

# MANSIONS PRISTINA

Kaloor | Kochi

A Lo'Rise Delight



**MANSIONS**

Wonderful Homes: Since 1989

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Kochi – 682036. Mob: 9388443183 Tel: 0484-4067580

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Vazhuthacaud, Thiruvananthapuram – 695014.  
Mob: 93884 46333, 93884 99333, 93888 35333 Tel: 0471-2331160  
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Member : **CREDAI**



QR Code

Revised Nov' 21



**MANSIONS**

Wonderful Homes: Since 1989



## ✧ MANSIONS HOMES: ALBUM ✧



Mansions Skyluxe  
One Super Premium Residence on  
each floor (Ongoing)



Mansions Palm Hills  
Lo'Rise Apartments(Ongoing)

### Completed Projects: Snapshot



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

Mansions Pristina  
is backed by  
30 years  
of trust

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*

...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*

...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*

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, Chief Manager- Project Sales, Asian Paints, Mumbai*

.....During our interactions while buying our apartment from Mansions, we found that customer satisfaction, integrity and honesty are their hallmarks...  
*Mahadevan G, CA, Senior Manager, Federal Bank*

While I thought that I would be getting a design which may suggest a two-storey Customised Home, Mansions finally delivered a mini-building complex. For me it is like a guaranteed retirement plan for my family...  
*Ramesh Gopal, CEO, Sohar Steel Group, Sultanate of Oman*

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, SBI*

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, Palace Road, Kowdiar*

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, Dy.Gen Manager, Business Head, Southern Kerala, HDFC, 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

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*

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*

When a customer invests his hard earned savings into buying a house he expects a transparent, trusted and professional relationship with the companies providing the loan as well as the home-- which he gets from LIC HFL and Mansions... *Geeta Krishnan, Area Manager, LIC Housing Finance*

We feel that the professional management, along with positive feedback from customers and associates, has been the pillar stone of their success in business... *S. Venkataraman, Chief General Manager, SBI, Thiruvananthapuram Circle*

Once the construction had started, we visited our flat with an architect friend of ours, who was greatly impressed by the quality of construction, materials and spaciousness of the flat. . On discussing with friends who had purchased flats with other builders, we felt that Mansions was a group who focused more on customer satisfaction and quality rather than just profits."... *Mr. Abhilash, Engineer, VSSC, Trivandrum*



K-RERA/PRJ/226/2020

BP No. MO9/10/18/2019

## 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  
Kaloore | Kochi





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

Common amenities

- Roof-top Party Area
- Roof-top 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 cars & bikes
- 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





**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.



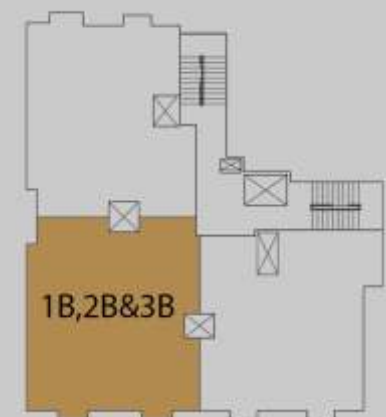
**TYPE-B**

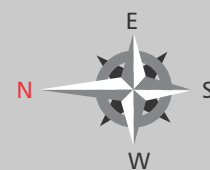
FLOORS - 1, 2 & 3 (1B, 2B & 3B)

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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- 2 Furniture & Fixtures are only for indication and not part of the standard specification.
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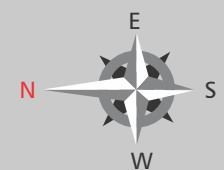
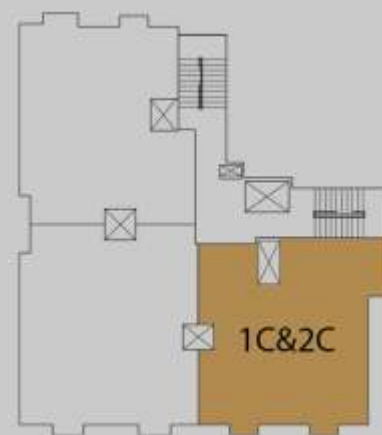


**TYPE-C  
FLOORS - 1 & 2 (1C & 2C)**

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)	

**Note:**

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- 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.

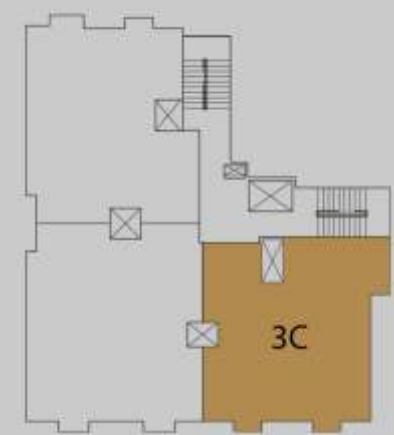


**TYPE-C  
FLOOR - 3 (3C)**

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)	

**Note:**

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- 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.





