

A unique apartment in a pristine locale

A CONFLUENCE OF  
**NATURE**  
ELEGANCE  
TRANQUILITY

**g4 prayaag**

Near Sree Karthyayani Temple, Kannath Lane, Ayyanthole

## ABOUT US

G4 Developers is a professionally managed company with all four partners being Civil Engineers graduated from the renowned Government Engineering College of Thrissur in Kerala, India. The knowledge and experience gained by each partner in diverse areas of building construction contributes to an overall understanding of the different aspects of the construction sector. This experience and expertise help us design world-class projects suited to local conditions providing maximum benefit to our customers.

G4 Developers is a group founded by a vision – to make available high standards of living at affordable prices.

Our in-house team of experienced engineers, architects and accountants are committed to deliver superior quality residential spaces, providing an ideal place for you to live, work and grow.

At G4 Developers, we focus on the ‘four’ points, which form the foundation of the company :

- ◆ Environmentally Responsible
- ◆ Socially Beneficial
- ◆ Maintain High Quality Standards
- ◆ Professional Approach

The company is promoted by a group of like-minded NRI Civil Engineers having extensive experience in small and large-scale construction projects in India and abroad. Needless to say, this special trait ensures a professional touch in every step, from inception to the completion of the projects.

*‘We believe that the completion of a project is not the end, but the beginning of a life long relation of trust and bonding with our clients’*

### PARTNERS

**Anand K**  
B Tech Civil  
Partner

**Jayarajan P R**  
M Tech Civil  
Partner

**Mohammed Anoop**  
B Tech Civil, Leed AP  
Partner

**Shaju C**  
B Tech Civil, MIE  
Chartered Engineer (India)  
Managing Partner

### TECHNICAL EXPERTISE PROVIDED BY

Er. T N Raman Bhattathiripad (Structural Consultant, (B.E (Hons.) FIE, Chartered Engineer)

Dr. Ratish Menon (M Tech, PhD (IIT Mumbai))

Ar. Vineetha P S (B. Arch, Masters in Landscape Architecture (SPA, Delhi))







# g4 prayag

“a confluence of nature, elegance and tranquility”

G4 PRAYAG is a distinct gated community project located in the heart of Ayyanthole, consisting of 3 apartment blocks comprising of two & three Bedroom apartments.

Consisting of immaculately designed luxury apartments, all buildings have dedicated elevators, stylish entrance lobbies and have individual basement parking. A back up Diesel Generator provides uninterrupted service for standard amenities. Modern security & monitoring systems and fire protection features give maximum safety and peace of mind. All apartments are Wi-Fi ready and with Digital Cable TV connectivity for you to plug in and play on.

Each room has been carefully detailed to allow ample light and ventilation. All walls are Putty finished, adding to the beauty of the interior architecture. Specific apartment buildings provide no common walls for ample noise reduction. And for your enjoyment, recreation facilities include a common area for play time & parties and a fully equipped health club.

The buildings are surrounded by lush green landscaped gardens with special provisions for outdoor seating and a fully equipped playing area for children. The safety of the gated community is enhanced by round the clock security service. Internal access roads are well lit using nature friendly solar powered LED lights. Rain water harvesting system, solar powered hot water facility and sewage treatment plant add to the sustainability features of the project.



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# AMENITIES

## Health & Fitness

Multipurpose Health Club  
Water treatment plant  
Water from open well & borewell

Children play area  
Landscape Seating  
Indoor games

## Technology & Entertainment

Advanced fire protection systems  
Round the clock security service  
Video door phone  
Intercom facility

## Games & Recreation

Rainwater harvesting  
Sewage treatment plant  
LED lights in common area

Solar powered hot water facility  
and outdoor lightings

## Eco friendly & Sustainability

Eco friendly waste management system  
Lush greenscapes  
State of the art elevation

## Aesthetics & Architecture

Grand gateway & drive way  
Water body with fountain  
Round seating within bamboo grove

## Safety & Security

Premium Elevators  
Association meeting area  
Security cabin

Lightning arrestor  
CCTV cameras at all strategic locations  
Wifi connectivity

## Utility & Services

FTTH facility  
Digital Cable TV  
DG Back up





# g4 prayaag



## Legend

1. Grand Gateway
2. Driveway
3. Water body with fountain
4. Play court
5. Multipurpose lawn
6. Round seating within bamboo grove
7. Landscape Seating

DEDICATED  
BASEMENT  
PARKING FOR  
EACH  
BUILDING



# LOCATION PLAN



## Education

GVHSS, Ayyanthole - 0.1 kms  
 Amruthavidhyalayam- 1.5 kms  
 Harisree Vidhyanikethan- 1.5 kms  
 NSS English Medium HS - 2 kms  
 Sree Keralavarma College - 1.5 kms  
 Govt. Law College - 0.3 kms  
 Amala Institute of Medical Sciences - 4.5 kms  
 Govt. Engg. College - 6 kms  
 Proposed Medical University - 9.5 kms

