Altin
PROPERTIES

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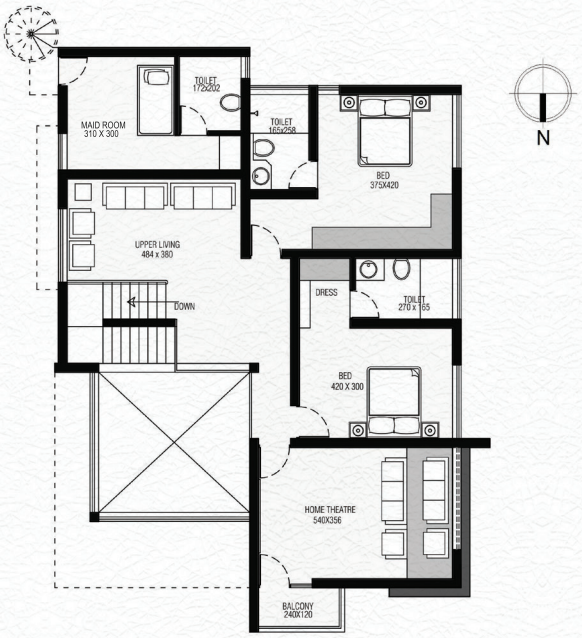
GROUND FLOOR PLAN



FIRST FLOOR PLAN

Type 1 4 BHK

GROUND FLOOR AREA : 1760 sqft
FIRST FLOOR AREA : 1610 sqft
TOTAL FLOOR AREA : **3370sqft**

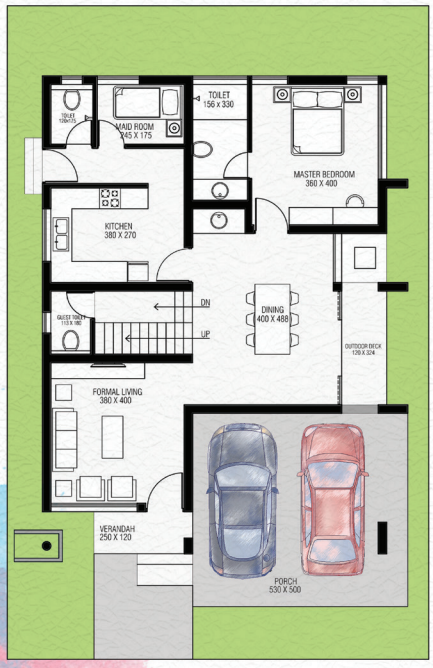
The haven
live an experience
luxury villas at Manganam ,Kottayam

Features

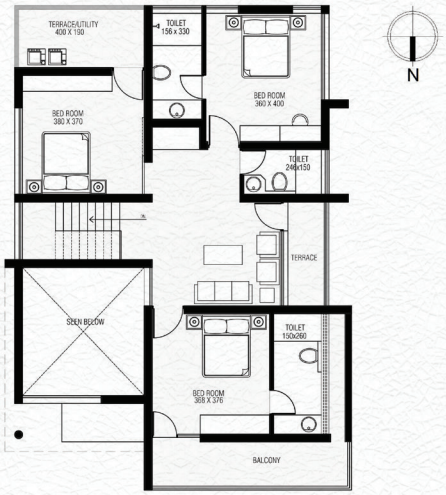
- 4 Bedrooms (en-suite)
- Patio/Deck space at backyard
- Family living area in first floor
- Bedroom with balcony
- Kitchen with work area
- Home Theater/Multi-purpose room
- Office Room
- Private swimming pool
- Guest Bathroom
- Maid's room & toilet (Optional)
- Patio/Deck space at backyard (Optional)
- Car parking – 2

The haven
live an experience

VILLA **2**



GROUND FLOOR PLAN



FIRST FLOOR PLAN

GROUND FLOOR AREA : 1520 sqft
FIRST FLOOR AREA : 1295 sqft
TOTAL FLOOR AREA : **2815 sqft**

