



MALABAR
DEVELOPERS

Corporate Office:

Malabar Developers Pvt. Ltd.
Building: 501/0, Ward No. 16
Montana Estates, Paingottupuram
Peringolam P.O, Kozhikode - 673 571
Mob: +91 9605 000 916
www.malabardevelopers.com

Regional Office:

Malabar Developers Pvt. Ltd Malabar
Cochin Arcade, 40/515-A, 7th Floor,
Opp. to Grand Hotel,
MG Road, Ernakulam - 682011
Mob: +91 9747 015 916

Dubai: +971 502 134 916

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



MALABAR
DEVELOPERS

ROYAL
OLIVE
VENNALA, KOCHI

LIVE IN
BEAUTY

RERA No: K-RERA/PRJ/181/2020



THE REIGNING QUEEN

Heralded as the Queen of the Arabian Sea, Kochi is quickly developing into a popular destination for people from all over the world. Kochi is connected to all major cities by air, water and land. With shopping malls, businesses and the metro rail, Kochi is one of the fastest growing tier II cities in India.



With Kochi growing at a rapid speed, Vennala is quickly turning into a major hotspot. Close to educational institutions, hospitals and renowned places of worship, Vennala has quickly become known as a prime area of development.

HEART OF HAPPINESS



FEELS LIKE HOME

With luxury 2 BHK and 3 BHK apartments and an additional 3 penthouses across G+ 17 floors and surrounded by the bustle of the city, Royal Olive is everything you would want in a home. Gorgeous penthouses with big, open terraces, apartments with full length windows, kitchen gardens and minimal wall sharing ensure that you have every luxury while still maintaining all the privacy and sanctity of a peaceful home.



AMENITIES



Swimming Pool & Changing Rooms
Gymnasium
Indoor Games
Kids Club
Multipurpose Hall
Pool Deck
Roof Top Party Area
Pantry

							
							
<p>FLOORING</p> <p>Living / Dining: Good quality vitrified tiles 600x600mm.</p> <p>Bedrooms: Good quality vitrified tiles 600x600mm.</p> <p>Kitchen / Work Area / Balcony: Good quality vitrified tiles 600x600mm</p> <p>Toilet Wall and Floor: Good quality ceramic tiles 300x600mm</p>		<p>JOINERIES</p> <p>Main Door: Designer Flush Doors / Equivalent</p> <p>Internal Doors: Moulded Panel Doors / Equivalent</p> <p>Toilet Doors: Flush Doors / Equivalent</p> <p>Door Locks: Yale / Godrej / Equivalent.</p>		<p>ELECTRICAL</p> <p>Switches: Legrand / Equivalent</p>		<p>INDUSTRIAL</p> <p>Handrails: MS Railing for external. MS railing and SS top for main stair.</p> <p>Window Grills: MS Railing</p>	
<p>PLUMBING</p> <p>CP Fittings: Grohe / Equivalent</p> <p>Sanitary: Roca / Equivalent.</p>				<p>PAINTING</p> <p>Wall: Putty + Emulsion</p> <p>Ceiling: Putty + Distember</p> <p>External: Water Proof Emulsion</p>		<p>FALSE CEILING</p> <p>Toilet / Work Area: Grid with metal ceiling</p> <p>Common Area: Gypsum ceiling</p>	
				<p>WINDOWS</p> <p>Ventilators / Windows: Powder coated Aluminium Frame / UPVC / Equivalent</p> <p>Sliding Doors: Powder coated Aluminium Frame / UPVC / Equivalent</p>			



