







# GALAXY IDEOLOGY

### VISION

Our vision is to be the most leading and honest real estate highest quality developments.

### MISSION

core value of bringing people closer. We are in pursual of

### VALUES





TRANSPARENCY







SUSTAINABILITY CUSTOMER CENTRIC



ICONIC DESIGNS

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# ÉLEVÉ MAISON

### URBAN LUXURY

### **EXCLUSIVE LUXURY APARTMENT**

Taking luxury to the sky like never before

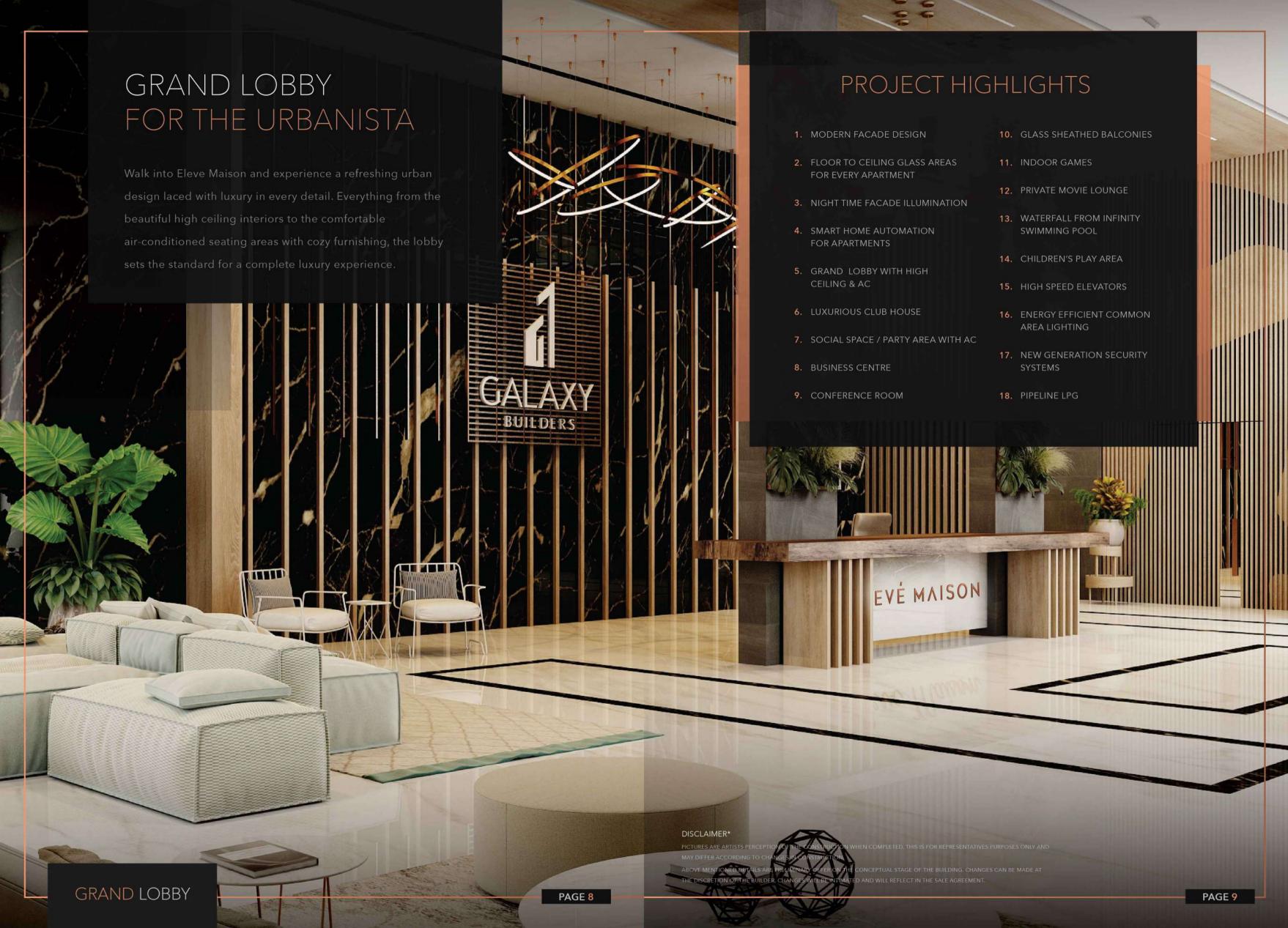
Eleve Maison which directly translates to 'mansion in the sky', takes it up a notch with its top of the line ultra-luxury apartments. Eleve Maison promises to fulfill the dream of having a home that stands apart from the rest. With 52 of the city's most sought after apartments spread across 23 floors of vertical living space in 76.2 cents of land, it fulfills your desire for the most accessible, pleasurable living that comes with top of the line features and automation enhancements.

