

 VADAVATHOOR JN, KK ROAD, KOTTAYAM


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Your *Dream* villa
for a blissful life


eden meadows
BY SPARROW

VILLAS & VILLA PLOTS
with common amenities

+91 8157878811



'Eden Meadows by Sparrow' offers you an elegant living with the goodness of urban comforts combined with pristine village bliss.

Nestled in the prime location of Kottayam, facing NH 183 (KK Road) at the bustling Vadavathoor junction, this serene place offers a unique and irresistible combination of prime location, well designed layouts, tranquil and charming natural space .

Proximity to the reputed schools, colleges, hospitals, commercial spaces, bus, railway stations ensures that the project is well connected and guarantees the best in urban living.

With its unique design and style, this gated community having state of the art amenities, assures you a peaceful living at a prominent location in Kottayam.

A dream home within your budget offering real value for money with the unique proposition of designing your own home.

GATED VILLA PLOTS WITH COMMON AMENITIES

PLOT LAYOUT



SPECIFICATIONS

Structure:

Load Bearing Walls with brick work & reinforced tie beam / Plinth Beam resting on bored Cast In situ Piles, RCC footing / columns for Car porch / Sit-out & Lintels.

Flooring:

Granite Slabs for Sit-out, Vitrified Tiles Flooring for Living, Dining, & Common area, Bedrooms, Balcony & Scratch Free Ceramic tiles for kitchen.

Painting:

Premium emulsion paint with putty finish for internal walls. Weather shield emulsion for external walls. Enamel paint for woodwork and grills. Wooden polish on front door.

Roof:

RCC flat roof – 10 cm thick.

Sanitary fixtures and fittings:

Standard Sanitary Fixtures (One unit W.C & Wash Basin in each Toilet) (make CERA / Jaquar). Concealed cPVC piping, hot & cold water mixer tap with shower.

Doors and Windows:

Teakwood panelled door and door frame for entrance, Hard wood like Plavu for other doors and window shutters, Hard wood like Anjili for door and window frames.

Toilets:

Anti-skid ceramic tiles for floor & glazed tiles for wall up to a height of 210 cm.

HVAC:

Provision for split AC in all bedrooms.

Electrical:

Three phase connection with MCB & ELCB, standard quality Concealed copper wiring for adequate light, fan & power points with installation of standard switches and sockets. Provision for telephone, television and data line concealed conduits to living room.

Water supply:

Overhead tank (PVC). Rain water recharge facility as per Kerala building rules.

Drainage and Sewage:

Adequate number of manholes and sumps for drainage, and readymade precast concrete / u PVC septic tanks as per requirement.

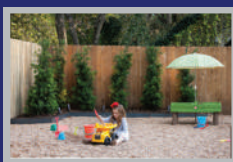
AMENITIES



Landscaped recreational space



Street Lighting at common areas



Children's Play Area



24 Hrs CCTV Surveillance



Guest car park

A LOCATION WITH LIMITLESS POTENTIAL

LOCATION MAP



NEAR BY PLACES

Kanjikuzhy Jn	- 2.6 Km	Jawahar Navodaya Vidyalaya	- 1.6 Km
Manarcaud Jn	- 2.2 Km	Pallikoodam School	- 2.3 Km
Kottayam Railway Station	- 4.4 Km	Rajeev Gandhi Insitute of Technology	- 8.8 Km
Girideepam institutions	- 1.4 Km	Welfast Hospital	- 450m
JK Hospital	- 300M	Caritas Hospital	- 8.4Km



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