



HEATHER  
*Eminent*

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## HEATHER *Eminent*

A distinguished status is worthy of nothing less than an abode of prominence. An elite home in a dignified community, situated in the most prestigious locality. A haven that is created to be a class above the rest.

Welcome to Heather Eminent, magnificent 3-BHK apartments set enviably in the upscale Jawahar Nagar. 12 exclusive residences, designed to house a close-knit community of distinctive neighbours. Experience ample privacy with only three apartments per floor. Open to sky decks in every home to usher in abundant natural light and aeration. A premium complex with thoughtful amenities for a lifetime of luxury and eminence!





GROUND FLOOR



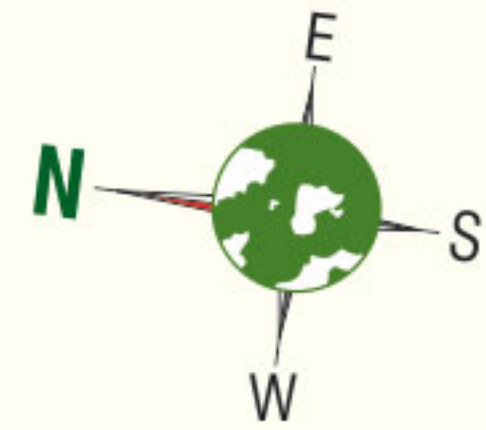
CLASSY. CHARMING. COVETED.  
A TRULY EXCEPTIONAL LIVING EXPERIENCE...

- Amenities:-
- AV Room
  - Gymnasium
  - Card room
  - Multi Purpose Hall
  - Association Room



