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FOR THE ELITE YOU

3, 4 & 5 BHK LUXURY VILLAS
KUTTAPUZHA, THIRUVALLA

Florenza

PERFECT HOME

Symphony
in Every
foot!

Introducing **Florenza**, a project that offers you the best of nature and luxury. These homes are equipped with modern amenities to surround you in comfort and luxury. A contemporary design, combined with function and style, ensures each home has a great view of the greenery around



A HOME THAT ELEVATES LIFE.



The new abode of premium living in Thiruvalla



A perfect property that
provides comfort, convenience,
and a dash of elegance.





Crafted with luxury,
Designed for Nature!

A location that take care of all your needs



-  KSRTC Bus Stand 2.5 KM
-  Railway Station 2 KM
-  Believers School 200 Mtrs
-  Pushpagiri Medical College 3 KM
-  Super Market 600 Mtrs
-  TMM Hospital 1.5 KM
-  Marthoma School 1 KM
-  Believers Medical College 300 Mtrs
-  Choice School 3 KM

MASTER PLAN





Florenza

TYPE A 5 BHK

Total Area
3632 Sq.ft

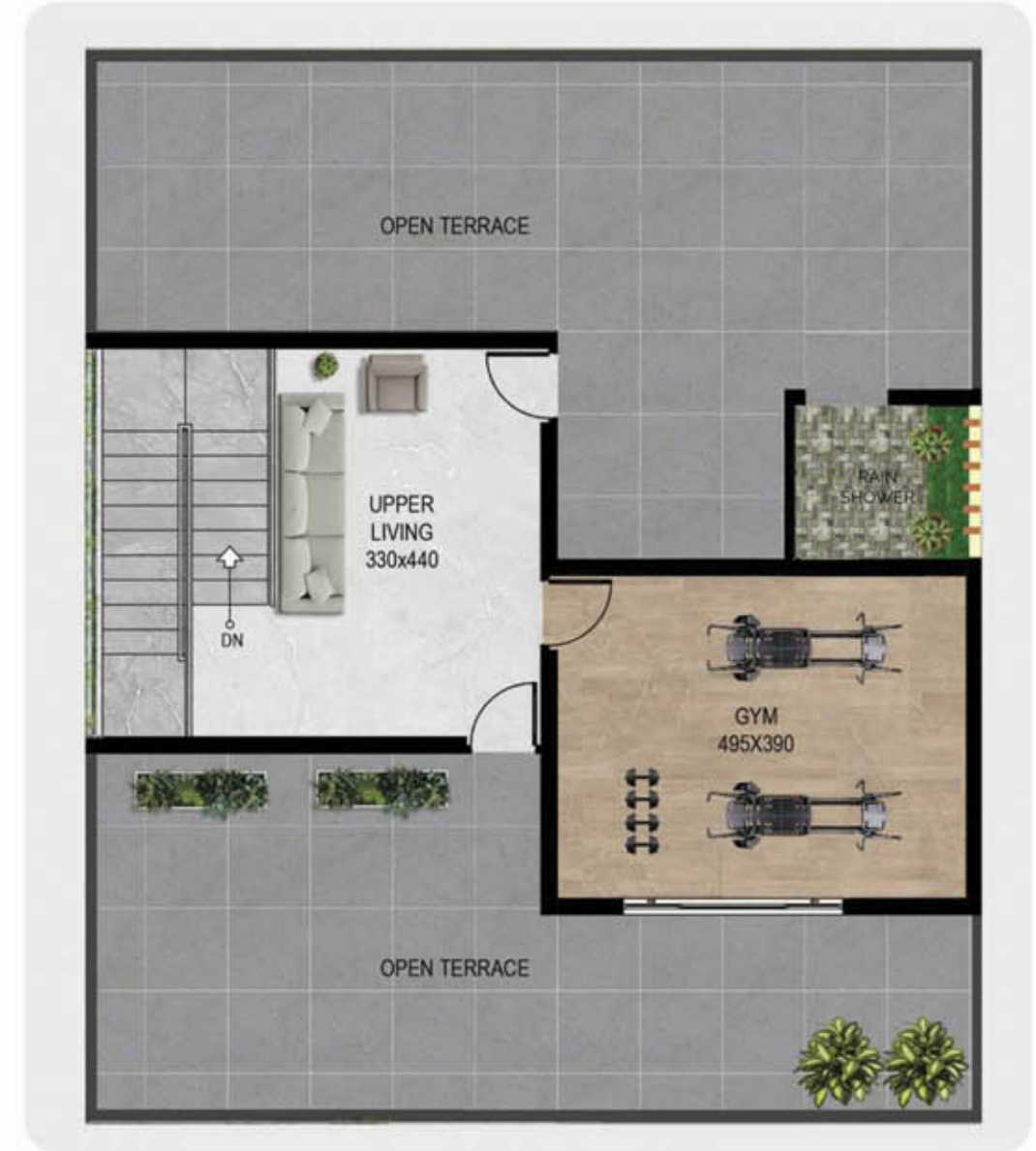
3, 4 & 5 BHK LUXURY VILLAS
KUTTAPUZHA, THRUVALLA



GROUND FLOOR



1ST FLOOR



2ND FLOOR

All dimensions may vary slightly during construction. Furniture layout is indicative only.



