K-RERA/PRJ/226/2020

MANSIONS PRISTINA

Lo'Rise Apartments

Kaloor | Kochi

3-Bed Residences

Ready-to-move-in

MANSIONS HOMES: ALBUM

Mansions Skyluxe

Mansions Palm Hills

Mansions Gayatri

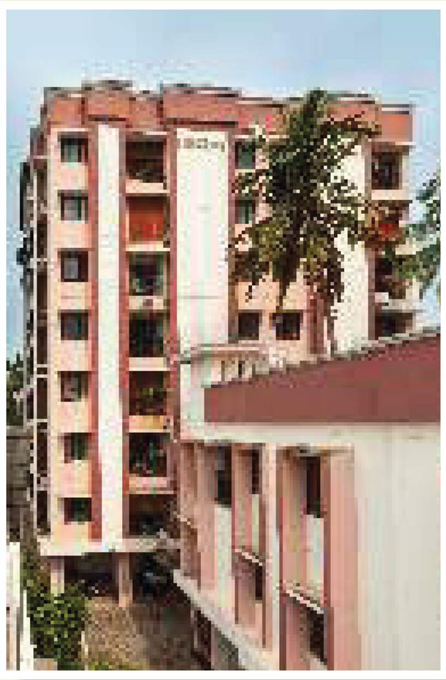
Mansions Sree Vardhan

Mansions Sreenidhi

Mansions Sharada Madhavam

Mansions Pragati

Mansions Shruti



Mansions Shreyas

Mansions Sreevalsom

Note: The above photos are among the 25 Mansions Projects in Trivandrum & Kochi

A 30-Year Legacy Comes To Kochi Again

A hearty welcome to
Mansions Pristina, Kochi.
A warm welcome to families
looking for wonderful homes.

Mansions has been in the
forefront to deliver
price-sensitive quality homes
customised to the budgets and
expectations of its customers.

What we cherish most is our
delighted customers coming back
to us again and again; and
referring Mansions to their
acquaintances.

And that is one of the reasons
we prefer Customer Voice over
Campaign Noise: the voice of
our homebuyers is our most
valuable investment.

Mansions Pristina is endorsed by a fraternity of 900 wonderful homeowners

In an age characterised by reckless corporate expansion and merciless personal ambition, it is refreshing to come across, in the real estate sector, a realty firm like Mansions who have believed in the old proverb, 'Slow and steady wins the race'... *Ar. Koshy K Alex, Chief Architect, Vastushilpalaya Consultancy Architects, Planners and Engineers, Trivandrum*

Just as Asian Paints is driven by its strong consumer-focus and innovative spirit, we realise that Mansions has also leveraged its technocratic expertise, trusted customer relationships and price-sensitive homes to stand the test of time... *Sameer Wadhera, Former Chief Manager-Project Sales, Asian Paints, Mumbai.*

..speaking about quality... I work in Tata Steel and we are very conscious of quality and never compromise, whether the product quantity is large or small. I felt the same concern for maintaining high quality standards at Mansions... *Jagdish Iyer, Officer- Marketing & Sales, Tata Steel Global Wires, Mumbai*

...We felt that the whole Mansions team was very cooperative, starting with the management and down to the site team. The whole buying process was very fast and convenient for us. On the whole we are very satisfied... *Dr George Mathen, Consultant Opthalmologist, University Hospitals of Morecambe Bay, Lancaster, UK*

...What I appreciate most about Mansions is their honest customer relationship. I felt at home interacting with their staff who were well experienced and professional in their dealings... *M. Asharaf, Ex- Additional Secretary, Govt. of Kerala*

We believed that, between a builder and a house owner, the most important thing is Trust. When I met Mansions and I shared my views and conditions for my house, we got a trustworthy response; and we were confident enough to entrust them the work of building our customised home...*Mr. C. Jasper Lal, Ex-Group Head, Propulsion Group, VSSC, Trivandrum*

Mansions Pristina is backed by 30 years of trust

Mansions has always listened and understood our requirements, and they have executed the work to the maximum extent possible without compromising on the engineering principles, as well as successfully customising it to meet client expectations... *S. Adikesavan, Chief General Manager (Rtd), SBI*

We have had a very fruitful business relationship with Mansions for many years. We have been impressed by their professional approach to the business and trusted dealings with our customers who have taken loans from us to buy Mansions Apartments. What stands out is that besides constructing numerous multi-storey apartment complexes, Mansions has also focused on undertaking Customised Homes for individual customers... *Salil Kumar Nair, Joint General Manager, Southern Kerala, HDFC, Trivandrum*

