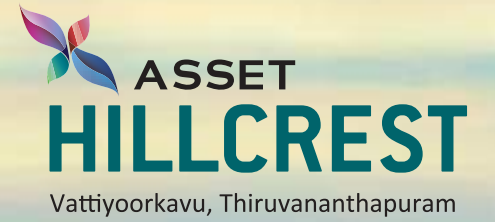




Welcome to Thiruvananthapuram's  
**Future Residential Hub**







# Live on the hillock of history

The breeze at Vattiyoorkavu has the scent of history. The place was one of the prominent locations in history from the days of the Rajas who ruled the land. It assumes the distinctive position in history as the place from where the stones to build the Sree Padmanabha Swamy Temple were mined. This high lying, greenest part of the city is an important link that connects it with the outer areas. You are invited to live upon this mount of superlative bliss!



Responsible Real Estate

ASSET  
HILLCREST





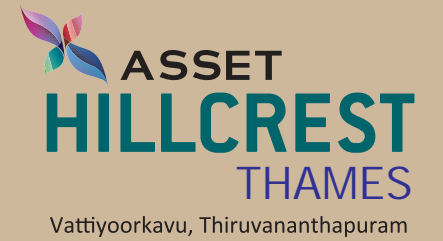
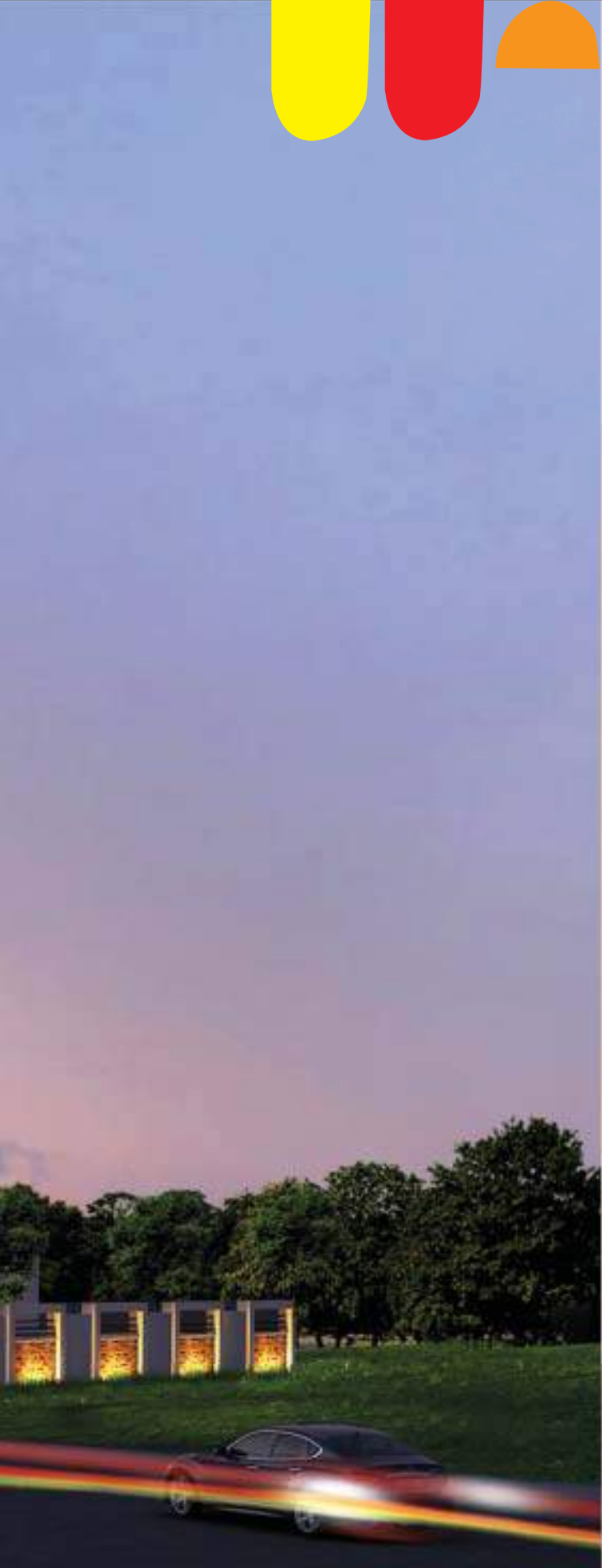
## Twin abodes of ethereal bliss

The Asset Hillcrest, Vattiyoorkavu, Thiruvananthapuram is perched on the hillock of natural luxury. The project has two towers that have been named as Thames and Volga. The elevated location and the fluent design features are characteristic of this project. It's sure going to create a wave of appreciation among enthusiasts of aesthetic luxury.