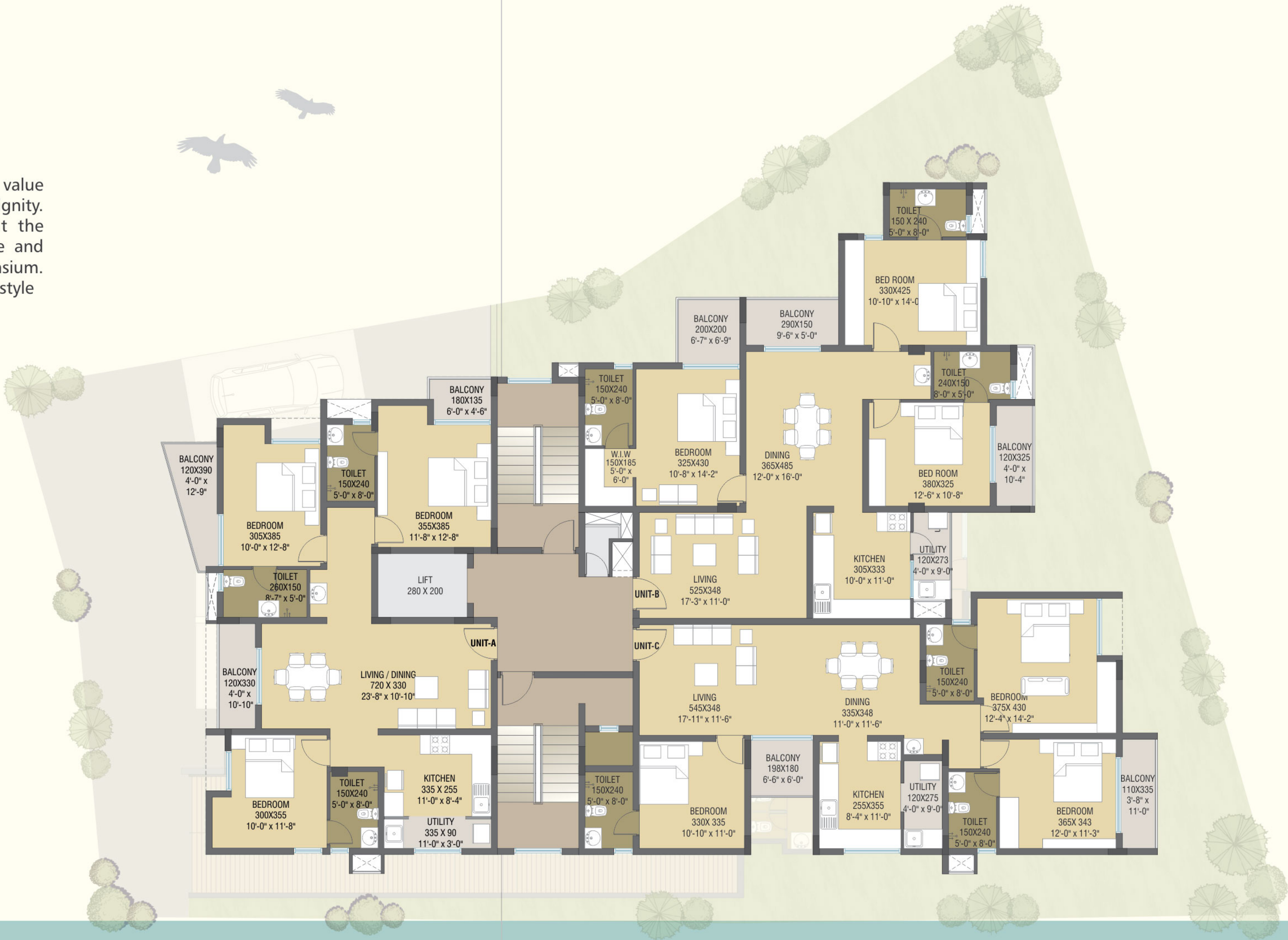


1st to 4th FLOOR



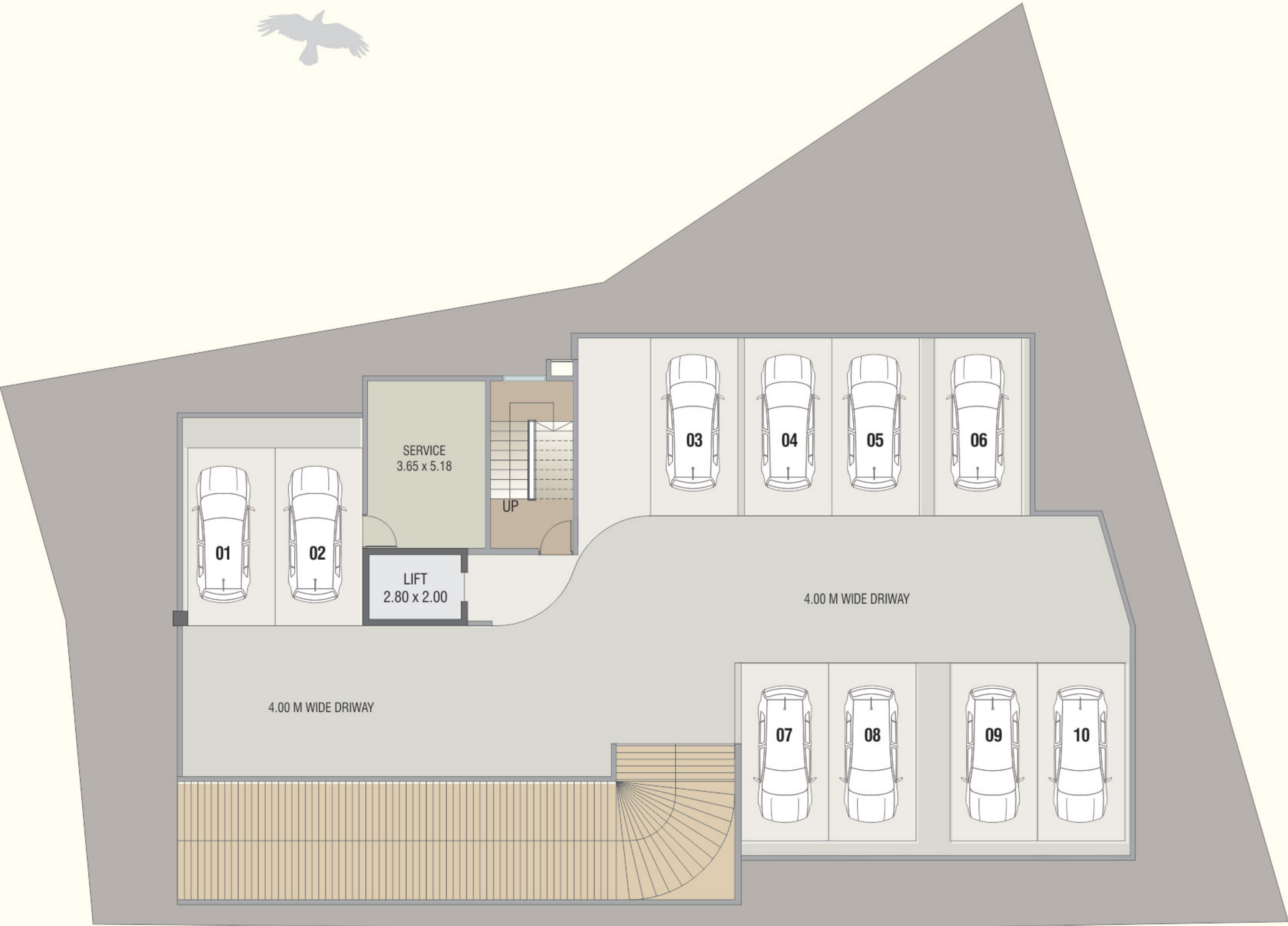
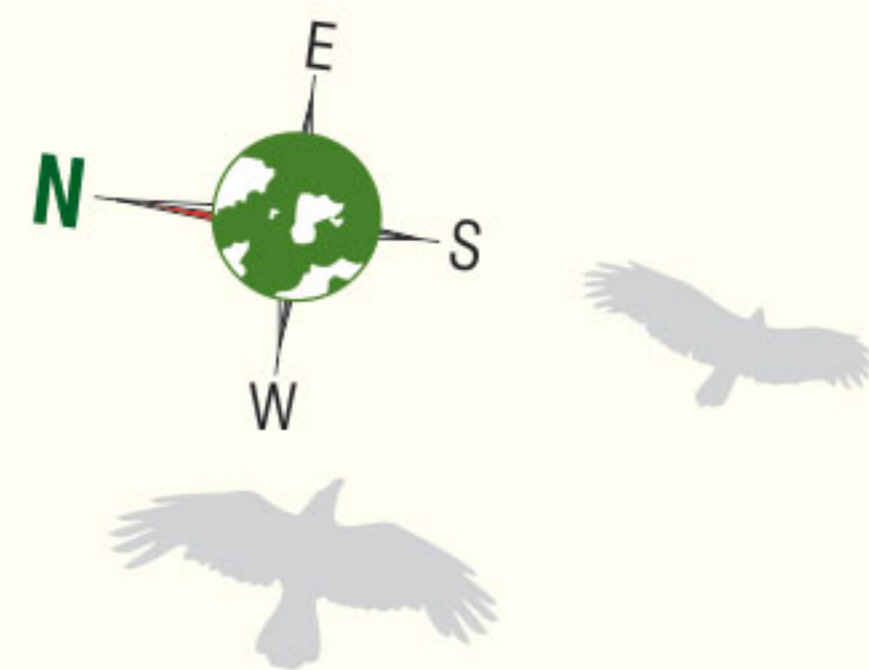
Class lies in the details. From little nuances to bigger value additions, everything at Heather Eminent is built to exude dignity. Smartly planned internal layouts gracefully compliment the meticulously crafted exteriors. Pleasing spaces for leisure and socializing seamlessly integrate with the best-in-class gymnasium. Lush green lawns add the rare nature’s touch to an urbane lifestyle

