

Realizing your dream home



CHOTHY'S Building Promoters (P) Ltd

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THE COMPELLING
THOUGHT OF
**ONE AT
A TIME**



www.chothysbuilders.com

ARYA
LUXURY APARTMENTS
THYCAUD · TRIVANDRUM



• About Us •

Chothy's group of companies based in Trivandrum was stepped with its focus on construction couple of years ago apart from our business ventures Chothys Building Promoters (P) Ltd, Chothy's Infra structure and Management Pvt Ltd . **Chothy's Hospitality and Management, Chothy's Trading Company, Chothy's Chemicals** Today, the group has spreads its wings and continues its exploration for new and successful projects and has emerged as one of the best and fast-growing builders group in South India.

We offer thoroughly professional service without forfeiting the fundamentals of honesty and integrity which form the crux of our business ethics and specialty is "Brick by brick, we've come thus far in delivering our promise. Adhering to standards. Making sure every small detail is attended to."

Today, our latest project – a multi-storey apartment complex, named **ARYA** comes in the same tradition consists of G + 6 floors offering 2 & 3 BHK Luxury apartments totalling 26 units with lots of Specifications & Amenities.

We are striving to expand our horizons and spread all over south India with a string of prestigious projects to create comfort zones for the clients to live in luxury and contentment.



• ARYA – the Architect's impression •

- SUPERB LUXURY
- 9 FLOORS
- 2 and 3 BEDROOM APARTMENTS
- HEART-OF-CITY LOCATION AND, MORE





• *A Lifestyle In High Places* •

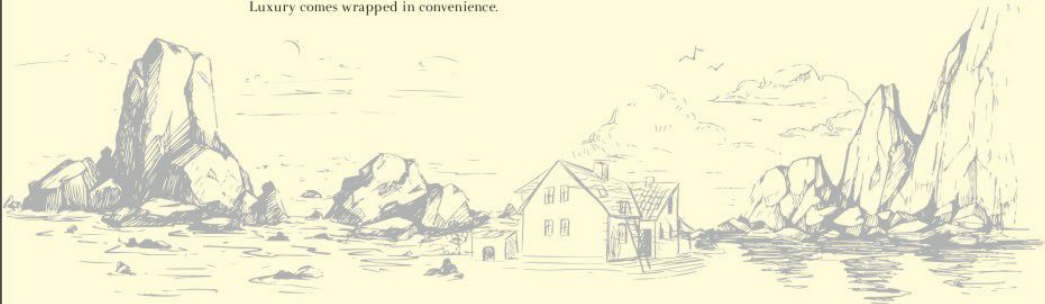
From the Lobby to the inner spaces, ARYA speaks of an ambience of quiet elegance, a statement of dignified presence. And, it truly reflects the personality of the resident within. For, ARYA has been built only for 19 selected families who appreciate the quality of life in the high places.

They are exclusive. Urbane. Privileged. And, definitely a class apart.

Location-wise, ARYA attracts your attention as a soft corner within the heart of the Capital – at Thycaud, Trivandrum's first and foremost neighborhood of aristocracy.

Enjoy the privileges of centralized access – railway station, bus terminal, shopping centers, schools, colleges, star-rated deluxe hotels, clubs ... the list goes on.

Luxury comes wrapped in convenience.



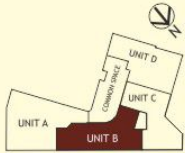


TYPE A | AREA : 1354 SQ.FT



TYPE A | AREA : 1560 SQ.FT

KEYPLAN



TYPICAL FLOOR-
FIRST TO SIXTH FLOOR



TYPE B | AREA : 1204 SQ.FT

KEYPLAN



TYPICAL FLOOR-
GROUND TO SIXTH FLOOR



TYPE C | AREA : 1098 SQ.FT



TYPE D | AREA : 1196 SQ.FT



TYPE D | AREA : 1036 SQ.FT



• *Room For Aesthetics.* •

• *And, That Special Arya Touch.* •

A taste for the best things in life.

Some people just have it in them. Others, emulate and learn. Either way, basking in the luxury of fine craftsmanship, rendering the finishing touches to one's own living spaces, making life's best moments linger on ... these come naturally to the home-owners at ARYA.

Our interior designers have ensured that space utilization is 100% in every apartment. The fittings and fixtures come from carefully selected sources, some imported, others the first-quality Indian manufacture.

You can also choose to order your own preferred items – options are there.

Talk to our designers and architects, while work goes on. The service is exclusive.



● *Building Specifications* ●

● **STRUCTURE** ●

- Cast-in-situ RCC piles or footing as per structural design.
- RCC frame structure with concrete block and brickwork partitions. Grade of Concrete and Grade of steel as per structural consultant's advice.

