



MARINA ONE

SUPER LUXURY WATERFRONT APARTMENTS
MARINE DRIVE, KOCHI



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PURAVANKARA®



MARINA ONE

KERALA'S LARGEST WATERFRONT RESIDENTIAL PROJECT
AT MARINE DRIVE, KOCHI

PLAN BOOK

OVERVIEW

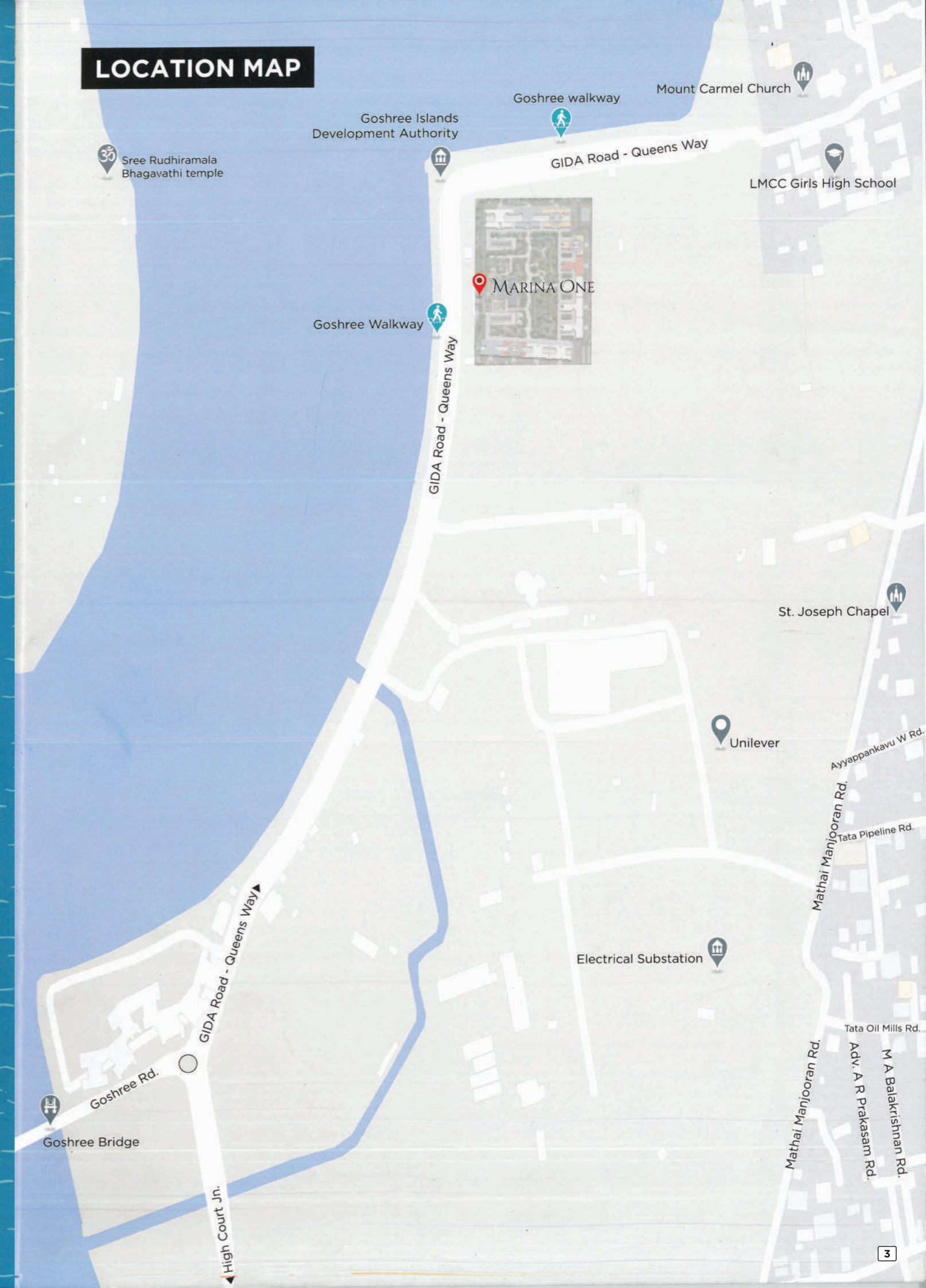
Marina One, Kerala's largest super-luxury waterfront residential development, offers 1141 swanky and spacious 2 BHK + study, 3 BHK + study and 4 BHK apartments, with sizes ranging from 2019 sqft to 3710 sqft. This one-of-a-kind residential project will undoubtedly redefine the concept of super luxury living in India. Located at the corner of Marine Drive, in one of the most coveted locales in the city, Marina One is a stone's throw away from High Court Junction and some of the best shopping, dining, and entertainment destinations in Kochi. It's also a short distance away from top educational institutions, shopping malls, super-speciality hospitals, markets, and places of worship.

Distinctive and impressive design of Marina One ensures that every home gets a panoramic view of the 497-meter waterfront nearby. The 5-acre luxurious Urban Park at the center of Marina One is rich in diverse features and facilities, including a 50-meter lap pool, landscaped parks and walking zones, kids' play areas, plenty of trees and landscaping, and community spaces.

Location	GIDA Road - Queens Way, Marine Drive, Kochi
Total Land Extent	16.7 Acres
Total No of Units	1141 Units
Total No of Towers	12 Towers
Water Front Length	497 Metres
Amenities	45 Plus Modern Amenities
Urban Park	5 Acres
Speciality of Project	Unique "C" Shape (Waterfront view for every Units)
Type of Units	2BHK + Study, 3BHK + Study & 4BHK units
Number of Floors	28/27/25

MARINA ONE

LOCATION MAP





LEGEND

SL.NO	DESCRIPTION
1.	CRICKET PITCH
2.	FITNESS STATION
3.	JOGGING/ BIKE TRACK
4.	MULTI COURT
5.	TENNIS COURT
6.	ORGANIC WASTE CONVERTER -01
7.	HAZARDOUS WASTE ROOM (HWR)
8.	ORGANIC WASTE CONVERTER -02
9.	SUB STATION
10.	ACTIVITY LAWNS
11.	FOUNTAIN ROUND ABOUT
12.	PARTY LAWN -01
13.	SEATING ALCOVES
14.	AMPHI THEATRE
15.	CHILDRENS PLAY MOUND
16.	SKATTING RINK
17.	BIO POND
18.	BUTTERFLY / ECO- TRAIL
19.	MEDITAION DECK
20.	POOL DECK
21.	STEP PLAZA
22.	50 M LAP POOL
23.	SUN DECK
24.	LEISURE POOL
25.	BEACH DECK
26.	TREE PROMENADE
27.	EVENTS PLAZA
28.	PARTY LAWN -02
29.	CHANGING ROOM
30.	BBQ CORNER
31.	CHILDREN PLAY PARK

