

Guruvayur the City of Sanctity!



own a flat in  
**Guruvayur**

**book it before  
its gone**

your 'happily ever after'  
just became happier



 **AGRAHARAM**



Akshaya Properties & Developers, the trusted name in property development presents the magnum opus project; Akshaya Agraharam at Guruvayoor. Located just 850 mtrs away from the Guruvayoor temple and set with all the prime amenities, the Akshaya Agraharam will be your dream place to reside. Should it be your fortune for generations, a steady income, and a high appreciation of asset, a gift for your elder parents or your serene place of living; whatever it is everything is delivered.

The aesthetic design, quality construction and the serene surroundings are not all the core attractions but it is the price factor that really thrills you. The project like Akshaya Agraharam is a rare opportunity of investment which will never happen again and again. Own it and be proud of it.

Live happily and prosperously with all the blessings of deity...



### Specification

**Flooring:** Vitrified tiles for the entire apartment except kitchen and toilets. Anti-Skid ceramic tile flooring for the toilet and ceramic Glazed tiles for walls upto 210 cms height. Granite / Vitrified flooring for the main entrance lobby

**Kitchen:** Kitchen counter with granite top, single bowl stainless steel sink with drain board, glazed tiles above the counter to a height of 60cms.

**Toilets:** Ceramic Tiles for floor and walls up to 7ft. height. Concealed piping and CP fittings. Geyser point in Master bed toilet. Cascade range sanitary fixtures.

**Door and Windows:** Moulded internal doors with hardwood frames, powder coated aluminum windows and glazed openable doors for balconies, MS grill for windows.

**Electrical:** Concealed wiring with superior quality PVC insulated copper cables and modular type switches, adequate light, fan 6-16 ampere power plug points controlled by ELCB and MCB, independent energy meter for each apartments with independent KSEB Meters.

**Air Conditioner:** Split AC provision for master bedroom.

**Painting:** Putty and oil bound distemper finish for all internal walls and ceiling in living/dining area. OBD for ceiling in other areas. Polished front door, 2 coat enamel paint for internal doors, 2 coat enamel paint for grills.

**Telephone:** Provision for telephone in living room and master bedroom.

**Cable TV:** Provision for cable TV in living room and master bedroom.

**Lift:** Two fully automatic lifts, one being extra large.

**Generator:** Generator back up for lift, common lighting and pumps. Designated points in apartments with maximum load of 500 watts at extra cost.

**Fire fighting:** Fire fighting arrangements as per the National Building code and Kerala Fire Fighting Departments norms. Every floor provided with hose reel, emergency push fire alarm button, speakers etc.

**Water Supply:** Water supply through underground sump and over head tank of sufficient storage capacity.

### Amenities

- ◆ Just 850 Mtrs from Guruvayoor Temple
- ◆ Maruti Omini Van for Temple Darshan
- ◆ Home Loan facility
- ◆ Common cafeteria and kitchen
- ◆ Centralized gas supply
- ◆ Designer entrance lobby
- ◆ Common covered car parking
- ◆ Waste management system
- ◆ Security cabin with round the clock security
- ◆ Landscaped children's play area
- ◆ Two fully automatic lifts, one being extra large.



## Guranteed Rental Income upto ₹1 Lakh / Annum

Akshaya home care division will help you rent out your apartments if needed. Ensuring steady income of 1 lakh for 2 BHK flat and 65,000 for 1 BHK and for Studio apartments 50,000 annually. House owners will have a facility to stay for 12 days in a year.

### Typical floor plan (1-8 floors)

Total land area 61.25cents

Total floors G+8

Total units 120

Apartment type  
Studio, 1BHK & 2 BHK

### Studio Apartments

Area: 444 sq.ft.



