


# WITHIN CITY AMIDST GREENERY

Ready to Occupy 3 BHK Flats

  
City Cliff  
Apartment

 **Lord Krishna**  
builders flats & villas

 [www.lordkrishnabuilders.com](http://www.lordkrishnabuilders.com)



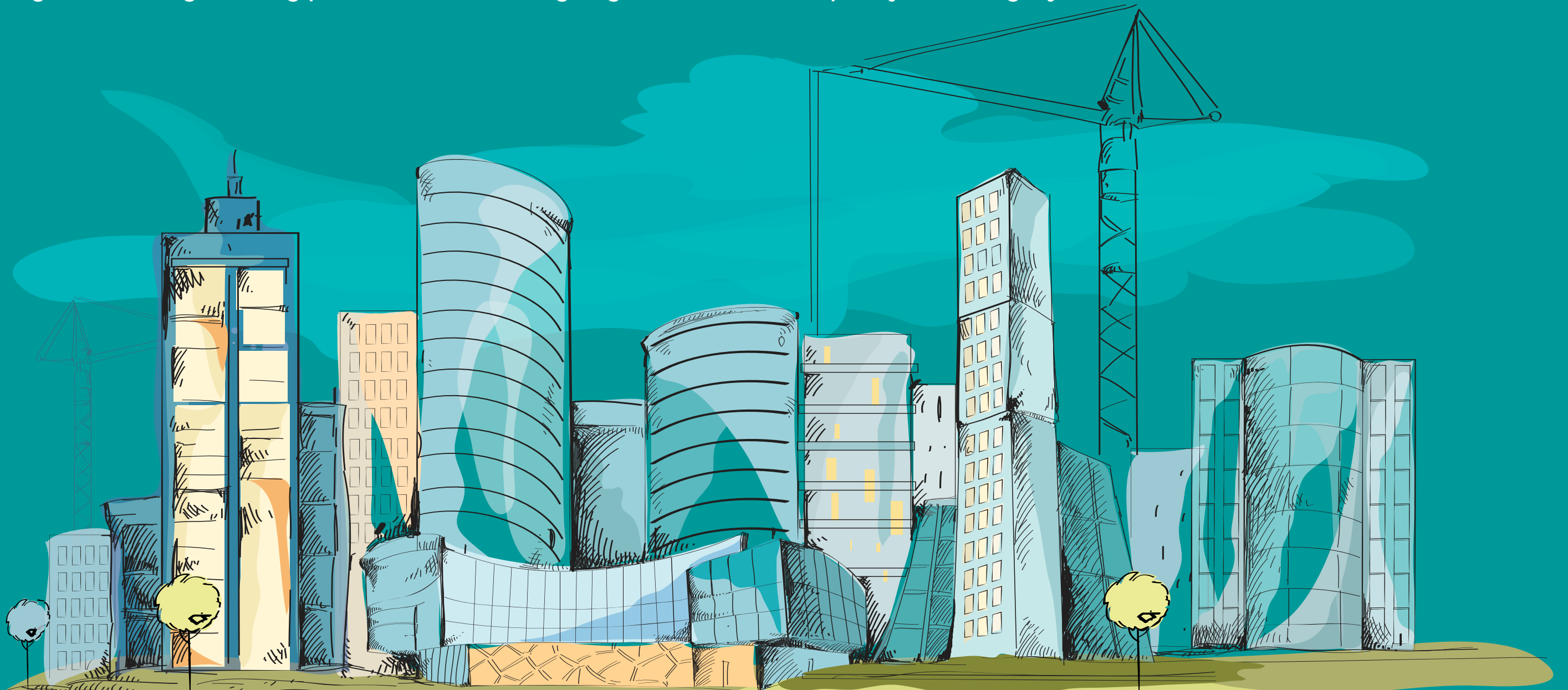
# ABOUT LORD KRISHNA BUILDERS

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As you would be knowing we are one of the leading builders in kerala with over 16 years of experience in large & medium residential projects. Managed by a team of highly experienced graduate & post graduate engineered, leaded by a CEO, under a technocraft M.D. Started in 2004 in Thrissur, we have successfully completed many apartment complexes, commercial buildings and villas in Thrissur, Kochi, Nedumbassery, Guruvayur, Palghat and Thiruvananthapuram.

