

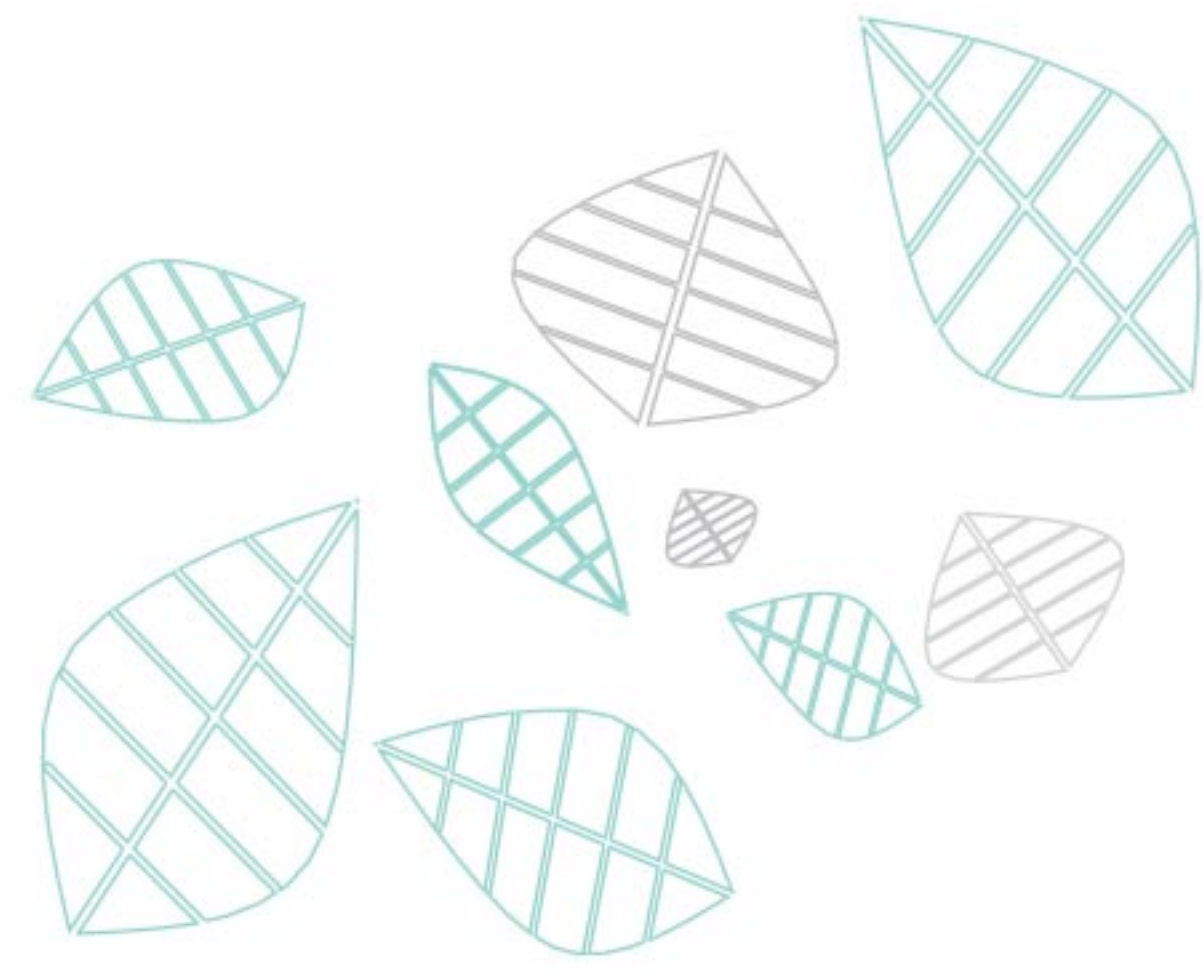
The Cove
BY CREDENZ

PRIME NEIGHBOURHOOD
TRANQUIL SURROUNDINGS
LUXURIOUS
PLANNING

The Cove BY CREDEZ

A premium residential project in the very heart of Ernakulam, The Cove by Credenz offers immense convenience and a blissful life. It is set amidst tranquil environs, green vistas and just 50 meters from Muttar River. Yet it is minutes away from the city's commercial and educational establishments like Lulu Mall, Amritha Institute of Medical Sciences and Metro Station, Edapally.

