



THE ANTHEM

PRIME PROPERTY DEVELOPERS



THE **ANTHEM**
PREMIUM APARTMENTS

KOWDIAR, TRIVANDRUM

HOMES THAT DEFINE YOU



Location Map



ABOUT THE PROJECT

- + RERA Registration No.: K-RERA/PRJ/085/2020
- + Building Permit No.: E14/BA/174851/16 & E14/BA/87263/18
- + Architects: M/s Vasthushilpalaya Consultancy Pvt. Ltd.
- + Plot Area: 60 Cents
- + No. of Apartments: 52
- + Structure: 2 Basements + Ground + 14 floors
- + Types of Apartments: 4 bed/3bed large/3 bed regular/3 bed small/2 bed.
- + Commercial Space:
 - > Ground and first floors are partly occupied by commercial spaces.
 - This area is totally isolated from the residential section.



Master Plan

PLOT AREA: 60 CENTS



TYPE

A1

FOUR BEDROOM



- + Super Built-up Area: 2405 sq.ft
 - + Carpet Area: 1708 sq.ft
 - + Balconies: 141 sq.ft
- Carpet area does not include area of balconies



TYPE

A

THREE BEDROOM
Large

THE **ATHEM**
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- + Super Built-up Area: 2405 sq.ft
 - + Carpet Area: 1708 sq.ft
 - + Balconies: 141 sq.ft
- Carpet area does not include area of balconies

TYPE B

THREE BEDROOM
Regular



- + Super Built-up Area: 1966 sq.ft
 - + Carpet Area: 1357 sq.ft
 - + Balconies: 146 sq.ft
- Carpet area does not include area of balconies

TYPE

C

TWO BEDROOM

THE **ATHEM**
PREMIUM APARTMENTS



- + Super Built-up Area: 1426 sq.ft
 - + Carpet Area: 961 sq.ft
 - + Balconies: 113 sq.ft
- Carpet area does not include area of balconies



TYPE D

THREE BEDROOM Small



- + Super Built-up Area: 1694 sq.ft
 - + Carpet Area: 1185 sq.ft
 - + Balconies: 96 sq.ft
- Carpet area does not include area of balconies



TYPE D1

THREE BEDROOM
(on 13th & 14th floor) **Small**

- + Super Built-up Area: 1643 sq.ft
 - + Carpet Area: 1147 sq.ft
 - + Balconies: 96 sq.ft
- Carpet area does not include area of balconies



Allotment Plan

1st FLOOR

A	
D	

2nd FLOOR

A	
D	

3rd FLOOR

A	B
D	C

4th FLOOR

A	B
D	C

5th FLOOR

A	B
D	C

6th FLOOR

A	B
D	C

7th FLOOR

A	B
D	C

8th FLOOR

A	B
D	C

9th FLOOR

A	B
D	C

10th FLOOR

A	B
D	C

11th FLOOR

A	B
D	C

12th FLOOR

A	B
D	C

13th FLOOR

A	B
D1	C

14th FLOOR

A	B
D1	C

Specifications

1. Flooring

- Living/Dining/Bedrooms :
 - Areas excluding kitchen Toilets & Balconies : 80 cm x 80 cm Vitrified Glossy Tiles - (Simpolo or Equivalent).
- Kitchen/Toilets/Balcony : 60 cm x 60 cm Group V Ceramic Tiles.

2. Toilets

- Wall tiles : 60 cm x 60 cm Vitrified Tiles as per design - (Simpolo or Equivalent).
- Floor tiles : 60 cm x 60 cm Group V Ceramic Tiles.
- Sanitary : Duravit or Equivalent.
- C.P Fixtures : Grohe or Equivalent.
- Mirror : Will be provided.
- Shower partition : 90 cm wide fixed toughened glass partition on full length granite ridge.

3. Doors

- Frames : Factory made, Veneer covered HDF.
- Inside Door Shutters : Veneered and polished flush doors as per design - (Jacsons or equivalent).
- Front Door : Full width door jambs with veneered and polished flush door as per design.
- Hardware : Dorset or Equivalent.

4. Windows

- : Powder coated glazed aluminium sliding shutters.
- : Granite sills.

5. Kitchen

- Counter : Granite.
- Sink : Satin finished single bowl, single drain. board sink - (Franke or Equivalent).
- Dadoing tiles : Ceramic Tiles as per design upto 60 cms. above counter - (Simpolo or Equivalent).
- C.P Fixtures : Grohe or Equivalent.

