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FOR THE ELITE YOU

3, 4 & 5 BHK LUXURY VILLAS
KUTTAPUZHA, THIRUVALLA

Florenza 

PERFECT HOME

Symphony
in Every
foot!

Introducing **Florenza**, a project that offers you the best of nature and luxury. These homes are equipped with modern amenities to surround you in comfort and luxury. A contemporary design, combined with function and style, ensures each home has a great view of the greenery around



A HOME THAT ELEVATES LIFE.



The new abode of premium
living in Thiruvalla



A perfect property that
provides comfort, convenience,
and a dash of elegance.





Crafted with luxury,
Designed for Nature!

LOCATION MAP



MASTER PLAN





Florenza

TYPE A 5 BHK

Total Area
3632 Sq.ft

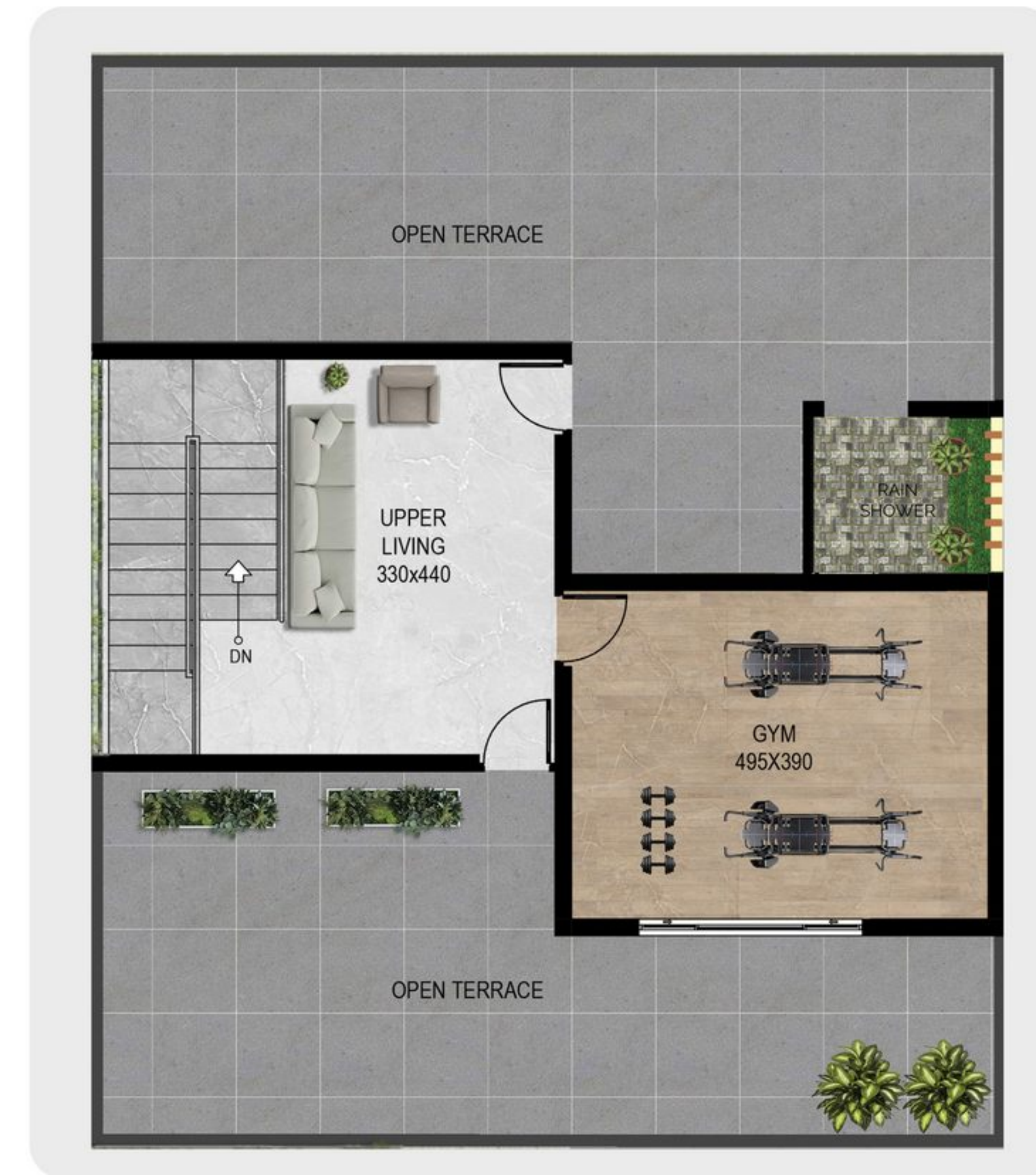
3, 4 & 5 BHK LUXURY VILLAS
KUTTAPUZHA, THRUVALLA



GROUND FLOOR



1ST FLOOR



2ND FLOOR

All dimensions may vary slightly during construction. Furniture layout is indicative only.



