

# STEP INTO A NEW ERA OF LUXURIOUS LIVING

## NAKSHTRA

Luxury Apartments

Mudavanmugal, Poojapura



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Chothys Builders is a renowned real estate development company with a proven track record of delivering exceptional projects that redefine the standards of luxury living. With years of experience and a commitment to excellence, the company has established a reputation for creating cutting-edge residential and commercial developments that cater to the evolving needs of discerning clients.



Our new luxury apartments project Nakshtra is a testament to Chothys Builders' expertise and dedication to providing high-quality living experiences by incorporating the latest design trends, advanced construction techniques, and a keen eye for detail, the company has created a residential complex that promises to exceed the expectations of its residents.

# *A Perfect Blend of Comfort & Unmatched Convenience*

## **NAKSHTRA** Luxury Apartments Mudavanmugal, Poojapura

Nakshtra Residential Apartments is a new and exciting development project by Choithys Builders, located in the peaceful neighborhood of Mudavanmugal, Poojapura, Thiruvananthapuram. This luxurious residential complex offers a perfect blend of modern amenities and serene living. With meticulous planning and attention to detail, the Nakshtra apartments promise to redefine urban living in the heart of the city.

The building boasts a sleek and contemporary architectural style that seamlessly blends with the surrounding landscape. Each aspect of the design has been thoughtfully considered to provide residents with a comfortable, secure, and enjoyable living experience.

■ B3 + B2 + B1 + G + 11 Floors   ■ 57 Apartments



*Your World of Happiness,  
Closer than Ever  
with Chothys Nakshtra.*



# NAKSHTRA

Luxury Apartments

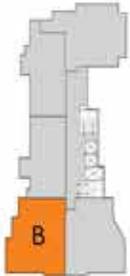
Mudavanmugal, Poojapura





**UNIT A 3 BHK**  
(Ground Floor to 11th Floor)

SALEABLE AREA	CARPET AREA	BALCONY AREA
1544 SQ. FT.	941 SQ. FT.	177 SQ. FT.



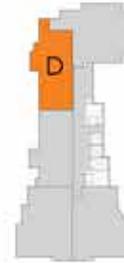
**UNIT B 3 BHK**  
(Ground Floor to 11th Floor)

SALEABLE AREA	CARPET AREA	BALCONY AREA
1594 SQ. FT.	979 SQ. FT.	170 SQ. FT.



**UNIT C 2 BHK**  
(First Floor to 10th Floor)

SALEABLE AREA	CARPET AREA	BALCONY AREA
1220 SQ. FT.	753 SQ. FT.	111 SQ. FT.



ENTRY

**UNIT D 2 BHK**  
(First Floor to 11th Floor)

SALEABLE AREA	CARPET AREA	BALCONY AREA
1272 SQ. FT.	781 SQ. FT.	141 SQ. FT.



**UNIT E 3 BHK**  
(First Floor to 11th Floor)

SALEABLE AREA	CARPET AREA	BALCONY AREA
1564 SQ. FT.	1044 SQ. FT.	91 SQ. FT.



**UNIT E1 3 BHK**  
(Ground Floor)

SALEABLE AREA	CARPET AREA	BALCONY AREA
1799 SQ. FT.	1149 SQ. FT.	159 SQ. FT.



## *Futuristic Amenities*

- Home theatre
- Fitness centre
- Association hall
- Rooftop open party area
- Children's play area
- Reticulated gas system
- Yoga/Meditation space
- Intercom connection system
- Senior citizens area
- Common Janitor / Driver toilet
- Generator connection through the ACCL in apartments





## *Value added Features*

- Three elevators with auto rescue device
- Round-the-clock security
- Well designed entrance lobby
- Waste management system
- Common electric car charging point
- Provision for car wash
- Biometric access at entrance

# Prominent Locations



## PUBLIC TRANSIT

- TRIVANDRUM CENTRAL RAILWAY STATION - 5 Km
- TRIVANDRUM INTERNATIONAL AIRPORT - 8.9 Km
- KSRTC BUS TERMINAL - 5 Km

## KEY LOCATION

- THIRUMALA - 3 Km
- JAGATHY - 3 Km
- SASTHAMANGALAM - 5.4 Km

## RETAIL & LEISURE

- LULU MALL - 12 Km
- MALL OF TRAVANCORE - 8.5 Km
- SHANGUMUGHAM BEACH - 10 Km
- MUSEUM & ZOO - 5.8 Km
- KANAKAKUNNU PALACE - 5.8 Km