With our various range of apartments to choose from, you can pick the kind of apartment you dream of calling a home. Located near Sarovaram biopark, Eranhipalam, it comes with its rich connectivity to everything you need, from transportation to restaurants and other daily necessities.

Eleve Maison with all the characteristics of Galaxy builders' luxurious homes, state-of-the-art luxury living spaces and the latest technological accessibility enhancements makes it the ultimate home for someone who doesn't settle for anything but the best.

SAROVARAM BIO PARK ROAD, ERANHIPALAM, CALICUT





# CLUB HOUSE FOR THE URBANISTA

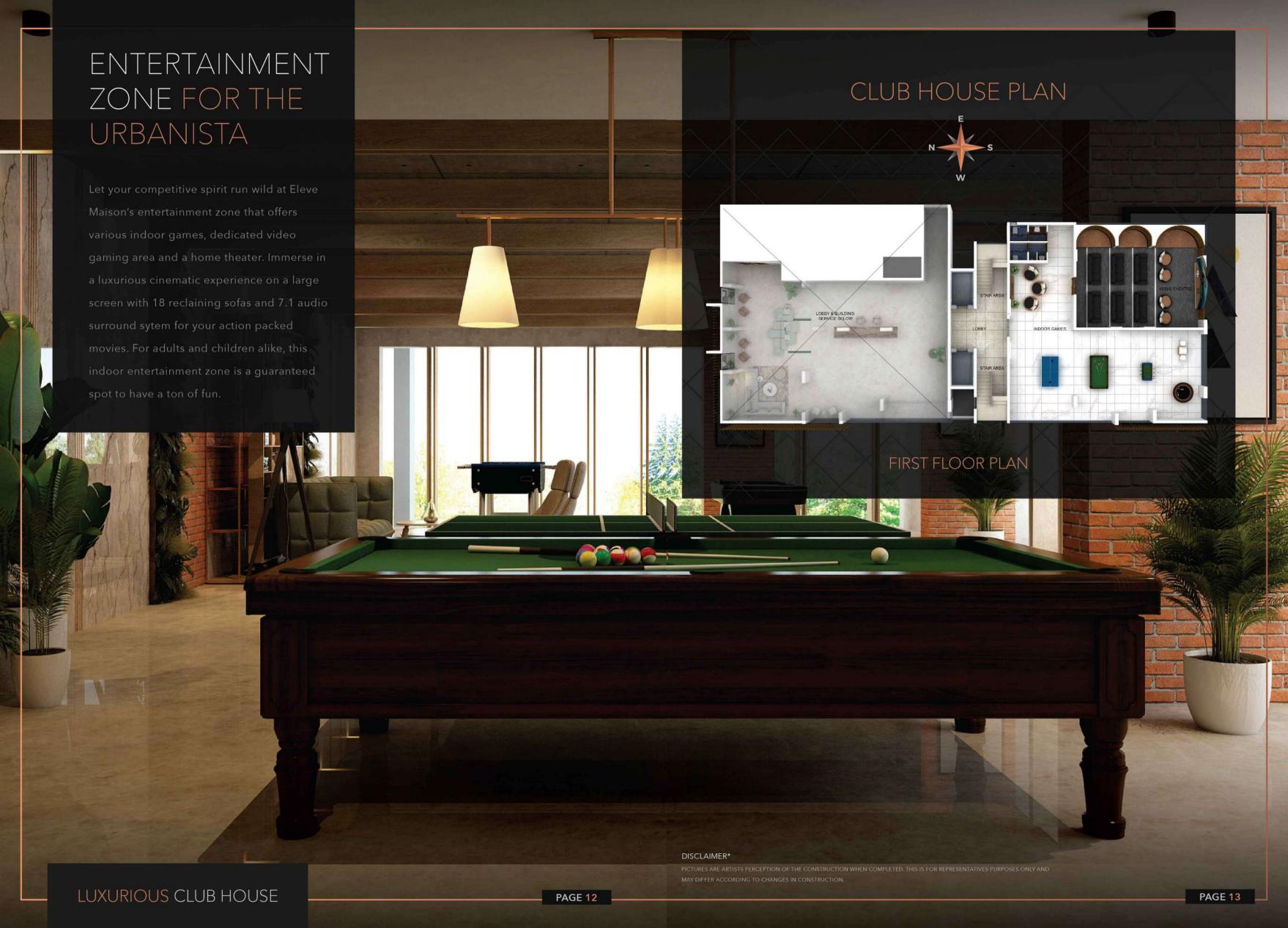
Dedicated to take away all your stress, relaxing with your family and friends or hitting your fitness goals, the Eleve Maison trendy and upscale club house is equipped with all the facilities that make it ideal for residents with different interests to come together and do what helps them have a great time.

