



BE VERSATILE!



Luxury Townhouses, Palarivattom, Kochi



ASSET
versatile
Luxury Townhouses, Palarivattom, Kochi

PRESENTING THE MOST UNIQUE TOWNHOUSES IN THE CITY

Asset Homes, the pioneer in introducing the concept of Townhouse, has created a benchmark with its prestigious project "Asset Portico" at Kadavanthra, Kochi. A concept that was originally introduced in Europe, the townhouse cleverly combines the positive characteristics of villas with that of apartments, to create unique dwelling environments that are contemporary, comfortable and luxurious. They encapsulate the essence of versatility that all city dwellers clamour for. You are welcome to a life above the rest, a life Versatile!



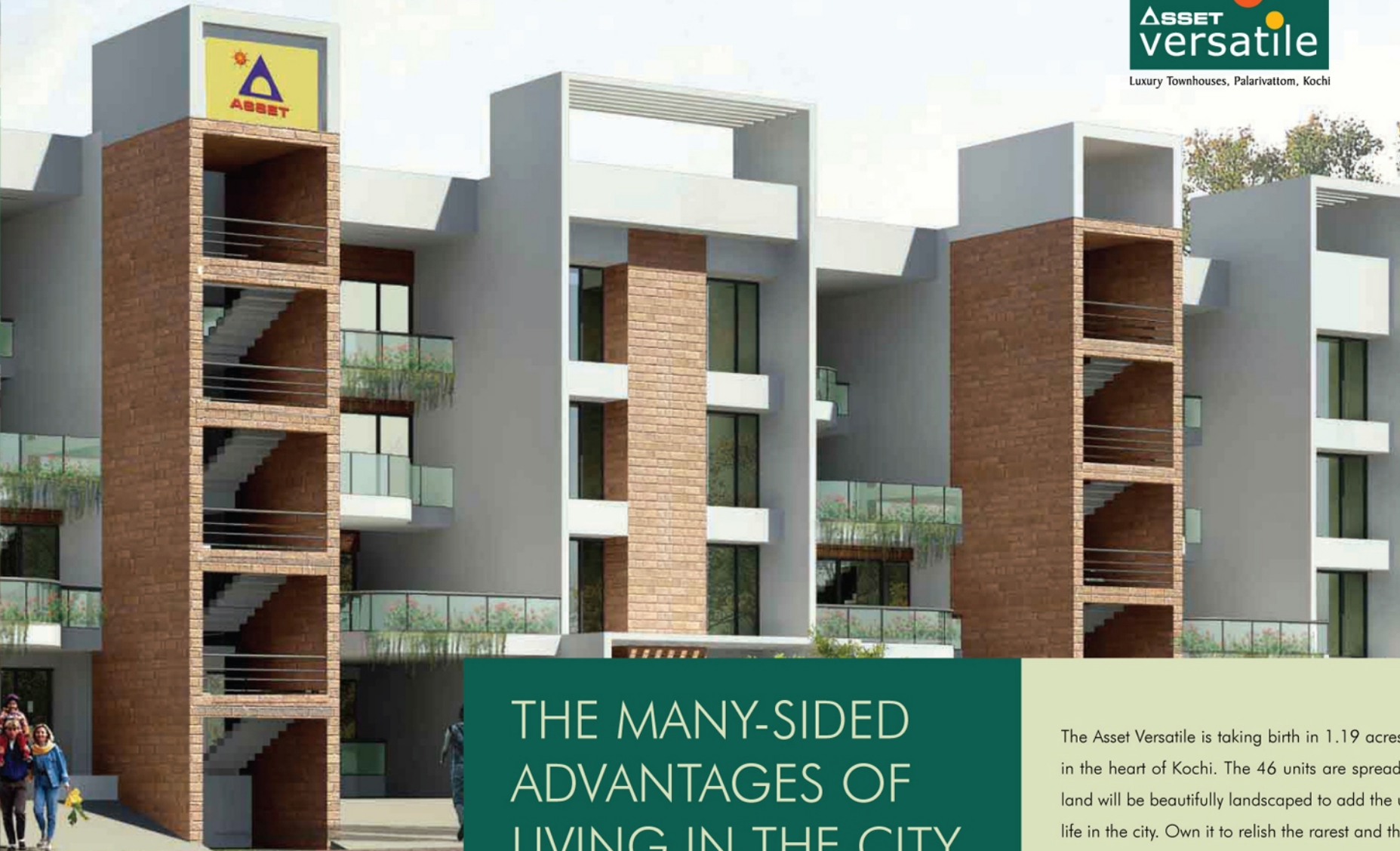
45th
Project



Architect: Kumar Group Total Designers



Luxury Townhouses, Palarivattom, Kochi



THE MANY-SIDED ADVANTAGES OF LIVING IN THE CITY

The Asset Versatile is taking birth in 1.19 acres of prime land, at Palarivattom, in the heart of Kochi. The 46 units are spread in three blocks. The rest of the land will be beautifully landscaped to add the unique flavour of nature, to your life in the city. Own it to relish the rarest and the rapturous life experience.



