



# A WALK IN THE CLOUDS



# THE KINGDOM COMES

National Builders proudly presents its magnum opus project National Kingdom, Kochi's first skyvilla project. A majestic skyscraper with a medley of new age features and amenities, National Kingdom is coming up at the new buzz point of Kochi - Palarivattom. Located near the Palarivattom Metro Station, National Kingdom offers a premium lifestyle to the connoisseurs of fine living.





NATIONAL BUILDERS

NATIONAL  
KINGDOM  
ULTRA LUXURY APARTMENTS

The logo for National Kingdom Ultra Luxury Apartments is located in the bottom right corner. It features a dark blue square background. At the top, the word 'NATIONAL' is written in a white, serif font, arched over a golden crown icon. Below the crown, the word 'KINGDOM' is written in a larger, white, serif font. At the bottom, the words 'ULTRA LUXURY APARTMENTS' are written in a smaller, white, sans-serif font.



NATIONAL BUILDERS



# LOOK UP TO THE SKY

National Kingdom has the proud distinction of being Kochi's first skyvilla project. It brings to you a truly international lifestyle experience that fuses the functionality of an apartment with the aesthetics of a villa. Each apartment at National Kingdom comes loaded with 'first-of-its-kind' features and amenities.

# LUXURY PREMIUM RESIDENCES

## FUNCTIONAL HOMES

Optimal sized living spaces  
Thoughtfully designed layouts for ease of movement  
Maximum space utilisation for each activity

## PRIVATE LIVING

Well-spaced Towers  
Enhanced privacy for bedrooms

## LARGE SIZE HOMES

2799 Sq. Ft.	4 BHK
2090 Sq. Ft.	3 BHK
2071 Sq. Ft.	3 BHK
2044 Sq. Ft.	3 BHK

## VENTILATED SPACES

Large windows and sliding doors  
Adequate set back

## EFFICIENT AREA

4 apartments on each floor  
( 4 BHK & 3 BHK )  
Optimum sized balconies  
Planting area - Terrace Garden



