



MALABAR
DEVELOPERS



WHERE LUXURIOUS
GREEN LIVING
BECOMES A WAY OF LIFE



ORCHID SPRINGS

PEYAD, TRIVANDRUM



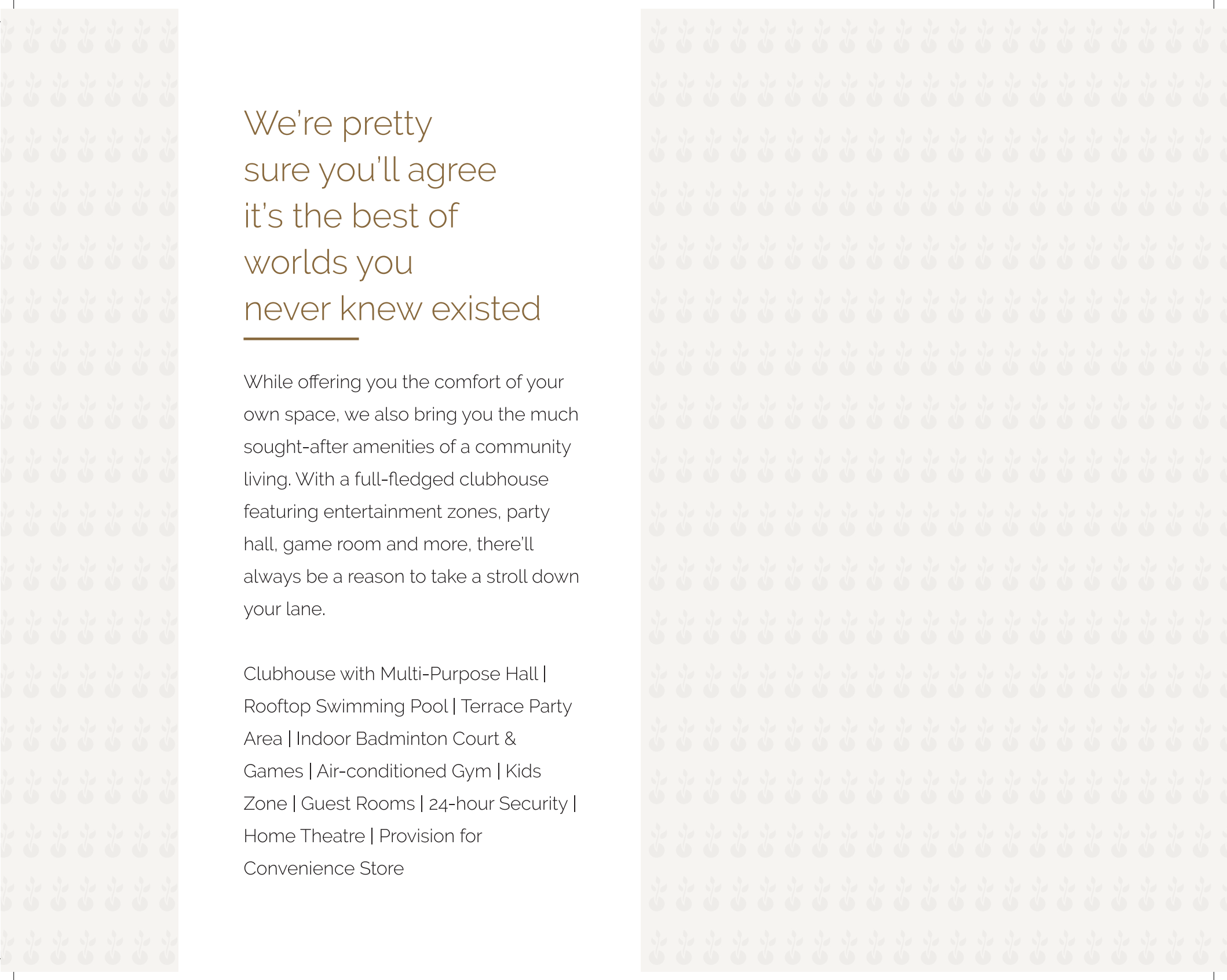


Joining hands with Mother Nature to craft a unique experience for you

Set in a serene area in the very lap of nature, these luxurious villas feel like an extension of the beautiful natural surroundings. Be part of an exclusive community near Peyad, Trivandrum – comprising spacious and well designed four to five bedroom homes. You'll be sure to find an abundance of fresh air and clean water, and a one-of-a-kind green living experience.