Building Permit No: E9/BA/100/14





# The rising crest of luxury

Asset Hillcrest Themes is one of the two majestic towers, that raises its towering crest with B+G+11 floors. The luxury apartments in Themes come in 2 & 3 BHK sizes and provide a very spacious ambience complemented with the right natural setting for a joyous life. Come, pick one of the finest residential apartments that offer sheer quality of life!



Building Permit No: E9/BA/103/14







# The wave of enchantment

The Asset Hillcrest Volga is the second tower of the Asset Hillcrest luxury apartment project. The Volga has B+G+13 floors with opulent units that come in 2 & 3 BHK sizes. Enhance your life with the elegance of upper crest luxury at the future residential hub of the capital. Come, own your apartment, make a futuristic decision!





NEDUMANGADU

PEROORKADA

TO NETTAYAM  
POLYTECHNIC, VSSC

TO ASIANET  
STUDIO

THOPPUMUKKU JN.

VATTIYOORKAVU JN.

  
**ASSET  
HILLCREST**  
TRIVANDRUM, VATTIYOORKAVU

PEYAD

PATTOM

KOWDIAR

KANJIRAMPARA JN.

PIPINMOODU JN.

  
**ASSET  
LINEAGE**  
LUXURY APARTMENTS

VELLAYAMBALAM JN.

MARUTHANKUZH

SASTHAMANGALAM JN.

VAZHUTHACAD

POOJAPPURA

# The rare gem of a location

Vattiyoorkavu, the capital's emerging residential hub, is situated in the north-eastern side of Thiruvananthapuram city. The Killi river flows through this ancient town. The place is famous for several educational institutions that include Bharatiya Vidya Bhavan, Saraswati Vidyalaya, A.R.R Public School and Vattiyoorkavu Govt. Higher Secondary School. ISRO, Geographical Survey of India are also situated at this place. Vattiyoorkavu is also famous for its temples, churches and mosques. The place also provides good access in all directions along with a plethora of conveniences like hospitals, super markets etc.



M . G. Road  
6 km



Shopping Mall  
1 km



Railway Station  
9 km



Hospital  
3 km



Technopark  
19 km



Airport  
10 km



VSSC  
1 km

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Secretariat : 6 km

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Raj Bhavan : 4 km

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Palayam University College : 5 km

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Railway Station / KSRTC : 7 km

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# A vision of future

The Asset Hillcrest at Vattiyookavu opens up a seamless vision of the future of residential life in the capital city. Located just about 6 kms from the city's centre, the place offers the right platform for living a peaceful life, in its vicinity. The growing city has already left its foot prints at this town too. For discerning investors here is the opportunity to grab a right location to live and invest in. Be led by the vision of a glorious future.







Feel

# living aloft

At Asset Hillcrest perceive a life that delights your senses with its touch of class, elite tastes, spectacular sights, imbuing fragrances and sounds of nature. Live aloft, every moment heightened by pleasurable experiences of a beautiful life that you have always aspired to relish.









Fragrant

# luxury fills life

Let the fragrance of love and leisure imbue your senses at the only place, the Asset Hillcrest. Live in a valley of comforts where the spring of happiness never retires from your lives. Live a holistic life that fills your senses with the extraordinary fragrances of conveniences, luxuries, comforts and relationships.





# Features

## Digital Features

- Video door phone
- Broadband internet connectivity to all flats
- Digital cable TV • Intercom facility
- Security cameras at entrance gate, lobby and select common areas

## Eco Features

- Ample green space n Rain water harvesting
- Water-flow restrictors for judicious use of water
- Landscaped garden

## Technical Features

- Metal strip reinforcement on all joints to avoid cracks
- Sharp edges avoided on all fabrications to provide safety, especially for children
- Rubber fenders on parking area pillars to avoid damage to vehicles

## Community Features

- Roof top Swimming pool
- Health club • Club house • Driver's Room
- Janitor's Room • Servant's Toilet
- Acces for disabled • Childrens play area
- Centralised gas supply • 2 passenger lifts
- Grand entrance lobby



