



credenz

Amrita Signal, Edapally

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PRIME NEIGHBOURHOOD,
TRANQUIL SURROUNDINGS,
**LUXURIOUS
PLANNING.**

A premium residential project set in the heart of Ernakulam city, Credenz by Kalyan Developers is where convenience meets a blissful life. Set amidst tranquil environs and green vistas - Credenz is just minutes away in terms of accessibility to the city's commercial and educational establishments like LuLu Mall, Amrita Institute of Medical Sciences and Edappally Metro Station.

Indeed, Credenz's strategic location apart from its spacious, thoughtful planning are the key attributes which set it a class apart from most of the residential development in the city.

3-SIDE OPEN APARTMENTS,
**MAXIMIZING
PRIVACY,
OPTIMIZING
SPACE.**

Experience a heightened sense of exclusivity desired by a privileged few. A home that devotes attention to the minutest of details, all for your comfort. The living spaces at Credenz offer 2 & 3 BHK layouts in multiple planning options.

The apartments have been planned such that they offer optimum privacy. Each apartment unit shares just one common wall allowing a 3-side open spacious living. The living spaces exude an extravagant warmth and gratifying functionality. Bestowing a gentle glow, the ambience is heightened by the appeal of the interiors as well as the exterior campus.





PURE LIVING PLEASURE

At Credenz, enjoying the leisure facilities are part of everybody's everyday life. Whatever you prefer, whether a splash on the swimming pool, the view of a terrace landscaped garden, staying fit at the gym or entertaining friends at the terrace for a barbeque party - the recreational facilities will help you enjoy life to the fullest.



AMENITIES

Leisure:

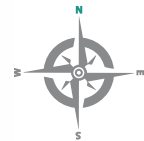
- Swimming Pool with Party Deck
- Tropical Landscaped Terrace Garden
- Terrace Party Area with Gazebo & Barbeque Place
- Children's Play Area
- Fitness Center
- Piped Music in Lobby & Party area

Others:

- Association Room
- Plush Air-Conditioned Lobby
- Multi-level Security System
- Reticulated Gas Supply
- Incinerator
- Covered Car Park

TYPICAL FLOOR PLAN

1ST TO 4TH FLOOR



TYPE A (3BHK)

1ST TO 4TH FLOOR

Salable area
1500.35 Sq.ft

Rera carpet area
1058.35 Sq.ft

Balcony area
70.15 Sq.ft



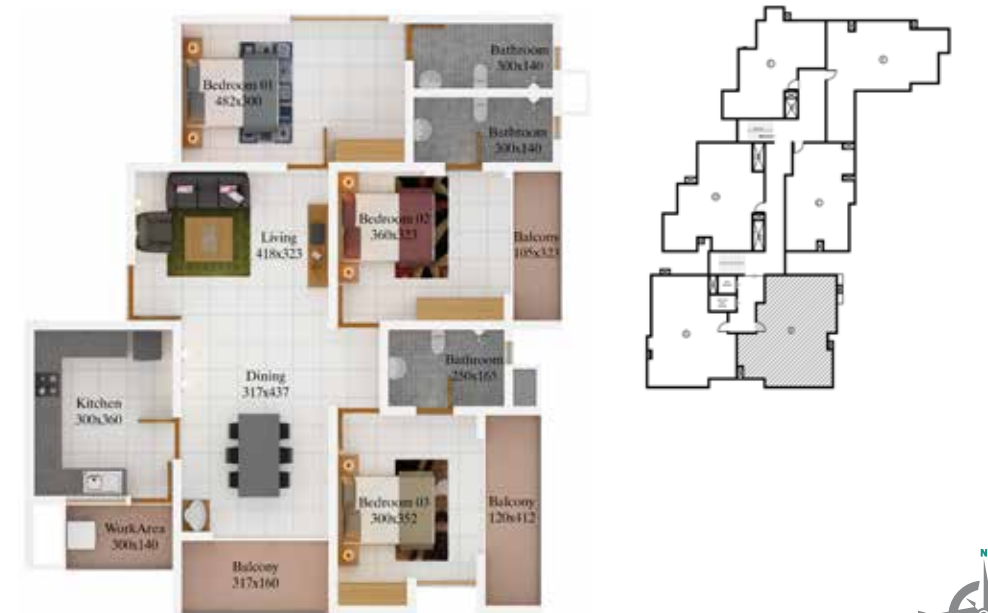
TYPE B (3BHK)

