

# The Abode of Ideal Life





Standing for Sustainable socio-economic Development

Pavalius is engaged in creating in the cozy lap of Mother Nature sustainable and comfortable living spaces that are environment-friendly and detached from the hustle and bustle of city life, but, close enough to enjoy the creature comforts that an urban milieu has on offer.

VISION : Pavalius envisages a world in which every human being is provided with an environment-friendly and sustainably comfortable living space.



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# Sustainable Spaces for Comfortable Living

## IDENTITY

Identity is the upcoming project that will provide sustainable and secure individual villas ensuring urban comfort in the lap of Nature, from Pavalius, the company that cares for the environment-friendly luxury of living, while minimising impact on Nature.





# THE LOCATION

The serene and scenic plains



The Identity EcoVillage is situated in the scenic plains of Edachira, enjoying the proximity of Kadambrayar River. It is just 3 km from Kakkanad, which is part of Thrikkaakkara, the capital of the mythical King Mahabali. Kakkanad is the administrative headquarters of the District of Ernakulam and the Smart City, with the largest IT Township in India. Kakkanad is home to Infopark, Smart City and KINFRA Export Promotion Industrial Park, the Cochin Special Economic Zone, etc. Good roads connect Edachira to urban centres in and around Kochi and the Kochi Metro is expected to reach here in its next extension project.



EDACHIRA



### Technology Park

Twin tower < 1km  
Lulu cyber park < 1km  
Smart city < 1km  
Infopark < 1km

### School

Marthoma school ... 200 mtr  
Kochin business school < 1km  
Indian public school ... 250 mtr  
Gems Modern Academy < 1km  
Rajagiri School of Engineering < 1km  
Sanskara school - 3.5 km

### Hotel

Four point by Sheraton < 1km  
Novotel < 1km  
Mc Donald's < 1km

### Entertainment & Shopping

Lulu  
OberonMall  
Wonderla  
Chittillapally Square

### Upcoming Metro station

Infopark Edachira Metro station - 900 mtr  
Water Metro station



Nearest Hospital - 10 min



Railway Station - 30 min



Distance from Airport - 45 min



Vytilla Hub - 30 min



# THE ECOVILLAGE

## Havens of Homeliness In a Self-contained World of Natural Living

The Identity Ecovillage by Pavalius is a Jacob's Ladder that gets you closer to the heaven of cosy creature comforts created in an ecologically sustainable way. It will be a homely heaven on with ingenious landscaping of vast stretches of pristine earth, in a hacienda-like property with orchards and grassy open places interlaced to make the soul soar up and wander in pure extesy.

Our ancestors, who knew the secrets of living more amicably with nature, lived in an environment that was full of health and happiness. In those days, our Mother Earth was younger and more beautiful with scenic spaces inhabited by healthy earthlings who imbibed pure air and crystal clear water. The Ecovillage is a return to those halcyon days of our ancestors without forsaking the better comforts of life that human ingenuity has developed through centuries of enterprising adventures.

In this self-contained world of natural living the sun and wind provide alternative energy sources without blocking any natural flow of the elements. Everything you need like unsullied water, garden-fresh fruits and vegetables, farm animals and fish, all grown organically without the contamination of chemicals, are all available within the property. Just stretch out your hands to enjoy the most wholesome and healthy products to lengthen your life without medicines and maladies.







**PROJECT DETAILS**

Total Land Area : 3.8 acres

Type of Units : Plots / Villa

Total Units : 45

No. of Floors : G+1+Terrace

Car Parking : 2 per unit

9-12m wide internal streets with dedicated walkways

35% open space

Spacious clubhouse spread across G+2 floors

PAVALIUS

IDENTITY









# THE PROPERTY

## Designed to Excel

Ingenious landscaping and well-planned vegetative growth will provide a natural environment in the Identity Ecovillage to create a charming backdrop and scenic surroundings for all your activities and engagements in the Identity Eco-Village. The open skies and salubrious climate with perennial breezes caressing your worries away will lift your spirits and refresh your mind and body.

Each villa in the Identity Ecovillage is planned to be a sophisticated and secure environment for comfortable living in tune with Nature for wholesome health and longevity. The villas will be elegant and spacious with all modern facilities and amenities that make life rich and enjoyable in every way. Happiness will have no limits in these havens of contentment.

Apart from beautiful villas, designed to suit your special requirements and adorned in accordance with your whims and fancies, there will be common facilities and amenities like an Ayurveda Centre, an Ayurvedic Spa, a Meditation Centre, a Western Spa, area for indoor and outdoor sports, games and entertainments and a state-of-the-art Kids' Park. An area will be set apart for organic farming of daily-needed vegetables and fruits. Besides, there will be a well-maintained clubhouse, a multi-cuisine restaurant serving sumptuous delicacies, a twenty-four-hour coffee shop, two swimming pools and open recreational areas with gazebos and footpaths to complete the picture organized opulence.



# INDIVIDUAL VILLAS

Environment-friendly  
design with  
spacious interiors

The Villas in the Identity Ecovillage are built by people who are re-engineering the whole outlook and working of the construction industry. All the layouts are Vasthu-friendly, adhering to traditional principles of Vasthu Shashtra. Based on extensive research, our villas are focused on utility and function, with unique features that will surely give you pleasant surprises in every area and aspect. Far-reaching research and development in the preparatory stages, use of cutting-edge technology in the construction, perfect meticulousness, diligence and punctuality in the execution and careful supervision over every detail make the final outcome elegant and flawless. .