- Premium Residential complex
- Basement – Car Park
- Ground floor – Amenities
- 1<sup>st</sup> to 4<sup>th</sup> floor – Apartments – Total 12 units



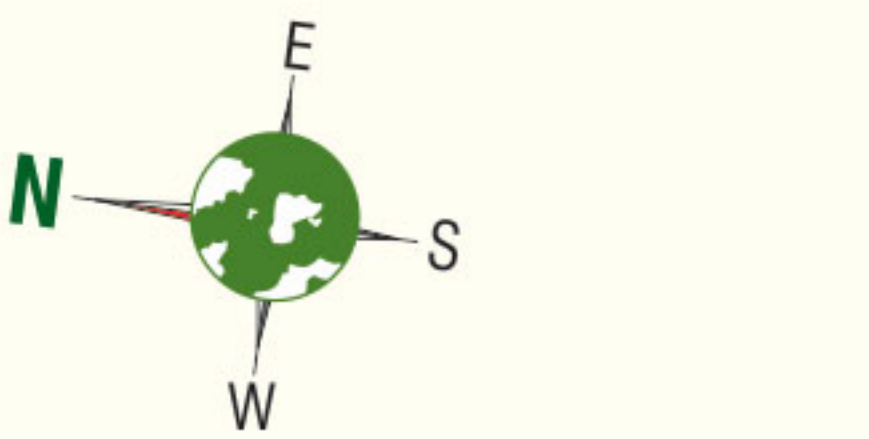


BASEMENT

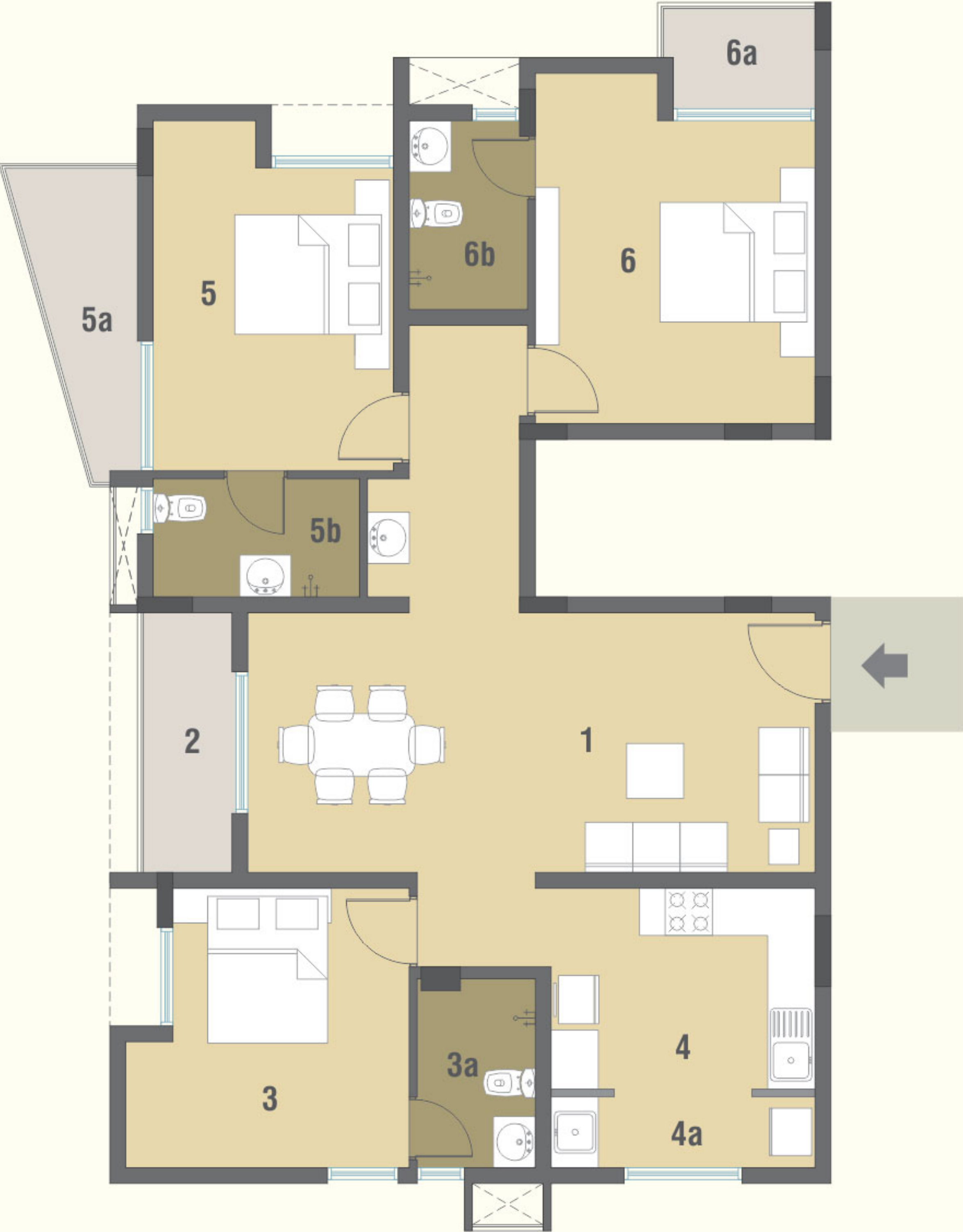


TYPE-A (3 BHK)