Indeed The Cove's strategic location apart from its spacious, thoughtful planning are the key attributes which sets it apart from most of the residential development in the city in present times.



3-SIDE OPEN APARTMENTS, MAXIMIZING PRIVACY, OPTIMIZING AERATION!

Experience a heightened sense of exclusivity desired by the privileged few. A home that devotes attention to the minutest of details, all for your comfort. The living spaces at The Cove by Credenz offer 2 & 3 BHK layouts in multiple planning options.

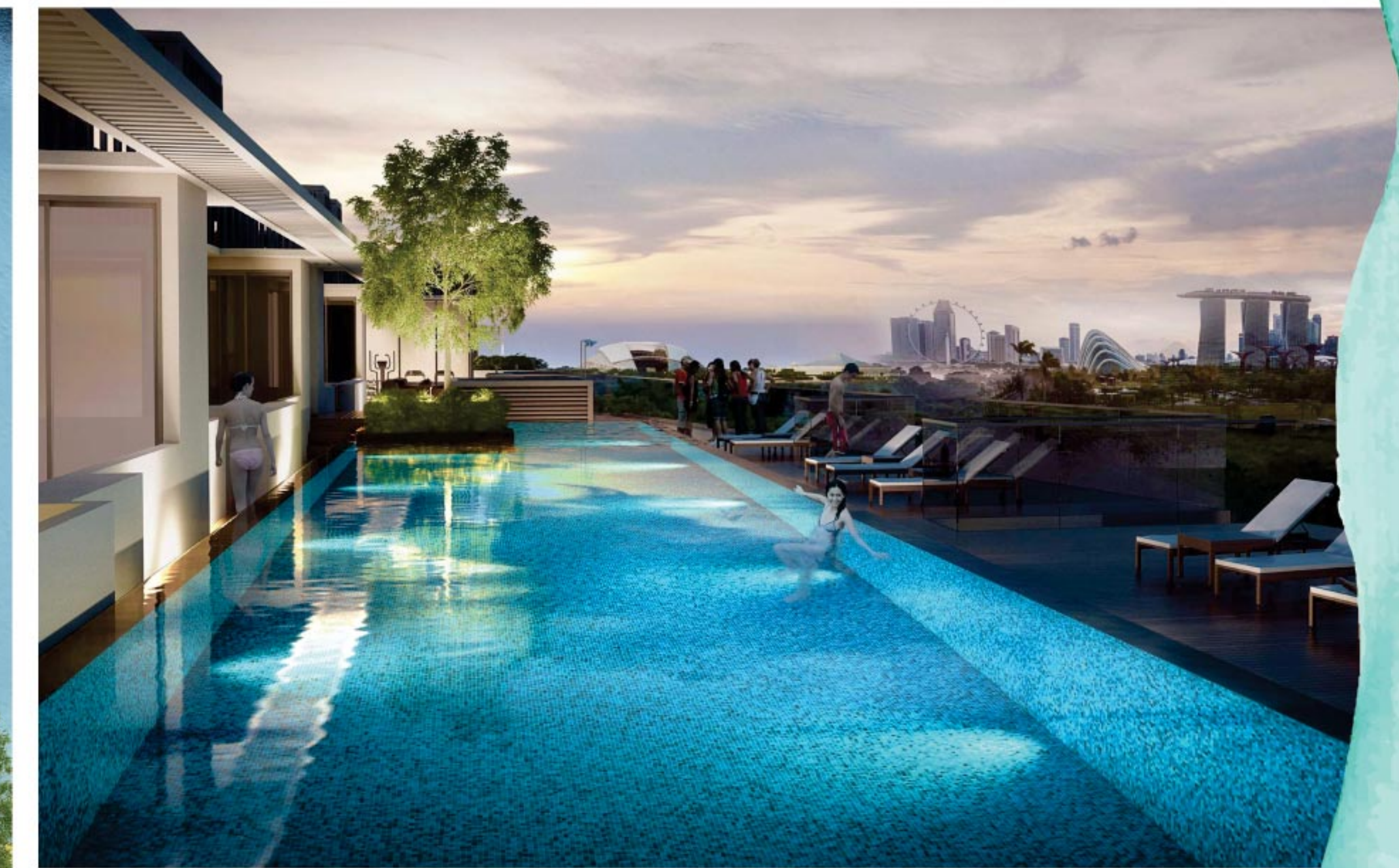
The apartments have been planned such that they offer optimum privacy. Each apartment unit shares just one common wall allowing a 3-side open spacious living. The living spaces exude extravagant warmth and gratifying functionality. Bestowing a gentle glow, the ambience is heightened by the appeal of the interiors as well as the exterior campus.





