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HOMES & PROJECTS

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prime

living the prime lifestyle
~KANDANADU~

A PRIME LUXURY LIFE INSIDE

Premium Villas , Kandanadu

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ABOUT PROJECT

PRIME

Living the prime lifestyle

Presenting Era Prime – a prime luxury living from Era homes & projects. Era Homes has developed a considerable portfolio of truly outstanding homes from multi-unit apartments to luxury villas and Prime is our prestigiuos project that provides the perfect canvas to indulge your own tastes and style. The beauty of Prime is its proximity to an abundance of green spaces that give a calming escape from the buzz and energy of the city. Superlative craftsmanship and attention to detail surpass expectations, with unique interior and exterior design features giving each of our villas individuality while retaining the classic style. Elegantly specified communal areas and an array of private amenities in every villa instantly define the modern take on luxury within Era Prime.

When stepping into the Era Prime, you will be immediately cocooned from the hustle of the city. The elegance and the feeling of space evoke calm and serenity. Located just 30 mins from Kochi, Kandanadu has the peaceful atmosphere of a quintessential village, and is famous for its strong sense of community, great expanse of greenery and the tranquility of a rural setting. Fantastic transport links and world class schools make it a desirable location for buyers wishing to bring up families in a safe, rural atmosphere while benefiting from fast and efficient access to the city life.

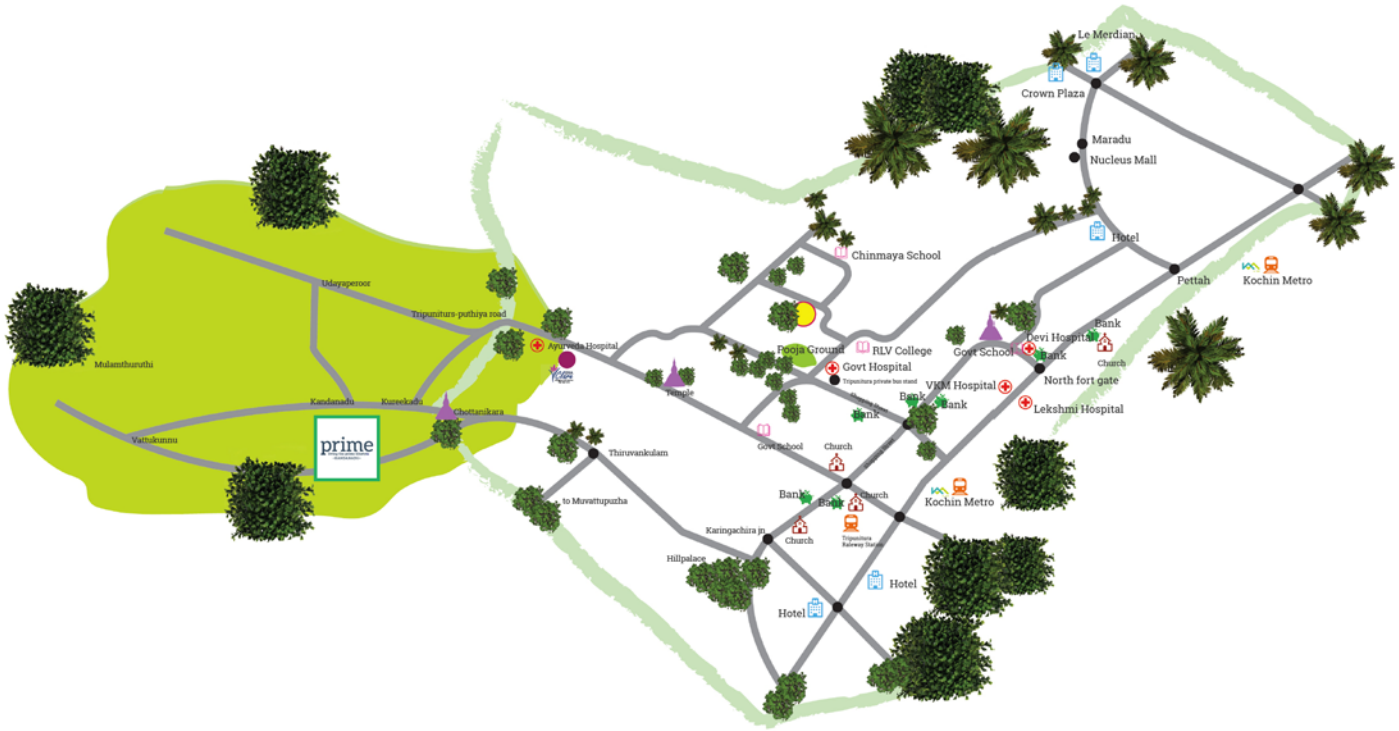
AMENITIES

- Intercom facility
- Automated gate
- CCTV surveillance
- Landscaped garden with plants and shrubs
- Biometric system entry for the project and common area
- Children's play area
- 200 park Auditorium
- Common toilet for drivers and servants
- Round the clock security
- Games room
- Fitness centre
- Swimming pool
- Visitors guest house
- Visitor lounge
- Generator back up for common areas
- Bore Well
- Visitor's car parking area

LOCATION MAP

Kandanadu is a prime location in Ernakulam district more suitable for persons who expect the living conditions like fresh air, water and organic foods along with a good neighbourhood.