● **FLOORING, TILING & RAILINGS** ●

- Main entrance lobby, Lift lobby and lift fascia (wall & floor) using composite granite/vitrified tiles, as per the architect's design.
- Staircases using vitrified tile flooring with hand railing using SS/MS with or without toughened glass as per architect's design.
- Foyer/Living/Dining using Premium quality vitrified tiles (Johnson, Somany or equivalent).
- Kitchen: 60cm X 60cm premium vitrified tiles for the flooring (Johnson, Somany or equivalent).
- All Bedrooms 60cm X 60cm premium vitrified tiles (Johnson, Somany or equivalent).
- All Bedroom Toilets: Antiskid ceramic tile 30cm X 30cm for floor and 45cm X 30cm for walls up to height of 210 cm.
- Servants Toilet: Ceramic tile 30cm X 30cm for floor and 30cm X 45cm for walls up to 180cm height.

● **SANITARY & PLUMBING** ●

- Sanitary fittings will be of JAGUAR or HINDWARE.
- All Sanitary wares shall be of white colour only.
- Provision for hot water connection shall be provided for overhead shower.
- Plumbing All water supply lines shall be in ISI marked PVC/CPVC pipes. Drainage lines and storm water drain pipes shall be in PVC.
- Stainless Steel Sink Single bowl with drain board of make NIRALI/FRANKE shall be provided for the kitchen.
- Towel rod, towel ring, soap dish shall be provided inside the toilets.

● **ELECTRICAL** ●

- Concealed copper wiring using FINOLEX/V-GUARD/HAVELLS make cables with modular plate switches.
- Switches: All switches shall be LEGRAND/HAVELLS or equivalent.
- Light Fixtures for the Common areas, external areas, apartment balconies and at entrance door of the individual apartments shall be provided.
- Adequate ELCB and MCB shall be provided in each apartments LEGRAND /HAVELLS.
- Provision for Cable TV/DTH shall be provided in the living room.

● **DOORS & WINDOWS** ●

- Windows: Prefabricated colour anodised aluminum/UPVC sliding shutters.
- Main Door: Main door frame and shutter shall be of seasoned teak wood as per the architect's design.
- Internal Doors: All internal door frames shall be of seasoned hard wood with flush door shutters.

● **DOORS & WINDOWS** ●

- Premium emulsion paint shall be applied for the ceiling and interior walls of the apartment.
- Internal Walls: Acrylic/Cement based Putty with Premium emulsion paint.
- External Walls: Weather shield exterior grade emulsion (DULEX/ASIAN)

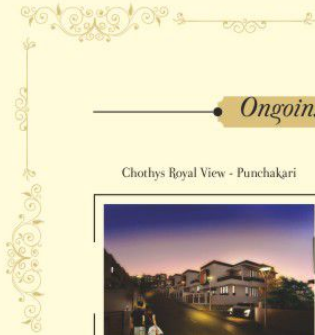




• Affordable Luxury With Amenities •

- Association room/Library space.
- Roof top party area.
- Fitness centre.
- Generator connection to apartments through current limiter switch.
- Security Camera at entrance.
- Cable TV connection.
- Intercom connection to security.
- Children's play area.
- Yoga/Meditation space.
- Common janitors/drivers toilet on basement floor.





Ongoing Projects

Chothys Royal View - Punchakari



Royal View

Chothys Green View - Puliyaakonam



Green Views

Chothys East Avenue- Kāzhakkoṭam



EAST AVENUE
Luxury Villas



Upcoming Projects

Chothys Nakshtra - Mudavanmugal



Nakshtra
Luxury Apartments







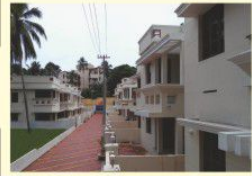
Completed Projects

Chothys Sun View - Near Peyad



SunView
Blending of true nature
BUDGET VILLAS

Chothys Sea Royal - Poonkulam



SEA ROYAL
Blessings of ocean

Chothys Galaxy - Pidaram



Galaxy Villas

ARYA

LUXURY APARTMENTS
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SOME PROMINENT LAND MARKS

Central Railway Station	300 m
Thampanoor Bus Stand	300 m
Air Port	3.5 Km
Govt: Arts College	150 m
Women's College	500 m
Music College	50 m
Secretariat	1.2 Km
University College	1.5 Km
KIMS Hospital	7.0 Km
Medical College Hospital	6.0 Km
Techno Park	14 Km
VSSC Thumba	15 Km
Railway Divisional Office	20 m

