



## THE LAND MARK OF LUXURY



## VENICE BUILDERS

**Venice Builders** bring you a new world of Apartments & Villas that matches your interests with an emerging brand look. We are with the unique styles and perceptions that conceit among other home builders. The quality materials which cover our individuality in our Apartments and Flats let you gain professional results. We are the leading Home builders in Alappuzha, with a prominence on flexibility, our qualified workforce makes your dream for Villas and flats in its elegant mode.

## More About Venice Prestige

### Project Introduction:

Venice Prestige is an unmatched Residential property located in Kalarcode, Alappuzha. The project offers plenty of attractions that include prime location, comfortable and lavish lifestyle, great amenities, healthy surroundings and high return.

### Location Advantages

Venice Prestige is strategically located and provides direct connectivity to nearly all other major points in and around Alappuzha. It is one of the most reputable address of the city with easy access to many Famed Schools, Shopping areas, Hospitals, Temples, Church, Mosque, Recreational areas and several other public amenities.

### Builder Information

Venice Prestige is the landmark project of Venice Builders. It's a leading group in real-estate market in Alappuzha. The team of this builder group is known for its superior work and punctual delivery of high-end Residential Apartments and Villas developed precisely in accordance with the pre-defined specifications.

### Units and interiors

Venice Prestige offers 2 BHK and 3 BHK Apartments. The master plan of Venice Prestige is designed in such a way that these Apartments comprises of wide space with proper ventilation at every corner of the house. The interiors are beautifully crafted with designer tiled floor, granite counter slab in kitchen, modern sanitary fittings in the bathroom and huge windows for proper sunlight.

### Comforts and Amenities

All these features together assure many choices to relax, revitalize and relish at own home. Apart from that, suitable security devices are installed to ensure safety to the residents 24hr x 7d.

## TYPICAL FLOOR PLAN



- ❶ TYPE-A (2 BHK)
- ❷ TYPE-A (2 BHK)
- ❸ TYPE-B (3 BHK)
- ❹ TYPE-B (3 BHK)
- ❺ TYPE-A (2 BHK)
- ❻ TYPE-A (2 BHK)

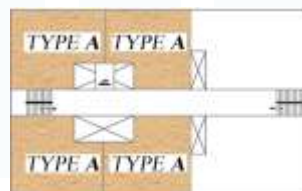
## TYPE - A 2BHK



↑  
ENTRY

- ❶ LIVING/DINING - 300X605
- ❷ BED-1 - 300X360
- ❸ TOILET-1 - 200X150
- ❹ BED-2 - 300X390
- ❺ TOILET-2 - 200X150
- ❻ KITCHEN - 300X240
- ❼ BALCONY - 290X120

CARPET AREA - 636 Sft  
BUILTUP AREA - 754 Sft  
SUPER BUILTUP AREA - 945 Sft



Furniture layout and fixtures are indicative.  
Dimensions may vary slightly during  
construction. All dimensions are in centimeters.

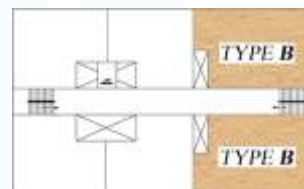
## TYPE - B 3BHK



↑  
ENTRY

- |             |           |
|-------------|-----------|
| ① LIVING    | - 300X380 |
| ② DINING    | - 365X310 |
| ③ BED-1     | - 340X360 |
| ④ TOILET-1  | - 200X140 |
| ⑤ BED-2     | - 330X360 |
| ⑥ TOILET-2  | - 150X250 |
| ⑦ BED-3     | - 330X300 |
| ⑧ TOILET-3  | - 220X150 |
| ⑨ KITCHEN   | - 260X240 |
| ⑩ WORK AREA | - 120X240 |
| ⑪ BALCONY   | - 310X120 |

CARPET AREA	- 888 Sft
BUILTUP AREA	- 1023 Sft
SUPER BUILTUP AREA	- 1283 Sft



Furniture layout and fixtures are indicative.  
Dimensions may vary slightly during construction. All dimensions are in centimeters.

## GROUND FLOOR PLAN



- ① ENTRY
- ② PARKING
- ③ Ramp for physically challenged persons
- ④ VERANDHA
- ⑤ CARE TAKER ROOM WITH ATTACHED BATH ROOM
- ⑥ LIFT(13 PERSONS)
- ⑦ ELECTRICAL ROOM
- ⑧ RECREATION ROOM
- ⑨ STAIRCASE - MAIN
- ⑩ STAIRCASE - FIRE EXIT
- ⑪ LANDSCAPED AREA
- ⑫ LOBBY
- ⑬ COMMON TOILET

## Specifications - Venice Prestige

### General

#### CIVIL

- . RCC earth quake resistant framework
- . A.A.C Block

#### FLOORING

- . High quality ISO Branded 60x60 vitrified flooring for living & dinning area and the remaining area
- . Wall tiles in bathrooms glazed tiles up to Door height
- . Anti-skid ceramic tile flooring in bathroom, balcony & work area

#### DOORS & WINDOWS

- . All door frames in hardwood with architrave
- . Laminated skin main door
- . Moulded panel internal doors
- . Powder/electro-coated aluminum windows/ventilators

#### PAINTING

- . Interiors: Putty finish with premium plastic emulsion
- . Exterior: Exterior Emulsion.

#### KITCHEN

- . Granite counter top
- . 45cm high wall tile dado above counter top
- . Stainless steel sink with drain board
- . Water purifier point
- . Hot & Cold sink mixer
- . Washing machine & dishwasher points in work area.

#### ELECTRICAL

- . Concealed wiring using PVC conduits
- . FRLS wiring of ISO Branded Company
- . TV points in dining & master bedroom
- . Telephone points in living & master bedrooms
- . AC points in master bedrooms and provision for A/C point in other bed room.
- . Generator back-up with max.of 500 watts in each flats including TV.
- . ISO Branded Modular type switches.
- . Geyser & exhaust fan points in all bathrooms
- . Adequate 5A & 15A points in kitchen

#### TOILETS

- . counters with under counter wash basin for master bedroom of ISO Branded
- . Dual flush EWC of ISO Branded
- . Health faucets in all bathrooms

#### ELEVATORS

- . One modern elevator stopping at each floor (13 persons)

#### WATER SUPPLY

- . Borewell & KWA water will be provided in adequate quantity.

#### SEWAGE TREATMENT PLANT

#### RAIN WATER HARVESTING

#### GENERATOR

Alterations/Additions can be provided at extra cost if specified at the time of booking  
Any additional works will be charged with written confirmation from the customer

