



NETTOOR, KOCHI



# BENCHMARKING VALUE

celebrating the essence of life

**2 & 3 BHK  
PREMIUM  
HOMES**



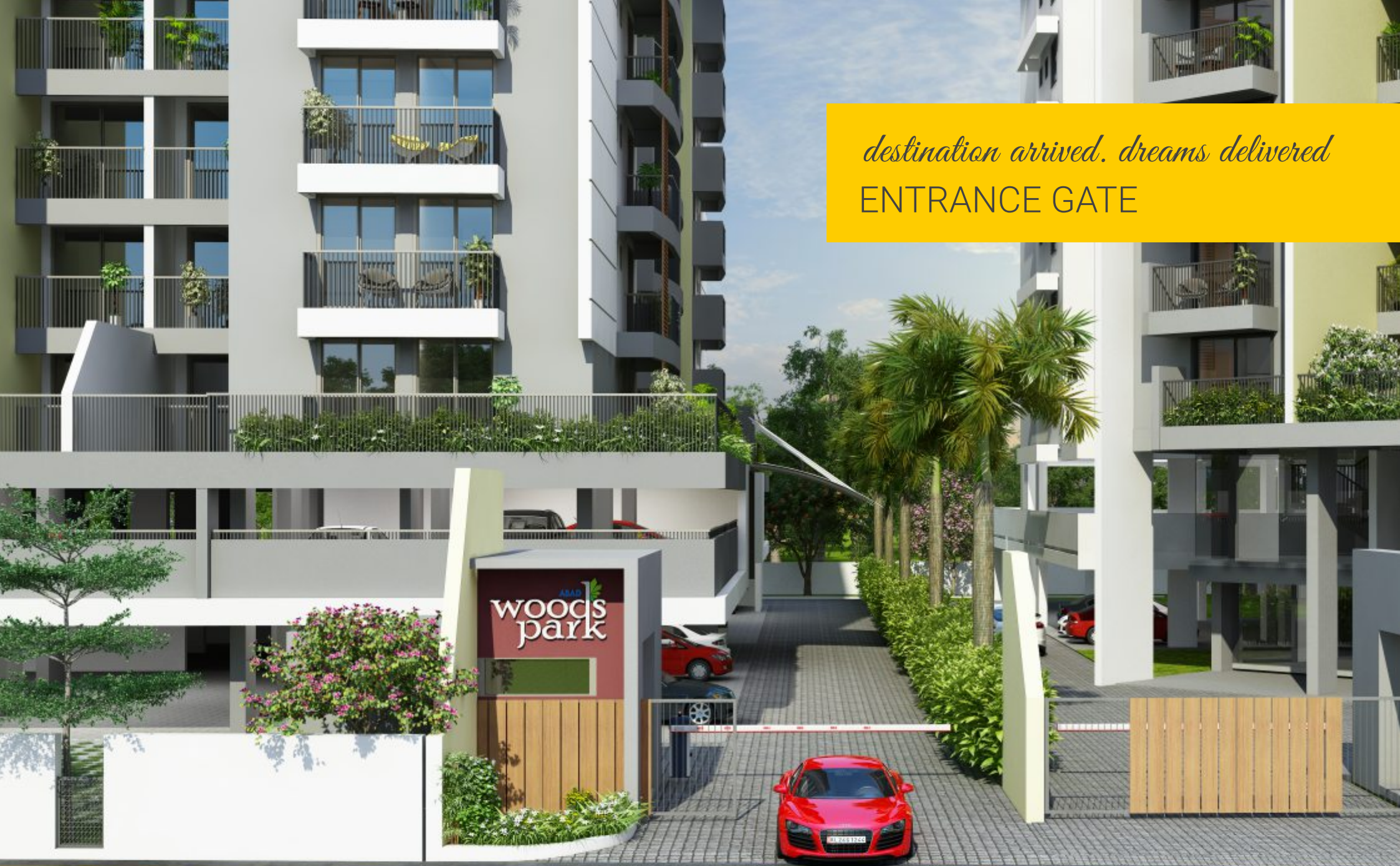
NETTOOR, KOCHI

AS  
**GOOD**  
AS  
**IT GETS**

Warmth, ease, comfort, style, convenience & design : When you're certain it can't get any better, rest assured you've reached the destination of your dreams! Bring home the essence of life. Welcome to ABAD Woodspark