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Type 2 4 BHK

Features

- 4 Bedrooms (en-suite)
- Formal living area
- Family living area (with balcony) in first floor
- Bedroom with balcony
- Deck space outside dining area
- Guest Bathroom
- Car parking – 2
- Maid's room & toilet

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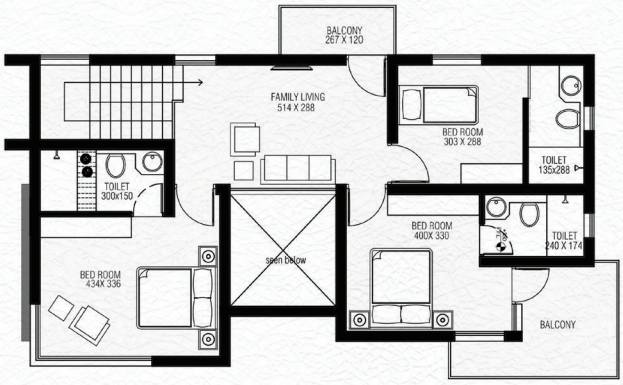
GROUND FLOOR PLAN



FIRST FLOOR PLAN

Type 3 4 BHK

GROUND FLOOR AREA : 1144 sqft
FIRST FLOOR AREA : 1116 sqft
TOTAL FLOOR AREA : **2260 sqft**

The haven
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luxury villas at Manganam ,Kottayam

Features

- 4 Bedrooms (en-suite)
- Formal living area
- Family living in first floor
- Bedrooms with balcony
- Deck space outside dining area
- Guest Bathroom
- Car parking – 1

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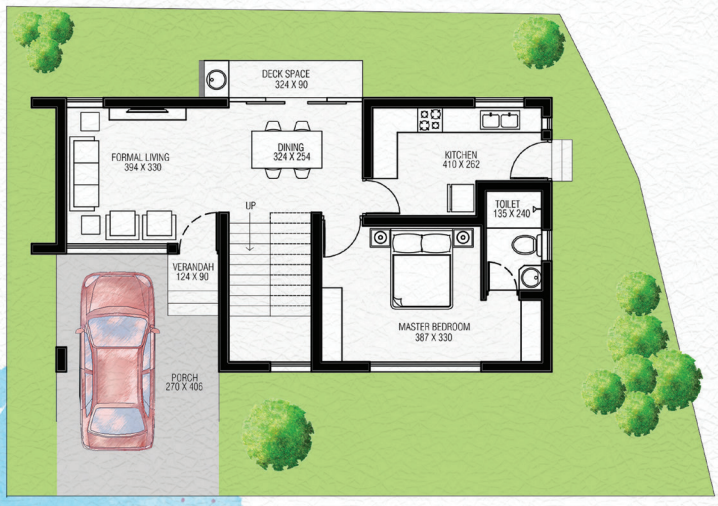
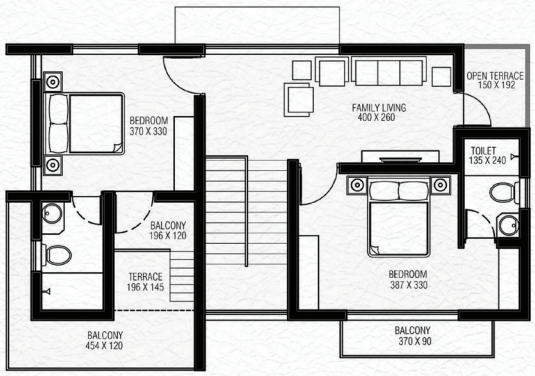


GROUND FLOOR PLAN



FIRST FLOOR PLAN

Type 4 3 BHK

GROUND FLOOR AREA : 956 sqft
FIRST FLOOR AREA : 914 sqft
TOTAL FLOOR AREA : **1870 sqft**

