



Alfa Serene

Premium Waterfront Apartments Maradu , Ernakulam, Kerala,India.

ALFA SERENE is truly premium. 171.350 cents (Apartments) + 32 cents (Restaurant) = 2.034 acres overlooking the backwaters with abundant open space , enchanting ambience , and serene atmosphere the project stands apart from the rest. Like a diamond in the crown.

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Premium Waterfront Apartments

Premium

Well ! allow us to explain what is Different , Unique and Attractive about **ALFA SERENE**. And why the project is truly premium.

Take a look at the following :

- ✎ **80 Apartments-Lesser no.of units.**
- ✎ **Zero congestion.Giving more open space, fresh air, and greenery.**
- ✎ **Maximum cross ventilation . Possible due to the unconventional and unique design of the apartments . Please see the plans.**
- ✎ **About 200 meters of water front. Giving breathtaking view of water from all the apartments.**
- ✎ **Boat bay and Walkway along the waterfront. Making use of the natural abundance.**
- ✎ **Beautiful Plans. Comparable to designer Villas. All Apartments are designed taking into consideration the needs of discerning and tasteful occupants.**
- ✎ **Locality.5 star surroundings. Adjacent to Le-Meridian 5 star hotel.**
- ✎ **Restaurant ,Walk way ,Swimming pool ,Boat bay , Club house , Landscaped garden... etc: making the project a place you would cherish to move in.**
- ✎ **100 covered car parks for 80 apartments . More for few .**
- ✎ **Wealth creation. Guaranteed appreciation for your investment**

Friends , the above are only a few of the features. Please look for the rest from the list of amenities and specifications.

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Come, be among the privileged.





PREMIUM WATERFRONT APARTMENTS

Site Plan





PREMIUM WATERFRONT APARTMENTS

Location Map



Important Land marks

Railway Station	6 Km
Airport	24 Km
Marine Drive	8 Km.
Pallimukku Jn.(M.G.Rd.)	6 Km.
Fort Kochi	5 Km
Lakeshore Hospital	2 Km
Medical Trust	6 Km.
Naval base	3 Km.
Cochin Port	4 Km.
Maradu jn.	1.25 km
Thrippunithura Jn.	3.5 Km.
Vyttila Jn.	3 km.

Utilities

Church	1 Km
Temple	1 Km.
Mosque	1 Km.
Clinic	1 Km.
Shopping Centre	2 Km.
Market	1.5 Km.
School	1.5 Km.
Petrol pump	1.5 Km.
Restaurant	0 Km.



