

stay connected

FROM THE LAND OF THE RIVER, TO THE THRESHOLD OF CONNECTIVITY.

We welcome you to the land renowned for Sivarathri festival and as the summer residency of the Travancore Royal Family. It's proximate to Kochi and provides linkages with major districts of North and South Kerala. Aluva is poised to become the next most preferred and growing destination that facilitates quick and easy access to Kochi. Live comfortably in the delightful surroundings of Aluva and be on the threshold of connectivity.

STAY CONNECTED TO TOMORROW'S METRO





ESTABLISH LIGHTNING CONNECTIVITY. ENJOY LIESURELY LIFE

Asset Homes, Kerala's most awarded builder and the first builder in India to have three CRISIL 7 STAR rated residential projects, presents its most novel living concept with Asset Greenford. The project explores the advantages of the Kochi Metro Rail project in the domain of convenient and quick transportation. Asset Greenford is about two specific advantages; lightning connectivity and leisurely life.

[STAY CONNECTED TO TOMORROW'S METRO](#)



**STAY AWAY
FROM CITY'S
HASSLES.
STAY CONNECTED
WITH
CITY'S DAZZLES.**

Asset Greenford is coming up in prime land at Pulinchode, Aluva in the vicinity of the Pulinchode Metro Station. The luxury apartment project has 16 floors with 70 apartments in 2BHK and 3BHK formats.

