



Homes Where Happiness Resides



CARITAS, KOTTAYAM



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Abad Builders having delivered more than 2.5 million sq ft of living and commercial space over 25 projects with perfection and customer satisfaction presents its 29th project 'ABAD Royal Gardens' at Kottayam near Caritas and Matha hospitals. Located in an elite neighborhood, Royal Gardens offers premium and spacious 2 and 3 bedroom apartments over 12 floors with basement and ground for car parking, and a roof top swimming pool. The project comes furnished with ultra modern common amenities and latest Premium Brands. ABAD emphasizes the SMART LIVING concept in all its projects which is a combination of qualities; Spacious, Modern, Attractive, Relaxing and Timeless.



CARITAS, KOTTAYAM

Homes where happiness resides

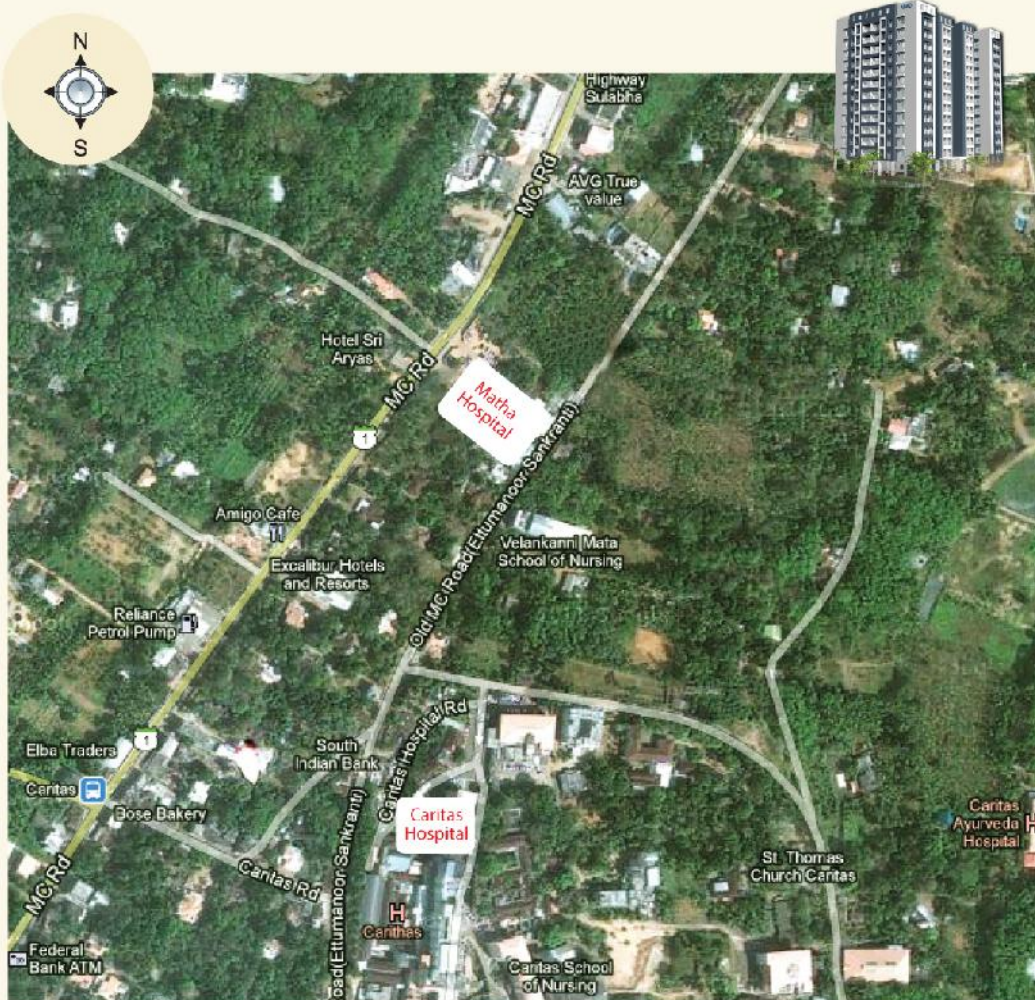


Premium Apartments

CARITAS, KOTTAYAM



LOCATION MAP



09 39 01 n 76 33 09 e



DISTANCE TO PROMINENT PLACES

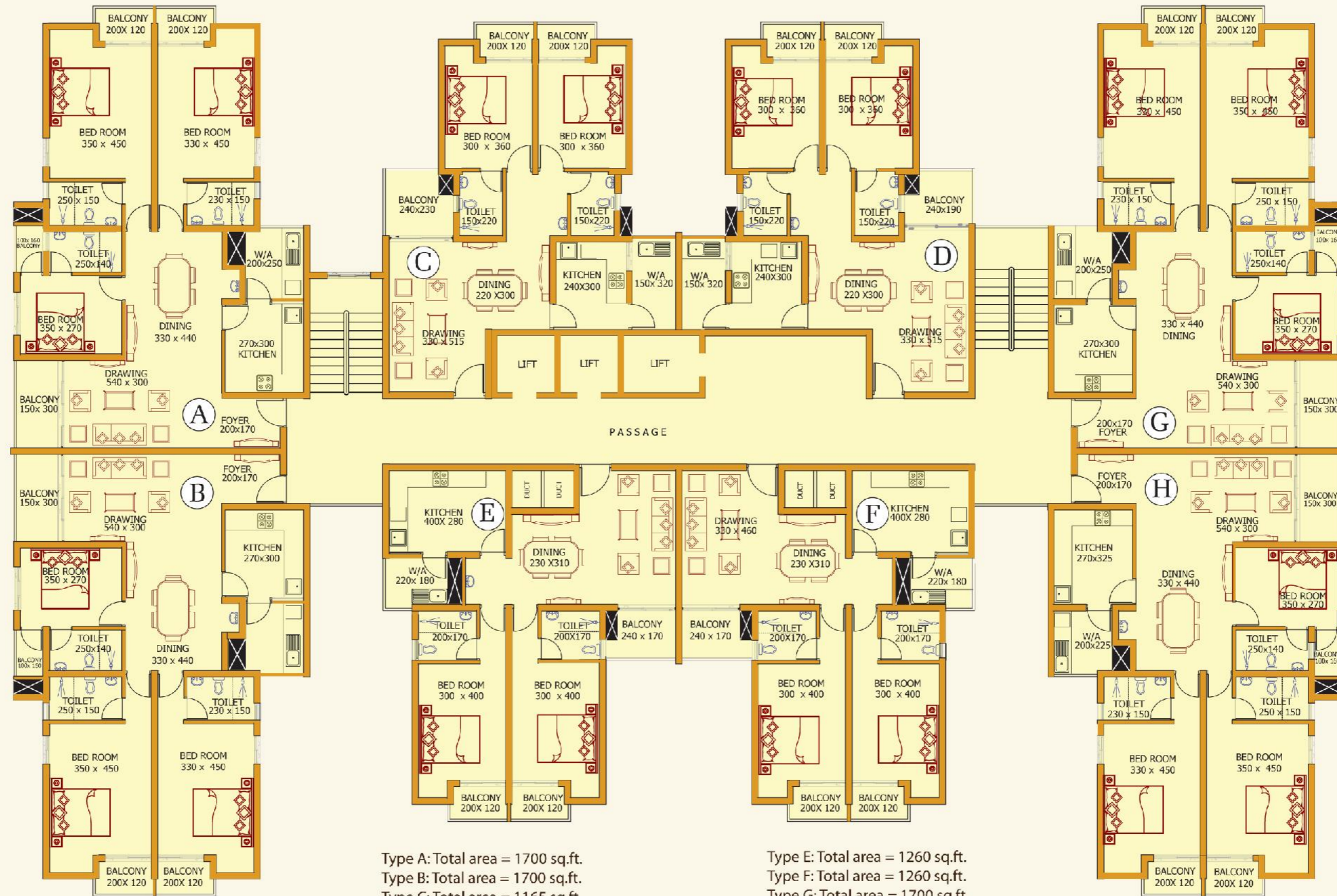
Caritas Jn.	-	200 mtr	MG University	-	5Km
Ettumanoor	-	2.5Km	Thekkakom Post Office	-	750 mtr
Kottayam	-	7Km	Caritas Church	-	650 mtr
Kottayam Railway Station	-	8Km	Holy Cross School	-	1.6 Km
Nagampadam Bus Stand	-	6.5Km	Parithrana Divine Centre	-	1Km
Kottayam Medical College	-	6Km	Pushphagiri Church	-	750 mtr