# CLUB HOUSE FEATURES

- 1. INFINITY SWIMMING POOL
- 2. POOL VIEW ZEN GARDEN FOR YOGA
- 3. POOL SIDE CAFE
- 4. SPA ROOM
- 5. AC GYM WITH CROSS TRAINING
  / HIIT EQUIPMENTS
- 6. JACUZZI ON POOL DECK
- 7. STEAM BATH
- 8. SAUNA
- 9. INDOOR GAMES
- 10. VIDEO GAMING AREA

### DISCLAIMER

- PICTURES ARE ARTISTS PERCEPTION OF THE CONSTRUCTION WHEN COMPLETED. THIS IS FOR REPRESENTATIVES PURPOSES ONLY AF MAY DIFFER ACCORDING TO CHANGES IN CONSTRUCTION.
- ABOVE MENTIONED DETAILS ARE PRELIMINARY OFFER ON THE CONCEPTUAL STAGE OF THE BUILDING, CHANGES CAN BE MADE A THE DISCRETION OF THE BUILDER, CHANGES WILL BE INTIMATED AND WILL REFLECT IN THE SALE AGREEMENT.





The concept of a gym has evolved, and our customers like different forms of workouts that suit them personally. The Eleve Maison fitness center is equipped with all the modern fitness methods like cross training/High Intensity Interval Training (HIIT) equipment in addition to the traditional weight training and cardio equipment.

CLUB HOUSE PLAN





SECOND FLOOR PLAN

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## SMART HOME

- 1. MOBILE APP FOR SMART
  HOME CONTROL
- 2. LIGHTING CONTROL
- 3. AC CONTROL
- 4. SMOKE / FIRE ALERT
- 5. BIO METRIC DOOR LOCK
- 6. USB CHARGING POINTS

### OPTIONAL FEATURES\*:

- 7. CURTAIN CONTROL
- . MOOD LIGHTING
- IP CAMERA APARTMENT MONITORING

## SMART SECURITY

- 1. CCTV SURVEILLANCE
- 2. ACCESS CONTROLLED LOBBY
- 3. BOOM BARRIER
- 4. BIO METRIC TENANT ENTRY
- 5. VIDEO DOOR PHONE WITH CCTV INPUT
- ON DEMAND GUEST ACCESS FROM VD
- 7. BIO METRIC APARTMENT MAIN DOOR LOC
- 8. 24HRS SECURITY GUARDS