Basement Floor Plan



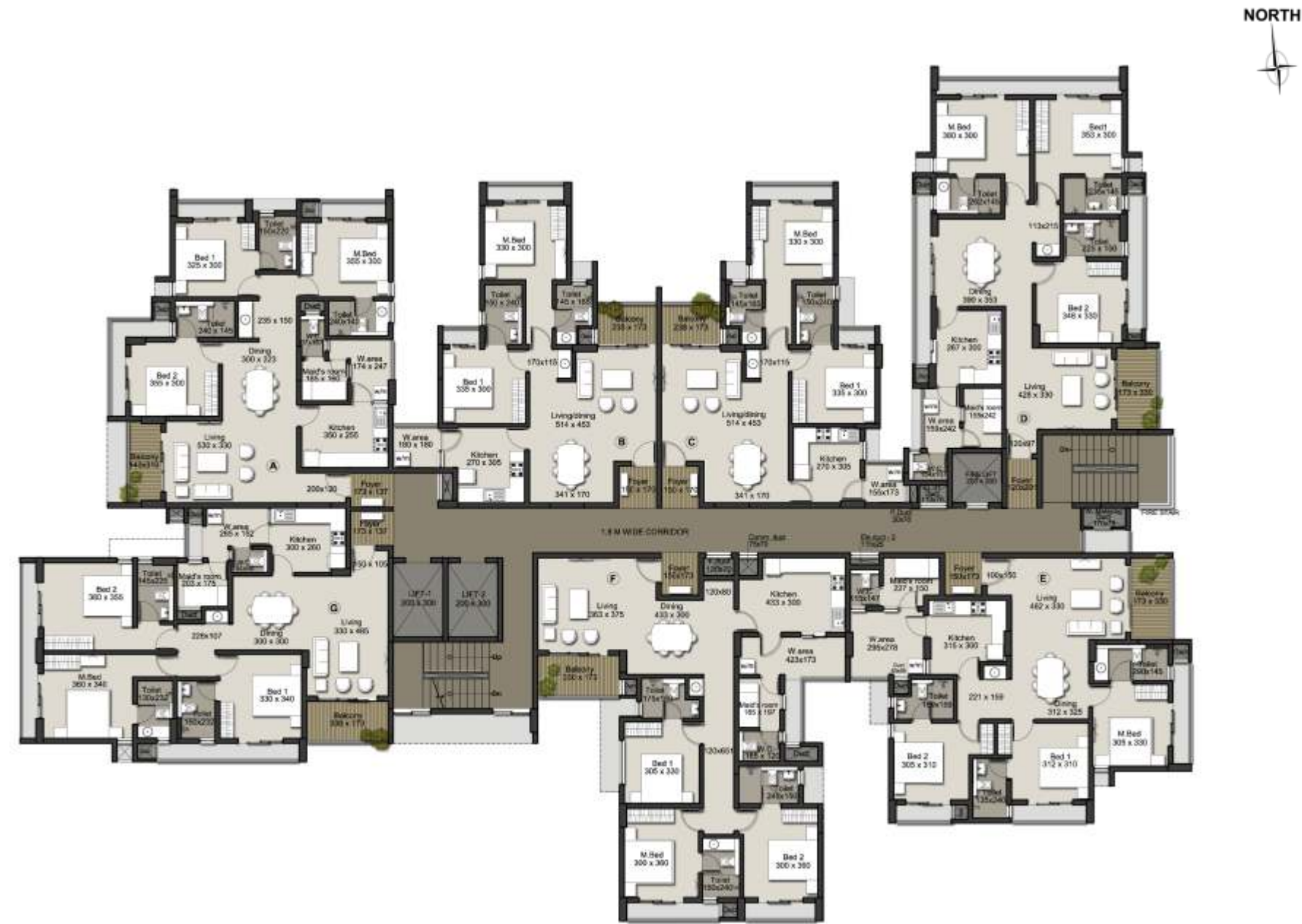
Ground Floor Plan

First Floor Plan



