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CHELOOR PRESENTS


THE EYRIE

2&3 BHK Apartments

#YourUrbanNest
AYYANTHOLE, THRISSUR

The next urban legend is perhaps about a magical dwelling space that offers a rustic tranquillity in the midst of a city. Presenting The Eyrie from Cheloor, a 2&3 bedroom apartments project fused with innovation, sophistication and architectural excellence, backed by the trust only a builder with a glorious history can offer.

Located at Ayyanthole, the administrative hub of Thrissur, The Eyrie is a home designed for those who aspire for a high standard of living at an affordable price. The design is stylish, contemporary and uncomplicated. The property is in proximity to colleges, schools, places of worship, hospitals etc. and situated just 10-minutes drive from the railway station.

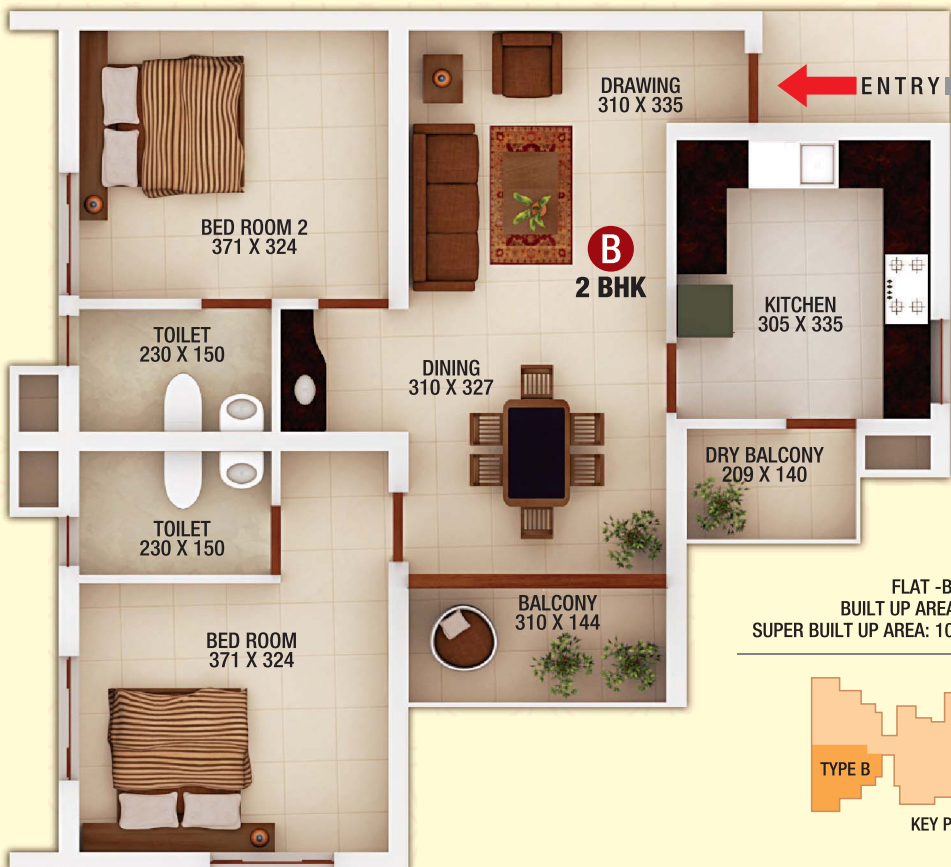
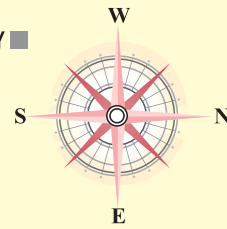
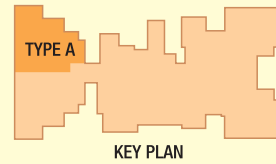
The serene atmosphere at The Eyrie is unlike any other. After a hectic day, it is the perfect setting to come home to. We understand that even those who live life on a fast track like to enjoy their personal moments at a slow pace.

When it comes to amenities, The Eyrie gives you an unparalleled experience. From multi recreation hall and visitor's lounge to visitor's parking and generator backup, everything is designed with the modern city dweller's needs in mind.

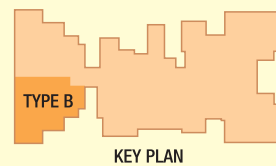
What's more, The Eyrie comes from Cheloor, a reputable name in the real estate sector with eminent projects in Thrissur, Guruvayur and Ernakulam. Cheloor has more than two decades of experience in developing residential as well as commercial spaces.