1<sup>st</sup> TO 4<sup>th</sup> FLOOR  
Saleble Area 1818 Sq.ft



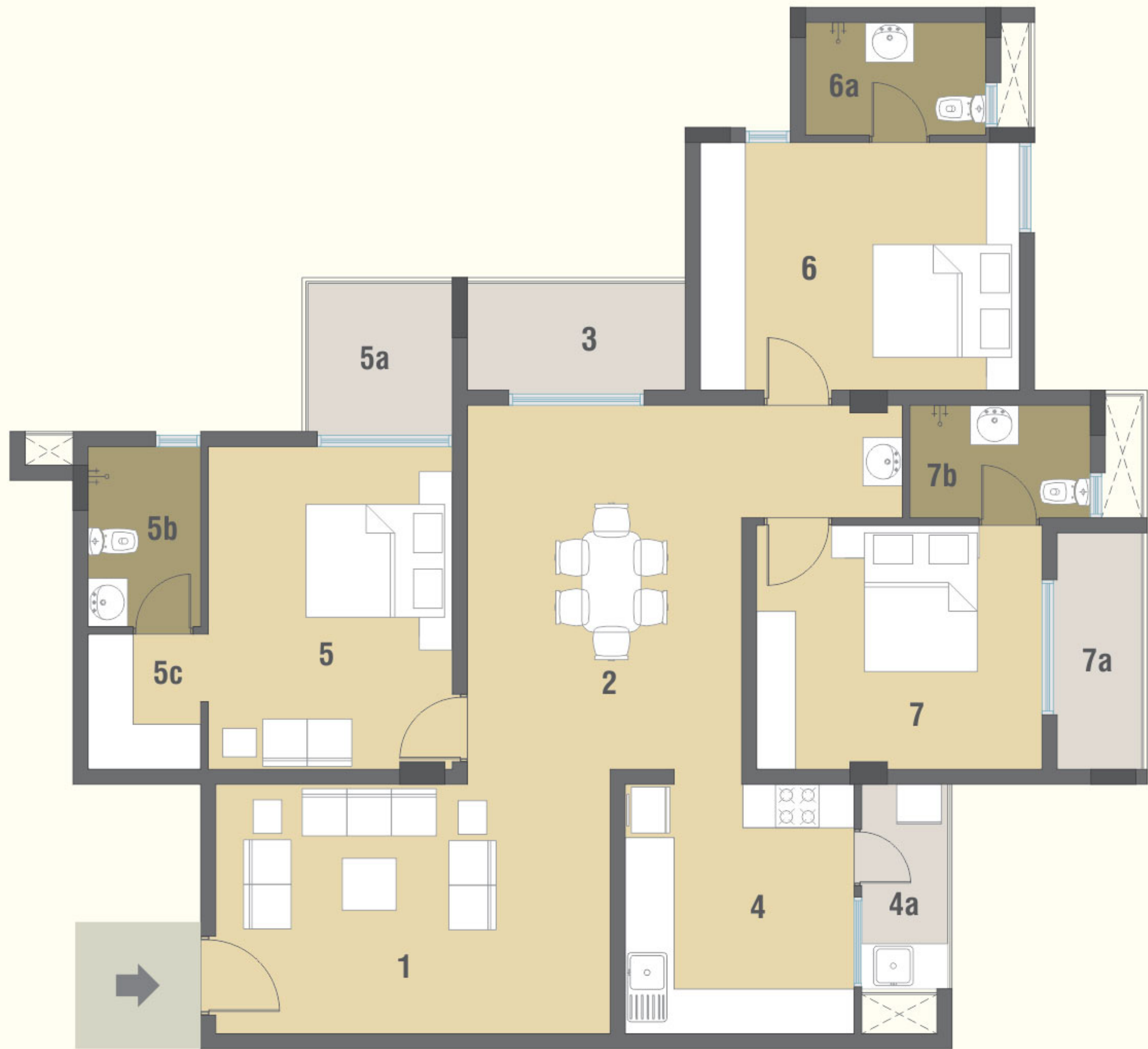
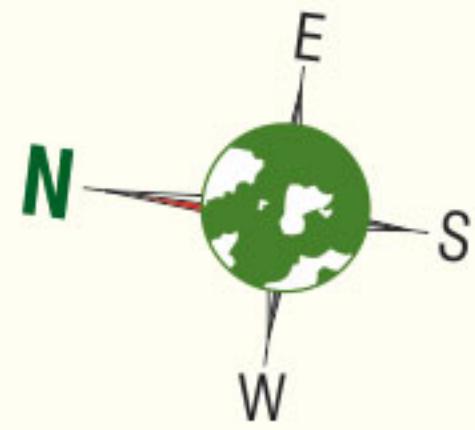
1.	LIVING / DINING	7.20 X 3.30	23'8" X 10'10"
2.	BALCONY	1.20 X 3.30	4'0" X 10'10"
3.	BEDROOM	3.00 X 3.55	10'4" X 11'8"
3a.	TOILET	1.50 X 2.40	5'0" X 8'0"
4.	KITCHEN	3.35 X 2.55	11'0" X 8'4"
4a.	UTILITY	3.35 X 0.90	11'0" X 3'0"
5.	BEDROOM	3.05 X 3.85	10'0" X 12'8"
5a.	BALCONY	1.20 X 3.90	4'0" X 12'9"
5b.	TOILET	2.60 X 1.50	8'7" X 5'0"
6.	BEDROOM	3.55 X 3.85	11'8" X 12'8"
6a.	BALCONY	1.80 X 1.35	6'0" X 4'6"
6b.	TOILET	1.50 X 2.40	5'0" X 8'0"