It's refreshing to see that, Mansions, besides focusing on construction of residential apartments, has blazed a trail in the design and building of independent Customised Homes catering to the needs of landowners who wish to make a home of their choice. The fact that Mansions has built over 300 such customised homes is a testimony to the passion of the co-founders, who are engineers backed by an able team of brilliant professionals. Hearty congratulations on Mansions completing 30 years... *Ar. Chandramohan, Chandramohan Associates, Kowdiar, Trivandrum*

As a first time Mansions homebuyer, I found the design, engineering and finish of my apartment to be of excellent quality... *Ramaswamy C, Manager, SBI*

Mansions Pristina is bolstered by a track record of 25 projects & 300 individual bungalows

…Palm Hills comprised 5 floors only, which created a somewhat homely feel. I felt as if we were staying in villas in a compound, with space for children to play, and also for residents to relax, in a community atmosphere… *Sreelekshmi R, Actor*

Many construction firms had approached us for buying our property for developing an apartment" complex, which we refused. But we had no two opinions when Mansions approached us with the proposal of transforming our site into an exclusive hi-luxury residence.. *Supriya Vedavati Kartha, Landowner, Skyluxe Apartments*

…We found the concept of a low rise with just 4 floors very interesting, and we were impressed by the quality and standards of construction… *James Philip Koshy, Professor (Rtd), Modern College of Business and Science, Muscat.*

As regards the construction quality, I must say it was of the highest order. I realised that the two co-founders were CET engineers and that Mansions had an experienced & customer-friendly team of engineers & home building professionals… *G. Krishnan IAS (Rtd.), Ex-Chief Secretary to Govt. of Jharkhand, JV Partner/Landowner, Mansions Palm Hills Apartments, Peroorkada, Trivandrum*

…But once the apartment was handed over to us, our joy knew no bounds. Our new home was amazing and we were very satisfied. More importantly, we were staying in Chennai and could not visit Kerala at different stages of construction, we had also assigned the interiors to Mansions Wonderette. We were delighted with the constant and warm interactions of Mansions professionals who kept us updated on the progress; and executed each of our requirements just like an extended family member… *S. Janardhanan, Former Consultant, ONGC, Chennai*

A LO'RISE DELIGHT

Welcome to a wonderful home at Kochi

Stay easily connected to the locational advantages of the city.
Yet enjoy a quiet space when you are back home.
Thanks to Mansions Pristina. Enjoy the delights of Lo'Rise living.
Just 4 floors and 12 apartments. Bond with neighbours and
live in the warm community ambience of a Lo'Rise. And also
enjoy the benefits of a gated Hi'Rise.

MANSIONS PRISTINA

Lo'Rise Apartments
Kaloor | Kochi

Mansions Pristina:
A compact community with all modern amenities. And networked to the city's landmarks

Common Amenities

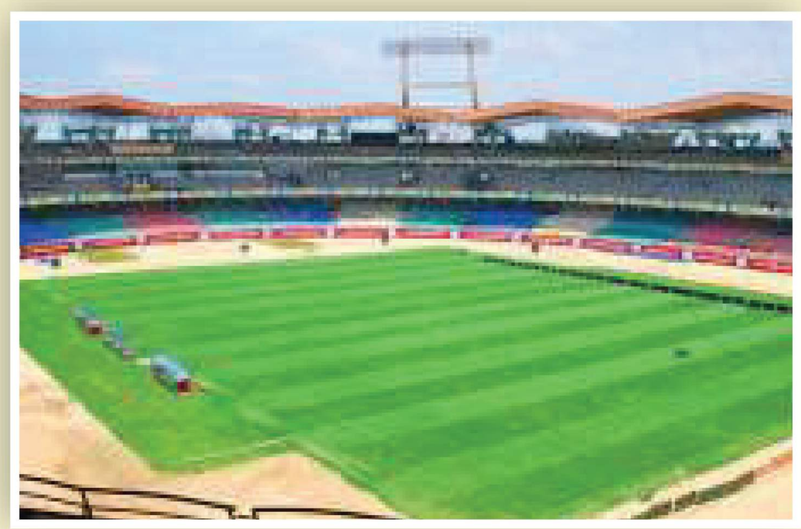
- Roof-top Party Area
- Children's Play Zone
- Cloth Drying Area
- Fully Automatic Elevator
- Intercom Facility
- Access Control with Proximity Sensor Card
- Solar Panel Lighting for Common Area
- Individual Letter Boxes
- Charging points for electric vehicles
- Generator Backup for selected points in Apartments

