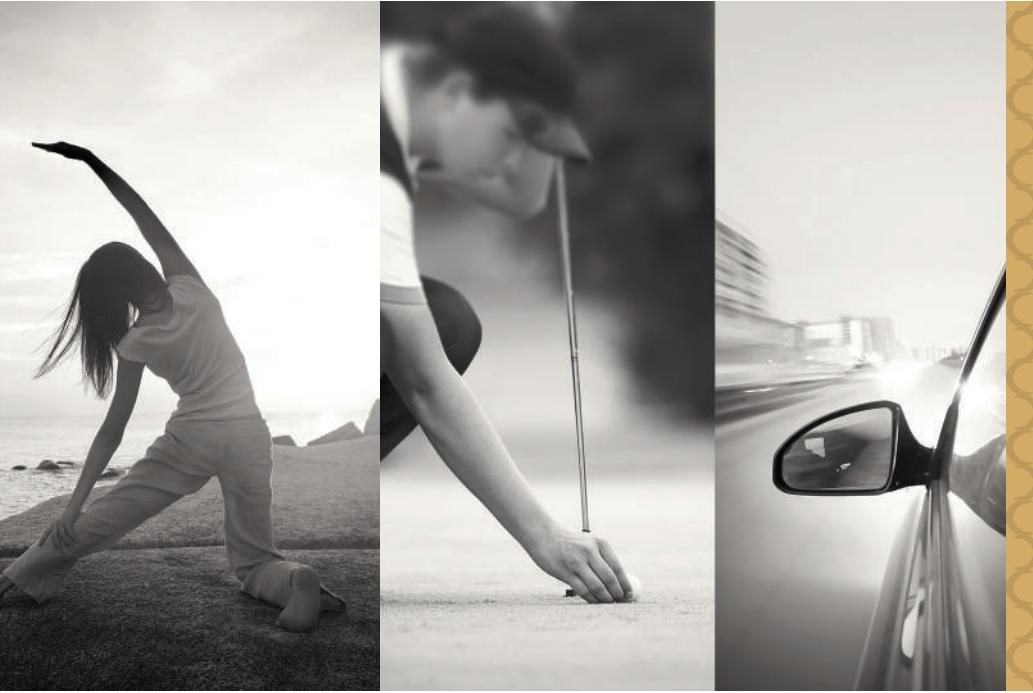
A CAPITAL LIFESTYLE

THIRUVANANTHAPURAM, THE CAPITAL OF KERALA AND THE SEAT OF POWER OF THE ERSTWHILE TRAVANCORE KINGDOM, IS A CITY THAT STILL RETAINS ITS LAID-BACK CHARM. MAJESTIC PALACES, WIDE TREE-LINED AVENUES AND HERITAGE ARCHITECTURE ON THE ONE HAND AND GLITZY, NEW-AGE OFFICES AND SHOPPING MALLS ON THE OTHER, REPRESENT THE BLEND OF OLD-WORLD AMBIENCE AND BIG-CITY COMFORTS THAT THE CITY OFFERS.

THE CITY PROVIDES THE KIND OF INFRASTRUCTURE AND QUALITY OF LIFE EVERY URBAN DWELLER ASPIRES TO. AN INTERNATIONAL AIRPORT. THE PROPOSED MONORAIL NETWORK. EXCELLENT CENTRES OF LEARNING. A WELL-ESTABLISHED IT HUB TEEMING WITH JOB OPPORTUNITIES. AND FOR THE LEISURE SEEKER, THERE ARE WORLD-REOWNED BEACHES, HILL STATIONS AND PILGRIMAGE CENTRES THAT ARE TEMPTINGLY CLOSE BY. IT'S CITY LIFE MINUS THE HUSTLE AND THE MONOTONY, A LIFESTYLE THAT OFFERS IT ALL, YET IS DELIGHTFULLY LEISURELY.



Indroyal Properties is set to bring world-class living to the capital city with the launch of THE UPTOWN, premium condominiums that combine all the essentials of a great lifestyle - prime location, exceptional amenities and good connectivity to important destinations within the city. The Uptown is a landmark development created specifically for the sophisticated elite. Endowed with rare luxuries, The Uptown is more than an address - it is a reflection of who you are. Coming up at the PMG -Kannamoola road, these luxury condominiums comprise of 3 bedroom condos, garden homes and penthouses in Platinum and Diamond categories. Striking in design, The Uptown features twin towers connected by a skywalk bridge that provides residents an exclusive space to unwind while taking expansive views of the city. It's the high life, quite literally.