6. Work Area

- Counter : Granite.
- Sink : Satin finished single bowl sink.
- Dadoing tiles : Ceramic tiles as per design 60 cms above counter.
- C.P Fixtures : Grohe or equivalent.

7. Wall & Ceiling

- : Putty finished and painted using premium emulsion paint. Asian or equivalent.

8. Electrical

- Points : Sufficient number of electrical points including 15 A points.
- Switches : Modular switches - (Legrand or equivalent).
- Generator points : One light and fan point in every bedroom and living/dining areas; One light in every toilet; One light, refrigerator point and mixi point in kitchen; TV point in living area.
- Automatic switch over to generator supply in the apartment.

9. Air-conditioning

- : Provision for split A/c units including power points and copper piping for living, dining and bedrooms.

10. Others

- a. Cornices in living and dining areas.
- b. Provision for cable TV connection in living/family living and master bedroom.
- c. Provision for broadband connection in study area.
- d. Video door phone with intercom.

Facilities



COMMON AMENITIES

1. Premium finished entrance lobby with seating
2. Swimming pool on roof top
3. Air conditioned multi-purpose hall
4. Air conditioned health club
5. Air conditioned furnished guest room
6. Air conditioned furnished A/V room
7. Mini party hall with landscaped terrace on the rooftop
8. Children's play area with equipments
9. Security room
10. Drivers' room
11. Janitors' room
12. Ironing room
13. Caretaker's room
14. Elevators
 - Two 10-passenger lifts with scratch free interiors – Kone or equivalent
 - One 13-passenger (bed) service lift
15. Provision for reticulated gas supply
16. Generator to power all common facilities and selected points within apartments, with automatic start up
17. Access control and closed circuit cameras at strategic points
18. Solar panels on roof top
19. Aerobic microbial composting system for waste disposal

Amenities at Additional Cost

1. Car Parking
2. Interior woodworks
3. Electrical fixtures and equipments
4. Furniture and fixtures
5. Special shower systems

Application Form



Apartment No.

Name (1) Age :

(2) Age :

Father's/Husband's Name: (1) (2).....

Profession: (1) (2).....

Email: (1) (2).....

Mobile No. (1) (2).....

Address for Correspondence:

.....

.....

Permanent Address:.....

.....

.....

Payment Details:

.....

.....

I/We have read the terms and conditions and agree to abide by them.

Place: (1)

Date: (2)

Signature of Applicant/s

Terms & Conditions

1. Payment must be by demand draft/local cheque in favour of "Prime Property Developers" payable at Trivandrum.
2. An agreement to construct will be executed between the Builder and Purchaser. Sale deed is registered on receipt of full payment and before handing over. Stamp duty, registration charges and related incidental expenses relating to registration of agreement and sale deed will be to the purchaser's account.
3. An Association comprising owners will be formed to carry out maintenance and other activities. Membership in this Association is compulsory. Maintenance of common facilities will be carried out by the Association. Maintenance is carried out by the Builder till the formation of Owners' Association. Charges of maintenance are to be paid monthly by each owner, whether maintenance is carried out by the Association or by the Builder. A maintenance deposit is collected from all owners so that the Association will have sufficient funds to meet unexpected expenditures.
4. Service tax, value added tax, contribution to labour welfare fund, water connection charges, sewerage connection charges, KSEB deposits, cabling charges, property tax, building tax and any other statutory charges, deposits or taxes are to be paid by the purchaser.
5. All specifications and measurements mentioned in this brochure are subject to minor variations without notice. Thickness of columns in lower floors may be more than that shown in layouts.
6. The Builder reserves the right to cancel the allotment if unforeseen contingencies arise, subject to the liability of repayment of all advances without interest.
7. If payments are not made as per the agreement, the Builder reserves the right to cancel the allotment. In the event of cancellation of allotment by the purchaser or by the Builder, the amount paid will be returned without interest only after reallocation to another party.
8. This brochure does not constitute a legal offer. This information does not constitute a contract, part of a contract or warranty.
9. All transactions are subject to Trivandrum jurisdiction.



Building Relationships...



The Anthem Kowdiar



Emerald Hills Venkote



MB Urban Ville Sasthamangalam



The Keystone Kowdiar



Temple Square Ambalamukku



Blooms Vattappara



Seasons Kuravankom



Vintage View Kowdiar



Cliff Dale Nanthencode



Regents Court Kuravankom



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