



PRISUNIC

# Portico



TWO & THREE BED APARTMENTS AT VALAYANAD, KOZHIKODE

## Central Location



The site is centrally located, close to civic amenities like hospitals and schools, places of worship and highways.

MAP NOT TO SCALE

### Distances from the Site

Baby Memorial Hospital.....	3.3 km	Gokulam Public School.....	100m
MIMS Hospital .....	1 km	Prestige Public School.....	1 km
Mankavu Junction.....	1.4 km	Kendriya Vidyalaya.....	1.6 km
Valayanadu Temple.....	200m	UL Cyber Park.....	3.3 km
Kozhikode Railway Station.....	3.8 km	Government IT Park.....	3.5 km
Mofussil Bus Stand.....	3.5 km	Lulu Convention Centre .....	0.5km
Karipur Airport .....	25 km	(Proposed)	
Kozhikode Medical College....	6.7 km	Guruvayoorappan College.....	4.9 km

# PRISUNIC Portico

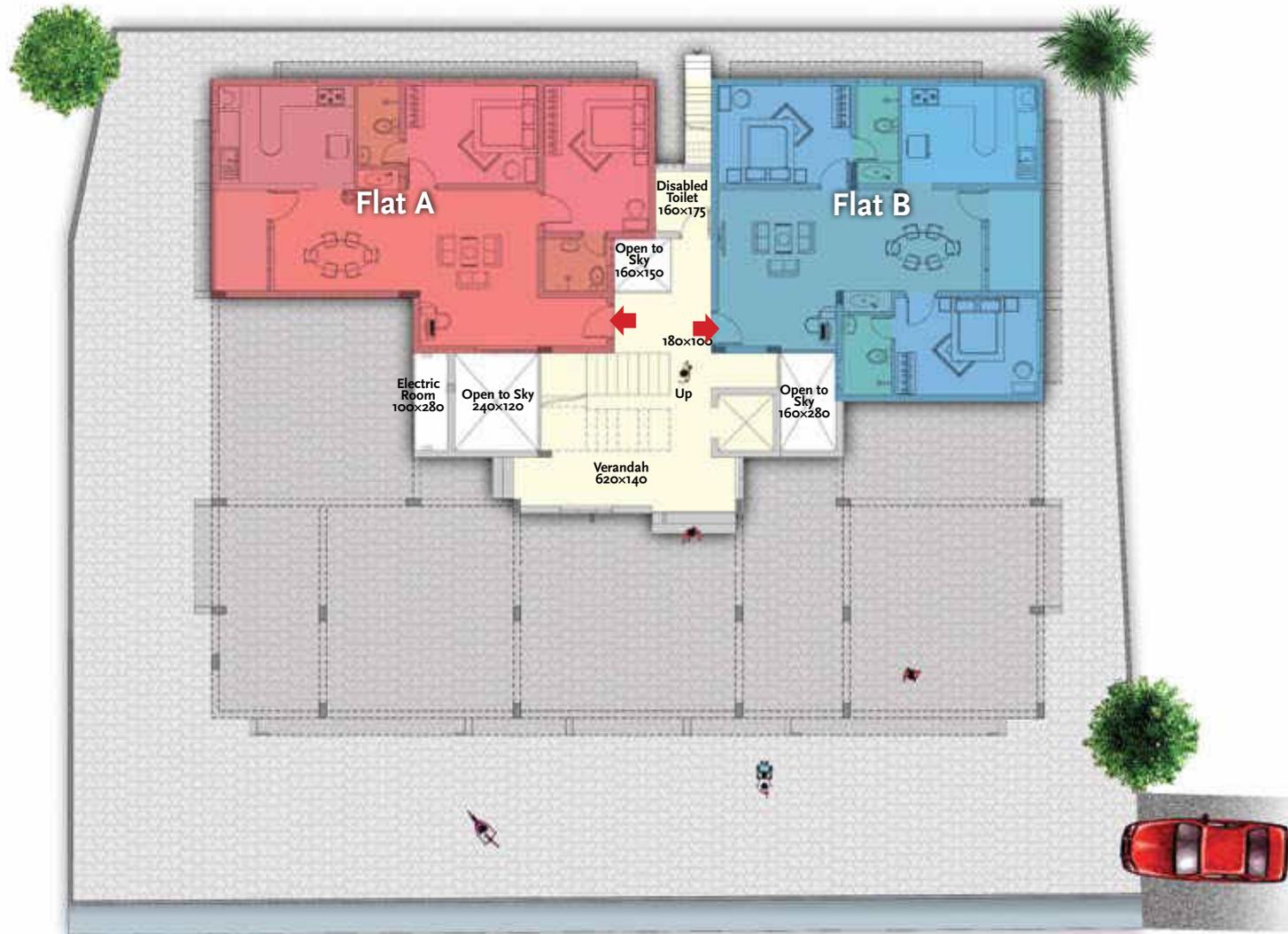
Since its inception in 2007, **Prisunic Builders** has become synonymous with exceptional design, quality construction and timely delivery. Our prestigious projects in the city include Prisunic Windsor Park, Prisunic PineWood, Prisunic Gardens and Prisunic GolfGreens.

