

MANSIONS

palm  
Hills  
PEROORKADA



Enjoy the Delights of Lo' Rise Living



**palm  
Hills**  
PEROORKADA

**MANSIONS**  
KING  
**palmS**

20 apartments | Ground plus four |  
2&3 bedrooms

#### Nearby Landmarks

- 12 Schools
- 7 Colleges
- 8 Hospitals
- 8 Banks
- 5 Major Shopping Centres

Get to keep an eye on the kids playing in the play area from the secure comfort of your Lo'Rise apartment.



Live in the warm community ambience of a Lo'Rise, blended with the benefits of a secured gated Hi'Rise.

Run up and down the stairs  
and keep fit; if you wish to give  
the lift a miss.  
After all, it's a Lo'Rise!



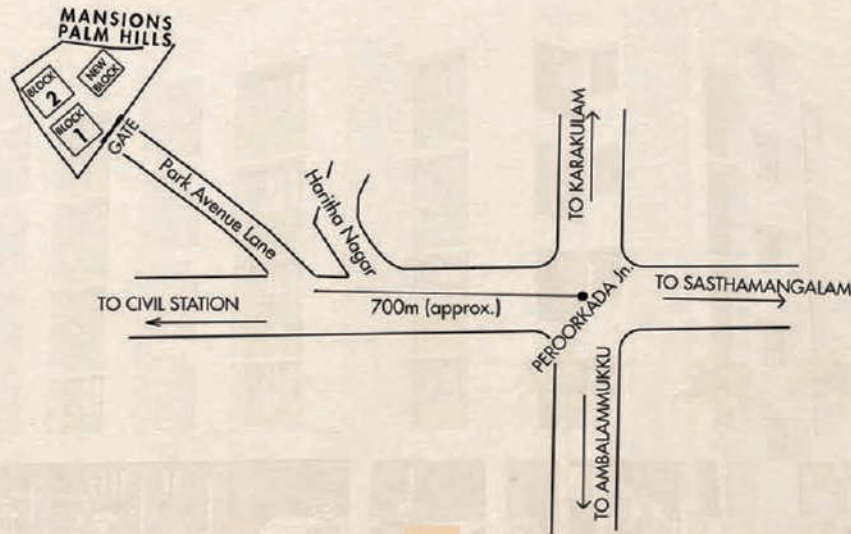
### Amenities

- Air-conditioned Fitness Centre
- Air-Conditioned Guest Suite
- Stroll Path
- Childrens Play Area
- Fully Automatic Elevators
- Intercom Facility
- Access Control with Sensor Card
- Furnished Entrance Lobby
- Association Office

Get yourself a home for a lifetime at King Palms,  
the 3rd Block of Mansions Palm Hills\*.

Welcome to Mansions Palm Hills Lo' Rise Apts  
at the much sought-after location of Peroorkada, Trivandrum.

*\*Palm Hills comprises 3 Blocks: (1) Royal Palms (2) Majesty Palms (3) King Palms.  
Blocks 1&2 have been handed over.*





*...We saw a Mansions Palm Hills hoarding with the title "Enjoy the delights of Lo- Rise Living". My wife insisted that we check out the property. When we reached the Palm Hills site, we saw the first block was almost over and the construction of the second one was going on. We found the concept of a low rise with just 4 floors very interesting, because we never wanted to stay in a highrise building. We selected a two bedroom apartment and it was within our budget. We were impressed by the quality and the standard of construction of the first block...*

*James Philip Koshy(Palm Hills, Block 2),Professor(Rtd.),Modern College of Business & Science, Muscat.*

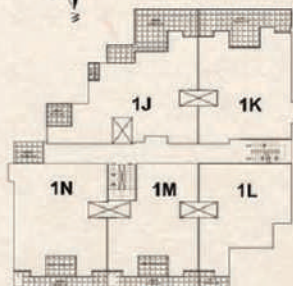
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*...After my first apartment by Mansions was delivered on time, I understood that the name "Mansions" embodied Trust, which was enough for me. I noticed they never advertised much, but all their apartments were getting sold out. So when I thought of investing again in my second apartment, Mansions Palm Hills was the automatic choice. On my recommendation, my sister and cousin have also bought homes built by Mansions...*

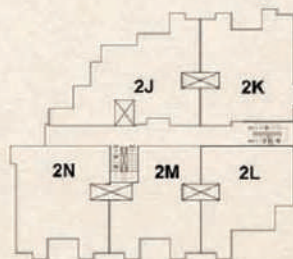
*Jeejo MT (Palm Hills Block 1),System Analyst, Govt. Engineering College Barton Hill, Trivandrum.*

*(To see full version of these Testimonial Excerpts, visit: [mansionsproperties.com/testimonials](http://mansionsproperties.com/testimonials).)*

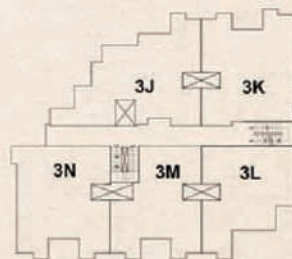
## Allotment Plan - King Palms



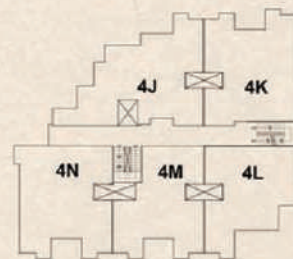
FIRST FLOOR  
PLAN



SECOND FLOOR  
PLAN



THIRD FLOOR  
PLAN



FOURTH FLOOR  
PLAN

FLOOR	TYPE	CARPET AREA (RERA)	INTERNAL BALCONIES	PLINTH AREA	TOTAL AREA (INCLUSIVE OF COMMON AREA SHARE)	OPEN PRIVATE TERRACE AREA (1st FLOOR ONLY)
1 - 4	J	1016	41	1144	1384	384
	K	980	41	1085	1313	270
	L	795	31	886	1072	40
	M	795	40	893	1080	185
	N	972	41	1088	1316	185

Note: 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



**KING PALMS TYPE J**  
(2nd to 4th floor)  
Super Built-up area - 1384 Sqft



**KING PALMS 1 J**  
First floor  
Super Built-up area - 1384 Sqft  
open terrace area - 384 sqft

1. Furniture and fixtures are only for indication and not part of the standard specifications.
2. All dimensions are in centimetres
3. Dimensions may vary during construction.