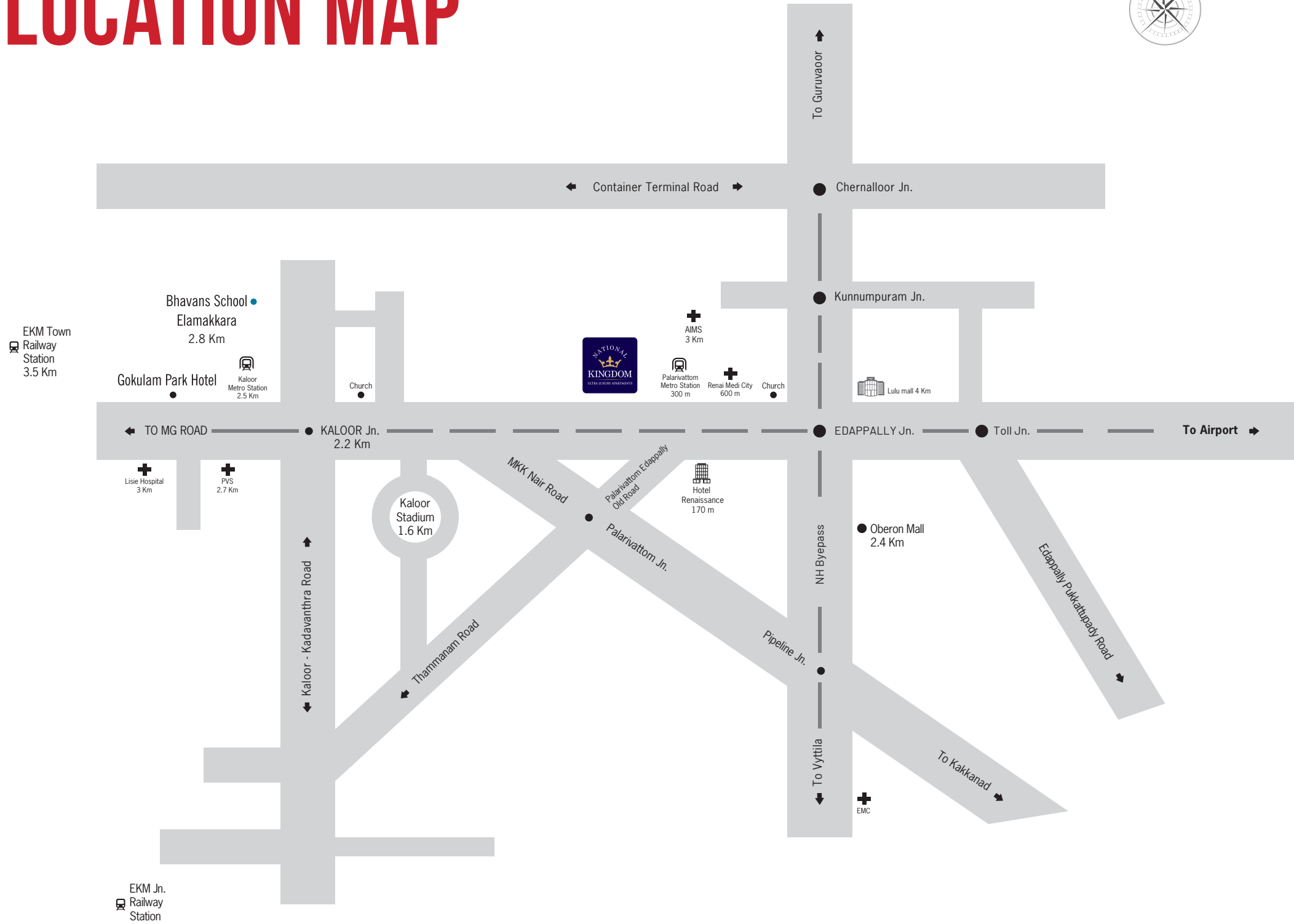
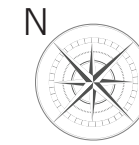


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# LOCATION MAP







# BE WHERE THE BUZZ IS

Kochi is reimagining and reinventing itself. The new 'metropolitan' Kochi has new buzzpoints and attractions. Palarivattom is one of the most sought-after locations in the new Kochi. National Kingdom is located close to the Palarivattom Metro station, offering a bevy of urban charms on a platter.





# WALK ON THE KOCHI'S FIRST EVER SKYWALK

Imagine the thrill and the surge of adrenalin as you tip toe from one tower to the other, atop the skywalk that connects the two. The fascinating view will bowl you over, as the swirling clouds and the swaying palms create a harmonious fusion of ethereal beauty. Enjoy the exquisite feel, as you defy gravity, seemingly floating in the air!

# LIVE LIFE KINGSIZE

At National Kingdom, each apartment is designed with this dictum in mind. So each individual apartment is endowed with abundant space. Be it the super spacious bedroom or the extra large living room, National Kingdom exudes a larger than life feel at every turn.









# THE EXECUTIVE DECISION

National Kingdom is conveniently located at the heart of Kochi in Palarivattom, providing easy access to all the major hotspots of work and business in Kochi. Be it M.G.Road or Kakkanad, the major executive destinations are within the immediate vicinity of National Kingdom. So, your work-life balance will be perfectly poised.

# BEST ACADEMIC DESTINATION

National Kingdom's location is quite academically inclined.  
The best of schools, colleges and other educational institutions are  
all located within a radius of few kms from National Kingdom.  
So, your kids will be spared of long and tiring commuting.  
Going to classes will be a hop, skip and jump for them.











# SHOP TILL YOU DROP

National Kingdom will be a shopaholic's delight. Because, the best of shopping malls and shopping hubs are located within the easy reach of National Kingdom. So, be it entertainment, leisure or shopping, National Kingdom will pamper you silly!

