



# URBAN LUXURY.

Nestled in nature.  
Built for the future.

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## EAST ENCLAVE

3 & 4 BHK LUXURY VILLAS

Near Technopark Phase 4  
Mangalapuram

K-RERA/PRJ/TVM/048/2026



*Built on trust. Backed by craftsmanship.*



Trust is not built overnight. It is earned through consistency, integrity, and the uncompromising commitment to deliver more than you promised. It is this belief that has helped us grow into one of the most trusted real estate developers in Thiruvananthapuram.

Today, Chothy's Building Promoters (P) Ltd. is recognized for its quality, reliability, and a professional approach driven by strong domain expertise and sound management practices.

The Group has also strengthened its footprint across hospitality, trading, plantation, and chemicals. With an expanding legacy of successfully delivered homes, the name Chothy's stands for transparency, timely execution, and lasting value. Blending intelligent design, enduring construction quality, and excellent functionality, every project delivered by Chothy's Building Promoters (P) Ltd. reflects a deep understanding of the aspirations of our customers. Beyond building homes for discerning customers, the Group fosters lasting relationships founded on trust and shared aspirations.

Guided by transparent governance and a deep sense of social responsibility, the group continues to redefine urban living.



# EAST ENCLAVE

3 & 4 BHK LUXURY VILLAS



## *A serene yet sophisticated lifestyle*



Homes become more meaningful when they combine peace of mind and refined luxury. When modern comforts blend with a sense of ease, everyday living feels elevated and effortless.

**At East Enclave by Chothy's Building Promoters (P) Ltd.,** serenity and sophistication exist in perfect harmony. Spread across 3 acres in Mangalapuram, Thiruvananthapuram. This premium residential project offers 39 thoughtfully customized 3BHK and 4BHK villas, surrounded by lush greenery. Designed for those who seek tranquility without compromising on convenience, East Enclave keeps you close to everything the city offers while allowing you to enjoy the beauty of nature. Located near Life Science Park and Technopark Phase 4, it ensures easy access to work and everyday essentials so you can come home to matchless comfort and enduring peace every day.

# EAST ENCLAVE

3 & 4 BHK LUXURY VILLAS





Ground Floor Plan



First Floor Plan  
Total Area - 1600 Sq Ft (3BHK)



Ground Floor Plan



First Floor Plan  
Total Area - 2000 Sq Ft (4BHK)

## *A location where the future takes shape*

Tomorrow looks brighter when you live in a place that grows with time. Welcome to East Enclave, strategically located in Mangalapuram, one of Thiruvananthapuram's fastest-growing hubs, where infrastructure expands, opportunities multiply, and value steadily appreciates. The proximity to Technopark Phase 4, Digital Science Park, Kerala Space Park, the TCS campus, and other business institutions makes East Enclave the ideal home to pursue your career ambitions. The location offers easy access to NH 66, Thiruvananthapuram International Airport, Kazhakkootam Railway Station, the proposed Thiruvananthapuram Outer Ring Road, and the proposed Thiruvananthapuram Metro, ensuring seamless connectivity across the city and global destinations. At East Enclave, you're minutes away from leading educational institutions like Digital University, IITM-K, and Sainik School, along with world-class healthcare facilities. From Lulu International Shopping Mall to vibrant city hubs and scenic tourist destinations, everything you need for a joyful life is just moments away.





**EAST**  
**ENCLAVE**  
3 & 4 BHK LUXURY VILLAS

# Prominent Locations

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## IT PARK & MAJOR OFFICES

- BIO LIFE SCIENCE PARK - 2.9 Km
- TECHNOPARK PHASE IV - 4.2 Km
- TCS - 3.5 Km
- SUNTEC - 3.7 Km
- DIGITAL UNIVERSITY - 4.2 Km
- TECHNO PARK PHASE I - 12 Km
- UST - 14 Km
- INFOSYS - 14 Km
- KINFRA - 10 Km
- VSSC THUMBA - 17 Km

## RETAIL & LEISURE

- GREENFIELD INTERNATIONAL STADIUM - 12 Km
- MAGIC PLANET - 11 Km
- LULU MALL - 18 Km
- KUMARANASAN MEMORIAL THONNAKKAL - 3 Km
- VELI TOURIST VILLAGE - 18 Km
- AKKULAM LAKE - 17 Km
- WORLD MARKET - 18 Km

## PUBLIC TRANSIT

- INTERNATIONAL AIRPORT - 22 Km
- TRIVANDRUM NORTH RAILWAY STATION - 18 Km
- KAZHAKKOOTTAM RAILWAY STATION - 12 Km

## KEY LOCATIONS

- NH66/ THONNAKAL JN - 2.4 Km
- MANGALAPURAM JN - 3.7 Km
- POTHENCODE - 4.9 Km
- PALLIPURAM JN - 6.3 Km
- KAZHAKKOOTTAM JN - 10 Km

