

YOU HAVE ARRIVED



CLouDBERRY

VILLAMENTS, MONTANA ESTATES, CALICUT

YOU HAVE ARRIVED

800 FEET ABOVE SEA LEVEL



Located within the picturesque Montana Estates, Cloudberry quietly nestles amidst 100 sprawling acres of lush, unspoilt verdance. Here, your home, at 800 ft. above sea level will embody you, your accomplishments and your ascent to the top.

YOU HAVE ARRIVED

AT SIGNATURE LIVING



Cloudberry villaments are an extension of your persona. Each signature residence is thoughtfully built to the most exacting standards. Here, intelligent design marries the unique topography of the land. And every amenity is envisaged to match your discerning taste.

YOU'VE EARNED THIS LIFESTYLE

CELEBRATE IT IN 100 PLUS UNIQUE WAYS



ATV – All terrain vehicles



Zipline



Zorbing



Heliport

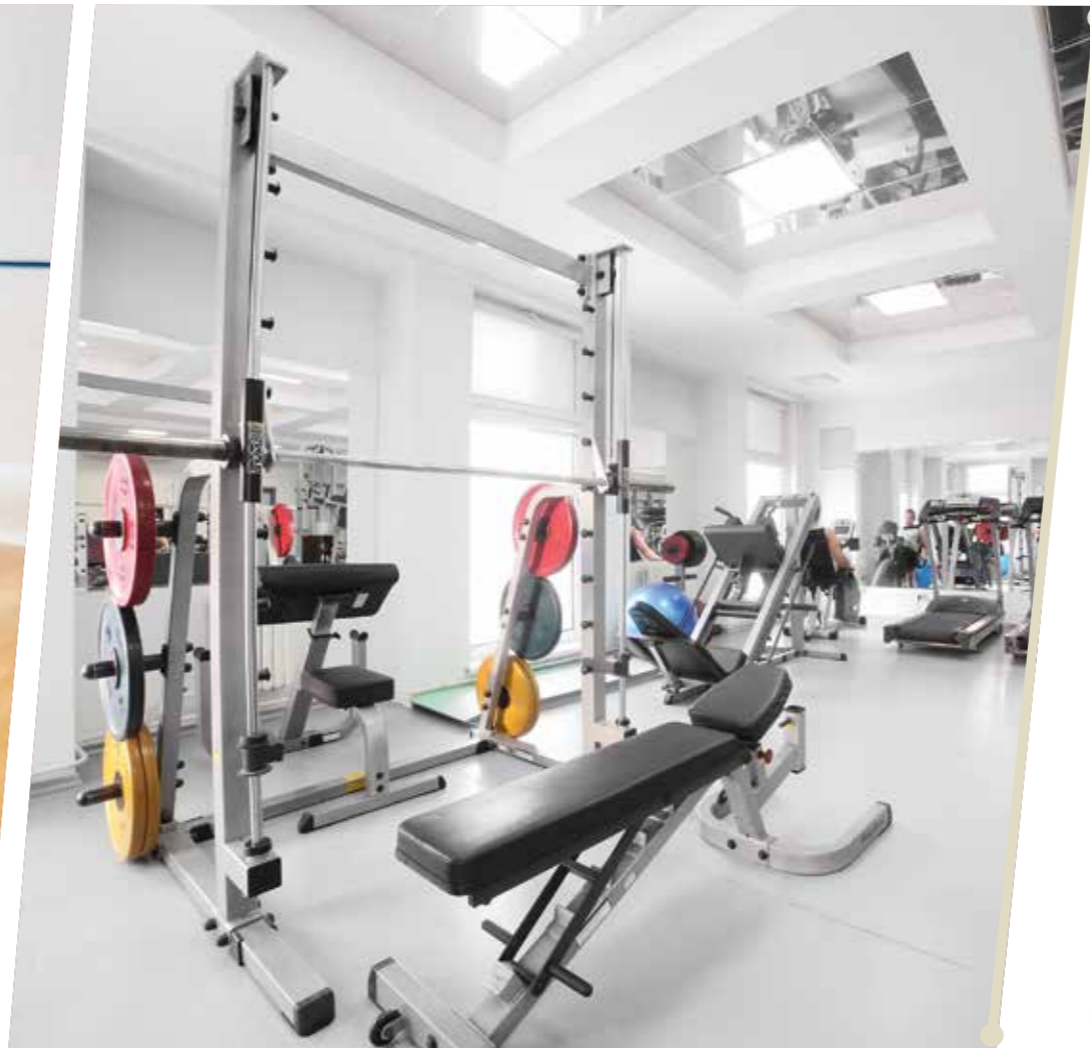


Concierge

A lifetime of infinite possibilities to soak in the glory of a lifestyle as befitting the big league. Cloudberry, where pleasant surprises keep greeting you at every turn. Where life will never be short of new experiences and adventures.

YOU HAVE ARRIVED

AT THE FITNESS HUB



WELL EQUIPPED GYM | INDOOR BADMINTON COURT | SQUASH COURT
TENNIS COURT | BASKET BALL COURT | GAME ZONE | CHILDREN'S PLAY GROUND

For those with a penchant for fitness, we have a well-equipped gym, two indoor badminton courts, a squash court, tennis court, basketball court and much more... Rest assured, your little ones will keep themselves engaged and entertained at the children's playground. What more excuse would you and your family have for not staying in shape?