# LIFESTYLE NEEDS AT YOUR DOORSTEP

Residents of National Kingdom enjoy secluded privacy away from the crowd. Yet, its incomparable location next to everything pulls to it a slew of modern conveniences. Multicuisine restaurants, supermarkets, spas, hair salons are all just next door.





# ABUNDANCE OF RECREATION

The beauty of living in Kochi is that you are blessed with an abundance of recreation and urban essentials all around. For a lazy weekend of sun and sand, pack a picnic basket and head for the beaches or parks in Kochi.





NATIONAL  
  
KINGDOM  
ULTRA LUXURY APARTMENTS







# PAINT THE TOWN GREEN

National Kingdom's unique terrace gardens give it a green signature. Wake up to the lullaby of birds everyday, as its lush foliage gives you a feeling of a forest cottage.



# FLOOR PLANS

National Kingdom offers thoughtfully configured floor plans that meet the exacting aspirations of the millennial homemaker. The three and four bedroom apartments have new age layouts that make intelligent use of the abundant space. The mind blowing view from the apartments is the crowning glory.

# TYPICAL FLOOR PLAN

## 1<sup>st</sup> to 18<sup>th</sup> Floor Plan

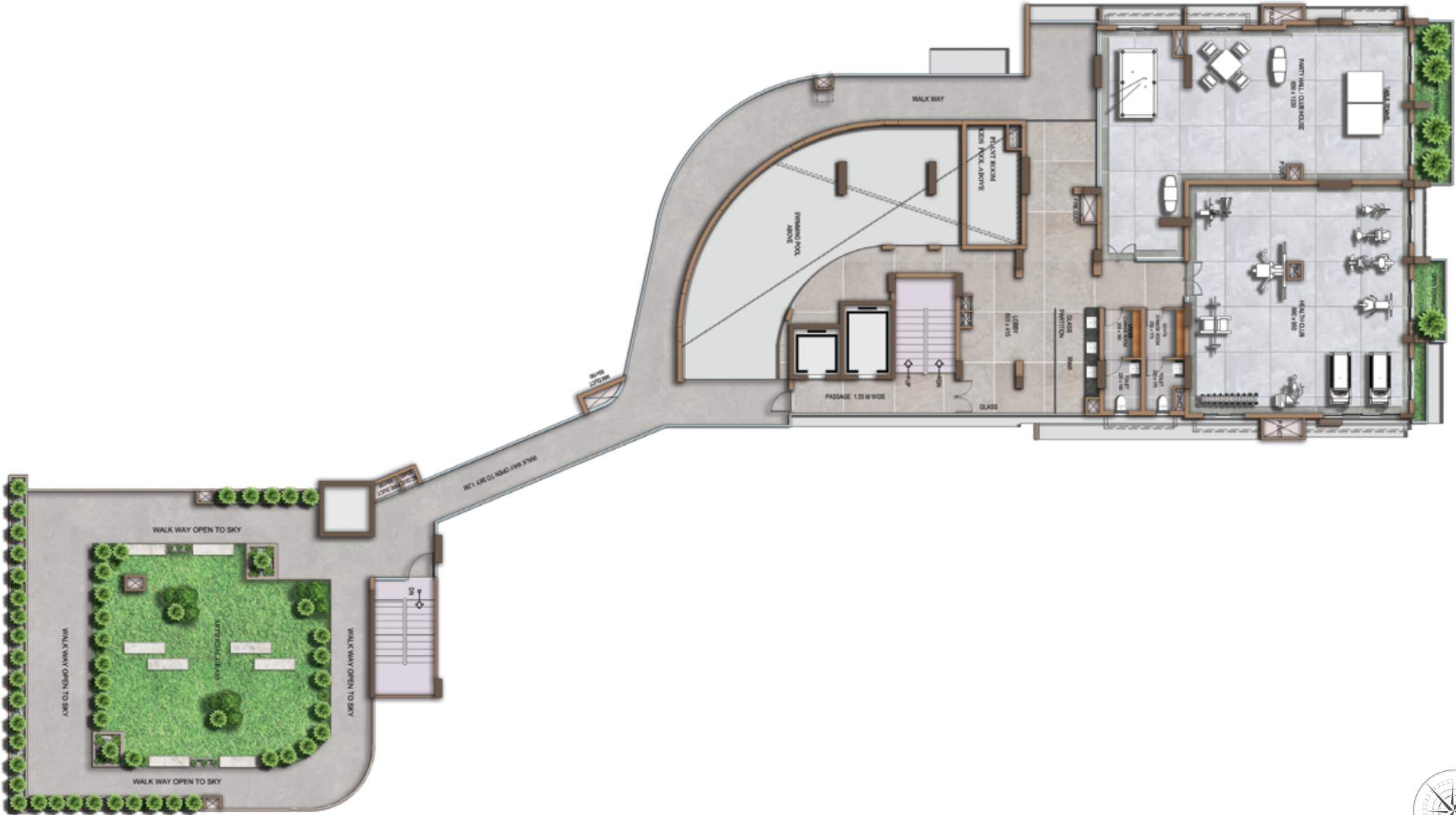
Not to scale





W

# 21<sup>st</sup> floor plan

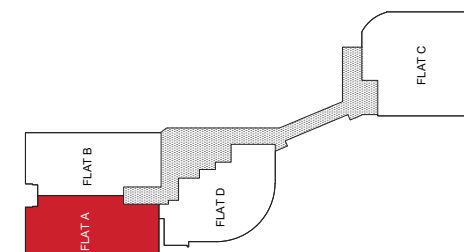


# TYPE A

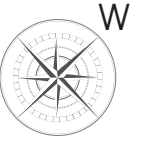


Area - 2044 Sq.ft.  
 Rera Carpet Area : Unit - 1366.60 Sq.ft  
 Balcony - 145.31 Sq.ft

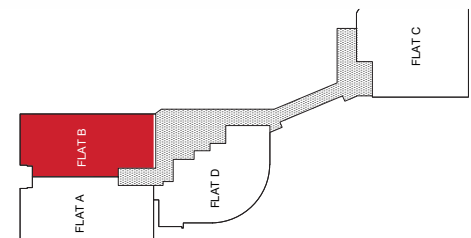
Furniture and fixtures are indicative only. Variations may occur in area/dimensions, all dimensions are in centimeters



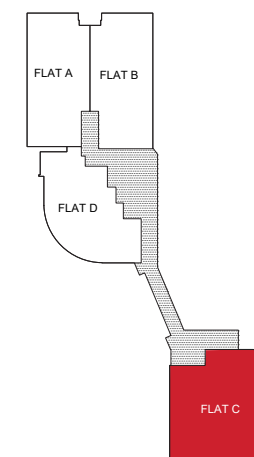
# TYPE B



Area - 2090 Sq.ft.  
 Rera Carpet Area : Unit - 1358.42 Sq.ft  
 Balcony - 181.91 Sq.ft



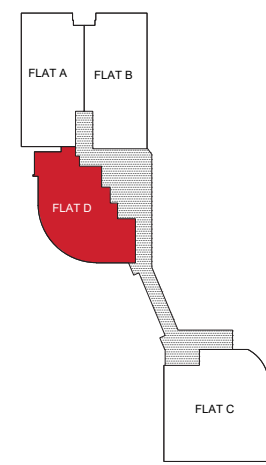
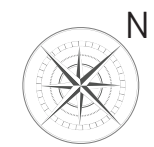
# TYPE C



Area - 2799 Sq.ft.  
 Rera Carpet Area : Unit - 1616.54 Sq.ft  
 Balcony - 462.42 Sq.ft