Indeed, elegance and exclusiveness is evident in the multifunctional spaces that allow the warmth and brightness of Nature enter the creative masses of top-quality building materials. The inviting exteriors merge marvellously with the comforting interiors. While the design is understandably more in favour of openness,





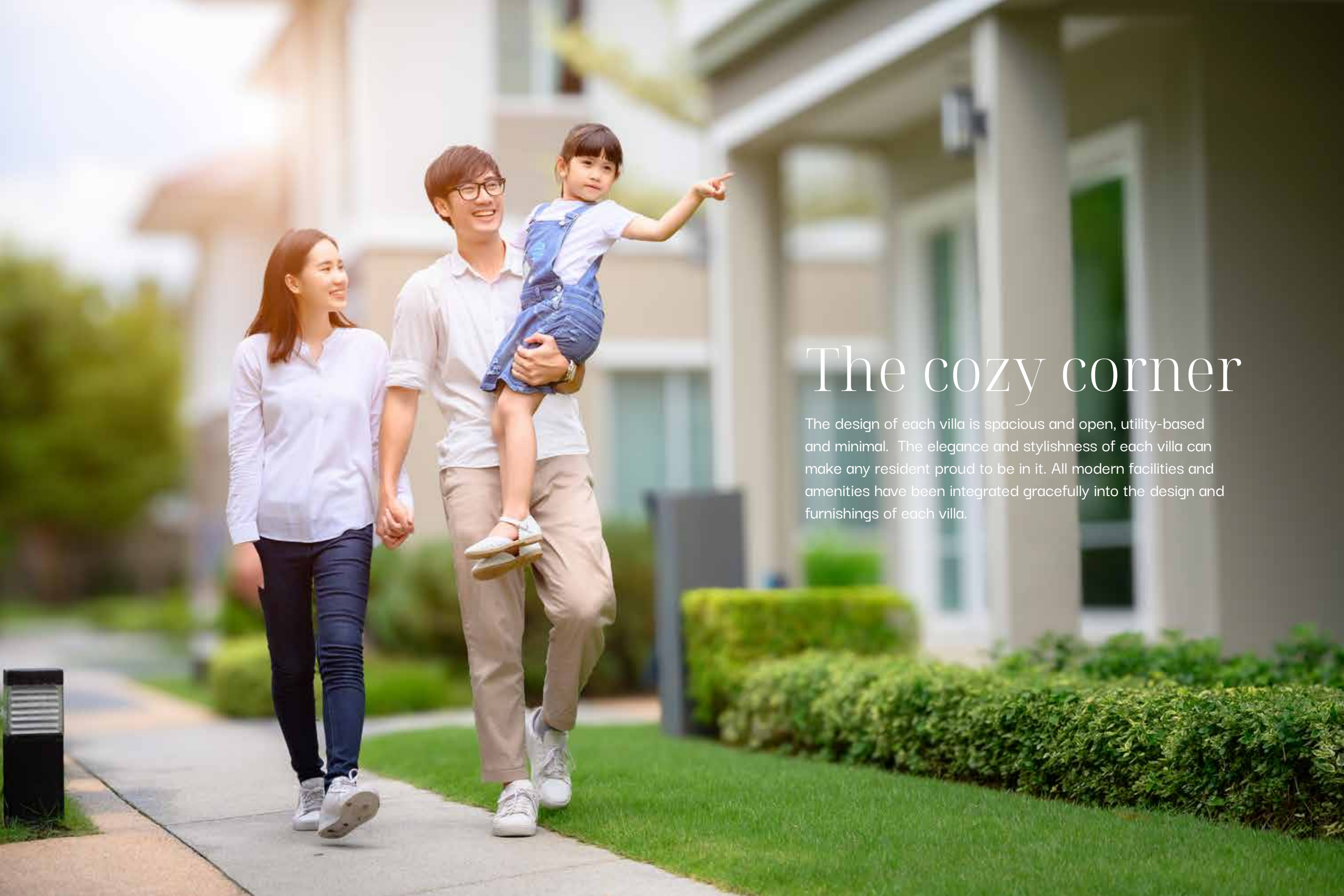


public spaces and private spaces have been clearly demarcated judiciously and in good taste. Openness with caution, simplicity with comfort, utility with style and functionality with elegance are the guiding principles we follow in each part of each villa.

The whole magnetism of each villa depends on the careful use of the natural tropical and pristine into the interiors of the villa through the open design allowing maximum ventilation. Minimizing need for air-conditioning and other sophisticated facilities and maximizing view on all sides, the rooms are well-ventilated and allow the natural flow of refreshing breeze from all sides. To facilitate the natural flow of breeze each villa is oriented in an east-west direction and windows are positioned in different elevations. This promotes the inward flow of cool breeze from outside and the outward flow of warm air from inside to outside in a simultaneous air circulation that results in an energy-saving and environment-friendly atmosphere that is cool and comfortable. The internal courtyard inside each villa brings in a lot of light and ventilation to cool down and brighten the whole place. The visual connectivity maintained within the walled-in space has not been broken even by the staircase. Furniture and all furnishings inside the structure stand out in traditional elegance.

There will be rainwater harvesting in every villa and parking space for 2 cars within the fence-enclosure of each villa. There will also be internet broadband connectivity with high band width and intercom facility in the villas and common facility areas.





# The cozy corner

The design of each villa is spacious and open, utility-based and minimal. The elegance and stylishness of each villa can make any resident proud to be in it. All modern facilities and amenities have been integrated gracefully into the design and furnishings of each villa.





Living





## Kitchen

Elegant plywood cabinetry, premium fittings, graceful countertops, automatic gas leak detection system and all other elements are conceived and designed to make the kitchen not just a cooking area but a luxurious statement of your home.