## MAJOR OFFICES

- PANGODE MILITARY CAMP - 3.5 Km
- RAJIV GANDHI BIO TECHNOLOGY - 2.9 Km
- SBI LOCAL HEAD OFFICE - 2.4 Km
- HLL LIFECARE LIMITED - 2.1 Km

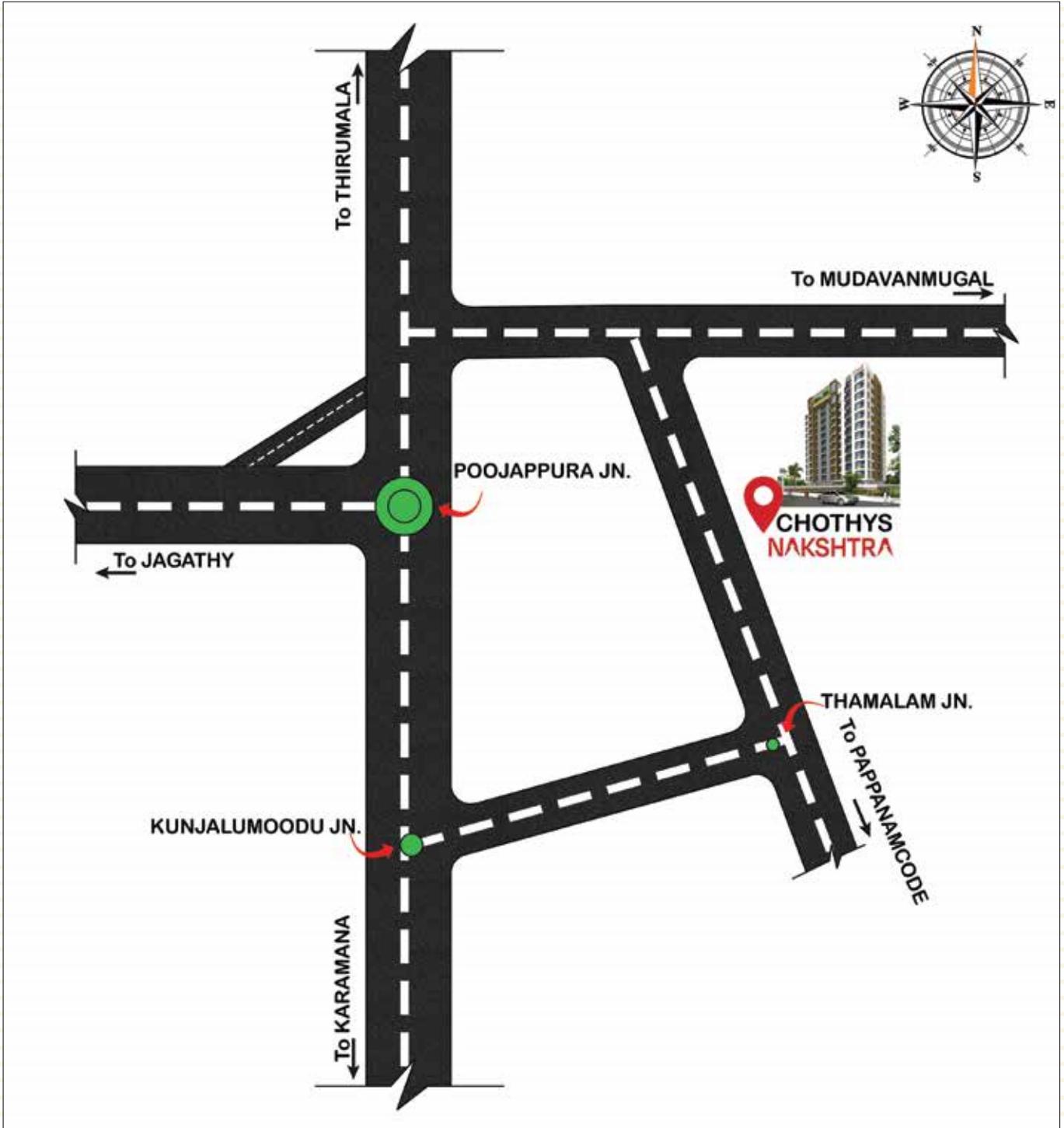
## EDUCATION INSTUTIONS

- ST. MARYS RESIDENTIAL CENTRAL SCHOOL - 1 Km
- MANNAM MEMORIAL HSS - 4.9 Km
- KENDRIYA VIDYALAYA PANGODE - 3.8 Km
- SARASWATHI VIDYALAYA - 5.3 Km
- CHRIST NAGAR HSS SCHOOL - 6 Km
- GOVT AYURVEDA COLLEGE - 1.8 Km
- LBS TECHNOLOGY FOR WOMEN - 2.1 Km
- SCT COLLEGE OF ENGINEERING - 1.6 Km
- NSS COLLEGE FOR WOMEN - 3.2 Km
- GOVT. WOMEN'S POLYTECHNIC COLLEGE - 2.3 Km
- INSTITUTE OF COOPERATIVE MANAGEMENT STUDIES - 1 Km
- SRI CHITRA BIO MEDICAL TECHNOLOGY WING - 1.2 Km

## HOSPITALS

- KIMS - 11 Km
- PRS HOSPITAL - 3 Km
- SK HOSPITAL - 4.7 Km
- GOVT. MEDICAL COLLEGE - 9 Km
- ANANTHAPURI HOSPITAL - 9.5 Km
- SP MED FORT - 7 Km

# Location Map



# Specifications

## STRUCTURE

- Substructure - Cast in situ RCC pile foundation as per structural design based on seismic zone 3 norms
- Superstructure - RCC framed structure with concrete block masonry

## FLOORING, TILING & RAILINGS

- Well-designed entrance lobby
- Reputed brand vitrified tiles flooring in all areas except toilets (Johnson / Somany or equivalent)
- Mild Steel Railings for Balcony and Staircase
- Toilet: Good quality anti-skid ceramic tile - 60cmx60cm for flooring & 60cmx60cm for walls up to ceiling height (Johnson / Somany or equivalent)

## KITCHEN

- Kitchen counter top with polished granite slab
- Single bowl stainless steel sink with drain board and glazed tile dado above the counter up to 60cm

## PLUMBING & SANITARY

- Sanitary fittings will be of HINDWARE/CERA/QUEO or equivalent in white colour