1ST TO 4TH FLOOR

Salable area
1716.10 Sq.ft

Rera carpet area
1144.97 Sq.ft

Balcony area
144.18 Sq.ft



TYPE C (2BHK)

1ST TO 4TH FLOOR

Salable area
1286.47 Sq.ft

Rera carpet area
928.05 Sq.ft

Balcony area
37.66 Sq.ft



TYPE E (2BHK)

1ST TO 4TH FLOOR

Salable area
1272.06 Sq.ft

Rera carpet area
871.77 Sq.ft

Balcony area
122.98 Sq.ft



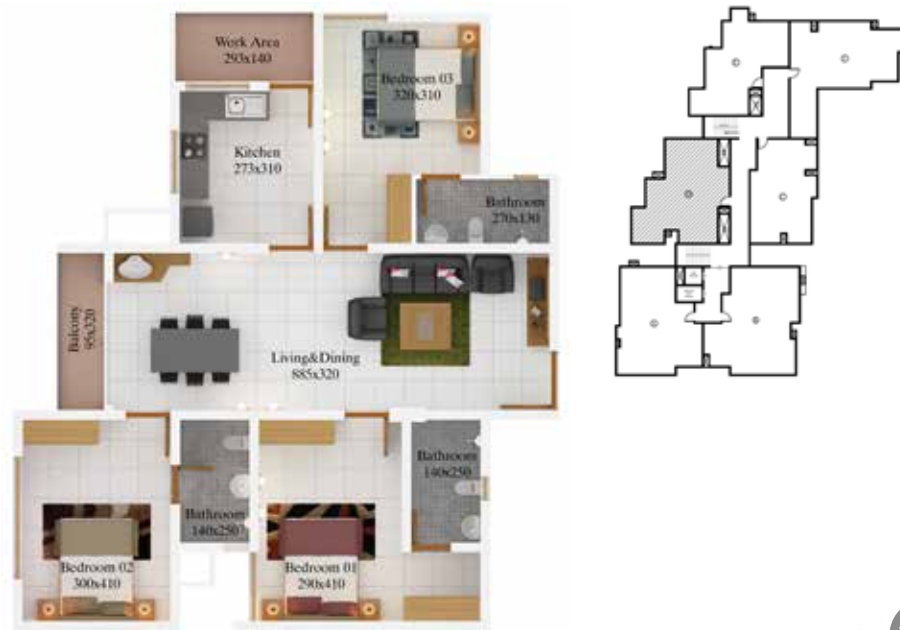
TYPE D (3BHK)

1ST TO 4TH FLOOR

Salable area
1500.35 Sq.ft

Rera carpet area
1101.39 Sq.ft

Balcony area
65.52 Sq.ft



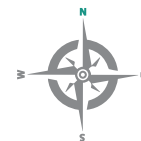
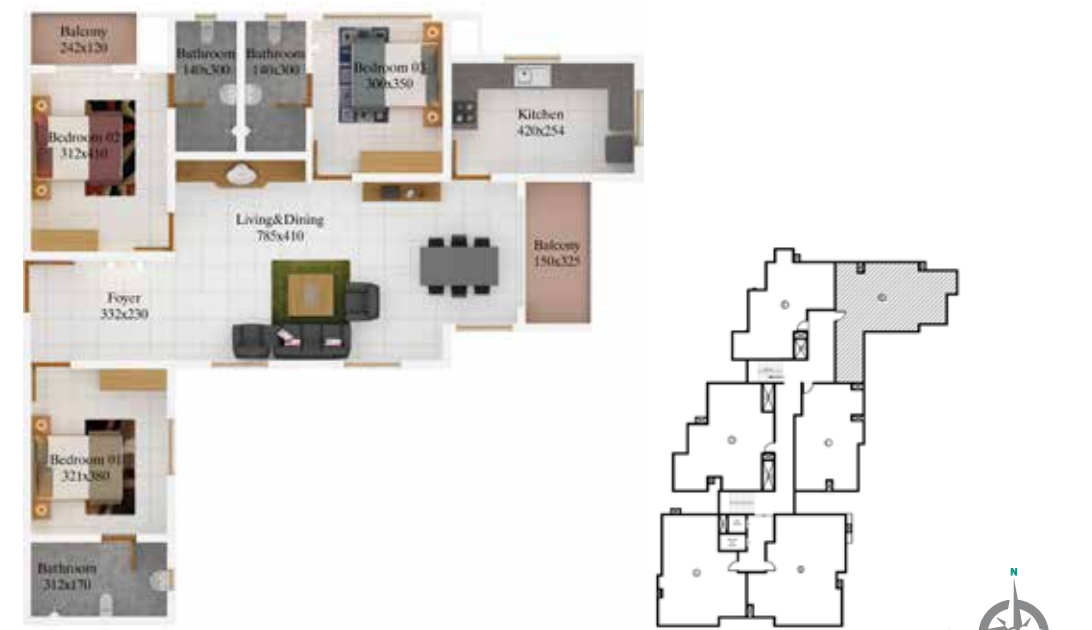
TYPE F (3BHK)