SITE PLAN



- - - Old MC Road - - -

TYPICAL FLOOR PLAN



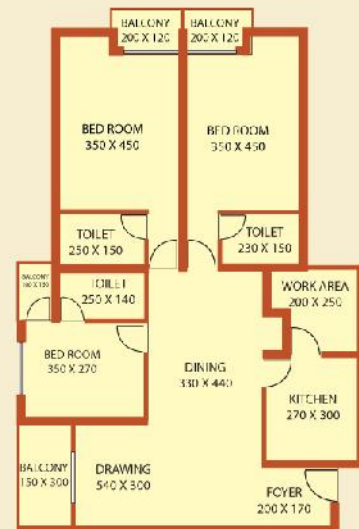
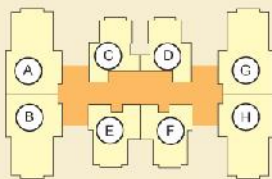
Type A: Total area = 1700 sq.ft.
 Type B: Total area = 1700 sq.ft.
 Type C: Total area = 1165 sq.ft.
 Type D: Total area = 1165 sq.ft.

Type E: Total area = 1260 sq.ft.
 Type F: Total area = 1260 sq.ft.
 Type G: Total area = 1700 sq.ft.
 Type H: Total area = 1700 sq.ft.

TYPE - A, B, G & H (3BHK)
 Total Area= 1700 sq.ft.



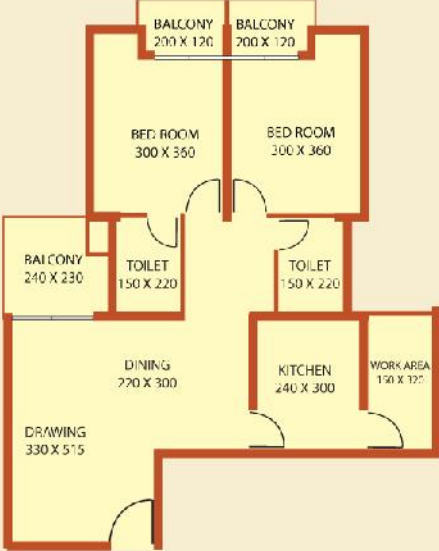
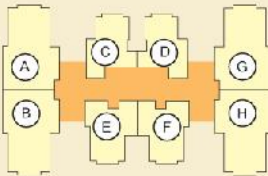
KEY PLAN



TYPE - C & D (2BHK)
 Total Area= 1165 sq.ft.



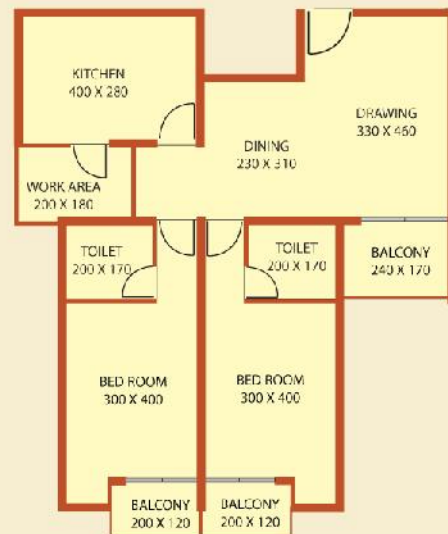
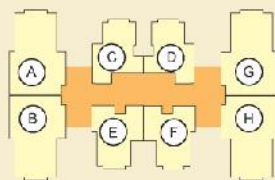
KEY PLAN



TYPE - E & F (2BHK)
 Total Area= 1260 sq.ft.



