



# KIWANO

## LUXURY VILLAS



BY  
CHAMERI BUILDERS & DEVELOPERS

A NEW

# BENCHMARK IN LUXURY

## A New Benchmark in Luxury

Set amidst the serene and pristine orchard lands of Thalassery, Kannur District, Kerala, Kiwano Luxury Villas stands as a testament to elegance and sophistication. Our first venture into luxury development brings you a unique blend of high-end living and natural beauty.

## The Essence of Kiwano

Inspired by the exotic Kiwano fruit, our villas symbolize the best of the serene orchard land. Each home in Kiwano is crafted to offer a luxurious living experience that integrates seamlessly with its picturesque surroundings.





# CONVENIENCE

## Located in the Heart of Nature and Luxury

- **Location:** Ingayilpeedika, Thalassery Panoor Road, Kannur District, Kerala
- **Distance:** 5 km from Thalassery Town Center, 1 km from Malabar Cancer Centre
- **Adjacent to:** Onion High School
- **Accessibility:** Direct access from the main road, offering seamless connectivity. Thalassery- Mahe bypass access- 3Km

## Prime Location

Kiwano is strategically located to offer both seclusion and convenience:

- **Serene Environment:** Nestled in an orchard land, providing a peaceful and picturesque setting.
- **Proximity to Key Locations:** Close to Thalassery Town Center and Malabar Cancer Centre, making it an ideal location for both leisure and healthcare.
- **Heritage and Development:** Thalassery is a heritage town on the brink of exciting developments in tourism and medical fields.



# WHY KIWANO?

Kiwano combines unmatched luxury with the tranquility of pristine orchard lands, setting a new standard for sophisticated living.

**Unmatched Quality** - A combination of Chameri Builders four decades of construction expertise and De Earth's innovative design.

**Exclusive Community** - Be part of a pioneering project that sets a new Benchmark in Thalassery.



Kiwano Luxury Villas is designed to provide a unique living experience with its blend of modern amenities and serene surroundings. Each villa is a haven of comfort, built to meet the highest standards of luxury.

**Villa Size:** 2800 sq ft

**Bedrooms:** 4 luxurious bedrooms

**Features:** Modern amenities, landscaped gardens, and independent security



## LUXURIOUS LIVING SPACES

**Top-Notch Materials:** Teak wood joinery and premium fixtures ensure the highest quality.

**Modern Facilities:** Enjoy state-of-the-art amenities and a meticulously designed living environment.

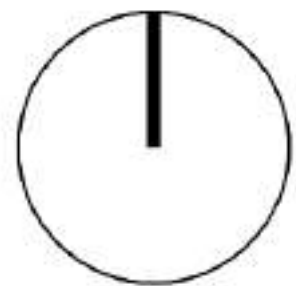
**Landscaped Gardens:** Each villa features beautifully landscaped gardens, enhancing your outdoor living experience.



# VILLA . A-1

TOTAL AREA : 2806 Sq.Ft

- |                   |           |
|-------------------|-----------|
| 1. VERANDA        | 240 x 150 |
| 2. LIVING         | 420 x 360 |
| 3. DINNING        | 330 x 513 |
| 4. KITCHEN        | 420 x 360 |
| 5. STORE / PANTRY |           |
| 6. WORK AREA      | 277 x 180 |
| 7. PASSAGE        | 127 x 180 |
| 8. VANITY / WASH  | 127 x 147 |
| 9. C. TOILET 01   | 127 x 110 |
| 10. C. TOILET 02  | 120 x 180 |
| 11. M. BEDROOM    | 360 x 420 |
| 12. DRESSING AREA | 270 x 150 |
| 13. TOILET        | 270 x 180 |
| 14. BEDROOM       | 360 x 390 |
| 15. COURTYARD     |           |
| 16. PASSAGE       | 127 x 859 |
| 17. FAMILY LIVING | 420 x 360 |
| 18. UTILITY AREA  | 420 x 360 |
| 19. OPEN TERRACE  | 420 x 180 |
| 20. BALCONY       | 150 x 107 |