We have been meticulously careful about each part of our flats and commercial buildings so that our customers get maximum satisfaction for their money. We always keep in mind the requirement of our would be buyers when we plan, design and execute any building of ours. We work hard every day to make Lord Krishna Builders one of India's most respected builders giving outstanding building products, maintaining largest standards of quality and integrity.





## LORD KRISHNA CITY CLIFF

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Lord Krishna City Cliff, the flats in trivandrum is in Ground + 3 storeys with 8 units of 3 room flats with two lofts in a storey. City Cliff offers independent parking slots for our 8 apartments. Our innovative car parking system gives you the luxury to park your vehicles just in front of our flat. This apartment project is developed in a new concept called "Villament".

This design gives our customers the advantage of a Villa and the well being of an apartment. This fresh out of the box new idea is presented for the glad individuals of Trivandrum. Carry on with your life in style and extravagance with Lord Krishna City Cliff.

# Within City Amidst Greenery

Out of all flats in Trivandrum city limits, lord Krishna city cliff apartments stand out in many ways. First of all the price per square feet is perhaps the best in the market although the apartment is designed as luxury flats in Trivandrum. The location benefits cannot be over emphasized too, situated within corporation limits; it has a quiet village ambience set in luxurious greenery with clean unpolluted air. Just 7km from Thampanoor, 9 km from secretariate and just 12km from Vizhinjam port.

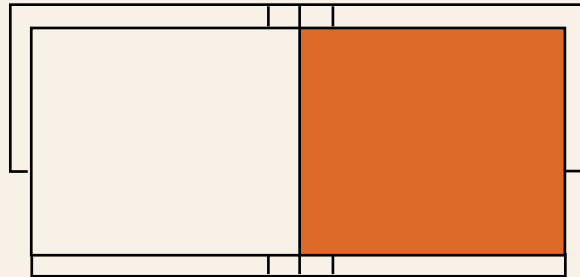
These luxury flats in trivandrum are now once in a life time offer starting from 39.98 lakhs (2590/sq.ft) which is less than the land price and construction cost. These apartments have been built and offered by one of the leading builders of kerala, Lord Krishna Builders with 17 years of experience having completed high rise residential apartments and commercial buildings and villas in many cities and municipalities of Kerala. Make a visit through a well laid road to experience what we say here.



# FLOOR PLAN



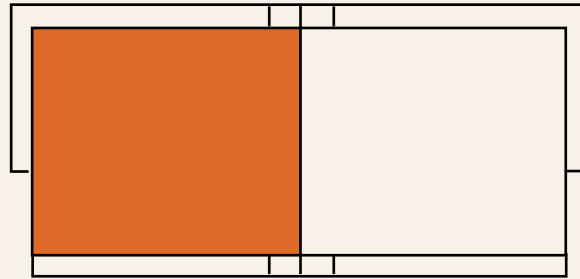
Ground Floor, 3 Bed  
Super Built Up Area: 1091 Sqft