*destination arrived. dreams delivered*  
ENTRANCE GATE



*an approach to the next level*  
ENTRANCE TO LOBBY



Artist's impression of lobby entrance

*welcome the feeling*  
ENTRANCE LOBBY





*elevated living redefined*  
LIFT LOBBY

Artist's impression of lift lobby

*being fit never felt so good*  
HEALTH CLUB

Losing never felt so good.

Artist's impression of gym



*the luxury of being yourself*  
LIVING ROOM



Artist's impression of living



*it's all about good taste*  
DINING ROOM



*decor that suits your palate*  
MASTER KITCHEN



*where sweet dreams take shape*  
MASTER BEDROOM



Artist's impression of bedroom

*swing.slide.climb.explore*  
CHILDREN'S PLAY AREA



Artist's impression of children's play area

*inspiring the stroke of genius*  
BADMINTON COURT



Artist's impression of badminton court

*because every event matters*  
CLUB HOUSE

Artist's impression of club house

*fitness, the natural way*  
OUTDOOR GYM

Artist's impression of outdoor gym

*stretch. relax. replenish*  
MEDITATION DECK



Artist's impression of outdoor yoga open terrace





Boom Barrier  
At Main Gate



Double Height  
Lobby



Well Equipped  
AC Fitness Centre



Jogging  
Track



Meditation Platform /  
Multifunction Lawn



Elevators With  
SS cabin



AC Multi  
Recreation Hall  
And Party Area



Open Recreation /  
Barbeque Area Party Deck



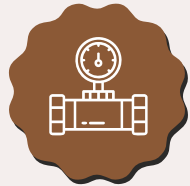
Badminton  
Court



Drivers /  
Servants Room