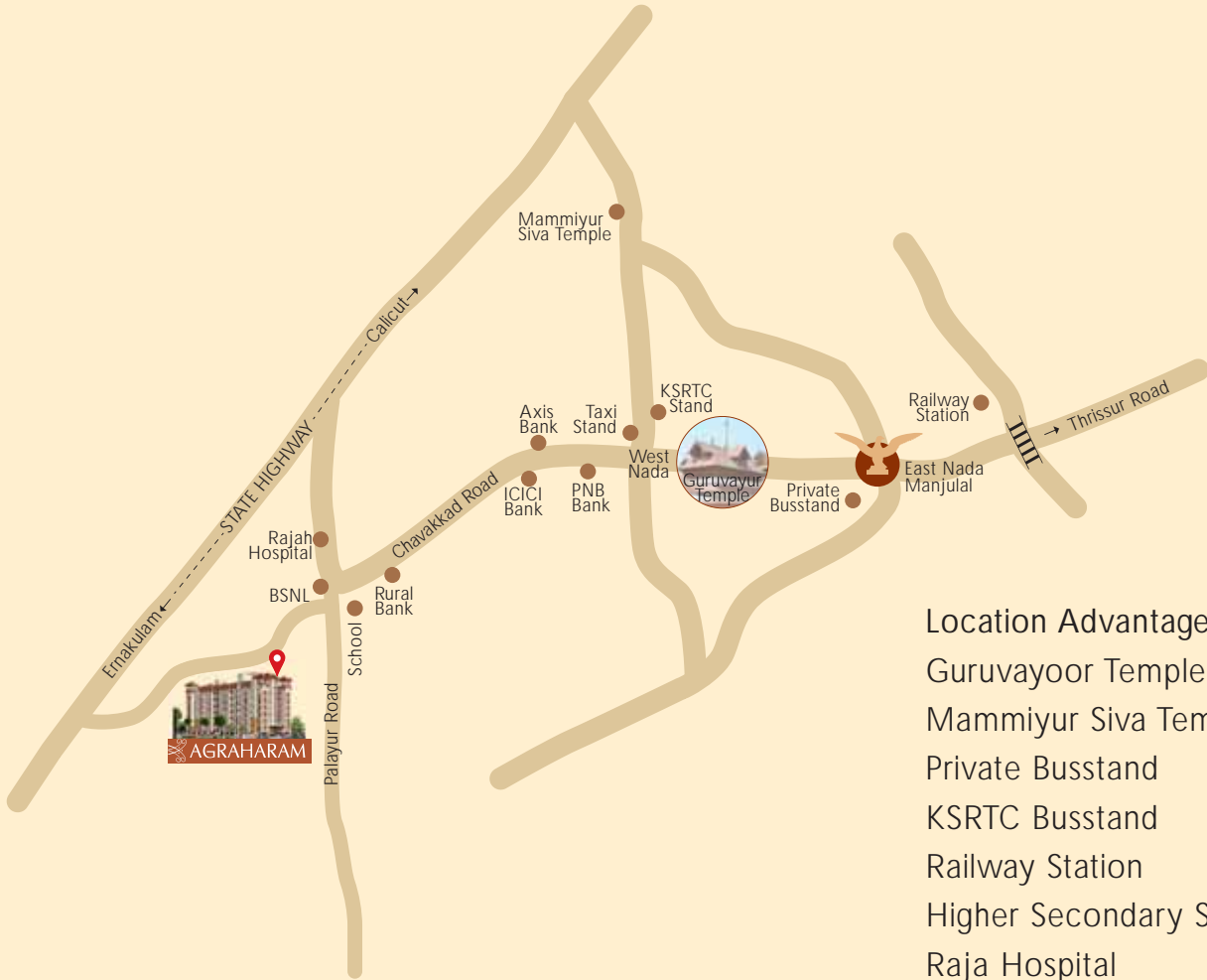
### 1BHK Apartments

Area: 636 sq.ft.



### 2BHK Apartments

Area: 999 sq.ft.



### Location Advantages

Guruvayoor Temple	850 Mtrs
Mammayur Siva Temple	1.5 km
Private Busstand	1.5 km
KSRTC Busstand	850 Mtrs
Railway Station	1.7 km
Higher Secondary School	50 Mtrs
Raja Hospital	100 Mtrs