THE VERSATILE LOCATION

The most crucial thing for the city dweller is access. At any point of time one should have easy access to any direction one wants to move. Yes, the greatest advantage with Asset Versatile is the 360 degrees mobility. It's located at the centre point of the city, facilitating easy movement in all directions. It's proximity to the NH Bypass, Metro Stations, LULU Mall, Vyttila, Kadavanthra, Kaloor International Stadium, hospitals, schools and places of worship make it the sweet spot to live a grand life, elevated from the rest.



LOCATION MAP



THE VERSATILE EXCLUSIVITY

Terrace garden is what makes life in the townhouse, a different experience. Select townhouses at Asset Versatile come with a private garden for you. Enjoy the rare charm of welcoming nature to your drawing room, while living in your townhouse. The height of privacy here is also reflected in features including the number of lifts. It's in the proportion of one lift per 8 townhouses. The Asset Versatile presents you townhouses with no shared-walls. Here only happiness is shared, everything else is private!





THE VERSATILE PRIVILEGE

Own a 3BHK townhouse on the ground floor and enjoy the luxury of parking your cars in your own townhouse. For the rest, there are 2 parking slots at the basement floor, with lifts that provide direct access to homes. The many-sided luxury that the Asset Versatile offers include a Mini Theatre, Swimming Pool, Health Club, and many more amenities that make life loftier and comfortable. Live Versatile!



THE VERSATILE FEATURES

Digital features

- Video door phone
- Broadband internet connectivity to all flats
- Provision for digital cable TV connection through STB
- Boom barrier/Automatic gate opening
- Intercom facility

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

- Swimming pool
- Private balcony garden
- Piped music in lobby and select common areas
- Centralised gas supply
- 6 lifts
- Health club
- Driver's room
- Badminton court
- Janitor's room
- Mini theatre
- Villa-like carpark for select townhouses
- Provision for doctor's clinic
- Car wash zone
- 2 car parks per unit



THE GREEN VERSATILITY

Being a responsible builder of sustainable living environs, Asset Homes, is committed to building communities that are environment friendly, energy efficient and healthy places to live. Asset Homes, in its new offering Asset Versatile, has an array of Green initiatives to make communities that are high performing, meaning they use less energy to run while providing comfort to the homeowner. In turn, homeowners pay less money to operate the building and their own townhouses.

- Landscaped compound
- Rain water harvesting
- Garden at each level
- Water-flow restrictors for judicious use of water
- Comprehensive Waste Management System
(Dry, Wet, Medical and E-Waste)
- Cellulose fiber honey comb toilets and watchman kiosks
- Sensor irrigation for water conservation in higher floors
- Drip irrigation for water conservation in landscaped area
- Solar lit yard
- Recycled sewage water for car washing bay
- Low- VOC and Low- toxic interior paints



SPECIFICATIONS

Structure: RCC framed structure with masonry partitions and slab top height of 285 cm.

Masonry: Internal Masonry -Good Quality solid /concrete/hollow bricks with protective cement plastering trowelled hard and levelled smooth.

External Masonry – High quality solid concrete block masonry with protective cement plaster trowelled hard and levelled smooth.

Electrical Wiring: All wiring shall be of Finolex/Havells or equivalent brand, concealed in 19mm diameter, 2mm thick PVC conduit pipes.

Earthing: 1/18 copper wire shall be used for earthing using the loop system. Leakage Circuit Breaker and MCB shall be provided in each apartment. Lightning arrester and earth pit will be provided with separate earth pit for the elevators.

Switches: All switches shall be of Schneider/Havells or equivalent make.

Flooring and Tiling

- **Living and Dining:** Vitrified tiles, Asian or equivalent.
- **Kitchen:** Vitrified tiles, Asian or equivalent.
- **Utility:** Vitrified tiles, Asian or equivalent.
- **Bathroom:** Ceramic tiles Asian or equivalent dado upto ceiling level and water repellent paint for dry areas. Anti skid floor tiles.
- **Bedroom:** Vitrified tiles.
- **Common Areas:** Architecturally designed Vitrified Asian or equivalent flooring for common areas and flamed granite/vitrified tiles for staircase.
- **Balcony:** Rustic finished vitrified tiles, Asian/Somany or equivalent.