1ST TO 4TH FLOOR

Salable area
1668.8 Sq.ft

Rera carpet area
1178.97 Sq.ft

Balcony area
82.85 Sq.ft



SPECIFICATIONS

STRUCTURE

Foundation complying with seismic 3 zones as per structural design. RCC frame structure with solid concrete block partitions, concrete grade and steel grade as per structural consultant's recommendation.

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 finished and paint finished MS sections for fire staircase.

CAR PAR AREA

Cement-based Flooring with grooves and exterior grade paving tiles for the setbacks and driveways. Foyer / Living / Dining / 80cm x 80cm Vitrified tiles. Bedrooms, Rooms and Kitchen using 60cm x 60cm Vitrified tiles (make SIMPOLO, 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 / anti-skid / ceramic tiles 30cm x 30cm (SIMPOLO, KAJARIA, SOMANY). **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 washbasin. All sanitary fittings shall be of CERA/JAGUAR/HINDWARE. Concealed cisterns CERA/JAGUAR/HINDWARE make with chrome-plated actuator plates and all sanitary shall be of white colour only. **Bathroom faucets** Shall be single lever concealed diverters CP finish, heavy body metal fittings of CERA/JAGUAR/HINDWARE. 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 stormwater drain pipes shall be in PVC.

KITCHEN & SERVICE AREA

Wall-mounted Faucets/taps using CERA/JAGUAR/HINDWARE shall be provided. Stainless Steel Sink single bowl with drainboard of make NIRALI/FRANKE shall be provided for the kitchen and stainless steel sink without drainboard 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).

ELECTRICAL

Concealed copper wiring using FINOLEX / RP / HAVELLS make with modular plate switches, centralized cabling system for all electrical and communication requirements. Wiring shall be done for lighting, 5 Amps, 15 Amps and AC points in the Apartment. **Switches** All switches shall be LEGRAND (MYRIUS) / SCHNEIDER / HAGER

DOORS & WINDOWS

Window shutters Prefabricated colour anodized aluminium sliding shutter windows. One pane of insect screen also shall be provided. Aluminium extrusions shall be from JINDAL HINDALCO and SCHUCO 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 hardwood with GREEN / ELEGANT / USHUS branded flush door shutter. All internal and external faces shall be finished with Synthetic enamel paint. **Hardware** All hardware shall be in C.P Brass, tower bolts, door stoppers, ball-bearing hinges. Locks shall be mortise of DORSET / YALE / GODREJ make. The entrance door of the apartment shall have hardware such as Magic eye, Safety chain, Door stopper.

AIR CONDITIONING

Provision for Split ACs shall be provided for all bedrooms.

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 18mm cement plastering & weather shield exterior grade emulsion / textured paint as per the Architect's design (all paint products from ASIAN / BERGER / JOTUN)

GENERATOR:

Power backup will be provided for all common services and selected light and fan point in each living, bedrooms inside the apartment and a refrigerator point in Kitchen. One light point in each toilet, 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 2 BHK and 1200 Watts for the 3 BHK apartments with limited control system. Light fixtures for the Common areas, external areas, apartment balconies and above the entrance door of the 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 for all toilets. Provision for the telephone and internet shall be provided in the living room and master bedroom. Provision for Cable TV / DTH shall be provided in the living and master bedroom.

CEILING TREATMENT

OBD paint shall be applied in the utility and service area. Emulsion shall be applied for the ceiling in the apartments excluding Utility & Services.

ELEVATOR/S

Elevators shall be provided as per the Govt. norms in each core with automatic doors & SS brush finish of KONE/SCHINDLER / JOHNSON / OITS. Automatic Rescue Device (ARD) also shall be provided as an additional premium feature.

HOME AUTOMATION

Proximity 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.