- S** Standard
- P** Premium
- P+** Premium Plus
- 2 BHK+STUDY(2019 Sqft.)
- 3 BHK+STUDY
- 4 BHK
- PHASE 01
- PHASE 02
- PHASE 03

A1
4BHK
SBA - 3670 SFT

FLOOR PLANS

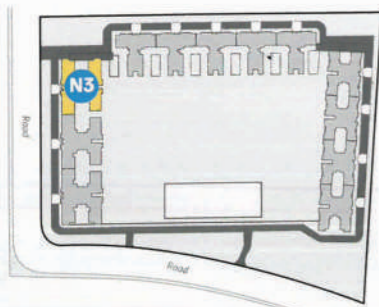
A2
4BHK
SBA - 3710 SFT



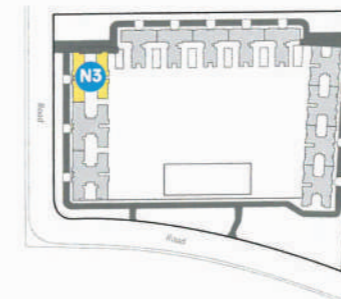
All dimensions in mm
 SBA rounded up to nearest whole number

All dimensions in mm
 SBA rounded up to nearest whole number

Key plan



Key plan



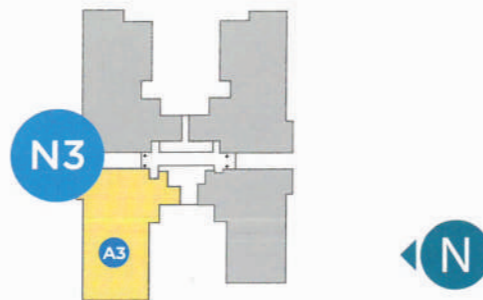
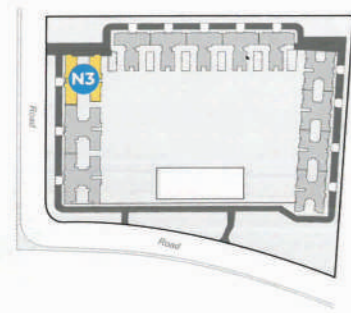
A3
4BHK
SBA - 3530 SFT

FLOOR PLANS



All dimensions in mm
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Key plan



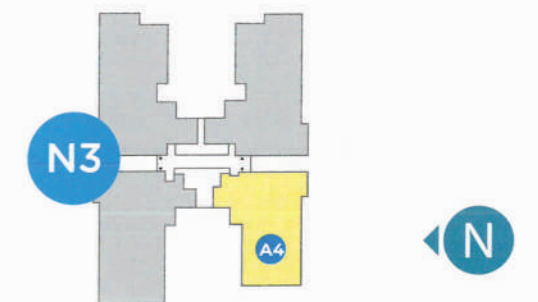
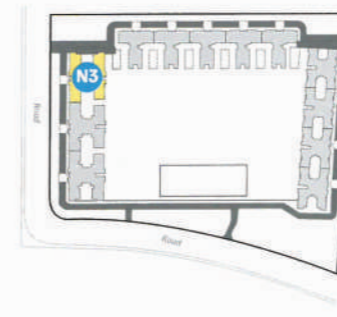
A4
4BHK
SBA - 2930 SFT

FLOOR PLANS



All dimensions in mm
SBA rounded up to nearest whole number

Key plan



A5
4BHK
SBA - 3538 SFT

FLOOR PLANS



All dimensions in mm
SBA rounded up to nearest whole number

Key plan



A6
4BHK
SBA - 3560 SFT

FLOOR PLANS



All dimensions in mm
SBA rounded up to nearest whole number

Key plan



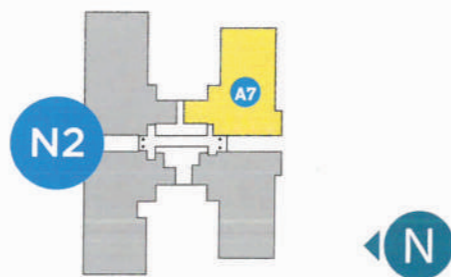
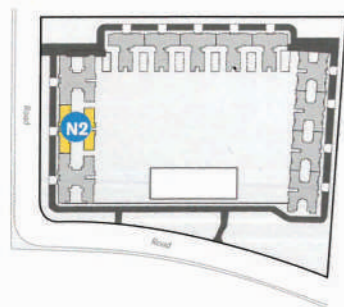
A7
4BHK
SBA - 3043 SFT

FLOOR PLANS



All dimensions in mm
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Key plan



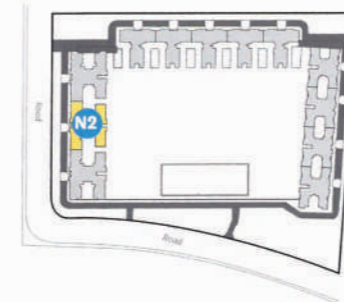
A8
4BHK
SBA - 2948 SFT

FLOOR PLANS



All dimensions in mm
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Key plan



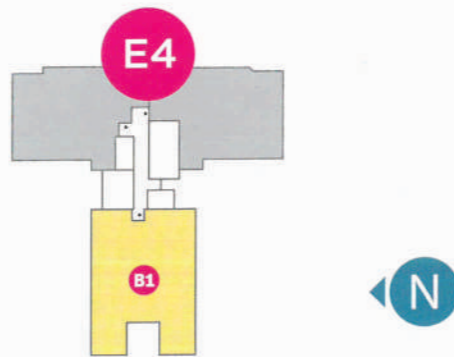
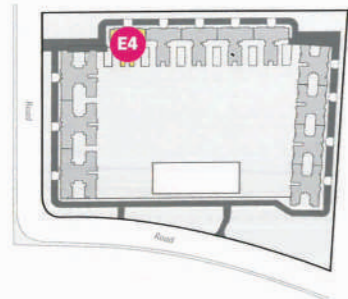
B1
4BHK
SBA - 3061 SFT