Furniture and fixtures are indicative only. Variations may occur in area/dimensions, all dimensions are in centimeters

# TYPE D



Area - 2071 Sq.ft.  
 Rera Carpet Area : Unit - 1239.69 Sq.ft  
 Balcony - 288.80 Sq.ft

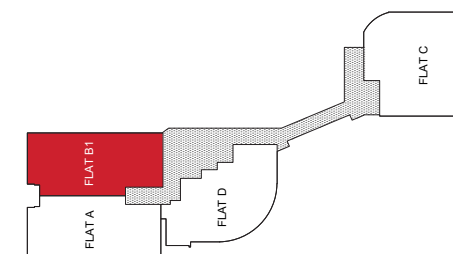


# TYPE B1



Area - 2068 Sq.ft.  
 Rera Carpet Area : Unit - 1342.05 Sq.ft  
 Balcony - 181.91 Sq.ft

Furniture and fixtures are indicative only. Variations may occur in area/dimensions, all dimensions are in centimeters

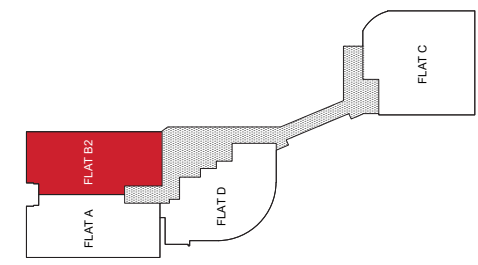




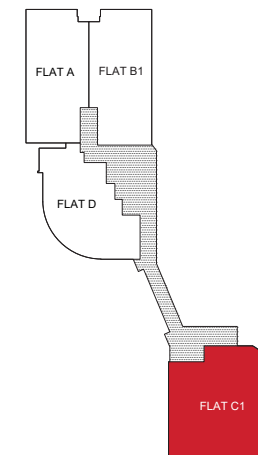
# TYPE B2



Area - 2023 Sq.ft.  
Rera Carpet Area : Unit - 1307.61 Sq.ft  
Balcony - 181.91 Sq.ft



# TYPE C1



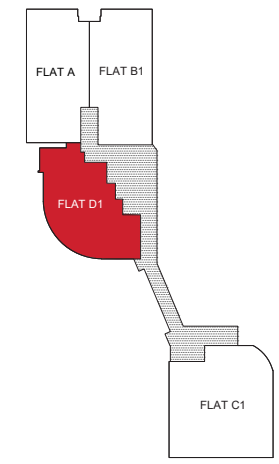
Area - 2712 Sq.ft.  
 Rera Carpet Area : Unit - 1550.66 Sq.ft  
 Balcony - 462.42 Sq.ft

Furniture and fixtures are indicative only. Variations may occur in area/dimensions, all dimensions are in centimeters

# TYPE D1



Area - 1867 Sq.ft.  
 Rera Carpet Area : Unit - 1238.40 Sq.ft  
 Balcony - 119.16 Sq.ft





**ROOF TOP SWIMMING POOL**

# AMENITIES OF THE PROJECT

- Roof Top Jogging Track
- Roof Top Swimming Pool
- Roof Top View Point
- Roof Top Open Party Area
- Sky Walk
- Library
- Club House
- Health Club

## **GROUND FLOOR AMENITIES**

- Two Spacious Lobbies with Reception
- Two Way Main Road Connectivity
- A/C Guest Room With Toilet
- Association Room
- Landscape Garden
- Drivers Room with Toilet

## **OTHER SERVICES**

- Digital Door Lock with 5 Mode Opening for the Apartment Main Door
- Electrical Car Charging Point for Each Apartment
- Android Supported Video Door Phone
- Golden Interior Finish for Elevators
- Generator Backup 5000 Watts for Each Apartment
- Individual Water Meter with extra cost
- Green Space Drip Irrigated Area for Each Apartment
- Solar Light for Common Areas
- External Wall Double Plastering
- Centralized Gas Connection
- Organic Waste Convertor and Incinerator
- High End Security System
- The Project is Pre-certified Gold by Indian Green Building Council (IGBC)







## 5 MODE OPENING DIGITAL LOCK SYSTEM

### KEY FEATURES



Biometric Finger Print Scan

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PIN Code

.....



