



LIFESTYLE LUXURY 2 & 3 BHK

APARTMENTS @ IRINJALAKUDA

CALL : 09562611000

BOOK NOW

READY TO OCCUPY

www.palattybuilders.in

Orchid
Heights

LUXURY APARTMENTS





**WELCOME TO
NEW LIFESTYLE**



COME HOME



TO LUXURY LIVING

At the heart of Palatty Builders is enshrined a deep commitment to give away elegant living spaces and covetable lifestyles to its loyal customers. For nearly three decades, it has displayed an immense energy for achieving growth, goodwill and dynamism through its outstanding residential and commercial projects. Many projects were subsequently built in and around Ernakulam & Thrissur districts. The Olive Heights, the prestigious residential project of Palatty Builders was completed in Irinjalakuda in 2016.

Be it high rise residential apartments, sprawling villas or swanky commercial complexes, each project of palatty Builders bears the everlasting stamp of quality, utility and elegance.

Orchid Heights, the new and upcoming 2+12 floor luxury apartment project at Irinjalakuda will be a pleasant surprise to all residents of Irinjalakuda as well as to NRIs around the world who would like to retire and return to the peaceful environs of Irinjalakuda.



HAPPINESS UNLIMITED

Orchid
Heights



VISION

To inspire trust through demonstrated dedication to honesty, integrity and transparency. To provide outstanding customer service and to enhance environments and improve lives.



MISSION

We are a dynamic team of professionals dedicated to providing quality apartments for home living.



CORE VALUES

Open and effective exchange of information and ideas .
Expand our potential through intelligent risks, Responsive management and maintenance, accomplishment through honesty, trust and mutual respect.



LANDMARKS



SCHOOLS:

- Christ vidhyaniketan (ICSC)
- SN Higher secondary school
- Little Flower Higher secondary School
- St. Mary's Higher Secondary School
- Don Bosco Higher Secondary School

COLLEGES:

- Christ College
- St. Joseph's Women's College

PROFESSIONAL COLLEGES:

- Christ Engineering college
- SN Teachers training Institute
- Sahrdaya Engineering College, Kodakara
- METS Engineering College, Mala
- Holy Grace Engineering College, Mala

HOSPITALS:

- Lal Memorial Hospital
- Marina Nursing Home
- Government Taluk Hospital
- ITU Cooperative Hospital
- High-tech Clinics

PLACE OF WORSHIP:

- St. Thomas Cathedral
- Spirituality Centre
- Christ Church & Monastery
- Koodalmanikkyam Temple
- Viswanathapuram Temple
- Sri Mahavishnu Temple
- Tana Mosque
- Kattungachira Mosque

(Each of the above places of Worship has immense historical and religious relevance.)



BANKS:

All major banks and ATMs are within easy reach

SHOPPING:

Numerous Shops and Supermarkets in and around Irinjalakuda



Orchid *Heights*

THE LOCATION

Open the doors to a premium lifestyle at Orchid Heights, the prestigious luxury apartments project of Palatty Builders at Irinjalakuda in Thrissur district of Kerala. The brand new residential complex will impart a new wave of energy and affluence to the serene town of Central Kerala.

Located just 50 meters from the state Highway and 8 Kilometres from the National Highways of NH 66, Orchid Heights provides unimaginable convenience and ease of access to its residents when going out for work, business or leisure. Moreover, leading educational institutions, supermarkets, hospitals and entertainment avenues like cinema theatres are just a stone's throw away from Orchid Heights.

Just 8 Kms to NH 66, 10 Km to NH 544 and 18 kms to Thrissur town!

A GATED COMMUNITY

The residential Complex situated in a total land area of 1 acre, comprises of 114 apartments- 2 & 3 BHK – set out in 12 floors plus a ground floor with lounge and six elevators. The basement has been set apart for car parking while ground space has also been judiciously set apart for swimming pool, gymnasium & clubhouse, children's play area, garden and all the other essential amenities a residential complex demands for. To top it all, the residents of Orchid Heights will enjoy safety, exclusivity and happiness of a gated community with 24-hour security and high walls to keep away undesirable elements any time of the day!