Ground Floor Plan



First Floor Plan





# PLOT - 03

AREA : 6.59 Cent

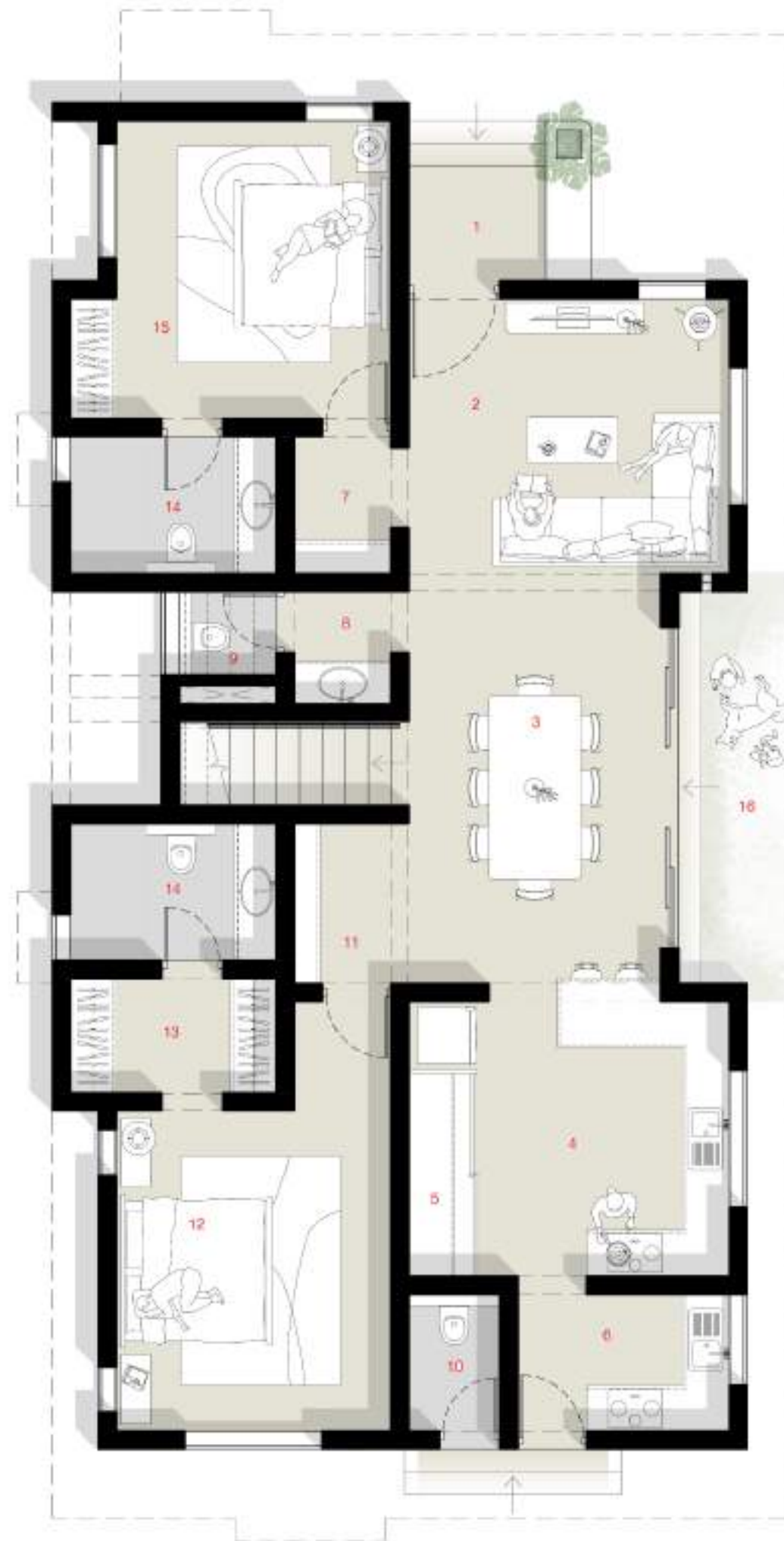
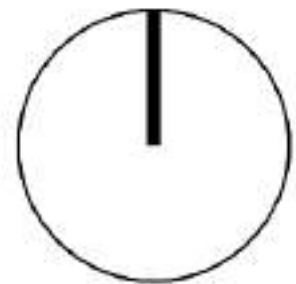
VILLA A-1