FLOOR PLANS



All dimensions in mm
SBA rounded up to nearest whole number

Key plan



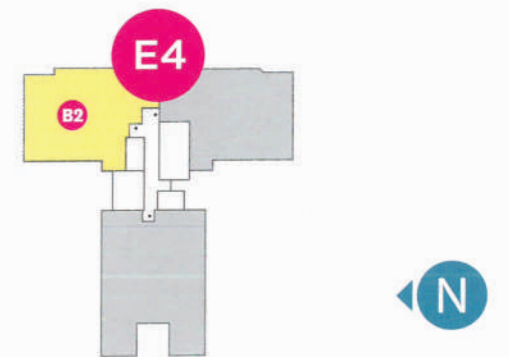
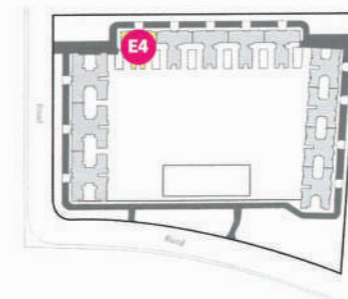
B2
3BHK + STUDY
SBA - 2482 SFT

FLOOR PLANS



All dimensions in mm
SBA rounded up to nearest whole number

Key plan



B3
3BHK + STUDY
SBA - 2511 SFT

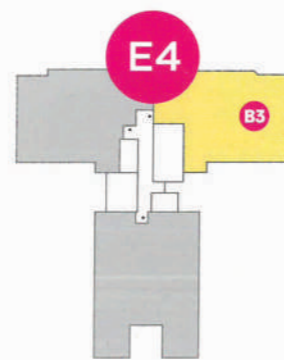
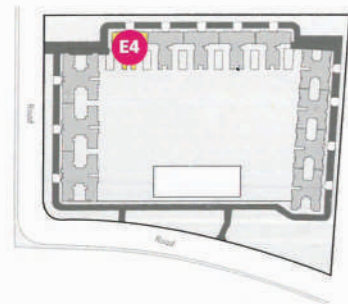
FLOOR PLANS



All dimensions in mm

SBA rounded up to nearest whole number

Key plan



C14
3BHK + STUDY
SBA - 2496 SFT

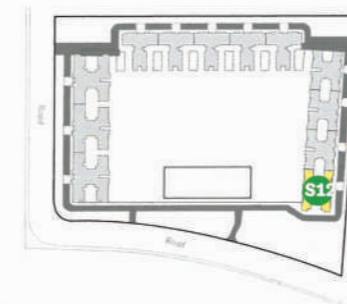
FLOOR PLANS



All dimensions in mm

SBA rounded up to nearest whole number

Key plan



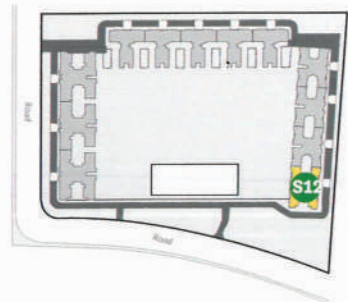
C15
3BHK + STUDY
SBA - 2317 SFT

FLOOR PLANS



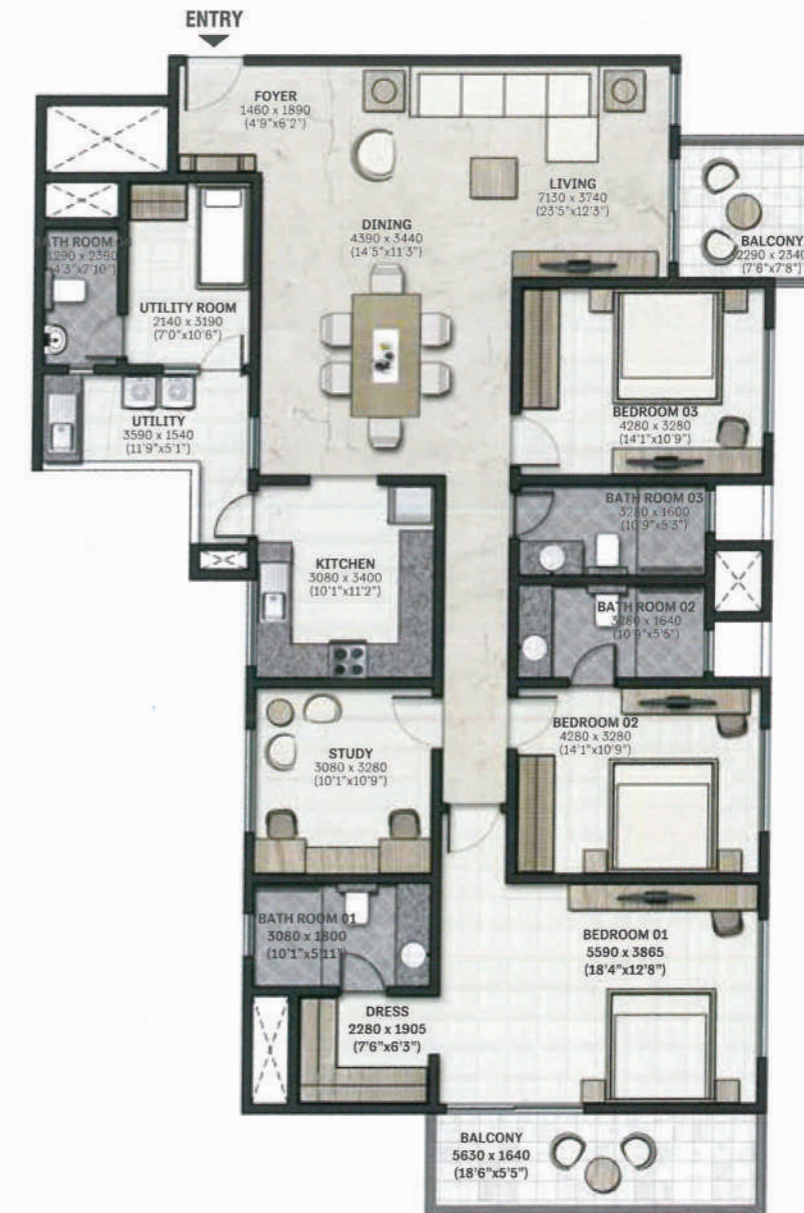
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Key plan