STAY CONNECTED TO LUXURIES



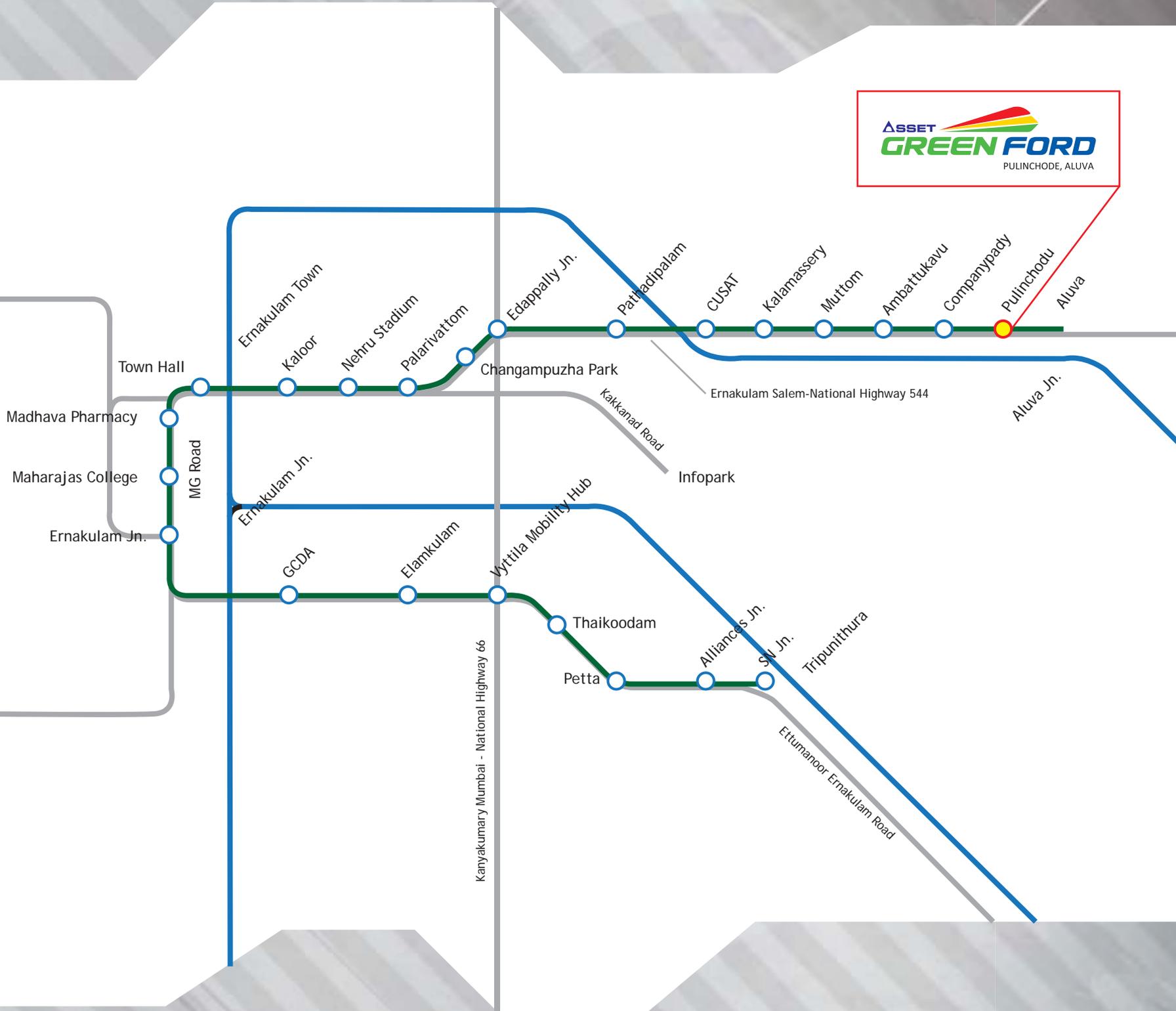


51st
Project



STAY CONNECTED

Asset Greenford emerges right at Pulinchode metro station, Aluva, blazes the trail of fast progress through bringing all conveniences and luxuries at arms length. A mere 15 minutes journey from Aluva is enough to land up at the heart of Kochi. Whether its daily journeys to office, weekend shopping, movies at the malls or eat outs, the lightning connectivity helps you reach your desired destination in no time.



Town Hall

Madhava Pharmacy

Maharajas College

Ernakulam Jn.

MG Road

Ernakulam Town
Kaloor

Nehru Stadium
Palarivattom

Changampuzha Park

Ernakulam Jn.

GCDA

Elankulam

Kanyakumary Mumbai - National Highway 66

Wyttila Mobility Hub

Thaikoodam

Petta

Kakkanad Road

Infopark

Ernakulam Salem-National Highway 544

Edappally Jn.

Pathradipalam

CUSAT

Kalamassery

Muttom

Ambattukavu

Companypady

Pulinchode

Aluva

Aluva Jn.

Alliances Jn.
SN Jn.

Tripunithura

Etumanoor Ernakulam Road



ATOP THE WORLD OF CONVENIENCE. ATOP THE WORLD OF LUXURY.

Asset Greenford celebrates the essence of modern city living with proximity to all conveniences of life. The Aluva town affords many advantages in its limited expanse like markets, bus stations, railway station, hospitals, banks, schools, colleges, hotels, cinema halls and is also a fast growing business hub really close to Kochi. Being at Aluva means living next to all that you need and want in your life.

STAY CONNECTED TO CONVENIENCES

CONNECT WITH COMFORTS. CONNECT WITH LUXURY.

Asset Greenford opens up beautiful vistas of the green town. This is one place where natural luxury marries modern amenities that creates memorable and pleasurable experiences. Asset Greenford opens up finest avenues for leisure at its terrace with fabulous swimming pool, a relaxation deck with a terrace garden. The flurry of luxury doesn't stop here but continue with the fitness club, open party area, glamorous lobby, landscaped areas and more.

[STAY CONNECTED TO LIESURE](#)





STAY CONNECTED TO OPULENCE

The lobby at the Asset Greenford exudes the elegance of modern design and accessories and spaciousness.





STAY CONNECTED TO LOVE

The extravagance of superior design offers you more usable space to reside in everlasting love.

STAY CONNECTED TO CONTEMPORARY COMFORTS

The spectacular swimming pool at the roof top gifts an ultimate experience of heightened luxury.





STAY CONNECTED TO GREAT HABITS

The state of art fitness centre will develop the healthy habit of engaging in regular exercise to keep you remain fit and conditioned.



STAY CONNECTED TO COMMUNITY

Derive the great pleasure of networking with an elite community and satisfy your desire to be part of a happening and aspiring folk.



FEATURES

Community Features

- Rooftop Swimming Pool
- Club room for cards, caroms and chess.
- Health club.
- Intercom Facility.
- Centralised gas supply.
- Two passenger lifts.
- Sprinkler for car wash.
- 24 hrs. Security/Water/Power.
- Maintenance on call.
- Ground and 1st Floor Car park
- Access for diasabled.
- Drivers /Janitors Room.

Eco Features

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

Digital Features

- Broadband internet connection.
- Digital cable TV connection through STB with option for EPG, PPV & VOD
- Security cameras at entrance gate, lobby and select common areas.

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.

SPECIFICATION

Foundation

Necessary RCC foundations on required strata.

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 CLADDING

Designer/Ceramic glazed wall tile cladding in bathrooms upto false ceiling height

Kitchen

Granite kitchen counter, single bowl stainless steel sink with drain board. Provision for exhaust fan.

Toilet fittings

White sanitaryware including European water closet and wash basin. Good quality chromium plated taps, mixer, and shower. Towel rods.