TYPE-B (3 BHK)

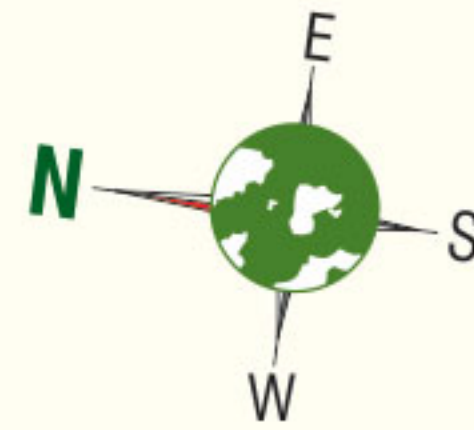
1<sup>st</sup> TO 4<sup>th</sup> FLOOR  
Saleble Area 2023 Sq.ft



1.	LIVING	5.25 X 3.33	17'3" X 10'0"
2.	DINING	3.65 X 4.85	12'0" X 16'0"
3.	BALCONY	2.90 X 1.50	9'6" X 5'9"
4.	KITCHEN	3.05 X 3.33	10'0" X 11'0"
4a.	UTILITY	1.20 X 2.73	4'2" X 9'0"
5.	BEDROOM	3.25 X 4.30	10'8" X 14'2"
5a.	BALCONY	2.00 X 2.00	6'7" X 6'9"
5b.	TOILET	1.50 X 2.40	5'0" X 8'0"
5c.	DRESS	1.50 X 1.85	5'0" X 6'0"
6.	BEDROOM	4.25 X 3.30	14'0" X 10'10"
6a.	TOILET	2.40 X 1.50	8'0" X 5'0"
7.	BEDROOM	3.80 X 3.25	12'6" X 10'8"
7a.	BALCONY	1.20 X 3.26	4'0" X 10'4"
7b.	TOILET	2.40 X 1.50	8'0" X 5'0"

TYPE-C (3 BHK)

1<sup>st</sup> TO 4<sup>th</sup> FLOOR  
Saleble Area 1815 Sq.ft



1.	LIVING	5.45 X 3.48	17'11" X 11'6"
2.	DINING	3.35 X 3.48	11'0" X 11'6"
3.	BALCONY	1.95 X 1.80	6'6" X 8'0"
4.	KITCHEN	2.55 X 3.35	8'4" X 11'0"
4a.	UTILITY	1.20 X 2.75	4'0" X 9'0"
5.	BEDROOM	3.75 X 4.30	12'4" X 14'2"
5a.	TOILET	1.50 X 2.40	5'0" X 8'0"
6.	BEDROOM	3.65 X 3.43	12'0" X 11'3"
6a.	BALCONY	1.10 X 3.35	3'8" X 11'0"
6b.	TOILET	1.50 X 2.40	4'0" X 11'0"
7.	BEDROOM	3.30 X 3.35	10'0" X 11'0"
7a.	TOILET	1.50 X 2.40	5'0" X 8'0"





SPECIFICATIONS

Structure

- Deep pile foundation complying with seismic 3 zone RCC frame structure with brickwork and or concrete block partitions. Concrete grade and Steel grade as per structural consultant’s advice.

Flooring & Tiling

- Main entrance lobby shall be finished using Granite / Vitrified tile and texture finish combination as per the architect’s design. Lift lobby and fascia wall & floor using Vitrified tiles, as per the architect’s design.
- Staircases using Granite / Vitrified tile flooring with hand railing using SS Brush finish and paint finished MS sections for fire staircase.
- Car park Area: Cement based Flooring with grooves and exterior grade paving tiles for the setbacks and driveways.
- Foyer / Living/ Dining / All Bed Rooms and Kitchen using 60cm X 60cm Vitrified tiles (make HR JOHNSON, KAJARIA, SOMANY).
- Toilets: Designer ceramic tile concepts 30cm X 30cm for floor and 30cm X 45cm for walls up to ceiling height (make HR, JOHNSON, KAJARIA, SOMANY).
- Utility Room: 30cm X 30cm ceramic tile for floor and 30cm X 45cm for walls up to 140 cms height and 60cm above the counter if any.
- Balconies / Open Terraces / Decks / Private Terraces : Rustic / antiskid / ceramic tiles 30cm X 30cm(make PAVIT / NITCO / KAJARIA).
- Wash / Kitchen counters: Using 16mm granite counter. Handrails and Railings: Using SS/ MS / Toughened glass as per the architect's design.