LIVE
THE HIGH LIFE



Life at The Uptown is as much about sharing and socializing as it is about privacy and exclusivity. Be it small family events, larger social gatherings or grand festive occasions, life at The Uptown offers you umpteen opportunities to get together, interact and celebrate. Look forward to enjoying all the benefits of community living - a greater sense of belonging, closer bonding with fellow residents and a lifestyle that keeps you engaged and entertained.

CELEBRATE
THE TRUE SPIRIT
OF COMMUNITY
LIVING



GIFT
A LIFESTYLE.
NOT JUST
A HOME.



Step into your own private world of comfort and luxury. The Platinum Homes, at The Uptown come fully air-conditioned and fully furnished, so you just have to walk in with your suitcase. Designed to suit the grandest of lifestyles, these residences are fitted out with everything from furniture and home automation systems to curtains and even exquisite objects of home decor. It's indeed the home of your dreams without the hassle of putting it together. Condominiums in the Diamond Home offer all the features of a premium condominium, with fully concealed provisions for air-conditioning and home automation. These are so designed as to provide customers with the option to upgrade to Platinum if they wish to, at a later stage. Irrespective of what you choose, every residence at The Uptown is crafted to elevate luxury living to new heights.

A NEW LEVEL
OF LUXURY



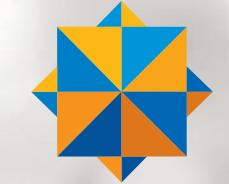
The Uptown has been conceived keeping in mind the discerning tastes and lifestyle demands of the connoisseurs of fine living. Your concierge is just a phone call away - be it for a reservation at the city's new Italian restaurant, tickets to a classical concert, or even diaper pins for your bundle of joy. The yoga and meditation pavilion offers a soul-trip to destressing, while the spa soothes the mind, body and soul.

TROT THE
GLOBE AND
COME HOME
TO THE **BEST**



As a resident of The Uptown, you get access to a world of rare privileges. Imagine, stepping out of your home and into a waiting luxury limousine. At The Uptown, there's a chauffeured Mercedes-Benz limousine that will ferry you in comfort to wherever you wish to go - be it for shopping, to a wedding or on a short trip with family. Meant for the exclusive use of the residents of The Uptown, it's a luxury car you co-own and can be rightfully proud of. So be in the lap of luxury, even when you venture out of your home.

**LIMOUSINE
SERVICE AT
YOUR
DOORSTEP**



INDROYAL
PROPERTIES



DEDICATED
TO
GOOD LIFE



The Uptown is a prestigious project of Indroyal Properties, the real estate division of the Indroyal Group. This premium offering will bear all the hallmarks of quality, design excellence and project management expertise the Group is renowned for. Tastefully styled and meticulously finished, these exquisite condominiums will feature premium amenities. Complete home automation, that makes life a lot simpler. Piped music that soothes your mind. And elegant little touches that enhance living. In short, the very best of a modern lifestyle that match international standards.

THE LUXURY CONDOMINIUM IN TRIVANDRUM

THE
UPTOWN
BY INDROYAL





At The Uptown, you are greeted by an elegant double volume air conditioned lobby that spells grandeur and luxury. Equally impressive are the extensive recreation facilities which include an infinity edge swimming pool, sauna, steam, jacuzzi and gymnasium. The beautifully landscaped surroundings feature solar powered lighting. Planned meticulously and executed with finesse, The Uptown home redefines luxury living.

Actual Perspective

CHECK-IN
TO THE
**HEIGHTS OF
LUXURY**



A NEW
BENCHMARK
IN DESIGN,
STYLE
AND FINISH



THE MASTER SUITE



At the heart of every home is not just the hearth, but the master's boudoir. And true to form, the master suites at The Uptown are designed to match the best-in-class luxuries. Surrender to the refined splendor of the en-suite private living area, the cosy convenience of the walk-in closets and the sheer luxury of the en-suite bathrooms. It's your own private world of indulgence.