Florenza

TYPE B 4 BHK

Total Area
3105 Sq.ft

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GROUND FLOOR



1ST FLOOR



2ND FLOOR

All dimensions may vary slightly during construction. Furniture layout is indicative only.



Florenza

TYPE C 3 BHK

Total Area
2470 Sq.ft

3, 4 & 5 BHK LUXURY VILLAS
KUTTAPUZHA, THRUVALLA



GROUND FLOOR



1ST FLOOR



2ND FLOOR

All dimensions may vary slightly during construction. Furniture layout is indicative only.

SPECIFICATIONS

FOUNDATION

As per design depending upon soil condition. Termite treatment as per specification. Structure : RCC frame structure with brick partitions.

FLOORING

La potra granite front entrance steps. Living/Dining/Family Living and all bedrooms Superior quality Vitrified tiles 80 x 80 RAK / Kajaria / equivalent. Kitchen, work Area , Utility room and balcony: Rustic antiskid vitrified/Ceramic tiles. Antiskid rubberized mat for private gym. Natural stone finish flooring at the sky shower.

KITCHEN

Kitchen counter with granite top and stainless steel 1 ½ bowl sink with single drain board. Stainless steel single bowl sink in work area. Ceramic tile above counter to a height of 60 cms

TOILET

Superior quality anti-skid ceramic tile flooring and walls with superior quality glazed designer tiles up to false ceiling Kajaria / Somany/ equivalent. Sanitary fixtures – wall hung closets with concealed cistern GROHE / KOHLER /American Standard equivalent and wash basin JAGUAR / Kohler / American Standard equivalent star white in all toilets. Geyser points in all toilets excluding maid's toilet. False ceiling with grid panel for toilets. CP Fixtures : Single lever concealed diverters for all toilets except maid's toilet , make of GROHE / KOHLER / American Standard / Equivalent

PLUMBING

All concealed water supply lines inside the villa shall be in ISI marked CPVC pipes. External water supply lines shall be UPVC / ASTM pipe. Drainage lines and storm water drain pipes shall be with UPVC. Individual septic tank with soak pits for each villa.

DOORS AND WINDOWS

Front entrance door frame and shutter shall be made of teakwood. Frame with laminated flush door for bedrooms, kitchen and toilets. UPVC glazed sliding / fixed shutters for all windows, balconies and ventilators

ELECTRICAL

Three phase concealed conduit wiring with copper conductor (finolex / RR Cables) Modular switches. Adequate light points. Fan points , 6/16 ampere power plug points controlled by ELCB and MCB Legrand / L&T / Equivalent. Switches shall be Legrand / Crabtree or equivalent make. Foot lamp in master bedroom. Geyser point in all toilets other than maid's toilet. Exhaust fan point in all toilets inside the villa and kitchen.

STAIR CASE TO FIRST AND SECOND FLOOR

Superior quality vitrified tiles/granite in stairs with stainless steel handrails

PAINTING

Internal wall paint with putty and emulsion. Windows and grills in enamel paint except front door. Front door melamine finish. Premium exterior emulsion/texture finish for external wall with weather shield.

AIR CONDITIONING

Split A C. Live point in all bedrooms.

TV POINT

Provision for cable TV connection in ground floor living room and master bedroom.

INTERNET

Provision at one location in each floor

PRIVATE PARTY AREA

Private party area for individual villas.

LANDSCAPING AND GARDENING

Exterior grade paving tiles, cobble stone paving for car park area and pathways.

WATER SUPPLY

Through Well/KWA

COMPOUND WALL

Compound wall in all three sides except front area separating the service area. Front yard compound demarcation shall be using combination of garden, villa signage and paving.

SECURITY

24 Hours security for common areas and private roads using(CCTV) surveillance.

CAR PARK AREA

Exterior grade cobble stone paving for car park area.

RAIN SHOWER

Shower at private landscaped sky shower area as the sunshine filters through the well-designed pergolas. The natural stone finish flooring add to the soothing bath experience.

PRIVATE GYM

Private gym with equipments. Antiskid rubberized flooring for the gym.

Brand Pool



Amenities

A Lifestyle You Will Love to Luxuriate In!



ENJOY THE
LIFESTYLE
OF YOUR DREAMS.....