PREMIUM WATERFRONT APARTMENTS

Elevation

Elevation

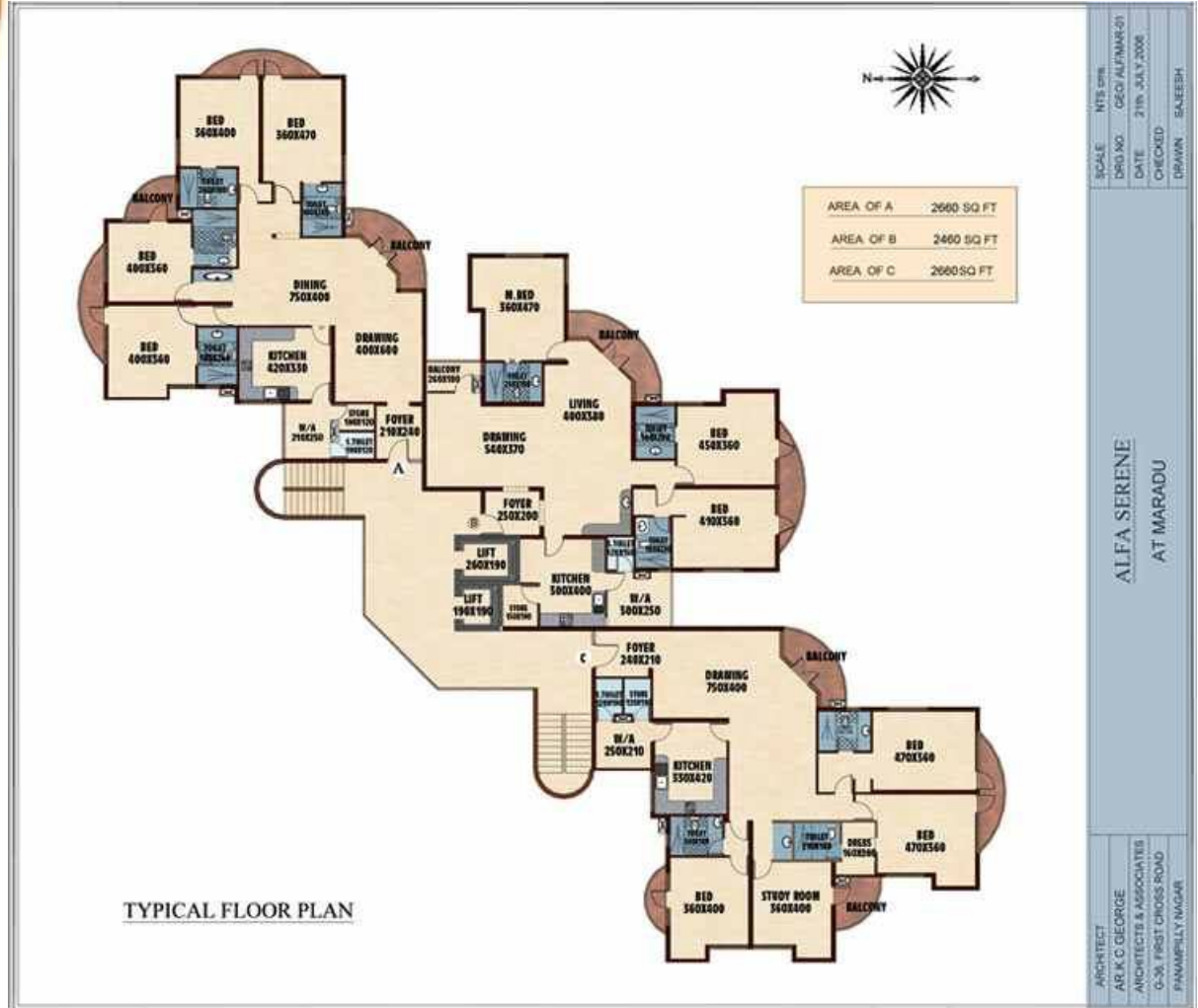


ALFA VENTURES



PREMIUM WATERFRONT APARTMENTS

Tower 1 Plan





PREMIUM WATERFRONT APARTMENTS

Floor Plan - Type A





PREMIUM WATERFRONT APARTMENTS

Floor Plan - Type B





PREMIUM WATERFRONT APARTMENTS

Floor Plan - Type C





PREMIUM WATERFRONT APARTMENTS

Tower II Plan





PREMIUM WATERFRONT APARTMENTS

Floor Plan - Type D



Amenities

- 1 . More open space in the project.
- 2 . Large water frontage, giving breathtaking view from each room.
- 3 . All rooms well cross ventilated
- 4 . Inverter wiring in all apartments
- 5 . Storage loft in the work area apartment
- 6 . Garbage chute for waste disposal
- 7 . Central gas supply system.
- 8 . Fire protection system
- 9 . Walkway along side the waterfront
- 10 . Wide internal roads
- 11 . Landscaped open space/park area
- 12 . Covered roof top area for party and meetings overlooking the backwaters
- 13 . Water treatment plant / purified drinking water supply system
- 14 . Complete concealed cabling
- 15 . Covered drainages
- 16 . Street lighting
- 17 . Security cabin with round the clock security and intercom facility from main Gate to apartments.
- 18 . Generator back up for lifts, water pumps and common lighting
- 19 . 100 nos. covered car parking for 80 apartments
- 20 . Outdoor children's play area
- 21 . Health club / Gymnasium with fitness equipments.
- 22 . Clubhouse
- 23 . Billiards table and Table tennis
- 24 . Half Basketball court
- 25 . Shuttle Court
- 26 . Swimming pool with kids wading pool, change room and toilet
- 27 . Boat bay with paddleboat and a boat with outboard engine
- 28 . Card Room
- 29 . Yoga /Aerobics centre
- 30 . Telephone and cable T.V. network
- 31 . Well-lit and decorated entrance lobby finished in designer floor tiles with visitor's lounge and care takers room
- 32 . Two high speed lifts each in both towers .
- 33 . Drivers dormitory with toilets and change room
- 34 . Broad band Internet connectivity though cable modem

