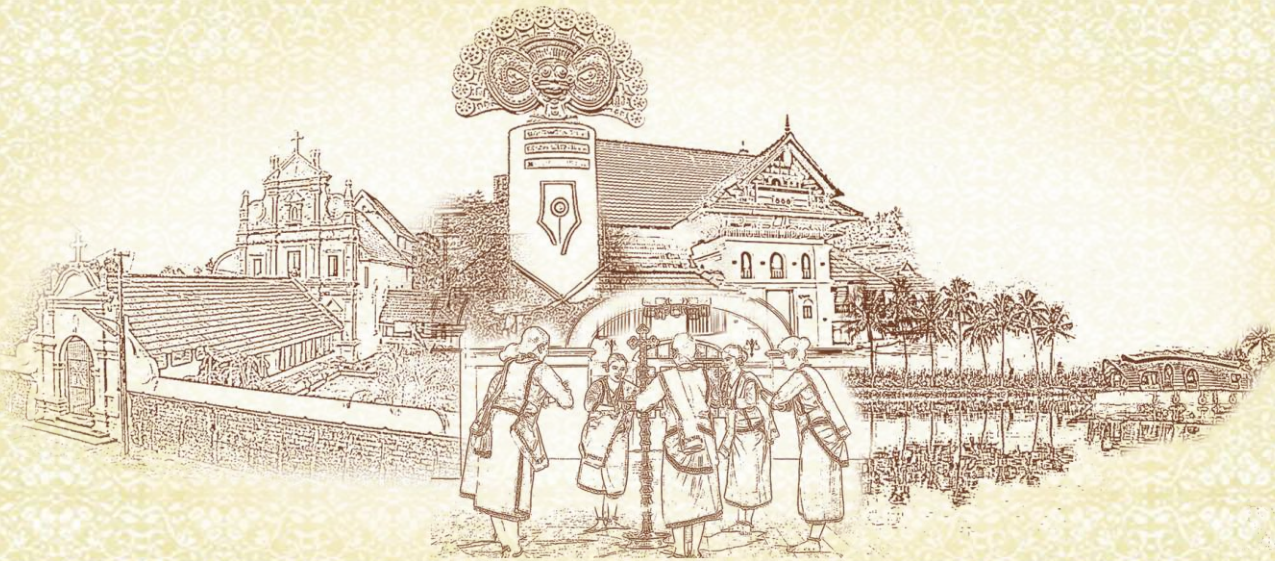




*Homes befitting the tradition  
and heritage of Kottayam*







# A LEGACY OF TRUST

Since its inception in 1952, Desai Group of Companies has always maintained customer satisfaction and quality as the understanding force behind every venture they have undertaken. The fast growing Desai Group embarked on their voyage of property development with the launch of Desai Homes in 1992. Kicking off with real estate development in Kochi, Desai Homes now has over 60 completed, ongoing and proposed projects in both residential and commercial sector. With the trademark 'DD', Desai Homes endorses perfection in aesthetics, the best-in-class amenities, prime locations, optimal return on investment and much more.

After transforming the real estate scenario in Kochi, Desai Homes expanded their property development to Trivandrum, Kottayam, Thiruvalla and Thrissur. With unwavering legacy of trust, Desai Homes further plans to launch projects in Kozhikode and Coimbatore.



# A new benchmark for a unique lifestyle in Kottayam



Desai Homes is coming up with its fourth housing project in Kottayam, imbibing the quintessential character of the town. Located at Chavittuvvari close to the arterial threshold to Kottayam, the project is stunning in its architecture, luxurious in its amenities and affordable with value for money pricing.

DD Legacy Heights is an epitome of luxurious living for home-seekers who seek a peaceful location without sacrificing the closeness to urban comforts. It's coming up right at the entrance to the town. The 2&3 BHK homes are unique in design and layout and backed up by luxurious amenities including Swimming Pool, Fitness Centre, Children's Play Area & Indoor Games.