C16
3BHK + STUDY
SBA - 2550 SFT

FLOOR PLANS



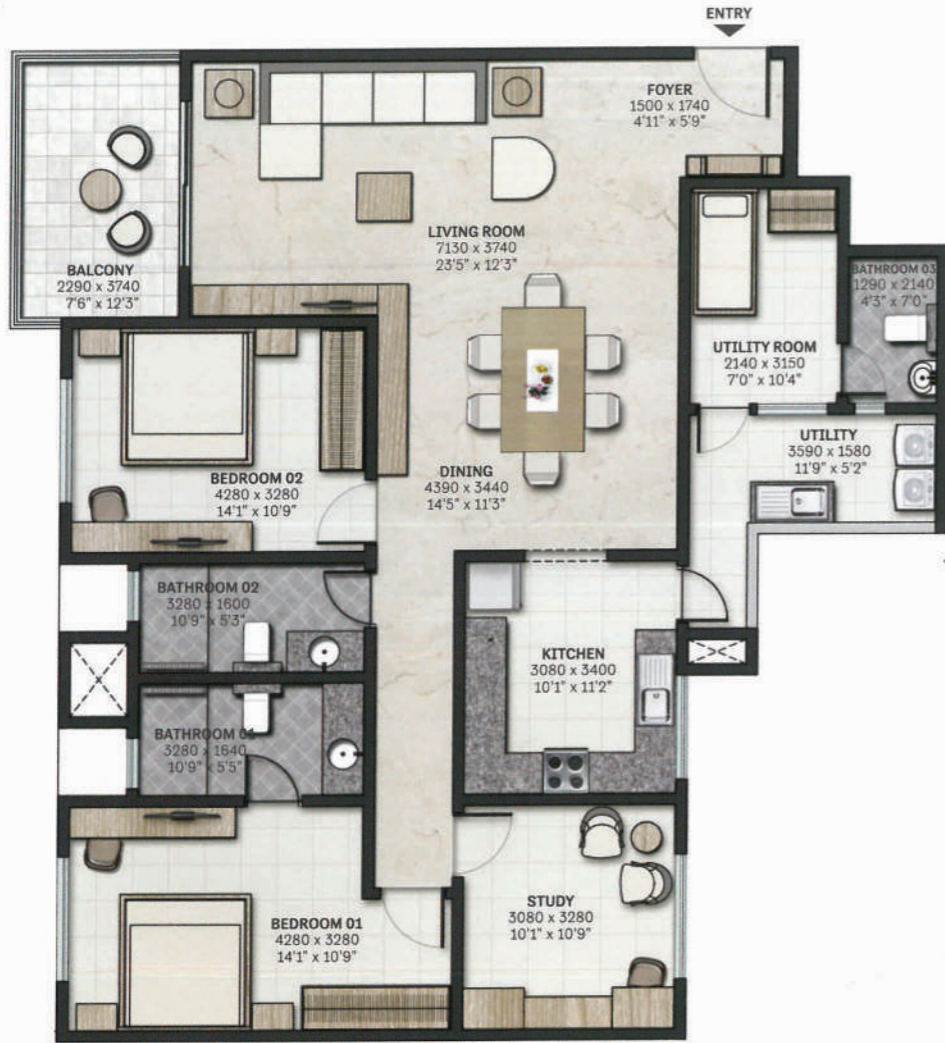
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Key plan



