

Galaxy[★]



www.galaxy-builders.com

CELESTE
RIVIERA

Where mere walls give
way to boundless horizons,

*Where mere walls give way to
boundless horizons, behold an
expansive realm –
an existence amidst gentle ripples and
verdant splendor.
It transcends the realm of opulence, for
it is an embodiment of essence.*

*A voyage for the soul, unfettered by the
constraints of time and space. Here,
the poetry between land and lake
comes alive, allowing you to be one
with nature, your spirit entwined with
the very heartbeats of the earth. It's a
dream woven from the finest threads of
reality, where every moment is an ode
to the sublime.*



KOZHIKODE: WHERE TIMELESS BEAUTY MEETS OPULENT LIVING

Nestled within the coastal city of Kozhikode, a true gem among places, you'll find the quintessential essence of Kerala's culture, awe-inspiring natural beauty and rich history. This is where legends have been born and where you can immerse yourself in an unrivaled panorama – a coastal tableau that whispers timeless tales.

Within this iconic landmark, crafted by Galaxy Builders, you'll discover a haven where grandeur transcends the ordinary. It's a life that effortlessly blends opulence and distinction with the soulful rhythms of Kozhikode's storied history – become part of a story that has forever marked this magnificent city.





YOUR BEACON OF LIGHT, GUIDING YOU HOME.

30 years and counting. Since 1994, we aren't simply building galaxies, but crafting aspirations. Beyond every horizon. Dreams mirrored in our creations. Our new logo isn't just an emblem, but the soul of Galaxy Builders.

With this transformation, we don't merely gaze into the future; we anchor to our foundational truths. A silent vow to you: ever-adapting, continually evolving and eternally crafting galaxies that echo through ages.

That luminous star within the logo is beyond a design element. It's your compass, navigating you to your bespoke galaxy. A testament that at the universe's core, you exist, just as you are at the core of our purpose.



ARCHITECTURAL BRILLIANCE SINCE 1994.

Since our illustrious inception in 1994, we have forged a golden legacy in the realm of ultra-luxurious residences. Under the visionary leadership of Mr. P. M. Kunhamad, we have ascended to legendary heights setting the gold standard for luxury and artistry in South India's premium real estate industry.

With an impeccable journey that has served over 900+ connoisseurs of luxury, our masterpieces span across an impressive 1,500,000 square feet in Kozhikode, each resonating with prestige and unparalleled perfection. Landmarks like the grand Ritz Marina, the magnificent Eleve Maison, our signature Magnum Opus and Atmosphere, the tallest residential tower in Kerala with 50 floors and a height of 167 meters, are not just structures. They stand as monumental testaments to our unwavering commitment to grandeur and perfection.

Embark on a journey into unparalleled luxury with Galaxy Builders, where dreams transform into grandeur and opulence and artistry reach their zenith.

OUR CORE PRINCIPLES



QUALITY



ICONIC DESIGN



TRANSPARENCY



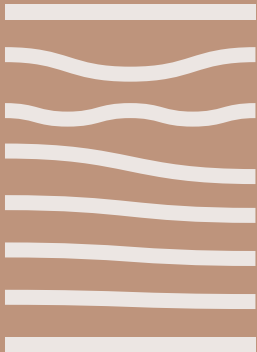
CUSTOMER CENTRIC



SUSTAINABILITY



ON TIME



CELESTE
RIVIERA

LUXURY LIKE NOWHERE ELSE

Galaxy Celeste Riviera brings you a world where 91 plunge pools mirror the sky, where every lobby emanates majestic allure, and where meticulously curated spaces, from private theater to the serene Yoga lounge, cater to the discerning. Celeste Riviera stands as a testament to the harmonious interplay between nature's grandeur and human craftsmanship. Here, luxury transcends definition, evolving into an odyssey of emotions and timeless moments.

Fusing contemporary architecture with the Galaxy Builders' enduring commitment to boundless luxury, this stands as the ultimate standard of luxury redefined - a world unlike any other. Enter a realm where you eagerly anticipate returning home, designed for those who relish the universe's most exquisite offerings.

BEYOND ORDINARY

WHERE NATURE, WATER, AND FORM
HARMONIOUSLY BLEND.

Scroll down to the epitome of luxury living,
one of Kerala's most opulent towers.

KERALA'S FIRST
AND ONLY RESIDENTIAL
TOWER WITH 91 PRIVATE
PLUNGE POOLS, ONE FOR
EVERY APARTMENT.