Why Some Customers Prefer Lo'Rises

- Favoured by home owners who aspire for the community ambience of a Lo'Rise.
- Preferred by persons who have a fear of heights.
- Liked by nature lovers who would like to enjoy the sights & sounds of birds & squirrels in close proximity, that are not seen from great heights.
- Liked by senior citizens or people with impaired movements.
- Preferred by residents who do not wish to lead an elevator-controlled life.

Landmarks within 6 Kms

- Jawaharlal Nehru International Stadium (within 300 meters)
- Metro Station • 8 Schools / 5 Colleges
- 8 Hospitals • 9 Major Shopping Centres



Jawaharlal Nehru International Stadium

Kochi Metro

Lulu Mall

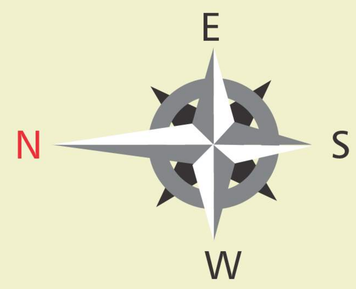
AIMS

St. Albert's College

Marine Drive

MANSIONS PRISTINA

FLOOR PLAN

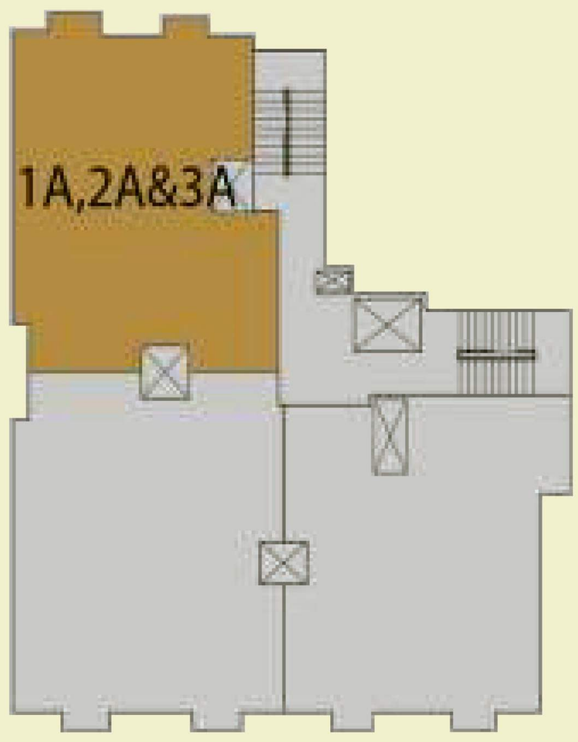


TYPE-A

FLOORS - 1, 2 & 3 (1A, 2A & 3A)

Super Built-up area	1340 sq.ft
Carpet Area (RERA)	961 sq.ft
Internal Balcony	60 sq.ft
Plinth Area	1098 sq.ft
Total Area	1340 sq.ft

(including common area share)

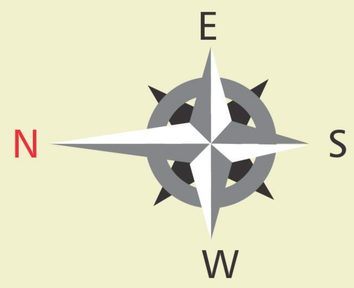


Note:

1. Carpet area shown, is the area of the apartment inclusive of internal walls, but excluding balconies and external walls, as per norms of the RERA Act.
2. Furniture & Fixtures are only for indication and not part of the standard specification.
3. All dimensions are in centimeters.
4. Dimensions may vary during construction.