# Specification

- Foundation** : Necessary RCC foundations on required stratas.
- Structure** : Reinforced cement concrete frame with solid cement blocks in fill walls.
- Entrance** : Lobby, staircase and common areas will be of granite or high quality vitrified tile flooring.
- Flooring** : High quality vitrified tiles for the entire apartment, with vitrified skirting. Entrance lobby, Staircase & Common areas will be of granite/Vitrified flooring.
- Wall Claddings** : Designed Ceramic/Glazed wall tile cladding in bathrooms up to false ceiling height.
- Kitchen** : Granite kitchen counter, single bowl stainless steel sink with drain board. Provision for exhaust fan.
- Toilet fittings** : White sanitary ware including European water closet and wash basin. Good quality chromium plated taps, mixer, and shower. Towel rods.
- Hardware** : Best quality hardware.
- Doors** : Decorative panelled entrance door in teak wood. Moulded / flush doors for bedrooms and toilets.
- Windows** : Fully glazed powder coated aluminium windows with M. S. grills.
- Painting** : Putty finished emulsion paint for internal walls and enamel paint for doors and window grills, external walls will be emulsion painted.
- Water Supply** : KWA water supply in one point at kitchen subject to rules and regulations of KWA. Ground water supply from open well/bore well.
- Electricity Supply** : Concealed copper wiring. Adequate light points, fan points, 5 amps and 15 amps points, etc. with independent meters for each flat. Modular type switches. Provision for cable TV in living room, Telephone conduit point in living room. Generator backup up to 750 watts per apartment.



# Brand Pool

## Washrooms/Powder Room

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EWC	: Cera Premium/hindware
Wash Basin	: Cera Premium/hindware
Concealed Flush Tank	: Gebrit/Cera
Wall Plate	: Gebrit/Cera
Wall Mixer	: Jaguar/Cera Premium
Health Faucet (Abs Coating)	: Jaguar/Cera Premium
Angle Valve 1/2"	: Jaguar/Cera Premium
Bottle Trap	: Jaguar/Cera or Equivalent (For Powder Room only)

## Flooring

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Bedroom Floor Tiles	: Asian/Somany Premium or equivalent 60 x 60 vitrified tiles
Living and Dining Floor	: Asian/Somany Premium or equivalent 80 x 80 vitrified tiles
Balcony and Sit out	: Vitrified/Rustic Tiles. Asian/NITCO/ Somany Premium or equivalent
Toilet Floor Tile	: Asian/NITCO/Somany Premium / equivalent Tiles
Toilet Wall Tile(glazed)	: Asian /NITCO/Somany Premium/equivalent Tiles and Water proof wall paper

## Paint

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Internal Putty	: Berger/Alltek
Emulsion	: Asian/Berger
Exterior Emulsion	: Asian/Berger
Enamel	: Asian/Berger

## Doors/ Windows

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Main Door Shutter	: Will be a designer teak wood one with 35 mm thickness finished with melamine/polyurethane coating
Door Frames	: All internal door frames shall be in good quality hard wood and front door frame shall be in Teak
Inside Door and Toilet Door	: All inside door shutters shall be solid core flush/moulded skin doors
Windows	: All windows shall be of high quality Aluminium with MS Grills
Main Door Lock	: Yale /Godrej or equivalent
Hinges	: AKS/ME Gold
Magnetic Catcher	: Spider/Polo
Door eye	: Magnum/Yale
Safety chain	: Magnum/Yale
Internal Door Lock	: Yale/Godrej or equivalent
Toilet Door Baby Latch	: Yale/Godrej or equivalent
Tower Bolt	: AKS/Me Gold

## Kitchen

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Kitchen Floor	: Somany premium /Nitco/Asian.
Kitchen Sink	: Franke/Nirali.
Sink Cock	: Jaquar/Cera
Cockroach Trap	: Chilly
Waste Coupling	: Chilly

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<b>Lift</b>	: Johnson/Kone or Equivalent
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## Electrical

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Distribution Board	: Schneider /legrand/havells Or Equivalent.
Mcb	: Legrand/schneider/havells.
Switches	: Legrand/schneider/havells
Genset	: Kirlosker/cummins
Transformer	: Unipower/intrans Or Equivalaent

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<b>Cement</b>	: Acc, Coromandel, Dalmia
<b>Steel</b>	: Vizag, Sail

# Pioneering the 5 point waste management system

Asset Homes as a responsible builder has always strived to promote and adopt the best practices in the industry for providing a clean, safe and healthy environment. As part of this great initiative, we are now introducing a unique 5 point waste management system for efficient management of organic and non-organic waste at our projects. This waste management initiative is founded on the principles of Reduce, Recycle and Reuse.

There are broadly 5 types of wastes that can be identified in any location. They are degradable, non-degradable, waste to incinerate, e-waste and medical waste. For each kind of waste there is a colour-coded bin that is kept for its collection at the apartment premises. The Green Bin for degradable waste, the Blue Bin for non-degradable waste, Orange Bin is for e-waste, the Yellow Bin for wastes to be incinerated and the Red Bin for Medical Waste.