Actual Perspective



ELEGANT AND SPACIOUS

Actual Perspective



REFINED LUXURY

Actual Perspective

SMART HOMES YOUR WORLD, AT YOUR FINGERTIPS

Cool up your bedrooms at the touch of a button, as you step out of your workplace. Watch your soft treads light up the hallways. Let motion sensors take over all the mundane tasks. Flick a remote to operate your appliances or to safeguard your home. Virtual parenting helps keep an eye on kids when you are away. The smart home automation system allows you to preprogram it to your preferences, so you don't have to press buttons everytime. Home automation seamlessly integrates technology into your life, introducing you to new levels of comfort and convenience.



CURTAIN
CONTROLS



AC CONTROLS



MOOD LIGHTING



DOOR PHONE
WITH CAMERA



VIRTUAL
PARENTING



GAS LEAK
DETECTOR



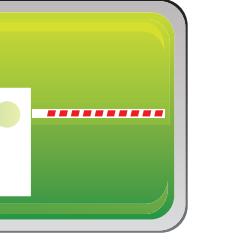
FIRE ALARM



SECURITY
SURVEILLANCE



BURGLAR
ALARM



REMOTE
OPERATED GATE



ACCESS
CONTROLS



Wi-Fi



VIDEO
SURVEILLANCE



LIFT CONTROLS



PROXIMITY
ACCESS CONTROLS



OPTIONAL INTERIOR PACKAGE



Actual Perspective

DIAMOND HOMES

- Provision for Air Conditioning
- Provision for home automation
- Designer kitchen cabinets
- TV points in bedrooms/ living room
- Hi quality wiring accessories
- Sanitaryware of international brands
- Vanity counter with mirror in all bathrooms
- Single lever CP fittings and mixer faucets
- Provision for geyser
- Wall mounted WC with concealed cistern
- Bathroom accessories
- Imported veneer doors
- Imported Iron mongery
- Anodized aluminium windows with tinted glass/ grills
- Powder room in all units
- Vitrified tiled flooring

PLATINUM HOMES

- Fully Air conditioned & furnished
- Home automation
- Imported marble flooring for living and dining
- Premium light fittings
- Shower cubicle in bathrooms
- Parquet flooring for master bedroom



AMENITIES FOR EVERY MOOD

- Grand lobby
- Business centre
- Outdoor pool
- Kid's pool
- Gym
- Sauna/Steam/Jacuzzi
- Billiards
- Table tennis
- Yoga room
- State of art home theatre
- Smart home
- CCTV camera
- Landscaped garden
- Solar powered outdoor lights
- Piped music in common areas
- Wi-Fi
- Public addressing system
- Multi purpose hall
- Day care centre
- Garbage treatment plant



DAY CARE CENTRE



READING ROOM

A romantic scene of a man and a woman relaxing in a swimming pool at sunset. The woman is on the left, looking towards the right, while the man is on the right, looking towards the left. Two glasses of champagne are placed on the edge of the pool between them. The background is blurred, showing palm trees and a bright sun setting behind them.

SWIMMING POOL

Disclaimer: The images shown in this brochure are not actual but merely a representation. This brochure is not a legal offering, but purely conceptual. Indroyal Properties reserves the right to amend the layout plans, elevations, specifications and amenities etc. at any point of time.

ARCHITECTURAL SPECIFICATIONS

OPULENCE REVERBERATES

- Luxury entrance to the complex with a grand entry
- Double height air conditioned lobby laid with imported marble with stylish furniture/lighting
- A chauffeur driven Mercedes Benz for the convenience of the residents
- Well equipped health club
- Elegantly furnished Air Conditioned recreation room and business centre
- Concierge
- Hi speed elevators and bed lifts
- Fully Wi-Fi enabled complex
- Card room, snooker/billiards, table tennis
- Powder room in all units
- Public addressing system
- Reticulated gas connection
- Landscaped garden with solar lighting
- Children's play area
- Rest room for drivers and maids
- Automatic gate with proximity sensors

GENERAL SPECIFICATION - STRUCTURE

RCC framed structure with masonry wall partitions. The structure surface including masonry walls will be cement plastered /gypsum plastered /putty plastered. The structure is designed & built as earthquake resistant structure for seismic zone 3.