The quiet ambience and access to urban comforts in the neighbourhood makes it your own world of privacy and privilege.







# AMENITIES

Swimming Pool with Kid's Pool

Children's Play Area

Indoor Games

Health Club

Generator Backup

Centralized Gas

Rainwater Harvesting

Sewage Treatment Plant

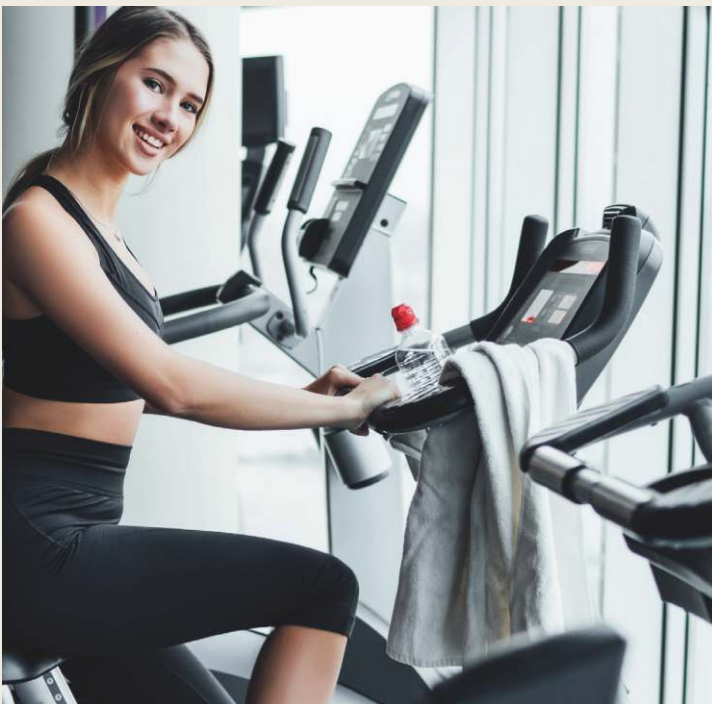
Fire Fighting System

24 Hours Security

'A' Class Elevation

Individual mail boxes with locking facility in the lobby

Provision for Cable TV connection with Internet Broadband





**TYPICAL  
 FLOOR PLAN**  
 1st to 12th





## TYPE A

3 BHK - 1st to 12th Floor

Super Built Up Area: 1235 SQ.FT.

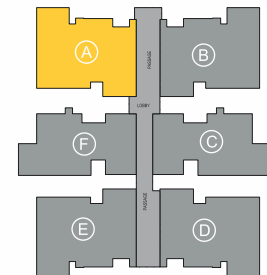
Area as per RERA (Including internal walls & toilet,  
excluding balcony) - 810 SQ.FT.

Dimensions may vary slightly during construction.

Furniture and fixtures are indicative only.

All dimensions are in centimetres.

Plans and areas are subject to minor changes.





## TYPE B

3 BHK - 1st to 11 th Floor

Super Built Up Area: 1235 SQ.FT.

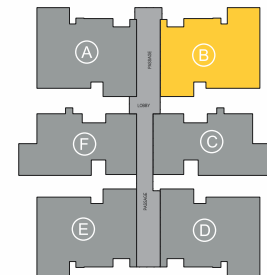
Area as per RERA (Including internal walls & toilet,  
 excluding balcony) - 810 SQ.FT.

Dimensions may vary slightly during construction.

Furniture and fixtures are indicative only.

All dimensions are in centimetres.

Plans and areas are subject to minor changes.





## TYPE C

2 BHK - 1st to 12th Floor

Super Built Up Area: 1054 SQ.FT.

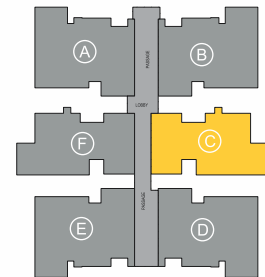
Area as per RERA (Including internal walls & toilet, excluding balcony) - 669 SQ.FT.