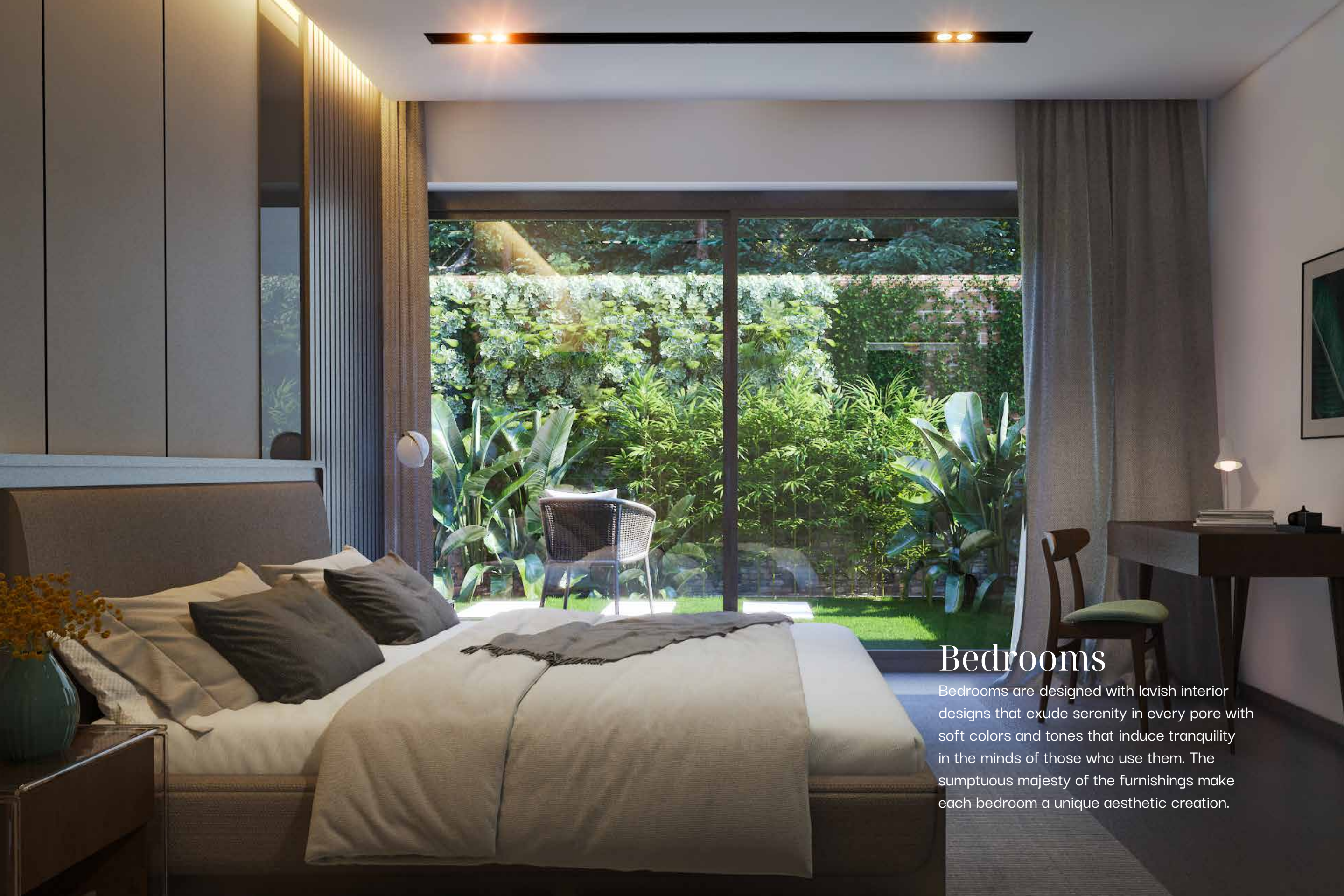




## Dining area

Space-saving ideas with functional dining and storage spaces leave plenty of space for joy. The dining table space and wash basins are comfortably removed from each other and everything else has its own place in the spacious dining room.





## Bedrooms

Bedrooms are designed with lavish interior designs that exude serenity in every pore with soft colors and tones that induce tranquility in the minds of those who use them. The sumptuous majesty of the furnishings make each bedroom a unique aesthetic creation.



## Double height

Uniquely designed split levels that separate spaces with minimal wall requirement, providing outward view, integrate seamlessly with the open and roomy design of the whole place.







## Study room

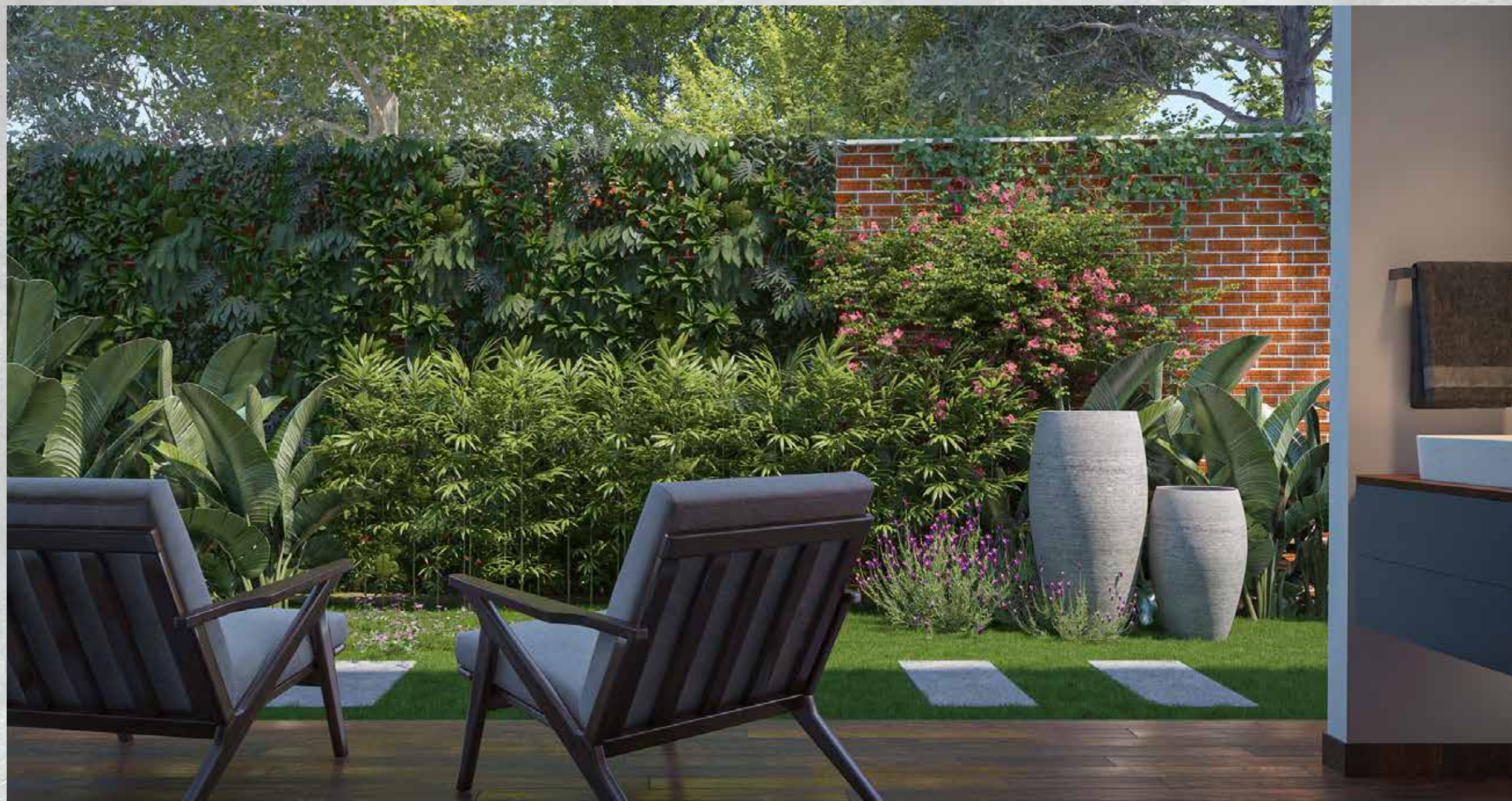
Modular space-saving designs incorporating eco-friendly design elements go in line with the intellectual life of the residents with ample space for all the necessary furniture and books.