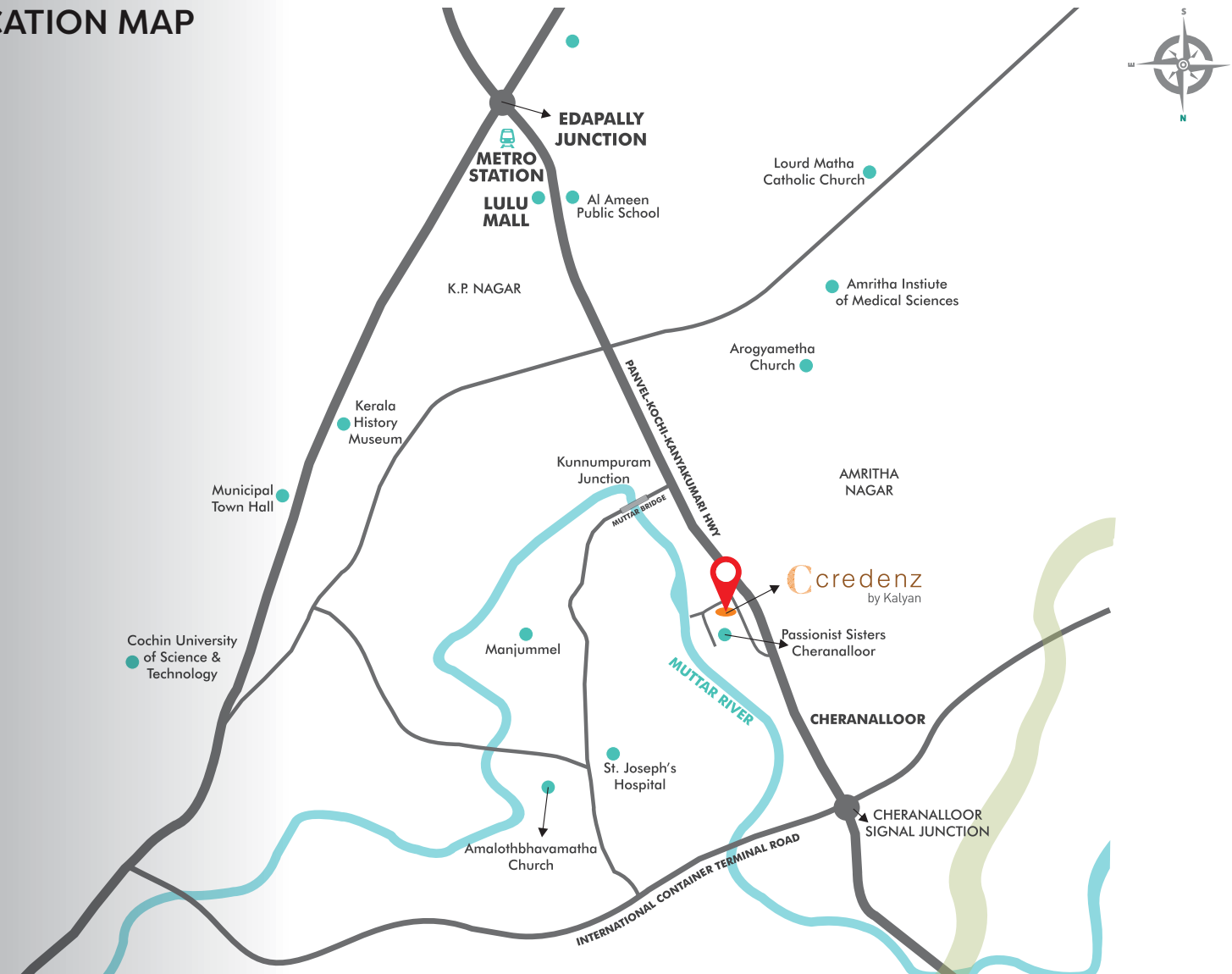
LANDSCAPING

Well designed landscape above the building. Provision for sprinklers and drip irrigation (ATS) shall be provided in essential area in landscaping. Interlock Pavers to be laid in driveways and walkways. Hard and soft landscaping shall be provided as per the landscape consultant's design





LOCATION MAP



Nearby Attractions:

Amrita Institute of Medical Sciences, Aster Medicity, S.C.M.S. College, Al Ameen School, Edappally St. George Shrine, Decathlon Sports Store.

Accessibility: (Easy excess to)

Airport, Vyttila Bus Terminus/ Junction, Edappally Railway Station, Marine Drive, Cherai Beach, Smart City & Info Park (through Kalamassery Seaport-Airport road)

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