15 Villas | 4 & 5 BHK | 1752 to 2746 sq.ft.





We're pretty sure you'll agree it's the best of worlds you never knew existed

While offering you the comfort of your own space, we also bring you the much sought-after amenities of a community living. With a full-fledged clubhouse featuring entertainment zones, party hall, game room and more, there'll always be a reason to take a stroll down your lane.

Clubhouse with Multi-Purpose Hall |
Rooftop Swimming Pool | Terrace Party
Area | Indoor Badminton Court &
Games | Air-conditioned Gym | Kids
Zone | Guest Rooms | 24-hour Security |
Home Theatre | Provision for
Convenience Store



5BHK - 2746 sq.ft. (Ground Floor 1555 sq.ft., First Floor 1191 sq.ft.)

We didn't plan
it this way.
But everything just
seems to revolve
around you.

Located around 10 km from
Trivandrum Central and 14 km from the
Airport, your little slice of paradise is
sufficiently away from the hustle and
bustle of city life, whilst offering you
plenty of mobility options. Every
amenity that you could possibly seek
is conveniently available within a
4 km radius.



Schools

St. Xaviers School,
Viswa Prakash School,
Carmel Higher Secondary School,
Santinikethan School,
Saraswathi Vidyalyaya,
Kendriya Vidyalaya



Colleges

LBS Institute of Technology for
Women - Poojappura,
Institute of Co-operative Management
Poojappura,
Sree Chitra Thirunal Institute of
Medical Science & Technology,
Rajiv Gandhi Centre for
Biotechnology



Hospitals

Life Cares Hospital,
Brain & Bone Clinic,
S K Hospital,
Govt. Panchakarma
Hospital



Others

SP Convention Centre,
S P Cinemas,
Pangode Army Camp,
SBI Local Head Office,
HLL Corporate Head Office,
Alakapuri Auditorium



Banks

SBI,
Federal Bank,
Canara Bank,
ICICI Bank



When Mother Nature is your master planner, you end up paying attention to every little detail

We've taken extra care to curate every bit of your experience living here. From the smooth finish on the walls to the effortless flick of the switches, there's really nothing that's escaped our attention.

STRUCTURE

Foundation as per structural requirement. Load bearing structure with solid block masonry.

FLOORING

Premium quality vitrified tiles for living dining , bedrooms and kitchen. Anti skid ceramic tiles for balconies work area and toilets.

HANDRAILS

MS baluster with wooden for main stairs. MS for exterior handrails.

ELECTRICAL

Independent 3 phase KSEB connection with MCB & ELCB concealed copper wiring. Adequate light, fan and power points with modular switches of Legrand or equivalent brand.

PAINTING

Emulsion with two coat putty finish for internal walls. Emulsion with single coat exterior putty and one coat primer for external wall.

JOINERY

Doors- Elegant pre - hung main door using flush door with teak veneer finish door jamb and architrave. Flush door with teak laminate finish for internal doors. Toilet door with teak laminate on both sides. Windows-Fully glazed sliding shutters with powder coated aluminium frames.

TOILETS

Toilet walls with superior quality ceramic tile. Wall hung EWC with concealed cistern concealed piping with Grohe or equivalent brand. CP fittings Rocca or equivalent brand. White color sanitary wares. Hot and cold water mixer with head shower and piping for geysers Provision for fixing exhaust fan.

GRILLS

MS grills with matte finish

BACKUP POWER

Generator backup for designated points

AIR CONDITIONING

Provision for split AC in all bed room


COMMUNICATION

Telephone point in living room .Provision for cable TV connection in family living and master bedroom