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CELESTE RIVIERA

DESIGNED TO INSPIRE

Celeste Riviera, a soaring masterpiece of modern architecture, is not merely a testament to engineering prowess but a poetic exploration of the intimate relationship between water, nature and building. It stands as an exhibit of advanced engineering and unwavering passion, redefining luxury living in Kerala.



01 Towering at 135 meters, the apartment offers ample space.



02 Kerala's first and only residential tower with 91 private plunge pools, one for every apartment



03 Generous 3.15M floor height.



04 Modern facade design with fins and night time illumination.



05 Cutting-edge Shear Wall Structural System incorporating shear walls and core walls.



06 Designed with advanced wind engineering insights.



07 State-of-the-art earthquake resistance measures.



08 Use of higher grade of concrete and steel to achieve safe structural design.



09 Among Kerala's most luxurious residential towers.

In every sense, Celeste Riviera emerges as one of Kerala's most luxurious residential towers, seamlessly blending aesthetics, engineering excellence, and a profound appreciation for the natural world. It is more than just a home; it is an embodiment of luxury, a testament to innovation, and a celebration of life at its finest.



ENCHANTING ARRIVAL: WHERE NATURE MEETS ELEGANCE

Here, the grandeur of our natural green surroundings embraces you, while our meticulously crafted entrance exudes unparalleled style. It is a welcome where time dances to a symphony of detail and your journey into the lap of luxury begins with an intimate entrance like no other.





S.01

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CELESTE RIVIERA

DESIGNED TO DELIGHT

Celeste Riviera transcends the definition of residential living, embodying the pinnacle of luxury, sophistication and modernity. Seamlessly integrating advanced technology, sustainability, security and convenience, it offers an exceptional living experience. Welcome to a realm of elevated living that sets new standards and redefines fine living.

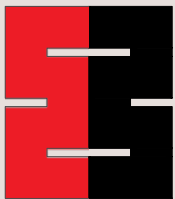
- 01 Iconic design
- 02 Super-tall residential tower at 135 Meters, offering panoramic vistas
- 03 Night time tower Illumination
- 04 Grand Lobby with high ceiling and Air Conditioning
- 05 Luxurious Clubhouse on the ground and 1st floor, replete with diverse amenities
- 06 Exclusive private Movie Theatre
- 07 Social Spaces and Cafes
- 08 Community Garden
- 09 Business Centre
- 10 Conference Room

- 11 Indoor Gaming Zone
- 12 Dedicated Kids’ Play Park
- 13 Serene Yoga Lounge on the 32nd floor
- 14 Comprehensive health and fitness facilities
- 15 3 High-speed Elevators & 1 dedicated service Elevator
- 16 Smart Home Automation for each apartment
- 17 Floor-to-Ceiling Glass Facades in selected areas of every apartment
- 18 Glass-Sheathed balconies
- 19 Sustainable, energy-efficient common area lighting
- 20 Cutting-edge Security Systems
- 21 Firefighting equipment
- 22 Floor-to-floor height of 3.15 Meters
- 23 Centralized Pipeline LPG



CRAFTING CELESTE RIVIERA: THE VISIONARIES BEHIND THE ELEGANCE

Introducing the visionaries behind timeless beauty and safety: from Design Seeds' architectural brilliance to Design Spectrum's structural expertise and RWDI's wind engineering prowess, meet the masterminds who transform concepts into reality.



Architect – DESIGN SEEDS

Behind the captivating beauty and seamless functionality of Celeste Riviera lies the creative brilliance of Design Seeds. Founded by Architect Arun Kumar Chandran, this esteemed architectural firm has been a driving force in revolutionizing high-rise construction in Kerala. Their remarkable portfolio includes iconic projects like Atmosphere and Magnum Opus in Calicut, as well as significant contributions to MVR Cancer Care Hospital Housing Project and IIM Calicut showcasing a commitment to innovation and timeless design.



Structure – DESIGN SPECTRUM

The structural integrity of Celeste Riviera is a testament to the expertise of Design Spectrum Structural Consultants. Renowned for their unwavering dedication, deep involvement and stunning designs, this esteemed consulting firm has played a pivotal role in shaping numerous residential, commercial and institutional projects across Kerala. Their invaluable contributions can be witnessed in renowned ventures such as Magnum Opus, Mall of Travancore and the terrain-specific Vythiri Resorts.