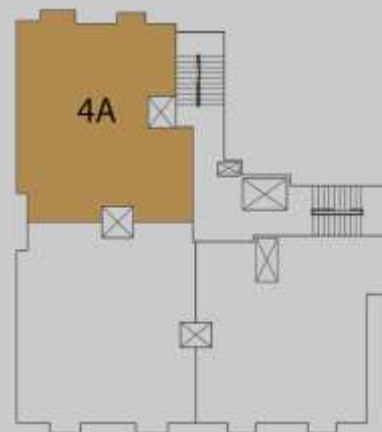


**TYPE-A  
FLOOR - 4 (4A)**

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)	

**Note:**

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- 3 All dimensions are in centimeters.
- 4 Dimensions may vary during construction.

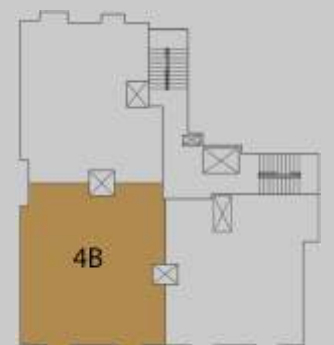


**TYPE-B  
FLOOR - 4 (4B)**

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)	

**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.





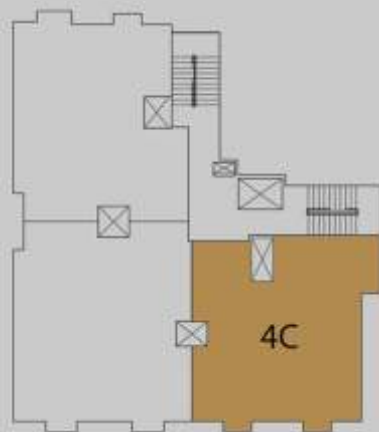


**TYPE-C  
FLOOR - 4 (4C)**

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 (including common area share)	1276 sq.ft

**Note:**

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- 2 Furniture & Fixtures are only for indication and not part of the standard specification.
- 3 All dimensions are in centimeters.
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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 :**

Frames : Factory made, veneer covered HDF  
Shutters : Veneered, polished factory made flush doors as per design (Jacsons/Jacdoor/Kalpataru)

Toilet Doors : PVC/fibre moulded door frames & shutters.

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

**Floor Finish :**

General : Vitrified tiles  
Kitchen : Ceramic tiles  
Toilet : 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 :** CPVC pipes for plumbing lines.

**Water Supply :** Overhead water storage tank with pumping arrangement from bore well/open well.

**Fire Fighting System :** As per National Building Code norms.

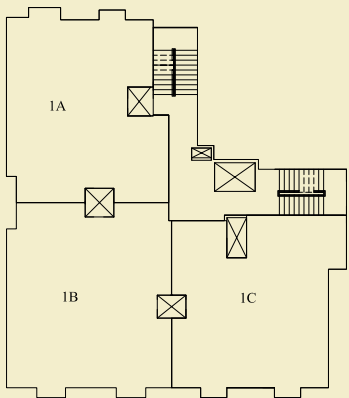
**Electrical :** Concealed three phase wiring with ISI marked superior quality PVC insulated copper cables with modular switches. Adequate light, fan and plug points. Provision for air conditioner in master bedroom. Provision for water purifier, washing machine, mixer, refrigerator and microwave oven.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

## Terms and Conditions

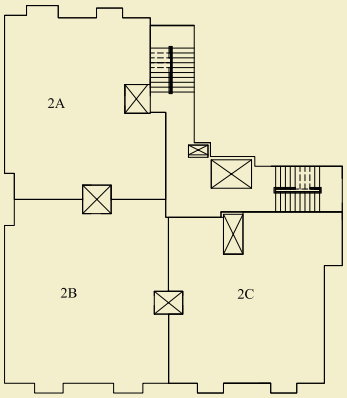
1. Payments can be made by bank transfer/demand draft/local cheque in favour of 'MANSIONS'.
2. On allotment, an agreement will be executed between the Owners of the land, the Builder and the Purchaser. The sale deed for the apartment and the undivided share in the land will be registered on receipt of 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.



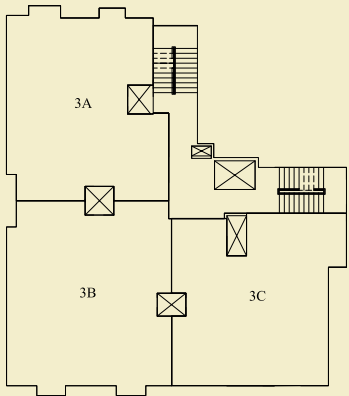
KEY PLAN



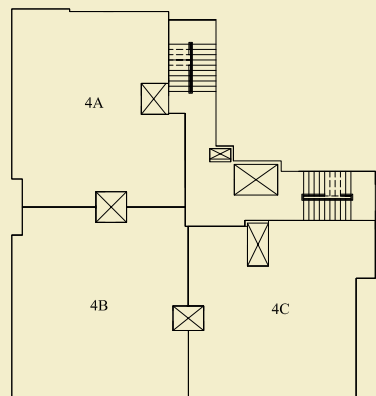
FIRST FLOOR PLAN



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*