



LA MAISON

— AFFORDABLE LUXURY —

THE SUPERLATIVE WITH
NO ALTERNATIVE





LIVING ABODE - THERE'S NO ALTERNATIVE

When it comes to quality and luxury, we know you have no alternatives to superlative. Simply why we envisaged La Maison which offers nothing less than the life you have been aspiring for. Go ahead and savour the benefits of a location like Vazhuthacaud, luxury coming from Sree Dhanya Homes and of course, an investment opportunity beyond compare.





LUXURY - THERE'S NO ALTERNATIVE

At Sree Dhanya Homes, we have a deep understanding of your cravings, tastes, class and preferences. Equipped with this, we create living abodes which provide exactly the kind of luxury that you cherish in mind. La Maison is no exception.

AMENITIES



Swim spa



Air-conditioned gym



Recreation room for kids



Pool table



Barbeque corner



Rooftop party area



AMENITIES - THERE'S NO ALTERNATIVE

La Maison provides an array of well-planned amenities which are quite in tune with your way of life.

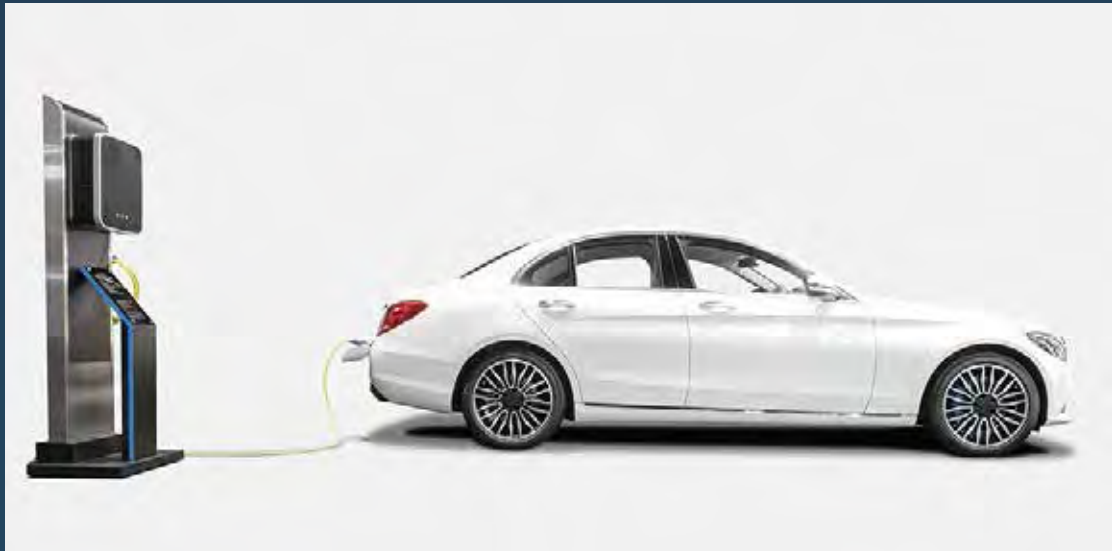
Be it leisure, routine or anything which gets into your living pattern – you will undoubtedly find them all well laid out at La Maison.





ELDER-FRIENDLY

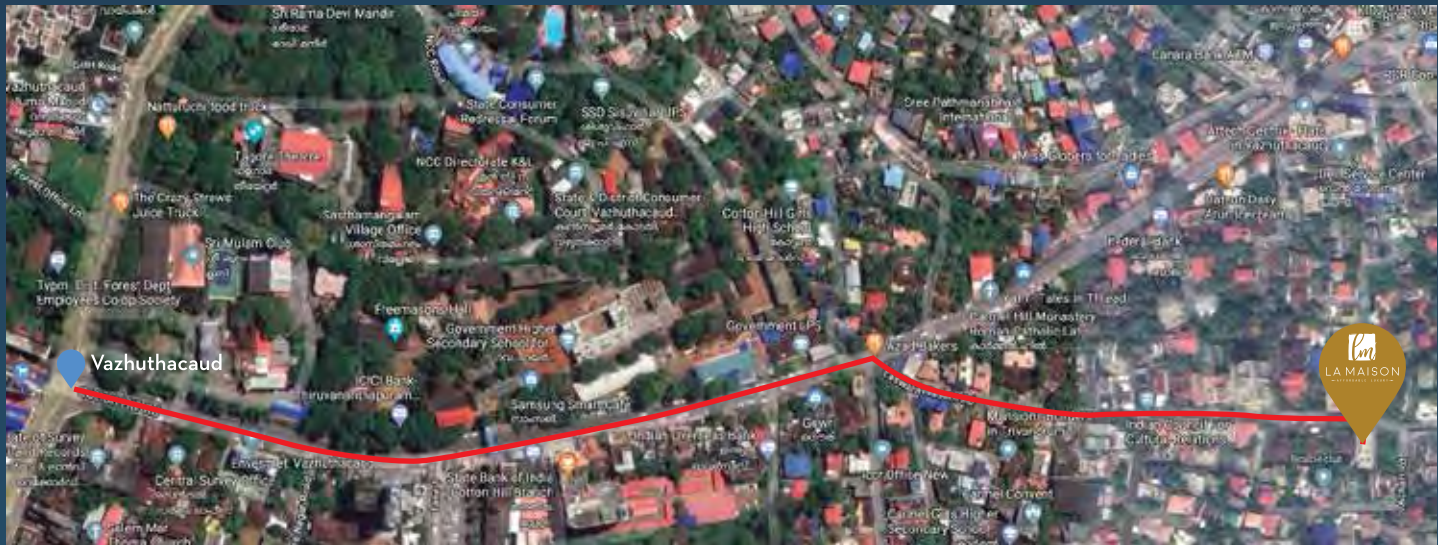
At La Maison, we have dedicated apartments for elders. Equipped with grab bars and all other facilities for elders to stay safe at home, you can engage on your routine absolutely worry-free.