PURE LIVING PLEASURE

At The Cove, enjoying the leisure facilities is part of everyday life. Whether you prefer a splash on the terrace swimming pool, so lounge at the terrace landscaped garden, stay fit at the gym or entertain friends at the terrace for a barbeque party...the recreational facilities help you enjoy life to the fullest.



AMENITIES

Leisure:

- Swimming Pool with Party Deck
- Tropical Landscaped Terrace Garden
- Terrace Party Area with Gazebo and Barbeque Place
- Children Play Area
- Fitness Center
- Piped music in Lobby and Party area

Others:

- Association Room
- Plush Air Conditioned Lobby
- Multi level Security System
- Reticulated Gas Supply
- Incinerator
- Covered Car Park



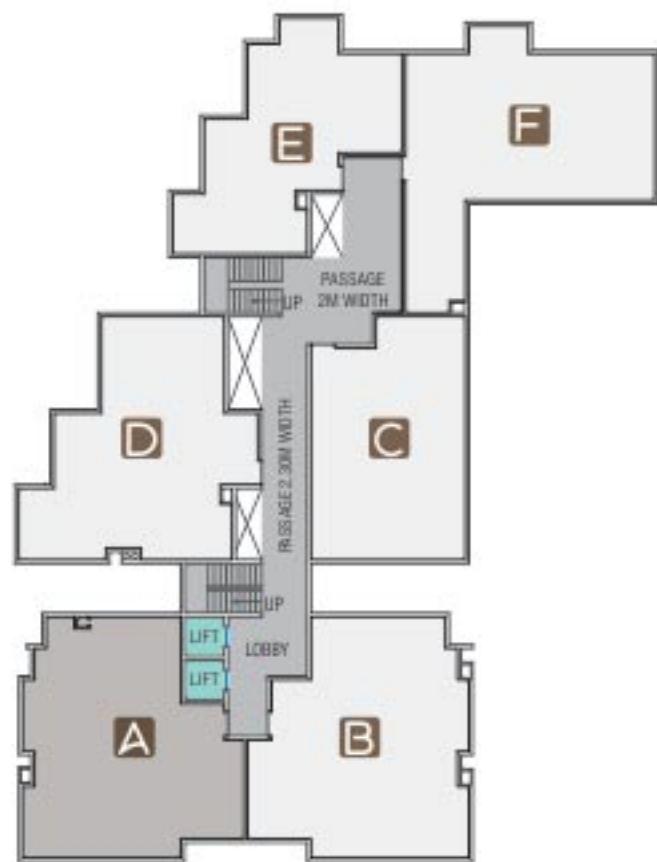
PARKING FLOOR PLAN



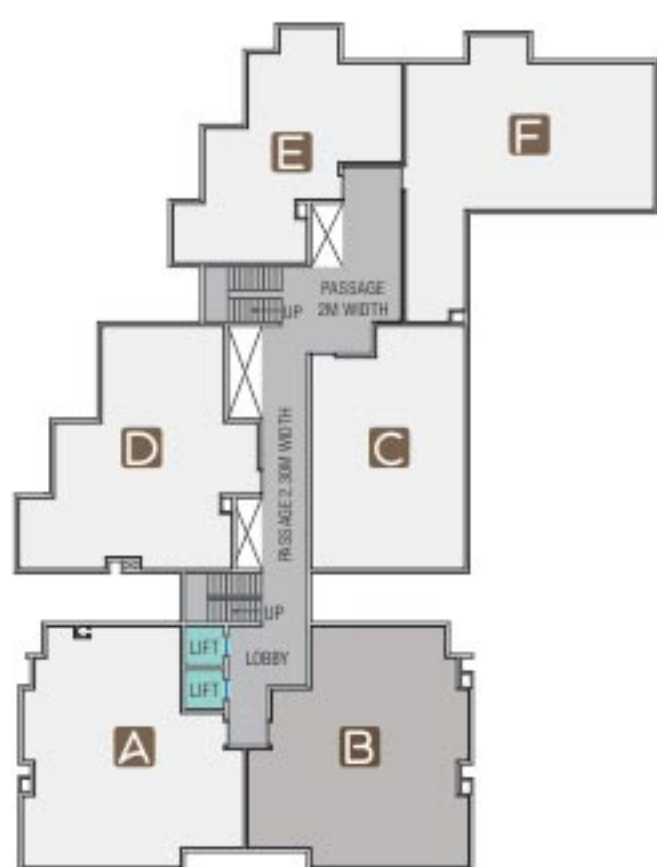
TYPICAL FLOOR PLAN
1st to 4th Floor



TYPE A - 3 BHK
Area - 1618 sq.ft.

