

**buildown**<sup>™</sup>  
YOU BUILD YOUR HOME

3/4 BHK Luxury Villas  
Kakkanad, Kochi

# *The Cloud Ville*



K-RERA/PRJ/ERN/060/2021  
[www.rera.kerala.gov.in](http://www.rera.kerala.gov.in)





# LUXURY IN OUR LANDSCAPES

Build Own Developers presents 'The Cloud Ville' luxury villas. It brings you a residential haven amidst all the city hassles. The Cloud Ville promises a never before concept with its elegant landscapes.



# REDEFINING THE WORD

PREMIUM

The Cloud Ville embellished with an array of world class luxuries presents a spectacular view of the world outside at unmatched convenience and connectivity.





**Proposed Ground Floor Plan**



**Proposed First Floor Plan**



Proposed Living



**Proposed Living**



Proposed Living

# EXPERIENCE A Better Living

Why settle for less, when you can have it all...!  
At The Cloud Ville we have spared no effort in giving you every luxury, every convenience and every comfort with an urban touch.



- ▼ Round The Clock Security
- ▼ Club House
- ▼ Badminton Court
- ▼ Air Conditioned Multi Gym
- ▼ Children's Play Area With Equipments
- ▼ Servant's Room With Attached Toilet
- ▼ Association Room
- ▼ Outdoor Gathering Pavilion
- ▼ Guest Car Parking area
- ▼ Landscaped Lawn
- ▼ Wide Internal Roads With Lighting



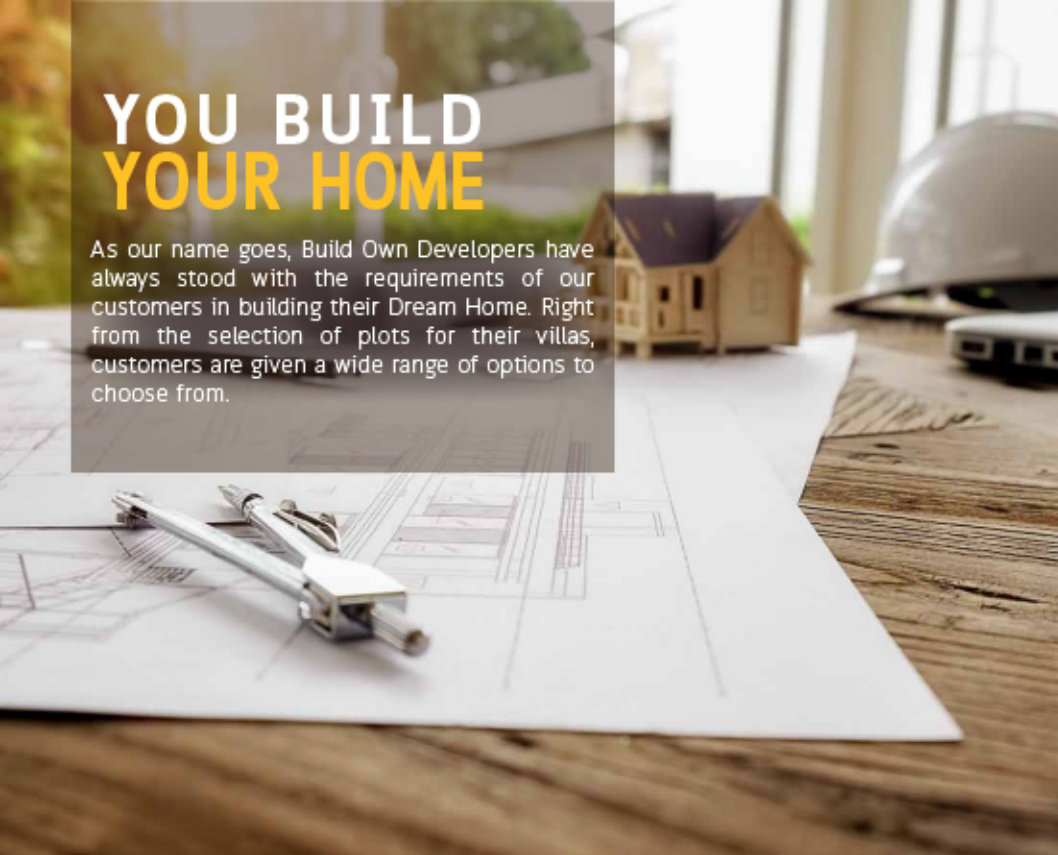
BADMINTON  
COURT

CLUB HOUSE



# YOU BUILD YOUR HOME

As our name goes, Build Own Developers have always stood with the requirements of our customers in building their Dream Home. Right from the selection of plots for their villas, customers are given a wide range of options to choose from.