# FLOOR PLAN

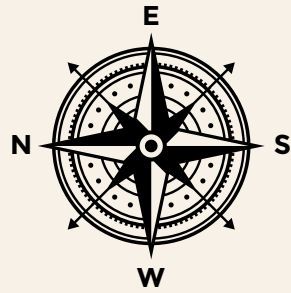


Ground Floor, 3 Bed  
Super Built Up Area: ~~1091~~ Sqft

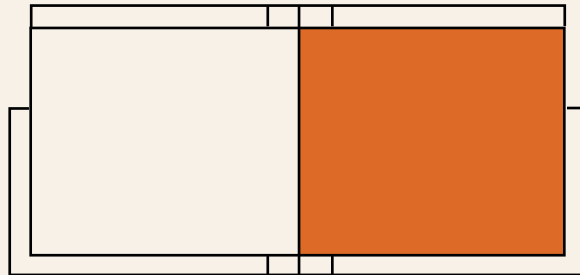




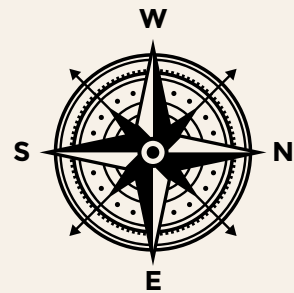
# FLOOR PLAN



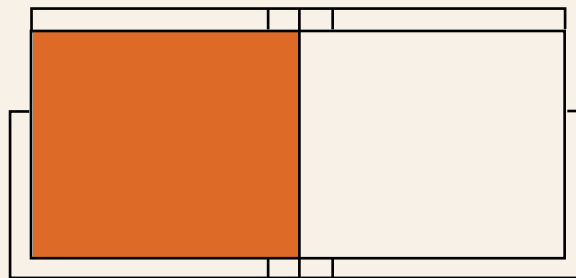
First Floor, 3 Bed  
Typical for: 1, 2,3 Floors  
Super Built Up Area: 1429 Sqft



# FLOOR PLAN



First Floor, 3 Bed  
Typical for: 1, 2, 3 Floors  
Super Built Up Area: ~~1739~~ Sqft






























# SPECIFICATIONS

- **Door Frame**  
Hard wood – Pincoda, 13 cm with architrave on both sides
- **Toilet Door**  
40mm thick, PVC Coating
- **Hinges**  
Stainless Steel hinges Size : 5 provided 4 hinges
- **Windows**  
UPVC windows, windows with plain & toughened glass
- **\* Toilet Windows**  
Aluminium Algeria frame with 8mm glass
- **Flooring Tiles**  
Combination of light color & dark color vitrified tiles, Approx. Size: 60 x 60 cm
- **Toilet Floor Tiles**  
Imported ceramic tiles
- **Toilet Wall Tiles**  
Imported ceramic tiles 30 x 30 / 60 x 60 cm
- **Kitchen Dado Tiles**  
Imported ceramic tiles above working platform upto a height of 60cm, Bigger size: 30 x 60 / 60 x 60 cm
- **Kitchen Platform Granite**  
Best quality polished granite with double moulded edges

- **Angle Cocks & Pillar Taps**  
Brass, 304 grade Stainless steel, Tap brass
- **Floor Trap**  
304 grade Stainless steel, Big size
- **Closet**  
Premium type Wall & Floor mounted closet
- **Flush Tank**  
Concealed flush tank, Brand: Geberit / Cera
- **Wash Basin**  
Fancy type, Oval shape
- **Yard Tiles**  
Heavy duty tiles / Ceramic tiles
- **Shower Control**  
Brass, Quarter turn, Diverter Can operate in single lever
- **Shower Head**  
Rain shower (size 20 x 20 cm)
- **Wash Basin Tap**  
Pillar type, quarter turn, full brass
- **Sink**  
Single bowl, 304 grade, Stainless steel
- **Exterior Walls**  
2 coat putty finish for exterior walls, 2 coat Exterior emulsion with weather proof, Brand: Asian

- **Interior Walls & Ceiling**  
2 coat putty finish for all interior walls, 2 coat Interior emulsion, Brand: Asian
- **Cornice**  
Provided in all rooms
- **\* Wallpapers**  
Best quality wall paper
- **Toilet Ceiling**  
Provided in all toilets
- **Electrical**  
Concealed copper wiring controlled by MCB with independent energy meter conforming to ISI Standards.
- **Water Supply**  
Bore Well water connection will be provided in adequate quality
- **Cable T.V**  
Cable T.V point in living room.
- **Telephone Line**  
Concealed conduit wiring for telephone in living

*\* For selected flats only*







## NEAREST LOCATIONS



### Airport

Trivandrum International Airport - 10 Km



### Temples

Nelliyod Temple - 400 Mts

Parasurama Temple - 2.5 Km

Sree Padmanabhaswami Temple - 8 Km



### Tourist Places

Kovalam Beach - 8 Km

Sree Padmanabhaswamy Temple - 9 Km

Kanakakkunnu Palace - 10 Km

Kowdiar Palace - 12 Km



### Churches

Our Lady of Immaculate Conception Church - 0 Km  
(on the right side of our project)