**Prisunic Portico** continues the tradition with 14 apartments, spread over three floors in one block to be built in the greener part of Kozhikode city, close to all conveniences. There are two and three bedroom options to choose from for families seeking the comforts of apartment living.



# Ground Floor Plan

The ground floor has only two apartments apart from parking area for vehicles and a disabled-friendly toilet.

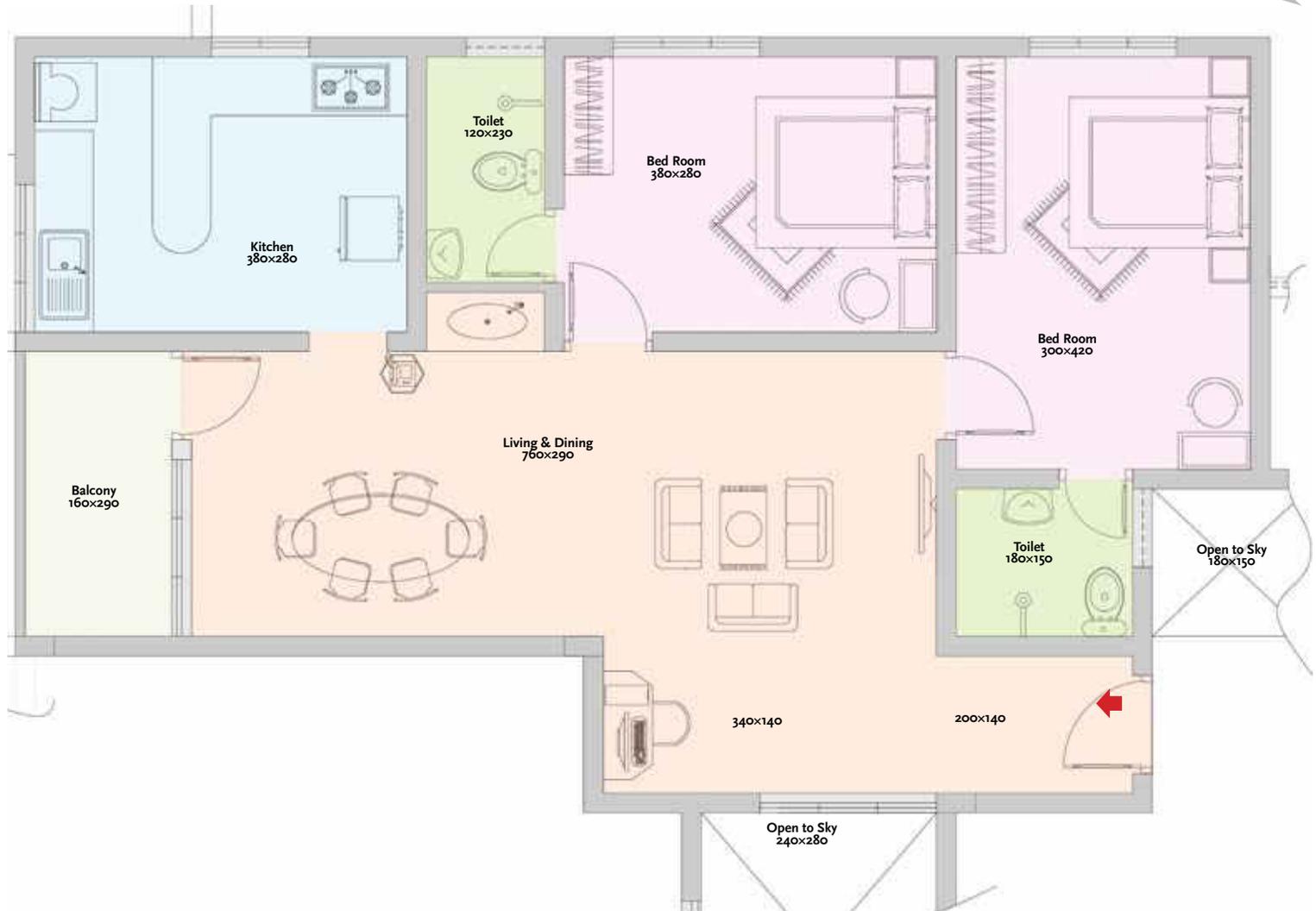


ALL DIMENSIONS IN CENTIMETRES

# Flat A

Flat A is on the ground floor with two bath-attached bedrooms, a living-cum-dining room, a kitchen and a balcony.

