



K- RERA/PRJ/359/2020



Magical Place, Realistic Price...

Set in serene surroundings, the Grand Aqua Villa project is located just 5 km from Kanjikuzhy, the most preferred residential locality in Kottayam, and about 1 km from the Puthuppally Town.

FOR THE FIRST TIME IN A GATED
COMMUNITY VILLA PROJECT IN KOTTAYAM,
WE OFFER A FEW 3 BEDROOM SINGLE STORY
VILLAS IN GRAND AQUA NAMED AS TYPE A.



PLOT PLAN

COMMON FACILITIES TO COMPLETE IN 2023.



Grand Aqua offers 20 top of the line plots and villas in 1.70 acres of fully enclosed compound. The project is designed and planned in such a way as to ensure maximum utilization of each square-foot, providing best value for money.

THREE TYPES OF VILLAS



Type A

SINGLE STORY
BEDROOMS : 3
PLINTH AREA : 1447 SQ. FT
PLOT AREA : 5.0 to 7.0 CENTS



Type B

BEDROOMS : 3
PLINTH AREA : 2113 SQ. FT
PLOT AREA : 5.5 TO 7 CENTS



Type C

BEDROOMS : 4
PLINTH AREA : 3030 SQ. FT.
PLOT AREA : 9 to 10 CENTS

VILLA TYPE A



TYPE A - FLOOR PLAN

BED ROOMS - 3 Nos

PLINTH AREA -1447 Sq.Ft.

PLOT AREA- 5 to 7 Cents

VILLA TYPE B



TYPE B - GROUND FLOOR PLAN

BED ROOMS - 3 Nos

GROUND FLOOR AREA - 1088 Sq.Ft.

TOTAL FLOOR AREA - 2113 Sq.Ft.

PLOT AREA : 5.5 to 7 Cents

VILLA TYPE B



TYPE B - FIRST FLOOR PLAN

FIRST FLOOR AREA - 1025 Sq.Ft.

PLINTH AREA -2113 Sq.Ft.

PLOT AREA : 5.5 to 7 Cents

VILLA TYPE C



VILLA TYPE C - GROUND FLOOR PLAN

BED ROOMS - 4 Nos

GROUND FLOOR AREA -1666.79 Sq.Ft.

TOTAL FLOOR AREA - 3029.61 Sq.Ft.

PLOT AREA - 9 to 10 Cents

VILLA TYPE C



VILLA TYPE C - FIRST FLOOR PLAN

First Floor AREA – 1362.82 Sq. Ft.

TOTAL FLOOR AREA - 3029.61SQ.FT

PLOT AREA - 9 to 10 Cents

AMENITIES



LANDSCAPED GARDEN



GYMNESIUM



PARTY ZONE



PLAY AREA



ELDERS LEISURE AREA



SECURITY

DISTANCE CHART

Central Junction, Kottayam.	: 8 Km
Kanjikuzhy	: 5 Km
Kalathipady	: 5 Km
Manarcad	: 5 Km
Kottayam Railway Station	: 7 Km
Thengana	: 10 Km
Changanacherry	: 15 Km

HOSPITALS NEARBY

Paret Hospital - 1.2 km
Mandiram Hospital - 2.8 km

PAYMENT SCHEDULE

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1	On Booking	Rs.1,00,000
2	On registration of sale deed for land	25% of total cost (cost of plot)
3	On the start of foundation work	15% of total cost
4	On completion of foundation	15% of total cost
5	On completion of entire structure	15% of total cost
6	On completion of plastering	15% of total cost
7	On completion of flooring	15% of total cost
8	On handing over	Statutory deposits & expenses

GST @ 5%

SPECIFICATIONS

QUALITY THE KCC HOMES PROMISE

Grand Aqua villas in Kottayam are constructed using the best quality raw materials. Be it fittings, fixtures or even paints, it is a standard practice at KCC Homes that we use only the most suitable branded material. KCC Homes promises the best value for the money you spend.

Flooring & Tiling

- ▶ High quality vitrified tiles for flooring.
- ▶ Bathrooms: Designer ceramic tile concepts for walls upto a height of 7 feet, anti-skid tiles for floors.
- ▶ Rustic tiles for sit-outs, staircase and exterior grade paving tiles for car porch.

Sanitary & Plumbing

- ▶ Sanitary Fittings: European closets and wash basins (Brand CERA or equivalent).
- ▶ Taps & Shower: ESSCO by JAQUAR or equivalent hot & cold mixer tap, wash basin tap, shower & hand shower.
- ▶ Plumbing lines: Finolex - CPVC & PVC pipes

Electrical Points

- ▶ All modular switches Havells or equivalent.
- ▶ Adequate power points.
- ▶ Air-conditioner points in 2 Bedrooms.
- ▶ Cable TV provision in family living room.

Kitchen / Work Area

- ▶ Kitchen-counter with black granite or equivalent.
- ▶ Water purifier and washing machine points.
- ▶ Stainless steel sinks.
- ▶ Power points for refrigerator, microwave, grinder, mixer, hob & hood and water purifier.
- ▶ Jaquar or equivalent taps.

Doors / Windows

- ▶ Entrance door is made with teak-veneered wood.
- ▶ The other doors are of hard wood door frames with paneled shutters.
- ▶ Windows are made of hard wood frames and shutters with grille and glass.
- ▶ High quality Joinery and accessories.

Paint Finish

- ▶ Internal walls - Two coats of putty and premium emulsion.
- ▶ External walls - Two coats of weather shield exterior emulsion.

Structure

- ▶ Concrete roof with reinforced cement on partial framed, load bearing solid block/brick masonry walls resting over piled foundation.
- ▶ All the villas are structurally designed.
- ▶ Steel bars used are of ISI standards and minimum cement content is 350kg/m³ for all concrete works.

WE ARE ALWAYS READY
TO ASSIST YOU



Contact us

For bookings & viewings

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New Launch



BOUGAINVILLEA

LUXURY HOMES

Samkranthi, Kottayam



Ammanchery, Kottayam



Medical College, Kottayam



Samkranthi, Peroor Rd



Erayilkadavu, Kottayam



Devalokam, Kottayam

Our Completed Commercial Projects:



Makkil Centre
Good Shepherd Road, Kottayam



Pulickal Trade Centre
Nagampadom, Kottayam