That's How  
We are  
Unique

01

Selection of villa plots

02

Customised villa plans

03

Material brand selection

04

Customised wood works

05

Interior design and 3D

06

Exterior landscaping

07

Modular kitchen designs



## BRAND & MATERIAL SPECIFICATIONS

### STRUCTURE

Foundation	: RCC column footing & grade beam or random rubble depending on soil conditions
Super Structure	: High quality red bricks / solid blocks with cement plastering
Lintel & Slab	: Reinforced cement concrete
Cement	: <b>UltraTech / Ramco</b>
Steel	: <b>JSW / Kairali</b>

### WOOD WORKS

Front Door & Frame	: <b>Teak wood</b>
External Doors	: Hardwood frames and shutters
Internal Doors	: Hardwood frames and moulded shutters
Windows & Frames	: UPVC - Approved makes

### ELECTRIFICATION & CABLING

Wires	: <b>Finolex or V-Guard</b>
Switches & DB	: <b>Legrand modular switches</b>
Piping	: <b>Supreme or Finolex</b>
	> 3 phase concealed wiring in ISI marked PVC conduits
	> AC Points for all bedrooms
	> Adequate light, fan & plug points for all rooms

## BRAND & MATERIAL SPECIFICATIONS

### BUILDING FINISHES

Brand	: <b>Asian Paints</b> or equivalent
Exterior Walls	: Exterior wall putty with 2 coats weather shield paint finish
Interior Walls	: Interior wall putty with 2 coats premium plastic emulsion paint finish
Wood & Grills	: Premium satin enamel

### FLOORING

Brand	: <b>Kajaria / RAK / Simero</b>
Sit Out	: Combination of high quality tiles & granite
Living, Dining & Bedrooms	: Vitrified tiles
Kitchen	: Anti skid wood finish floor tiles & granite counter platforms
Bathrooms	: Anti skid floor tiles & high quality wall tiles with seperated dry and wet area

### SANITARY FITTINGS

Brand	: <b>KOHLER / CERA</b>
Plumbing Brand	: <b>Finolex or Supreme</b>
Bathrooms	: Concealed piping with premium quality fittings
Kitchen	: Stainless steel sink & drain board with single lever sink mixer



## **Beyond Expectations**

- ▶ Minutes away from Infopark & Smart City
- ▶ Walkable distance to public transport facilities & shopping centers
- ▶ Proximity to major schools & hospitals
- ▶ Multiple car parking facility for each villa
- ▶ Wide internal roads & main road access
- ▶ CCTV security system in project

# Right Investment..

## Strategic Location

- Kakkanad is one of the largest IT hub in India
- Minutes away from Infopark and Smart City
- Proximity to major schools and hospitals
- Easy access to major city centers

## Industrial Growth

- Infopark new phases
- Smart City
- Cochin Metro Rail & Water Metro
- Tourism, International schools and hospitals

## Convenience and Accessibility

- Secured gated community
- Walkable distance to public transport and shopping centers
- Easy access to Cochin International Airport and Metro Station

## Resale Opportunity

- Easy resale opportunity
- Increasing land value
- High rent appreciation

## — OUR PROJECTS —

Customization & versatility in our projects was the key to go beyond customer's expectation. Having satisfied customers made us feel contented.