Specifications



PREMIUM WATERFRONT APARTMENTS

Foundation

Deep pile foundation anchored in to hard rock, as designed by the structural engineer.

Structure

R.C.C. framed structure and external walls made with semi wire cut brick masonry

Door & windows

Powder coated aluminium windows and glazed shutters. Hard wood internal doorframes and shutters in putty finished enamel paint. Teakwood entrance door with both surface melamine polished fitted with locks with non – copy able keys of premium brand.

Flooring

Vitrified tiles for entire apartment and anti skid ceramic tiles for balconies and heavy duty ceramic tiles for work area

Kitchen

Kitchen counter with black granite top and scratch proof stainless steel sink, glazed tiles above the working platform to a height of 60 cms. Plumbing will be done for an instant water heater for hot water.

Toilet

Aesthetically designed and planned with provision for shower cubicle. Anti skid ceramic tiles for floor and glazed tile for wall up to a height of 210 cms from the floor. Concealed piping with Jaquar or equivalent CP fittings. Hot and cold water mixer tap and shower in all toilets. Energized geyser points in all toilets. Good quality, pastel colored sanitary fixtures matching tiles. Built in counter top storage space to keep accessories, with mirror mounted shutter, counter below the washbasin has provision for closed storage space to put away soiled clothes.

Electrical

Concealed conduit wiring with superior quality PVC insulated copper cables and modular type switch, adequate lighting, fan, 6/16 amps controlled by ELCB and MCB, with independent power meter for each apartment. Wiring provision for air conditioning in all bedrooms. Separate inverter wiring will be done to 24 essential points for uninterrupted power supply.

Telephone & T. V.

Living and master bedroom be provided with these points.

Water

Water supply made by ground water treated with reverse osmosis plant / separate purified drinking water supply system will also be installed. Sumps and over head tanks will be provided for the same.

Lift

2 high speed automatic lifts stopping in all floors that can carry 8 and 13 person each.

Painting

Exterior walls will be in weatherproof cement paint and interior walls in Putty finished washable acrylic emulsion.

Fire Fighting

Fire fighting equipments as per Kerala building rules and fire force requirement. Every floor provided with hose and reel box and hose.

Generator

Generator back up for lifts, water pumps and common lighting in common areas in the apartment complex.

Car Parking

Covered car parking for 100 vehicles at extra cost.





PREMIUM WATERFRONT APARTMENTS

Price & Availability

* Sold
 * Blocked
 * Available

Tower 1			Tower 2	
Type A (2660 Sq.ft.)	Type B (2460 Sq.ft.)	Type C (2660 Sq.ft.)	Type D (2140 Sq.ft.)	Type E (2140 Sq.ft.)
16	16	16	16	16
15	15	15	15	15
14	14	14	14	14
12A1	12B1	12C1	12D1	12E1
12	12	12	12	12
11	11	11	11	11
10	10	10	10	10
9	9	9	9	9
8	8	8	8	8
7	7	7	7	7
6	6	6	6	6
5	5	5	5	5
4	4	4	4	4
3	3	3	3	3
2	2	2	2	2
1	1	1	1	1
0	0	0	0	0