INTERNAL & EXTERNAL MASONRY

The masonry unit used shall be cement with cement concrete solid blocks/burnt bricks/light weight masonry blocks.

PAINTING

Internal Walls: 2 coats of acrylic emulsion on putty finish.
Ceiling: Acrylic emulsion on putty finish.

FIRE FIGHTING

Modern fire fighting gadgets and equipments in case of out break of fire. Fire escape staircase and fire extinguishers at easy access locations for emergency support.

HOME AUTOMATION

GENERATOR BACK UP

GARBAGE DISPOSAL FACILITY

LOCATION MAP



PROXIMITY

Padmanabha Swamy Temple	: 5 KM
International Airport	: 3 KM
PMG Junction	: 2 KM
Secretariat	: 4 KM
KSRTC	: 5 KM
Kannamoola	: 0.5 KM
Kesavadasapuram	: 3 KM
SUT	: 2 KM
Law College	: 0.5 KM
University College	: 2 KM
Mar Ivanios College	: 5 KM
Big Bazaar / Spencer	: 2 KM
Railway Station	: 2 KM
Legislative Assembly	: 1 KM
Mascot	: 2 KM

IN YOUR NEIGHBOURHOOD

EDUCATIONAL INSTITUTES

Govt. Law College | Govt. Engineering College
University College | Women's College
Mar Ivanios College | Govt. Arts College
M.G. College | NSS College | Medical College | Kendriya Vidyalaya | Govt. Girls High School | St. Mary's, Pattom | Arya Central School | Holy Angels