Yes! everyday at Orchid Heights will be a blissful experience for you and your dear ones!

Orchid Heights

LUXURY APARTMENTS



Make every day blissful



Once you become resident of Orchid Heights you'd cherish each day you spend here. The rooms specially designed to be airy and spacious will function as a balm on your tired soul after the day's hard work. The scenic views from the balconies, the fresh unpolluted air streaming through the windows, the peaceful neighbourhood and the various recreational facilities like swimming pool and club house will tie an invisible knot between you and your home at Orchid Heights

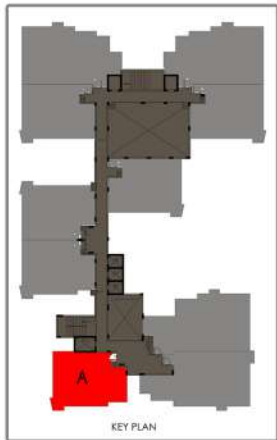
Yes! Everyday at Orchid Heights will be a blissful experience for you and your dear ones!



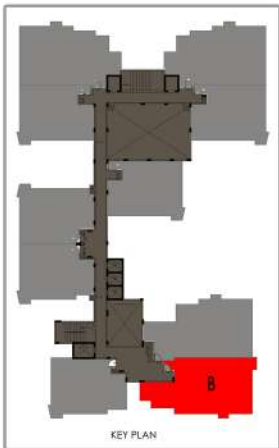
FLOOR PLAN



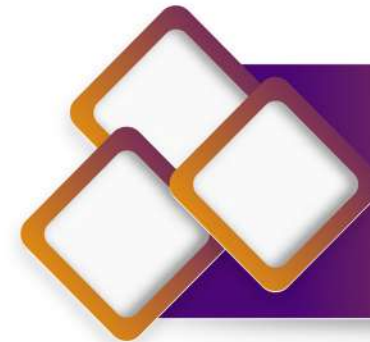
TYPE A



TYPE - A
2 BHK
Area : 1064 sqft

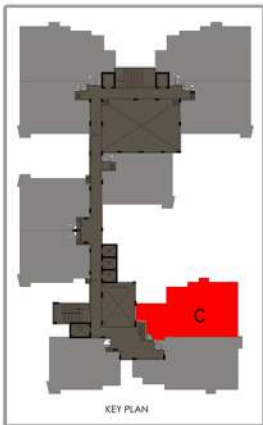


TYPE - B
 3 BHK
 Area : 1499 sqft

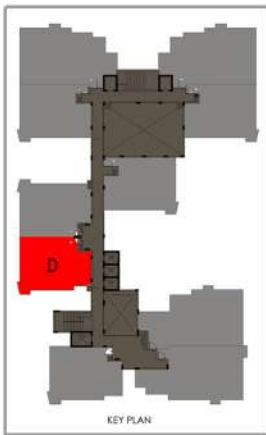


TYPE B

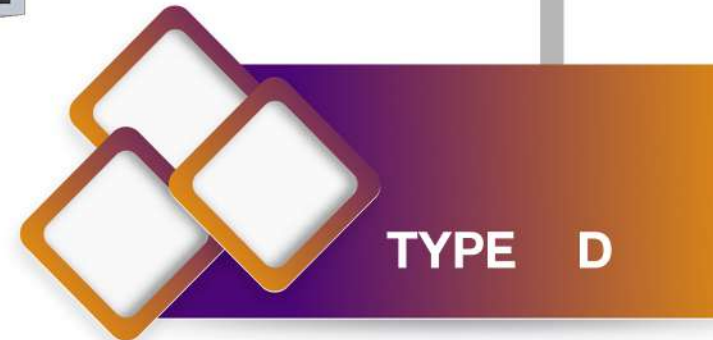
TYPE C



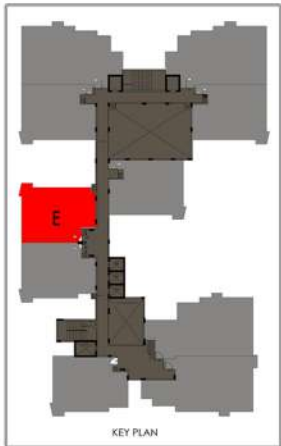