MANSIONS PRISTINA

FLOOR PLAN



TYPE-B

FLOORS - 1, 2 & 3 (1B, 2B & 3B)

Super Built-up area	1471 sq.ft
Carpet Area (RERA)	1056 sq.ft
Internal Balcony	76 sq.ft
Plinth Area	1295 sq.ft
Total Area	1471 sq.ft

(including common area share)

Note:

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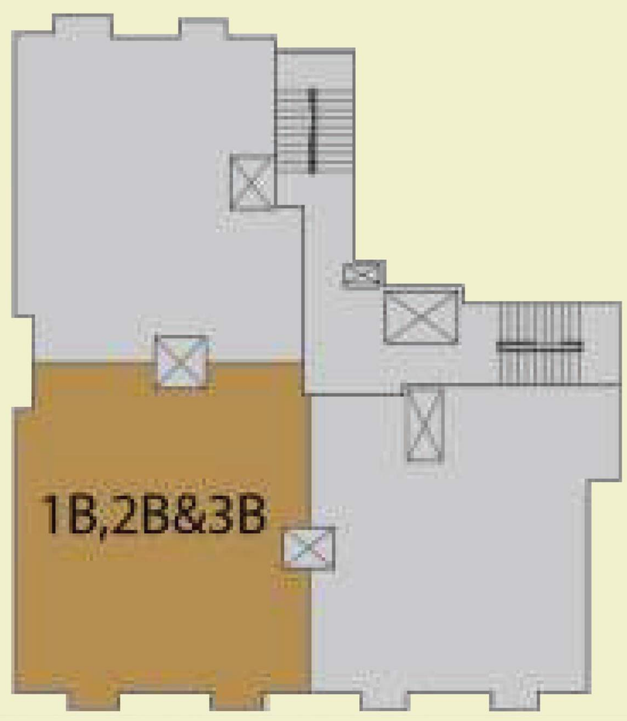
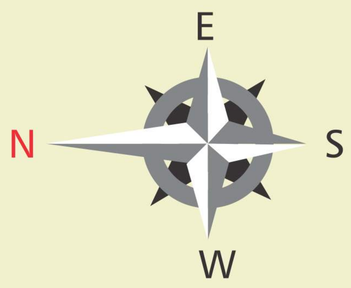


MANSIONS PRISTINA

FLOOR PLAN

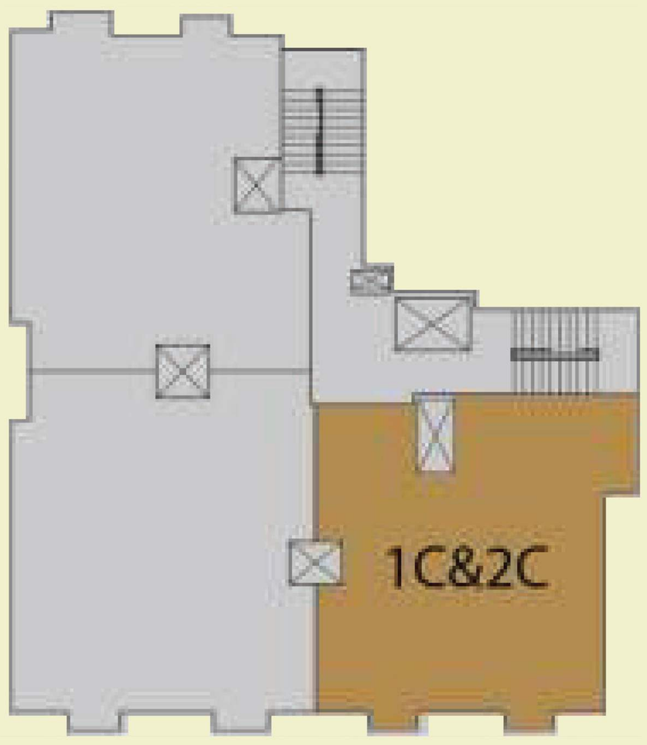


TYPE-C

FLOORS - 1 & 2 (1C & 2C)

Super Built-up area	1332 sq.ft
Carpet Area (RERA)	976 sq.ft
Internal Balcony	42 sq.ft
Plinth Area	1091 sq.ft
Total Area	1332 sq.ft

(including common area share)



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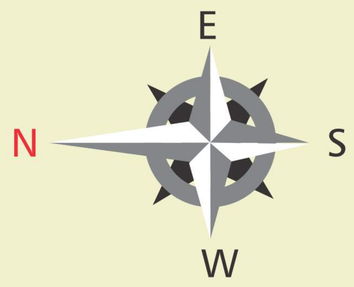
MANSIONS PRISTINA