Wind – RWDI

Ensuring the safety and harmony of Celeste Riviera amidst nature's elements is RWDI, one of the world's most trusted wind engineering consultant. As world leaders in supertall structures, RWDI's illustrious portfolio includes iconic landmarks like the Burj Khalifa and Shanghai 101. With a keen focus on optimizing safety and habitability, their expertise ensures that Celeste Riviera stands strong against the test of time.



A GRAND WELCOME

The elegance of our spacious lobby warmly welcomes you, inviting you to discover the comfort and luxury inside, hinting at the cozy living experience ahead.



WHERE EVERY MOMENT IS AN ESCAPE

Immerse yourself in the sophisticated allure of our Clubhouse, a symphony of versatile spaces meticulously designed for your enjoyment, fitness, and tranquility. Delight your loved ones amidst the embrace of vibrant green landscapes as the Clubhouse effortlessly flows into the boundless outdoors. Elevate your workout experience that inspire your every move.

CLUB HOUSE HIGHLIGHTS



Celeste Cinemas
An upscale movie lounge
experience SURROUND 7.2.1



Cafe Riviera
Moments and brews at our
coffee lounge



Versatile Gaming
A blend of indoor and outdoor games
Pool Table | Foosball | Air Hockey |
Chess



Video Gaming Area
Exciting digital adventures



The Habitat
An urban forest teeming
with aquatic life and birds



Tropic SPA
A holistic wellness center featuring
steam, sauna, and massage rooms



Swimming Pool
A luxurious pool for relaxation
and rejuvenation



Decked Jacuzzi
A strategically located Jacuzzi
for relaxation



Nero Fitness
A modern fitness hub equipped with
Conventional equipments and Cross
Training gear



Wellness Space
A dedicated Pilates and Yoga room
for peace and balance



INDOOR GAMES

Every move unfolds a captivating narrative, transforming this space from mere play areas into passionate realms. Here, leisure transcends the ordinary, becoming a canvas for the artistry of skill and strategy. Embrace the intellectual exploration and celebrate the finesse of every moment spent within our Indoor Games haven.



GAMING ZONE

Step into our Gaming Zone, where screens transform into stages for supremacy, driven by your relentless passion. With dual screens, we offer thrilling digital adventures, inviting casual gamers and dedicated enthusiasts to embark on unforgettable virtual journeys. Welcome to the epicenter of gaming excellence.



CELESTE CINEMAS

Celeste Cinemas is more than just a movie theater; it's an emotion in itself. With each frame more vivid than reality, it transcends the ordinary and becomes a sensory escape for discerning enthusiasts. Step into a realm that reflects your taste for finer tales, where every screening is a profound experience waiting to unfold.





NERO FITNESS

At Nero Fitness, Celeste Riviera's fitness sanctuary, you step into the future of wellness. Here, state-of-the-art Cross Training and HIIT gear await, sculpting bodies and elevating vitality. A haven for fitness devotees, your wellness journey finds its inception here.



SWIMMING POOL

An aquatic escape. Every ripple echoes your elite choice. A manifestation of indulgence and leisure. For those who recognize true elegance. Experience tranquility, surrounded by the grandeur of our natural greens. Discover the essence of luxe with our meticulously crafted swimming pool, a sanctuary for your senses.



PARTY HALL

In the grand theater of life, where moments metamorphose into memories, our Party Hall takes center stage. Meticulous detail beckons those with discerning tastes. Here, gatherings are an art form, an orchestration of joy and stature in an ambience that speaks volumes. Celebrations, reborn as poetic expressions, await your presence in this exceptional setting.



AMPHITHEATRE

Discover Celeste Riviera's Amphitheatre - a realm where nature's grandeur hosts artistic moments. Each moment, a rendezvous with the extraordinary. It's your stage for cherished memories, where the beauty of art and nature unite, creating moments that last.



KOI POND

Each Koi is an artist of grace. Amidst the bustle of life, find a space that's an ode to peaceful reflections. For those with an eye for the exquisite, here's where serenity dances, effortlessly. Celebrate moments of calm, curated just for you.



YOGA ROOM

Here, breath syncs with ambition, and tranquility meets drive. Every pose, every exhale, resonates with the pulse of the universe. Each pose resonates with universal energy, guiding your journey to inner peace, where serenity embraces every corner.