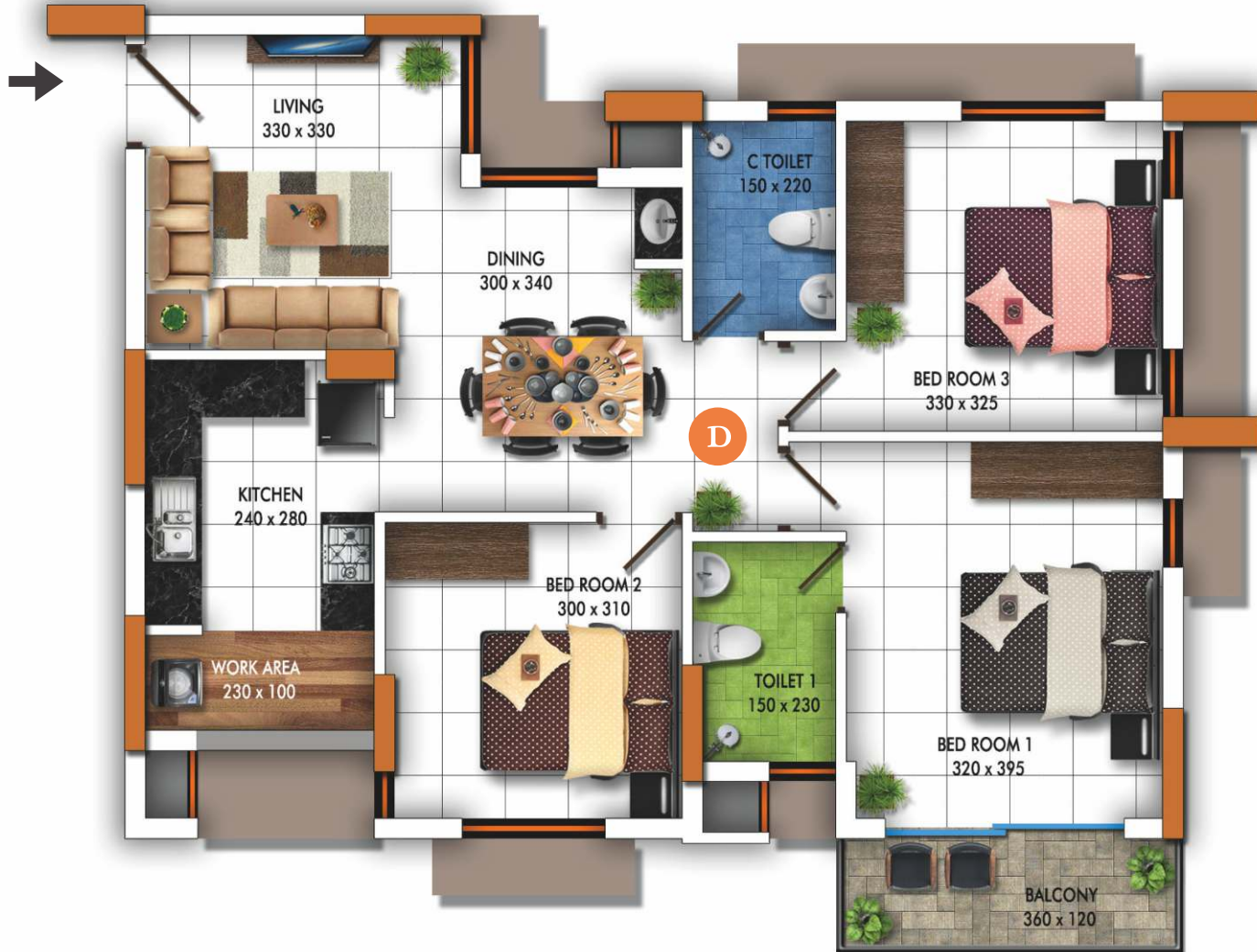
Dimensions may vary slightly during construction.