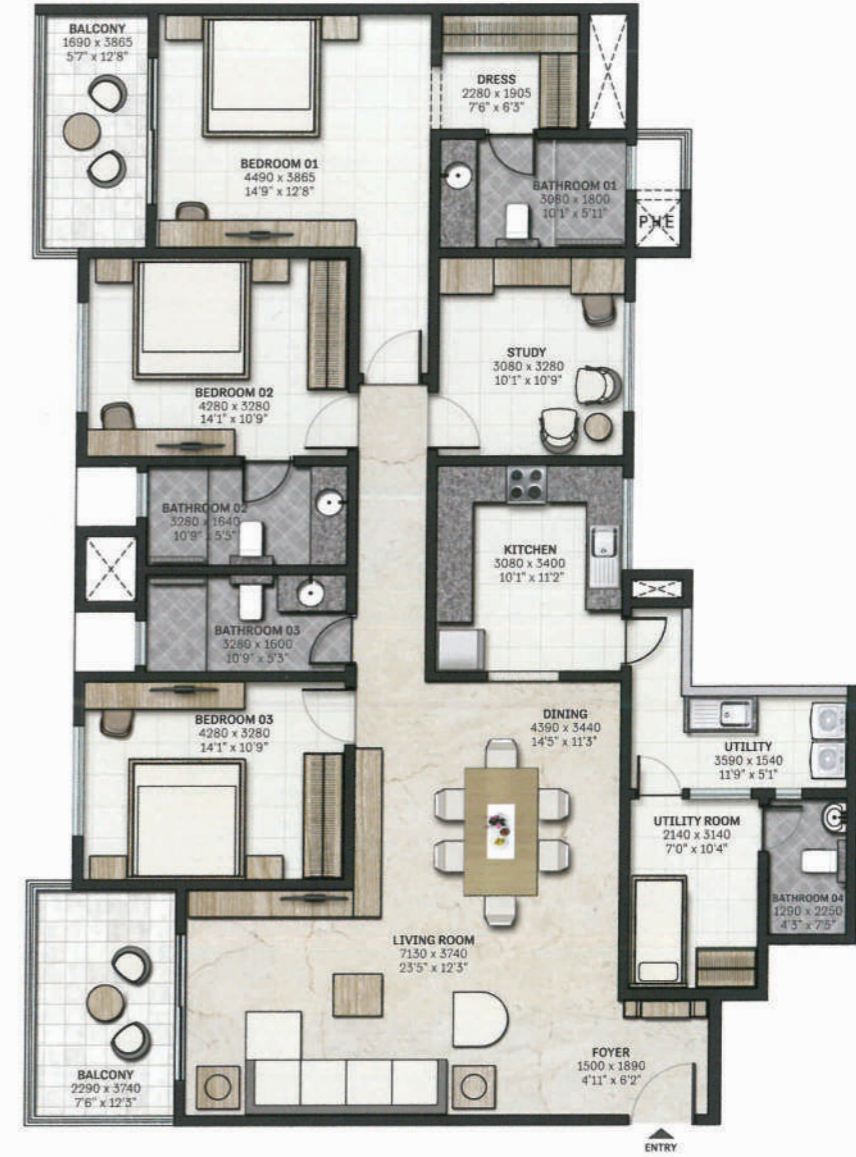
TYPE C9
2BHK + STUDY
SBA - 2019 SFT

FLOOR PLANS



TYPE C10 - 2
3BHK + STUDY
SBA - 2523 SFT

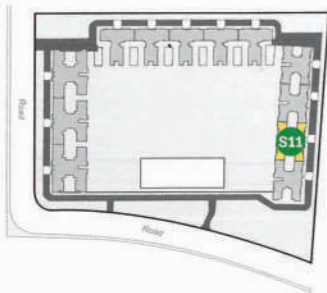
FLOOR PLANS



All dimensions in mm

SBA rounded up to nearest whole number

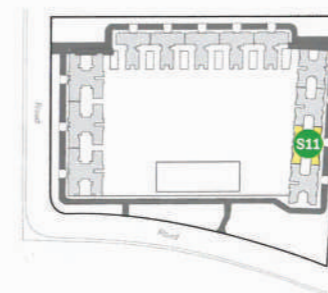
Key plan



All dimensions in mm

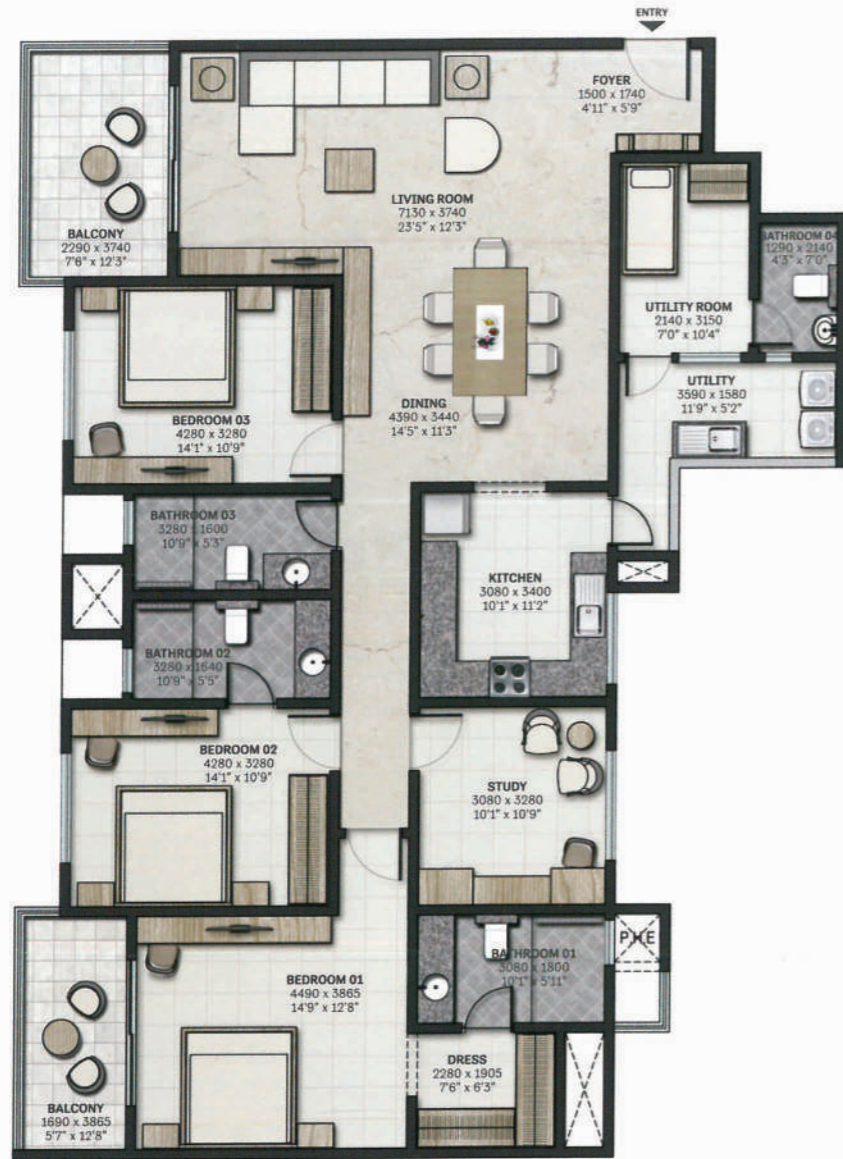
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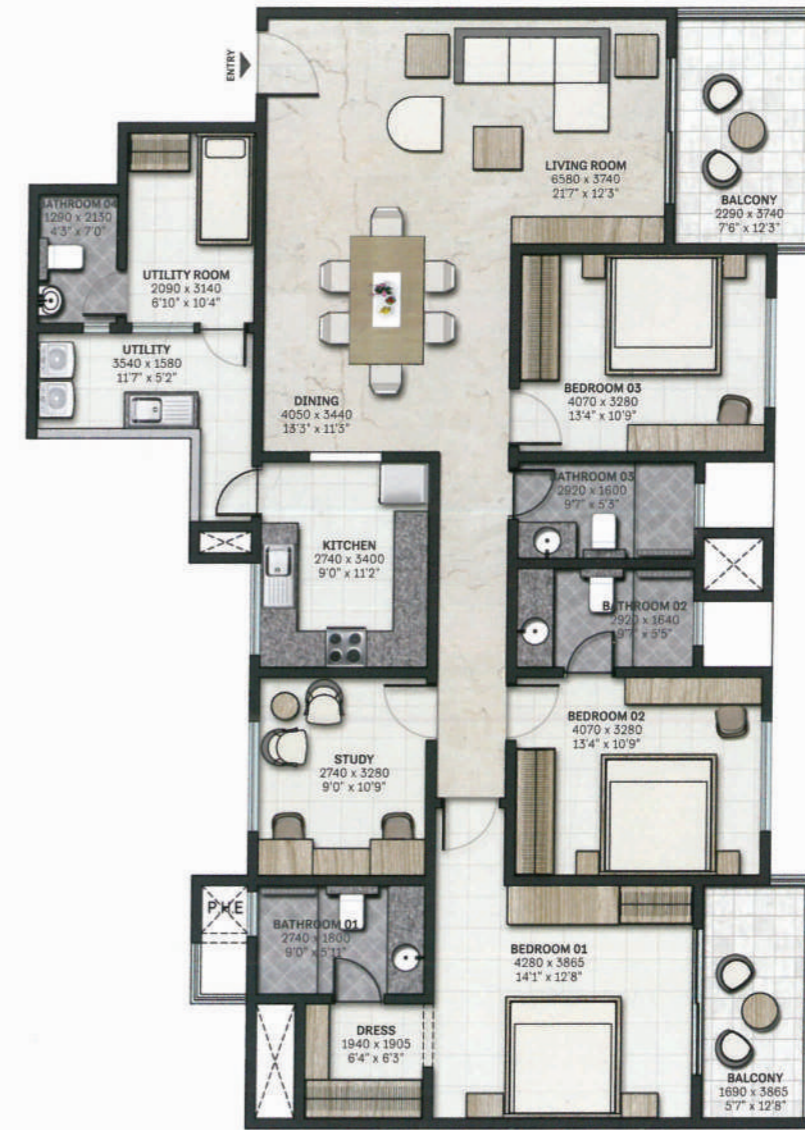
TYPE C10 - 1
3BHK + STUDY
SBA - 2523 SFT