RFID Card

.....



Smart Connectivity: Bluetooth, Z-Wave and Zigbee

.....



Mechanical Key Override





## **ADDITIONAL FEATURES**

- **Voice Guide Feature**

The voice guided operating manual for easier and more convenient use.

- **Automatic Locking**

The digital lock series automatically locks the door after checking it is properly closed.

- **Anti-Panic Egress**

For convenience and emergency, the door is automatically unlocked whenever the inner lever handle is used. And also safe handle will protect you from any break-in attempts.

- **Alarm (Break-in / Damage)**

80dB alarm goes off if anyone attempts to damage the lock or force door open.

- **Fake PIN Code**

To prevent the PIN code from being exposed, It allows you to enter fake numbers before or after entering your PIN code.

- **Low Battery and Emergency Power**

Low battery warning with alarm and LED. When the batteries are completely discharged, you can easily supply emergency power to the lock with the standard 9V battery.

- **Remote Control (Optional)**

Remote Control type is also available. Wireless Roaring ID technology is adopted and works up to 50m.

# QUALITY ALWAYS

We make sure that your home adheres to the highest international standards in building quality and finish. We implement our quality code through constant monitoring at all stages of construction.

We source the very best raw materials and insist on world-class brands in the electrical, sanitary, flooring and painting jobs.



## FOUNDATION

Deep Pile foundation.

## BUILDING STRUCTURE

RCC framed structure (columns & beams ) with masonry wall partitions. The structure including masonry walls shall be cement plastered.

## INTERNAL & EXTERNAL MASONRY

Porotherm block masonry for all Internal & External works.

## FLOORING

Elegant premium quality vitrified tiles for living, dining & bedrooms. Laminated wooden flooring in master bedroom and ceramic tiles for kitchen, work area and balcony.

## SWITCHES

Elegant premium quality modular switches.



## DOORS

Elegant teak wood main door frame and shutter with biometric door entry for each apartment and all internal door shutter with engineered wood and laminated flush door shutter for toilets.

## WINDOWS

Double Glazed UPVC windows with 6mm (Performance) + 6mm (Toughened Glass) all ventilator with clear frosted glass of 5mm thick with white colour frame.

## TOILETS

Vitrified tiles / superior quality ceramic tiles for Internals with good quality floor & Wall Tiles. Metal ceiling in toilets. Provision for exhaust fan (Ceiling mounted / wall mounted). Premium quality CP & sanitary fittings for toilets.

## PAINTING

Internal walls & ceiling - 2 coats emulsion over 2 coats putty finish and external walls will be emulsion painted.



### HANDRAILS

Sentry laminated toughened stainless steel glass handrail 304 Grade with Saint gobain glass of 5mm+5mm thickness.

### SECURITY GRILLS

Mild steel grill with 16mm square rod for windows.

### ELECTRICITY

Three Phase power supply with concealed wiring in PVC conduits controlled by ELCB and MCB. Electric vehicle car charging points for each apartments.

### POWER BACK UP

Power backup provided with diesel-fueled power generator of sufficient capacity, subject to maximum limit of 5000W per apartment sufficient to power backup for power load for all lights, fans, TV and one refrigerator.



### TELEPHONE & VIDEO DOOR PHONE

Telephone point provision in Living room and all bedrooms and good quality Video Door Phone in living room.

### CABLE TV

Provision for the TV Points in all bedrooms and living room.

### WATER

KWA water supply subject to rules & regulations. Ground water supply from open wells or bore wells, depending on availability. Water Supply through underground sump tank and overhead tank of sufficient storage capacity.