THE SANCTUARY OF SERENITY

COFFEE BAR



STARGAZING HAVEN

SKY PARK



S.03

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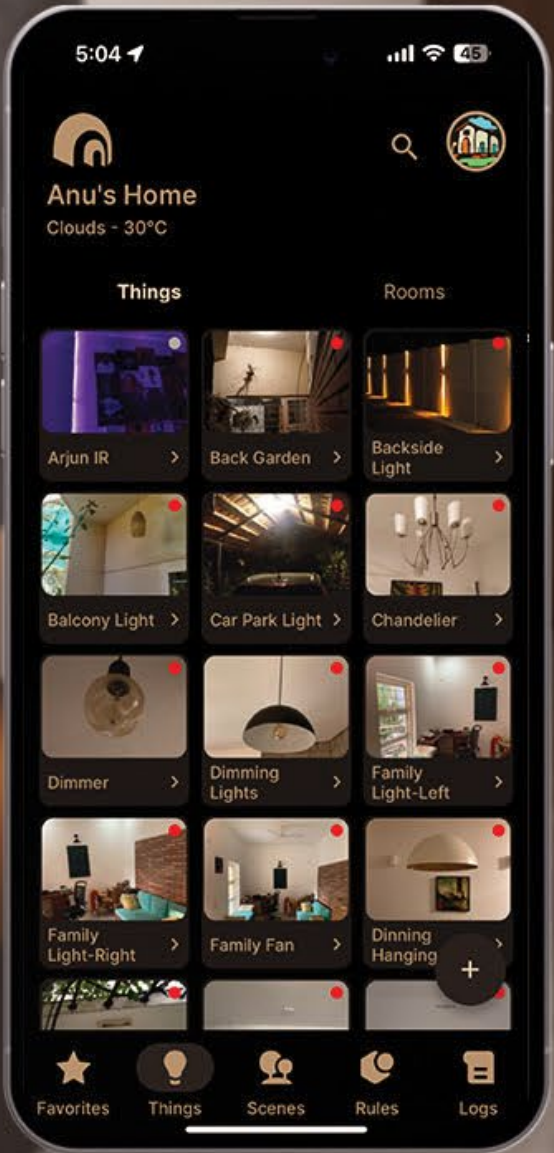
CELESTE RIVIERA

UNCOMPROMISING EXCELLENCE: WHERE SAFETY AND LUXURY MEET

At Celeste Riviera, we are dedicated to delivering the epitome of modern living while ensuring unwavering safety at every juncture. Our commitment to your peace of mind is evident through state-of-the-art security systems meticulously integrated into our contemporary tower. Moreover, our vigilant round-the-clock security personnel are here to ensure your nights are tranquil and worry-free.

SECURITY HIGHLIGHTS

- 01 Comprehensive CCTV surveillance
- 02 Secure access-controlled lobby
- 03 Boom barriers at entry/exit points
- 04 Biometric tenant authentication
- 05 On-demand guest access through Video Door Phone
- 06 Biometric access to common facilities
- 07 24-hour manned security



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CELESTE RIVIERA



AN EXQUISITE LIFESTYLE INFUSED WITH DIGITAL INTELLIGENCE

Experience the pinnacle of modern living at Celeste Riviera, where cutting-edge smart home technology empowers you with unparalleled convenience. Seamlessly integrated mobile app controls and voice-activated commands put your entire home at your fingertips, regardless of your location. Take command of every facet of your contemporary lifestyle with effortless precision and stay connected to your home like never before. Welcome to the future of sophisticated living.

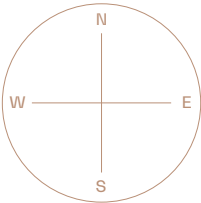
SMART HOME HIGHLIGHTS

- 01 Mobile App for Smart Home Control*
- 02 Compatible with Google Home and Alexa
- 03 Lighting Control
- 04 Smoke and Fire Detection Alerts
- 05 Biometric Door Security
- 06 Built-in USB Charging Ports

OPTIONAL ADD-ONS**

- 01 Curtain Automation
- 02 Mood Lighting Adjustments
- 03 IP Camera for Apartment Surveillance