Office room





## Patio

Allowing easy view and access from the kitchen and dining room, the enclosed patio with perennial presence of green grass and lush indoor plants make the villa deeply embedded in Nature.





## Bathroom

High-end materials and premium fittings go into the design and furnishings of the luxurious and spacious bathrooms using the latest fittings that make you bask in the radiant allure of the lavish bathroom spaces.

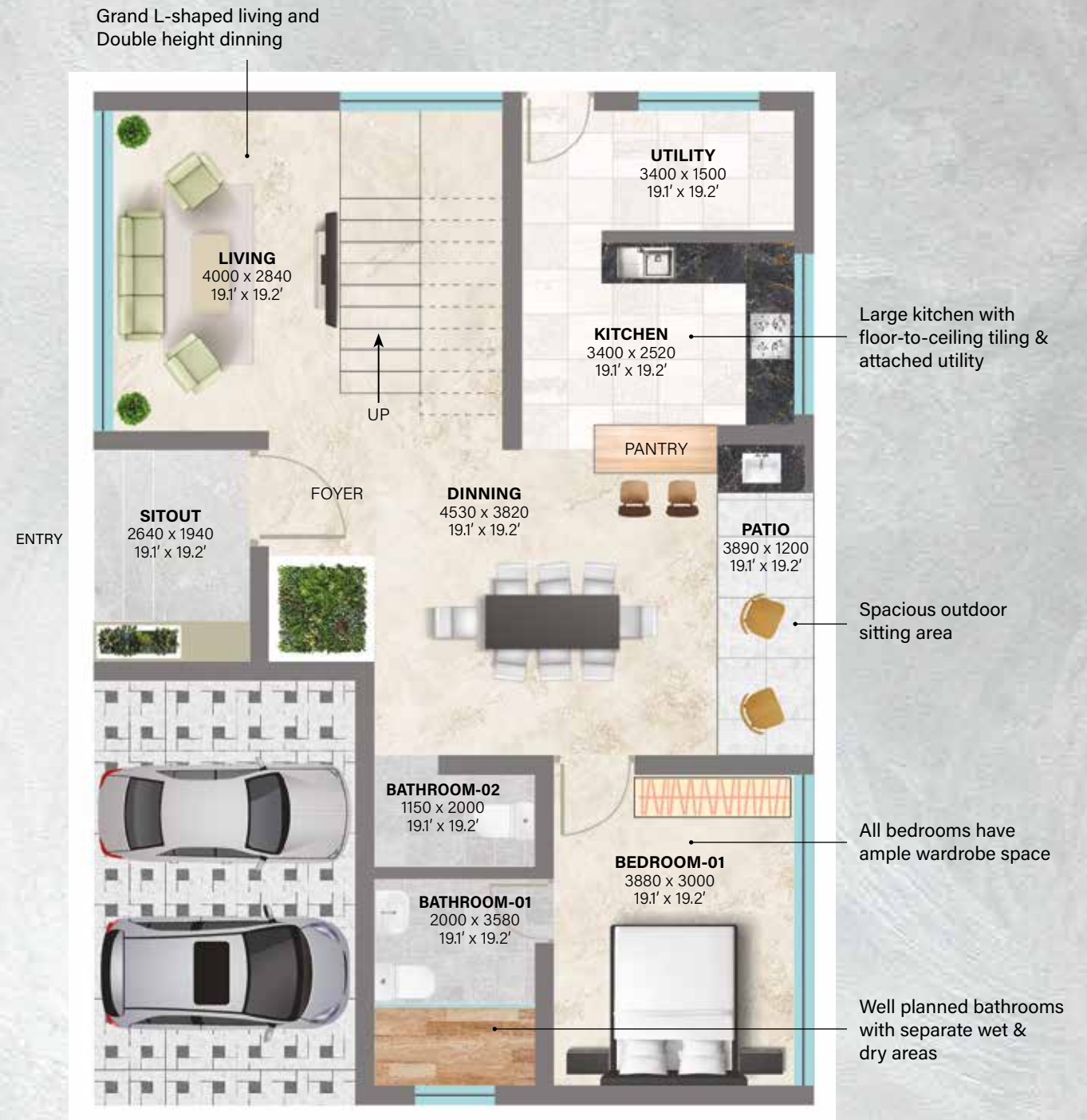


# SCOPE FOR CUSTOMISATION OF THE VILLAS

## Set free your whims and fancies

There are three designs that are offered as options to the potential customers in the Identity Ecovillage. However, further customization is allowed to those who desire to do so, on certain conditions. Any specification can be altered in the structure, except for the front and back elevations, provided that the structure is limited to 40% of the ground coverage. Internal walls can be moved without affecting the structure. It is possible to upgrade some furnishings and fitments at additional cost.