Second Floor Plan





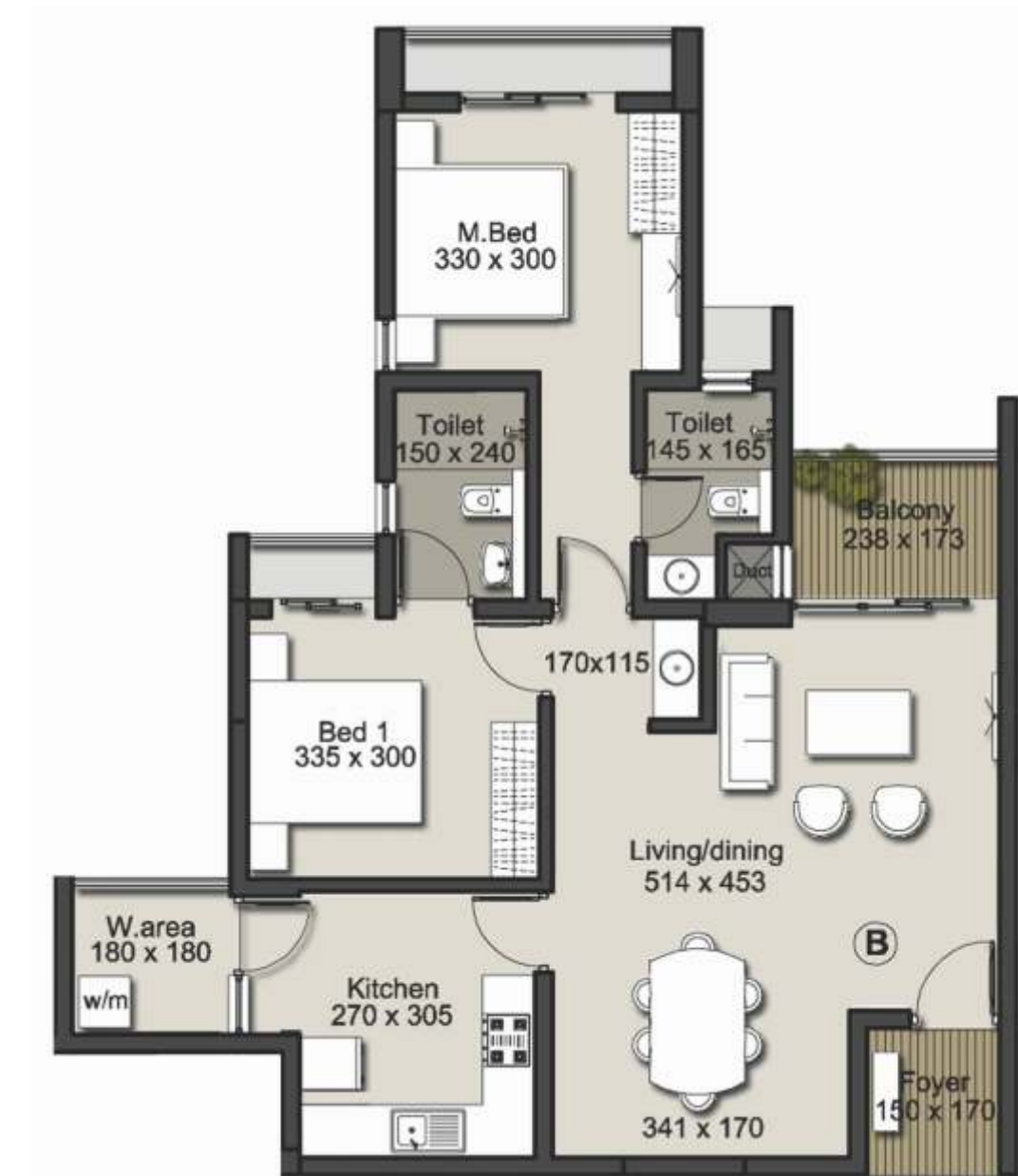
Typical Floor Plan | 3rd to 16th Floor Plans