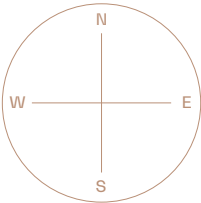


Ground Floor Plan



- ENCLAVE (LOBBY)
- OFFICE & CONFERENCE ROOM
- PARTY HALL
- PARTY LAWN
- KIDS PLAY PARK
- AMPHITHEATER



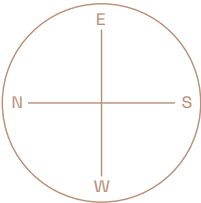


First Floor Club House



- INDOOR GAMES
- GAMING ZONE
- CELESTE CINEMAS
- SWIMMING POOL
- NERO FITNESS
- POOLSIDE SUN DECK
- POOLSIDE LOUNGE





TYPICAL FLOOR PLAN



32ND FLOOR SKY GARDEN

- KOI POND
- YOGA ROOM
- COFFEE BAR
- SKY PARK
- ROCK GARDEN WALKWAY
- PATIO





ELEVATED LIVING: WHERE FAMILY AND MODERN LUXURY CONVERGE

In our premium residence, we celebrate family and the finer things that enhance life. Each apartment is designed with care, representing the best of modern living. Here, cutting-edge technology converges with exceptional design. Relish the steady flow of daily life as you make memories with your family. We hold the belief that a home is where love deepens. We're dedicated to amplifying this love through the elegance of upscale living, merging the best of the past and present to elevate your family's lifestyle.

APARTMENT HIGHLIGHTS

- 01

Integrated smart home automation*
- 02

Biometric main door lock system
- 03

Apartment sizes from 1475 SQFT to 4850 SQFT
- 04

Brightly lit and well-ventilated interiors
- 05

Pre-designated bedroom with floor-to-ceiling glass
- 06

Plunge pool included in every apartment
- 07

Durable sliding doors and windows
- 08

Luxury range chrome-plated bath fittings and high-end sanitaryware
- 09

Aesthetic layout
- 10

Glass sheathed Balconies
- 11

Choice of floor finishes: Matt / Glossy / Satin / Laminate Wood
- 12

Video door phone & CCTV surveillance
- 13

Equipped with fire, smoke, and gas detectors
- 14

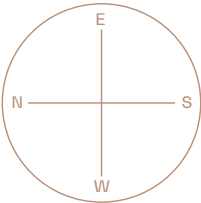
Installed fire safety sprinklers
- OPTIONAL ADD-ONS**
- 01

Bespoke apartment design by our interior design wing 'ARTECTURE'
- 02

Automated curtain systems
- 03

IP camera for apartment surveillance
- 04

Tailored home automation options

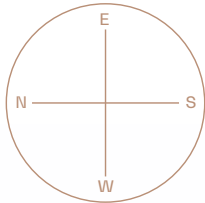


TYPE A- 4BHK

- SUPER BUILT-UP AREA | 3300 SQFT
- RERA AREA | 2102 SQFT
- EXCLUSIVE AREA | 372 SQFT
- FLOOR AVAILABLE | 2ND TO 31ST



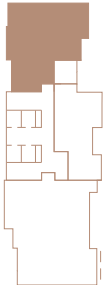
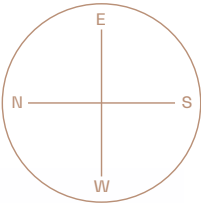
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TYPE B - 2BHK

SUPER BUILT-UP AREA | 1475 SQFT
RERA AREA | 973 SQFT
EXCLUSIVE AREA | 94 SQFT
FLOOR AVAILABLE | 2ND TO 21ST





TYPE C - 3BHK

SUPER BUILT-UP AREA | 2200 SQFT

RERA AREA | 1364 SQFT

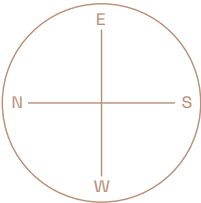
EXCLUSIVE AREA | 251 SQFT

FLOOR AVAILABLE | 2ND TO 31ST



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TYPE D - 4BHK DUPLEX

- SUPER BUILT-UP AREA | 3200 SQFT
- RERA AREA | 2097 SQFT
- EXCLUSIVE AREA | 221 SQFT
- FLOOR AVAILABLE | 22ND TO 31ST





S.05

P.44

BEYOND LUXE, ABOVE ALL.

Embark on an odyssey into the zenith of refined living. Sky Mansion unveils a residence that becomes a reflection of its owner's exquisite elegance and unique character. Revel in boundless, unhindered vistas of the region - an exclusive panorama that captivates from every angle.

Nestled within this architectural marvel, luxuriate in an ensemble of amenities that redefine the very essence of comfort for the discerning modern connoisseur. Every facet of this abode surpasses expectations, from its expansive, double-height balcony to the indulgent embrace of two master bedrooms.

Welcome to the pinnacle of modern luxury living - a place where the art of extraordinary living reaches new heights.



