

MPS

INDIA

designing life experiences

ELEGANT LIVING
IN AN ERSTWHILE KINGDOM



Ambience
TRIPUNITHURA





ABOUT US

30 years back from a humble business in spices to becoming the conglomerate that it is, the MPS group today boasts of work ethics and partners that are decades old. With in a decade of experience in construction of its own commercial projects across Kerala, MPS today has created a hallmark of Quality that stands undisputed with its clients. Having scored well in the Business of Construction, MPS looks forward to being that company that stands by the expectations and exceeds the quality perceptions of the populace of Kerala. One of the few no liability Realty companies that has stood the test of time through its actions rather than words, MPS proudly unveils Aambience.

A Conception borne of Finesse, Passion, the thirst to fill the vacuum of Quality & provide a space of peace and calm in the middle of Thrippunithura town couldn't be more true when you start living here.

This is us, designing life experiences, for now and forever...

Ambience

TRIPUNITHURA



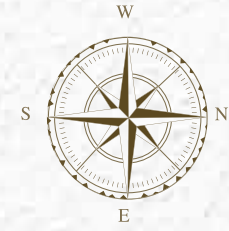




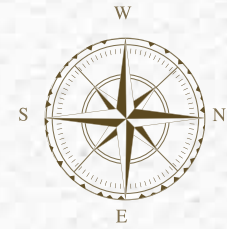
LIVE LIFE KINGDOM SIZE...

Tripunithura, the erstwhile kingdom of Kochi is known for its ever-glowing heritage from eons. Blessed with the pristine presence of historical significance, this unique piece of land is ideal to settle down in. Very near to Seaport Airport Road and surrounded by a horde of amenities, Aambience is all set to offer you a whole new lifestyle embellished in a palatial grandeur.

TOWER I



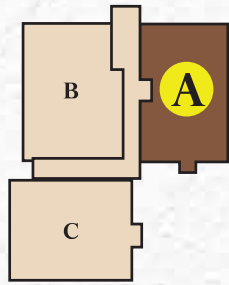
TYPICAL FLOOR PLAN



TOWER II



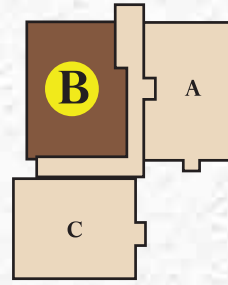
TYPICAL FLOOR PLAN



TOWER I
TYPE B : 1153 sq.ft 2 BHK

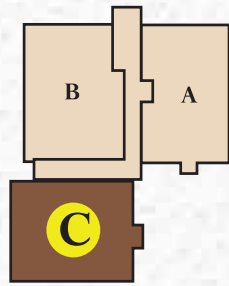


TOWER I
TYPE A : 1436 sq.ft 3 BHK

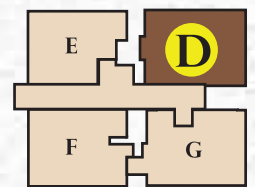


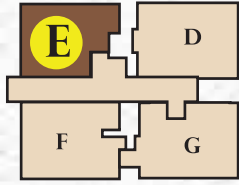


TOWER II
TYPE D : 1334 sq.ft 3 BHK



TOWER I
TYPE C : 1478 sq.ft 3 BHK

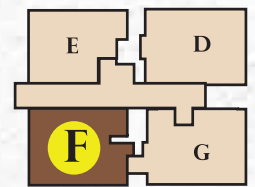


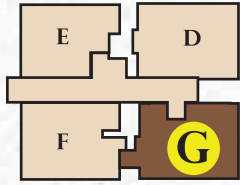


TOWER II
TYPE F : 1311 sq.ft 3 BHK



TOWER II
TYPE E : 1129 sq.ft 2 BHK





TOWER II
TYPE G : 1364 sq.ft 3 BHK



WE STAND OUT

We value privacy as much as you do. Our homes designed with no common walls ensure just that. Live in our villa-like apartments and enjoy privacy like no other, with good cross ventilation in thoughtfully crafted spaces.

Our architects, giving utmost priority to help you experience unique lifestyles have ensured you get maximum carpet area.

60% of open area has been smartly planned out so that you get to live in an even more relaxed, beautiful, amazingly spacious and private home.



LOCATION FEATURES

You are completely connected through and through. With a centrally located home, find your way in and out of the city with ease. Drive down to nearby places of historical significance, visit churches, temples and mosques or simply live convenient with schools, shopping centres and markets neighbouring your locality.

- **Thrippunithura railway station - 500 mts**
- **Proposed Thrippunithura Private Bus Stand - 400 mts**
- **Petta metro station - 3 km**
- **Irumpanam metro station - 1 km**
- **Seaport – Airport road - 150 mts**
- **Airport - 25 km**
- **Proposed Water Transport - Adjacent to the project**

AMENITIES



- Swimming Pool with Kids Pool
- Club House
- Well-equipped Health Club with Gymnasium
- Multi-Purpose Entertainment & Party Space
- Shuttle Court
- Table Tennis
- Billiards
- Library
- Sauna & Jacuzzi
- Basketball Practice Post
- Cards & Carrom Room
- Children's Play Area
- Barbeque Counter
- Provisions for Centralized Gas Supply
- Round the Clock Security
- Intercom Facility
- Car Washing Area
- CCTV Camera
- Driver's Room
- Rainwater Harvesting System
- Sewage Treatment Plant
- Sky Walk