- Provision for hot water connection provided for OH shower with wall mixer
- All water supply lines shall be in ISI marked CPVC/PVC pipes. Drainage lines and storm water drain pipes in PVC



## ELECTRICAL

- Concealed copper wiring with modular plate switches using HAVELLS or equivalent brands
- Adequate (6A/16A) power and light points controlled by ELCB and MCB in each apartment
- Provision for cable TV shall be provided in the living room

## PAINTING

- Ceiling: Emulsion paint (Dulux / Nerolac or equivalent)
- Internal walls: Emulsion paint over putty (Dulux / Nerolac or equivalent)
- External walls: Weather coat exterior grade emulsion (Dulux / Nerolac or equivalent)

## DOORS

- Main door: Frame and shutter in teak wood as per Architect's design
- Internal doors: Hardwood frame with flush door shutter

## WINDOWS

- Prefabricated colour anodised aluminium / UPVC sliding shutters shall be provided
- Safety grills for all external windows except balcony



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# NAKSHTRA

Luxury Apartments

Mudavanmugal, Poojapura



# Ongoing Projects



**CROWN**  
LUXURY APARTMENTS  
KARYAVATTOM



## THE SQUARE

2 & 3 BHK LUXURY APARTMENTS  
NEAR TECHNOPARK



## WHITE MAANOR

LUXURY APARTMENTS  
NEAR ATTUKAL, AMBALATHARA



## Evergreens

3 & 4 BHK LUXURY VILLAS  
NEAR THIRUMALA



## Luxe Loft

1, 2, & 3 BHK APARTMENTS  
NH 66, PALLIPPURAM, CLOSE TO TECHNOPARK PHASE 4

# Upcoming Projects

## EAST ENCLAVE

3 & 4 BHK LUXURY VILLAS  
NEAR TECHNOPARK PHASE 4, MANGALAPURAM

# Realizing your Dream Home



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