### DISCLAIMER\*

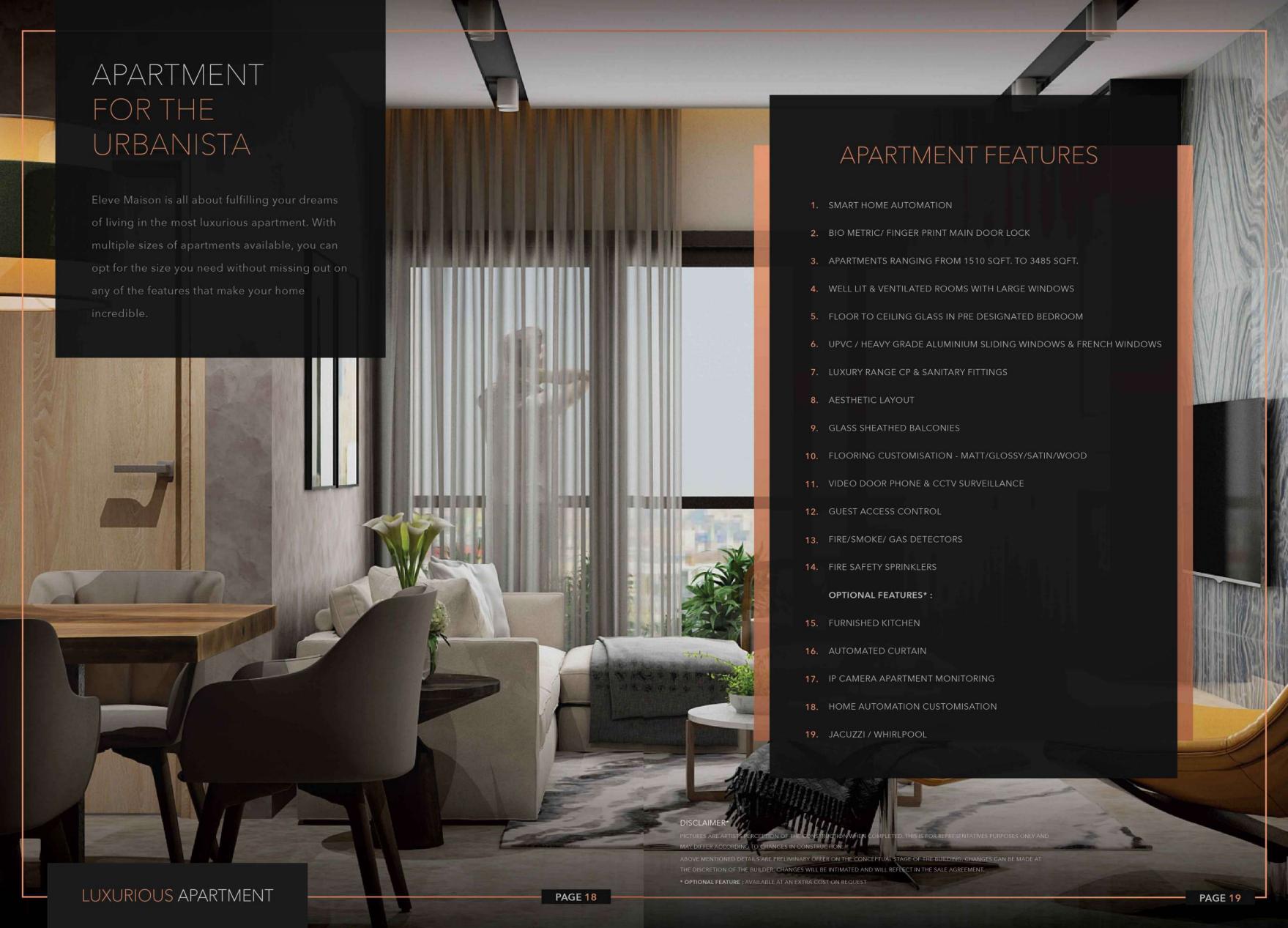
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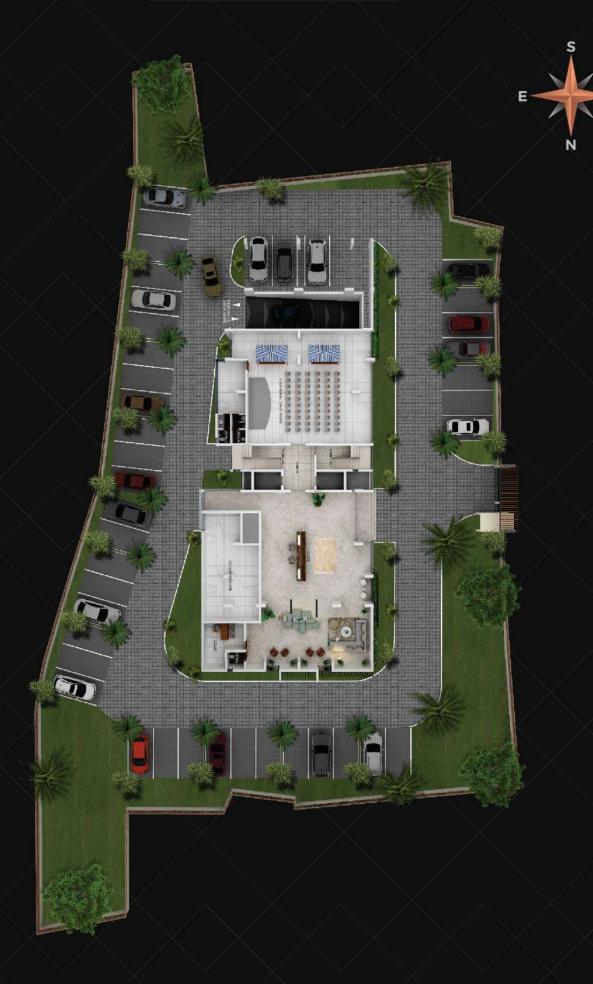
\* OPTIONAL FEATURE : AVAILABLE AT AN EXTRA COST ON REQUEST