Furniture and fixtures are indicative only.

All dimensions are in centimetres.

Plans and areas are subject to minor changes.





## TYPE D

3 BHK - 1st to 12th Floor

Super Built Up Area: 1235 SQ.FT.

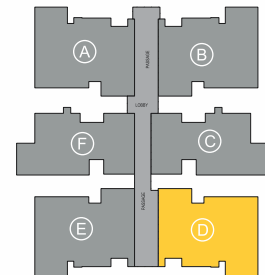
Area as per RERA (Including internal walls & toilet,  
 excluding balcony) - 810 SQ.FT.

Dimensions may vary slightly during construction.

Furniture and fixtures are indicative only.

All dimensions are in centimetres.

Plans and areas are subject to minor changes.





## TYPE E

3 BHK - 1st to 11 th Floor

Super Built Up Area: 1235 SQ.FT.

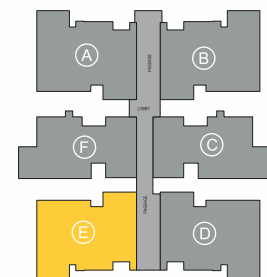
Area as per RERA (Including internal walls & toilet,  
excluding balcony) - 810 SQ.FT.

Dimensions may vary slightly during construction.

Furniture and fixtures are indicative only.

All dimensions are in centimetres.

Plans and areas are subject to minor changes.





## TYPE F

2 BHK - 1st to 12th Floor

Super Built Up Area: 1054 SQ.FT.

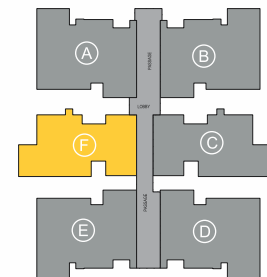
Area as per RERA (Including internal walls & toilet, excluding balcony) - 669 SQ.FT.

Dimensions may vary slightly during construction.

Furniture and fixtures are indicative only.

All dimensions are in centimetres.

Plans and areas are subject to minor changes.





**TYPICAL  
FLOOR PLAN  
13th FLOOR**





## TYPE G

3 BHK - 13th Floor

Super Built Up Area: 1235 SQ.FT.

Area as per RERA (Including internal walls & toilet,  
 excluding balcony) - 810 SQ.FT.

Dimensions may vary slightly during construction.

Furniture and fixtures are indicative only.

All dimensions are in centimetres.

Plans and areas are subject to minor changes.





## TYPE H

3 BHK - 13th Floor

Super Built Up Area: 1201 SQ.FT.

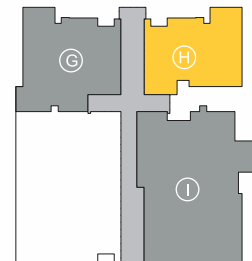
Area as per RERA (Including internal walls & toilet,  
excluding balcony) - 810 SQ.FT.

Dimensions may vary slightly during construction.

Furniture and fixtures are indicative only.

All dimensions are in centimetres.

Plans and areas are subject to minor changes.





## TYPE I

2 BHK - 13th Floor

Super Built Up Area: 1054 SQ.FT.

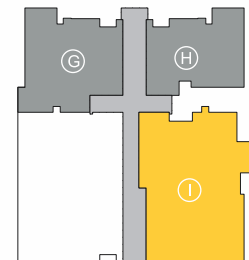
Area as per RERA (Including internal walls & toilet,  
 excluding balcony) - 669 SQ.FT.

Dimensions may vary slightly during construction.

Furniture and fixtures are indicative only.

All dimensions are in centimetres.

Plans and areas are subject to minor changes.