SPECIFICATIONS



STRUCTURE	: RCC Framed structure with Column and Beam as per structural design. Outer wall constructed with 6" solid concrete blocks and inner wall 4" solid concrete blocks.
LIVING/DINING & BEDROOMS	: 2feet x 2feet Vitrified tiles
KITCHEN	: 2feet x 2feet Vitrified Tile. Glazed tiles above the counter top upto a height of 2feet.
BATHROOMS	: Anti- skid ceramic tiles on the floor and Glazed tiles on the walls upto door lintel level.
BALCONIES AND UTILITY	: 1feet x 1 feet Terracotta design ceramic tiles.
KITCHEN COUNTERS	: 18mm thick polished granite with round nosing.
TOILETS	: Imported / Indian (GUESS / Hindware / equivalent.) sanitary fittings. Concealed piping & premium quality CP fittings - Imported / Indian (Jaguar / Hindware / Equivalent). Hot & cold water taps with shower in all toilets
KITCHEN SINK	: Single bowl stainless steel sink with drainboard of Imported / Nirali or equivalent make shall be provided in the kitchen.
DOOR FRAMES	: Teakwood Main door frame and Hardwood internal door frames.
DOOR SHUTTERS	: Main door with teak veneer melamine polished, internal doors of moulded panel with enamel paint on both sides. FRP doors for toilets.
WINDOW SHUTTERS	: UPVC sliding window shutters with 5mm thick glass panel.
ELECTRICITY	: KSEB connection as per the rules & regulations of KSEB. Concealed conduit wiring with copper conductor from Finolex / equivalent. Adequate light & Fan points with Legrand / Crabtree / equivalent switches. AC point in Master Bedroom. TV & Telephone points in living area. Provision for T.V & A.C points in all bed rooms. Provision for geyser & exhaust fan connections in all bathrooms.
PAINTING	: Internal walls will be coated with Asian / ICI emulsion paints (roller finish). External walls will be coated with Asian / ICI weather proof paints.
LIFT	: Two Automatic Lifts of Johnson / Kone / equivalent make.
WATER SUPPLY	: KWA water supply in kitchen subject to rules & regulations of KWA. Borewell & KWA water will be provided.
BACKUP GENERATOR	: 500 watts for 3BHK & 350 watts for 2BHK with automatic change over. Generator backup for common facilities like lift, common lights, pump rooms etc.
FIRE FIGHTING	: As per Govt. Safety norms.
INTERCOM	: Intercom facility for all Flats & Security cabin.

SITE PLAN



LOCATION MAP



PROXIMITY

- Seaport - Airport Road - 150 mtr
- Hill Palace - 500 mtr
- St. George Jacobite Church - 100 mtr
- Choice School - 1 Km
- Railway Station - 750 m
- Thripunithura Market - 800 m
- St. Mary's Church - 1 Km.
- Thripunithura Private Bus Terminal - 1.5 Km
- Govt. Ayurveda College - 3 Km
- Metro Station - 3 Km
- Sree Poornathrayeesa Temple - 3 Km
- Nucleus Mall - 4 Km
- Chottanikkara Temple - 5 Km
- Crown Plaza Hotel - 6 Km
- Vytilla Mobility Hub - 6 Km
- Vytilla Jn. - 6 Km
- Le Meridian Hotel - 6.2 Km
- Infopark - 6 Km
- LuluMall - 12 Km.



MPS PROPERTY MANAGEMENT SERVICES

MPS Property Management Division offers a complete range of services viz. handling township management, house keeping, security, mechanical & electrical services, environmental health & safety management, horticulture, club management. The primary objective of the division is to help reduce operating costs, enhance property value and simultaneously maintain a superior living environment for all residents. The home care division takes care of all nitty-gritty issues that property owners may face and also offers solutions like remittance of statutory payments to local bodies, taxes, telephone, electricity, water bills etc. The rental division helps to assess rental value, advertise and show property to potential tenants, draw up rental /lease agreement, follow up, collect security deposit, monthly rental payments and account the same. In the necessity of the sale of a property, this division will handle the end to end solutions like giving advertisements and showing the property to prospective buyers.

COMPLETED PROJECTS



Argento
Edappally, Ernakulam



Royal Plaza Inn
5 Star Hotel
Calicut, Kozhikode



MPS Tower
Calicut, Kozhikode



Royal Plaza
Perinthalmanna, Malappuram

ONGOING PROJECTS



MPS Aroma
Kaloor, Ernakulam



MPS Absolut
Vytilla, Ernakulam



MPS Samrudhii
Thrissur



MPS Apstone - Villas
Kazhakoottam, Trivandrum



MPS Aiana
Mukkola, Trivandrum



MPS Smart Homes
Kazhakoottam, Trivandrum



MPS Adona
Pampady, Kottayam



designing life experiences

Call: 91 9846 77 88 88

Email: sales@mpsbuilders.in

www.mpsbuilders.in

MPS INDIA HOLDINGS PVT.LTD
Builders & Developers

HEAD OFFICE – COCHIN: 32/7E, Chakrampilly Estate, NH-47 Bypass,
Thammanam P.O., Ernakulam - 682 032, Ph: 0484-2331652

BRANCH OFFICE

TRIVANDRUM: TC 2/1262, Pottakuzhi, Opp. KSEB, Pattom Palace P.O.,
Trivandrum - 695 004, PH: 0471-2443714

THRISSUR: Door no: V/390, Autokkaran House, Shornur Road, Peringavu,
Thiruvambadi PO, Thrissur - 680 022, Ph: +91 - 9061580333

PERINTHALMANNA: Royal Plaza Building, Room No: 39, Opp. KSRTC Bus Stand,
Mannarkad Road, Perinthalmanna, Malappuram - 679 322, Ph: 0493-322 5917

CALICUT: Royal Plaza Inn, MPS Tower, Arayidathupalam, Opp. Federal Tower,
Puthiyara P.O., Calicut - 673 004