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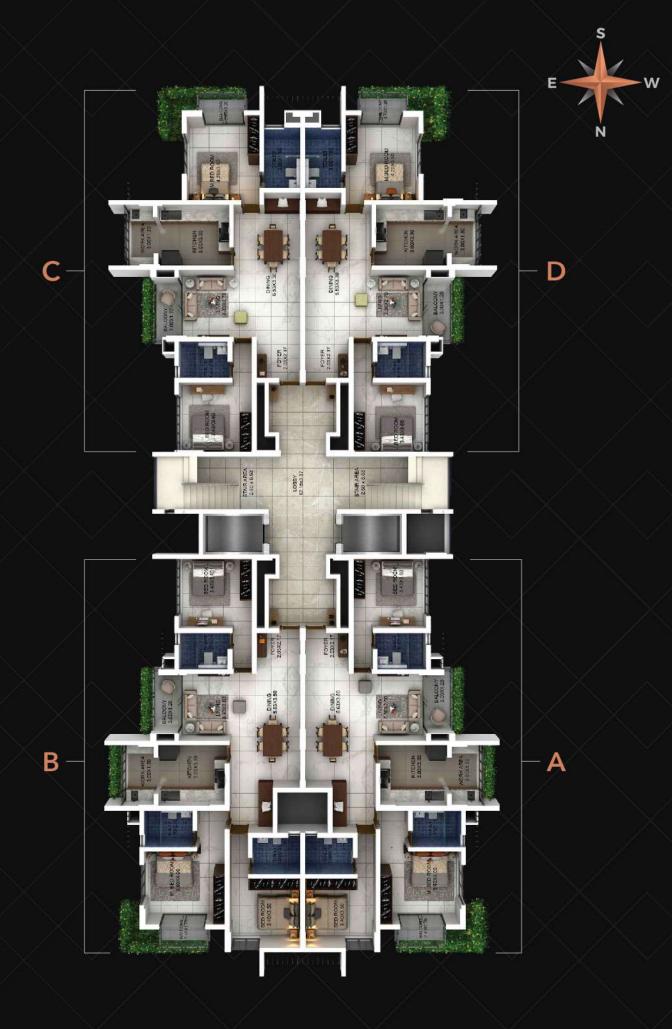