**KING PALMS TYPE K**  
(2nd to 4th floor)  
Super Built-up area - 1313 Sqft



**KING PALMS 1 K**  
**First floor**  
Super Built-up area - 1313 Sqft  
open terrace area -270 sqft

1. Furniture and fixtures are only for indication and not part of the standard specifications.
2. All dimensions are in centimetres
3. Dimensions may vary during construction.



**KING PALMS TYPE L**  
( 2nd to 4 th floor )  
Super Built-up area - 1072 Sqft



**KING PALMS 1L**  
**First floor**  
Super Built-up area - 1072 Sqft  
open terrace area - 40sqft

1. Furniture and fixtures are only for indication and not part of the standard specifications.
2. All dimensions are in centimetres
3. Dimensions may vary during construction.



### **KING PALMS TYPE M**

( 2nd to 4 th floor )

Super Built-up area - 1080 Sqft



### **KING PALMS 1 M**

**First floor**

Super Built-up area -1080 Sqft  
open terrace area -185 Sqft

1. Furniture and fixtures are only for indication and not part of the standard specifications.
2. All dimensions are in centimetres
3. Dimensions may vary during construction.



### **KING PALMS TYPE N**

(2nd to 4th floor)

Super Built-up area - 1316 Sqft




### **KING PALMS 1N**

First floor

Super Built-up area - 1316 Sqft  
open terrace area -185 sqft

1. Furniture and fixtures are only for indication and not part of the standard specifications.
2. All dimensions are in centimetres
3. Dimensions may vary during construction.



# Specifications of Construction

## Structure

Earthquake resistant RCC frame;(designed for seismic zone III), 15 cm thick hollow concrete block masonry for outer walls and 10 cm thick concrete block/brick masonry for internal walls.

## Doors

Teak wood panelled shutter with teak wood frame for front door. Factory moulded door shutters with hard wood frames for other doors. P.V.C/ fibre moulded door frames and shutters for toilet doors. Moulded half glazed door for kitchen.

## Windows

Powder coated aluminium glazed windows with safety grill.

## Floor Finish

General : Vitrified tile flooring.

Kitchen : Ceramic tiles

Toilets : Anti-skid ceramic tiles

## Painting

Interior walls: Acrylic emulsion over a coat of putty. Enamel paint for doors.

External walls: Exterior grade emulsion

## Kitchen

Polished granite counter with stainless steel sink and single drain board. Glazed tiles upto 45cm. height above the working platform.

## Toilets

Glazed tiles upto a height of 210cm. White sanitary fixtures and good quality C.P. fittings.

## Plumbing

PPR pipes for concealed hot water lines inside toilets. UPVC Pipes for other water supply & drainage lines.

## Water Supply

Overhead water storage tank with pumping arrangement from bore well/open well.

## 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 cable/dish antenna in living/dining room and master bedroom.

# Terms and Conditions

1. All payments must be by demand draft/ local cheque in favor of "MANSIONS" payable at Trivandrum.
2. On allotment of an apartment, an agreement will be executed between the Land Owner, Builder and the Purchaser for the construction. The Sale deed for the undivided share in the land will be registered on receipt of full payment and 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 the 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 specified by the Association will have to be paid regularly by each Owner as decided by the association.



4. Statutory levies like GST, Building tax, Construction Workers Welfare Cess, etc and water, electricity charges shall be paid by the Purchaser. The proportionate share of the cost of transformer and HT cabling are also to be paid by the Purchaser. The Builder will not be responsible for any delay in getting water/electric connection and house number from the concerned authorities.

5. All specifications and measurements in this brochure may be subject to minor variations without notice. All such variation shall be purely at the discretion of the Builder.

6. The Builder reserves the right to cancel the allotment of the apartment subject to the liability of repayment of all advances received.

7. This brochure does not constitute a legal offer. The information herein does not constitute a contract, a part of contract or warranty.

8. All transactions are subject to the jurisdiction of the courts in Trivandrum.

9. The built-up area indicated is inclusive of proportionate share of common areas and wall thickness.



# MANSIONS: A 30 YEAR LEGACY

We, at Mansions, have been engaged in building wonderful homes, by way of apartments, villas, customised homes for nearly 30 years. Mansions has been in the forefront to deliver price-sensitive, quality homes in numerous locations customised to the budgets and expectations of its customers. In fact, the reward that we cherish the 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 that we prefer Customer Voice to Campaign Noise: the voice of our customers is our valuable investment.

Over the years, based on Customer feedback, Mansions has evolved a Tri-focused Strategy: of designing and building community-driven apartment blocks and villa projects; independent/customised homes; as well as contracts-led Govt. and private projects. At the heart of all these ventures, the guiding light has been Customer Wellbeing.

Welcome to Mansions for a total solutions package. Come to us to build, not just a home...  
but a relationship for a lifetime.



# MANSIONS

Imagine **WONDERFUL.**

Think **MANSIONS.**<sup>®</sup>



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Member : **CREDAI**