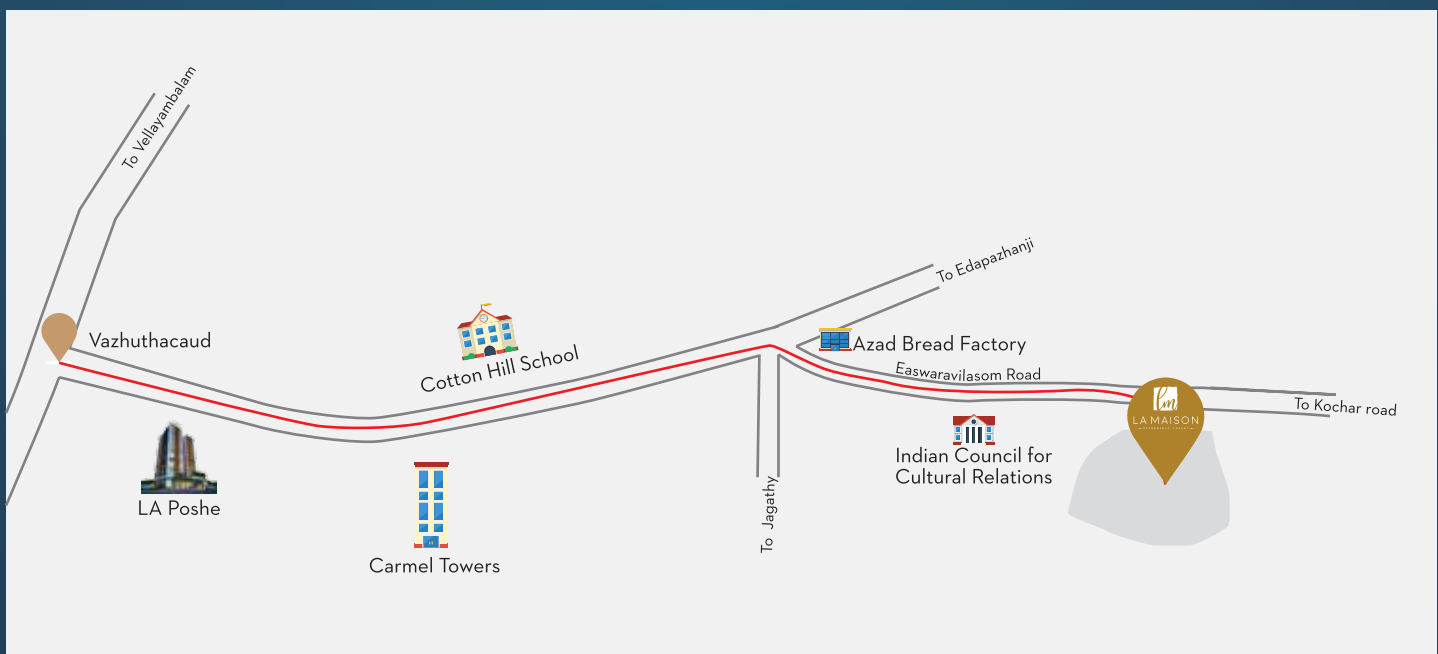


ECO-FRIENDLY HOME - ELECTRIC CAR PARKING

New age facilities and systems for
eco-friendly car parking makes
La Maison futuristic. Specially designed
charging point in each car parking.