# SITE PLAN

## TYPICAL FLOOR PLAN



LOCATION: SAROVARAM BIO PARK ROAD, ERANHIPALAM
LAND EXTENT = 76.2 CENTS



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TYPE A, 3BHK

# TYPE B, 3BHK



MASTER BEDROOM BALCONY ORIENTATION

NORTH SIDE BALCONY: 3,5,7,9 AND 11<sup>TH</sup> FLOOR WEST SIDE BALCONY: 2,4,6,8,10 AND 12<sup>TH</sup> FLOOR





MASTER BEDROOM BALCONY ORIENTATION

NORTH SIDE BALCONY: 3,5,7,9 AND 11TH FLOOR EAST SIDE BALCONY: 2,4,6,8,10 AND 12TH FLOOR

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TYPE C, 2BHK

# TYPE D, 2BHK





MASTER BEDROOM BALCONY ORIENTATION

SOUTH SIDE BALCONY: 3,5,7,9 AND 11<sup>TH</sup> FLOOR EAST SIDE BALCONY: 2,4,6,8,10 AND 12<sup>TH</sup> FLOOR



MASTER BEDROOM BALCONY ORIENTATION

SOUTH SIDE BALCONY: 3,5,7,9 AND 11<sup>TH</sup> FLOOR WEST SIDE BALCONY: 2,4,6,8,10 AND 12<sup>TH</sup> FLOOR

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# SKY MANSION HIGHLIGHTS 1. MANSION LIKE APARTMENT OF 3485 SQFT, 4BHK 2. SMART HOME ENABLED 4. ONE APARTMENT ENTRY PER FLOOR 5. FLOOR TO CEILING GLASS FACADE FOR 3 BEDROOMS & KITCHEN 6. 2 MASTER SUITE BEDROOMS 7. 2 LIVING ROOMS UPPER/LOWER 8. TERRACE GARDEN WITH DOUBLE FLOOR HEIGHT 9. IN-HOUSE MAID'S ROOM, TOILET & WORK AREA **EXTRA OPTIONAL FEATURES\*:** 10. PRIVATE IN-HOUSE ELEVATOR 11. JACUZZI ON TERRACE GARDEN

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# SKY MANSION, 4BHK TYPE LOWER LIVING





UPPER



LOWER

# SKY MANSION, 4BHK TYPE LOWER LIVING

ISOMETRIC VIEW





4BHK DUPLEX . LOWER FLOOR WITH LIVING AREA . UPPER FLOOR BEDROOMS

ACCESS FLOOR: 13,15,17,19 AND 21<sup>ST</sup> FLOOR

With Eleve Maison's signature urban design, each floor consists of an entry to a single apartment only. The living spaces are on the lower floor while the bedrooms are on the upper floor.

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# SKY MANSION, 4BHK TYPE UPPER LIVING

# SKY MANSION, 4BHK TYPE UPPER LIVING



UPPER



LOWER





ISOMETRIC VIEW



4BHK DUPLEX . UPPER FLOOR WITH LIVING AREA . LOWER FLOOR BEDROOMS

ACCESS FLOOR: 14,16,18,20 AND 22ND FLOOR

With Eleve Maison's signature urban design, each floor consists of an entry to a single apartment only. The living spaces are on the upper floor while the bedrooms are on the lower floor.

### **DISCLAIMER\***

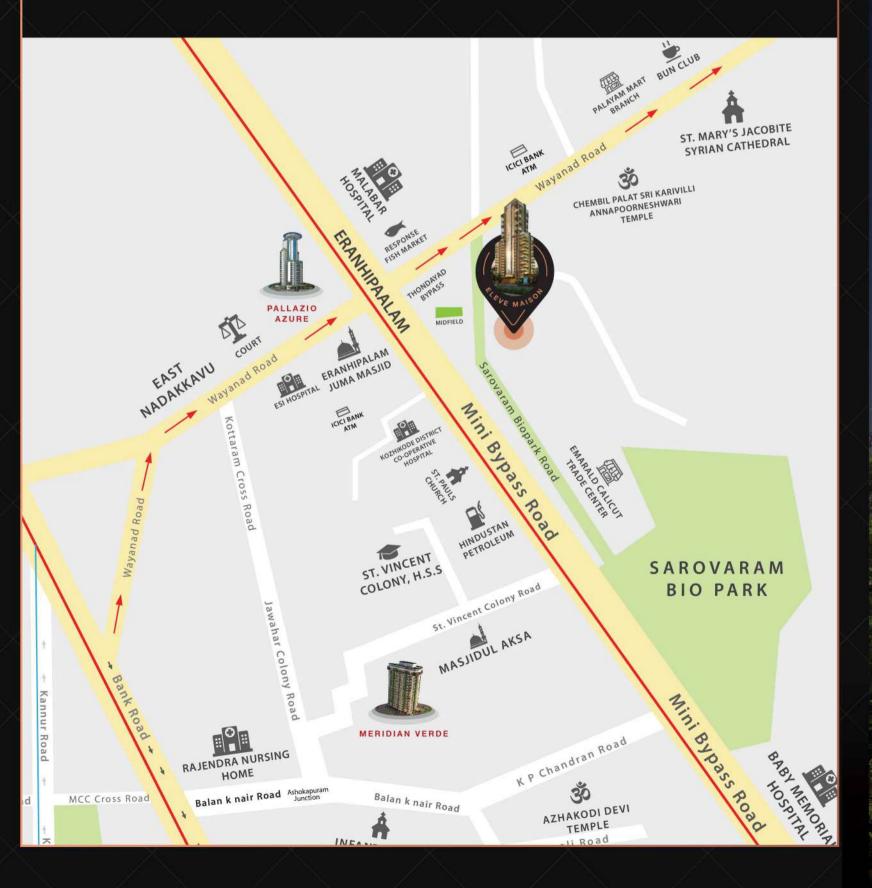
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## LOCATION MAP