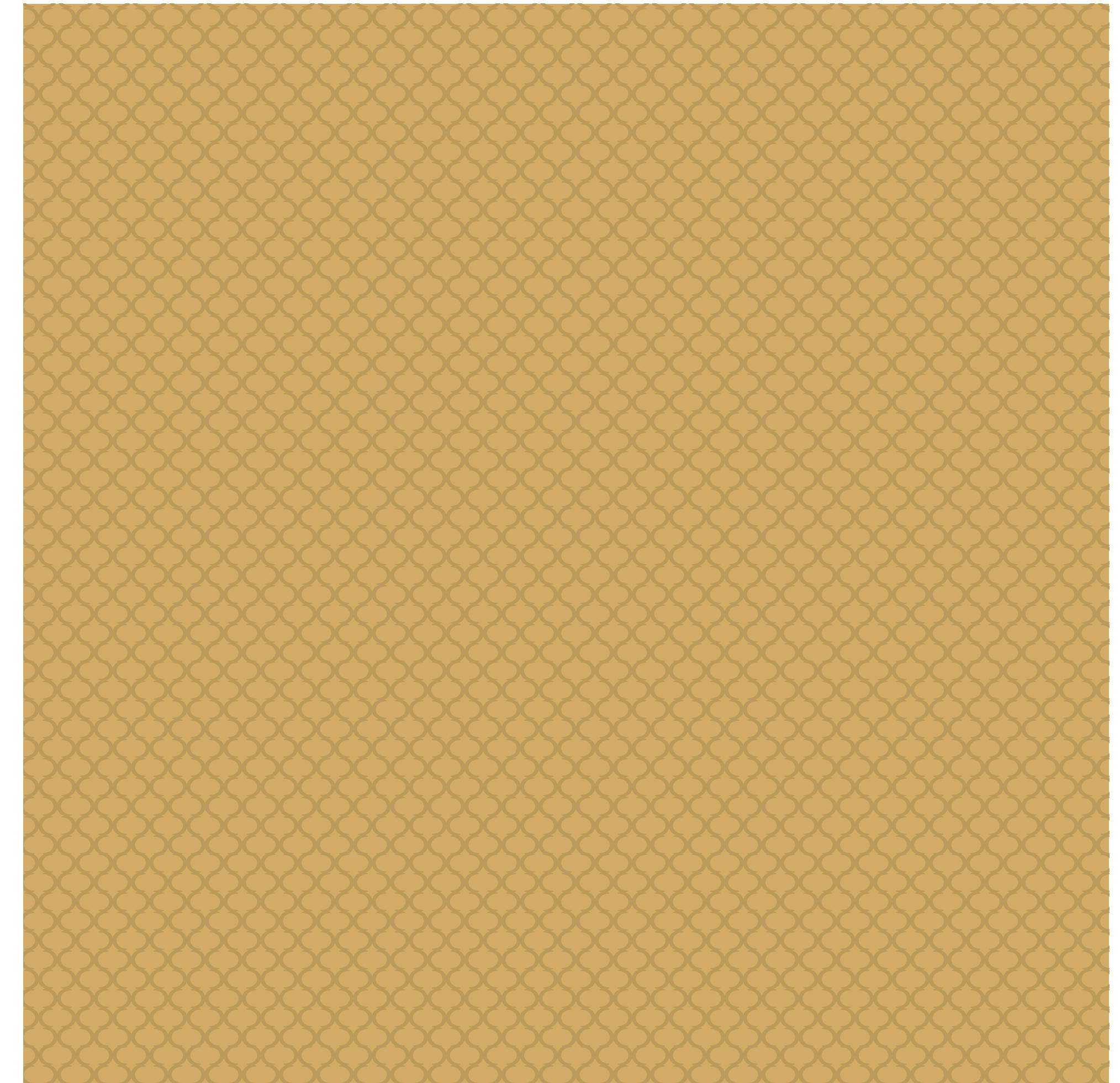
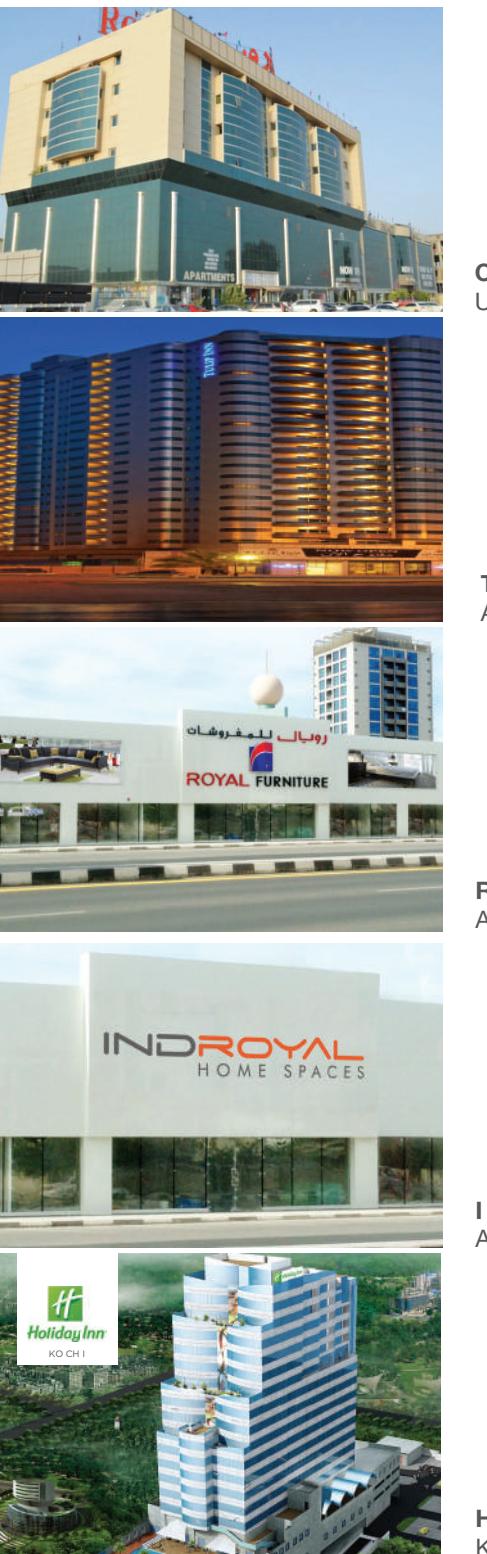
HOSPITALS

General Hospital | SUT | Medical College
Cosmopolitan | KIMS | PRS | Lords
Meditrina | SP Fort | Credence | SK Hospital

SHOPPING CENTRES

Big Bazaar | Saphalyam | Max Fashions
Mega Mart

THE GROUP





INDROYAL PROPERTIES

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