### KITCHEN

Granite Counter with stainless steel sink with drain board. (Only Supply)

### AIR CONDITIONING

Provision for installation of AC.



### SURVEILLANCE

Surveillance system for common area.

### LIFT

Three fully automatic modern lifts (Two passenger lift and One service lift) with automatic rescue device with rich interiors.

### STP

Sewage treatment plant as per KSPCB norms.

### LPG

Reticulated LPG connection for all apartments with individual metering system.

### FIRE

Fire fighting system with sprinkler as per the Kerala Fire Fighting Department Norms.

# PRIZED LOCATION, INCOMPARABLE CONVENIENCE

National Kingdom is located at Palarivattom, a prime location of Kochi city. National Kingdom is well connected to all major locations in Kochi and centres of conveniences.

## SCHOOLS

Bhavans Vidya Mandir, Elamakkara	- 2.8 km
Choice School	- 9.8 km
Rajagiri School, Kalamassery	- 6.5 km
Bhavans Vidya Mandir, Girinagar	- 6.3 km
Kendriya Vidyalaya, Kadavanthara	- 5.2 km
Toc-H	- 5.6 km
Seventh Day Adventist School	- 3.0 km
Global Public School, Thiruvaniyoor	- 17 km

## COLLEGES

Sacred Heart College	- 9.2 km
Maharajas College	- 5.8 km
St. Teresa's College	- 5.4 km
St. Albert's College	- 3.8 km
SCMS	- 8.1 km
St. Paul's College	- 7.3 km
Govt Medical College	- 10.4 km
Rajagiri College of Management	- 9.5 km

## GOVERNMENT INSTITUTIONS

Regional Sports Centre	- 5.1 km
Passport Office	- 7.7 km
Cochin Corporation	- 1.3 km
Civil Station	- 5.5 km

## TRANSPORTATION

Metro Station, Palarivattom	- 200 m
North Railway Station	- 3.4 km
Vyttila Hub	- 5.8 km
South Railway Station	- 5.9 km
Kaloor Bus Stand	- 2.6 km
Cochin International Airport	- 24 km

## TEMPLE/CHURCH/MOSQUE

St. Xavier's Church	- 3 km
St. Antony's Shrine	- 1.5 km
Rajarajeswari Temple	- 250 m
Sree Harihara Sudha Temple	- 400 m
Salafi Juma Masjid	- 700 m

## HOSPITALS

Lisie Hospital	- 2.9 km
Indira Gandhi Hospital	- 5.1 km
Medical Trust Hospital	- 6.6 km
VPS Lakeshore Hospital	- 10.8 km
Ernakulam Medical Center	- 1.8 km

## SUPER MARKET

Margin Free Super Market, Palarivattom	- 500 m
Krishna Super Market	- 100 m
Bismi Hyper Market	- 2.5 km
Lulu Hyper Market	- 2.8 km
Blue Star Super Market	- 2.2 km

## CLOSE TO CONVENIENCES

Lulu Mall	- 2.8 km
Oberon Mall	- 2.4 Km
Palarivattom Junction	- 350 m
Kadavanthra Junction	- 5.2 km
M.G. Road	- 5.9 km
Gold Souk	- 3.8 km
Info Park	- 8.9 km
Rajiv Gandhi Indoor Stadium	- 5.1 km
Kaloor Stadium	- 1.5 Km
Marine Drive	- 4.5 km
Axis Bank	- 500 m
HDFC Bank	- 350 m
CSB	- 400 m
Federal Bank	- 500 m
State Bank of India	- 1 km
Indian Bank	- 250 m
South Indian Bank	- 500 m

## **TERMS AND CONDITIONS**

### **Documentation:**

- a. After confirmation of allotment and payment of booking amount agreement will be executed between the Promoter and Allottee. The composite value of the undivided share of land and that of the apartment plus car park and statutory taxes and levies will be shown in the payment schedule under the agreement.
- b. The sale deed for the undivided share of land together with the value of apartment and car park will be registered in favour of the Allottee on receipt of entire payments. Stamp duty, documentation charges, registration charges and incidental expenses for the registration of the sale deed will be credited to the Allottee's account.
- c. Documentation procedures may change depending on Government policies and regulations from time to time.