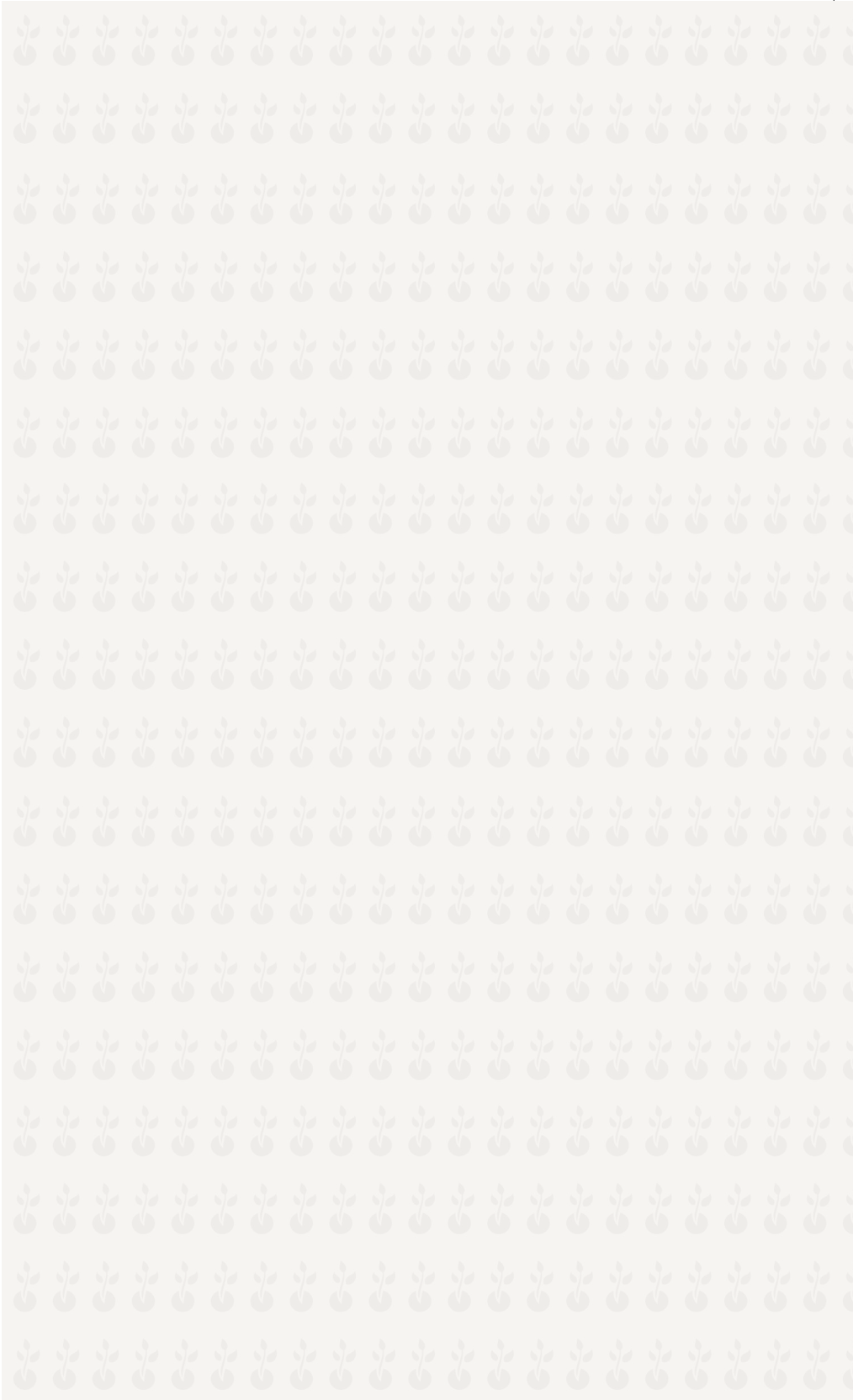
LANDSCAPING

State of the art ;landscaping for individual villas and common area

* Specifications are subject to change without notice



It almost feels
like we knew
exactly
what you had
in mind



5BHK - Floor Plan



GROUND FLOOR



FIRST FLOOR

- * 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
- * Column size may slightly vary during construction stage

Area Details

Ground Floor	: 144.48 sq.m.	1555 sq.ft.
First Floor	: 110.70 sq.m.	1191 sq.ft.
Total	: 255.18 sq.m.	2746 sq.ft.

4BHK Option 1 - Floor Plan



- * 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
- * Column size may slightly vary during construction stage

Area Details

Ground Floor : 96.25 sq.m. 1035 sq.ft.
First Floor : 75.52 sq.m. 813 sq.ft.
Total : 171.77 sq.m. 1848 sq.ft.