# VILLA . A-2

TOTAL AREA : 2806 Sq.Ft

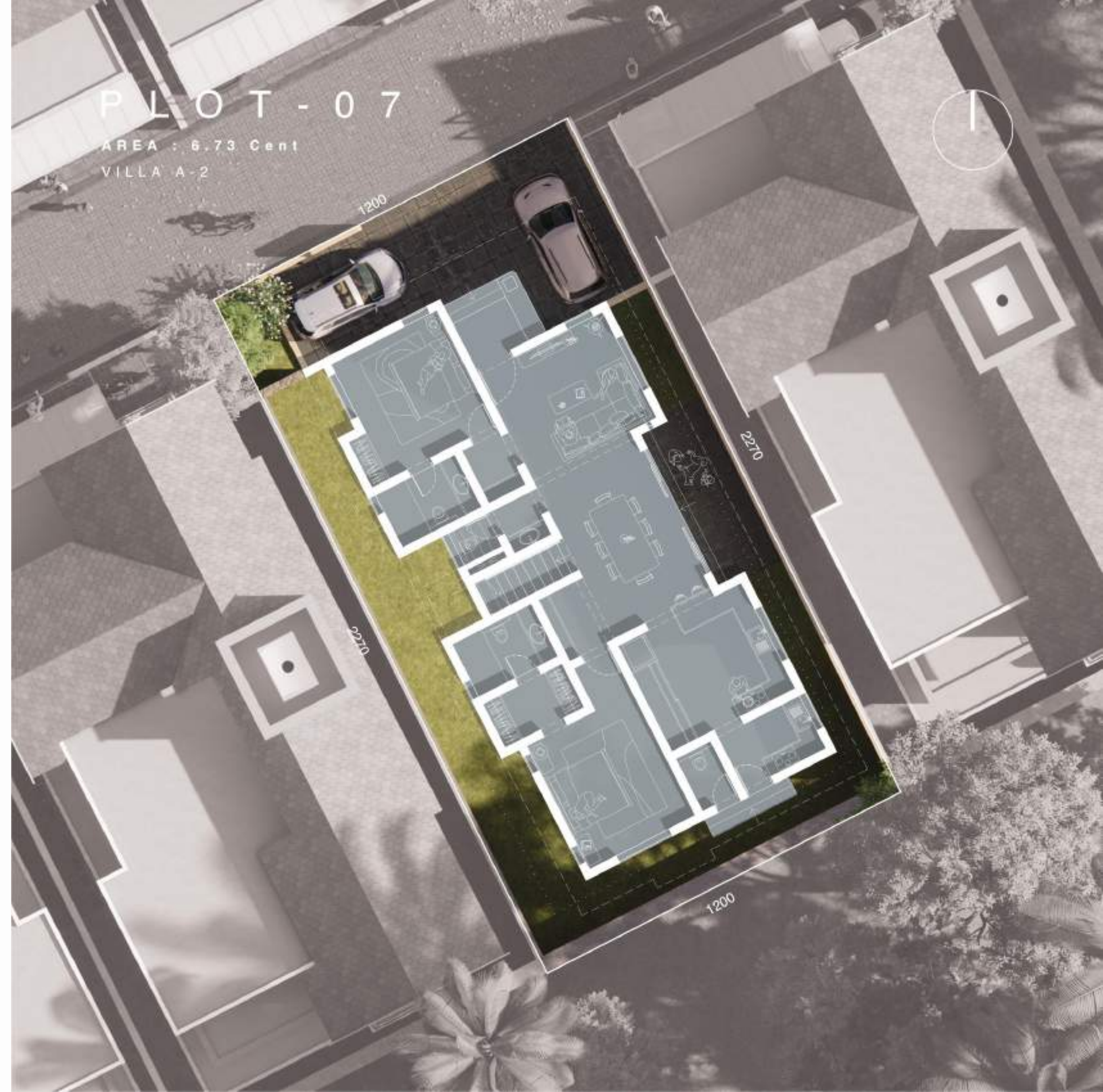
1. VERANDA	240 x 150
2. LIVING	420 x 360
3. DINNING	330 x 513
4. KITCHEN	420 x 360
5. STORE / PANTRY	
6. WORK AREA	277 x 180
7. UTILITY	127 x 180
8. VANITY / WASH	127 x 147
9. C. TOILET 01	127 x 110
10. C. TOILET 02	120 x 180
11. UTILITY	127 x 210
12. M. BEDROOM	360 x 420
13. DRESSING AREA	270 x 150
14. TOILET	270 x 180
15. BEDROOM	360 x 390
16. COURTYARD	
17. PASSAGE	127 x 859
18. FAMILY LIVING	420 x 360
19. UTILITY AREA	420 x 360
20. OPEN TERRACE	420 x 180
21. BALCONY	150 x 107