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CELESTE RIVIERA



SKY MANSION HIGHLIGHTS

- 01

Sky Villa Apartment configurations: 4BHK & 5BHK, ranging from 4450 SQFT to 4850 SQFT
- 02

Inclusive plunge pool
- 03

Enabled with smart home features
- 04

Double-height balcony
- 05

Exclusive one apartment entry per floor (available from 33rd to 38th floor)
- 06

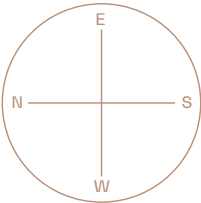
Two bedrooms with floor-to-ceiling glass facade
- 07

Two master bedrooms
- 08

Separate master living room and family living area
- 09

Open kitchen layout with a separate closed working kitchen
- 10

Inhouse maid's room with attached toilet



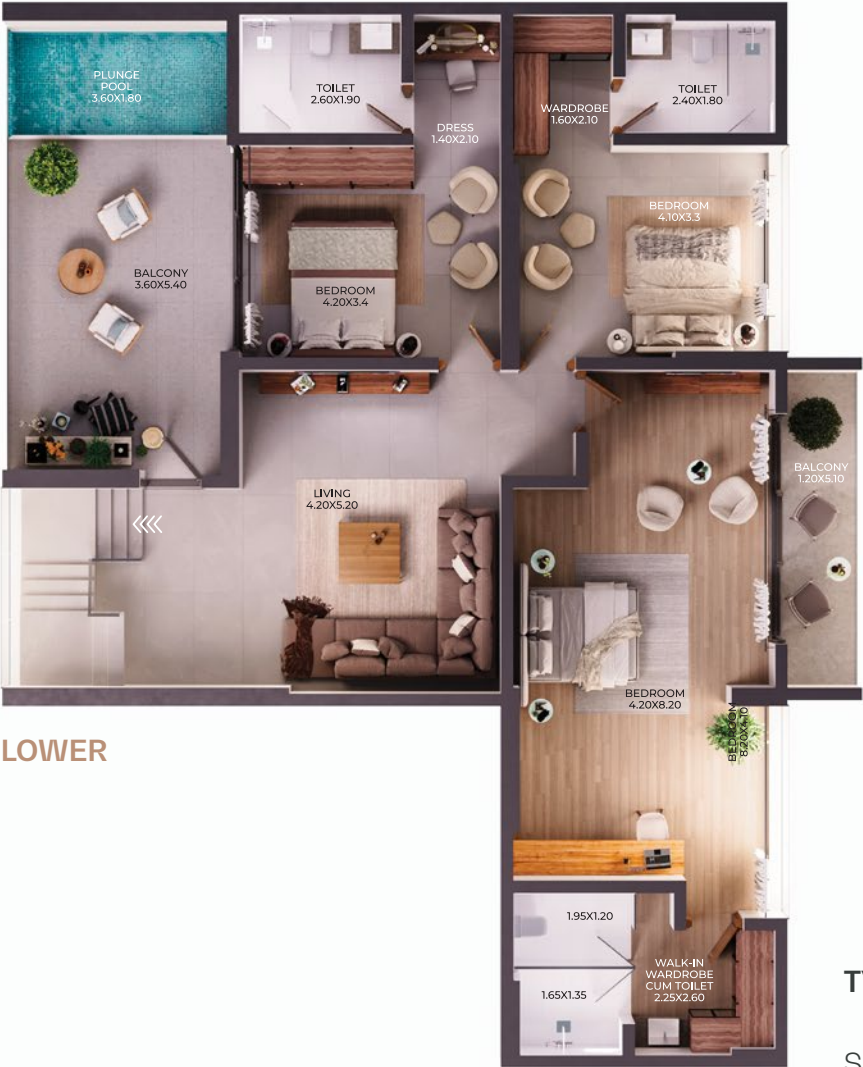
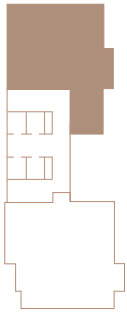
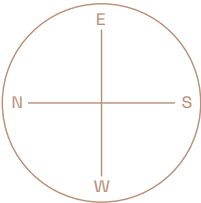
TYPE E - SKY MANSION 5BHK

SUPER BUILT-UP AREA	4850 SQFT
RERA AREA	3080 SQFT
EXCLUSIVE AREA	479 SQFT
FLOOR AVAILABLE	33 RD TO 38 TH



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CELESTE RIVIERA



TYPE F – SKY MANSION 4BHK

SUPER BUILT-UP AREA | 4450 SQFT

RERA AREA | 2777 SQFT

EXCLUSIVE AREA | 484 SQFT

FLOOR AVAILABLE | 33RD TO 38TH



In the pages that follow,
we'll unravel the essence of
Celeste Riviera through its
location, delve into the
meticulous specifications,
and provide clarity on
essential terms and
conditions. Join us in
exploring the finer details
of your future with us.