4BHK Option 2 - Floor Plan

GROUND FLOOR



FIRST FLOOR



- * 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
- * Column size may slightly vary during construction stage

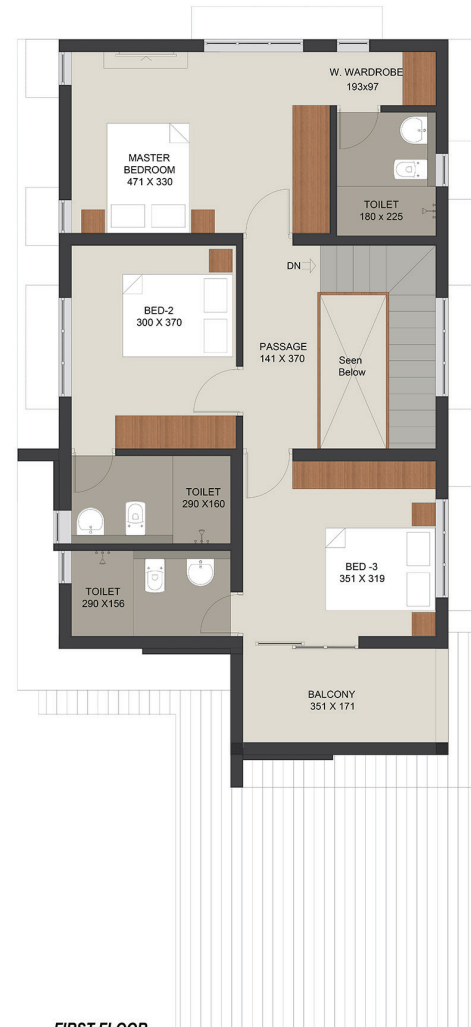
Area Details

Ground Floor :	92.26 sq.m.	993 sq.ft.
First Floor :	75.52 sq.m.	812 sq.ft.
Total :	167.78 sq.m.	1805 sq.ft.

4BHK Option 3 - Floor Plan



GROUND FLOOR



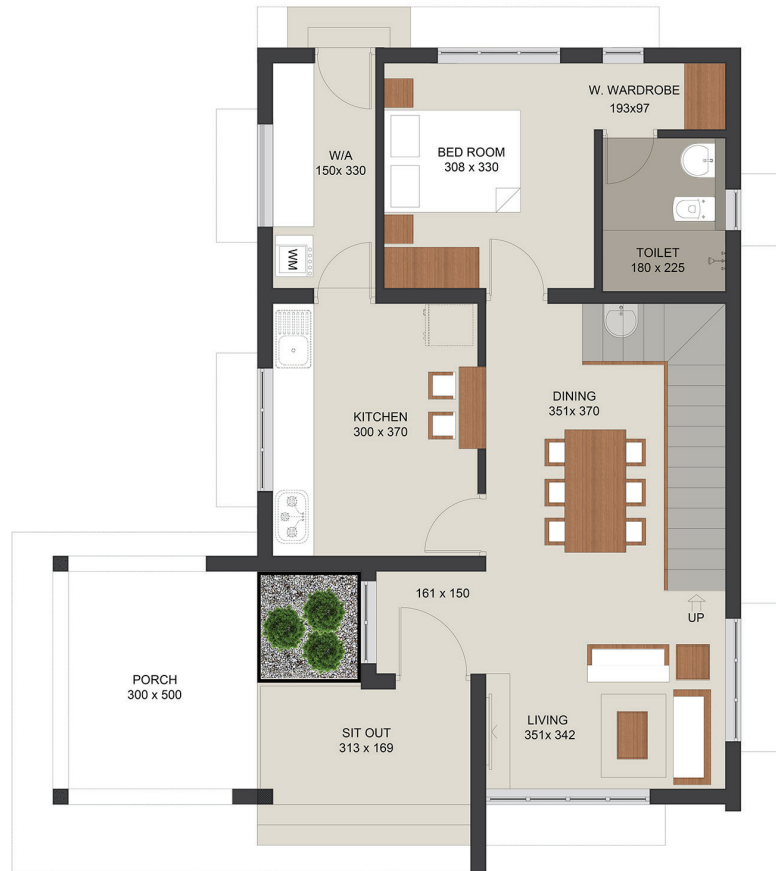
FIRST FLOOR

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- * Plans and areas are subject to minor changes
- * Column size may slightly vary during construction stage

Area Details

Ground Floor	: 103.94 sq.m.	1118 sq.ft.
First Floor	: 83.21 sq.m.	896 sq.ft.
Total	: 187.15 sq.m.	2014 sq.ft.

4BHK Option 4 - Floor Plan



GROUND FLOOR



FIRST FLOOR

- * 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
- * Column size may slightly vary during construction stage

Area Details

Ground Floor :	87.35 sq.m.	939 sq.ft.
First Floor :	75.52 sq.m.	813 sq.ft.
Total :	162.87 sq.m.	1752 sq.ft.