## EDUCATION INSTITUTIONS

- AJ COLLEGE - 2.3 Km
- BLUE MOUNT PUBLIC SCHOOL - 3.6 Km
- TRIVANDRUM INTERNATIONAL SCHOOL - 5.9 Km
- BISHOP PEREIRA MEMORIAL, MANGALAPURAM - 3.6 Km
- MGM VIDYAMOUNT PUBLIC SCHOOL - 5.2 Km
- KENDRIYA VIDYALAYA, PALLIPURAM - 6 Km
- MODEL PUBLIC SCHOOL, TECHNO CITY - 6 Km
- ASIAN SCHOOL OF BUSINESS - 6.7 Km
- SAINIK SCHOOL - 9.5 Km
- SREE GOKULAM PUBLIC SCHOOL - 9 Km
- CHRIST NAGAR INTERNATIONAL SCHOOL - 11 Km
- MGM SCHOOL - 16 Km
- UNIVERSITY CAMPUS KARYAVATTOM - 13 Km
- MARIAN ENGINEERING COLLEGE - 13 Km
- COLLEGE OF ENGINEERING, TRIVANDRUM - 16 Km

## HOSPITALS

- SREE GOKULAM MEDICAL COLLEGE, VENJARAMMOODU - 14 Km
  - KIMS HEALTH MEDICAL CENTRE, POTHENCODE - 5.8 Km
  - KIMS HEALTH MEDICAL CENTRE, ATTINGAL - 9.1 Km
  - NEYADHI HOSPITAL, THONNAKAL - 3.2 Km
  - PSTM CO-OPERATIVE HOSPITAL, MANGALAPURAM - 4.1 Km
  - YANS MEDICAL INSTITUTE - 6.9 Km
  - CSI MISSION HOSPITAL - 10 Km
  - AMAR HOSPITAL, ATTINGAL - 11 Km
  - SREE GOKULAM MEDICAL CENTRE, ATTINGAL - 13 Km
  - TSC HOSPITAL - 14 Km
  - KIMS, ANAYARA - 19 Km
  - MEDICAL COLLEGE, TRIVANDRUM - 18 Km
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# EAST ENCLAVE

3 & 4 BHK LUXURY VILLAS





# Modern comforts. Effortless living.

Enjoy modern living at its best as every home at East Enclave offers thoughtfully designed contemporary amenities. Created to enrich your life, these amenities deliver comfort, ease, and a sense of belonging. With beautiful spaces to connect and unwind, East Enclave ensures a lifestyle that blends serenity with sophistication.





# Amenities

- Badminton Court ■ Health Club ■ Yoga Zone
- Children's Play Area ■ Landscaped Green Zone
- Recreation Space ■ Senior Citizen Area
- Waste Management Systems ■ Library Space



# Specifications

## **Foundation & Superstructure:**

Foundation and basement in RR Masonry. Superstructure with quality bricks in CM. M20 mix for RCC.

## **Flooring:**

Vitrified tile flooring (800mm x 800mm) in all rooms except toilets (JOHNSON, NITCO, SOMANY or equivalent brands)

## **Toilets:**

Flooring with anti-skid ceramic tiles (600mm x 600mm) and glazed tiles dado (600mm x 600mm) upto a height of 210 cm. Good quality white sanitary fixtures (CERA, QUEO, HINDWARE or equivalent brands) and CP fittings (OMCO or equivalent brands). Hot and cold water mixer tap with shower and provision for fixing wall-mounted geyser in toilets.

## **Kitchen:**

Kitchen platform with granite countertop and stainless steel single bowl sink. Glazed dado above granite countertop up to a height of 60 cm.

### Doors:

Teakwood panelled entrance door, seasoned wood frame & shutter for back door and moulded flush door with hardwood frame for all the other doors except toilet doors.

### Windows:

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

### 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). Wooden door and grills with enamel paint. (Dulux, Nerolac or equivalent brands).

### Electrical:

Independent 3 phase wiring with MCB & RCCB (concealed copper wiring) adequate light & fan points and power points with modular switches (Havells, RR or equivalent brands). Provision for split A/c in master bedroom.

### Water supply & Drainage:

Independent water connection system & drainage system.

**Disclaimer:** This brochure is conceptual and not a legal offering. Information herein is subject to change as and when required. The furniture/images shown in the brochure are only for the purpose of illustrating a possible layout and do not form part of the offering.

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# EAST ENCLAVE

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# Ongoing Projects



**CROWN**

LUXURY APARTMENTS, KARYAVATTOM



**NAKSHTRA**  
Luxury Apartments

MUDAVANMUGAL, POOJAPURA



**THE SQUARE**

LUXURY APARTMENTS  
NEAR UST GLOBAL



**WHITE MAANOR**

LUXURY APARTMENTS  
NEAR ATTUKAL, AMBALATHARA



**Evergreens**

3 & 4 BHK LUXURY VILLAS, NEAR THIRUMALA

# Upcoming Projects

**Luxe Loft**

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

*Realizing your  
Dream Home*



**Chothy's Building Promoters (P) Ltd.**

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