**KEDARA**  
Kakkanad, Kochi



**NIZA**  
Kakkanad, Kochi



**MEADOWS**

Kazhakoottam, Trivandrum



**AVANI**

Kakkanad, Kochi



**HEIGHTS**

Kakkanad, Kochi

— **OUR PROJECTS** —

# SECURING YOUR FUTURE TODAY

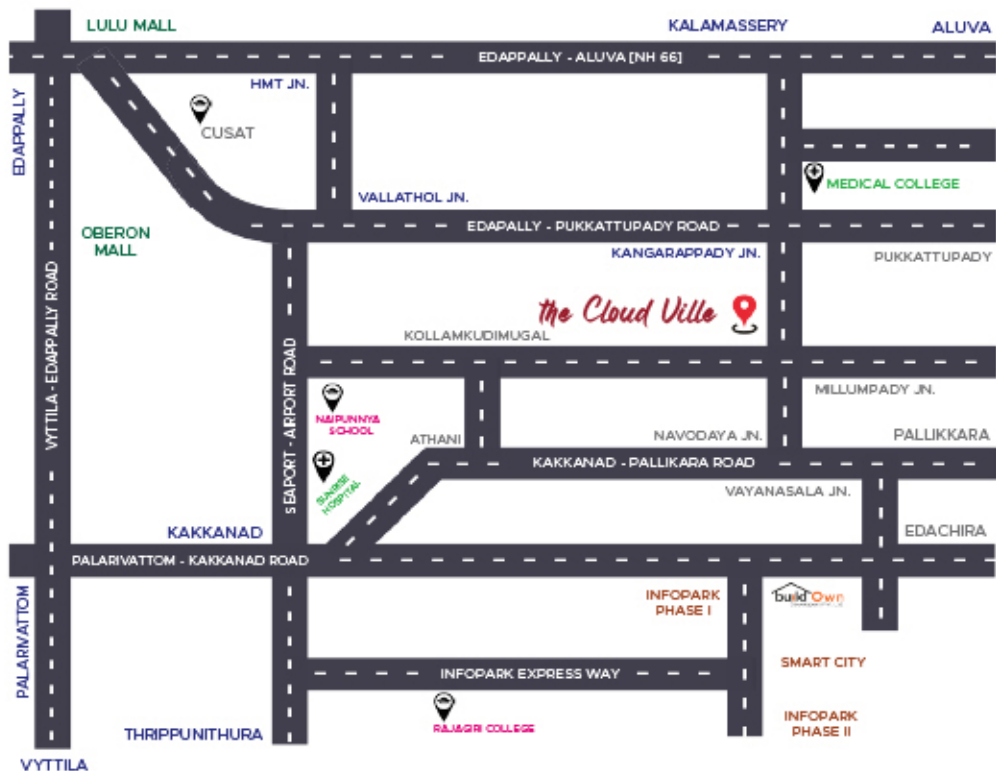


- > Zero advance payment
- > Payments raised stage by stage
- > Nationalised Bank approved projects
- > Assistance in loan processing

# BUILD OWN CARES

- Bio waste treatment plant
- Efficient after sales services
- Assistance for rental services
- Assistance in bill payments

# Location map



## Main Locations

> Kakkanad	2km
> Kangarappady	1.5km
> Kalamassery	2.5km
> Aluva	9km
> Vallathol Jn.	3km
> Edappally	6.5km
> Thrippunithura	11km
> Vyttila	10km
> Palarivattom	6km
> HMT Jn.	5km
> Seaport Road	2km

## IT Parks

> Infopark & Smart City	3.5km
> Kinfra	3km

## Shopping & Entertainments

> Lulu Mall	6km
> Oberon Mall	6.5km
> Wonderla	6km

## Schools

> Vidyodaya	2.5km
> Naipunnya	2.5km
> Bhavans	5km
> GEMS	5.2km
> Sanskara	6km
> Rajagiri	6km

# WALK TO CONVENIENCE

## Hospitals

> Sunrise	2km
> Ernakulam Medical College	3km
> Amrita	10km
> Aster	13km

## Transportation

> Cochin Airport	23km
> Metro Station	6km
> Aluva Railway Station	10km

# 16 Reasons to Buy Cloud Ville



- › *Strategic location with elegant landscapes*
- › *World class amenities*
- › *We build all amenities in advance*
- › *Timely delivery*
- › *Minutes away from Infopark and Smart City*
- › *Customisation provision for land and building*
- › *Material and brand selection option*
- › *Biodegradable waste disposal plant in each villa*
- › *Zero advance payments*
- › *200 meters to main bus stop*
- › *Vaastu based building constructions*
- › *Ground and Municipal water facility*
- › *Support for all Interior works*
- › *CCTV security in project and for each villa*
- › *Maid's room facility available*
- › *Efficient after sales services*

# YOU BUILD YOUR HOME

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