FLOOR PLANS



TYPE C11
3BHK + STUDY
SBA - 2343 SFT

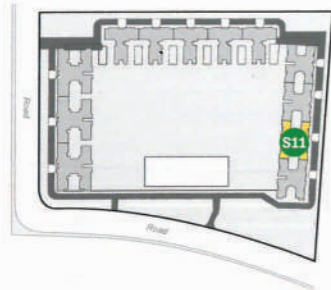
FLOOR PLANS



All dimensions in mm

SBA rounded up to nearest whole number

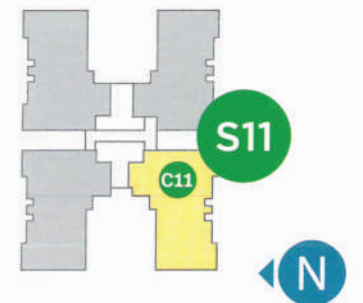
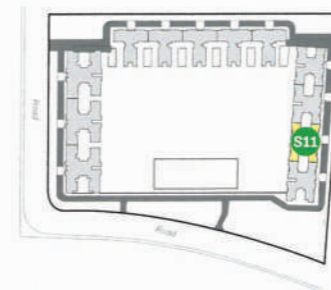
Key plan



All dimensions in mm

SBA rounded up to nearest whole number

Key plan



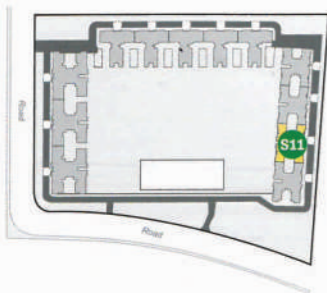
TYPE C12
3BHK + STUDY
SBA - 2296 SFT

FLOOR PLANS



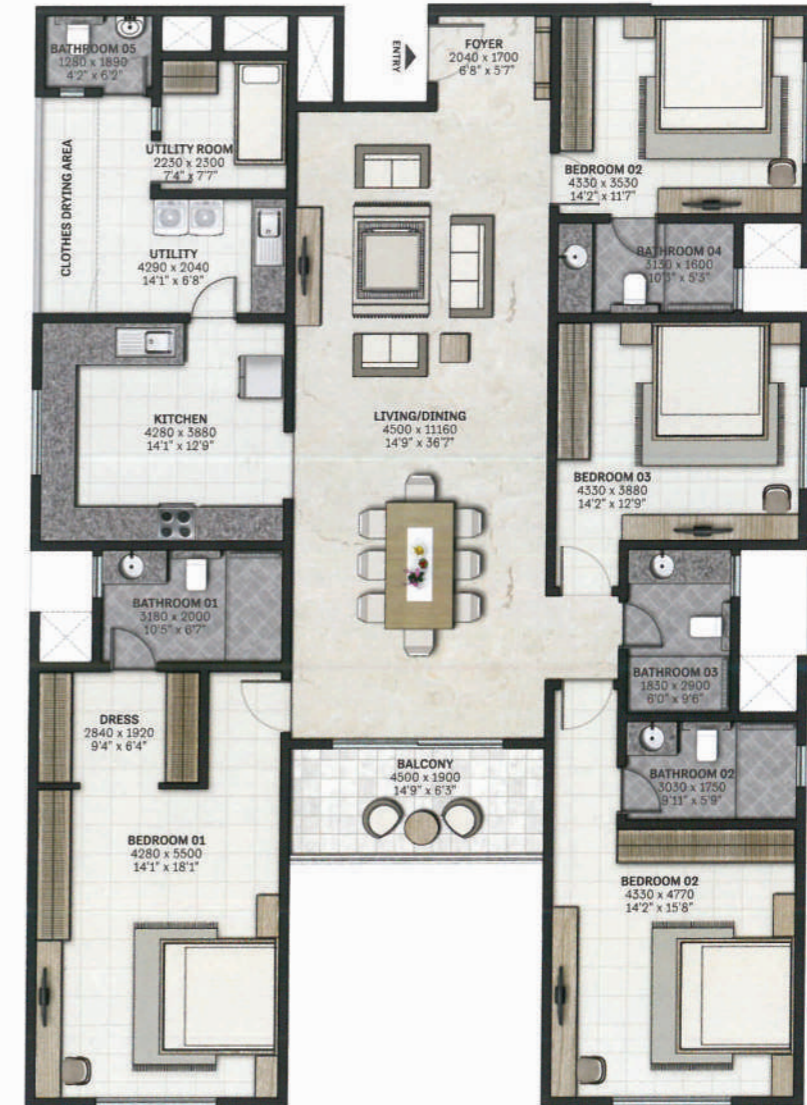
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Key plan



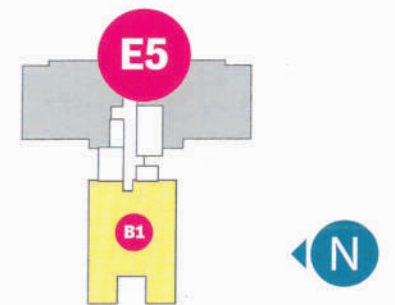
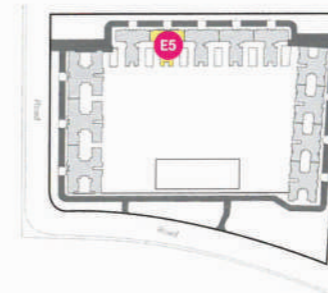
TYPE B1
4BHK
SBA - 3061 SFT

