

Your Address  
TO Happiness



## AUREX BUILDERS PVT. LTD.

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Rera Reg. No : K-RERA/PRJ/TSR/194/2022



**LARD**  
PREMIUM APARTMENTS



*Bring colours and rhythms To life!*

In the land of poorams' pooram, Liard brings colours and rhythms to the life of those privileged customers.  
Nothing to miss here as your family life would be in full bloom once you step into this glorious world of Liard !  
Everything is on your lap whether perfectly harmonious ambience within Liard or a colourful city life within your reach outside!

## FROM THE BUILDERS OF TRUSTWORTHY HOME SPACE

Aurex builders believe in the happiness of its customers offering trustworthy home spaces. Our team with a decade - old experience and Aurex focuses on brand-new architecture, timely delivery, after-sales service and return on investment. After completing innumerable commercial buildings, luxury villas and finest apartments, the secret mantra that follows Aurex is to keep last smile on the face of its customers. With a team of passionate, core professionals, create each and every project is a well-planned journey. Believe in the axiom- 'seeing is believing' - Our team has many successfully completed projects in the city as a testimony.



ADORNING LIVES



## PRESENTING AUREX LIARD 2 & 3 BHK PREMIUM APARTMENTS

All the spacious premium flats have innovative safety features suitable for a complete family life !

► Basement+Ground+8 Floors ► Rera-approved



LIARD  
PREMIUM APARTMENTS

A DREAM YOU  
ALWAYS LONG FOR!

Liard is a premium apartment project that lies adjacent to Thrissur-Wadakkanchery-Shornur Highway in Mulankunnathukavu in Thrissur. With state-of-the-art amenities and assurance of quality, it is the most desirable property in Thrissur.

With easy accessibility, world-class amenities and innovative design, this masterpiece at Mulankunnathukavu in Thrissur, is easily among the best apartments for sale in Thrissur. Indeed the Liard's strategic location apart from its spacious design, thoughtful planning are the key attributes which sets it apart from most of the residential apartments in the city. The Liard has totally eight floors with both 2 & 3 BHK besides a basement and Ground floor extra.





At Liard, enjoying the leisure facilities is part of everyday life. There is a lounge at the terrace with lush green garden, stay fit at the gym or entertain friends at the terrace for a barbecue party. Roof top has recreation facility and lounge area with plenty of plants. There is an entrance lobby & lounge.

## PURE AND PERFECT LIVING

At Liard, you will have all amenities to its dwellers to enjoy life to the fullest. While many apartments in the city face parking woes, there is an ample car parking space in the basement and ground floor. There is a Health club with equipments to stay fit. If you have a party or get-together, no need to go anywhere. You can have it at our multi-purpose AC hall. The best part is you don't have to travel anywhere if you have access to them in your apartment. Two lifts- Passengers lift and Structure lift- are available in the basement that make you more comfortable. Transportation of home goods can be done with the help of Structure lift.

### Special Amenities

► Well-furnished modern visitor's lobby.

► Well-equipped AC health club.

► Multipurpose AC Hall.

► Children's play area.

► Solar powered common lighting.

► Rooftop gathering & Lush green garden.

► Centralized Gas connectivity.

► Electrical charging points for each flats.

► CCTV surveillance system.

► Bio-metric/smart card entry.

► Water Treatment Plant.

► Intercom point in living room connected with care taker & security officer.

### Common Facilities

► Care Taker Room

► Driver's Rest Room

► Common Toilet

► Ample Car Parking

► Sewage Treatment Plant

► Waste Management System

► Stand by Generator

► 24 Hrs. Security

► Service & Passenger lifts



## LOCATION PROXIMITY

**Medical college :** The major healthcare giver, Thrissur Medical College, can be found within 3kms.

**Kila :** Kerala Institute of Local Administration is just 800 metres away from Liard.

**Swaraj Round :** Swaraj round, the heart of the Thrissur town, lies just 9 km away from Liard.

**Vadakkunnathan & Thiruvambadi Temples :** Two majestic temples of Thrissur town are just 9 and 8 kms away from the Liard.

**Educational Institutions :** All major colleges such as Govt. Engineering College & Vimala college (6km) lies within a calling distance.

**Thrissur Railway Station, KSRTC :** The major public transport hubs, Thrissur Railway station and KSRTC bus depot are located 10 km away from the Liard. Wadakkanchery Railway Station is also under 8 k.m.

