

FRAGRANCE
OF FINE LIVING.
FOR LIFE.


Freesia
COMPACT APARTMENTS
KAKKANAD, KOCHI

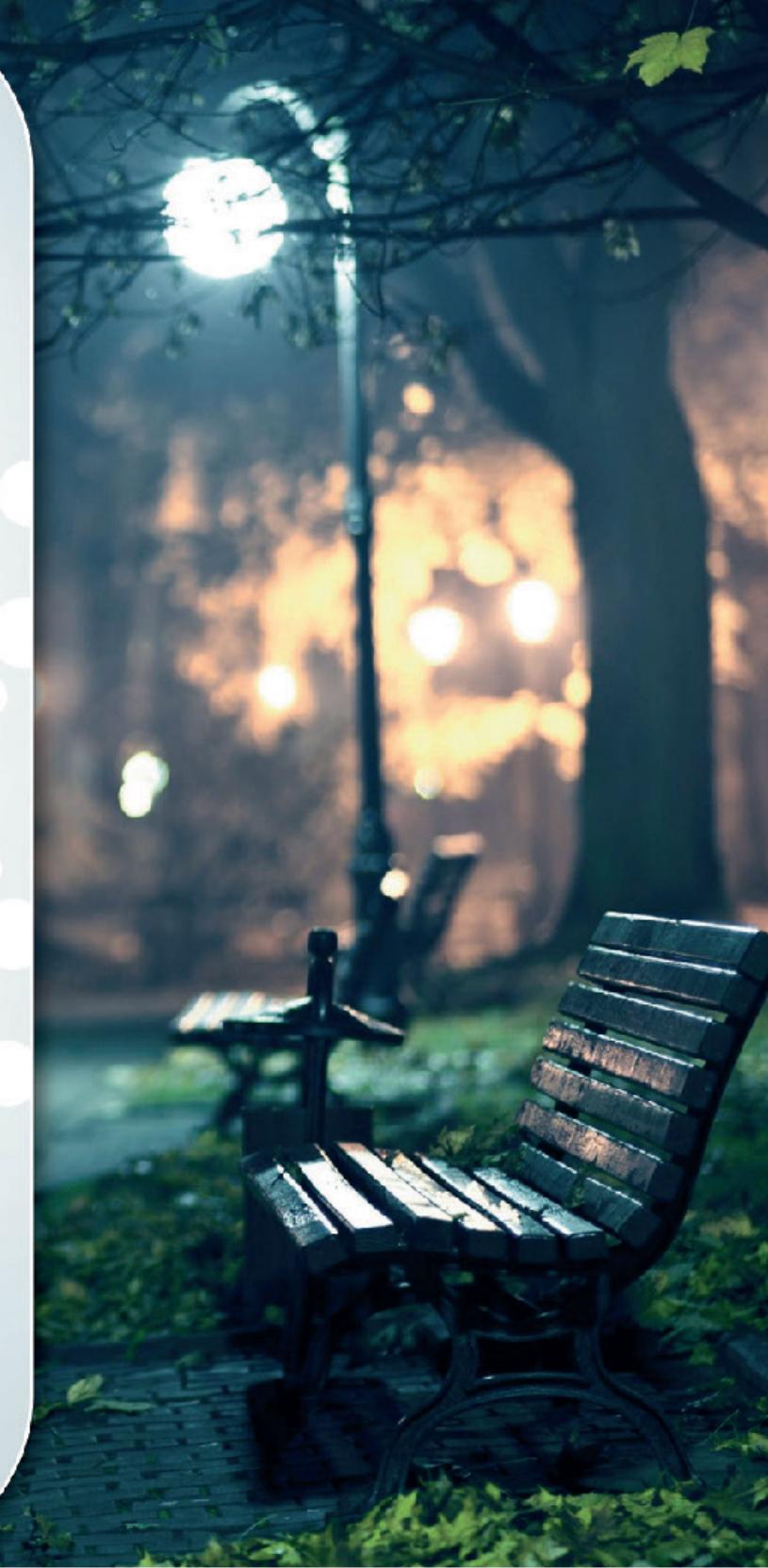



Smile
homes
- A CONFIDENT GROUP VENTURE -
www.confident-group.com

WHERE FINE LIVING BECKONS

The magic of Smile Homes rolls on with Freesia. The venture, spread closer to the elements of nature, yet enjoys easy connectivity to all the conveniences one could ask for. Lush green trees, cool breeze, bright sunshine, pure air, calm and serene atmosphere create a soothing effect on your mind, body and soul.

Freesia, compact luxury apartments from Smile Homes, a division of Confident Group, the best housing brand of Kerala, offers a true blend of style and substance at a strategic location near Info Park, Kakkanad, Kochi.



FINE LIVING IN KOCHI.
NOW WITHIN YOUR REACH.



Freesia, comprising 162 units will stand on 2 blocks spread across 134 cents - block A, with G+9 floors, will house 90 apartments; and block B with G+9 floors will house 72 apartments. The low rise buildings are part of a themed green area that offers a visually delightful surroundings for modern living and comes with standard amenities too.