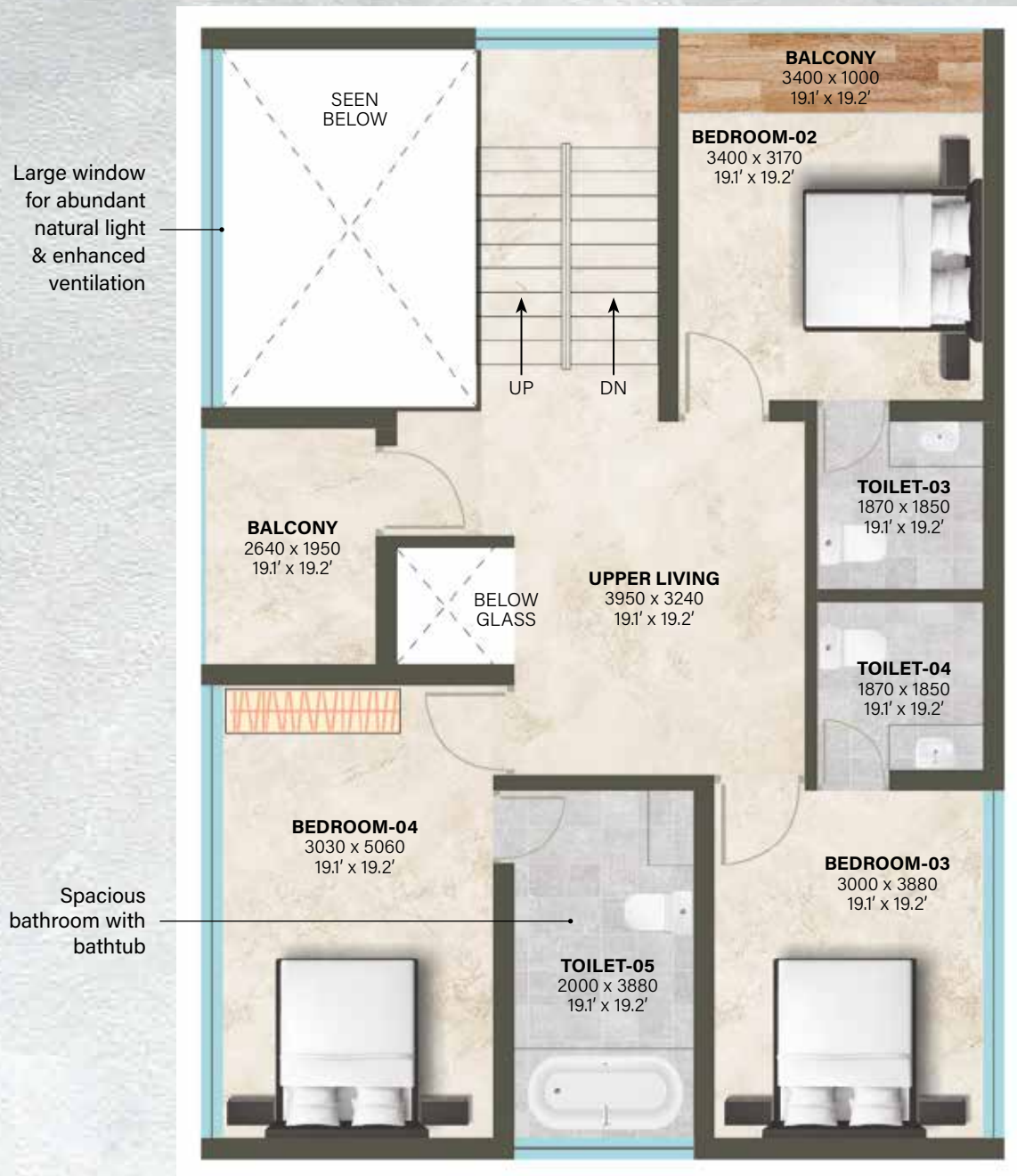
Designing custom interiors may require additional designing charges that will have to be borne by the customers. Centralized gas supply, EV charging points and other amenities like private landscaped garden with sprinkler will be provided at extra cost.