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Features

- 3 Bedrooms (en-suite)
- Formal living area
- Family living in first floor
- Bedrooms with balcony
- Deck space outside dining area
- Guest Bathroom
- Car parking – 1

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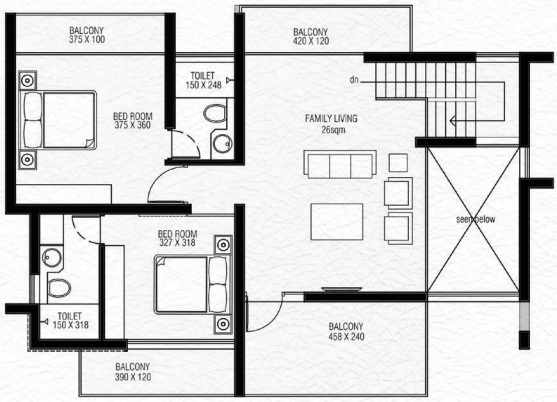
N

GROUND FLOOR PLAN



FIRST FLOOR PLAN

GROUND FLOOR AREA : 1125 sqft
FIRST FLOOR AREA : 1255 sqft
TOTAL FLOOR AREA : **2380 sqft**

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Type 5 3 BHK

Features

- 3 Bedrooms (en-suite)
- Formal living area
- Family living area (with balcony) in first floor
- Bedrooms with balcony
- Deck space outside dining area
- Guest Bathroom
- Car parking – 1

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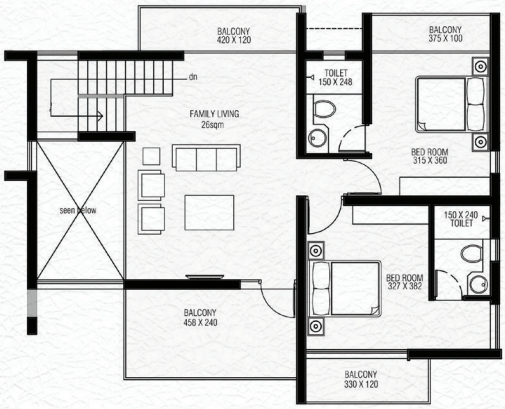
N

GROUND FLOOR PLAN



FIRST FLOOR PLAN

GROUND FLOOR AREA : 1141 sqft
FIRST FLOOR AREA : 1227 sqft
TOTAL FLOOR AREA : **2368 sqft**

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Type 6 3 BHK

Features

- 3 Bedrooms (en-suite)
- Formal living area
- Family living area (with balcony) in first floor
- Bedrooms with balcony
- Deck space outside dining area
- Guest Bathroom
- Car parking – 1

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VILLA **12**

N

GROUND FLOOR PLAN

FIRST FLOOR PLAN

GROUND FLOOR AREA	: 1710 sqft
FIRST FLOOR AREA	: 1410 sqft
TOTAL FLOOR AREA	: 3120 sqft

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luxury villas at Manganam ,Kottayam

Type 7 4 BHK

Features

- 4 Bedrooms (en-suite)
- Formal living area
- Family living area (with balcony) in first floor
- Bedrooms with balcony
- Deck space overlooking green fields and Balcony
- Office Room
- Guest Bathroom
- Car parking – 2

Foundation & Structure

- RCC Framed Structure & Cement Blocks for all walls
- Flat RCC roof

Flooring

- Vitrified tiles - 2' x 2' for all rooms
- Vitrified tiles - 1' x 1' for exterior deck
- Granite for sit out, stair case and interiors (as per designs)
- Wooden deck for interiors (as per designs)

Kitchen

- Kitchen counter with granite top and single bowl sink with drain board. Glazed tile about the working platform 60 cm high.
- 4-5 electrical points will be provided for kitchen gadgets
- Hot & cold water provisions for modular kitchen uses

Door and Windows

- Entrance door in teak wood.
- Elegant hard core doors & UPVC windows for bedrooms, living/dining area & kitchen.
- UPVC French window (if included in floor plan)