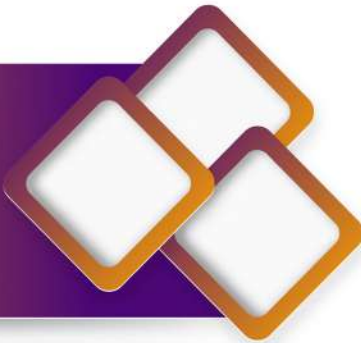
TYPE - C
3 BHK
Area : 1479 sqft



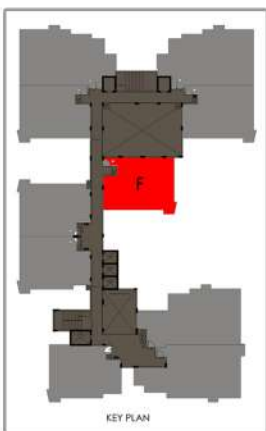
TYPE - D
2 BHK
Area : 1062 sqft



TYPE E



TYPE - E
2 BHK
Area : 1066 sqft

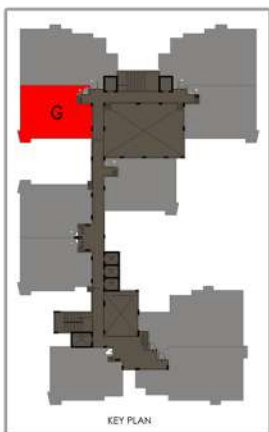


TYPE - F
2 BHK
Area : 1080 sqft



TYPE F

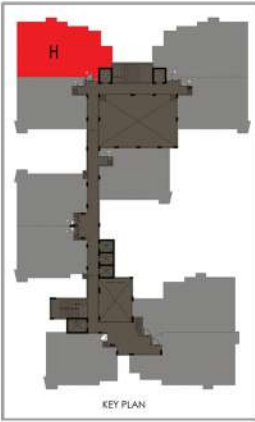
TYPE G



KEY PLAN



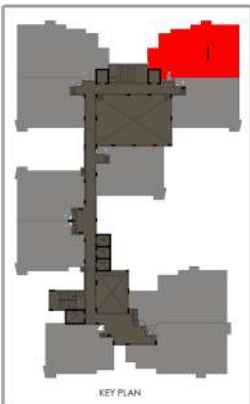
TYPE - G
2 BHK
Area : 1065 sqft



TYPE - H
 3 BHK
 Area : 1442 sqft



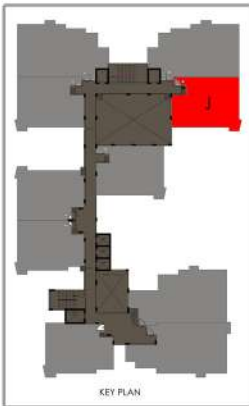
TYPE I



TYPE - I

3 BHK

Area : 1457 sqft



TYPE - J
2 BHK
Area : 1064 sqft



TYPE J

SALIENT FEATURES

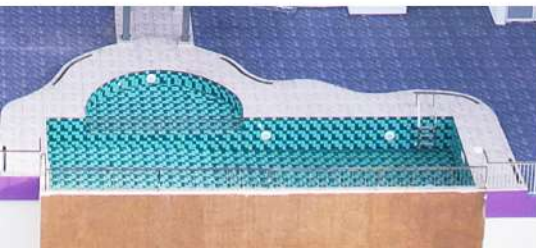
12+2 floors
2 BHK & 3 BHK
Open well / Borewell
Rain Water Harvesting
Sewage Treatment Plant
Incinerator
Water Sump Tank
24 Hours Security with Surveillance Camera
Entrance Gate in Designer Format and Compound Wall
Health Club
Recreation Hall
Swimming Pool
Centralized Gas Supply System
Children's Play Area
Landscaped Common Area
Outdoor Sufficiently Lit at Night
Proper Drainage System
6 Lifts Inclusive Of Service Lift
Generator back up
Fire and Rescue Services
Solar Panel System on the grid