### Ground Floor

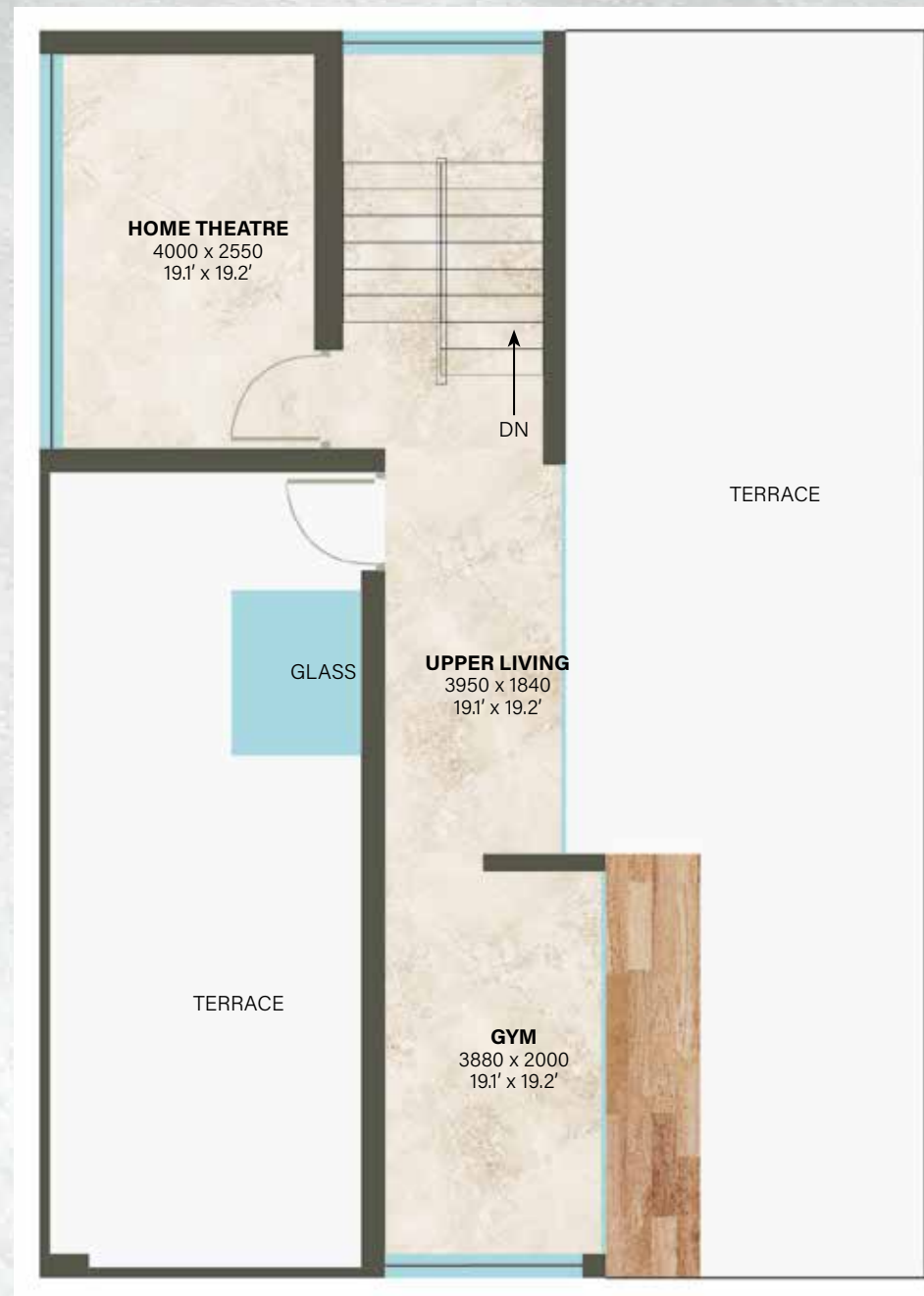
Parking, Living room, Dining area, Patio with wash area, Kitchen with Utility, Bedroom with attached bathroom, Common bathroom





### First Floor

3 Bedrooms with attached bathrooms,  
Living room, Balcony



### Second Floor

Living room, Gym, Home Theatre

## 4 BHK - TYPE 01

2953 Sqft

5 cents

### Bedrooms

4 spacious bedrooms with attached toilets

### Balcony

Open balcony from FF living room

### Courtyard / Patio

Spacious patio with landscaping and seating  
Access from dining area

### Split levels

Aesthetically pleasing split level spaces

### Automations

App & biometric controlled front door  
Voice controlled lights, fans & ACs in  
3 bedrooms + living room  
Gas leak detection system



# Specifications

## FLOORING

Sit-Out:	Matt Finish Vitrified Tiles
Living, Dining, Bedrooms:	High Quality Vitrified Tiles
Master Bed & Lobbies:	Laminated Wooden Flooring
Kitchen and Work Area:	Matt Finish Vitrified Tiles
Toilet Wall and Floor:	Good Quality Vitrified Tiles
Open Terrace:	Matt Finish Ceramic Tiles 2 Ft x 2 Ft
Servant Room:	Ceramic Tiles 2ft x 2ft

## JOINERIES

Main Door Shutter (115cm wide) and Frame:	Teak Wood
Internal Door:	Flush Doors
Toilet Doors:	Flush Doors
Brand:	Fero
External Doors:	Jack Wood Frame and Shutter

## PLUMBING

CP Fittings:	Grohe
Sanitary Fittings:	Kohler/American Standard
Cistern:	Grohe

## ELECTRICAL

Switches:	Schneider Livia
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## STAIRCASE

Folded Plate Staircase with Toughened Glass Railing

## GARDENING AND LANDSCAPING

Integrated with Tropical Plants and Natural Stones

## PAINTING

Putty and Interior Emulsion for Internal Walls and Ceiling.  
Premium Exterior Emulsion for External Walls.  
Brand: Berger  
Texture Putty Finished Walls as shown in Elevation

## WINDOWS

Windows: UPVC Frames with 5mm thick Saint Gobain Glass

## DOOR LOCKS & IRON MONGERIES

Main Door Lock:	Digital Lock
Brand:	Yale

- A** 5 Cent (2953 sqft)
- B** 5.5 Cent (3100 sqft)
- C** 7 Cent (4735 sqft)
- D** 7.5 Cent (4850 sqft)

1. Football Turf
2. Half Basketball Court
3. Amphi Theatre
4. Walkway
5. Kids play area
6. Open Gym
7. Parking
8. BBQ corner
9. Pool
10. Gym, Shuttle Court, Indoor Games
11. Club House
12. Existing Well
13. Guest Parking
14. Security Cabin
15. Rejuvenation Path





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# COMMON FACILITIES AND AMENITIES

The common facilities and amenities in the Identity Ecovillage are world-class and is designed to coddle and cosset your body, mind and soul. All common facilities and amenities available in premium villa communities of international standard will be available with guarantee of proper service and maintenance.

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- Swimming pool and baby pool with change rooms.
- Advanced multi gym and health club.
- Open Gym
- Recreational facilities like jogging trail
- Indoor Batminton court
- Private landscaped garden with sprinkler.
- Sauna and Jacuzzi.
- Clubhouse.
- Barbeque counter.
- Children's play area.
- Billiards, Table tennis, Card and Chess room.
- High band width Internet broadband connectivity,
- Intercom facility.
- Security cabin and Round-the-clock security.
- Mini theatre
- Cafeteria
- CCTV in common areas.
- Vasthu friendly layouts.
- Landscaped garden,
- Sewage treatment plant
- Rainwater harvesting.t
- Parking space for 2 cars.
- Landscaped party area with bar counter and gazebo
- with interesting landscaping and lighting.
- Special facade lighting for special night effect.
- Automatic water level controller pumps
- Artificial water bodies.
- Association room
- In-house convenience store
- Guest room
- Drivers room
- Cricket & Football mini turf
- Half Basketball court
- 6m & 5m Road
- Spa & saloon
- Amphitheatre
- Centralized Gas supply @ extra cost
- EV charging point @ extra cost





## AMPHITHEATRE

The Identity Ecovillage will have an outdoor amphitheatre for outdoor games, contests, performances and such other common activities of the community or troupes from outside.