S.07

P.51

LOCATION
SPECIFICATIONS
TERMS &
CONDITIONS





WHERE TRANQUIL SERENITY MEETS URBAN CONVENIENCE

Nestled within Calicut's most esteemed residential enclave, Galaxy Builders Celeste Riviera offers an unparalleled fusion of urban convenience and tranquil serenity. Poised strategically on the NH 66 – Kozhikode Thondayad Bypass, opposite Landmark World, this location grants effortless access to renowned educational institutions, top-tier healthcare facilities, a diverse gastronomic landscape, places of worship that embrace all faiths and an array of everyday necessities.

For those seeking the highest standard of living in the beautiful city of Calicut, Celeste Riviera is the ultimate choice. Welcome to a life where luxury and sophistication come together, redefining what it means to live in style.



SPECIFICATIONS

Celeste Riviera exemplifies the confluence of luxury and practicality. Each specification, be it the opulent flooring or the state-of-the-art smart home automation, is crafted with attention to detail and commitment to excellence. Ensuring both splendour and security, our spaces are orchestrated for those who expect nothing but the best. Dive into an unrivalled living experience that resonates with modern aspirations and timeless quality.

FLOORING

Choose from our standard options of high-quality ceramic/porcelain/vitrified/laminated wooden flooring with an array of finishes like glossy/matt/satin from leading brands. Vitrified ceramic tiles in common areas and staircases. Ultra-premium flooring in the Entrance lobby. Standard Brands: **Johnson, Simpolo, RAK or similar.**

KITCHEN

Owners' choice for flooring from our display. Chrome-plated tap from a leading brand, ceramic-topped counter platform, stainless steel washing sink with a single bowl and drain board are used in the kitchen. Designated work area in 3BHK, 4BHK, 5BHK with a single-bowl stainless steel basin. Electric points for appliances, water inlet and outlets for washing machine, centralized gas supply, gas leak detector. Standard Brands: Tiling - **Johnson, Simpolo, RAK or similar.** Sinks - **Franke, Carysil, Hafele or similar.**

TOILET

Luxurious vitrified/ceramic tiles with matt/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 a shower facility. Standard Brands: Tiling - **Johnson, Simpolo, RAK or similar.** Chrome Plated fittings & Sanitary wares - **Kohler, Villeroy & Boch, Grohe or similar.** Plumbing: **Geberit, Supreme, Astral or similar.**

DOORS, WINDOWS & HANDRAILS

Heavy-grade flush doors and frames for the main entrance, high-quality branded panel shutters for inside doors with a veneer finish. Heavy-grade electroplated aluminum/UPVC sliding windows for the balcony, SS/MS safety grills with AC repair access, glass-sheathed balcony handrails. Standard Brands: Windows & grills - **Fenesta, Fero, Jindal, TATA or similar.** Doors & frames – **Fenesta, Fero or similar.** Glass - **Saint Gobain, Asahi or similar.**

SMART HOME AUTOMATION

Internet-based Wireless Home Automation System with Google Home/Alexa installed in all apartments as a standard feature. The app can be downloaded from the play store/app store; this will assist you in lighting, air-conditioning and various electrical points in your apartment. Standard Brand: **Eglu or a similar brand.**

CUSTOMIZATION TERMS

- Mood Board Selection: Clients have the option to choose from a curated selection of mood boards tailored specifically for this project.
- Alternative Choices: Customers are allowed to propose alternative options for flooring to ensure their preferences are fully considered and incorporated into the project.
- Refund Policy: Refund amount for deleted Items from builders standard. In the event of modifications or deletions, refunds will be provided for only the following components:

a. Tiles

b. Chrome-plated fittings

c. Sanitary wares

d. Entire kitchen materials.

There will be no other refunds for materials or workmanship when changed or deleted from the standard list.
- Extra work: Additional work, materials and products out of standard scope at the request of client, will be billed extra.