Bathroom

- Concealed piping and premium quality CP fittings
- Bathroom walls with superior quality ceramic tiles up to false ceiling
- Bathroom floor with superior quality anti-skid ceramic tiles
- Sanitary fixtures- wash basins & wall mounted closets in all toilets
- Ordinary EWC in servant's Bathroom (if included in floor plan)

Electrical

- Concealed conduit wiring with copper conductor, adequate light and fan points, 6/16 amps socket points etc. controlled by ELCB and MCBs with independent meters.
- Modular switches
- Provision for AC in all bedrooms
- Provision for exhaust fan points in all bathrooms

Painting

- Putty and Premium Interior Emulsion for interior walls
- Water Proof Putty and Premium Exterior Emulsion for exterior walls

TV Point &Telephone

- TV point in formal living, family living in ground floor and first floor
- Telephone point in living room

Additional cost

- **Interiors - Wardrobes, kitchen cabinets, light fittings, furniture etc.**
- **Security System - Cameras / Video door phone/ Sensors (equipment & wiring)**

Invertor

- Invertor back up for designated points like light and fan in all rooms, entrance light point, bell push and TV points in ground floor and a 6A point near telephone point in formal living room and family living in first floor

Intercom

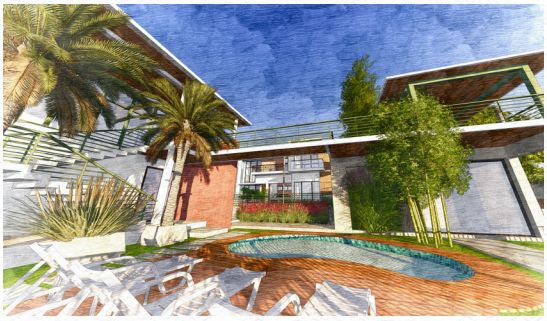
- Equipment & wiring provided in all villas

Toilet for Maids / Drivers

- Common toilet for maids / drivers inside the premises.

BUILDING MATERIALS - BRAND POOL

Cement	: ULTRATECH / DALMIA
Wall tiles	: KAJARIA / NITCO
Floor tiles	: KAJARIA / NITCO
Electrical - Switches	: HONEYWELL / Equivalent
Electrical - Cables	: BONTON / HAVELLS
Plumbing - Sanitaryware	: JAQUAR / ROCA
Plumbing - CP Fittings	: JAQUAR / KOHLER
Plumbing - PVC & CPVC	: SUPREME / PRINCE /ASHIRVAD
Waterproofing Compounds	: Dr. FIXIT / Equivalent
UPVC Sliding Windows / Doors	: TORFENSTER / FENESTA
Doors	: JACKSONS/ Equivalent
Door fittings	: YALE / GODREJ
Wooden laminates	: PERGO / Equivalent
Wooden Skirting	: PERGO / Equivalent
Epoxy& Joint Fillers	: PIDILITE / SAINT GOBAIN
Glass handrails	: SAINT GOBAIN / Equivalent
Waterproof Putty	: SHERWIN WILLIAMS / ASIAN / BERGER
Paints	: SHERWIN WILLIAMS / ASIAN / BERGER



club house

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Distance from main landmarks

KANJIKUZHY JUNCTION.....: 1.7 KM
KOTTAYAM COLLECTORATE .....: 2.5 KM
KOTTAYAM CLUB.....: 1.8 KM
PALLIKOODAM.....: 1.3 KM
MOUNT CARMEL SCHOOL.....: 1.7KM
MAR BASELIOUS PUBLIC SCHOOL.....: 1.9KM
MARIAN SECONDARY SCHOOL.....: 1.8KM
GIRIDEEPAM BETHANY SCHOOL.....: 2.5KM
MAR BASELIOUS COLLEGE.....:3.4KM

*Approx Distance from Thuruthel Palam

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