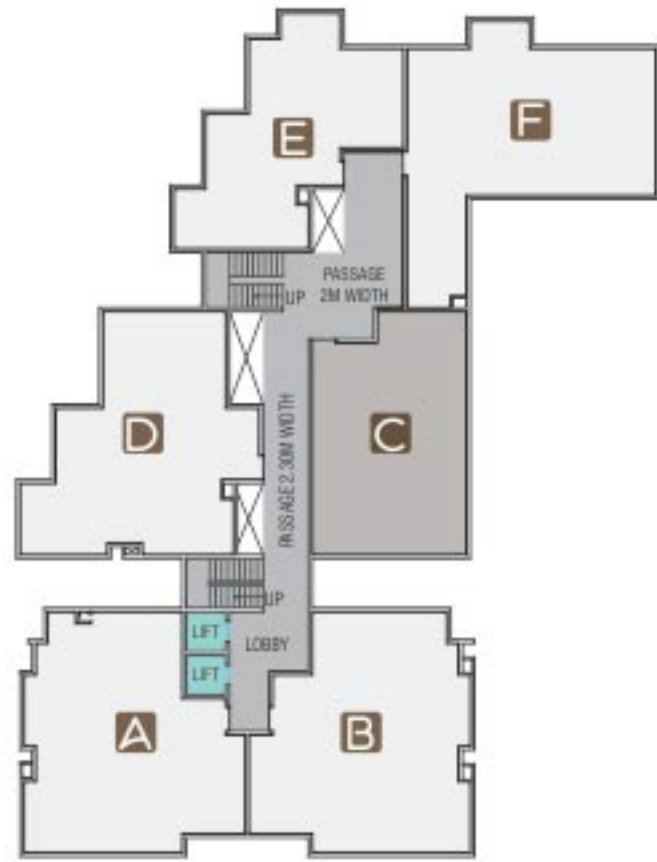
