



Apstone 
Villas - Homes with a
Fresh experience

Perfect home to stay **fresh**

Apstone Villas and Apartments has all that one needs to create a truly harmonious life experience. This has come about as a result of meticulous planning, and an imaginative vision that combines modern luxury with the evergreen appeal of nature.



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 Apstone.

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

Own a **fresh** address in the greenest location

Apstone is a project that has had a lot of brainstorming and soul searching behind it, as we at MPS wanted to design a life experience that is fresh and unique. The defining feature of this project is its charming natural surroundings and great connectivity.

Apstone
Villas - Homes with a
Fresh experience



Fresh and quality living uncompromised

Villas and Apartments, built in a serene location, ideal for silent living conditions



TYPE : A
 Ground Floor: 864 sq.ft.



TYPE : A
 1st Floor: 581 sq.ft.
 Total Built-Up Area : 1445 sq.ft.



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Villas and Apartments, built in a serene location, ideal for silent living conditions



TYPE : A
 Ground Floor: 864 sq.ft.



TYPE : A
 1st Floor: 581 sq.ft.
 Total Built-Up Area : 1445 sq.ft.



The calm and serene atmosphere with the natural touch of green surroundings that gives you a touch of good memories.



TYPE : B
Ground Floor: 1632 sq.ft.



TYPE : B
1st Floor: 1367 sq.ft.
Total Built-Up Area : 2999 sq.ft.



Move up a **Fresh** perspective and elevate to rejuvenation
With Apstone you can share more warmth with your loved ones.



TYPE : D
Ground Floor: 1960 sq.ft.



TYPE : D
1st Floor: 1425 sq.ft.
Total Built-Up Area : 3385 sq.ft.



With advanced amenities on offer, from comforts and luxury to green living and a niche lifestyle.



TYPE : C
 Ground Floor: 1559 sq.ft.



TYPE : C
 1st Floor: 918 sq.ft.
 Total Built-Up Area : 2477sq.ft.











SPECIFICATION

MPS INDIA HOLDINGS PVT. LTD. – APSTONE VILLA PROJECT, ANDOORKONAM- TRIVANDRUM

STRUCTURE: Earthquake resistant RRM / RCC framed as per structural design for foundation and basement. Good quality country burnt bricks with cement plastering provided for all walls.

FLOORING: Entire flooring area except master bed rooms are of 2X2 Vitrified tiles, master bed room will be of wooden flooring.

KITCHEN: 18 mm thick polished round nosed Granite for counter top, dado upto 2 feet height above counter top. Single bowl Stainless Steel Sink will be provided. Provision for aquaguard, water heat, hood & hob will be provided.

DOORS & WINDOWS: Good quality teak wood will be provided for entrance door. Internal doors are of flush doors with hard wood frame. Windows with MS Grill and glazed shutters will be provided. Good quality hardwares will be provided for Doors and Windows. Hard wood frames with water proof shutters will be provided for toilets doors.

PAINTING: Internal wall and ceiling will be coated with emulsion paint (roller finish), with putty finish for entire villa. External walls will be coated with weather shield paints.

ELECTRICITY: KSEB connection as per the rules and regulations of KSEB. Concealed conduit wiring with copper conductor from Finolex/equivalent. Adequate light and fan points. Legrand / Crabtree switches/equivalent. AC point in master bedroom, provision for AC point in other bedrooms / drawing cum dining room. Provision for exhaust fan and geyser for all bathrooms.

TOILETS: Imported / Indian CP and Sanitary fittings (CERA / GUESS / JAQUAR / HINDWARE / Equivalent). Hot and cold mixed taps with shower in all toilets.

CABLE TV: Provision for Cable TV connection for living room and master bedrooms.

TELEPHONE LINE: Provision for telephone line in living room and master bedrooms.

WATER: 24 hours water facility will be provided

GENERATOR: 24 hours Generator backup for common facilities such as common lights, water pumps etc. with automatic change over, inverter provision for each villa.

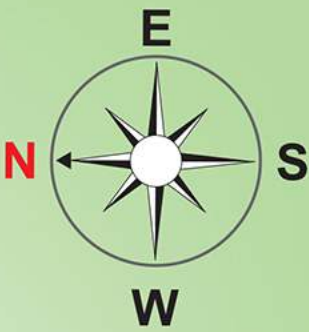
COMMON AMENITIES



DISCLAIMER

Whilst reasonable care has been taken to ensure accuracy in the preparation of information in this brochure no warranty is given and interested parties should rely on the Buyer's Sale Agreement. Visual representations including models, drawings, illustrations, photographs and art renderings (The "Visual Representation") portray artistic impressions only. The information contained herein, the fittings, finishes, features and other display in the show units or elsewhere (the "Materials"), are for general guidance only, are subject to change and should and should not be relied upon as accurately describing any specific matter. Floor areas are approximate measurements and are subject to final survey. We reserve the right to modify features, any units, the development of any part thereof, as may be approved or required by the builder or their architects or the relevant authorities. We have not authorized to make any oral promises or assurances on our behalf with regard to the specifications of the apartments in question. Purchases are requested to rely upon the terms of the Buyer's Sale Agreement which is a comprehensive document containing all the terms and conditions applicable in between the parties.

LAYOUT PLAN



VILLA TYPE A

VILLA TYPE B

VILLA TYPE C

VILLA TYPE D



MPS INDIA HOLDINGS PVT. LTD
Builders & Developers



COMPLETED PROJECTS



**Argento
Edappally, Ernakulam**



**Royal Plaza Inn
5 Star Hotel
Calicut, Kozhicode**



**MPS Tower
Calicut, Kozhicode**



**Royal Plaza
Perinthalmanna, Malappuram**

ONGOING PROJECTS



**MPS Apstone - Apartments
Kazhakoottam, Trivandrum**



**MPS Aambience
Thripunithura, Ernakulam**



**MPS Absolut
Vytilla, Ernakulam**



PROPERTY MANAGEMENT SERVICES

MPS INDIA HOLDINGS PVT. LTD offers a complete range of services viz. handling the township management, including housekeeping, security, mechanical & electrical services, environmental health & safety management, horticulture, club management, mall management, pest control services, landscaping services & waste management. Primary objective of the services will be to reduce the operating costs, enhance property values & simultaneously maintain a superior living environment for the residents. The home care division takes care of all nitty-gritty issues that may be faced by property owners and offers solutions like remittance of statutory payments to local bodies, taxes, telephone, electricity, water bills etc.

Rental division- Assess rental value, advertise, show property to potential tenants, draw up rental/ lease agreement, follow up, collect security deposit, monthly rental payments and account for the same. In the rare likelihood or necessity of sale of a property, advertise & show the property to prospective buyers. In short, complete end to end solutions.

Call: | **+91 7558 00 88 88**

MPS INDIA HOLDINGS PVT. LTD **Builders & Developers**

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32/7E, Chakrampilly Estate,
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Ernakulam - 682 032
Ph: 0484 2331652

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Royal Plaza Building, Room No. 39, Opp. KSRTC
Bus Stand, Manarkad Road, Perinthalmanna,
Malapuram - 679 322

Branch Office - Trivandrum

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