

Prestige
NEPTUNE'S
COURTYARD
Infinite luxury
MARINE DRIVE - KOCHI





Influential. Glamorous. Important. Dynamic.

Ask people to describe the residents of Prestige Neptune's Courtyard, and that is what they'll come up with. Here's why we don't blame them: Set amidst the vast backwaters of Kochi, Prestige Neptune's Courtyard is home to three and four bedrooms premium luxury apartment. Apartments which complement the lifestyle to its residents. Apartments which are equipped with state-of-the-art facilities to give you the best of modern living.

Sprawled over 6 acres of greenery and blue waters, Prestige Neptune's Courtyard is miles from the noise of the city, yet minutes away from civilization.

Step through the magnificent gates and into a world of tranquility, with trees and water bodies dotting the landscape. There are no driveways on the premises, as we've restricted parking to the basement and ground floor only.

But that's just the kind of attention we've paid to every little details. The following pages will take you through some exclusive facilities inside your homes and on the premises promise the finest in luxury living.



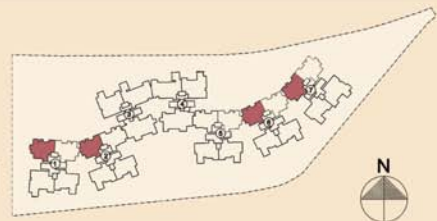
- Tower 1 – Azure Blue
- Tower 2 – Blue Crush
- Tower 3 – Cobalt Blue
- Tower 4 – Deep Ochre
- Tower 5 – Mauve Ripples
- Tower 6 – Peach Blue
- Tower 7 – Scarlet Realms

SITE PLAN



Area of Unit 2,098 sq.ft.

**TOWER 1,2,5,6 & 7 - TYPE A
TYPICAL 3 BEDROOM UNIT PLAN**





Area of Unit 2,149 sq.ft.

TOWER 2 & 5 - TYPE B TYPICAL 3 BEDROOM UNIT PLAN





Area of Unit 2,223 sq.ft.

**TOWER 1,2,5,6 & 7 - TYPE C
TYPICAL 3 BEDROOM UNIT PLAN**





Area of Unit | 2,675 sq.ft.

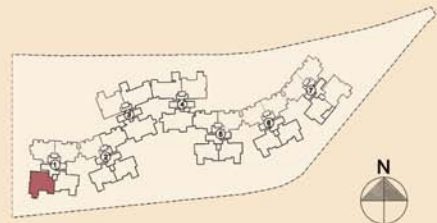
TOWER 7 - TYPE D
TYPICAL 4 BEDROOM UNIT PLAN





Area of Unit | 2,744 sq.ft.

TOWER 1,3 & 4 - TYPE E TYPICAL 4 BEDROOM UNIT PLAN





Area of Unit | 2,852 sq.ft.

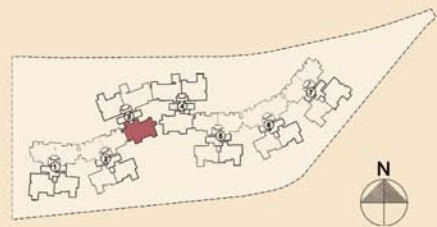
TOWER 3 & 4 - TYPE F TYPICAL 3 BEDROOM UNIT PLAN





Area of Unit 2,895 sq.ft.

TOWER 3 & 4 - TYPE G TYPICAL 4 BEDROOM UNIT PLAN



SIZE & TYPE OF UNITS

TYPE	No. of Bedrooms	Area-Sq.Ft. Typical Unit
A	3	2,099
B	3	2,149
C	3	2,223
D	4	2,675
E	4	2,744
F	3	2,852
G	4	2895

TYPE	No. of Bedrooms	Area-Sq.Ft. Typical Unit
D1	4	3,676
D2	4	3,935
D3	4	3,935
D4	4	4,706
T1	5	9,542
T2	5	10,819
T3	5	11,877

STRUCTURE

RCC framed structure with:

- a) External and Internal walls of solid concrete blocks / table molded bricks
- b) Internal walls – Cement plaster with putty finish
External walls – Cement plaster

LOBBY & STAIRCASE

The main entrance lobby will be done in a combination of granite and textured paint. Vitrified tiles and textured paint will be used for the upper floor lobbies. Stair case will be finished with Kota stone.

