

The Premium Address

At Premium Location

NESTOR PEARL



# Nestor Pearl

Spacious and skilfully designed 3 BHK Villa

Own a luxury house at premium location,

Serene residential area,

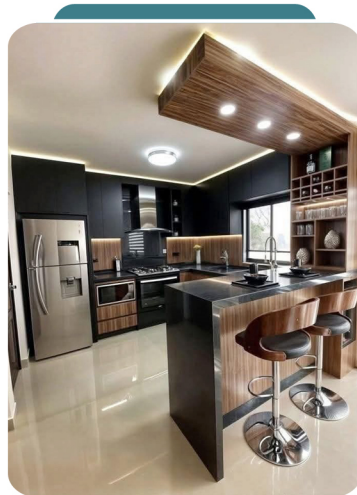
All amenities in walking distance,

Located at the heart of Palakkad,

Walkable distance to Collectorate & Civil Station.

## Ready to Occupy

|                           |                                    |
|---------------------------|------------------------------------|
| 1500 sq.ft. built up area | Modular Kitchen                    |
| 3 Bed Rooms, 4 wash Rooms | Inverter Ready wiring              |
| Plot size : 4 cents       | CCTV wiring                        |
| Column foundation         | AC power points in all bedrooms    |
| Attic/Roof top Patio      | Geyser points in bedroom washrooms |
| Pavered frontyard         | EV charging provision              |
| KWA (Malampuzha) Water    | Home Automation - Smart Switch     |



## Specifications:

Foundation: RCC column foundation as per structural design  
Waterproofing of the entire Plinth Beam, ATT,

Structure: Solid concrete bricks masonry and RCC column,  
beam for Sitout and Balcony

Flooring: Living & Dining - Kajaria Large tiles 1600x800  
Bedrooms - Kajaria tiles of 1200x600  
Wash Room wall tiles upto 210 cm height.

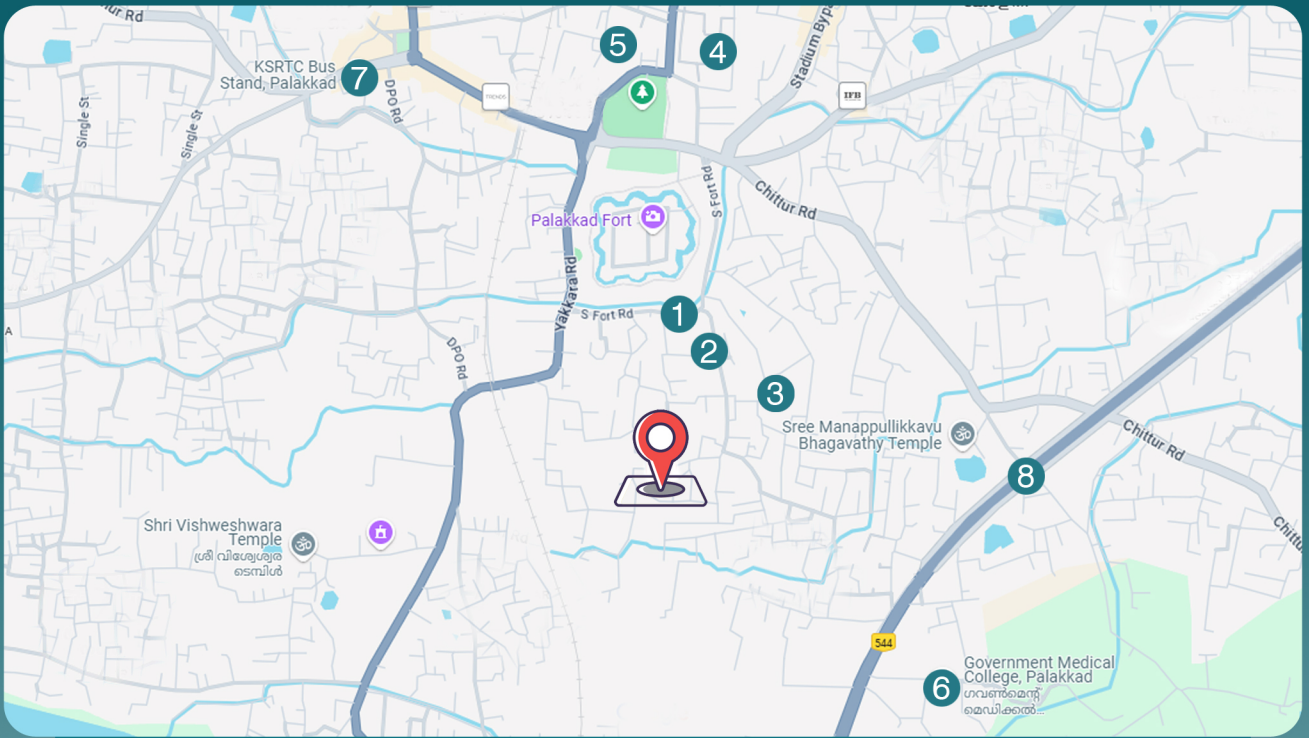
Kitchen: Modular Kitchen cabinets with sink and faucet.

Plumbing & Sanitary: Jaguar and Parryware, Concealed CPVC and UPVC lines  
Diverter with shower in attached bathrooms  
1000 liter 3 layer Water Tank (White)

Doors & Windows: Main Door - High Security Steel Doors  
Inner Doors - Metal door frames, Laminated door  
Bath Rooms - High Quality UPVC doors  
Windows - Heavy guage Polished MS Rod Grills; UPVC shutters

Electrical: All wires Havels, PVC conduit, GM switches,  
Air-Conditioner Point in all Bedrooms  
Geyser Point in all attached Washrooms  
Mirror Light point in all Washrooms  
EV Charging Provision, Inverter Ready Wiring  
CCTV Cabling,





1 - Civil Station (700 m)

2 - District Courts (600 m)

3 - Fire Station (600 m)

4 - District Hospital (1.2 Km)

5 - Municipal Office (1.2 Km)

6 - Medical College (1 Km)



7 - KSRTC Bus Stand (1.5 Km)

8 - NH 544 (1 Km)

## *A Few Completed Projects*



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Location QR