Ground Floor Plan



First Floor Plan

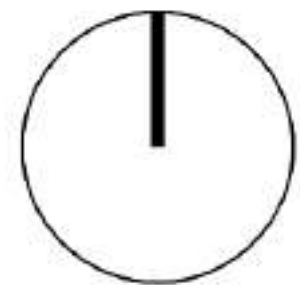




# VILLA . B - 1

TOTAL AREA : 2806 Sq.Ft

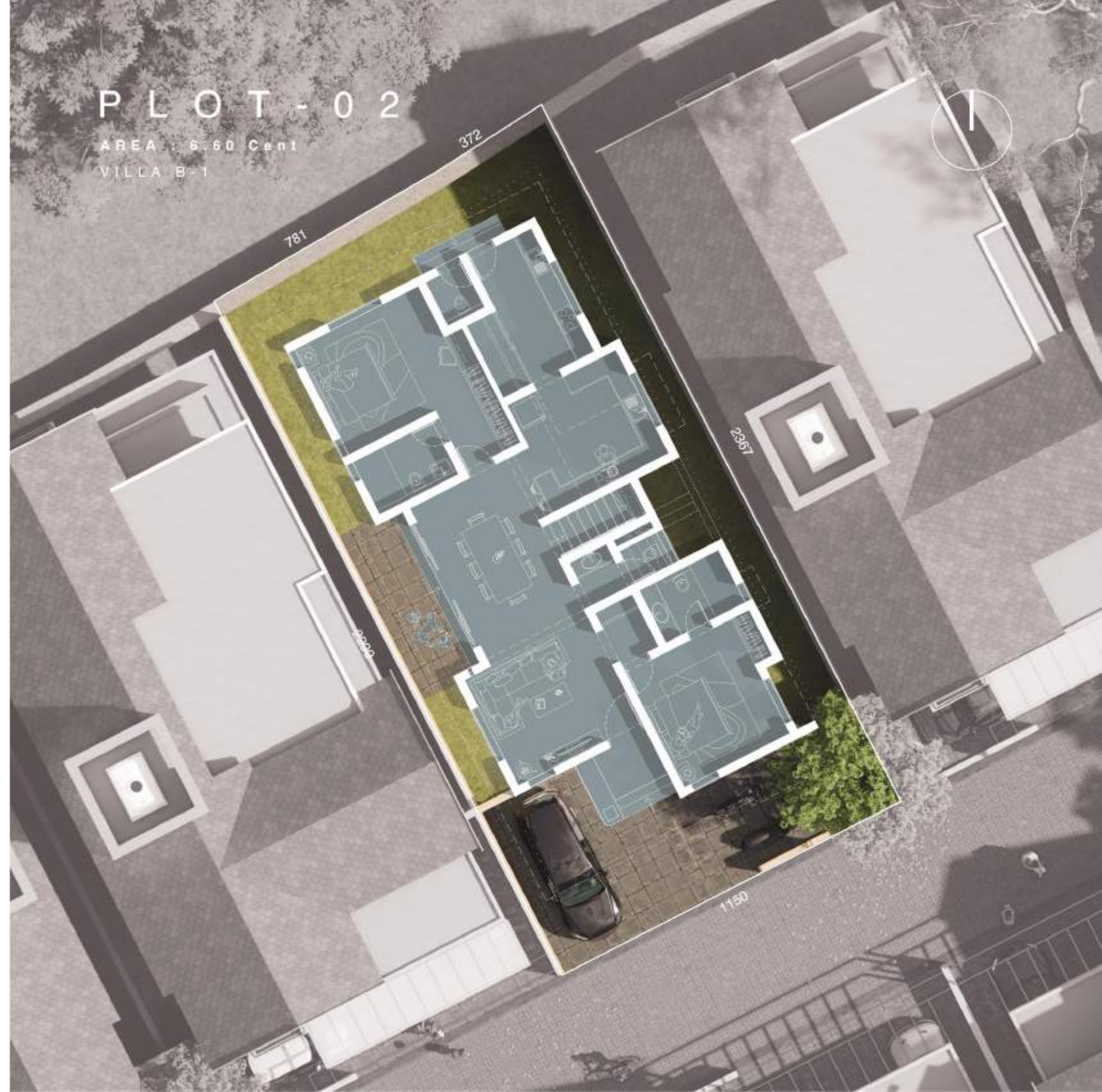
- |                   |           |
|-------------------|-----------|
| 1. VERANDA        | 240 x 150 |
| 2. LIVING         | 420 x 360 |
| 3. DINNING        | 330 x 513 |
| 4. KITCHEN        | 420 x 353 |
| 5. STORE / PANTRY | 100 x 247 |
| 6. WORK AREA      | 210 x 420 |
| 7. UTILITY        | 127 x 180 |
| 8. VANITY / WASH  | 127 x 147 |
| 9. C. TOILET 01   | 127 x 110 |
| 10. C. TOILET 02  | 127 x 150 |
| 11. M. BEDROOM    | 420 x 360 |
| 12. TOILET        | 270 x 180 |
| 13. BEDROOM       | 360 x 390 |
| 14. COURTYARD     |           |
| 15. PASSAGE       | 127 x 859 |
| 16. BEDROOM       | 360 x 420 |
| 17. DRESSING      | 270 x 150 |
| 18. FAMILY LIVING | 420 x 360 |
| 19. UTILITY AREA  | 420 x 360 |
| 20. OPEN TERRACE  | 420 x 180 |
| 21. BALCONY       | 150 x 107 |