8 Km to NH 66, 10 Km to NH 544 and 18 Km to Thrissur Town
Budget Friendly Lifestyle Apartments
Easy Accessibility to All Major Educational Institutions
Eco-Friendly Living Atmosphere
Located in Close Proximity To All Essential Services



* Original Views



▼ SPECIFICATIONS

Foundation Superstructure

RCC Pile Foundation, premium quality cement blocks or Autoclaved Aerated Concrete (AAC) blocks for walls. TMT steel bars with ISI mark for whole RCC works. Earthquake resistant structure.

Flooring

Flooring with vitrified tiles for inside of apartments and common areas (Except car porch and roof top areas)

Doors and Windows

Doors with moulded flush doors and bathrooms with fiber doors, Teak wood main door and Aluminium balcony doors

Toilets

"Grohe/Jaquar" CP fittings for wash basin pillar tap, diverter, health faucets, sink cock, etc., All other fittings are premium quality CP fittings, Sanitary wares "Cera" or equivalent brand. Premium quality ceramic tiles used for the floors and the walls fixed up to 210cm height.

Kitchen and Work area

Counter top made of Vitrified tile slab, single bowl stainless steel sink & Premium quality ceramic tiles for dadoing up to a height of 60 cm from counter top . Provision provided for water purifier, washing machine, oven, fridge and mixer grinder.

Electrification

Concealed electrical wiring provided by using premium quality PVC conduits. Fire retardant electrical wiring materials are used of reputed brand like "Finolex"/"V Guard"/"Havells"/"RR Kabel " or Equivalent brand Modular Switches of "Siemens"/" Crabtree"/ "Schneider" brand. DB, MCB & ELCB of "Siemens" /"Legrand"/"CPL"/"Hager " or Equivalent brand. TV point living and master bedroom, Telephone point for living room. A/C Points for all bedrooms and living room.

Painting

Putty finished with plastic emulsion paint on internal wall and weather coat paint for external walls. Enamel paint for grill works.

LOCATION MAP

You can easily find out





From the Chairman's desk

Every residential project from Palatty Builders is carefully planned to be an excellent investment opportunity as well as lifelong asset for the buyer. The finest quality materials and the best amenities are incorporated into each apartment. I am confident that Orchid Heights will provide a pleasant living experience to all its buyers.

Varghese Palatty

Chairman
Palatty Builders Pvt. Ltd.

The Architect's Perspective

When conceptualizing and designing Orchid Heights, great priority has been given to airy interiors, natural light and privacy for each living space. This translates as less use of fans and lights during daytime and great savings on electricity bills as most of the living rooms will have sufficient amount of natural light and air during daytime.

Ar. P S Binoy
Architect

Terms and conditions

Registration expenditure, like the cost of stamp paper, registration fee, documentation charges, etc., in connection with the registration of land and apartment to be borne by the purchaser. Additional stamp duty and fee if any claimed by the registration department will also be paid by the purchaser. Taxes and levies such as GST on purchase, Kerala Building Tax, Construction workers welfare fund, revenue tax, local taxes and other taxes not specified if any are also to be met by the purchaser.

The measurements in the brochure are subject to slight variation. All such variations shall be at the discretion of the architect and to the interest of purchaser.

* The brochure is only for information and this does not hold any legal value.

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APARTMENTS



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WITH
ATTRACTIVE
OFFERS

CALL 095 626 11000

 **PALATTY**
BUILDERS PVT. LTD.

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www.palattybuilders.in

RERA No : K-RERA/PRJ/317/2020
Building Permit No : BA - 974/18 - 19

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9846752736

Ample Car Parking | Swimming Pool | Children Play Zone | Club House | Centralised Gas Supply system | CCTV Surveillance....