Centralized  
Gas Supply With  
3 Level Safety System



Individual Water  
Metering



Dedicated EV  
Charging Point



CCTV For Common  
Area Surveillance



Access  
Control Entrance

NOT JUST NECESSITIES. A HOME THAT EMBRACES A BLEND OF EMOTIONS

# LOCATION MAP

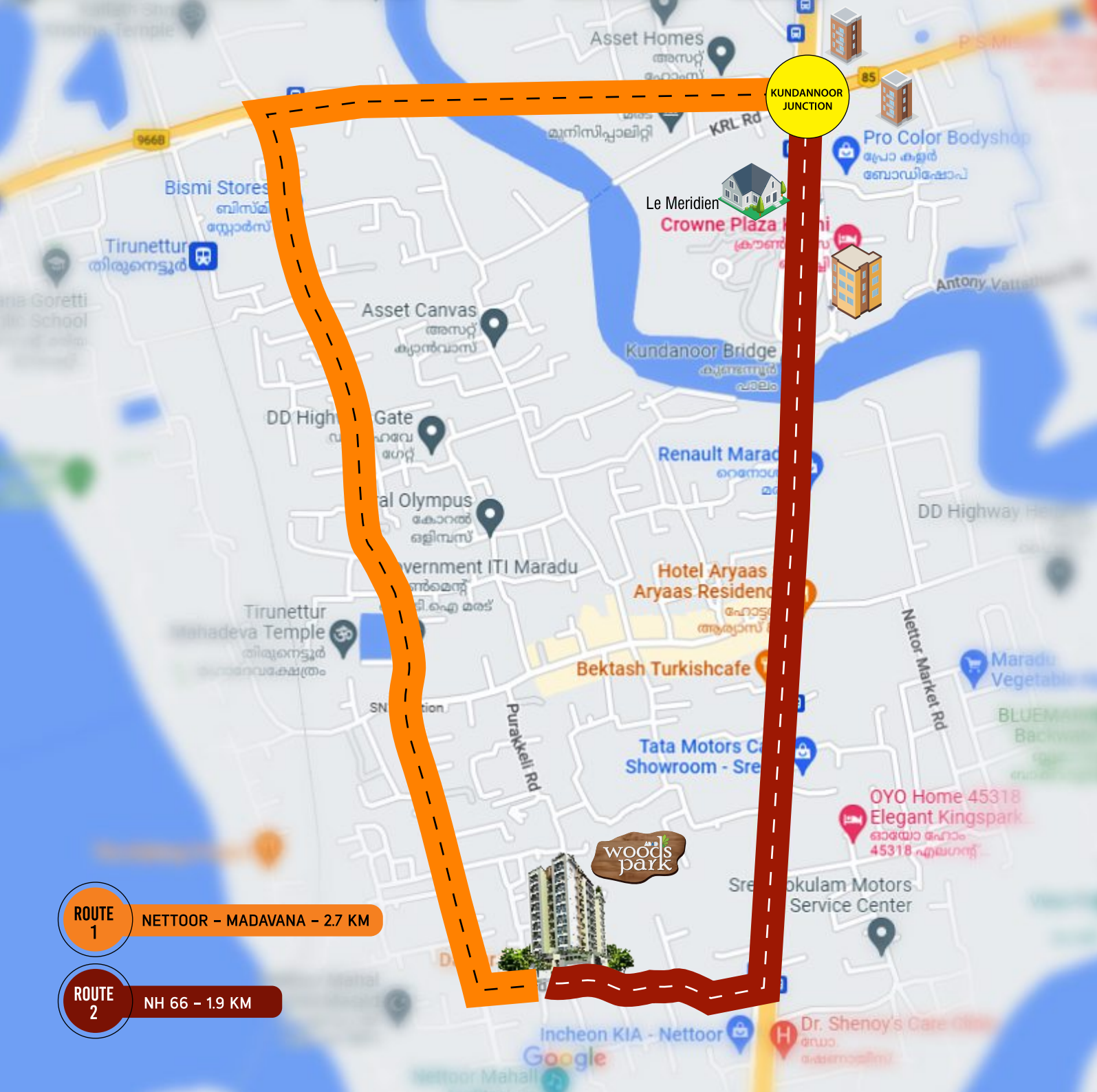
NOT TO SCALE

A PLACE FOR  
EVERYTHING  
AND EVERYTHING  
IN ITS PLACE



## DISTANCE METER

NH 66	-	300mtr
Maradu Veg Mkt	-	1.4 km
Lakeshore Hospital	-	1.8 km
Kundannoor Jn	-	1.9 km
Kumabalam Railway Station	-	2.5 km
PS Mission Hospital	-	2.7 km
Nucleus Mall	-	3.5 km
S H College	-	4.9 km
Gregorian Public School	-	5 km
Petta Metro Station	-	5.2 km
SSRV Mandhir	-	5.3 km
Aroor	-	5.5 km
Vyttila	-	7 km



NETTOOR, KOCHI

# 2 & 3 BHK PREMIUM HOMES



Google Maps  
View

NOT TO SCALE

**ROUTE 1** NETTOOR - MADAVANA - 2.7 KM

**ROUTE 2** NH 66 - 1.9 KM

## SPECIFICATIONS



### CIVIL

Pile foundation  
Solid block masonry for external and internal walls  
Earthquake resistant framework



### FLOORING

80x80 Vitrified tiles flooring for apartments  
60 x 60 Matte finish vitrified tiles flooring for balconies



### PAINTING

Internal walls and ceiling - Two coats premium emulsion over one coat primer & two coats putty finish  
External Walls - Two coats of premium emulsion over one coat primer  
Texture finish at required areas of external wall as per the architectural design  
Window grills, balcony & stair handrails - Two coat enamel over one coat primer