Ground Floor Plan



First Floor Plan



# PLOT - 04

AREA : 6.53 Cent

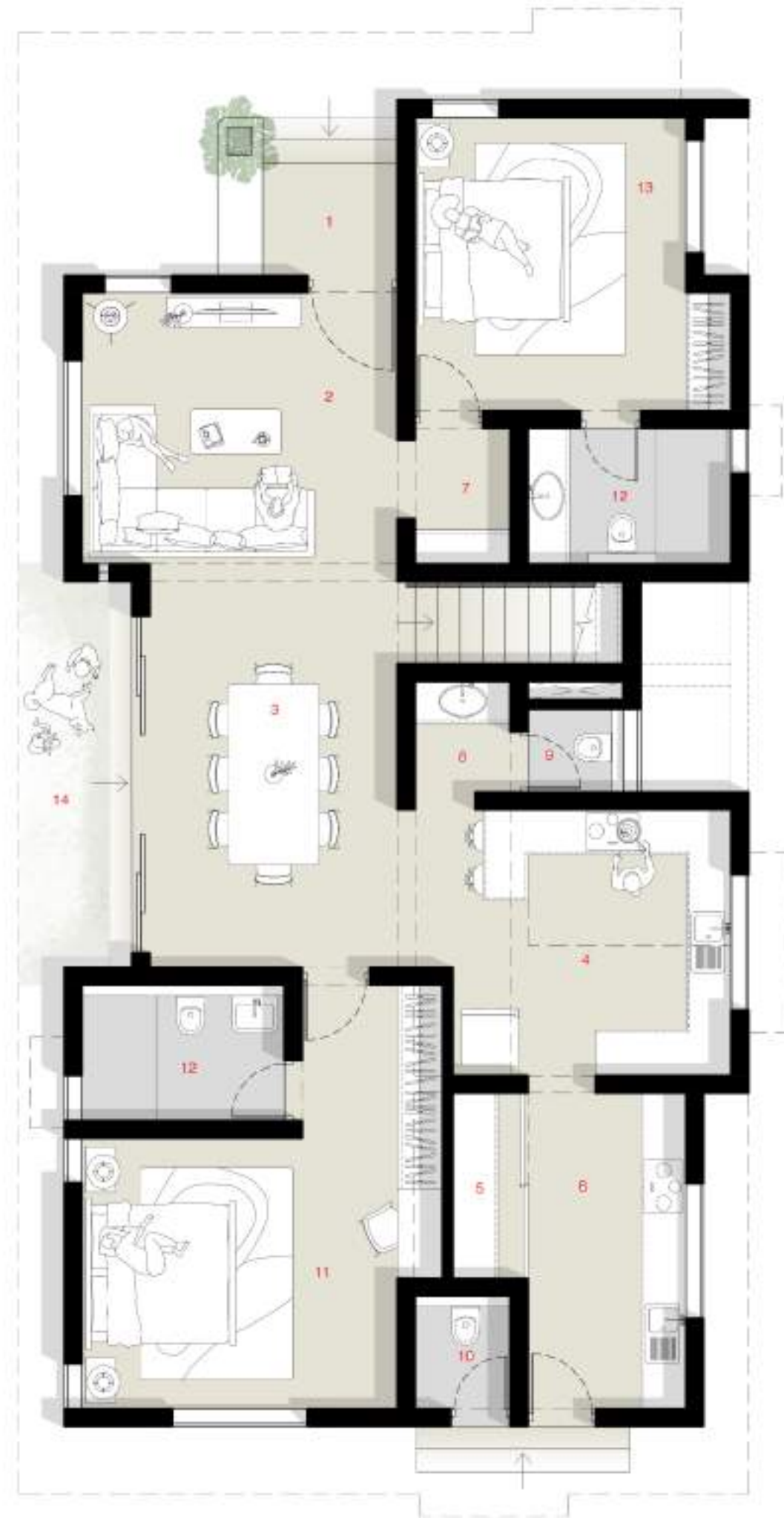
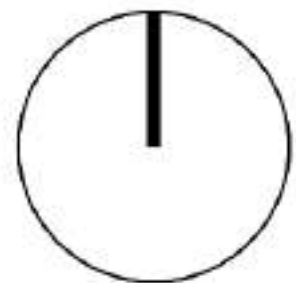
VILLA B-1