**CIAL :** Cochin International Airport is just 59 kms from Liard



**LIFE IN FULL CIRCLE NEARBY YOU !**

While you choose a city to lead a peaceful life, primary reason would be better comfort and quality of living. Liard ensures all facilities within the reach of its royal dweller. The neighbourhoods of Liard have everything you need- major shopping centres, medical facilities, schools, sports hubs, places of worship and many more.

There are 4 types of flats to choose from  
A-2BHK    B-2BHK    C-3BHK    D-2BHK.  
These four optional living spaces at The Liard give multiple planning options.





After a day's hard work, you may dream of letting your hair down. Liard's rooftop terrace is having all the ideal settings to refresh your senses! Offering breathtaking green vistas to cool your mind is a unique feature. Rooftop terrace have enough space for a brisk or slow walk. There are some gaming options and a lounge with wooden cosy chairs to sit and enjoy cool breeze near the pure world of green plants!

## GREEN BUILDING WITH SOLAR POWERED LIGHTING

Liard in many ways, a green building cares much about our environment. Solar-powered lighting is a major highlight of Liard as the builder believes in a life hailing the rhythms of nature. The green vegetation arranged on the terrace is also keeps refresh air around you while relaxing on the terrace. Well-functioned sewage plant and 24-hour securities are also included.



# SPECIFICATION

## FOUNDATION & STRUCTURE

Reinforced Cement Concrete framed structure with pile foundation and solid cement block partition walls. Earth quake resistance for zone 3.

## FLOORING

Good quality vitrified tiles for the entire apartment, Common areas and big size good quality designer tiles for entrance lobby & Staircase. Antiskid ceramic tiles for kitchen and ceramic tiles for toilets.

## KITCHEN

Good quality counter top with polished granite, single bowl stainless steel sink with drain board, glazed tile dado above and provision for exhaust fan.

## PLUMBING & SANITARY FITTINGS

Good quality plumbing materials, premium class CP fittings with wall mixture shower, towel rods, western style white wall mounted EWC, and provision for geyser in all toilets.

## DOORS

Good quality Thick glass door for Lobby entrance, Decorative factory moulded wood frame & shutter for Entrance, all internal door frames & shutters are good quality factory moulded engineered wood and engineered factory moulded doors for all toilets.

## WINDOWS

Good quality UPVC sliding doors for balcony and windows with M.S grills.

## ELECTRICAL

Concealed channel wiring with high quality insulated copper wires suitable light, fan, 6A/16A points etc., controlled by ELCB & MCB with individual meters. Provision for cable TV in living room & master bed room and telephone conduit point in the living room.

## GENERATOR BACK UP

Generator backup for common area like 2 lifts, pump sets, common lighting etc., and connected load up to 500 watts per apartment.

## LIFTS

Branded fully automatic 2 lifts for passenger and service purpose.

## PAINTING

Putty finished interior emulsion paint for internal walls, enamel paint for doors and window grills and exterior emulsion for external walls.