FLOOR PLANS



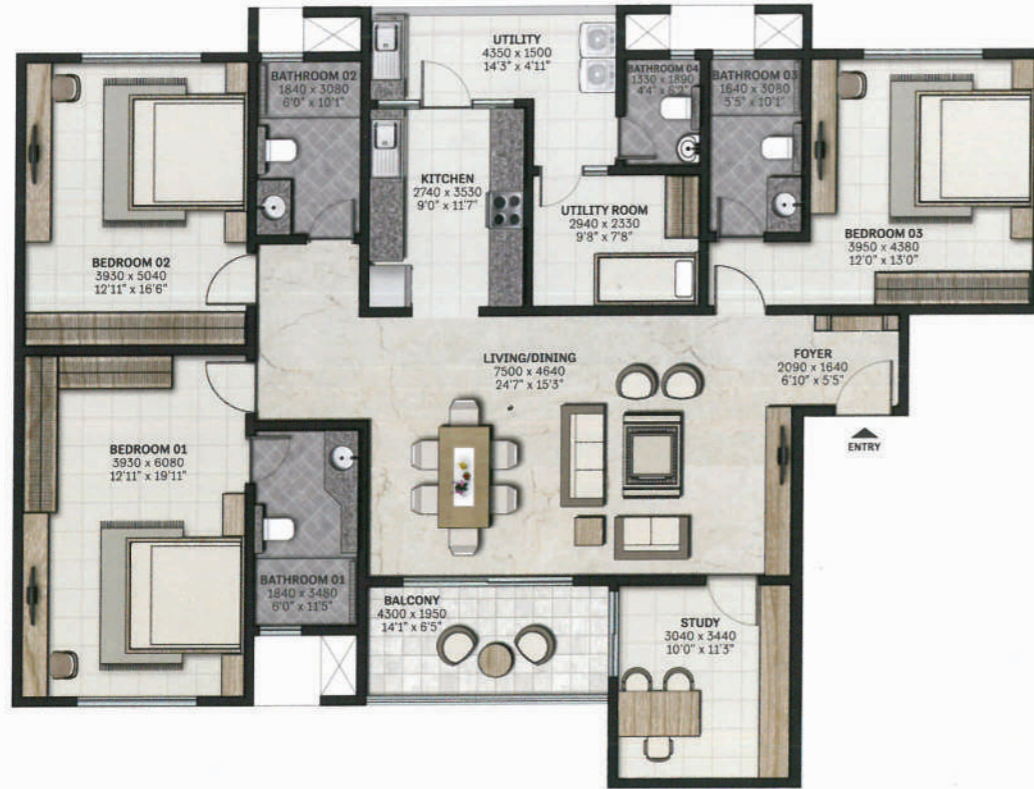
All dimensions in mm
SBA rounded up to nearest whole number

Key plan



TYPE B2
3BHK + STUDY
SBA - 2482 SFT

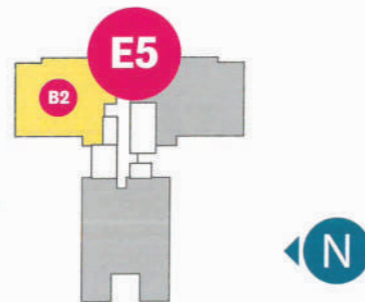
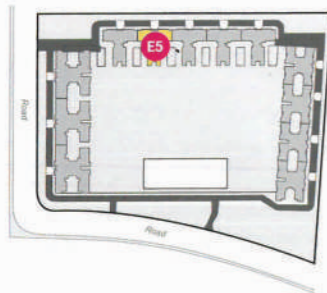
FLOOR PLANS



All dimensions in mm

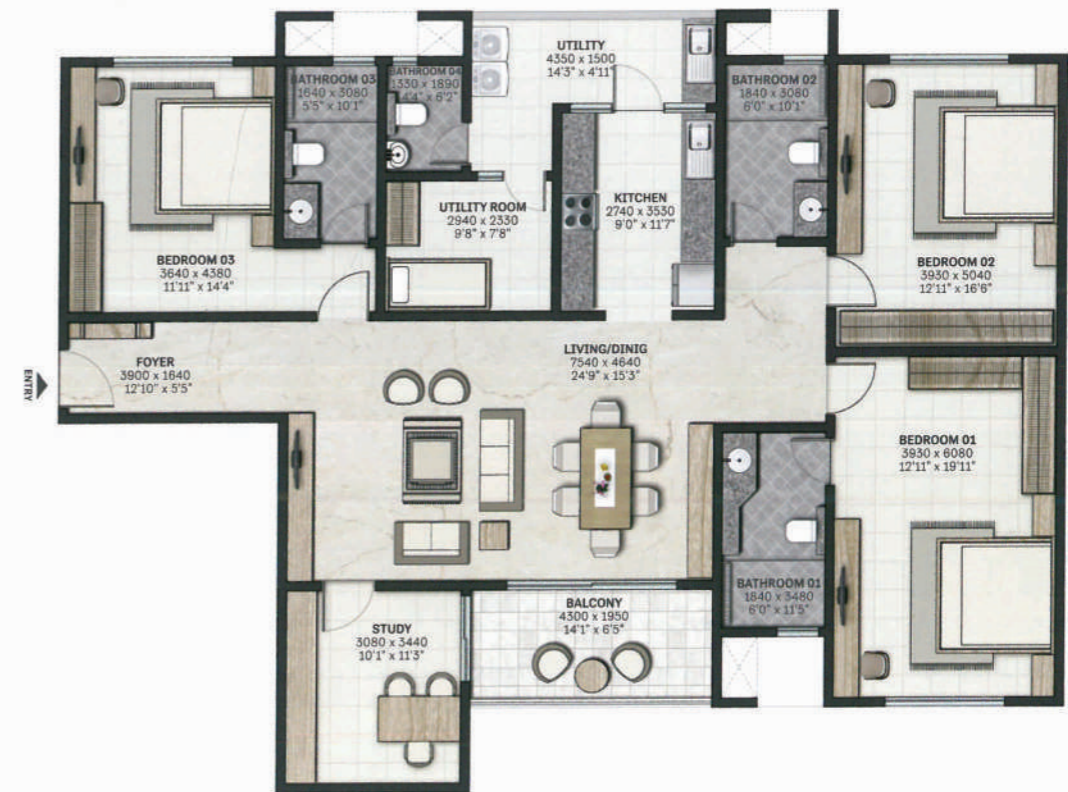
SBA rounded up to nearest whole number

Key plan



TYPE B3
3BHK + STUDY
SBA - 2511 SFT

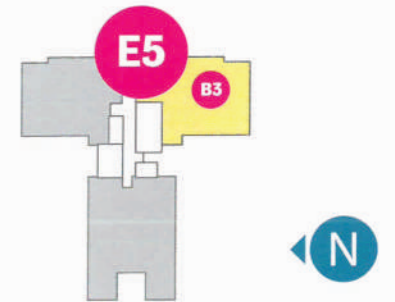
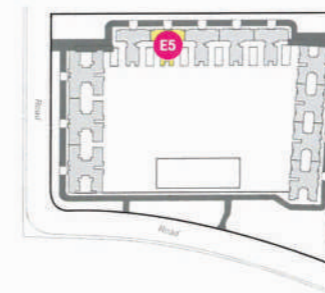
FLOOR PLANS



All dimensions in mm

SBA rounded up to nearest whole number

Key plan



SPECIFICATIONS

ARCHITECTURAL / CIVIL

- Total number of Apartments : 1141
- Total number of blocks 12
- Unit types 2BHK+Study, 3BHK + Study & 4BHK

STRUCTURE

- North wing 28 floors
- East wing 27 floors
- South wing 25 floors
- Covered car parks in Stilt 01 & Stilt 02 Floor. Open car parks at ground level.