Sanitary & Plumbing

- Sanitary fittings: EWC wall-hung, counter wash basin. All sanitary fittings shall be of ROCA / AMERICAN STANDARD. Concealed cisterns GEBRIT / GROHE make with chrome plated actuator plates and all sanitary shall be of white color only.
- Bathroom Faucets: Shall be single lever concealed diverters CP finish, heavy body metal fittings of GROHE / ROCA. Provision for hot water connection shall be provided for overhead shower in each bathroom. Health faucet also shall be provided.
- Plumbing: All concealed water supply lines shall be in ISI marked ASTM pipes. Drainage, all other lines and storm water drain pipes shall be in PVC.
- Kitchen & Service area: Wall mounted Faucets / taps of GROHE / ROCA shall be provided.
- Stainless Steel Sink single bowl with drain board of NIRALI / FRANKE make shall be provided for the kitchen and stainless steel sink without drain board shall be provided for the utility and service areas.
- Cockroach traps shall be provided as gratings for all the necessary locations (make CHILLI / VIKING / OMCO)

Doors & Windows

- Window shutters: Prefabricated colour anodized aluminium sliding shutter windows. One pane of insect screen also shall be provided. Aluminium extrusions shall be of JINDAL / INDAL make.
- Door Frames: Main door frame and shutter shall be of seasoned teak wood. Outer and Inner face shall be coated with Polyurethane finish.
- Door Shutters: All internal door frames shall be of seasoned hard wood with GREEN / ELEGANT / USHUS branded flush door shutter. All internal and external faces shall be finished with Synthetic enamel paint.
- Hardware: All hardware,tower bolts, door stoppers, ball bearing hinges etc. shall be in C.P Brass. Locks shall be mortise of DORSET / YALE / GODREJ make.
- Entrance door of the apartment shall have hardware such as, Magic eye, Safety chain, Door stopper.

Electrical

- Concealed copper wiring using FINOLEX / RR / HAVELLS make with modular plate switches, centralized cabling system for all electrical and communication requirements.
- Wiring shall be done for lighting, 5Amps, 15 Amps and AC points in the Apartment.
- Switches: All switches shall be LEGRAND (MYRIUS) / SCHNEIDER / HAGER.
- Generator: Power backup will be provided for all common services and selected light and fan point in each living, bedrooms inside apartment and a refrigerator point in Kitchen.
- One light point in each toilets, one 5 Amp plug point in the Living room shall be provided for emergency recharging of any devices. However this shall be 800 Watts for 2BHK and 1200 Watts for the 3BHK apartments with limiter control system.
- Light fixtures for the common areas, external areas, apartment balconies and above the entrance door of individual apartments shall be provided as standard. All light fixtures shall be of PHILIPS / WIPRO / HAVELLS.
- Adequate ELCB and MCB shall be provided in each apartment. Make SCHNEIDER / LEGRAND / ABB.
- Provision for the GEYSER points and fresh air fans shall be provided in all toilets.
- Provision for telephone and Internet shall be provided in the living room and master bed room.
- Provision for Cable TV / DTH shall be provided in the living and Master Bedroom.

Ceiling Treatment

- OBD paint shall be applied in the entire ceiling area of apartments excluding Utility and Services area.

Wall treatment

- Internal Walls: Premium emulsion paint applied over cement based putty shall be used for the ceiling and the internal walls of the apartment.
- Service area : Emulsion paint / Textured finish as per the Architect’s design.
- External Walls: External walls shall be plastered with double coat 18 mm cement plastering & Weather shield exterior grade emulsion / textured paint as per the Architect’s design (all paint products from ASIAN / BERGER / JOTUN).

Elevators

- One lift shall be provided as per the Govt. norms of KONE / SCHINDLER / JOHNSON.

Air Conditioning

- Provision for Split ACs shall be provided for Master bedroom.