ELECTRICITY

A three-phase system with concealed wiring. Separate meters for each apartment. 5-15 Amp power points for household appliances. Direct generator backup for all electrical points, excluding AC, iron box and water heaters, in case of a power failure. Standard brands: **Legrand, Finolex, RR or similar.**

PAINTING

High-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 or similar.**

ELEVATORS

Three high-speed elevators with a built-in automatic rescue device. One service elevator. Standard Brand: **KONE, Mitsubishi, Schneider or similar.**

GENERATORS

Round-the-clock standby generator for uninterrupted power supply, soundproof casing, Diesel fuel with energy-efficient settings. Standard brands: **Cummins, Kirloskar or similar.**

WATER SUPPLY

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

INTERNET, TV & COMMUNICATION

High-speed optical fiber internet connection* & WiFi integration for each apartment. Pre-selected DTH and cable connections*. Video intercom facility for apartment-to-apartment, lobby, and gate-keeper communication. Landline Phone connection*. *Connections/packages can be selected based on your preference and need from designated service providers. Standard Brand: **Airtel, Asianet, BSNL.**

CAR PARKING

Reserved car parking spaces available with each apartment. The 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 guest & handicap parkings available within the premises.

SECURITY ARRANGEMENTS & VIDEO DOOR PHONE

CCTV, RFID access-controlled lobby entrances, boom barriers, round-the-clock personnel security service. A video door phone system for easy communication and security. Pre-designated CCTV inputs to monitor common areas and guest access control. Standard Brands: **LG, Grandstream, Panasonic or similar.**

FIRE SAFETY

Firefighting equipment as per Kerala Building Rules. Water sprinklers, smoke detectors, fire extinguishers, water hose reel and fire alarm systems are installed for your safety.

WASTE DISPOSAL

Garbage drop-off area on each floor near the service lift, sewage treatment plant as per Pollution Control Board norms.



TERMS & CONDITIONS

PAYMENT TERMS

- 20% upon purchase (10% as an advance at the time of booking, and 10% within one week at the time of the agreement.)
- Balance in 48 equal monthly installments or the number of months towards project completion.
- The prices are final once the apartment is allotted.
- Dated EMI cheques for six months should be submitted in advance and repeated one month prior to the date of the last cheque.
- All payments should be made by Cheque, RTGS, NEFT, or Demand Draft favoring 'Galaxy Builders Celeste Riviera,' drawable/receivable at Kozhikode.
- Government taxes and levies are extra.
- GST and other government taxes prevailing on the date are to be paid extra with each payment.

DOCUMENTATION

- The agreement pertains to the construction between the builder, landowner and the purchaser, consolidating the 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 and landowners to the purchaser upon receipt of the entire payment. Taxes, extra work expenses (if any) and registration expenses, as per the contract, must be completed before the registration.
- Taxes, registration charges, documentation charges, and any other expenses related to the registration and taxes must be borne by the buyer.
- RERA carpet area, exclusive 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 area shares. The documentation amount will be the total amount payable for the Carpet Area, Wall thickness, Share of Common Area, Parking garage (if any) and undivided share in the land.
- Government taxes and levies are extra.

OTHER CONDITIONS

- All transactions are subject 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/alterations made in plan, construction, features and facilities constructed will be the final product and will be reflected in the sale deed.
- In case payments are not made as per the agreement, the builder reserves the right to cancel the allotment, in which case the amount will be returned as per RERA rules.
- An Owner's Association will be formed to carry out the general maintenance of the tower and the welfare of the owners. The President, Secretary, Treasurer and executive committee members will be selected by the general body to run the association.
- The association will have the option of appointing organizations capable of providing security, maintenance, and cleaning for the building, recommended by the builder or carrying 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.

DISCLAIMER

- For 3D photos: Pictures are the artist's perception of the construction when completed. This is for representation purposes only and may differ according to changes in construction.
- Features: The above-mentioned details are a preliminary offer at the conceptual stage of the building. Changes can be made at the discretion of the builder. Changes will be intimated and will reflect in the sale agreement.

*Optional feature - Available at an extra cost on request.



A UNIQUE BLEND OF DESIGN
AND NATURE, MAKING IT TRULY
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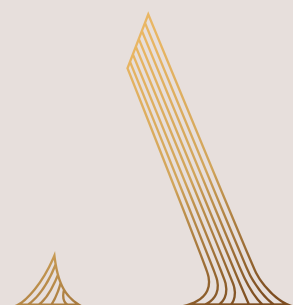
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www.budchilli.com

INDIA

Galaxy Builders
Al Safa Tower, Customs Road,
Calicut - 673032, Kerala, India

☎ (+91) 9633 055 222
✉ info@galaxy-builders.com

www.galaxy-builders.com

DUBAI

Galaxy Realty
204-205 Sol Bay,
Business Bay, Dubai, UAE

☎ (+971) 585 605 333
✉ mail@galaxyrealty.com

www.galaxyrealty.com



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