LIFT

Two passenger elevators of suitable capacity and one service elevator will be provided in each block. Separate elevators are provided to the Sky Club.

FLOORING

- Vitrified tiles flooring in living, dining, kitchen and all bedrooms.
- Ceramic tiles in bathroom
- Non-skid tiles for balcony.

DOORS

Internal Door:

- Unit Entrance door – Wood frames and paneled door with fittings.
- Other Internal doors – Wood frames with flush shutter and fittings

Balcony Doors:

- UPVC frame work with glass.

WINDOWA / VENTILATORS

UPVC frame work with glass for living / dining, bedrooms, kitchen and bathrooms.

WALL FINISHED

- a) Internal Walls:
Oil – bound distemper for all plastered walls and ceilings.
- b) External Walls:
Textured paint for the exteriors and common areas.

KITCHEN

Polished granite platform with stainless steel sink and drain board with single lever sink Mixer. Ceramic tile dado of 2 feet above granite counter.

TOILETS

Ceramic tile for flooring and dado up to false ceiling, EWCs, natural marble vanity top with semi – recessed wash basin and single lever mixer taps, chromium plated fittings, geysers: Bathtub will be provided in Master toilet.

ELECTRICAL

Concealed conduits with copper wires and suitable points for Power and lighting. Provision for split ACs / ledge in the living area and all bedrooms. Wiring for cable TV will be done.

- 7 KVA power for the regular units
- 12 KVA power for the duplexes
- 20 KVA power for the triplexes

TELEVISION

Television points in living room and in all bedrooms

TELEPHONE

Telephone points in living / dining room and in all bedrooms.

GENERATOR

Generator will be provided for all common services. In additions, 100% backup will be provided at additional costs (operating cost to be borne by the client).

WATER SUPPLY

Corporation water supply will be given in the kitchen and bore well water will be provided for all points in the rest of the unit.

LANDSCAPE

Professionally designed & executed multi – level landscaping.

RECREATION & FACILITIES

Swimming pool, Gymnasium, Steam, Aerobic room, Tennis court, Table Tennis, Cards room, Party hall and Squash court.

SKY CLUB FACILITIES

Viewing Deck, Tea Lounge Function Hall, Theaterette.

ADDITIONAL FACILITIES

Gas pipelines for apartments.

SECURITY & TECHNOLOGY

Smart card access to lift lobbies, CCTV surveillance system, video door phone.

SPECIFICATIONS FOR DUPLEX AND TRIPLEX UNITS

FLOORING

- Wooden flooring in the master bedroom and family room.
- Vitrified tiles flooring in all other bedrooms and marble flooring in living / dining area.
- Ceramic tiles in bathrooms and kitchens.
- Non – skid tiles for the balcony.
- Private swimming pool will have glass mosaic and the pool deck will be done with suitable non-skid material. (For triplex) .
- Anti – skid ceramic tiles will be used in open terrace areas.

INTERNAL STAIRCASE

Wooden flooring for the steps and MS Railing with wooden handrail.