### DOORS & WINDOWS

Pre-hung Main & Internal doors with quality hardwares  
Aluminium / UPVC balcony sliding doors with toughened glass & Aluminium / UPVC windows for apartments and common areas  
MS Handrail for balcony and stairs  
MS Grills for windows  
Insect screen track for apartment sliding windows and sliding doors



### KITCHEN

Adequate power points for home appliances  
Electrical & Plumbing point for aqua guard / washing machine / refrigerator & dishwasher  
Bare kitchen for customization of interior design



**A HOME THAT BREATHES FINESSE TO THE FINEST DETAIL**



### **ELECTRICAL & ELECTRONICS**

Concealed FR wiring of premium brand with PVC conduit  
Adequate fan & light points  
All electrical circuits controlled by RCBO's & MCB's  
Exhaust fan points in all bathrooms and kitchen  
Geyser points in all bathrooms  
Modular switches  
Light fixtures for common & external areas  
Dedicated EV charging points for individual flats  
Provision for cable TV connection



### **TOILETS**

60 x 60 Matte finish vitrified floor & wall tiles  
Premium quality CP & sanitary



### **LIFT**

Two fully automatic elevators with SS cabin,  
ARD, intercom & surveillance camera



### **SECURITY & SAFETY FEATURES**

Round the clock security system  
Standard fire safety features on all floors  
CCTV for common area surveillance  
Automatic rescue device in lifts  
Intercom facility in apartments



### **GENERATOR**

Automatic DG backup of 1500 W for each apartment with change over system  
Generator backup for all common area facilities such as lifts,  
common lighting, pumps etc



### **ENERGY SAVING & ENVIRONMENT PROTECTION**

Auto level control of overhead tank  
Rain water harvesting  
Dual flush tank EWC for toilets  
Waste water recycling & re-use for flushing  
On grid solar assisted lighting  
Solid Waste Management  
Sewage Treatment Facility  
Water Treatment Facility



### **WATER**

Individual flat water metering for domestic water supply  
KWA water supply subject to rules & regulations and availability



### **TELEPHONE / TV / AC POINTS**

Telephone point in living and master bedrooms  
TV point in living & master bedrooms  
AC point in all bedrooms

**BECAUSE THE LITTEST OF THINGS MAKE A BIG DIFFERENCE**



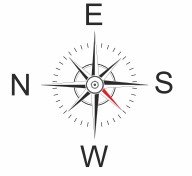
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## FLOOR PLANS

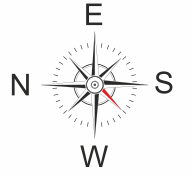
WHERE DESIGN IS  
A LANGUAGE, NOT  
JUST A STYLE ...



# GROUND FLOOR

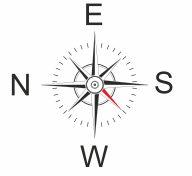


# 1st FLOOR

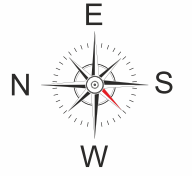


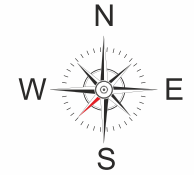


2nd FLOOR



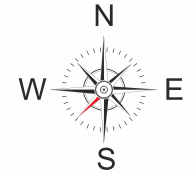
3rd to 10th FLOOR





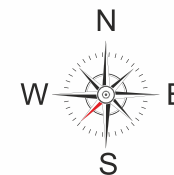
## TYPE - A - 3 BHK

Super Built Up Area - 1641 sqft  
 Built Up Area - 1334 sqft  
 RERA Area (Carpet) - 1111 sqft  
 Balcony - 131 sqft



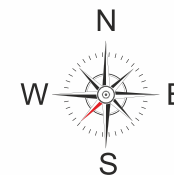
## TYPE - B - 3 BHK

Super Built Up Area - 1647 sqft  
 Built Up Area - 1339 sqft  
 RERA Area (Carpet) - 1115 sqft  
 Balcony - 131 sqft