## CLUBHOUSE

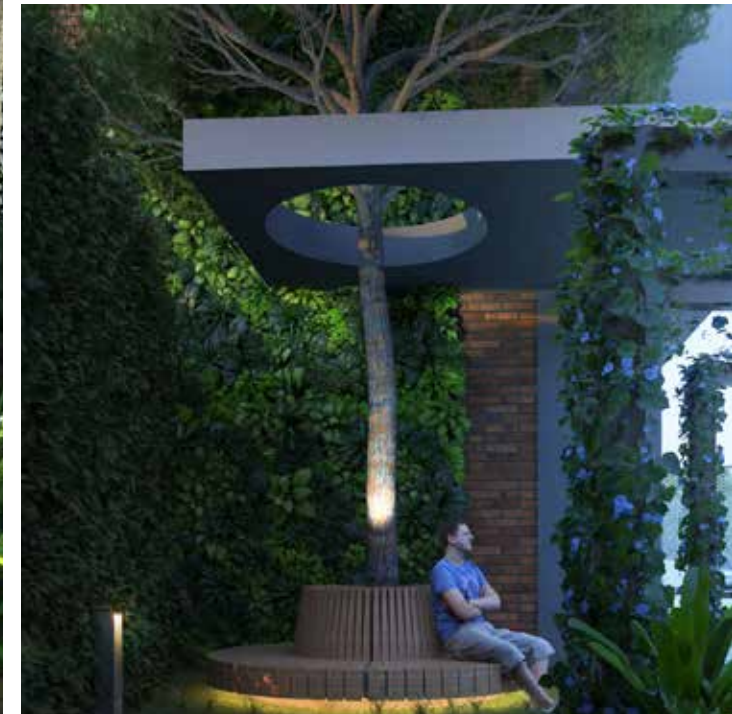
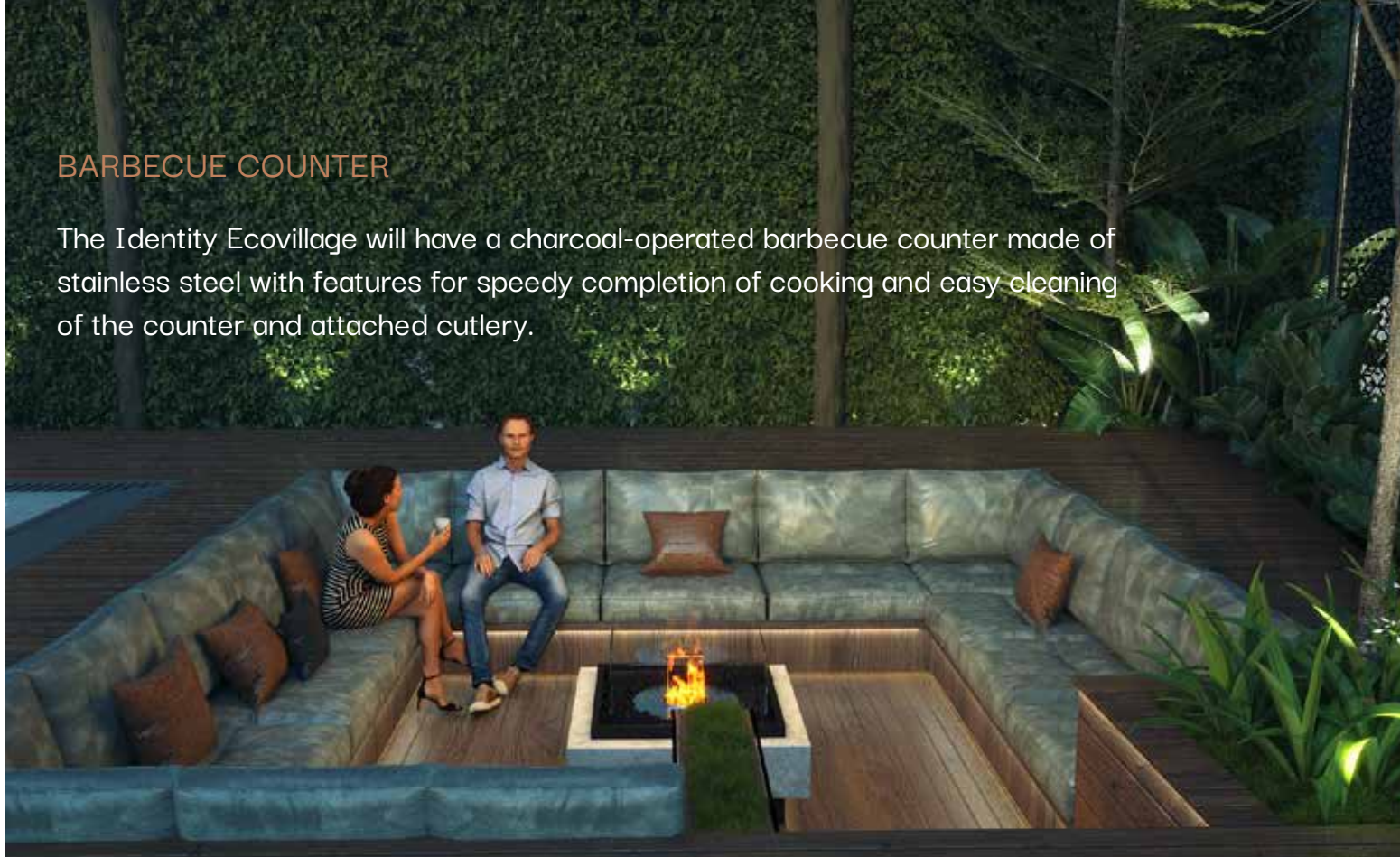
The clubhouse will be the epicenter of social activity where residents can organize social events for entertainments, celebrations and functions with assistance from expert event managers and service personnel ready to carry out every demand of the residents.