# VILLA . B-2

TOTAL AREA : 2806 Sq.Ft

1. VERANDA	240 x 150
2. LIVING	420 x 360
3. DINNING	330 x 513
4. KITCHEN	420 x 353
5. STORE / PANTRY	100 x 247
6. WORK AREA	210 x 420
7. UTILITY	127 x 180
8. VANITY / WASH	127 x 147
9. C. TOILET 01	127 x 110
10. C. TOILET 02	127 x 150
11. M. BEDROOM	420 x 360
12. TOILET	270 x 180
13. BEDROOM	360 x 390
14. COURTYARD	
15. BEDROOM	360 x 420
16. DRESSING	270 x 150
17. PASSAGE	127 x 859
18. FAMILY LIVING	420 x 360
19. UTILITY AREA	420 x 360
20. OPEN TERRACE	420 x 180
21. BALCONY	150 x 107



Ground Floor Plan



First Floor Plan



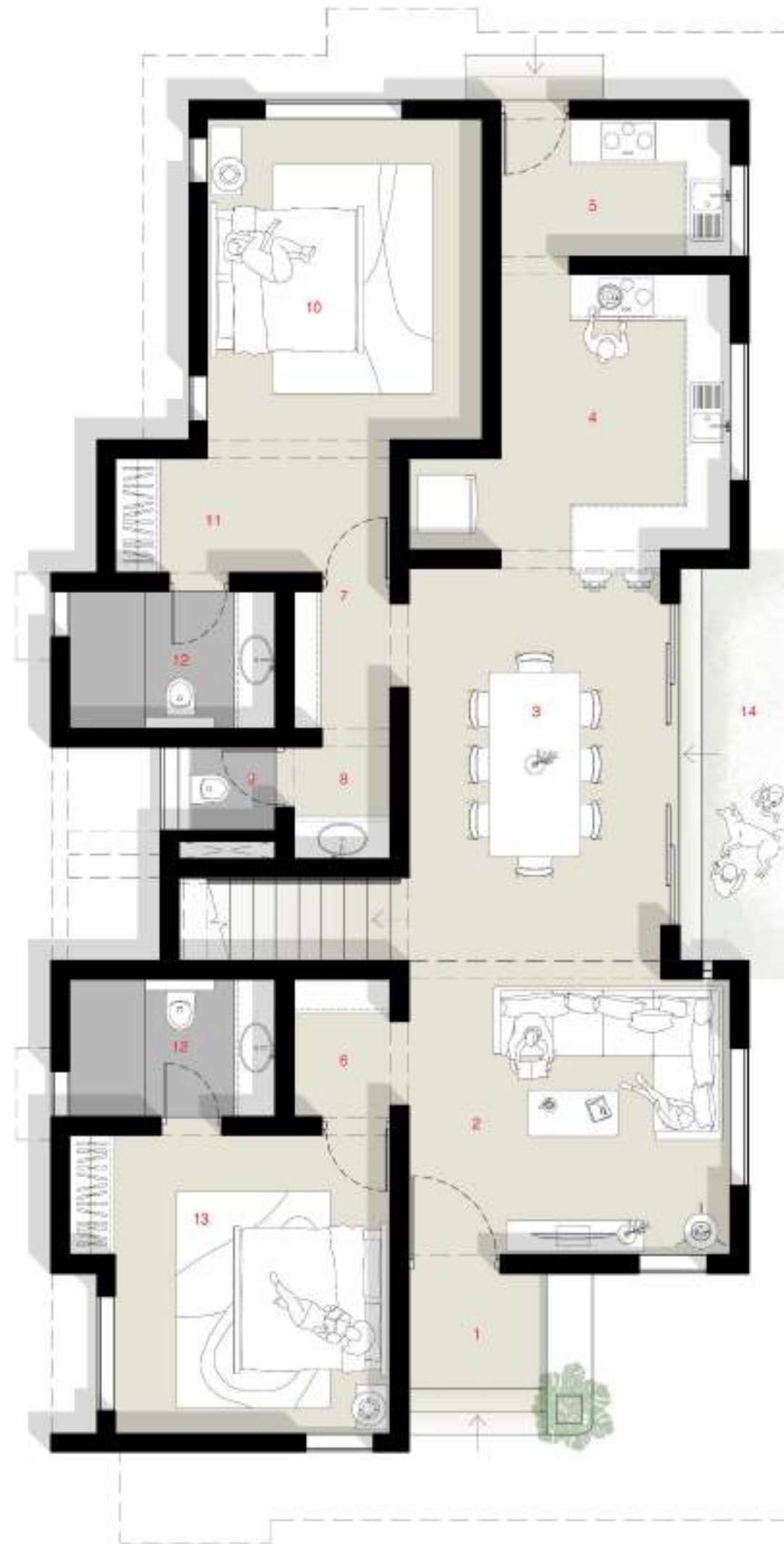
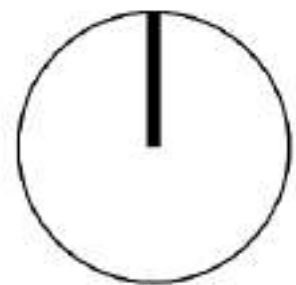