### Hotels

Taj - 7.5 Km

Leela Hotel, Kovalam - 9 km



### Rail way Station

Thiruvananthapuram Central - 8.5 km



### Schools

Christ Nagar - 2 Km

Mannam Memmorial - 2 Km

BNV - 2 Km



### Colleges

NSS College of Womens - 3 Km

MG College of Eng - 4 Km

Eng. College Pappanamcodde - 3.5 Km

Govt Arts College - 9 Km

Uniiversity College 10 Km



### Hospitals

BNV - 3 Km

PRS - 6 Km

NIMS - 16.1 Km

Medical College - 14 Km

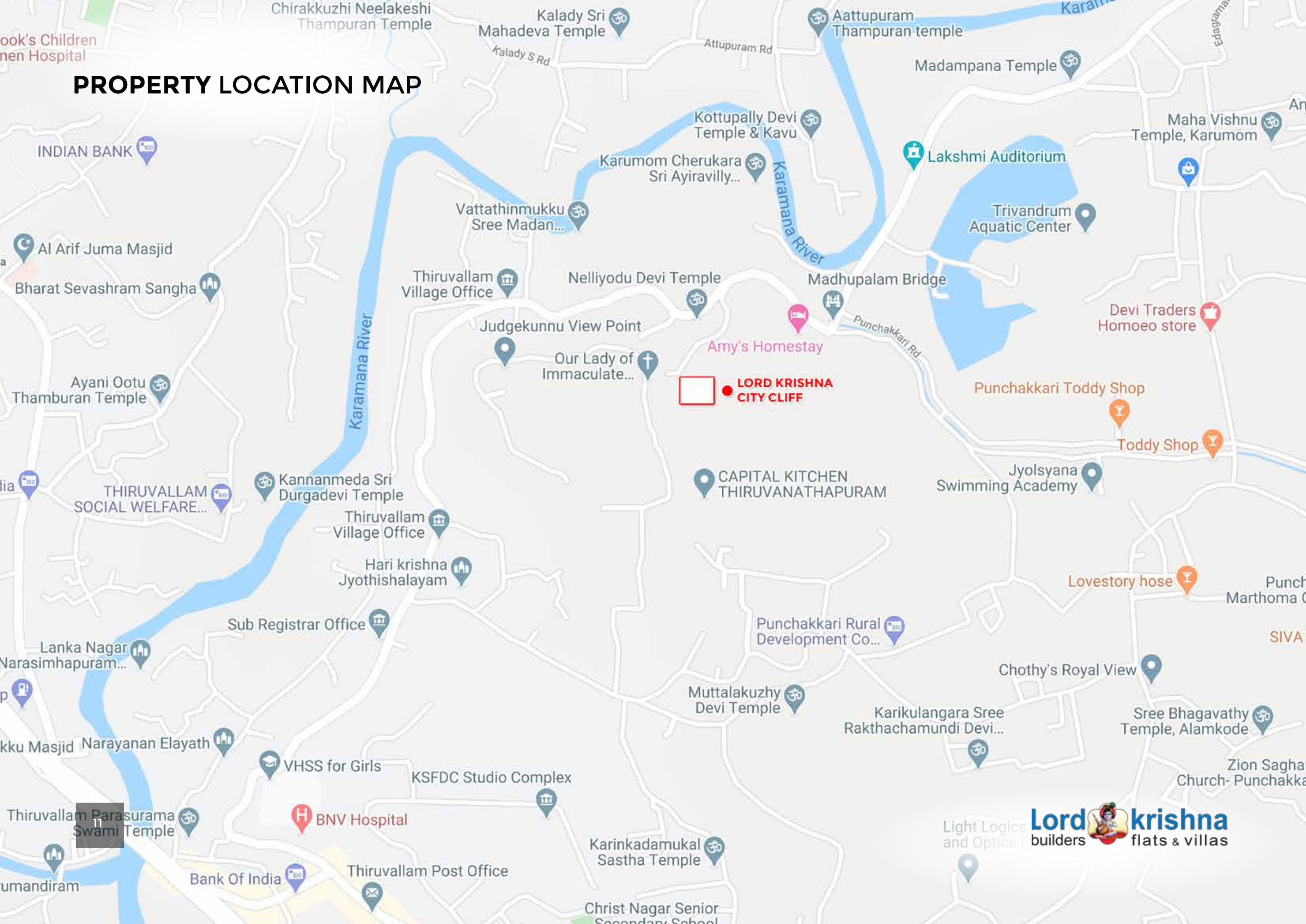
KIMS - 13.2 Km



3A

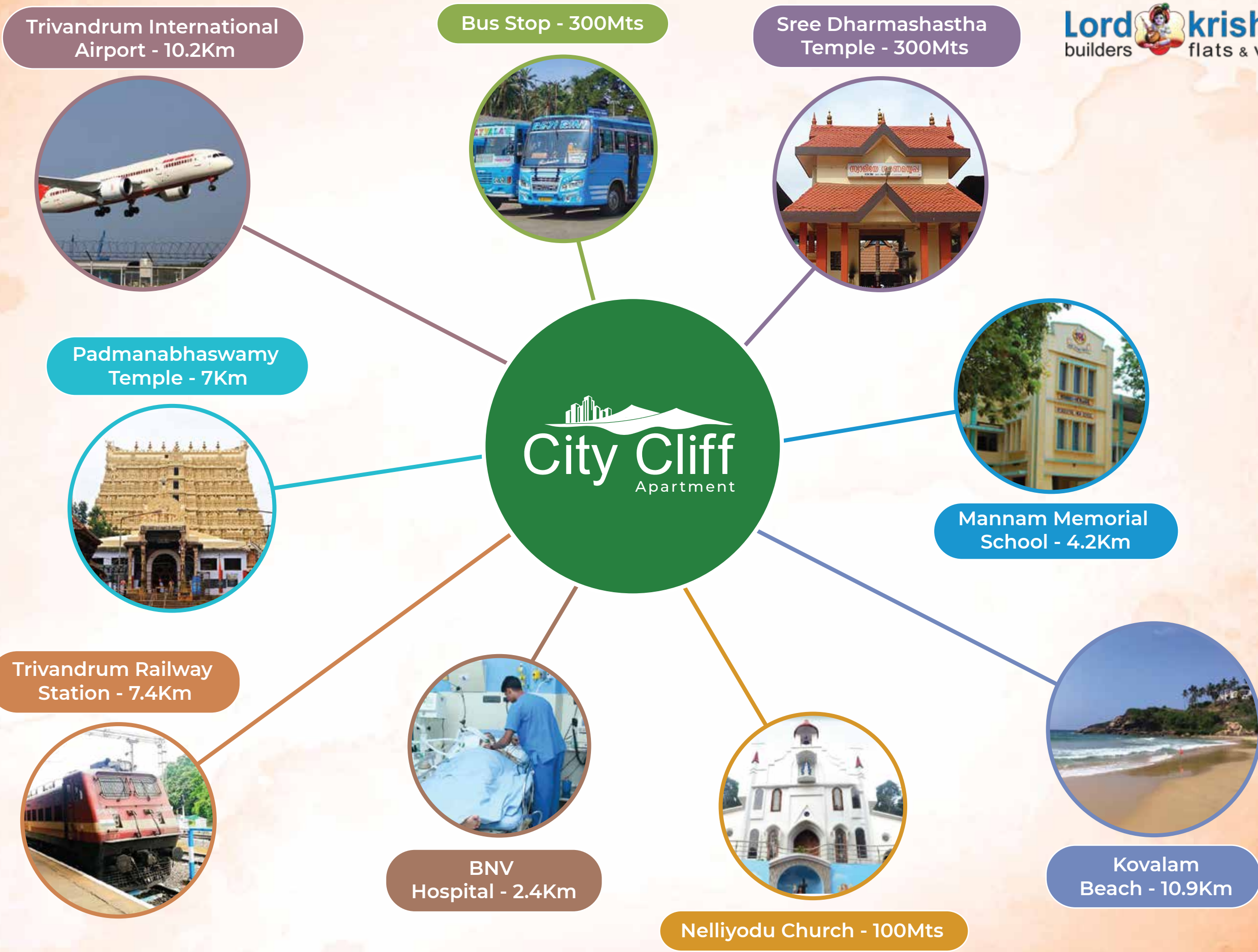


# PROPERTY LOCATION MAP





NEAREST ATTRACTIONS

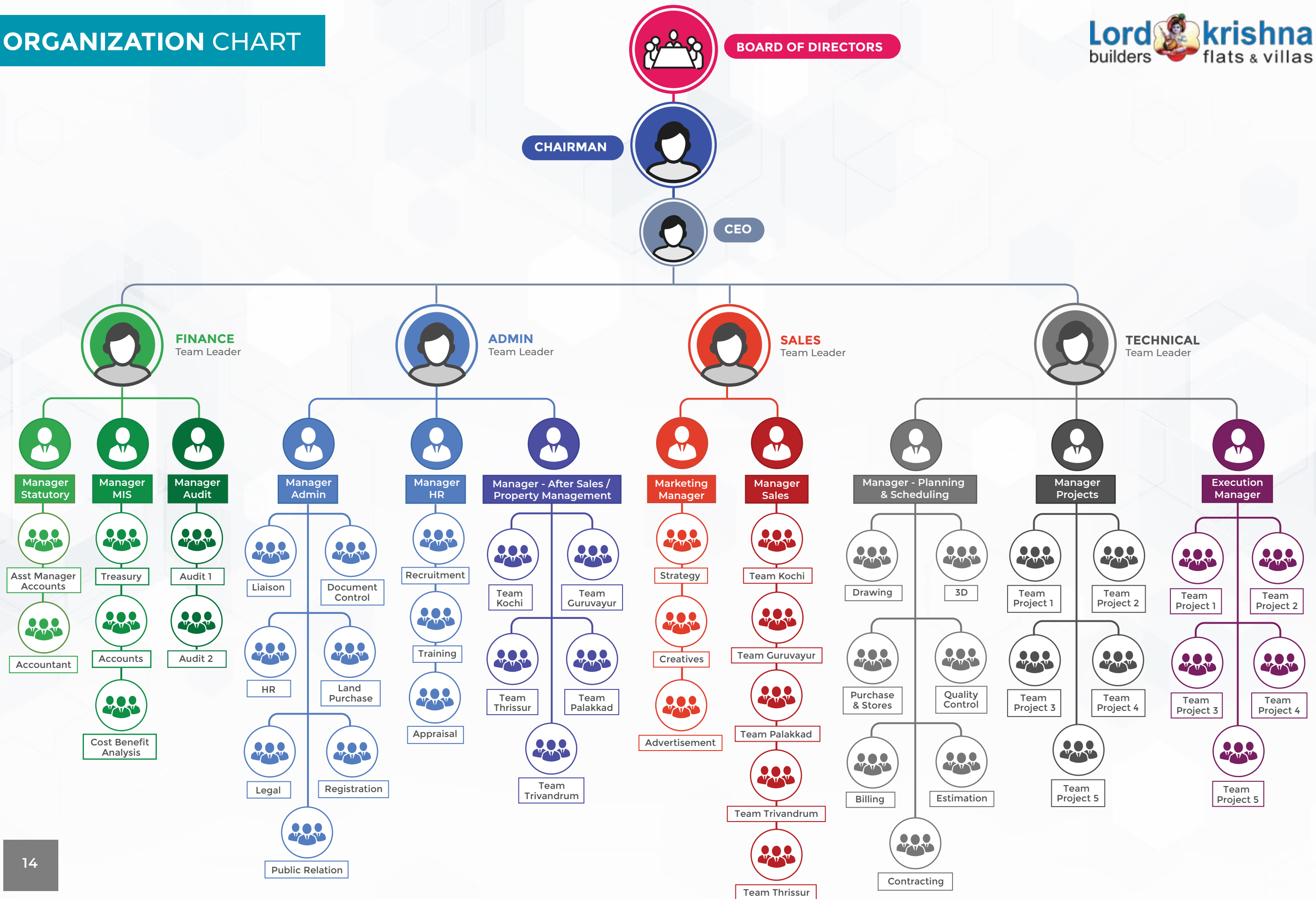








# ORGANIZATION CHART












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# OTHER PROJECTS

**Lord**
**krishna**  
 builders flats & villas



*Pushpanjali*  
 apartment GURUVAYUR



prestige  
 apartment  
 PALAKKAD



*City Waters.*  
 ALUVA



— Lord
 krishna —  
**CHURCH GATE**  
 Intelligent Villas for Smart Living  
 PERINCHERY , THRISSUR



*Hill Garden*  
 Villament  
 TRIVANDRUM



PROPOSED SERVICE  
 APARTMENT PROJECT  
 THRISSUR