KEY PLAN



SPECIFICATIONS

► UNIQUE FEATURES

- Automatic Generator Back up
- CCTV Surveillance facility
- Access control in Building
- Video Door Phone for each Apartment
- Centralised Gas supply system
- EPABX with intercom facility in apartment /common area.

► COMMON AMENITIES

Elegant & spacious lobby
Well equipped Health club with steam & sauna
Two high speed modern elevators & one service elevator
Association room
Kids play area /equipments
Cable TV provision
Covered car park
Air conditioned Party hall / Recreation hall
Drivers room
Common servants toilet
Janitors closet
Solid waste management
Sewage treatment plant
Water treatment plant
Rain water harvesting
Guest parking Facility
Landscaped garden

► DINING & TOILETS

Sanitary, CP fittings & Accessories of premium brands
Branded glazed wall tiles upto ceiling in bathrooms
Anti skid flooring in Toilets
counter top and WB with tile Dado

► CIVIL

Rcc quake resistant frame work
8 inch external wall and 6 inch internal walls in block masonry

► FLOORING

60 cm x 60 cm branded vitrified flooring for entire apartment

► PAINTING

Internal walls & ceiling- 2 coats putty with Premium emulsion finish
External walls – 2 coats of exterior emulsion

► DOORS & WINDOWS

Pre Hung moulded panel doors (Jacsons/Equivalent)
Safety latch and magic eye for main door
Premium Hardware
Glazed aluminium sliding doors opening to balcony
Powder coated openable aluminum windows

► SECURITY / SAFETY FEATURES

Round the clock security
Standard fire safety features

► KITCHEN

Granite kitchen counter top with ceramic tile dado up to 2 feet
Stainless steel sink with drainboard & Wall Mixer.
Exhaust fan point in kitchen
Water purifier point
Washing machine and Dish washer points
Adequate power points(6 & 16 amp)

► ELECTRICAL

Concealed PVC conduits with FRLS wiring
TV points in living & master bedrooms
AC points in living/dining and all Bedrooms.
Modular switches of Legrand/ Equivalent
Geyser & exhaust fan point in all bathrooms
DB, MCB, ELCB of Legrand/ Equivalent

OPTIONS

Alterations/additions can be provided if specified at the time of agreement subject to structural constraints. Amenities provided at extra cost are fans, light fittings, furniture, ward robes, kitchen cabinets etc.