## Healthcare

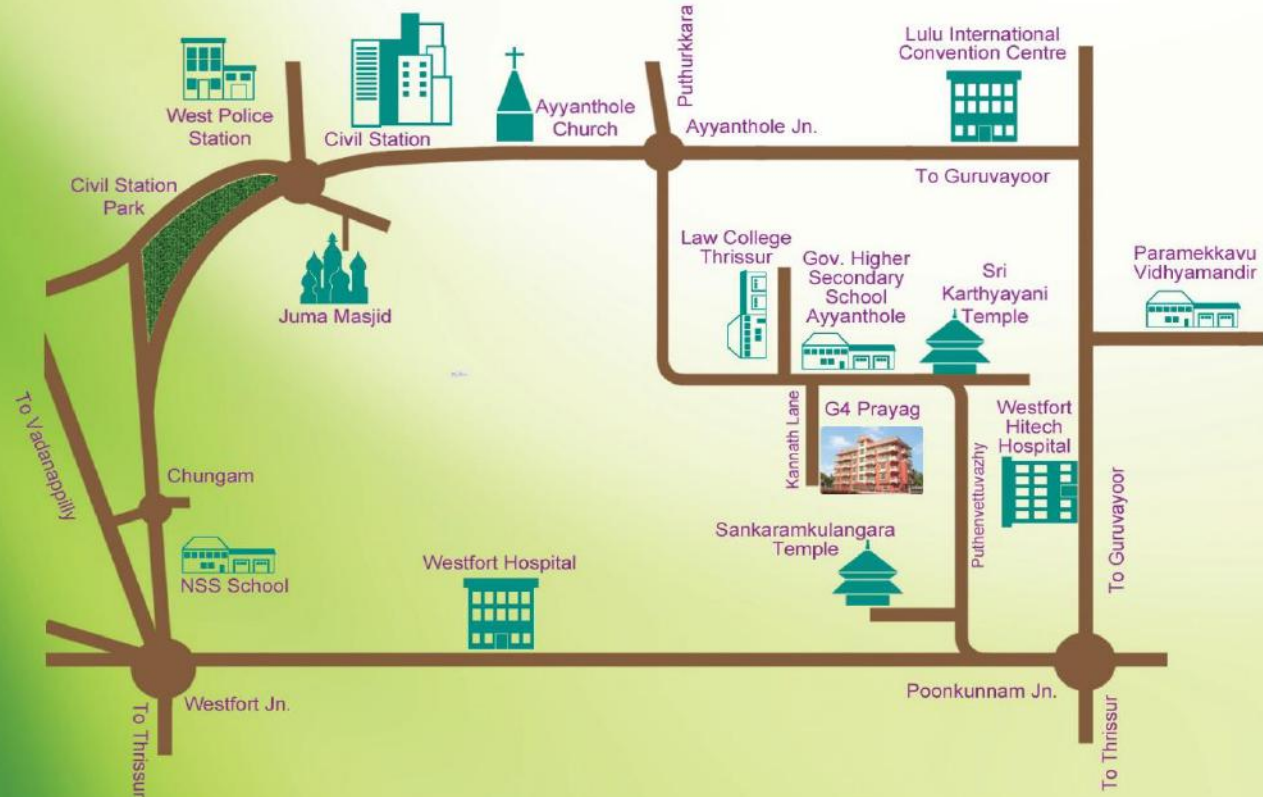
Mother Hospital - 1.2 kms  
 Westfort Hospital - 2.5 kms  
 Westfort Hi-Tech Hospital - 2.5 kms  
 Amala Hospital - 4.5 kms  
 CAM Hospital - 2 kms

## Worship

Sree Karthiyani Temple - 0.3 kms  
 Sankarankulangara Bagavathy Temple - 1 kms  
 Sree Vadakunnathan Temple - 4 kms  
 St. Mary's Church - 0.8 kms  
 Juma Masjid - 1.2 kms

## Transportation & Services

KSRTC & Railway Station - 3 kms  
 Nedumbassery Airport - 42 kms  
 Swaraj Round - 3.5 kms  
 Civil Station - 1.2 kms  
 Lulu Convention Centre - 2 kms  
 West Police Station - 1.2 kms





 **95267 40444**



Quality Living Redefined

## **G4 DEVELOPERS**

1<sup>st</sup> Floor, Presidency Shopping Complex, Poothole Road, Thrissur- 4  
Off: 0487 2382396 Mob: +91 97441 84419  
UAE: +971 50 8894161 Qatar : +974 70241423  
E-mail: [info@g4developers.com](mailto:info@g4developers.com) [www.g4developers.com](http://www.g4developers.com)





