



BOUGAIN VILLA

LUXURY HOMES

Samkranthi, Kottayam

KCC HOMES | BOUGAINVILLA | KOTTAYAM



**There's more to Bougainville
Than what you've seen**

About Bougain Villa

Bougainvilla is a gated community villa project consisting of 19 well designed modern villas in 5 types : A, A1,B, C & D.

Villa Types

Category	Bed Rooms	Sq.Ft.
Type A	3	2230.38
Type A1	4	2456.57
Type B	3	2595.65
Type C	4	2511.25
Type D	4	2904.91

Types A and A1 are similar and the only differences is Type A has 3 bedrooms, whereas type A1 has 4 bedrooms.

Type B is a 3 bed room villa with one large Master bed room on the ground floor.

Type C is also a convenient 4 bed room villa.

Type D is the largest among all with 4 bedrooms.

A convenient and widely preferred feature of Bougainvilla project is that all villas except type B have 2 bedrooms on the ground floor.

KCC Homes is committed to the sustainable utilization of natural resources. To encourage the use of alternative energy and thus help protect the environment as well as reduce electricity bills, the rooftop of each house in Bougainvilla is designed to accommodate solar panels. All the villas are designed to facilitate free flow of natural air inside thereby keeping ambient temperature inside.



TYPE A Villa



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR - 1494.1 Sq.Ft.

FIRST FLOOR - 736.28 Sq.Ft.

TOTAL AREA - 2230.38 Sq.Ft.

TYPE A1 Villa



GROUND FLOOR

FIRST FLOOR



GROUND FLOOR - 1479.67 Sq.Ft.

FIRST FLOOR - 976.9 Sq.Ft.

TOTAL AREA - 2456.57 Sq.Ft.

TYPE B Villa



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR - 1540.35 Sq.Ft.

FIRST FLOOR - 1055.3 Sq.Ft.

TOTAL AREA - 2595.65 Sq.Ft.

TYPE C Villa



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR - 1452.12 Sq.Ft.

FIRST FLOOR - 1059.13 Sq.Ft.

TOTAL AREA - 2511.25 Sq.Ft.

TYPE D Villa



GROUND FLOOR

FIRST FLOOR



GROUND FLOOR - 1705.75 Sq.Ft.

FIRST FLOOR - 1199.16 Sq.Ft.

TOTAL AREA - 2904.91 Sq.Ft.

CLUB HOUSE

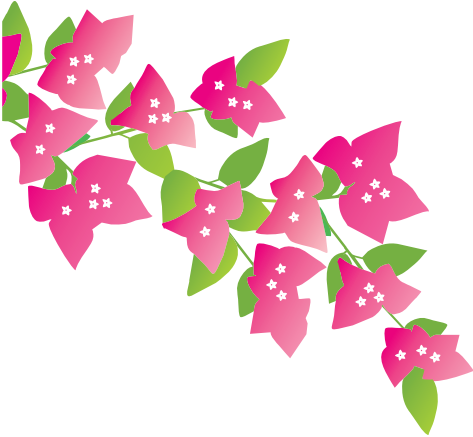


The villa shall be completed in 15 months from the date of execution of sale and construction agreement. Payments are based on work in progress only. The project is approved by all major banks for home loans.

Payment Schedule

On blocking of a Plot -	Rs. 2,00,000
On signing of Agreement (Booking amount)	- 10% of total cost (less Rs. 2 lakhs)
On Starting of Foundation work	- 15% of total cost
On Completion of Foundation work	- 15% of total cost
On completion of Structure	- 15% of total cost
On completion of Plastering	- 15% of total cost
On completion of first coat painting	- 15% of total cost
On completion of Flooring	- 15% of total cost
On handing over	- Statutory deposits & expenses

Note : GST @ 5% has to be paid with each installment.



SPECIFICATIONS

FOUNDATION

Shallow foundation up to required depth with damp proof coating at top.

STRUCTURE

Lab-tested solid cement blocks as load bearing walls and reinforced cement concrete slab. All reinforced concrete works with minimum cement content of 350 kg/cubic meter using ISI Fe 500 steel bars.

FLOORING

Vitrified tiles of size 120 X 60 for all main rooms (brand - Johnson or equivalent). Matt granite or rustic tiles at the entrance sit-out. Staircase with rustic tiles .

BATHROOM TILES & PLUMBING

Designer glazed tiles of size 60 x 60 upto full height. Concealed ISI PVC and CPVC pipes (brand - Finolex/ Supreme). Provision to fix solar water heater.

KITCHEN/WORK AREA

Kitchen Counter in black glossy granite with single bowl stainless steel sink with drain board (brand - Prince) and tap (brand - Jaquar). Work Area has single bowl sink and tap. Electrical points for refrigerator, microwave, Induction cooker, electrical chimney, water purifier and grinder.

BATHROOM FITTINGS

White European water closet and wash basin (brand - Jaquar/ Johnson or equivalent). Chromium- plated Wall Mixers with shower and taps (brand -Jaquar or equivalent).

ELECTRICAL

All modular switches (brand - MK or equivalent). Provisions for fans, 6 A sockets, Provisions for LED light points in all rooms. A/c points in all bedrooms & dining room. Separate wiring for Inverter (wires brand - Finolex / V-Guard/ Polycab).

DOORS & WINDOWS

PU coated Teak/ Walnut veneered entrance door. Painted Moulded Panel doors for bedroom and toilets. Quality locks (brand - Godrej/ Dorset or equivalent) and accessories. Painted WPC/ hardwood window frames and shutters with MS grille.

STAIRCASE

MS or Glass handrails with WPC/ hardwood topping.

PAINTING

Two coat putty and emulsion for internal walls and ceiling. Exterior walls painted with weather proof emulsion. Roof top painted with heat reducing paint (brand - Pidilite).

WATER SUPPLY

WELL water supply from a Master tank with gravitational flow to each villa. Overhead tank with capacity of 1500 litre for each villa. Kerala Water Authority connection is also available.

AVAILABLE AT EXTRA COST

Interior design and planning, solar panels, solar water heater, all wardrobes and kitchen cabinets, curtains/blinds, LED lights, fans, etc.

Amenities



Security



Landscaped garden



Children's play area



A/c Multy purpose hall



Jogging Track



Outdoor exercising equipments



GYM

Distance Chart

Kottayam Town	-	5 km
Ettumanur Town	-	7 km
Kanjikuzhy	-	6 km
Medical College	-	4 km
Caritas and Matha Hospitals	-	3 km
KIMS Hospital <input type="checkbox"/>	-	4 km
Kottayam Railway Station	-	5 km

CONTACT US TODAY !

CONTACT INFO

✉ info@kcchomes.com

☎ +91 90 61 78 00 00

☎ +91 81 29 45 88 00

☎ +91 98 47 05 88 00

KCC HOMES

Ground Floor,
KCC-City Heights,
Apartments Erayilkadavu,
Kottayam - 686 001
Kerala.

Ongoing Project

Our Completed Projects



Puthupally, Kottayam



Samkranthi, Peroor Rd



Ammanchery, Kottayam



Erayilkadavu, Kottayam



Medical College, Kottayam



Devalokam, Kottayam

Our Completed Commercial Projects:



Makkil Centre
Good Shepherd Road, Kottayam



Pulickal Trade Centre
Nagampadom, Kottayam