# LOCATION FOR THE URBANISTA

The location of Eleve Maison is what makes its ultraluxury apartments the perfect place to call home. With instant access to the main roads right outside, it makes accessibility to transport and distance from anything you need, extremely simple. The prime location also gives you walkable access to everyday necessities like grocery stores, banks, hospitals, etc.





## SPECIFICATIONS

### 1. Flooring

Customisable to owners choice or pick from our standard options of high quality Ceramic / Porcelain / Vitrified /Laminated wood with an array of finishes like Glossy/ Matt / Satin from leading Brands. Vitrified ceramic tiles in common areas and staircases. Italian Marble in Entrance lobby.

Standard Brands: Nitco, Kajaria, Simpolo, Q tone, RAK

### 2. Kitchen

Owner's choice from our display for flooring. Chrome plated tap from a leading brand, granite-topped counter platform, stainless steel washing sink with a single bowl and drain board are used in the kitchen. Designated work area in all apartments with a single bowl Stainless steel basin. Electric points for all appliances, water inlet and outlets for washing machine, centralised gas supply, gas leak detector.

Standard Brands: Tiling - Nitco, Kajaria, Simpolo, Q tone, RAK
Sinks - Franke, Carysil, Hafele

### 3. Toilet

Luxurious vitrified/ceramic tiles with matte/glossy finish for flooring and wall dado from our standard collection. Premium branded sanitary wares, concealed flush tank, press button flush, wall hanging closets, health faucets, premium branded C.P fittings, hot and cold mixer unit with shower facility.

Standard Brands: Tiling - Nitco, Kajaria, Simpolo, Q tone, RAK

Chrome Plated fittings & Sanitary wares - Kohler, TOTO, Grohe

### 4. Doors, windows & hand rails

Treated country hardwood frames and door for the main entrance, high quality branded panel shutters for inside doors with hardwood frames. UPVC / Heavy grade electroplated aluminium sliding windows and french windows for balcony, SS/MS safety grills with a/c repair access, glass sheathed balcony hand rails.

Standard Brands: Windows & grills - Fenesta, Jindal, TATA

Doors - Natural wood, Fero, Masonite

Glass - Saint Gobain, Asahi

### 5. Smart Home Automation

Internet based Wireless Home automation System installed in all apartments as a standard feature. App to be downloaded from play store / app store will assist you with controlling lighting and air-conditioning and other various electrical points in your apartment.

Brand: Eglu, Control 4

### 6. Electricity

Three-phase system with concealed wiring. Separate meter for each apartment. 5-15 Amp power points for household appliances. Direct generator back-up for all electrical points excluding a/c, iron box and water heaters, in case of power failure.

### 7. Painting

Hight quality branded putty (2 coats), primer and paint (2 coats) for internal walls and all weather elastic paint for external walls.

Standard Brands: Berger, Dulux, Asian Paints

### 8. Elevators

2 high speed elevators with built-in rescue device and 24 hours generator back-up Standard Brand : KONE, Mitsubishi, Schneider

### 9. Generators

Round-the-clock standby generator for uninterrupted power supply. sound proof casing, Diesel fuel with energy efficient settings.