Florenza

TYPE B 4 BHK

Total Area
3105 Sq.ft

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GROUND FLOOR



1ST FLOOR



2ND FLOOR

All dimensions may vary slightly during construction. Furniture layout is indicative only.



Florenza

TYPE C 3 BHK

Total Area
2470 Sq.ft

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GROUND FLOOR



1ST FLOOR



2ND FLOOR

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SPECIFICATIONS

FOUNDATION

As per design depending upon soil condition.
Termite treatment as per specification.
Structure : RCC frame structure with brick partitions.

FLOORING

La potra granite front entrance steps. Living/Dining/Family Living and all bedrooms Superior quality Vitrified tiles 80 x 80 RAK / Kajaria / equivalent. Kitchen, work Area , Utility room and balcony: Rustic antiskid vitrified/Ceramic tiles. Antiskid rubberized mat for private gym. Natural stone finish flooring at the sky shower.

KITCHEN

Kitchen counter with granite top and stainless steel 1 ½ bowl sink with single drain board. Stainless steel single bowl sink in work area. Ceramic tile above counter to a height of 60 cms

TOILET

Superior quality anti-skid ceramic tile flooring and walls with superior quality glazed designer tiles up to false ceiling Kajaria / RAK / equivalent. Sanitary fixtures – wall hung closets with concealed cistern Jaguar/ Kohler /American Standard equivalent and wash basin Jaguar / Kohler / American Standard equivalent star white in all toilets. Geyser points in all toilets excluding common toilet. False ceiling with grid panel for toilets. CP Fixtures : Single lever concealed diverters for all toilets common toilet , make of GROHE / KOHLER / American Standard / Equivalent

PLUMBING

All concealed water supply lines inside the villa shall be in ISI marked CPVC pipes. External water supply lines shall be UPVC / ASTM pipe. Drainage lines and storm water drain pipes shall be with UPVC. Individual septic tank with soak pits for each villa.

DOORS AND WINDOWS

Front entrance door frame and shutter shall be made of teakwood. Frame with laminated flush door for bedrooms , kitchen and toilets. UPVC glazed sliding / fixed shutters for all windows, balconies and ventilators.

ELECTRICAL

Three phase concealed conduit wiring with copper conductor (V guard / finolex / RR Cables) Modular switches. Adequate light points. Fan points , 6/16 ampere power plug points controlled by ELCB and MCB Legrand / L&T / Equivalent. Switches shall be Legrand / Crabtree or equivalent make. Foot lamp in master bedroom. Geyser point in all toilets other than maid's toilet. Exhaust fan point in all toilets inside the villa and kitchen. Provision for telephone shall be provided in the living room and master bedroom. For individual villas, generator backup shall be provided at all points, excluding AC and power plug points, subject to a maximum of 1000 watts Independent KSEB meter for each villa. Shaver socket in master bedroom toilet. USB charging port in all bedrooms. Provision for electric car charging.

STAIR CASE TO FIRST AND SECOND FLOOR

Superior quality vitrified tiles/granite in stairs with stainless steel glass handrails.



PAINTING

Internal wall paint with putty and emulsion. Windows and grills in enamel paint except front door. Front door melamine finish.

EXTERIORS

Premium exterior emulsion/texture finish for external wall with weather shield.

AIR CONDITIONING

Split A C. Live point in all bedrooms.

TV POINT

Provision for cable TV connection in ground floor living room.

INTERNET

Provision at one location in each floor

PRIVATE PARTY AREA

Private party area for individual villas.

TELEPHONE

Concealed wiring for telephone in living room and master bedroom.

LANDSCAPING AND GARDENING

Exterior grade paving tiles for car park area and pathways.

WATER SUPPLY

Through borewell/KWA

COMPOUND WALL

Compound wall in all three sides except front area separating the service area. Front yard compound demarcation shall be using combination of garden, villa signage and paving.

SECURITY

24 Hours security for common areas and private roads using(CCTV) surveillance.

CAR PARK AREA

Exterior grade cobble stone paving for car park area.

RAIN SHOWER

Shower at private landscaped sky shower area as the sunshine filters through the well-designed pergolas. The natural stone finish flooring add to the soothing bath experience.

PRIVATE GYM

Private gym with antiskid rubberized flooring.

AMENITIES

- Private landscaped sky shower area with natural stone finish flooring.
- Private gym with equipments.
- Private party area in Individual villas.
- Provision for electric car charging.
- Swimming pool.
- Well-equipped children's play area
- LED street lights.
- Multipurpose hall/Association room.
- Foot lamp in master bedroom.
- USB charging port in all bedrooms.
- Rest room for maid and driver with attached toilet.
- Intercom to villas from security cabin and among villas.
- CCTV visitors tracking.
- Bio degradable waste management system/incinerator
- Landscaped gardens for common areas.
- Common electric transformer. Electrical unitized substation with underground cabling.

Grio[®]
Builders

