







The venture

PEARL VILLAS is the latest venture from **CLOUD9 Builders** which includes 4 BHK, 5 BHK Villas located in the near vicinity of the Medical College, Kozhikode, Kerala. The villas are nestled in the midst of greenery of scenic beauty, tucked just 3 miles away from the hustle and bustle of the Calicut city. Pearl Villas lie close to hospitals, educational institutions, religious centres, shopping malls, cyber parks, restaurants and entertainment centres.





Pearl Villas by Cloud 9 builders finds its location in the most happening and upcoming urban locality of Calicut city.

Surrounded by lush green surroundings, the residents can experience peaceful living experience without compromising on the connectivity to other parts of city.



Single point contact for all your service requirement.



1. Maintenance.
2. Interior designs.
3. Furnishings.
4. Decor.
5. Security solutions.
6. Landscaping.
7. Electrical solutions.
8. Loans documentation.
9. Rental Assistance.
10. Resale.

Together,
lets build your
**dream
home**



Floor plan



GROUND FLOOR



FIRST FLOOR



PEARL VILLA'S highlights

Thondayadu-Medical College Jn is an upscale hybrid residential-commercial neighbourhood in Calicut. A calm and serene upmarket residential area just 3km off Thondayad Jn, the epicentre of Calicut city. The area has gradually developed into a prestigious residential colony and is home to many apartment complexes as well. To cater the residential community, prominent shopping areas developed all through the road connecting Thondayad Jn and Medical College. Located within Calicut Corporation City limits, It has various amenities and access specially dedicated to Working Professionals, Elderly citizens, Kids, and youngsters alike, promoting the eco friendly - go green theme in the premise. Area is in demand as a residential hub for its broad roads, clean & green environment and its parks. No wonder it attracts anyone and everyone to the place.



Olympian Rahman Stadium	900mtr
Medical College	1km
New Highway	100mtr
IIM	5km
Thondayadu NH	2.5km
Starcare Hospital	2.5km
Super Market	1.5km
Proposed Monorail Station	350mtr
Religious Centres	1.2km
Cyber Park	3km



Once Known as capital of Powerful Zamorins, a prominent trade and commercial hub, with a green country side, serene beaches, rivers, a warm and friendly ambience, which she still remains...

Calicut is a place worth living in.....

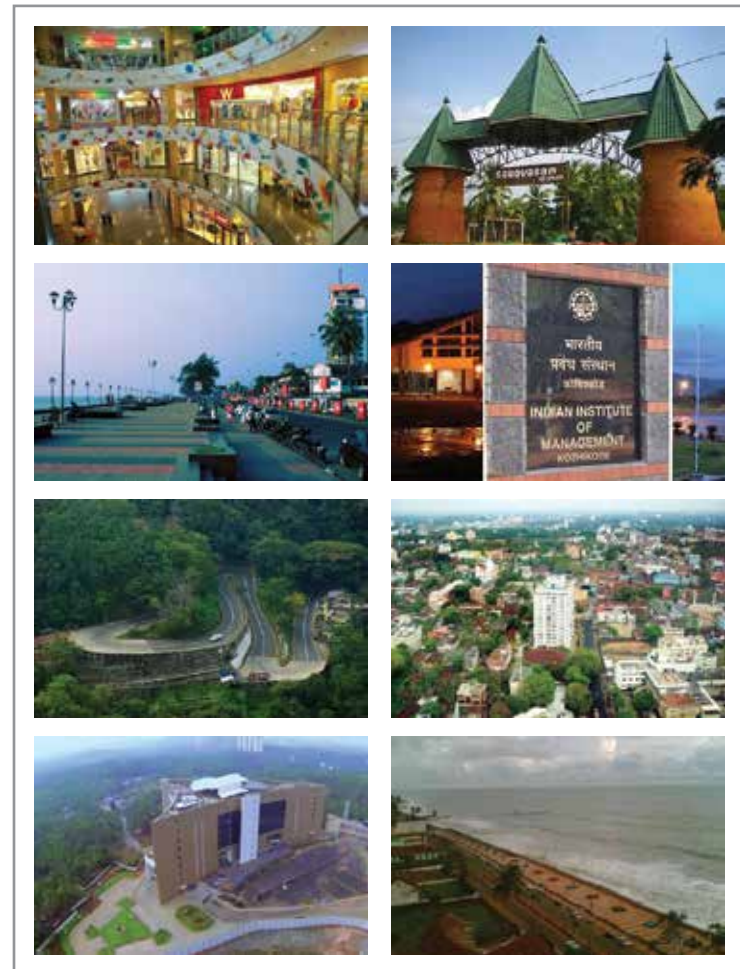
LOCATION: This real estate hub spot has been attracting people from all over the country to invest in residential and commercial spaces. Calicut city is turning out to be the major IT hub in the state.

CONNECTIVITY: Highways, efficient transport system, Road/Rail infrastructure, proposed monorail projects, easy connectivity to Bangalore and Mysore - IT hubs, proximity to Wayanad and tourists spots etc.

RETURN ON INVESTMENT: The appreciation offered by the city when it comes to investment on realty sector – low risks with high returns.

INFRASTRUCTURE: Calicut city has the biggest infrastructure development plan in the state mainly new highway projects, cyber parks, sewage treatment models, mono rail which will fuel the development plans.

CULTURE: Diverse and rich culture. Best in class social infrastructure in terms of educational institutions, hospitals, shopping malls, business centres makes it a perfect residential hot spot.