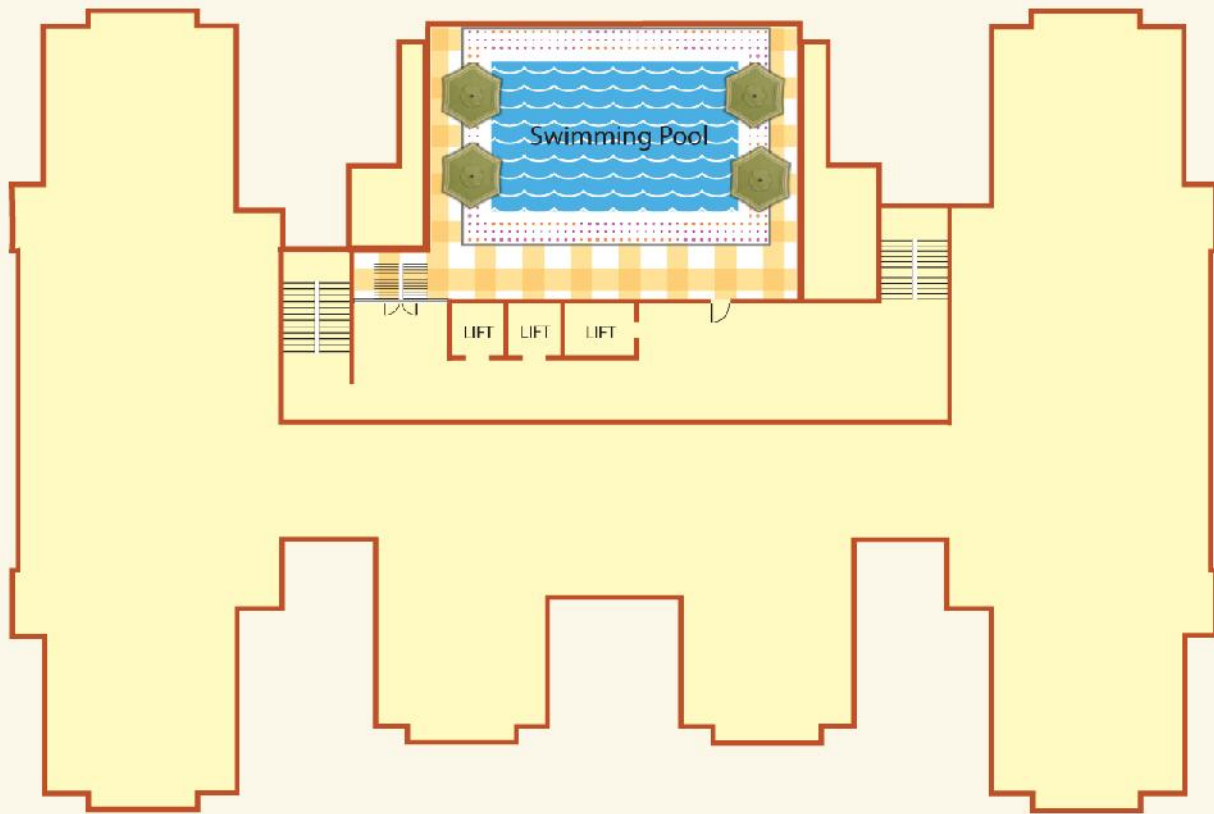
VALUE ADDED SERVICES

- ABAD Property Management Services for facility Management
- Interior Design Solutions
- Homecare and After Sales

* All specification mentioned herein are true to the best of our knowledge. However the same may be subject to change as per the discretion of the company

* All Maps and Drawings are not to scale

ROOF TOP



GROUND FLOOR





Actual photographs of Abad Chancellor



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ISO 9001 quality standards certifications from DNV since 2005 ISO:14001:2004 certification for environmental sustainability OHSAS:18001:2007 Certification for occupational safety Kerala's first CRISIL rated builder CNBC Awaaz CRISIL CREDAI Real Estate Award 2009 for the Best Residential Property in South Region CNBC Awaaz CRISIL CREDAI Real Estate Award 2010 for the Best Residential Project in India Realty Plus Excellence Award –for Nucleus Mall in 'Most Environmental Friendly Commercial Project in South India' 2012 First gold rated GreenMall in Kerala –“Nucleus Mall”



Marine Plaza, Marine Drive



Rainbow Retreat, Trunpanam



Bay Pride Mall, Marine Drive



Lotus Lake, Chilavanmoor



Oriental Gardens, Kaloor



Casablanca, Vazhakkala



North Star, S.R.M. Road



Silver Crest, Kadavanthra



Cloud Nine, Panampilly Nagar



Harmony, Vyttila



Green Terrace, Kakkamad



AquaPlus, Aluva



Blue Chip, Kakkamad



Sunshine Court, Vazhakkala



Olympus, Edappally



Nucleus Mall, Maradu



Daffodil Gardens, Thripunithura



Aqua Breeze, Aluva



Chancellor, Near Edappally



New Dale, Kottayam



Garden Court, Padivattom



Baypride Tower, Marine Drive



Silver Dew, Kalamassery



Pavillion, P.T.Usha Road, Ekm



Vantage Point, Ravipuram



Ebony Estate, Kizhakkambalam



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