LOCATION MAP

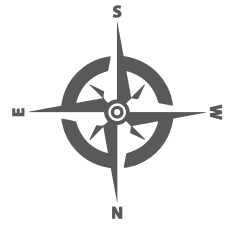




LOCATION - THERE'S NO ALTERNATIVE

Located right at the iconic Easwaravilasom Road, La Maison is only an arm's reach away from the most popular clubs, prestigious educational institutions, shopping centres, places of worship, places of work and so on. If so far routine meant rush, it is time to begin life anew here.

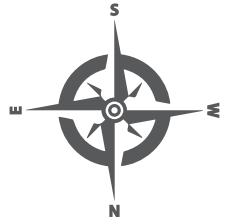
FLOOR PLANS



TERRACE FLOOR PLAN



BASEMENT FLOOR PLAN



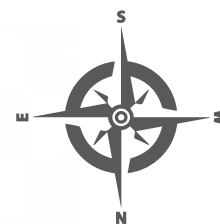
GROUND FLOOR PLAN



A - UNIT WITH OPEN TERRACE (FIRST FLOOR)

2 BHK, 1099 sq. ft.

Saleable area - 1099 Sq. ft.
 Carpet area - 745 Sq. ft.
 Balcony area - 23 Sq. ft.
 Terrace area - 166 Sq. ft.



A - UNIT

2 BHK, 1099 sq. ft.

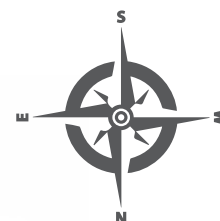
Saleable area - 1099 Sq. ft.
Carpet area - 745 Sq. ft.
Balcony area - 23 Sq. ft.



B - UNIT WITH TERRACE (FIRST FLOOR)

3 BHK, 1481 sq. ft.

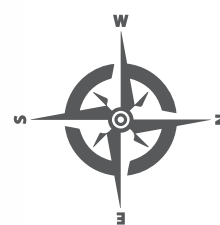
Saleable area - 1481 Sq. ft.
Carpet area - 993 Sq. ft.
Balcony area - 48 Sq. ft.
Terrace area - 584 Sq. ft.



B - UNIT

3 BHK, 1481 sq. ft.

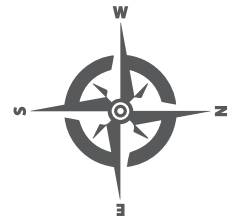
Saleable area - 1481 Sq. ft.
Carpet area - 993 Sq. ft.
Balcony area - 48 Sq. ft.



C - TYPE WITH OPEN TERRACE (FIRST FLOOR)

3 BHK, 1558 sq. ft.

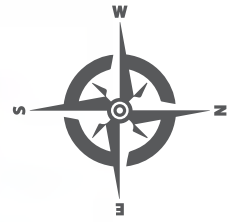
Saleable area - 1558 Sq. ft.
 Carpet area - 1028 Sq. ft.
 Balcony area - 75 Sq. ft.
 Terrace area - 165 Sq. ft.



C - TYPE

3 BHK, 1558 sq. ft.

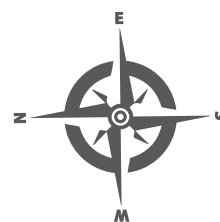
Saleable area - 1558 Sq. ft.
Carpet area - 1028 Sq. ft.
Balcony area - 75 Sq. ft.



D - TYPE WITH TERRACE (8TH FLOOR)

3 BHK + study, 2160 sq. ft.

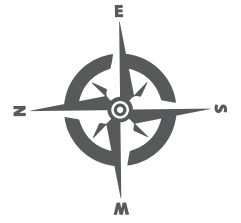
Saleable area - 2160 Sq. ft.
Carpet area - 1440 Sq. ft.
Balcony area - 80 Sq. ft.
Terrace area - 377 Sq. ft.



Saleable area - 2398 Sq. ft.
Carpet area - 1508 Sq. ft.
Balcony area - 101 Sq. ft.
Terrace area - 419 Sq. ft.

E - TYPE 8TH FLOOR DUPLEX PENTHOUSE (LOWER FLOOR PLAN)

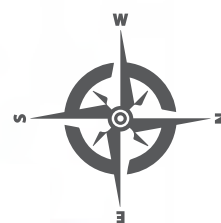
3 BHK, 2398 sq. ft



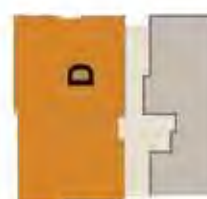
Saleable area - 2398 Sq. ft.
Carpet area - 1508 Sq. ft.
Balcony area - 101 Sq. ft.