# VILLA . C

TOTAL AREA : 2755 Sq.Ft

- |                   |           |
|-------------------|-----------|
| 1. VERANDA        | 240 x 150 |
| 2. LIVING         | 420 x 360 |
| 3. DINNING        | 330 x 513 |
| 4. KITCHEN        | 300 x 360 |
| 5. WORK AREA      | 300 x 180 |
| 6. UTILITY        | 127 x 180 |
| 7. PASSAGE        | 127 x 180 |
| 8. VANITY         | 127 x 147 |
| 9. C. TOILET      | 127 x 110 |
| 10. M. BEDROOM    | 360 x 420 |
| 11. DRESSING      | 360 x 150 |
| 12. TOILET        | 270 x 180 |
| 13. BEDROOM       | 360 x 390 |
| 14. COURTYARD     |           |
| 15. PASSAGE       | 127 x 859 |
| 16. FAMILY LIVING | 420 x 360 |
| 17. UTILITY AREA  | 300 x 360 |
| 18. OPEN TERRACE  | 300 x 180 |
| 19. BALCONY       | 150 x 107 |



Ground Floor Plan

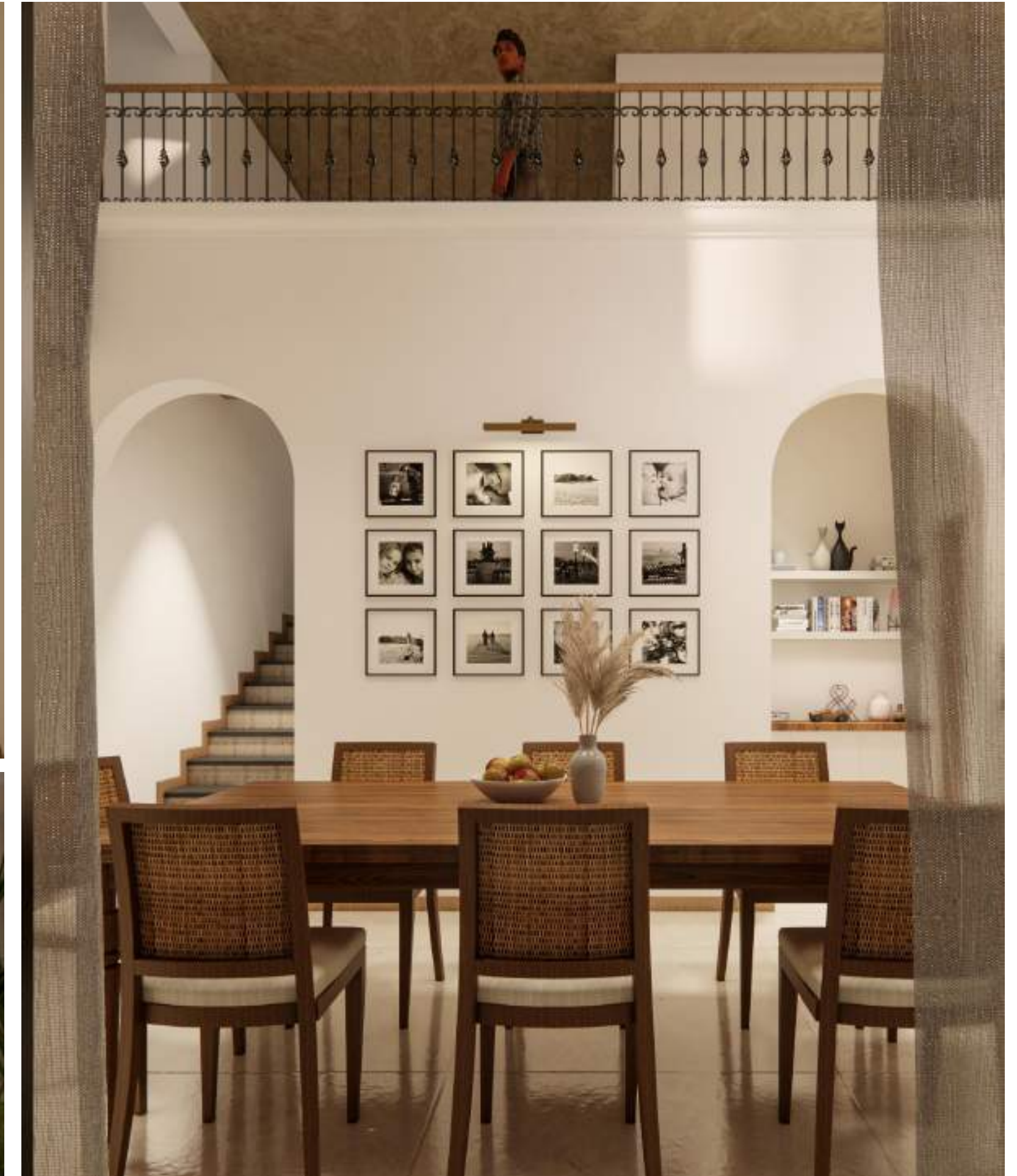


First Floor Plan









## SALIENT FEATURES

Spacious bedrooms with walk in dressers

Dining courtyard

Seperate family living room / Home Theatre space

Spacious Kitchen & work area living experience.