SMILE - GET CUSTOMIZED LOANS AT HIGHLY SUBSIDIZED INTEREST RATES

Thanks to the PMAY scheme a new initiative by the Central Government, Confident Group partnered with leading banks and financial institutions to provide you with attractive home loans at highly subsidized interest rates by integrating the Pradhan Manthri Awas Yojana (PMAY) scheme.

The beauty of this scheme is that first home buyers who are eligible under the Central Government guidelines will enjoy various benefits. The categorisation is as follows:

CRITERIA	EWA-LIG	MIG-I	MIG-II
Maximum household income per annum	Up to 6 lakhs	6 - 12 Lakhs	12 - 18 Lakhs
Maximum property Area (carpet area)	No restriction	120 sq.m	150 sq.m
maximum Loan amount for subsidy calculation	6 Lakhs	9 Lakhs	12 lakhs
Maximum tenure for subsidy calculation		20 years	
Interest subsidy (% p a)	6.50%	4%	3%
Subsidy amount	Rs. 2.67 Lakhs	Rs. 2.35 Lakhs	Rs. 2.30 lakhs
Women ownership on property	Yes	Not Applicable	Not Applicable
The beneficiary family should not own a pucca house in India	Applicable	Applicable	Applicable
Housing loan sanction date to be eligible for subsidy	After 17.06.2015	After 01.01.2017	After 01.01.2017

* valid till March 2019

* May change as per Govt rules

FINE LIVING AT FINE LOCATION

Just 5 minutes drive from Info Park, Kakkanad, Freesia enjoys easy seamless access to places of worship, reputed educational institutes, healthcare, eateries, supermarkets, malls, highways, etc.