E - TYPE 9TH FLOOR DUPLEX PENTHOUSE (UPPER FLOOR PLAN)

3 BHK, 2398 sq. ft



D - TYPE (9TH FLOOR)



Saleable area - 2160 Sq. ft.
 Carpet area - 1440 Sq. ft.
 Balcony area - 80 Sq. ft.

3 BHK + study, 2160 sq. ft.

Specifications

Foundation and Structure	RCC framed structure with pile foundation.
Doors	Front Door: Engineered wood pre-hung doors with digital lock (Yale/Godrej/Epic/Equivalent). Internal Doors: Moulded /Skinned doors with mortise lock. Balcony door: UPVC shutters - Saint-Gobain glass with mosquito net.
Hardware	Godrej/Solex/Dorma/Equivalent for hinges, towerbolt, inside lock, magic eye, door catchers etc.
Windows	Designed Grills covered by powder coated with UPVC shutters - Saint-Gobain Glass.
Flooring	Living/Dining/Bed room: 80x80 Vetrified glossy tiles(Johnson/Kajaria/Nitco/Somany/Asian/Equivalent). Kitchen: 60x60 Satin Finish flooring, Dado Tile 60x60 / 60x30 glossy 60 cm height, High quality black granite counter top, Stainless steel sink with single drain Board (Franke/Reginox/Equivalent), Provision for water purifier. Work Area: Countertop Granite Slab, Washing Machine provision, Single bowl sink expect for type B apartment. Balcony: Anti-skid tiles (Johnson/Kajaria/Nitco/Somany/Asian/Equivalent) Toilet: Anti-skid tile, Wall tile (Height up to false ceiling) (Johnson/Kajaria/Nitco/Somany/Asian/Equivalent), Provision for geyser. Common wash: Countertop washbasin (Kohler/Cera/Johnson/Vitra/Equivalent) with Dado tile.
Lift	8 passenger + 13 passenger bed lift with Automatic Rescue Device (Johnson/Kone/Mitsubishi/Equivalent).
Electrical	Independent 3 Phase wiring (Havells/V-Guard/Polycab/Finolex/Equivalent) with ELCB/MCB. Switches (Legrand/Havells/Equivalent).
Air-conditioned	AC provision are given in all bedrooms, dummy points are provided in Living area.
Generator	Automatic change over to generator supply for common lights and lifts. Power back up for designated points inside each flat (Cummins/Kirloskar/Equivalent).
Gas Supply	Reticulated gas supply with individual meters.
Telephone and broadband	Concealed connections for telephone in drawing and master bedroom along with provision for broadband connectivity.
Plumbing	CP fixtures and sanitary wares of international standards (Kohler/Hindware/Vitra/Equivalent).
Water Supply	Round-the-clock water supply through sump and overhead tank.
Painting	Premium emulsion paint finish for inside walls (Asian/Jotun/Equivalent).

Terms & conditions

Building Tax and any other taxes applicable to be paid by the buyer. KSEB deposit, cable charges and expenses incidental to power and water connections shall be met by the buyer. All transactions are subject to Trivandrum jurisdiction only.

Documentation: Documentation for apartment comprises of two stages

On confirmed booking of the apartment two agreements shall be signed by the builder and the buyer: one for the construction of the apartment and the other for the sale of the undivided share of land.

Sale deed for the undivided share of land and the apartment will be registered on receipt of the entire payment.

Stamp duties, fees and other expenses incidental to registration of sale deed will be on account of the buyer.

Note: Furniture and fixtures shown in the brochure are indicative only. All measurements/specifications given elsewhere in this brochure are subject to minor variations without notice. This brochure does not form the part of a legal offer.

COMMUNITY FEATURES

Limited units are to be specially abled / elder-friendly (1A, 1B, 1C)

Swim spa with spacious deck

Multi-recreation hall with indoor games in rooftop

Open children's play area / rooftop party area with barbeque corner

Recreation room for kids / pool table

Airconditioned gym

Grand entrance lobby

Caretaker's room

Association room in ground floor

Individual water meter for drinking water

Access for differently abled

24 hours generator backup for limited points

Round-the-clock security

ECO FEATURES

Landscaped greenery

Rainwater harvesting

Solar power for selected common area light

DIGITAL FEATURES

16 Amp car charging point for electrical cars in all car parking

Video door phone

Intercom facility

CCTV cameras, Access card entry



ATOM

ATOM literally means Any Time Operation & Maintenance. It is a complete mobile application made exclusively for SreeDhanya Homes customers to register any kind of services pertaining to their respective apartments.





Call: **89439 11 111**

Sree Dhanya Homes Pvt. Ltd., Sasthamangalam, Thiruvananthapuram, Kerala. T: 0471 27236 82 / 83
E: enquiry@sreedhanyahomes.com www.sreedhanyahomes.com