FLOOR PLAN

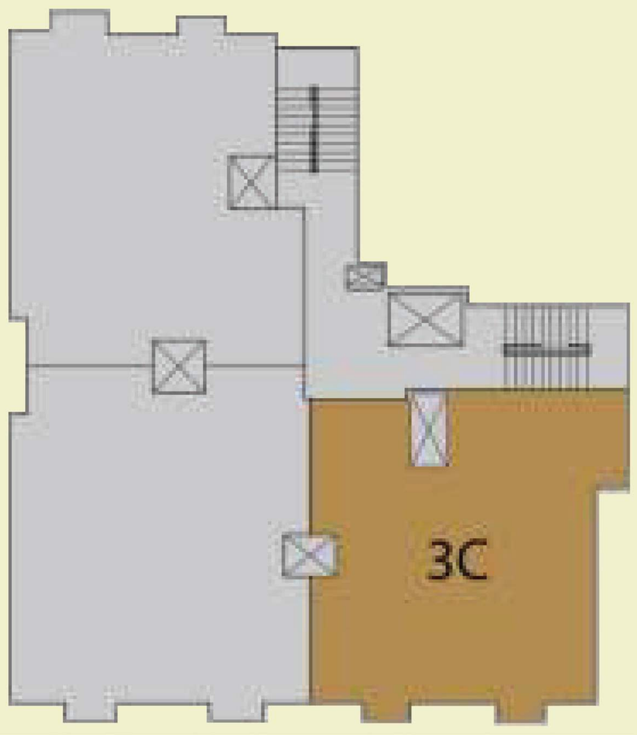


TYPE-C

FLOOR - 3 (3C)

Super Built-up area	1305 sq.ft
Carpet Area (RERA)	960 sq.ft
Internal Balcony	42 sq.ft
Plinth Area	1069 sq.ft
Total Area	1305 sq.ft

(including common area share)



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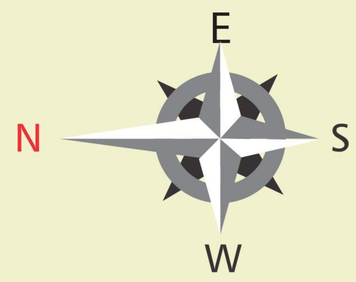
MANSIONS PRISTINA

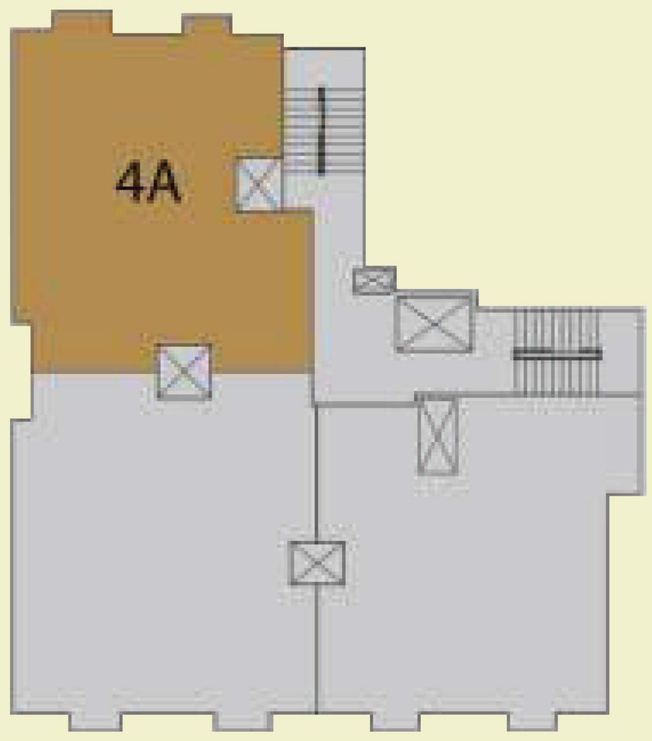
FLOOR PLAN



TYPE-A
FLOOR - 4 (4A)

Super Built-up area	1313 sq.ft
Carpet Area (RERA)	934 sq.ft
Internal Balcony	60 sq.ft
Plinth Area	1075 sq.ft
Total Area	1313 sq.ft

(including common area share)



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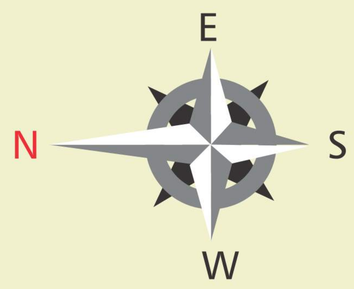
MANSIONS PRISTINA