### 10. Water Supply

Open well and KWA water supply through separate sumps and overhead tanks. Additional water purification plant for peace of mind.

### 11. Internet.TV & Communication

High speed optical fibre internet connection\* & wifi integration to each apartment. Pre selected DTH and cable connection\*, 1 supplier each for TV. Video intercom facility for apartment to apartment, to lobby and to gate-keeper communication. Landline Phone connection\*.

\*Connection/ packages to your preference and needs to be purchased

from the designated service providers

Standard Brand: Airtel, Asianet, BSNL

### 12. Car Parking

Reserved car parking spaces available for purchase. Allotment number is as per the purchase sequence number of the apartment. Selection can be made at the time of delivery as per the purchase sequence. Sufficient quest & handicap parkings available with in the premises.

### 13. Security Arrangements & Video door Phone

CCTV, RFID access controlled lobby entrances, boom barriers, round the clock personnel security service Video door phone system for easy communication and security. Pre designated CCTV inputs to monitor common areas, Guest access control.

Standard Brands: LG, Grandstream, Panasonic

### 14. Fire Safety

Fire fighting equipment as per Kerala Building Rule. Advanced water sprinklers, Smoke detectors, fire extinguishers, water hose reel and fire alarm system installed for your safety.

### 15. Waste Disposal

Garbage pick up service, sewage treatment plant as per norms of Pollution Control Board.

### CORPORATION BUILDING PERMIT NUMBER

### DISCLAIMER

Standard brands shall be replaced to a similar category brand at the discretion of the builder.

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### TERMS & CONDITIONS

### Payment terms

20% advance at the time of booking. Balance in 32 Equal Monthly Instalments / Number of months towards project completion.

The prices are final once the apartment is allotted.

Dated EMI cheques for Six months to be submitted in advance and repeated 1 month prior to the date of the last cheque.

All payments should be done by Cheque, RTGS, NEFT or Demand Draft favouring "Galaxy Builders Eleve Maison" drawable/receivable at Kozhikode.

Govt. Taxes and levies extra.

GST/ Other GOVT.taxes prevailing on the date to be paid extra with each payment.

### Documentation

The agreement is in respect of the construction between the builder, land owner and the purchaser, consolidation of contract value of the building as well as undivided share.

The sale deed for the undivided share in land and ownership rights of the constructed property will be registered by the builder & land owner to the purchaser on receipt of the entire payment, Taxes, Extra work expenses (if any) and registration expenses as per the contract.

Taxes, Registration charges, documentation charges, and any other expenses related to the registration and taxes to be borne by the buyer.

Both carpet area and super built-up Area are clearly informed in the brochure as well as the agreement. The super built-up area is inclusive of the common areas and wall thickness. Documentation amount will be the total amount payable for the Carpet Area, Wall thickness, Share of Common Area, Car parking (if any) and undivided share in the land. Govt. Taxes and Levies Extra.

### Other Conditions

All transactions are subjected to Kozhikode jurisdiction.

All measurements and specifications given in the brochure are subject to minor variations, Variations/alterations shall be at the discretion of the builder.

The Sale deed will supersede the brochure. Any changes/alteration made in plan, construction, design, features and facilities constructed will be the final product and will reflect in the sale deed.

In case, payments are not made as per agreement, the builder reserves right to cancel the allotment, in which case the amount will be returned without any interest, only after re-allotment to a new buyer.

Owners Association will be formed while handing over the Building. The President, Secretary, Treasurer and executive committee members will be selected at the handing over to run the association.

Association will have an option of appointing organisations capable of providing security, maintenance and cleaning for the building, recommended by the builder or carry out the same independently according to their decision.

The Owners Association will be in charge of carrying out the complete maintenance and repairs of exclusive common facilities. Membership in the association is compulsory. Maintenance charges and Association deposits are to be paid by each owner.

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# ÉLEVÉ MAISON URBAN LUXURY

LEO PARADISE, P.T.USHA ROAD, CALICUT, KERALA, INDIA. PIN: 673 032

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