FLAT -A 2BHK
BUILT UP AREA: 85.81Sq.m
SUPER BUILT UP AREA: 109.17 Sq.m (1175 SQ.FT)

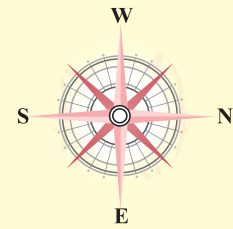
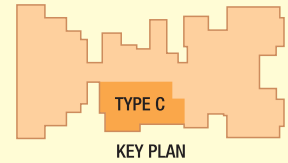


FLAT -B 2BHK
BUILT UP AREA: 85.81Sq.m
SUPER BUILT UP AREA: 109.17 Sq.m (1175 SQ.FT)

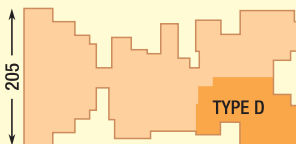


Dimensions may slightly vary during construction. Furniture and fixtures are indicative only.

FLAT-C 2BHK
BUILT UP AREA: 88.91Sq.m
SUPER BUILT UP AREA: 113.12 Sq.m (1218 SQ.FT)

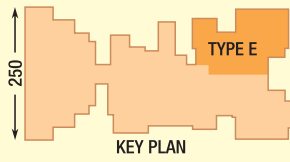


FLAT-D 3BHK
BUILT UP AREA: 117.82Sq.m
SUPER BUILT UP AREA: 149.90 Sq.m (1614 SQ.FT)

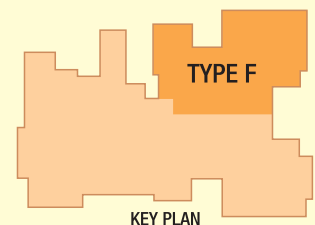


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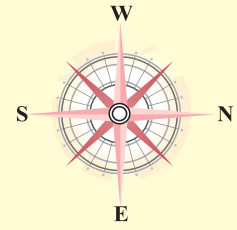
FLAT-E 3BHK
BUILT UP AREA: 117.82Sq.m
SUPER BUILT UP AREA: 149.90 Sq.m (1614 SQ.FT)



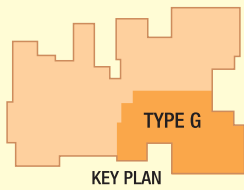
FLAT-F 3BHK
BUILT UP AREA: 111.80 Sq.m
SUPER BUILT UP AREA: 142.24 Sq.m (1531 SQ.FT)



Dimensions may slightly vary during construction. Furniture and fixtures are indicative only.



FLAT-G 3BHK
 BUILT UP AREA: 111.34 Sq.m
 SUPER BUILT UP AREA: 141.65 Sq.m (1525 SQ.FT)



Dimensions may slightly vary during construction. Furniture and fixtures are indicative only.

SPECIFICATIONS

1	Foundation & Structure	R C C framed structure; with adequate footings, columns and tie beams etc as per seismic zone requirement
2	Superstructure	Cement solid blocks in cement mortar
3	a. Flooring	a) Inside flat - vitrified tiles b) Inside toilet floor - Anti skid ceramic tiles Dadoo up to false ceiling - glazed ceramic tiles c) Ground Floor lobby - granite/ vitrified tiles. d) Lobby, Other common areas - vitrified Tiles.
	b. plastering	With rich cement mortar
4	Sanitary Ware	White / Light colour - premium quality
	In toilet	1 EWC + flush tank 1 Wash Basin with pedestal/counter/semi pedestal Provision for Geyser and wall mixer in all Toilets.
	Dining	Washbasin with pedestal/counter + 60cm height ceramic tile dadoo over counter Dining
5	C P Fittings	Premium quality
6	<u>Kitchen:</u> Sink	Stainless steel single bowl sink with drain board.
	Sink cocks	2 no., 1 for corporation water supply & 1 for well Water & Provision for Aqua Guard.
7	Work Area/Dry balcony	Provision for washing machine (Both plumbing & electrical)
8	<u>Joinery:</u> Door frames -	
	Front door	Seasoned hard wood
	Internal door	Seasoned hard wood
	Toilet door	FRP moulded
	French window/windows/ Ventilator	Powder coated aluminium / UPVC
	<u>Door Shutters:</u>	
	Front door shutter	Decorative moulded door shutter, magic eye , 8" brass tower bolt, cylinder/mortise lock with brass hinges and doorstopper.
	Internal door shutter	Modular skin door + SS mortise lock, SS iron mongery good quality.
	Toilet door shutter	FRP (Shutter), SS/PC toilet latch and toilets tower bolt.
	French window shutter	Powder coated aluminium/ UPVC sliding / openable.
	Window shutters	Powder coated aluminium / UPVC windows with safety grills.
	Ventilators	Powder coated aluminium / UPVC with provision for exhaust fan.
9	<u>Painting:</u>	
	a Inside walls	2 coat Putty and Emulsion
	b Ceiling	1 coat Putty and Emulsion
	c Doors	Good quality enamel paint
	d Grills	Enamel paint
	e External Building	Weather proof paint reputed brand
10	Pipes/ Wires	Reputed brands
11	Lift	One passenger lift & One stretcher Lift.
12	Electrical switches	Modular switches, reputed brand.