FOYER/LIVING/DINING

- Natural / engineered stone flooring and skirting.
- Plastic emulsion paint for walls and ceiling.

BEDROOMS & STUDY

- All bedrooms -vitrified tile flooring and skirting.
- Plastic emulsion paint for walls and ceiling.

TOILETS

- Antiskid Ceramic tile flooring.
- Ceramic wall tiling up to false ceiling.
- False ceiling with grid panels.
- Granite vanity counters in all toilets.
- Shower partition for master toilet only.

KITCHEN

- Ceramic tile flooring.
- Ceramic wall tiling upto ceiling.
- Plastic emulsion paint for ceiling.

BALCONIES/UTILITIES

- Antiskid Ceramic tile flooring and skirting.
- Plastic emulsion paint for ceiling.
- All walls painted in textured paint.

WINDOWS/VENTILATORS

- Heavy-duty powder coated aluminium glazed windows made from specially designed and manufactured sections.

UTILITY ROOM

- Antiskid Ceramic tile flooring and skirting.
- Plastic emulsion paint for walls & ceiling.

STAIRCASE

- Cement concrete for treads & Risers
- MS handrail.
- Textured Paint for Walls & ceiling.

TOILET DOORS

- Frame - Timber
- Architrave - Timber
- Shutters -with outside all other external doors/servant toilet door to be manufactured in specially designed heavy-duty powder coated aluminium extruded frames.

JOINERY

- Main Door/ Bedroom Doors
- Frame - Timber
- Architrave - Timber
- Shutters - with both side in Elegant Engineered Veneer.

COMMON FACILITIES

- Clubhouse.
- Kids play area.
- Swimming pool.

LIFTS

- North wing 1 No. of 15 Passenger and 3 No of 8 Passenger
- East wing 1 No. of 15 Passenger and 2 No of 8 Passenger
- South wing 1 No. of 15 Passenger and 3 No of 8 Passenger

PLUMBING & SANITARY

- Sanitary fixtures of reputed make in all toilets.
- Chromium plated fittings in all toilets.

COMMON AREAS

- Granite/ Vitrified tile flooring.
- Ceramic tile cladding up to ceiling/false ceiling.
- Plastic emulsion paint for ceiling.
- MS handrail as per design.

SHOW RESIDENCE - ACTUAL PHOTOS



ELECTRICAL SPECIFICATIONS

- For 4BHK, 12kW, 3 phase supply.
 - Usage of Power Points restricted to any one at a time as below,
 - ▶ 2 Geysers + 2 A/C + Lights + Small Power Points.
 - ▶ 4 Geysers + Lights + Small Power Points.
 - ▶ 4 A/C + Lights + Small Power Points.
 (As per the above usage, the total Load shall be restricted to 12kW)
- For 3 BHK+Study, 10 Kilo Watts Three Phase supply.
 - Usage of Power Points restricted to any one at a time as below,
 - ▶ 2 Geysers + 1 A/C + Lights + Small Power Points.
 - ▶ 1 Geyser + 2 A/C + Lights + Small Power Points.
 - ▶ 3 Geysers + Lights + Small Power Points.
 - ▶ 3 A/C + Lights + Small Power Points.
 (As per the above usage, the total Load shall be restricted to 10kW)
- Standby power (Generator back up) of 5kW for 3 BHK+study / 6kW for 4BHK per flat with flexibility to use any light points, 5A power point, Fridge and either A/Cs or Geysers , ensuring at a time usage restricted to 5kW / 6kW Respectively.
- 100% standby power back up (Diesel Generator) for common facilities.
- Power connection for split AC in Living & all Bedrooms.
- One telephone point provided in living and all the Bedrooms wired with 5 pair telephone cable from shaft to first Telephone point and internally wired with 2 pair Telephone Cables independently from the first point.
- Only conduit provision for T.V point in Living and subsequent points (in All Bed rooms) shall be wired with RG-6 Co-Axial cable
- Intercom facility provided from security cabin to each flat (Without Handset)
- Transformer loading & diversity factor considered as per the KSEB norms.
- Diesel Generator loading considered with 70% diversity factor of for common areas and FLATS
- Basic Home Automation is provided with a possibility of extending as per the requirement of client at extra cost

Disclaimer

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AMENITIES

WATER ONE

- ~ Pool Deck
- ~ Step Plaza
- ~ 50m Lap Pool
- ~ Sun Deck
- ~ Leisure Pool
- ~ Beach Deck
- ~ Tree Promenade
- ~ Event Plaza
- ~ Poolside Party Lawn
- ~ Changing Rooms

ACTIVITY ONE

- ~ Cricket Pitch
- ~ Fitness Station
- ~ Jogging / Bike Track
- ~ Multi-sport Court
- ~ Tennis Court

TRANQUILITY ONE

- ~ Butterfly Eco-trail
- ~ Bio-pond
- ~ Meditation Deck

ENTERTAINMENT ONE

- ~ Activity Lawns
- ~ Fountain Roundabout
- ~ Waterside Party Lawn
- ~ Seating Alcove
- ~ Amphitheatre
- ~ Children's Play Mound
- ~ Skating Rink
- ~ BBQ Corner
- ~ Children's Play Park

RECHARGE ONE

- ~ 30 Seat Mini Theatre
- ~ Library
- ~ Salon
- ~ Steam / Sauna
- ~ Chess / Carrom
- ~ Gym
- ~ 2 Multi-purpose Halls
- ~ Crèche
- ~ Convenience Store
- ~ Clinic
- ~ Indoor Badminton Courts
- ~ Squash Court
- ~ Yoga Room / Aerobics
- ~ Table Tennis

LIVE YOUR WATERFRONT DREAM



SHOW RESIDENCE



MUSEUM