FLOOR PLAN

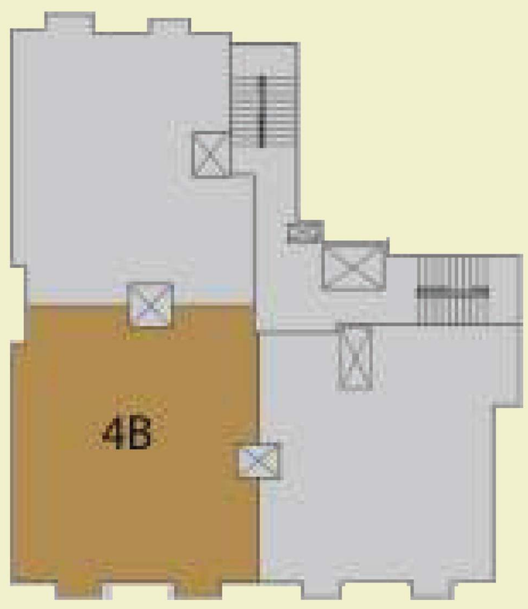


TYPE-B

FLOOR - 4 (4B)

Super Built-up area	1442 sq.ft
Carpet Area (RERA)	1037 sq.ft
Internal Balcony	76 sq.ft
Plinth Area	1181 sq.ft
Total Area	1442 sq.ft

(including common area share)



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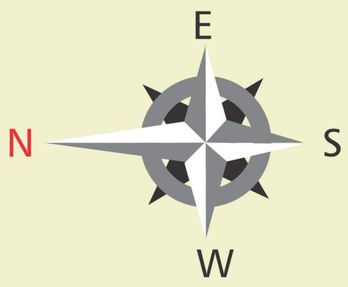
MANSIONS PRISTINA

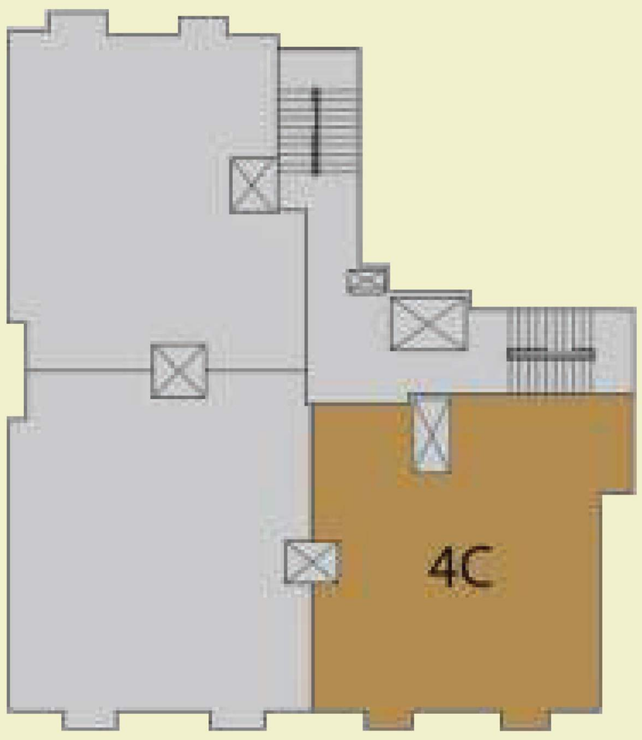
FLOOR PLAN



TYPE-C
FLOOR - 4 (4C)

Super Built-up area	1276 sq.ft
Carpet Area (RERA)	937 sq.ft
Internal Balcony	42 sq.ft
Plinth Area	1045 sq.ft
Total Area	1276 sq.ft

(including common area share)



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Specifications of Construction

Structure : RCC framed structure, Autoclaved Aerated Concrete blocks (AAC blocks) masonry 15 cm thick for outer walls & 10 cm thick for internal walls.

Doors : Prehung doors of Jacson Veneers & Panels

Windows : Powder coated Aluminium windows with glazed shutters and safety grill.

Floor Finish :

General : Vitrified tiles

Kitchen : Ceramic / Vitrified Tiles

Toilet : Ceramic tiles

Painting :

Interior walls : Acrylic emulsion over a coat of putty.

External walls : Exterior grade emulsion

Kitchen :

- Polished black granite counter top.
- Stainless steel sink with single drain board.
- Ceramic tiles upto 45cm height above the granite top.

Toilets : Ceramic tiles upto a height of 210 cm. White sanitary fixtures and CP fittings

Plumbing :

- CPVC pipes for concealed hot water lines inside toilets.
- PVC pipes for other water supply & drainage lines.