17th Floor Plan

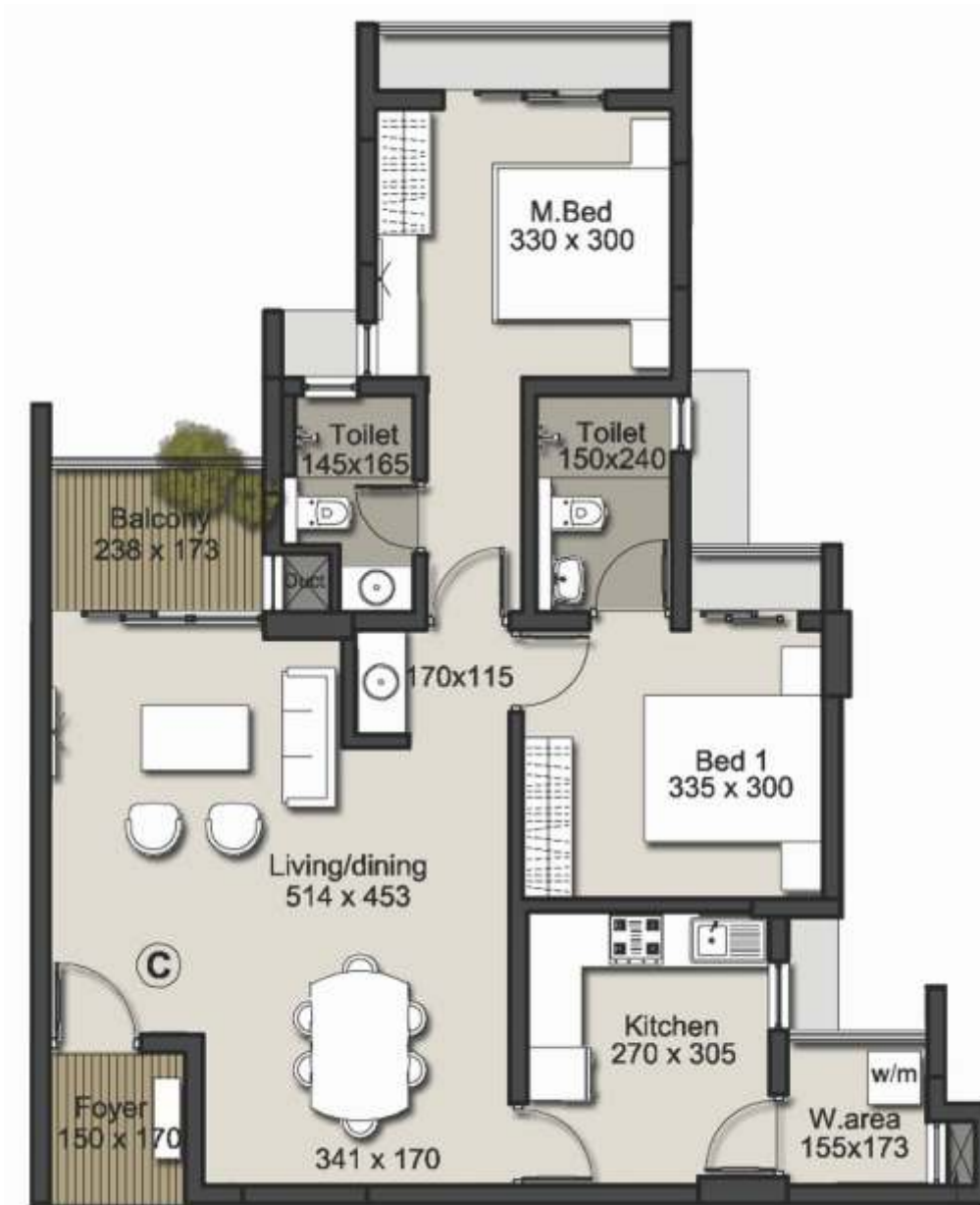


Type A (Typical Floor) | Area: 1544Sq.ft. (143.45 Sq.Mt) | Deck Area: 91 Sq.ft. | RERA Area: 1140 Sq.ft.



Type B (Typical Floor) | Area: 1185 Sq.ft. (110.13 Sq.Mt) | Deck Area: 37 Sq.ft. | RERA Area: 840 Sq.ft.





Type C (Typical Floor) | Area: 1165 Sq.ft. (108.23 Sq.Mt) | Deck Area: 38 Sq.ft. | RERA Area: 822 Sq.ft.



Type D (Typical Floor) | Area: 1635 Sq.ft. (151.95 Sq.Mt) | Deck Area: 160 Sq.ft. | RERA Area: 1170 Sq.ft.





Type D1 (17th Floor) | Area: 1637 Sq.ft. (152.09 Sq.Mt) | Deck Area: 348 Sq.ft. | RERA Area: 1171 Sq.ft.



Type E (Typical Floor) | Area: 1595 Sq.ft. (148.26 Sq.Mt) | Deck Area: 76 Sq.ft. | RERA Area: 1159 Sq.ft.

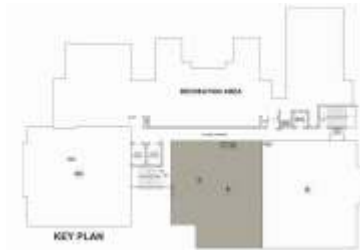




Type E (Second Floor) | Area: 1595 Sq.ft. (148.26 Sq.Mt) | Deck Area: 762 Sq.ft. | RERA Area: 1159 Sq.ft.



Type F (Typical Floor) | Area: 1748 Sq.ft. (162.44 Sq.Mt) | Deck Area: 74 Sq.ft. | RERA Area: 1253 Sq.ft.



NORTH



Type G, (Typical Floor) | Area: 1617 Sq.ft. (150.23 Sq.Mt) | Deck Area: 113 Sq.ft. | RERA Area: 1182 Sq.ft.



Type G1, (Second Floor) | Area: 1632 Sq.ft. (151.64 Sq.Mt) | Deck Area: 768 Sq.ft. | RERA Area: 1185 Sq.ft.



Type J, (17th Floor) | Area: 2795 Sq.ft. (259.75 Sq.Mt) | Deck Area: 622 Sq.ft. | RERA Area: 1989 Sq.ft.





Type K, (17th Floor) | Area: 2309 Sq.ft. (214.56 Sq.Mt) | Deck Area: 1120 Sq.ft. | RERA Area: 1723 Sq.ft.



LOCATION MAP



NEAREST PLACES

SBI Bank and ATM	240mtrs	Hotel Holiday Inn	1.5Km
Bharat Petrol Pump	150mtrs	Ernakulam Medical Center (EMC)	2Km
More Supermarket	250mtrs	Lulu Mall	4.7Km
Vennala High School	230mtrs	Infopark	7.7Km