13	TV and Telephone	Living room and Master bed room
14	AC	Provision for split A/C in all bed rooms
15	Fire fighting system	As per statutory norms
16	Power generator	Generator back up for common facilities such as lifts, common lighting, pumps etc. Generator back up inside each flat up to 500 watts for lights, fans, T V etc.

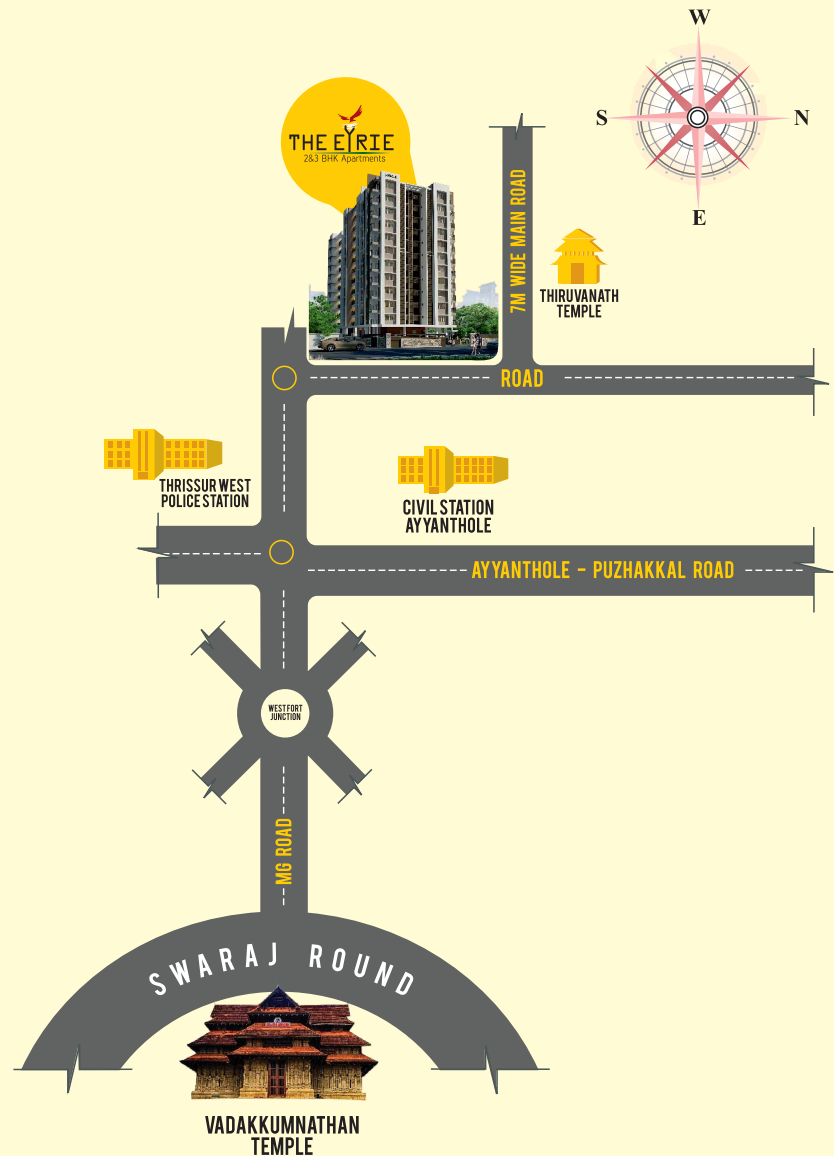
Other amenities:

- Visitors' Lounge
- Multi Recreation Hall and Outdoor recreation area at ground and open recreation at 11th floor
- Health club
- Society office
- Drivers rest room
- Generator back up
- Visitors parking
- Specific parking for two wheelers
- Specific parking area for handicapped
- Intercom facility
- Letter box

Cheloor Property Development Projects Limited is a Public Limited company with a proven track record in real estate development for two decades. With successful projects in both residential and commercial sectors, the house of Cheloor has diversified interests in film industry, movie houses, ayurvedic and allopathic medicines, plantations etc. The group is gearing up to foray into the tourism resorts and medical tourism.

Cheloor has developed over 30 lakhs square feet of spaces and enjoys the patronage of over 1500 happy families in Thrissur, Guruvayur and Ernakulam. Cheloor is a preferred developer of the NRIs working and living in the Middle East, Europe and the USA.

**Call: 9605233333,
9605266666**



CHELOOR PROPERTY DEVELOPMENT PROJECTS LTD.

Registered office: Plot No. 58, Senthil Andavar Street, Vadapalani, Chennai-26

Corporate Office: Ground Floor, Cheloor Residency, Sankarankulangara Junction, Poonkunnam, Thrissur-2, Ph: +91 487 2388180, 2388168, Fax: +91 487 2388179

Cochin Office: Plot No. G 185, Panampilly Nagar, Kochi-36, Ph: 0484 4010544, 2318224, Fax: +91 484 4010644

Guruvayoor Office: Cheloor Property Development Projects Ltd., North Nada, Outer Ring Road, Guruvayoor- 680 101, Telefax: 0487 255 1505