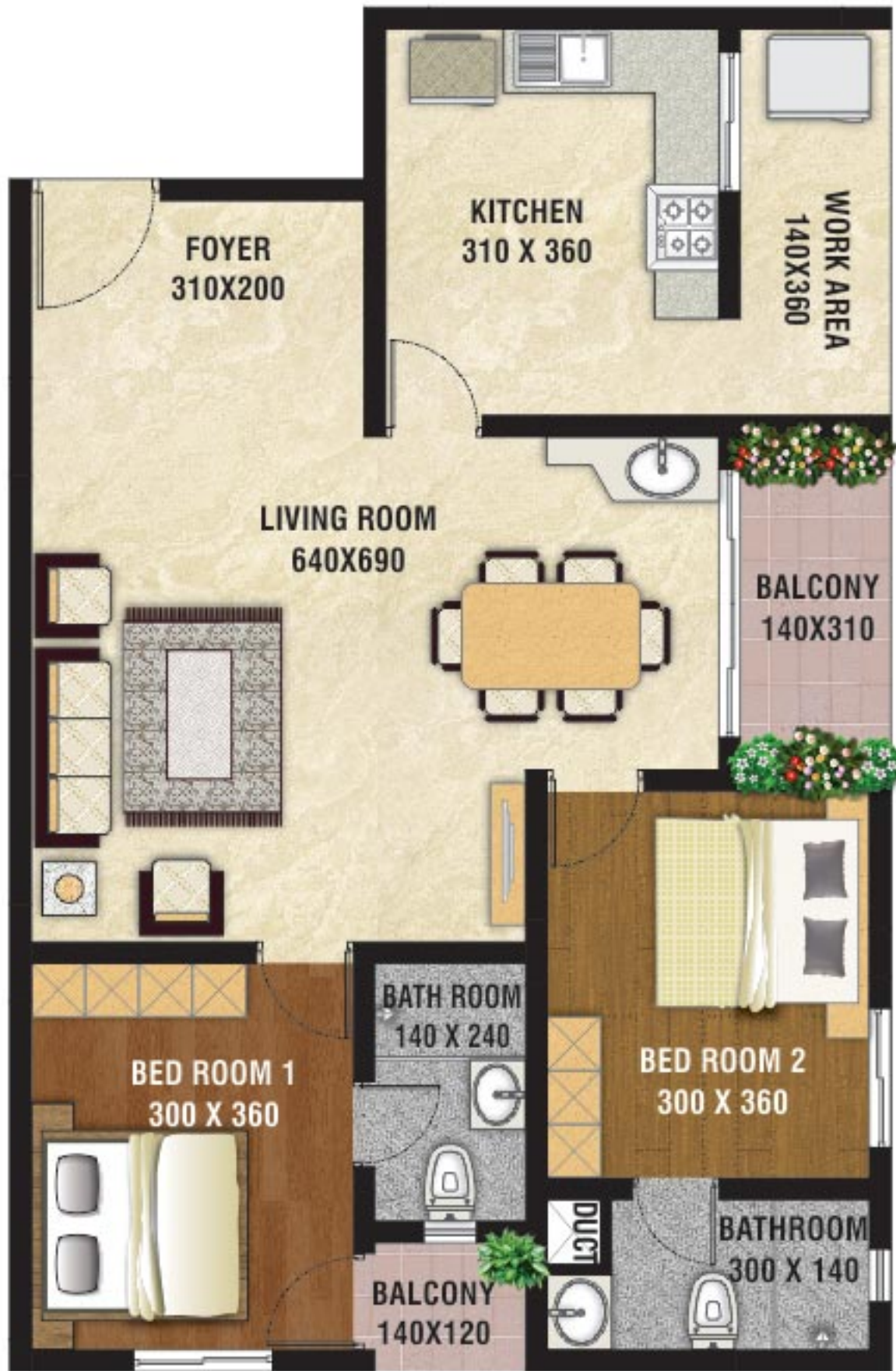


TYPE B - 3 BHK
Area - 1691 sq.ft.