Specifications

FOUNDATION AND BASEMENT: Random Rubble masonry PCC if required.

STRUCTURE: Latrine Stone Masonry.

ROOF SLAB: Reinforced cement concrete.

FLOORING: Vitrified tiles.

DOORS: Main doors-Wooden, paint finished and wooden frame with Fero and moulded door shutter for others.

WINDOWS: Hard wood framed with MS grills and glass.

KITCHEN: Rustic tiled flooring, polished granite counter top with glazed-tile to 45cms from counter-top, stainless steel sink with drain board.

TOILETS: High quality anti-skid tiles on the floor and ceramic tiles on the walls upto 7ft height.

PLUMBING: Concealed plumbing with CP fittings, provision for geysers.

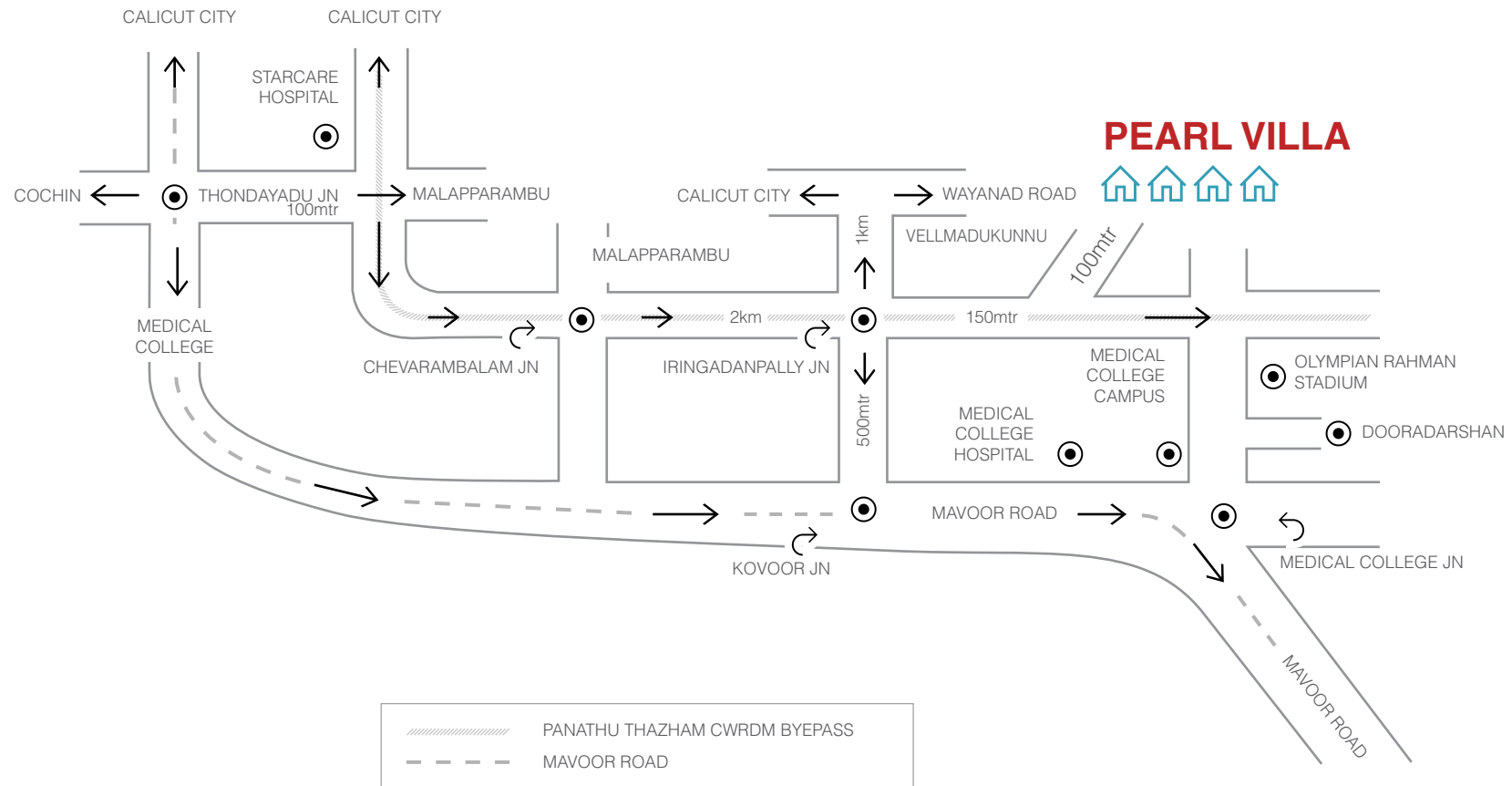
SANITARY FITTINGS: Parryware/Cera or equivalent.

PAINTING: Putty finished emulsion paint for interior, anti-fungal weather coat for exteriors. Enamel paint for wood works and MS grills, brand Asian, berger, ICI or equivalent.

ELECTRICAL: Concealed copper wiring through PVC conduits using insulated copper wire from finolex/v-guard or equivalent, modular switches. From crabtree/legrand or equivalent controlled by ELCB and MCB. TV and Telephone points in living room and master bedroom. A/C: point in master bedrooms, provision for inverter, KSEB connection as per the regulations of KSEB.

WATER SUPPLY: Abundant water supply from overhead tank with individual meter supplemented by supply from Kerala water Authority subject to rules of KWA.







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