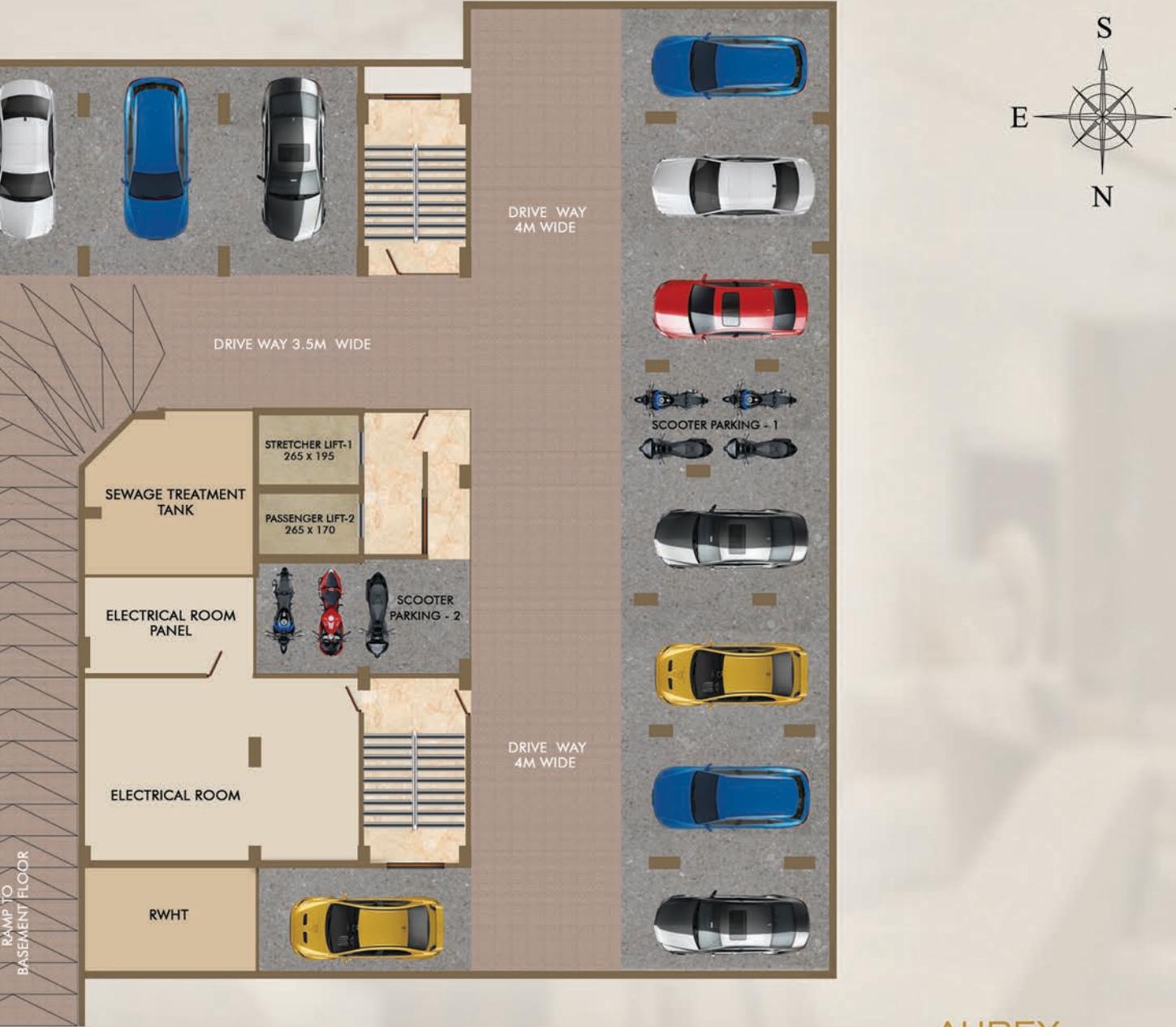
IN EVERY CORNER OF  
YOUR HOME, DISCOVER  
THOUGHTFUL DESIGNS

Aurex Liard offers homes with connectivity, active lifestyle, & thoughtfully designed residences, so that you can craft a perfectly balanced life. Enveloped in an embrace of comfort and warmth, this home feels like bliss. A home where priceless moments become lifetime memories.

With spacious rooms and balconies, wake up every day to the warmth of the sun rays pouring in through your balcony.

AUREX  
**LIARD**  
PREMIUM APARTMENTS

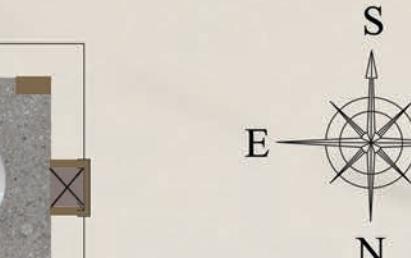




AUREX  
**Liard**  
PREMIUM APARTMENTS



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Dimensions may vary slightly during construction. Furnitures & fixtures are indicative only. All dimensions are in centimeters. Plans & areas are subject to minor changes.



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**Type A - 2 BHK - 1<sup>st</sup> to 7<sup>th</sup> Floor**  
Super Builtup Area **1071.37 SQ.FT.**

RERA Carpet Area - 708.25 SQ.FT.

**AUREX  
LIARD**  
PREMIUM APARTMENTS



**Type B - 2 BHK - 1<sup>st</sup> to 8<sup>th</sup> Floor**  
Super Builtup Area **1070.48 SQ.FT.**

RERA Carpet Area - 707.60 SQ.FT.



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