# MATERIAL SPECIFICATION

1

## FOUNDATION

- Combination of load bearing rubble masonry and framed RCC as per structural specification.
- Damp proof coating at plinth level.
- Pest control treatments to soil in and around the foundation.
- Concrete grade: M20, M25
- Reinforcement grade: Fe 500 / Fe 550

2

## WALLS

- Laterite stone masonry for 8-inch walls.
- Solid cement / AAC block masonry or 4-6-inch walls.
- All walls prepped for finishing by cement plaster.

3

## ROOF

- Combination of RCC sloping and flat roofs finished with roofing tile.
- Waterproofing layer on all surfaces exposed to weather.
- High quality rain gutters aiding in rain water harvesting.

4

## WINDOWS & DOORS

- Premium crafted teak wood joinery frames and shutters with a combination of wooden louvers, MS grills, plain glass, architraves and copings.
- Powder coated aluminum sliding doors with toughened glass and teak wood architraves for courtyard access.
- High quality door locks and hardware (Godrej, Spider, Palladium or equivalent)

5

## HANDRAILS

- Custom crafted balusters in MS / G.I sections finished with 2 coats of epoxy primer and enamel paint.
- Interior handrails finished in polished teak wood.

6

## ELECTRICALS

- High quality ISI grade concealed conduits and FRP / FRLS grade wires as per specification for electrical connections (RR Kabel, Polycab, Havells or equivalent).
- Pre-coated 120 GSM GI sheet grade metal boxes for concealed installation (Legrand, Havells or equivalent).
- Well planned electrical outlets with latest and high-quality electrical fixtures compatible for home automation and E.V charging (Legrand, Havells, GM or equivalent).
- Geysers point, 1 for each stacked bathroom.
- AC point for all bedrooms.
- Solar-compatible electrical layout with easily accessible roof top space for solar panel installation and maintenance.

7

## PLUMBING & SANITATION

- Individual sumps for each villa catering to ground, municipal and rain water storage.
- High quality PVC, CPVC, UPVC / ASTM, PPR pipes for concealed and exposed plumbing lines (Astral, Supreme or equivalent).
- 1000/1500 liter. capacity individual overhead water tanks (Supreme, Ocean or equivalent).
- Pressure pump for each villa as per required specification (Grundfos, ESPA)
- Premium sanitary fittings and faucets (Jaguar, Kohler, Vitra or equivalent).

8

## FLOOR FINISHES & TILING

- Premium quality vitrified tiles for flooring, skirting, kitchen dado and bathrooms, size:2x4 ft. (Simpolo, Nexion or equivalent).
- Pattern tiles for staircase risers.
- Leather finish granite for veranda, steps, staircase and coping.
- Ceramic floor tiles 1x1 ft. for utility area, balcony and open terraces.
- Granite or Full-body vitrified tiles for kitchen counter tops.
- All tiling work done after screeding and fixed with high quality tile adhesives.

9

## PAVING/GROUND COVER

- Natural stone pavers for courtyards and front porch.

10

## PAINTING

- All internal walls with 2 coats putty, 1 coat primer and 2 coats of emulsion (Asian paints / Jotun / Berger or equivalent).
- All external walls with 2 coats of emulsion over 2 coats of exterior damp proof primer (Asian paints / Jotun / Berger or equivalent).

11

## FACADE TREATMENT

- Random rubble sandstone cladding for walls as per architectural specification with protective clear coat and granite or wooden coping.
- Cornice detail molded in concrete and finished with 2 coats of emulsion over 2 coats of exterior damp proof primer (Asian paints / Jotun / Berger or equivalent).
- High-quality PVC ceiling panels with wooden finish for soffits (VOX-India or equivalent).

12

## PERGOLA

- M.S and G.I steel sections with 2 coats of epoxy primer and enamel paint for front porch.









PHASE-02  
**08** PLOTS



Clubhouse & Pool

**1.55** Acres





## CONTACT

**Join Us in Shaping the Future of Luxury Living**

To learn more about Kiwano Luxury Villas or to schedule a visit, please contact us:

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