Water Supply : Overhead water storage tank with pumping arrangement.

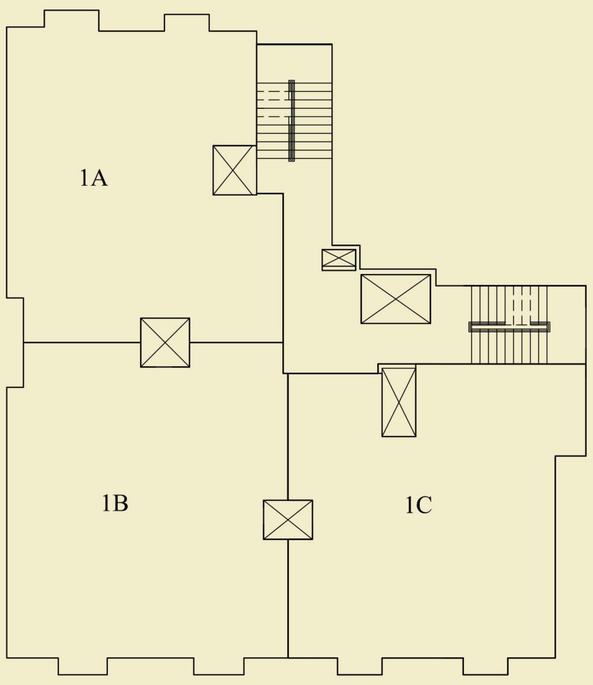
Fire Fighting System : As per National Building Code norms.

Electrical : Concealed three phase wiring with ISI marked superior quality PVC insulated copper cables with modular switches. Adequate light, fan and plug points. Provision for air conditioner in master bedroom. Provision for water purifier, washing machine, mixer, refrigerator and microwave oven. Concealed conduit piping for data cable in living/dining room and master bedroom.

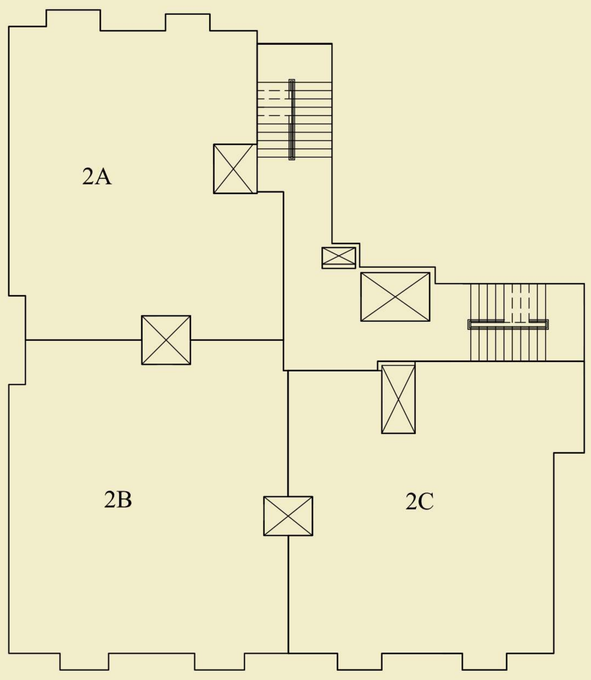
Terms and Conditions

1. Payments can be made by bank transfer/demand draft/ local cheque in favour of 'MANSIONS'.
2. On allotment, an agreement will be executed between the Owners of the land, the Builder and the Purchaser. The sale deed for the apartment and the undivided share in the land will be registered on receipt of full payment, before handing over the apartment. Stamp duty, registration charges and related incidental expenses shall be borne by the Purchaser.
3. An Association of the Owners of the Apartments will be formed to carry out maintenance and other activities. Membership in the Association is compulsory. The Owners' Association will carry out all necessary maintenance and repair of common areas, common installations and fittings. The Association will also meet the expenses for common facilities and services. Maintenance charges/deposits, as decided by the Association, will have to be paid regularly by each Owner.
4. The following expenses shall be paid by the Purchaser:
   I. Statutory levies like GST, Building Tax (Revenue & Municipality), Construction Workers Welfare Cess etc.
   II. Water, electricity and drainage connection charges and deposits.
   III. The proportionate share of the cost of the transformer and HT cabling. The Builder will not be responsible for any delay in getting water/electricity connection and door number from the concerned authorities.
5. All specifications and measurements mentioned in this brochure are subject to minor variations.
6. This brochure does not constitute a legal offer. The information contained herein does not constitute a contract, nor a part of a contract or warranty.
7. All transactions are subject to the jurisdiction of the courts in Kochi.