FLOOR PLAN AT BLOCK - 1

- * Dimensions may vary slightly during construction.
- * Furniture and fixtures are indicative only.
- * All dimensions are in centimeters.
- * Plans and areas are subject to minor changes.



KEY PLAN



FLOOR PLAN AT BLOCK - 2

- * Dimensions may vary slightly during construction.
- * Furniture and fixtures are indicative only.
- * All dimensions are in centimeters.
- * Plans and areas are subject to minor changes.



KEY PLAN

YOU HAVE ARRIVED

ON AN ISLAND OF TRANQUILITY



When you become a part of this uber exclusive Cloudberry community, you are entitled to complimentary access to the exclusive services at the five star spa resort, swimming pool, air-conditioned gym, function hall, indoor games, home theatre, restaurant, rooms and suites. All these, a short refreshing stroll away from your home..

SPECIFICATIONS



LIVING / DINNING / BEDROOMS

Flooring: Living & Dining - Steel Grey Lapothra finish / Vitrified tiles - Rustic finish

Master Bedroom- Engineered wood / vitrified tiles premium quality

Balcony: Natural Stone

Door Lock: Electronic key less

Air Conditioner: VRV System (Mitsubishi/ Daikin/ Equivalent)



MASTER BATHROOM

Bath Mixer
Shower Partition
Bath Tub*
Rain Shower Head or Hand Held Shower
Basin Mixer
Wall Hung Concealed Cistern
Health Faucet
Toilet Paper Holder
Towel Rack
Towel Ring
Robe Hook (Kohler/Equivalent)
Toughened Glass Shower Cubicle with Stainless Steel Patch
Ceiling Light
Flooring : Vitrified anti skid

*Only select units



KITCHEN

Kitchen Slab - imported granite
Vitrified anti skid flooring (Kitchen & Work area)
Centralised Gas Line
Double Sink
Disposer for Sink
Water Heater
Kitchen Hose (Pull Pipe)

WORK AREA

Single Bowl Sink, Dishwasher, Washing Machine, Dryer Points, Vegetable Garden Planter Box - Optional in Limited Apartments



PLUMBING

Elegant sanitary fittings to add beauty to the bathrooms.
Fittings: Hansgrohe / Kohler / Equivalent
Sanitary Brands: Toto/Kohler/ Villeroy & Boch/Equivalent
Type: Wall hung with concealed cistern



COMMON AREAS

Beautifully crafted common areas like lobby, hallways etc., to give your visitors the first feel of a paradise you call home.

Lobby: Natural Stone/ Vitrified Tiles

Yard: Cobble stone/Granite

Equivalent

Fire Stair Doors: With Dorma/
Equivalent



WINDOWS

Elegant French Windows for breathtaking view of the world around you.

Ventilators: UP VC / Aluminium
D/W: UPVC / Aluminium



PAINTING

Quality branded paints subtle strokes and texture.

Wall: Putty + Emulsion

Ceiling: Putty + Emulsion

External: Texture paint as per design requirement



PARKING

Wide parking area with dedicated parking for your set of Wheels.

Parking: VDF with Epoxy column wrap for parking



JOINERIES

Ravishing plush and high end veneer doors for the rooms.

Main door: Pre hung - flush doors (Decorative Veneered)

Internal Doors: Pre hung - flush doors (Decorative Veneered)

Toilet Doors: Pre hung - painted



ELECTRICAL

Modular Switches and panels with designs that leave you in awe.

Switches: Schindler/Legrand Arteor /Equivalent

Power Backup: 2KVA

Automation: Ready at Living, Dining & Master Bedroom
Air Conditioner, Curtain, Lighting, Fan, Main Door Lock, Gas Leakage detector



ELEVATORS

Fully automatic high speed elevators to lift your spirits.

Lift: High speed Premium Elevator

Lift Cladding: Natural stone



SECURITY

- Expert security team with cutting edge technology to keep you safe. CCTV boom barriers and other dedicated precautions.
- Boom barriers with RFID
- CCTV cameras at vantage points and any blind corners as required.
- Access controlled lobby entrance
- Disabled grab bars (Optional)
- Panic button (Optional)
- Main Door : Digital and Hard Key Access (Yale / Equivalent)
- 24X7 Security

LOCATION MAP



	Kuttikkattoor Jn.	1.2 Kms
	IMS	3 Kms
	AWH Engineering College	3 Kms
	Sadbhavan School & Rahmaniya School	5 Kms
	Medical College	6 Kms
	Devagiri College	6.2 Kms
	Presentation School	7 Kms
	Thondayad Bypass	8.5 Kms
	NIIT	9.5 Kms
	Baby Memorial Hospital	12 Kms
	KSRTC Bus Stand	12.5 Kms
	Malabar Gate	13 Kms
	Railway Station	14.5 Kms
	Kadavu Resort	17.5 Kms
	Horizon School	25 Kms
	Airport	28 Kms



MALABAR DEVELOPERS

Malabar Developers Pvt. Ltd.

41/2264, Ground Floor, Malabar Gate, Ram Mohan Road,
Calicut - 673 004 Ph: 0495-4040916, Mob: 9605 000 916
Fax: 0495-4020916

Thiruvananthapuram | Kottayam | Cochin
ThrissurPerinthalmanna | Calicut | Kannur | Dubai