### **Maintenance:**

Owner's Association / Trust will be formed. Membership in the above Association / Trust is compulsory and not optional. The Owner's Association / Trust will carry out all necessary routine and annual maintenance and repairs to the common area and exterior wall of the building, common installation and fittings, payment of electrical and water charges for common facilities and services. Maintenance and charges/deposits are to be paid by each owner regularly and timely. The maintenance will be carried out by the promoter till the maintenance is taken over by the Owners Association / Trust or till getting occupancy certificate from LSGD whichever is earlier. Maintenance deposit / advance is collected from all owners through the promoter and shall be deposited in separate bank account/ owners Association account.

### **Rules and Regulations:**

This is a time bound project. In case payments are not made as per the agreement signed, promoter reserves the right to cancel the allotment subject to the terms in the agreements.

### **Payment Schedule:**

Booking amount specified by the promoter to be paid initially at the commencement stage of the project while executing the agreement and balance installment as specified in the agreement.

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### **Disclaimer**

- This brochure is not an offer document.
- Visual representations, digital images, models, show flat, illustrations, photographs, drawings, displays and renderings are for representational purposes only. The building and amenities will be constructed and developed as per sanction plan and specifications.
- Colours of the building are indicative only.

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For more information, visit K-RERAwebsite: [rera.kerala.gov.in](http://rera.kerala.gov.in)

# NATIONAL BUILDERS PROUDLY ENTERS INTO THE LEAGUE OF GREEN BUILDINGS WITH "NATIONAL KINGDOM"



The concept of green homes - meaning environmentally sustainable residential spaces can have tremendous benefits, both tangible and intangible. The immediate and most tangible benefit is in the reduction in water and operating energy costs right from day one, during the entire life cycle of the building.

#### Tangible Benefits:

- Energy savings : 20% - 30%
- Water savings : 30 %- 50%

#### Intangible Benefits:

- Enhanced air quality
- Excellent day lighting
- Better Health & well being of the occupants
- Waste Segregation Management
- Less Heat Transfer into your Homes
- Eco friendly Construction
- Minimum use of materials that causes harm to environment
- High Return on Investment rates as resale value is more than conventional building (Green Buildings Have Higher Market Value)
- Building designed to the best orientation for reducing harsh sunlight and improving cross ventilation.
- Lower Utility Demands in Green Buildings (Lesser Energy Cost)
- Improved Quality of Life

We believe in building responsible communities and eco-friendly buildings. Our focus on making real changes in how we design and construct buildings for the future is what makes us different.



**Indian Green Building Council**  
*Greening India since 2001*

## KERALA PROJECTS



Ready to Occupy

### **National Treadom**

Vyttila, Kochi 2&3 BHK  
K-RERA/PRJ/066/2021



On Going

### **National Signature**

Edappally, 2&3BHK  
K-RERA/PRJ/121/2020



Ready to Occupy

### **National Shalom**

Thiruvalla, 2&3 BHK

## MUMBAI PROJECTS



Under Construction

### **Sea Queen Park**

Navi Mumbai  
K-RERA/P/52000018773



Under Construction

### **Trinity Paradise**

Shilphata, Navi Mumbai  
K-RERA/P/51700020667



Ready to Occupy

### **National Harmony**

New Panvel, Navi Mumbai  
K-RERA/P/5200002508

CALL

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PROJECTS IN • KOCHI • THIRUVALLA • NAVI MUMBAI • SHILPHATA



K-RERA/PRJ/026/2021





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