Hardware

Best quality hardware.

Doors

Decorative paneled entrance door in teak wood. Moulded / flush doors for bedrooms and toilets.

Windows

Fully glazed powder coated aluminum 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 at one point in 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. Generator supply upto 1000 wats per apartment automatic change over. Provision for cable TV in living room, Telephone conduit point in living room.

brandpool

Washrooms/Powder Room

Description	Brand
EWC	: Cera Premium/Hindware
Wash Basin	: Cera Premium/Hindware
Concealed Flush Tank	: Cera/Hindware
Wall Plate	: Cera/Hindware
Wall Mixer	: Jaguar/Cera
Health Faucet (Abs Coating)	: Jaguar/Cera
Angle Valve 1/2"	: Jaguar/Cera
Bottle Trap	: Jaguar/Cera

Inside Door & 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/Dorset or equivalent
Magnetic Catcher	: Spider or equivalent
Door eye	: Yale/Magnum or equivalent
Safety chain	: Yale/Magnum or equivalent
Internal Door Lock	: Yale/Godrej or equivalent.
Toilet Door Baby Latch	: Yale/Godrej or equivalent.
Tower Bolt	: AKS/Dorset or equivalent

Flooring

Bedroom Floor Tiles	: Asian/Cera/Kajaria or equivalent. 60 x 60 vitrified tiles.
Living and Dining Floor	: Asian/Cera/Kajaria. 80 x 80 vitrified tiles
Balcony and Sit out	: Rustic Tiles- Cera/Kajaria
Toilet Floor Tile	: Asian/Cera/Kajaria or equivalent Tiles.
Toilet Wall Tile (glazed)	: Asian/Cera/Kajaria equivalent Tiles

Kitchen

Kitchen Floor	: Asian/Cera or Kajaria
Kitchen Sink	: Franke/Nirali.
Sink Cock	: Cera or Jaguar
Cockroach Trap	: Chilly.
Waste Coupling	: Chilly.

paint

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

Lift

: Johnson/Kone or equivalent

Electrical

Distribution Board	: Schneider/Legrand/Havells or equivalent.
MCB	: Legrand/Schneider/Havells.
Switches	: Legrand/Schneider/Havells
GENSET	: Kirlosker/Cummins
TRANSFORMER	: Unipower/Intrans or equivalent

Door/Windows

Main Door	: Teak wood frames with Teak wood shutter Front door shutter will be a designer teak wood one with 35 mm thickness finished with melamine/polyurethane coating.
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CEMENT

: ACC, Coromandel, Dalmia, Zuari

steel

: Vizag / Sail / Tulsyan

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 initiative, we are now introducing a unique 5 point waste management system for efficient management of degradable and non-degradable 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 which is kept for its segregation and collection within 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 in Kochi.



The non-biodegradable wastes: The non-biodegradable wastes include, 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, electronic equipment, mobile phones, television sets and refrigerators. There will be a special area earmarked for collection and stocking of said waste at the project site, the same will be disposed off as per the government policy and availability of an external agency.



waste 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 same will be disposed off as per the government policy and according to the availability of an external agency. 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 ASSETS



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 Provison	Usage	Type of Water
1	<ul style="list-style-type: none"> • Corporation/ Municipality 	Yes Inside the Apartment	<ul style="list-style-type: none"> • Drinking water (1 point in kitchen) 	Drinking
2	<ul style="list-style-type: none"> • Bore well • Wellwater augmented • Rain water from roof during monsoons • Bowser water during emergencies 	Yes	<ul style="list-style-type: none"> • Washbasins • Kitchen sinks • Ablution faucets • Showers • Washing machines • Dish washes • Swimming pool make up • Water body make up 	Domestic
3	<ul style="list-style-type: none"> • Treated effluent from STP 	Yes	<ul style="list-style-type: none"> • Flushing of water closets • Gardening 	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.



INTERIOR DESIGNING | PROPERTY MANAGEMENT |
MAINTENANCE | RENTAL SERVICES

Asset Care offers a comprehensive range of services from interior designing to property management, maintenance to renting out of the apartments and so on. Asset Care takes care of every aspect of home management and maintenance, making sure that everything is done in a smooth, professional and hassle-free manner.



INDIA'S FIRST BUILDER WITH 3 CRISIL 7 STAR RATED RESIDENTIAL PROJECTS.



2014
Asset Kasavu, Kochi



2013
Asset Casa Grande, Kochi



2010
Asset Signature,
Thiruvananthapuram

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Thrissur | Kozhikode | Kannur



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