Kandanadu is treated as the most ideal location for the organic farming and cultivation.



NEARBY EDUCATIONAL INSTITUTIONS	
MGM school	400 Mtr
Global pubic school	5 Km
Choice school	7 Km
Chinmaya vidhyala	7 Km
Bhavans school	8 Km
Gregorian school	10 KM

NEARBY CHURCHES	
St marys Jacobite Syrian church	500 Mtr
Kandanadu Dayara	500 Mtr
Kandanadu infant jesusuchurch	500 Mtr
St george church, Karingachira	4 Km

NEARBY HOSPITALS	
Tata Memmorial Hospital	2 Km
Ayurveda college	2 Km
Devi hospital	4.5 Km
Lekshmi hospital	5.5 Km
VKM hospital	5.5 Km
Lakeshore Hospital	12 Km

FLOOR PLAN TYPE-A

GROUND FLOOR	1810 Sqft
Total Plinth Area	1610 Sqft
3BHK	
Bedroom	131.48 Sqft
Toilet	29.05 Sqft
Living room	106.52 Sqft
Sitout	28.94 Sqft
Kitchen	85.11 Sqft
Dining	174 .85 Sqft
Porch	145.26 Sqft
Work area	48.8 Sqft
Open courtyard	47 Sqft

FIRST FLOOR	1810 Sqft
Bedroom 1	138.26 Sqft
Toilet	29.05 Sqft
Bedroom 2	106.20 Sqft
Toilet	36.15 Sqft
U Living	114.16 Sqft
Study	30.45 Sqft
C Balcony	12 .58 Sqft
Balcony	26.46 Sqft

FLOOR PLAN TYPE-B

GROUND FLOOR	2100 Sqft
Total Plinth Area	1910 Sqft
3BHK + Home Theater	
Double Height For Dining Area	
Bedroom	158.01 Sqft
Toilet	28 Sqft
Living room	117.17 Sqft
Sitout	29.05 Sqft
Kitchen	85.32 Sqft
Dining	218 Sqft
Porch	145 Sqft
Work area	48.8 Sqft
Open courtyard	47 Sqft

FIRST FLOOR	2100 Sqft
M Bedroom	133.56 Sqft
Toilet	29.05 Sqft
Bedroom 2	117.17 Sqft
Toilet	29.37 Sqft
U Living	160.88 Sqft
Study	30.07 Sqft
C Balcony	12 .91 Sqft
Balcony	31.35 Sqft
H Theatre	90.38 Sqft

FLOOR PLAN TYPE-C

GROUND FLOOR	2390 Sqft
Total Plinth Area	2125 Sqft
4BHK + Home Theater	
Bedroom	169.47 Sqft
Toilet	31.63 Sqft
Living room	139.54 Sqft
Sitout	31.63 Sqft
Kitchen	98.45 Sqft
Dining	180.12 Sqft
Porch	161.40 Sqft
Work area	48.8 Sqft
Open courtyard	60 Sqft

FIRST FLOOR	2390 Sqft
M Bedroom	147 Sqft
Toilet	30.12 Sqft
Bedroom 2	104.58 Sqft
Toilet	30.12 Sqft
Bedroom 3	98.45 Sqft
Toilet	30.12 Sqft
U Living	168 Sqft
H Theatre	124.27 Sqft
Study	38.73 Sqft
Balcony	34 Sqft

TECHNICAL SPECIFICATION

STRUCTURE

- Brick wall structure with RCC roofing
- footing foundation as per requirement.
- Walls with block masonry.

LOBBY AND STAIRCASE

- Elegant ground flooring lobby with marble/granite flooring.
- Upper floor lobbies and corridors with vitrified tiles.
- Staricase wrapped in wood

FLOORING

- 2'x2'plain Ivory vitrified tiles for the entire apartment of Kataria or equivalent
- Anti-skid tiles for lobby and common area
- Large format passages leading to bedrooms.

PAINTING

- Polished matte finish entrance door.
- Putty and plastic emulsion finish for internal walls and ceiling.
- Enamel paint for wood works.
- Exterior emulsion paint for external walls.
- Interior walls are painted in Acrylic Emulsion

WATER SUPPLY

- Open well and bore well through sump and overhead tank.

ELECTRICAL

- All electrical wiring is concealed with premium quality PVC conducts.
- Three phase power supply with concealed conduit wiring with copper conductor, adequate light and fan points,
- 6/16A plug points controlled by ELCB and M CB's with independent energy meter.
- Elegant modular switches and quality electrical wires.
- Concealed cable TV point in living room and one bed room.
- Concealed conduit wiring for telephone in living and two bed rooms. One LAN Point in living room,
- Intercom facility.