# G4 Prayag

## BLOCK A



### GROUND FLOOR PLAN



**TYPE A- 1459 sft**  
**TYPE B- 1416 sft**



## FIRST & SECOND FLOOR PLAN

## BLOCK A



**TYPE A- 1459 sft**  
**TYPE B- 1580 sft**

## THIRD & FOURTH FLOOR PLAN



**TYPE A- 1354 sft**  
**TYPE B- 1489 sft**



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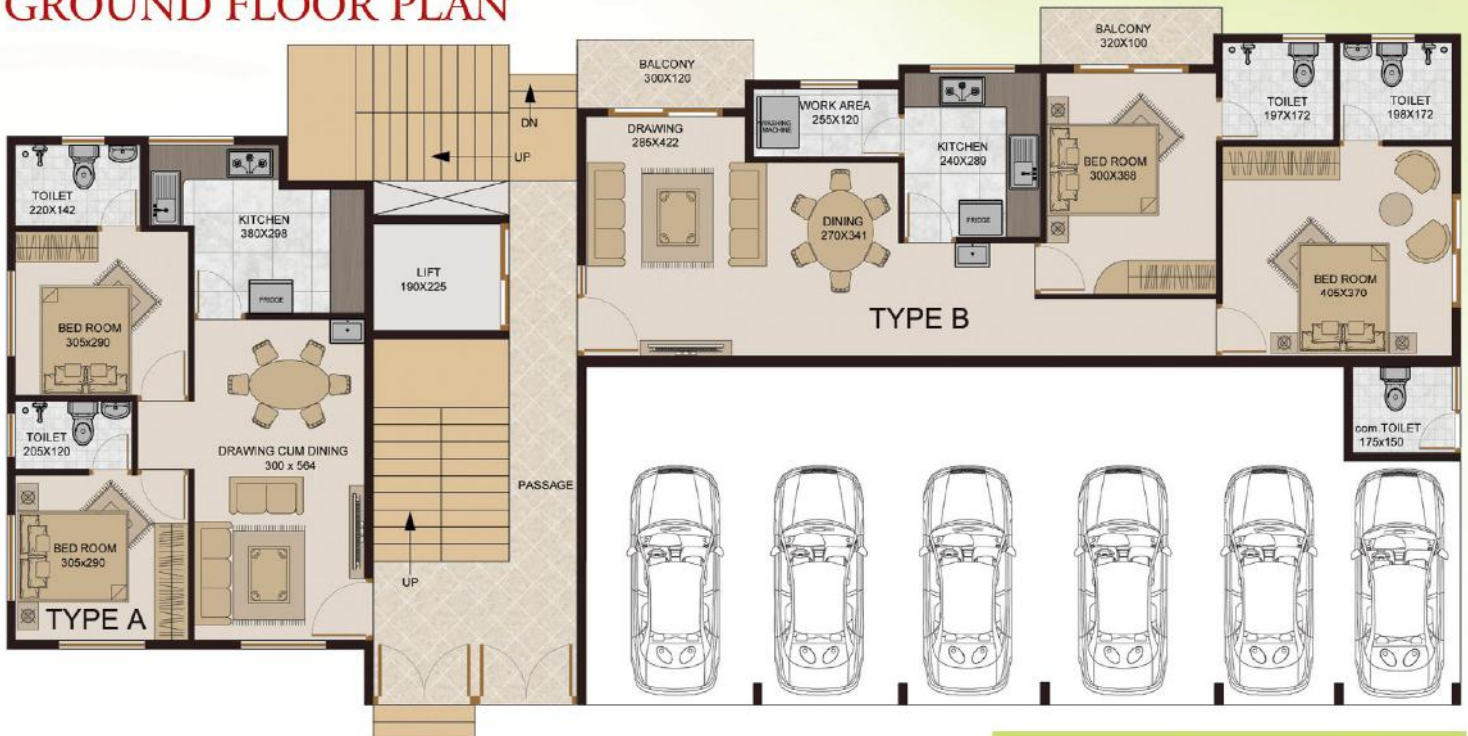


# G4 Prayag

BLOCK B



## GROUND FLOOR PLAN



**TYPE A - 802 sft**  
**TYPE B - 1253 sft**



### FIRST & SECOND FLOOR PLAN



TYPE A- 995 sft

TYPE B- 1231 sft

TYPE C- 1254 sft

### THIRD & FOURTH FLOOR PLAN



TYPE A- 935 sft

TYPE B- 1205 sft

TYPE C- 1173 sft



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# g4 prayaag

BLOCK C



95267 40444

## GROUND FLOOR PLAN



TYPE B- 1225 sft

TYPE C- 1571 sft



# G4 Prayag

BLOCK C

FIRST, SECOND, THIRD & FOURTH FLOOR PLAN



TYPE A- 1539 sft

TYPE B- 1225 sft

TYPE C- 1571 sft

TYPE D- 1658 sft

TYPE E- 1743 sft



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