## BARBECUE COUNTER

The Identity Ecovillage will have a charcoal-operated barbecue counter made of stainless steel with features for speedy completion of cooking and easy cleaning of the counter and attached cutlery.



## MEETING ROOM







## ADVANCED MULTI GYM AND HEALTH CLUB

There will be an advanced Multi-gym and Health Club with all necessary items of equipment for those who value health and fitness like treadmills, battle ropes, free weights, ellipticals, resistance bands, weight benches, power racks, suspension trainers, weighted sleds, stability balls, weight benches, power racks, cable machines, weighted sleds, spin bikes, stability balls, etc. There will be experienced and qualified staff with health experts, dieticians, doctors on call for consultation regarding the optimal workouts and exercises.





#### OPEN GYM

There will be a well-set-up open gym with all the items of equipment like rope climb, vertical climb, Sit-up benches, beam jump, pull-up bar, dip & leg raise station, chin-up bar, etc allowing work out in natural surroundings.





### JOGGING TRAIL

There will be a jogging trail with greenery all around and distances marked visibly for measuring the distance run and the distance remaining to be covered. This will be helpful for the runners to understand their progress without losing the fun of running.





## CHILDREN'S PLAY AREA

There will be a spacious children's play area with all modern and top-quality equipment for the enjoyment of children in the Ecovillage like slides, swings, spring riders, spinners, playground climbers, etc.











**CRICKET & FOOTBALL  
MINI-TURF**

The village will have a mini-turf for those of the residents who are interested in playing cricket and football games

**HALF BASKETBALL COURT**

The village will also have a half-basketball court for those of the residents who are basketball players.

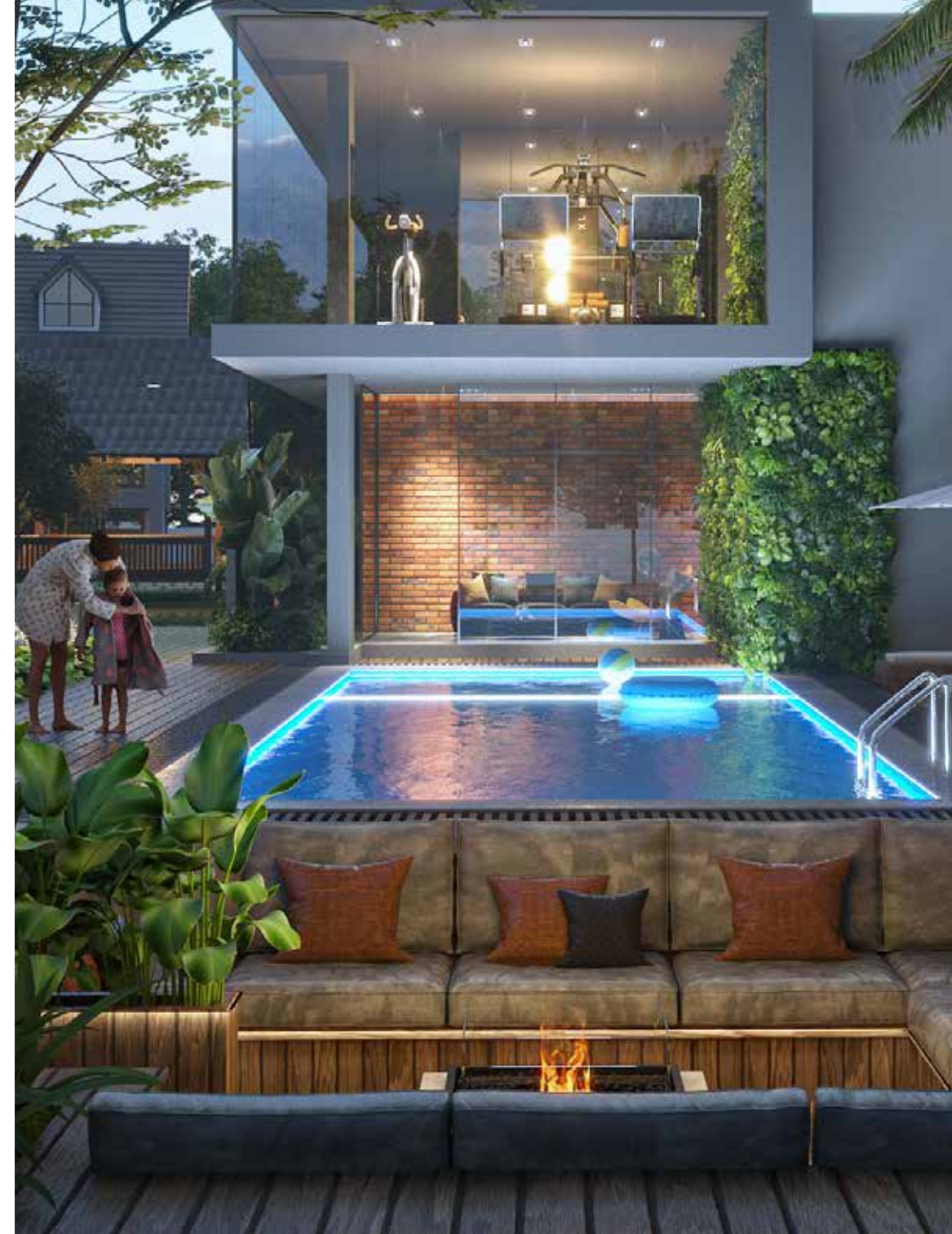




SWIMMING POOL AND BABY POOL  
WITH CHANGE ROOMS

Swimming pool and baby pool will be neatly maintained with prompt and regular cleaning of water and surroundings. Polite and experienced personnel will stand ready for any help in any situation the swimming. There will be a pool-side outlet for coffee, tea, soft drinks and snacks.









The opportunities are limitless,  
as is your liberty to discover all the marvels that life presents to you.

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KAKKANAD, KOCHI

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