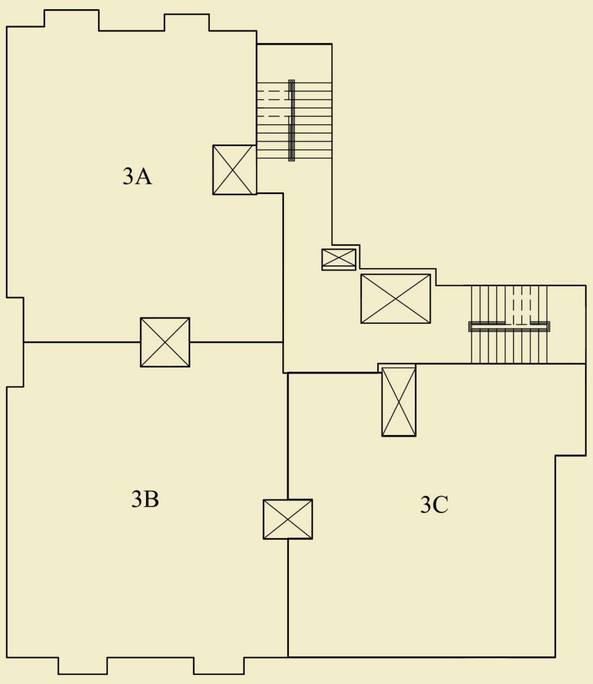
KEY PLAN



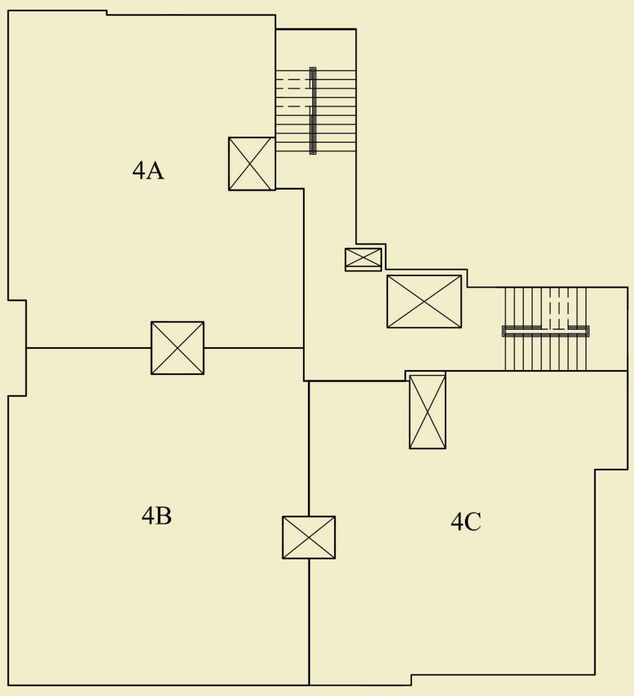
FIRST FLOOR PLAN



SECOND FLOOR PLAN



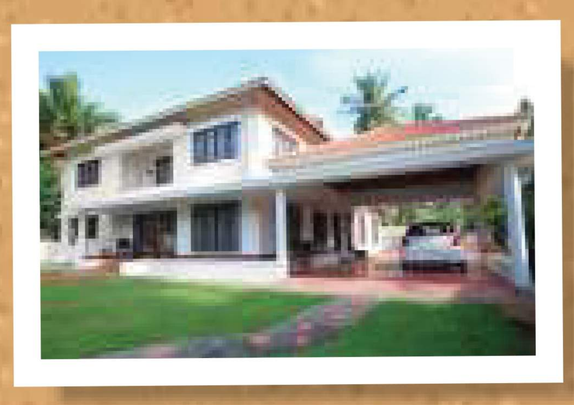
THIRD FLOOR PLAN



FOURTH FLOOR PLAN

LOCATION MAP

Stay in Your Individual Bungalow Built by Mansions



Get your Interiors created by Wonderette from Mansions Vista

- Built 300 Individual Bungalows • State-of-the-Art Expertise
- Cost-effective Construction • Timely execution

Note: Genuine Photos of Individual Bungalows and Interiors created by Mansions