It's time to
make your mark
as one of the
pillars of this
community



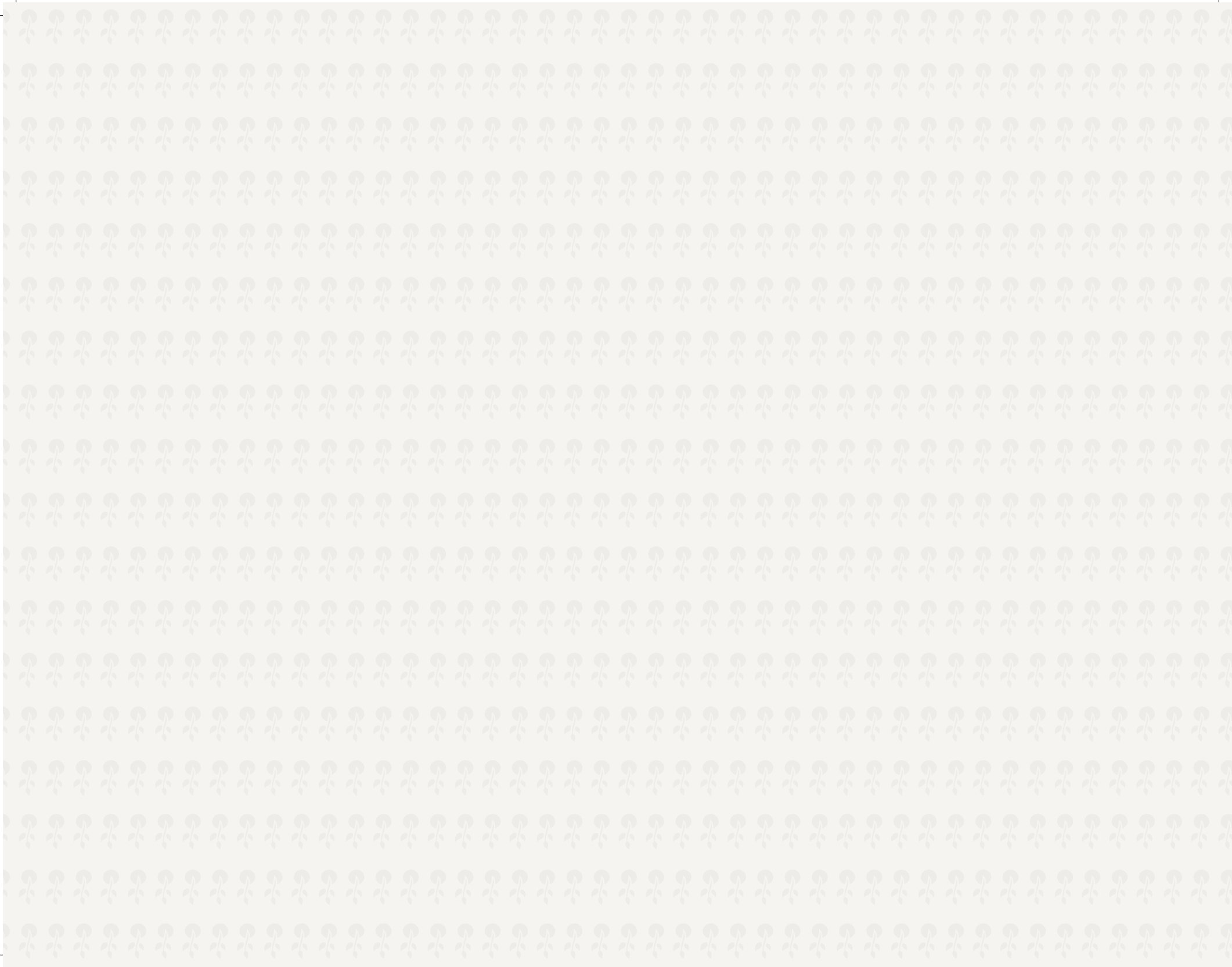
Site Layout Plan



Leaving you with a one-of-a-kind gift from our partner

Nature is full of wonders and orchids are no exception. With the largest variety of flowers, orchid species are said to number four times that of mammals, some of them capable of living up to a hundred years. If you'd like one of your own, simply detach this seed paper, plant it in lightly compressed soil, and give it a good drink of water.

Welcome to Orchid Springs





**MALABAR
DEVELOPERS**

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**Trivandrum | Kottayam | Kochi
Thrissur | Perinthalmanna | Kannur
Kozhikode | Dubai**