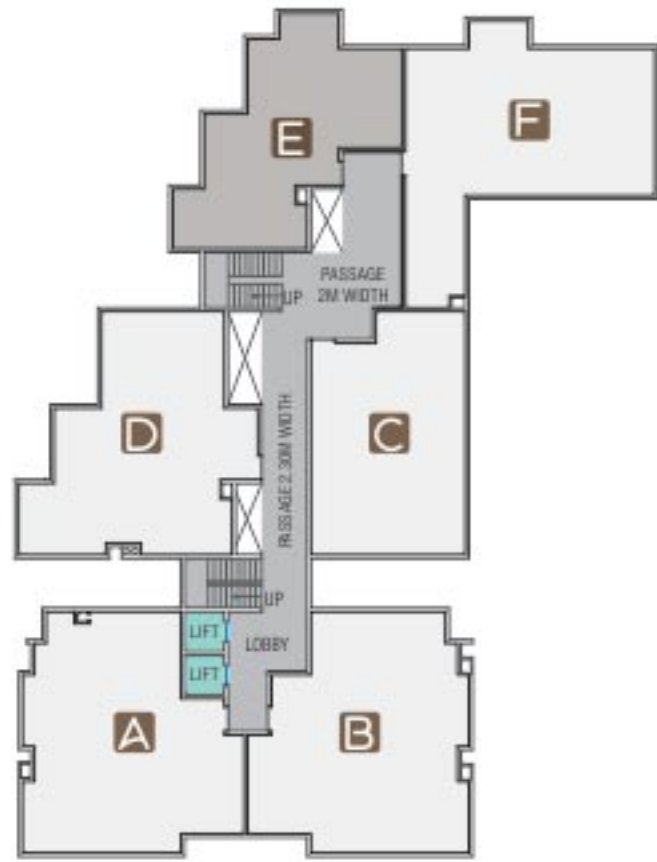
TYPE C - 2 BHK

Area - 1314 sq.ft.



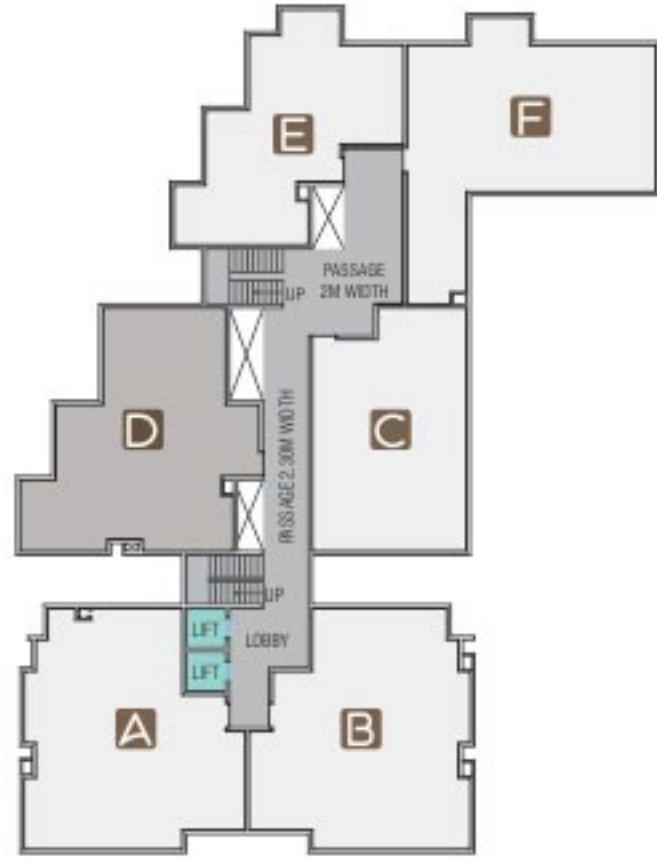
TYPE E - 2 BHK

Area - 1229 sq.ft.