Doors and windows

- **Frames:** All internal door frames shall be in good quality hardwood and front door frame shall be in teak.
- **Door Shutters:** Front door shutter will be a designer teak wood one with 32mm thickness finished with Melamine / polyurethane coating. All door shutters shall be solid core flush/block board shutters. Jacsons or equivalent.
- **Window Frames & Shutters:** All windows and French window shutters shall be of high quality Aluminum powder coated windows with grill.

• **Door Stoppers:** Magnetic/concealed door stoppers shall be provided for the main and bedroom doors.

• **Hardware:** All hardware shall be in brush finished stainless steel. The main door shall be provided with a night latch of Godrej or equivalent make.

Sanitary and Plumbing

- **Wash Basins:** Porcelain wash basins of Roca or equivalent make shall be provided in all bathrooms. All basins shall be provided with 32mm waste coupling & CP bottle trap of standard make.
- **Faucets:** All faucets shall be CP, heavy body metal fittings of Grohe or equivalent. Provision for hot water connection shall be provided to the shower in each bathroom.
- **Health Faucets:** Health faucets shall be provided in all bathrooms.
- **Water Closets:** Western style porcelain EWC of Roca or equivalent make shall be provided in all bathrooms.
- **Kitchen Sink:** Stainless sink with drain board of high quality in kitchen.
- **Cockroach Traps:** A stainless steel cockroach trap with detachable lid of Chilly or equivalent make provided in all bathrooms.
- **Plumbing:** All water supply lines & drainage lines shall be in PPR/CPVC/PVC/ ASTM pipes. Ajay or equivalent. Sewage lines shall be in PVC.
- **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 through sump and overhead tank in the 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 3 phase electrical supply. Provision for cable TV in living room. Telephone conduit point in living room. Generator backup to common areas and to individual flats subject to a maximum of 500W to specific point. Automatic change over switch.



A PLAN VERSATILE

BLOCK 1

DESCRIPTION	SALEABLE AREA (In Sqft.)					
	A	B	C	D	E	F
BASEMENT	PARKING + SERVICES					
GROUND	1225	1425	2665	2665	2665	2500
FIRST	1225	1425	2665	2665	2665	2500
SECOND	2330	2730	2500	2500	2500	2350
THIRD			2475	2475	2475	2325

BLOCK 2

DESCRIPTION	SALEABLE AREA (In Sqft.)					
	G	H	I	J		
BASEMENT	PARKING + SERVICES					
GROUND	2665	2665	2665	2665		
FIRST	2665	2665	2665	2665		
SECOND	2500	2500	2500	2500		
THIRD	2475	2475	2475	2475		

BLOCK 3

DESCRIPTION	SALEABLE AREA (In Sqft.)					
	K	L				
BASEMENT	PARKING + SERVICES					
GROUND	2665	2665				
FIRST	2665	2665				
SECOND	2500	2500				
THIRD	2475	2475				

Kerala's Most Versatile Builder

As an award winning builder of national and international repute for its innovative architectural designs and signature quality construction with time-bound delivery, Asset Homes has carved an envious niche for itself in the realty map of Kerala by successfully handing over 28 projects in just 6 years. This mark of trust built over the years on the solid values of quality and contemporariness make every projects of Asset Homes preciously desirable.

Come, live a life Versatile with Asset Homes!



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.



Kochi | Thiruvananthapuram | Kottayam | Kannur | Thrissur

Corporate Office

G-129, 28/34 A,
Panampilly Nagar,
Kochi - 682 036

Tel: 0484 6456474,
Mob: 98464 99999
E-mail: mail@assethomes.in

Thiruvananthapuram Office

No. 48, Kowdiar Gardens,
Golf Links Road, Kowdiar
Thiruvananthapuram - 695 003

Tel: 0471 3071499,
Mob: 99460 99999
Email: tvmsales@assethomes.in

Kottayam Office

XVIII / 700, IPC Philadelphia,
Kanjikuzhy, Muttambalam P.O.
Kottayam - 686 004

Tel: 0481 2575696,
Mob: 99465 99999
Email: kottayam@assethomes.in

Kannur Office

Near Payyambalam Park,
Payyambalam (PO),
Kannur - 670 001

Tel: 0497 2767079,
Mob: 97457 99999
Email: kannur@assethomes.in

www.assethomes.in



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