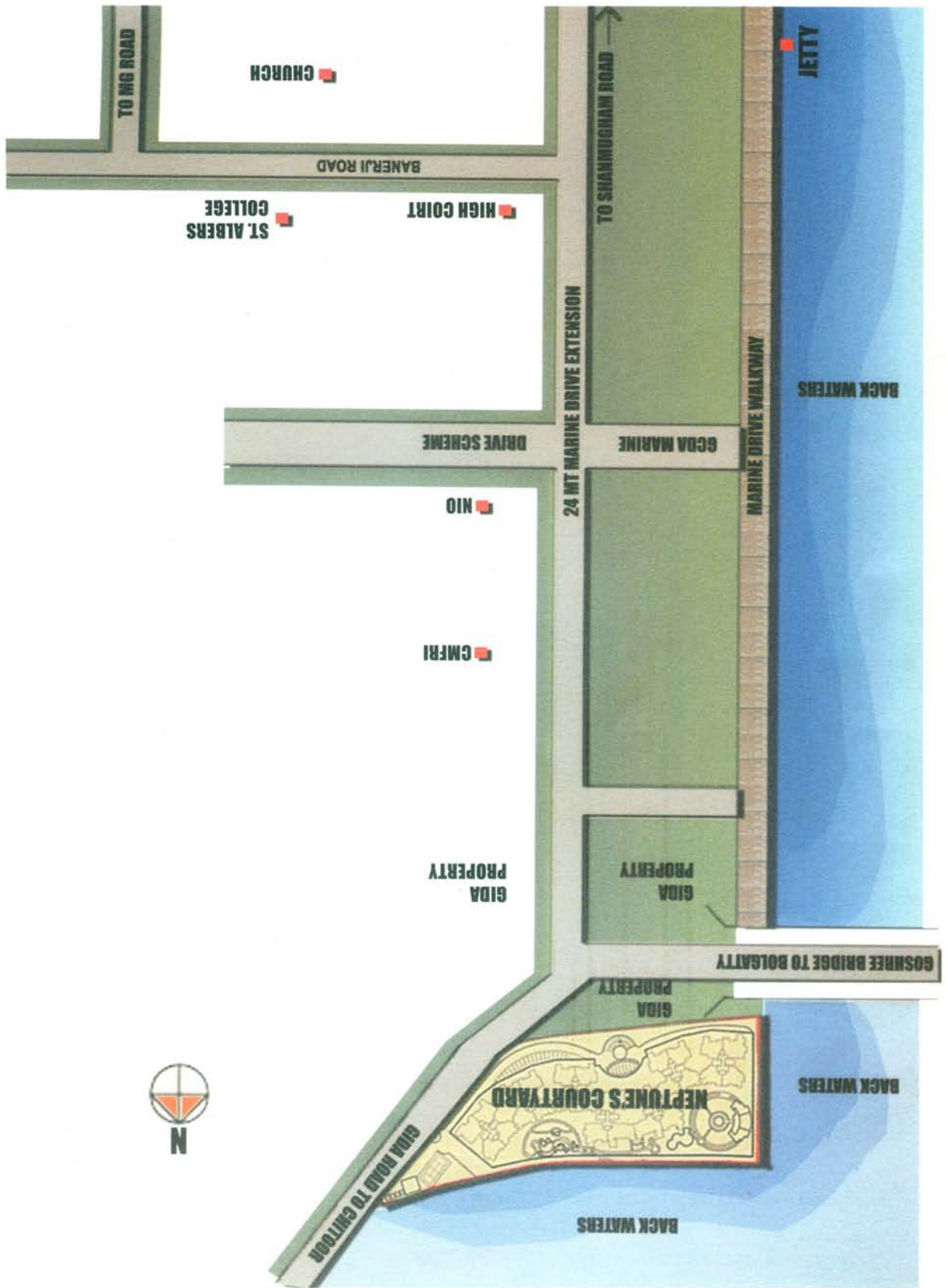
TELEVISION

Television points will be provided in living / family rooms and all bed rooms, as well as the pool deck and servant's room.

TELEPHONE

Telephone points will be provided in living / family rooms and all bedrooms, as well as the pool desk and servant's room.

LOCATION MAP





Prestige Group

Head Office : 'The Falcon House', No.1, Main Guard Cross Road, Bangalore - 560 001. Ph: +91-80-25591080. Fax: +91-80-25591945.

E-mail: properties@vsnl.com

Branch Offices:

Chennai: Citi Towers, 7th Floor, 117, Thyagaraja Road, T. Nagar, Chennai - 600 017. Ph: +91-44-28154088.

E-mail: chennai@prestigeconstructions.com

Hyderabad: Level-1, Merchant Towers, Road No.4, Banjara Hills, Hyderabad - 500 034. Ph: +91-40-23351440/41. Fax: +91-40-23351442.

E-mail: hyd@prestigeconstructions.com

Kochi: Unit No. 32, 1st Floor, Bay Pride Mall, Marine Drive, Kochi - 682 031. Ph: +91-484-4030000/4025555. Fax: +91-484-4026666.

E-mail: cochin@prestigeconstructions.com

Web: www.prestigeconstructions.com