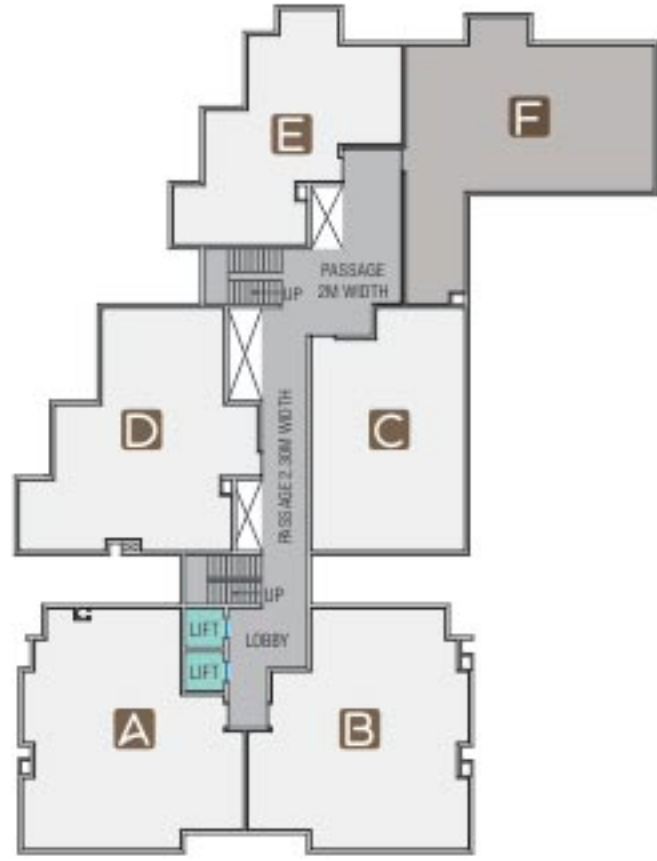
TYPE D - 3 BHK

Area - 1564 sq.ft.



TYPE F - 3 BHK

Area - 1666 sq.ft.



SPECIFICATIONS

Structure

Foundation complying with seismic 3 zone as per structural design. Rcc frame structure with solid concrete block partitions, Concrete grade and steel grade as per structural consultant's recommendation.

Flooring & Tiling

Main entrance lobby shall be finished using Granite / Vitrified tile and texture finish combination as per the architect's design. Lift lobby and fascia wall & floor using Vitrified tiles, as per the architect's design. Staircases using Granite / Vitrified tile flooring with hand railing using SS Brush finished and paint finished MS sections for fire staircase.

Car park Area:

Cement based Flooring with grooves and exterior grade paving tiles for the setbacks and driveways. Foyer / Living/ Dining / 80cm X 80cm Vitrified tiles. Bedrooms Rooms and Kitchen using 60cm X 60cm Vitrified tiles (make SIMPOLO, KAJARIA, SOMANY). Toilets: Designer ceramic tile concepts 30cm X 30cm for floor and 30cm X 45cm for walls up to ceiling height (make SIMPOLO, KAJARIA, SOMANY).

Utility Room:

30cm X 30cm ceramic tile for floor and 30cm X 45cm for walls up to 140 cms height and 60cm above the counter if any. Balconies / Open Terraces / Decks / Private Terraces : Rustic / antiskid / ceramic tiles 30cm X 30cm (SIMPOLO, KAJARIA, SOMANY). Wash / Kitchen counters: Using 16mm granite counter. Handrails and Railings: Using SS / MS / Toughened glass as per the architects design.

Sanitary & Plumbing

Sanitary fittings: EWC wall-hung, counter wash basin. All sanitary fittings shall be of CERA/JAGUAR/HINDWARE. Concealed cisterns CERA/JAGUAR/HINDWARE make with chrome plated actuator plates and all sanitary shall be of white color only. Bathroom Faucets: Shall be single lever concealed diverters CP finish, heavy body metal fittings of CERA/JAGUAR/HINDWARE. Provision for hot water connection shall be provided for overhead shower in each bathroom. Health faucet also shall be provided. Plumbing: All concealed water supply lines shall be in ISI marked ASTM pipes. Drainage, all other lines and storm water drain pipes shall be in PVC.

Kitchen & Service area: Wall mounted Faucets / taps using CERA/JAGUAR/HINDWARE shall be provided. Stainless Steel Sink single bowl with drain board of make NIRALI / FRANKE shall be provided for the kitchen and stainless steel sink without drain board shall be provided for the utility and service areas. Cockroach traps shall be provided as gratings for all the necessary locations (make CHILLI / VIKING / OMCO)

Doors & Windows

Window shutters: Prefabricated colour anodized aluminium sliding shutter windows. One pane of insect screen also shall be provided. Aluminium extrusions shall be from JINDAL HINDALCO and SCHUCO make. Door Frames: Main door frame and shutter shall be of seasoned teak wood. Outer and Inner face shall be coated with Polyurethane finish. **Door Shutters:** All internal door frames shall be of seasoned hard wood with GREEN / ELEGANT / USHUS branded flush door shutter. All internal and external faces shall be finished with Synthetic enamel paint. Hardware: All hardware shall be in C.P Brass, tower bolts, door stoppers, ball bearing hinges. Locks shall be mortise of DORSET / YALE / GODREJ make. Entrance door of the apartment shall have hardware such as, Magic eye, Safety chain, Door stopper.