**The Degradable Waste Management:** The degradable waste management is done through converting the degradable waste into manure with the aid of the special processing unit. The end product can be used for home gardens or for agriculture. It's a system approved and adopted by the CREDAI Clean City Movement.



**The Non-biodegradable Wastes:** The non-biodegradable wastes include rubber tyres, plastics, glass bottles, fiberglass, styrofoam and metals. These wastes are converted into pellets using a processing unit and then used for paving roads and for other commercial purposes with the help of the CREDAI Clean City Movement in Kochi.



**The e-Waste:** The e-wastes include discarded computers, office electronic equipment, mobile phones, television sets and refrigerators. There is a special provision made for collecting and stocking these kinds of wastes within the apartment premises.



**Wastes to be incinerated:** Incineration involves combustion of organic substances contained in waste. High temperature waste treatment systems are installed at the top of all apartment buildings to convert waste into ash.



**Medical Waste:** It includes all wastes of medical or laboratory origin like packaging, bandages, infusion kits and so on. The medical waste due to its contaminated nature and propensity to cause injury is given exclusive provision for safe collection and stocking.

The 5 point waste management system is introduced at our new projects with a view to creating more hygienic and sustainable living environs that facilitate convenient and comfortable living in the city.





# The insured asset

Asset Homes has pioneered many innovative initiatives to provide better comfort, convenience, peace of mind and value to its customers. As a part of its philosophy of life-long customer service, Asset Homes, has joined hands with New India Assurance Company to offer insurance coverage for the Villas and apartments built by Asset Homes. According to this new 'Insured Asset Scheme', every apartment/ Villa, while being handed over shall have an insurance cover for 25 years, against damages caused by fire, earth quake, lightening, explosion, aircraft damage etc. The customer will be in receipt of the policy in his/ her name when the apartment key is handed over by Asset Homes. Now on-wards you shall not be just possessing an 'Asset' but an 'Insured Asset' from the responsible builder. Come, celebrate real Asset Value!



# Responsible solutions for water management

Water scarcity is a global phenomenon and a combined effort of all stakeholders is essential to evolve a strategy for ensuring a water balance. The National Building Code suggests that the daily consumption for person per day for residences should be limited to 135 litres. We believe this can be reduced and further optimized without reducing hygiene standards. This is possible in two ways.

- We will provide LEED compliant water efficient fittings with the possibility of reducing water consumption by 20 to 30 percent vis a vis conventional fittings. The savings in water consumption will directly reduce costs towards :
  - water storage
  - water generation / sourcing
  - water treatment
  - water transmission by pumps
  - water heating
  - sewage treatment translating to lower maintenance costs and reduced impact on environment.
- A commitment from you, our valued client, that you will actively encourage a philosophy of saving water by the simple method of shutting of the tap when not in use.

### Our strategy envisages further:

- A transparent policy on sourcing water for various uses - Water balancing.
- Rain water harvesting including storage, treatment, reuse of rain water and recharging ground water table.
- Treatment of sewage to recover water for use in flushing and landscape irrigation.

## WATER BALANCING

Sl. No	Water Sources	Onsite Treatment Provision	Usage	Name of Water
1 2	<ul style="list-style-type: none"> <li>• Corporation / Municipality</li> <li>• Bore well</li> <li>• Well water augmented</li> <li>• Rain water from roof during monsoons</li> <li>• Bowser water during emergencies</li> </ul>	Yes (Inside the apartment) Yes	<ul style="list-style-type: none"> <li>• Drinking water (1 point in kitchen)</li> <li>• Washbasins</li> <li>• Kitchen sinks</li> <li>• Ablution faucets</li> <li>• Showers</li> <li>• Washing machines</li> <li>• Dish washers</li> <li>• Swimming pool make up</li> <li>• Water body make up</li> </ul>	Drinking Domestic
3	<ul style="list-style-type: none"> <li>• Treated effluent from STP</li> </ul>	Yes	<ul style="list-style-type: none"> <li>• Flushing of water closets</li> <li>• Gardening</li> </ul>	Flushing-Subject to technical feasibility

### Notes:

- Excess rain water will be disposed of either by ground water recharging, deep well injection or led to external storm water. The procedure adopted may be any one or a combination of the methods outlined above. The strategy for disposal will be as dictated by the underground water table levels and availability of external municipal storm water drains. A similar process will be adopted for disposing of excess treated effluent. Needless to mention adequate treatment facilities will be provided to ensure that the effluent will be treated to levels which will safeguard against contamination of the underground water table. Kerala Pollution Control Board norms will be complied with, in this regard.
- All water supplied for use will be treated suitably ensuring human health is not endangered. Where treated effluent is used as in the case of flushing and gardening suitable cautionary notices will be provided to protect against inadvertent misuse.
- Drinking water and Domestic water will be treated to ensure compliance with WHO standards.
- Flushing water standards will comply with that laid down by Kerala Pollution Control Board.