# SPECIFICATIONS

- ▲ Flooring: Fully Vitrified Tiles except toilet and balconies.
- ▲ Putty finished plastic emulsion painted walls in the entire apartment.
- ▲ Antiskid bathroom floor tiles with designer wall tiles up to ceiling.
- ▲ Good quality CP Fittings (Jaguar/Hindware or equivalent) and white coloured Sanitary Fittings (Cera or equivalent).
- ▲ Fire Retardant (FR) cables (V Guard or equivalent), MCB's and ELCB (L&T/ Schneider or equivalent).
- ▲ Modular Switches (Honeywell or Equivalent).
- ▲ Front Door- Flush Door fitted with Godrej or equivalent lock, inside paneled skin doors and powder coated aluminum windows with Glass & Grill.
- ▲ AC point- 2 points in bedrooms for 3 BHK & 1 point in bedroom for 2 BHK flats (Additional AC Points will be charged extra).
- ▲ 16 Amps plug point- 4 points per 3 BHK & 2 BHK flat, including Geyser point in all toilets.
- ▲ Provision for Aqua Guard.
- ▲ Provision for Geysers and Exhaust Fan in all Toilets.



## SOME OF OUR ONGOING AND COMPLETED PROJECTS

**DD VENTURE ONE**



Thirunakkara, Kottayam

**DD MAJESTIC MOUNT**



SH Mount, Kottayam

**DD CITY GATE**



SH Mount, Kottayam

**DD TOWER ONE**



Thiruvalla

**DD SUNSET ISLAND**



Vypin

**DD HIGHWAY GATE**



Maradu

**DD DIAMOND VALLEY**



Kakkanad

**DD GLOBAL VILLAGE**



Aluva

**DD TRADE TOWER**



Kaloor-Kadavanthra Road

**DD GREEN WOODS**



Kakkanad

**DD GOLDEN GATE**



Kakkanad

**DD MISTY HILLS**



Kakkanad

**DD PLATINUM PLANET**



Kaloor

**DD SILVER STONE**



Vaduthala

**DD MILE STONE**



Kadavanthra Jn.