Electrical

Concealed copper wiring using FINOLEX / RR / HAVELLS make with modular plate switches, centralized cabling system for all electrical and communication requirements. Wiring shall be done for lighting, 5Amps, 15 Amps and AC points in the Apartment. Switches: All switches shall be LEGRAND (MYRIUS) / SCHNEIDER / HAGER.



Generator:

Power backup will be provided for all common services and selected light and fan point in each living, bedrooms inside apartment and a refrigerator point in Kitchen. One light point in each toilets, one 5 Amp plug point in the Living room shall be provided for emergency recharging of any devices. However this shall be 800 Watts for 2BHK and 1200 Watts for the 3BHK apartments with limiter control system. Light fixtures for the Common areas, external areas, apartment balconies and above the entrance door of the individual apartments shall be provided as standard. All light fixtures shall be of PHILIPS / WIPRO / HAVELLS. Adequate ELCB and MCB shall be provided in each apartment. Make SCHNEIDER / LEGRAND / ABB. Provision for the GEYSER points and fresh air fans shall be provided for all toilets. Provision for telephone and Internet shall be provided in the living room and master bed room. Provision for Cable TV / DTH shall be provided in the living and Master Bedroom.

Wall Treatment

Internal Walls: Premium emulsion paint applied over cement based putty shall be used for the ceiling and the internal walls of the apartment. Service area – Emulsion paint / Textured finish as per the Architect's design External Walls: External walls shall be plastered with double coat 18 mm cement plastering & Weather shield exterior grade emulsion / textured paint as per the Architect's design (all paint products from ASIAN / BERGER / JOTUN).



Ceiling Treatment

OBD paint shall be applied in the utility and service area Emulsion shall be applied for the ceiling in the apartments excluding Utility & Services

Elevator/s

Elevators: Elevators shall be provided as per the Govt. norms in each core with automatic doors & SS brush finish of KONE / SCHINDLER / JOHNSON/OITS. Automatic Rescue Device (ARD) also shall be provided as an additional premium feature.

Air Conditioning

Provision for Split ACs, shall be provided for all bedrooms.

Home Automation:

Proximity Access control entry to the common entrance / foyers and amenities. Home security monitoring, gas leakage detectors, emergency panic intrusion alarm, and visitor tracking. Multi level security system for common areas and lobbies.

Landscaping

Well designed landscape above the building Provision for sprinklers and drip irrigation (ATS) shall be provided in essential area in landscaping. Interlock Pavers to be laid in driveways and walkways. Hard and soft landscaping shall be provided as per the landscape consultant's design.





PAYMENT SCHEDULE:

01. On signing of agreement	25%	07. On completion of entire structure	8%
02. On completion of foundation	7%	08. On completion of internal plastering of respective apartment	7%
03. On completion of basement slab	7%	09. On completion of external plastering	7%
04. On completion of ground floor slab	7%	10. On completion of internal painting of respective apartment	7%
05. On completion of 2nd floor slab	8%	11. On completion of flooring of respective apartment	7%
06. On completion of 3rd floor slab	8%	12. On or before handing over of respective apartment	2%



Nearby Attractions:
Amritha Institute of Medical Sciences
Aster Medicity
S.C.M.S. College
Al Ameen School
Edapally St. George Shrine
Decathlon Sports Store

Accessibility: (Easy excess to)
Airport
Vytilla Bus Terminus/Junction
EDAPALLY Railway Station
Marine Drive, Cherai Beach
Smart City & Info Park
(through Kalamassery seaport airport road)

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A Project by:



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