Actual Photograph

SIGNATURE, KAZHAKOOTTAM, THIRUVANANTHAPURAM



Building Permit Number: E5/BA/187/2013



LINEAGE, SASTHAMANGALAM, THIRUVANANTHAPURAM

## Building capital assets of kerala!

Asset Homes has already left its landmark in the capital city with Asset Signature, at Kazhakkootam, a CRISIL 7 Star Rated project that has already been handed over to the customers. The second foray into the highest rated residential city in Kerala was through the Asset Lineage, at Sasthamangalam, which is yet another classy offering from Kerala's creator of aristocratic addresses. The Asset Hillcrest is the third indelible foot print that Asset Homes about to leave. Pick from our bouquet of the finest capital assets!



*Responsibly Yours*



# 17

**EXCLUSIVE**  
CUSTOMER CARE SERVICES

As a completely customer-centric company, Asset Homes has made a trailblazing journey from Asset Care to Asset Delight. As a part of redefining customer experiences, a bouquet of 17 new delights has been introduced, to widen the smiles of more than 5000 satisfied customers, across 36 countries.

- ASSET FAMILY OF THE MONTH
- ASSET CUSTOMER ON BOARD
- DELIGHT CIRCLE
- 25 YEARS FREE INSURANCE COVERAGE FOR APARTMENTS
- TRANSIT HOME FACILITY
- DELIGHT SERVE - MOBILE APP
- PROMPT DELIGHT
- DAILY DELIGHT
- DELIGHT de ASSIST
- DELIGHT CARE
- DELIGHT LEISURE
- DELIGHT DRIVE
- DELIGHT SURPRISES
- DELIGHT DÉCOR
- DELIGHT SHIFTS
- DELIGHT SHINE
- PRIVILEGE CARD



Happiness  
beyond square feet



# Creating new benchmarks. Crossing new highs.

**ISO 9001 - 2015 CERTIFIED COMPANY**

 BAM - BEST EMERGING OF THE YEAR AWARD 2018	 BAM - BEST CSR ACTIVITY OF THE YEAR AWARD 2018	 CORPORATE COLLATERAL AWARD 2018	 FUTURE KERALA AWARD 2017	 ASIA PACIFIC ENTREPRENEURSHIP AWARD 2017	 NATIONAL HABITAT PURASKARAM 2017	 GLOBAL REAL ESTATE BRAND AWARD -2017	 HURUN REPORT AWARD 2017		 GURURATHNA AWARD
 GOLDEN ACHIEVEMENT AWARD DUBAI 3 <sup>RD</sup> EDITION - 2015	 KMA EXCELLENCE AWARD 2016	 BSICC AWARD	 PRAVASI CHANNEL AWARD	 RITZ ICON AWARD 2016	 FWD LIFESTYLE AWARD 2016	 BUSINESS DEEPIKA EXCELLENCE AWARD 2015	 KSBEA AWARD 2014	 ASSOCIATION OF ENGINEERS KERALA AWARD 2013	 REPORTER BUSINESS RELIABILITY AWARD 2015
 DUBAI KMCC AWARD 2015	 INTERNATIONAL PROPERTY AWARDS 2011	 CIDC VISHWAKARMA AWARD 2014	 BEST BUILDER AWARD 2013	 EXCELLENCE IN REAL ESTATE 2013, UK	 CNBC AWAZ - CRISIL - CREDAI REAL ESTATE AWARDS 2010 for 'INDIA'S MOST INNOVATIVE PROJECT'		 CRISIL STAR RATED PROJECTS		
 KERALA SAHRIDAYA VEDI AWARD 2015	 DC BOOKS EMERGING KERALA BUSINESS EXCELLENCE AWARD 2015	 CREDAI REAL ESTATE AWARDS 2012 Nominated Best Residential Project of India							
 realty EXCELLENCE AWARDS 2010 FOR 'INDIA'S EMERGING DEVELOPER OF THE YEAR'	 realty EXCELLENCE AWARDS 2011 FOR 'INDIA'S YOUNG ACHIEVER OF THE YEAR'	 ROTARY INTERNATIONAL DISTRICT 3201 VOCATIONAL EXCELLENCE AWARD 2009-10							



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Scan the QR code with your  
smartphone and directly chat  
with our sales consultant.



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