KITCHEN

- furnished kitchen with provision for hob and chimney. One inlet point each for sink cock, water purifier & washing machine.
- Vitrified tile flooring in Kitchen.
- Highly Polished granite for kitchen counter top.
- Vitrified tile dado in the walls of kitchen counter top.
- Provision for Water Purifier above the drain board.
- Provision for washing machine in utility

CEILINGS

- Conics in living, dining, foyer and in passaging areas

TOILETS

- Anti-Skid/Matt ceramic designer tile flooring
- All Bathrooms are fitted with premium quality CP fittings and premium quality Sanitary Fixtures.
- Ceramic tiles for floor and wall tiles up to 7ft height.
- Concealed pipes And C P fittings.
- Hot and cold taps with overhead shower and piping for geyser in main toilets.
- Wash Basin and EWC in toilets.
- Wash basin in dining space.
- Provision for exhaust fan in toilets.
- White sanitary ware.

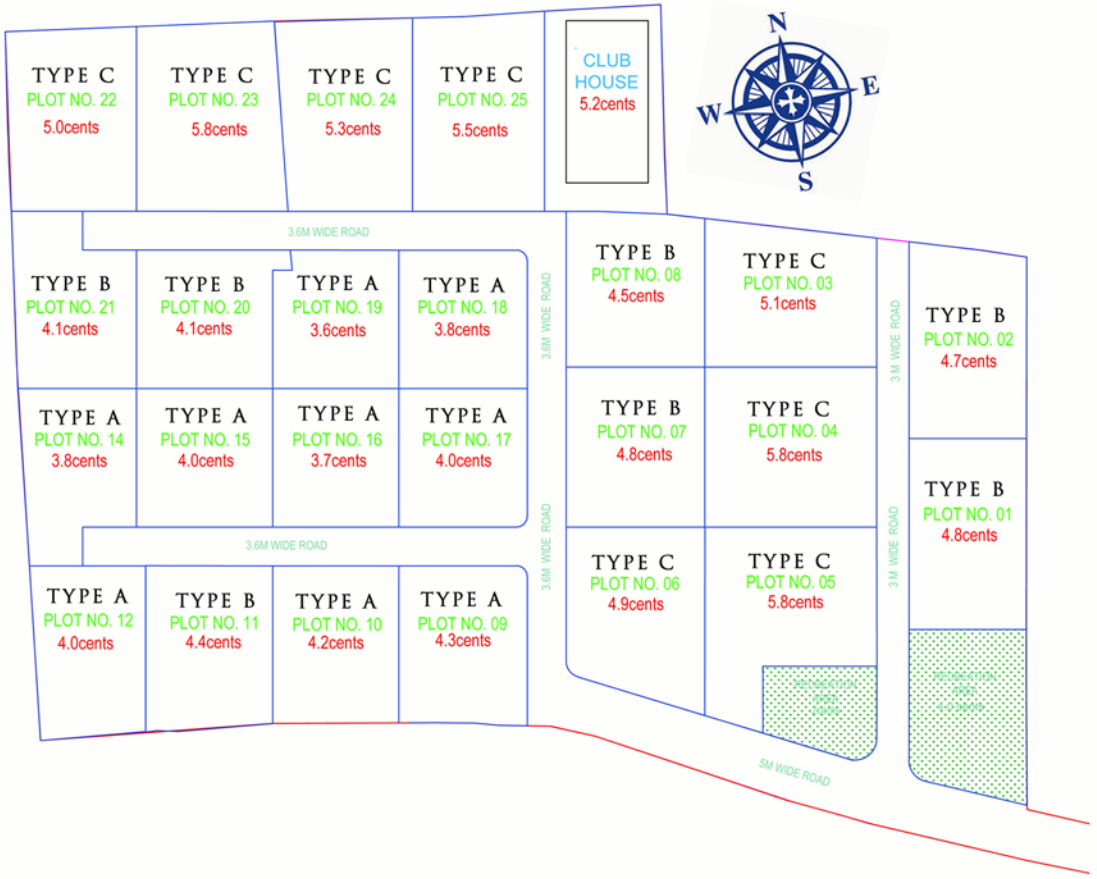
D G POWER

- Back up for all common areas, lighting, pumps, and lifts. Security System & Infra Communication System
- Integrated Security system for every villa
- Peripheral vigilance through CCTV Cameras.
- Infra communication facility to security cabin.
- All round compound wall with guard room for 24hrs security.

WINDOWS AND DOORS

- UPVC windows
- UPVC sliding door for French windows hard wood frame with MDF panelling for internal doors
- Entrance door with hard wood.

VILLA - PLOT LAYOUT



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Era Homes & Projects Pvt Ltd,S-5, Sunu Plaza XVIII/627,
Kottaram Junction, Maradu, Cochin-04
Call : +91 75580 66699 , +91 75590 66699
Mail : sale@erahomes.in

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