DISTANCE FROM MAJOR LOCATIONS

INFO PARK - 4.20 KM

[EDAPALLY JN. - 8.00 KM

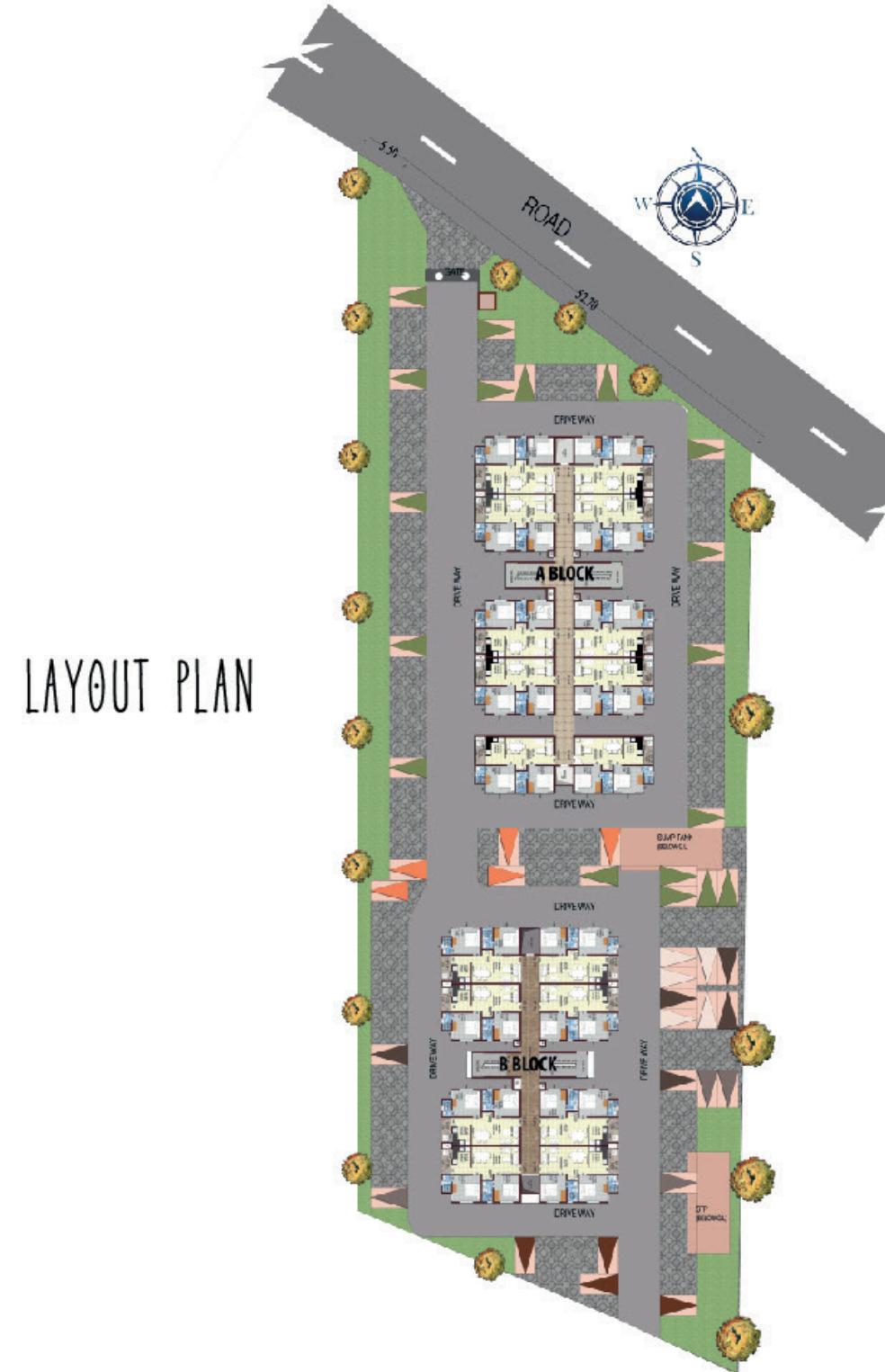
LARIVATTOM JN. - 8.00 KM

AIRPORT - 20 KM

ALUVA - 11KM

LOCATION PLAN





Layout Plan



TYPICAL FLOOR PLAN - BLOCK B



AMENITIES

- Party hall
- Multipurpose Gym
 - Kids Play Area
- 24 Hours Security
- Games Room
- Reception Area
- Intercom facility For Common Area & Security Cabin



SPECIFICATIONS

Structure:- Built on solid foundation, the sturdy framed structure with columns and beams provides a secure frame work for the entire building.

Wall:- Concrete blocks / bricks protect you from the nature's weather elements.

Electrical:- Concealed conduits with high grade copper wires connections / FR Cables, Finolex/RR or equivalent brands for 24/7 safety and adequate points for power and lighting.

A/C provision (dummy) for all bedrooms keeps your apartment at optimum temperature, keep you cool in the summer heat.

Painting (internal walls)- Premium emulsion roller finished paint with cheerful colours that add colour to your lifestyle. (Asian or Equivalent brands)

Painting (internal roof)- Premium distemper in white colour.

Painting (External)- Good quality weather - shielded paints keep your investment looking as good as new. (Asian or Equivalent brands)

Switches:- Sophisticated and trendy looking modular Legrand or equivalent standard switches with 5 year Warranty that lights your world with joy .

Doors (Main Door & Internal doors) :- Skin door and sparkling stainless steel fixtures with Godrej / Dorset / equivalent branded locks with 5 year warranty that protect a world of happiness inside.

Windows:- Latest trend high quality aluminium windows with 4mm thick plain head glass allows maximum utilisation of natural light.

Flooring :- Johnsons / Cera / Equivalent Vitrified tiles for living, Dining and Bedrooms. Kitchen and toilet flooring with good quality ceramic tiles. Quality ceramic tiles for all the common area flooring.

Dado tiling:- 2 feet height well adorned glazed dado tile above the kitchen slab from Johnsons / Cera / Equivalent. 7 ft height glazed / Matte finished dado tile in Johnsons / Cera Equivalent brands in toilets makes maintenance and cleaning a breeze.

Sanitary Fixtures:- Hindware/Cera/equivalent sanitary fixtures complement the rest of your dream home .

CP Fittings:- Convenient and fashionable top of the line, best quality chromium plated tap fittings for bathrooms and kitchens in Hindware/Cera/Equivalent brands with 5 year Warranty.

Cooking Platform:- Classy granite slab for cooking platform, having trendy Stainless Steel sink without drain board.

Water supply:- Underground and overhead storage tanks of suitable capacity in addition to water source from captive well means no more water worries.

Sewage System:- Safe, environment friendly Sewage Treatment Plant (STP) with Ultra Filtration plant that are harmonious with its surroundings as per PCB norms

Intercom Facility:- Facility with one connection in the common area for each floor, lifts and security cabin. The facility helps to make the community united.

Kitchen:- Kitchen with half wall. Customization allowed with toughened glass partition / block work at additional cost

ONGOING PROJECTS IN KOCHI



CONFIDENT AMBER
Near Info Park, Kochi



CONFIDENT SYMPHONY
Near Pulinchodu Metro Station
Kochi



CONFIDENT OBERON
Aluva, Kochi



CONFIDENT LEO
Near Info Park, Kochi



CONFIDENT PRIDE
Near Lulu Mall, Kochi



CONFIDENT IRIS
Near Info Park, Kochi



The Best Housing Brand of Kerala

Confident House, 868/2, S A Road,
Vytilla P O, Kochi- 682 019,
Mob: 95677 54444



Thrissur
Confident House 11/605,
Mathrubhumi Jn,
Vellyannur (PO),
Thrissur – 680 021
Mob: 98959 14444

Calicut
28/975, Thondiyad,
Bye-pass Junction,
Mavoor Road,
Calicut – 6730 071,
Mob: 81293 2111

Kottayam
Confident House,
2nd Floor,
Mannakulathil Tower,
Collectorate P O,
Kottayam - 686002.
Mob: 98953 44499

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TC 13/1151(7),
Kannamoola,
Medical College P O,
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