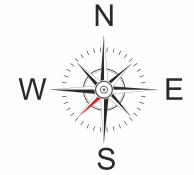
### TYPE - C - 2 BHK

- Super Built Up Area - 1201 sqft
- Built Up Area - 976 sqft
- RERA Area (Carpet) - 811 sqft
- Balcony - 101 sqft



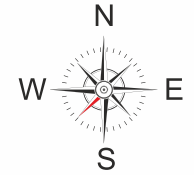
## TYPE - D - 2 BHK

Super Built Up Area - 1201 sqft  
Built Up Area - 976 sqft  
RERA Area (Carpet) - 811 sqft  
Balcony - 101 sqft



## TYPE - E - 3 BHK

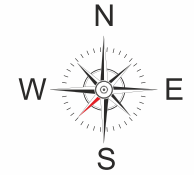
Super Built Up Area - 1648 sqft  
 Built Up Area - 1340 sqft  
 RERA Area (Carpet) - 1108 sqft  
 Balcony - 131 sqft



### TYPE - F - 3 BHK

- Super Built Up Area - 1630 sqft
- Built Up Area - 1325 sqft
- RERA Area (Carpet) - 1103 sqft
- Balcony - 131 sqft

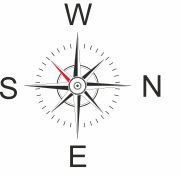




## TYPE - G - 3 BHK

Super Built Up Area - 1390 sqft  
 Built Up Area - 1130 sqft  
 RERA Area (Carpet) - 912 sqft  
 Balcony - 145 sqft

# 11th FLOOR



# COMPLETED PROJECTS

*Momentous milestones. Towering landmarks*



REFLECTIONS  
Kadavanthra



OASIS  
Edappally



GOLDEN OAK  
Maradu



TANZEEL GREEN  
Pulleppady



SPRINGFIELD VILLAS  
Aluva



WEST FORT GARDEN  
Poonithura



MAYFAIR  
Warriam Rd. MG Road



IKEBANA  
Panampilly Nagar



KNIGHTSBRIDGE  
Kadavanthra



ROYAL GARDENS  
Kottayam



WEST WOOD  
Fort Kochi



SILVER DEW  
Kalamassery



ORCHARD COUNTY  
Tripunithura



SPICE TOWN  
Mattancherry



SPICE BAY  
Mattancherry



SILVER MEADOWS  
Vazhakkala



EBONY ESTATE  
Kakkanad



NEW DALE  
Kottayam



NUCLEUS MALL  
Maradu, Kochi



CHANCELOOR  
Kakkanad



DAFFODIL GARDENS  
Tripunithura



BLUECHIP TOWER - 1  
Kakkanad



BLUECHIP TOWER - 2  
Kakkanad



SUNSHINE COURT  
Kakkanad



AQUARIS  
Aluva



RAINBOW RETREAT  
Irumbanam



AQUA BREEZE  
Aluva



OLYMPUS  
Edappally



LOTUS LAKE  
Chilavanoor



HARMONY  
Vyttila



CLOUD NINE  
Panampilly Nagar



SILVER CREST  
Kadavanthra



ORIENTAL GARDENS - SOUTH  
Kaloor



ORIENTAL GARDENS - NORTH  
Kaloor



GREEN TERRACE  
Kakkanad



BAYPRIDE TOWER  
Marine Drive



BAY PRIDE MALL  
Marine Drive



GARDEN COURT  
Palarivattom



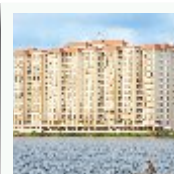
NORTH STAR  
Kaloor



VANTAGE POINT  
Ravipuram



PAVILLION COURT  
RT Usha Rd, Kochi



MARINE PLAZA  
Marine Drive



CASABLANCA  
Vazhakkala



*Relentless pursuit of uncompromising excellence*



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ABAD Builders Pvt. Ltd., 8th Floor, Nucleus Mall & Office, Maradu, Kochi.

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