**DD NEST**



Kaloor

**DD SAMUDRA DARSHAN**



Marine Drive

**DD BHAVANAM**



Panampilly Nagar

**DD ROSES GATE**



Panampilly Nagar

**DD HIGHWAY HEIGHTS**



Kundannur, Maradu

**DD DIAMOND PARK**



Thrissur

**DD SAPPHIRE GARDEN**



Thrissur

**DD VASTHRAMAHAL**



Market Road, Ernakulam

**DD SPORTS CITY**



Trivandrum

**DD DIAMOND DISTRICT**



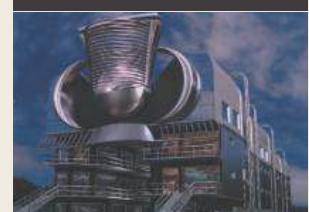
Trivandrum

**DD TECH VALLEY**



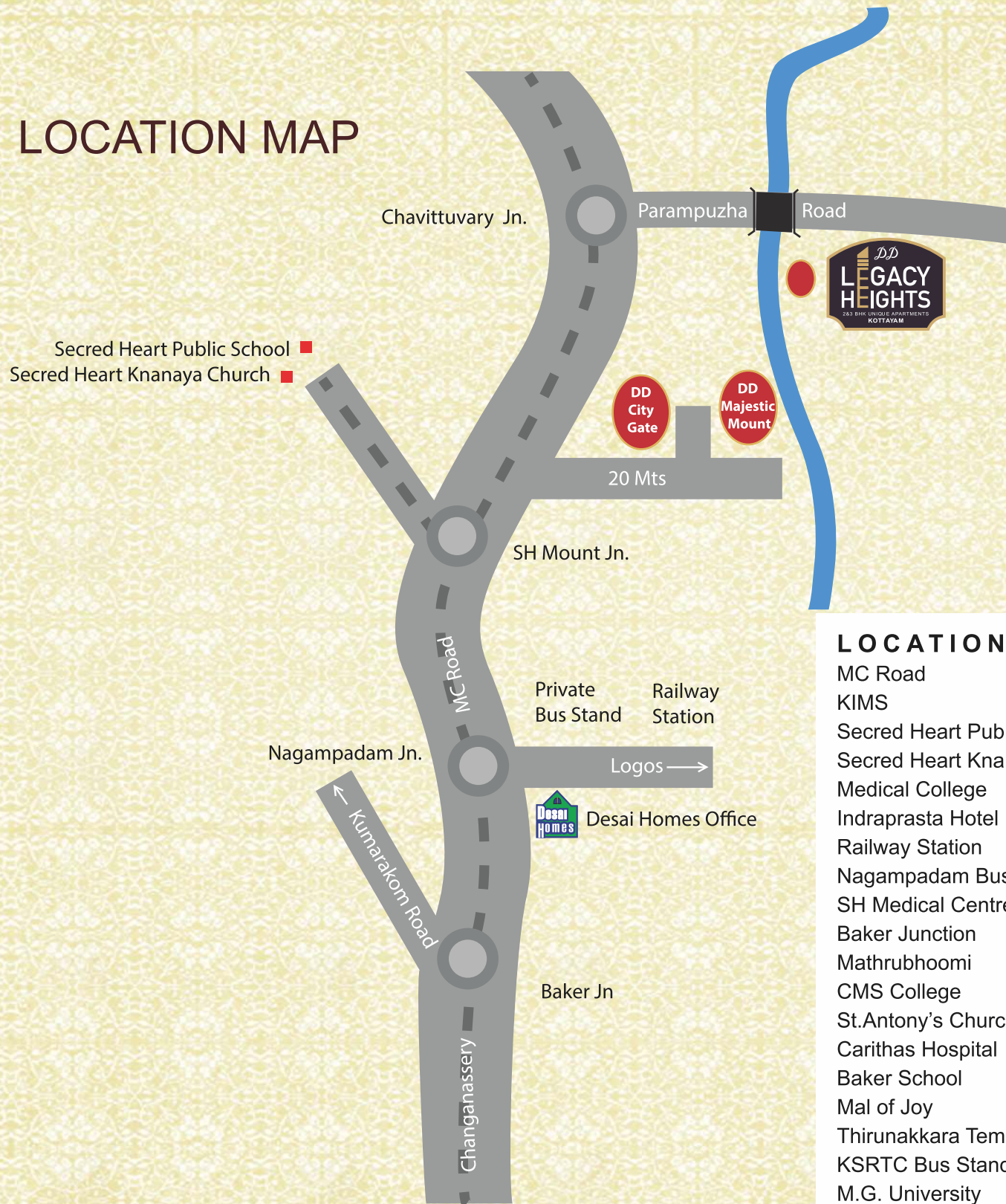
Trivandrum

**DD TRADE CENTRE**



M.G. Road, Ernakulam

# LOCATION MAP



## LOCATION HIGHLIGHTS

MC Road	- 150 Mtr
KIMS	- 3 Km
Secred Heart Public School	- 400 Mtr
Secred Heart Knanaya Church	- 400 Mtr
Medical College	- 4.7 Km
Indraprasta Hotel	- 1.3 Km
Railway Station	- 1.6 Km
Nagampadam Bus Stand	- 1.6 Km
SH Medical Centre Hospital	- 1.9 Km
Baker Junction	- 2.4 Km
Mathrubhoomi	- 900 Mtr
CMS College	- 2.5 Km
St. Antony's Church	- 1.9 Km
Carithas Hospital	- 5.8 Km
Baker School	- 2.4 Km
Mal of Joy	- 2.5 Km
Thirunakkara Temple	- 2.6 Km
KSRTC Bus Stand	- 3.0 Km
M.G. University	- 8.2 Km



**DESAI HOMES®**

**A Concrete Business Move**

An ISO 9001 : 2015 Certified Company

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