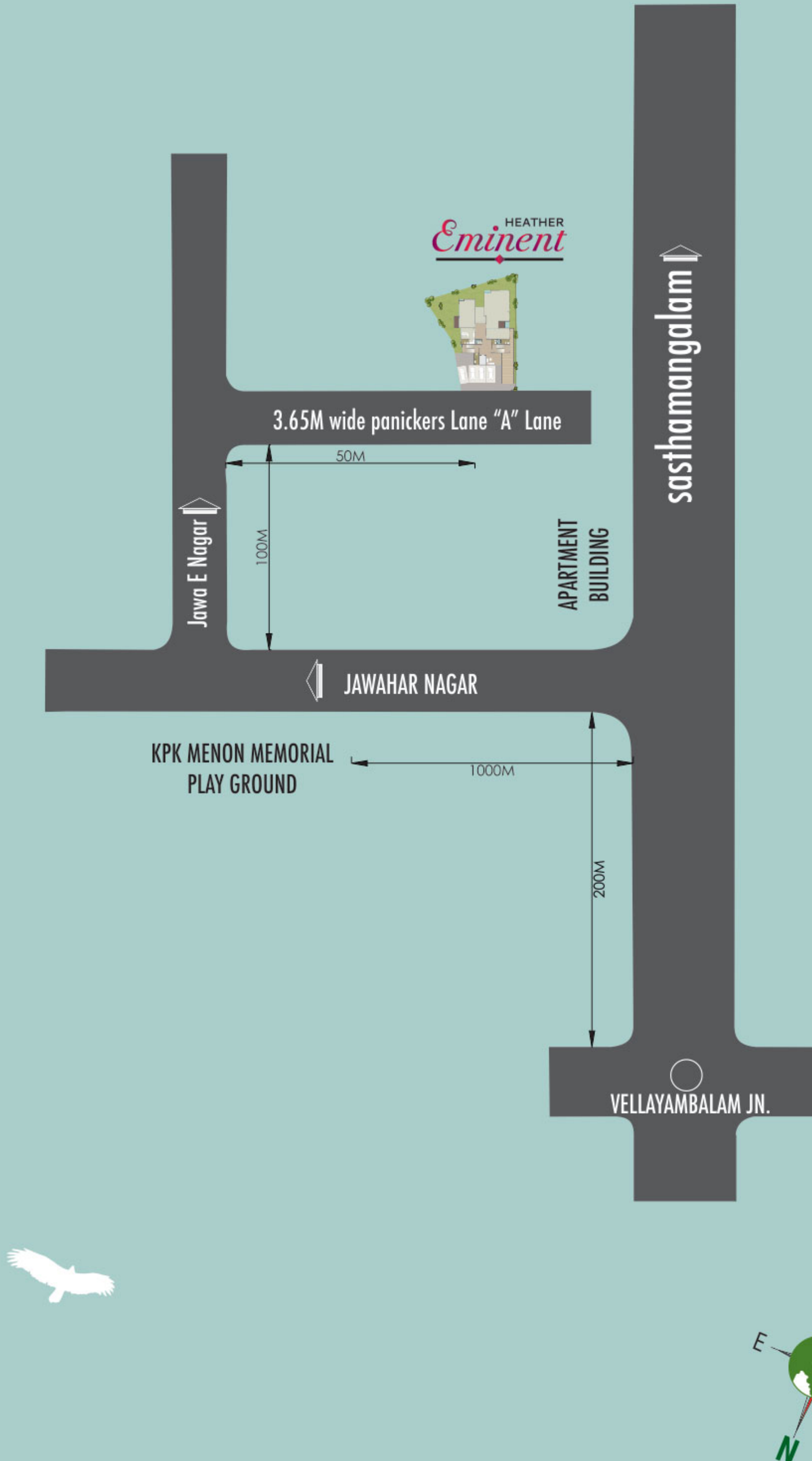
Home Automation

- Access control entry to the common entrance / foyers and amenities.
- Home security monitoring, gas leakage detectors, emergency panic intrusion alarm, and visitor tracking.
- Multi level security system for common areas and lobbies.

Payment Schedule

1	On Booking of Apartment	2 lakhs
2	On Signing of Agreement (after deduction of the booking amount)	25%
3	On completion of ground floor slab	11%
4	On completion of 2nd floor roof slab	11%
5	On completion of 3rd floor roof slab	10%
6	On completion of entire structure	10%
7	On completion of brick work and internal plastering of respective apartment	08%
8	On completion of external plastering	07%
9	On completion of internal painting and electrical point wiring of respective apartment	07%
10	On completion of flooring, plumbing of respective apartment and common area	07%
11	On or before handing over of the respective apartment and entire work	04%

LOCATION PLAN







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HOMES**

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