AREA 1050 SQ. FT.



## KEY PLAN



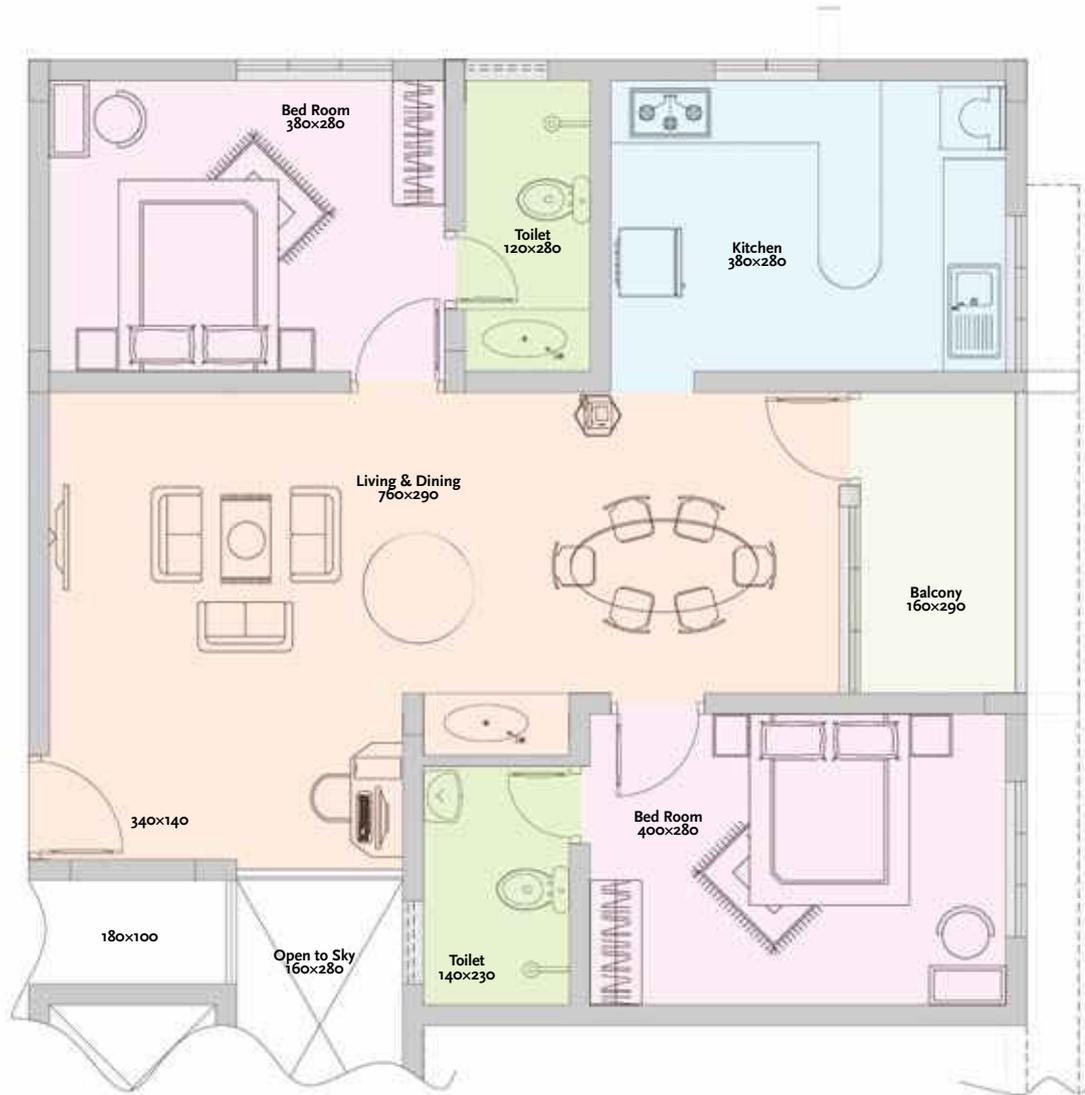
ALL DIMENSIONS IN CENTIMETRES

# Flat B

Flat B is also only on the ground floor with two bath-attached bedrooms, a living-cum-dining room, a kitchen and a balcony.

AREA 1050 SQ. FT.

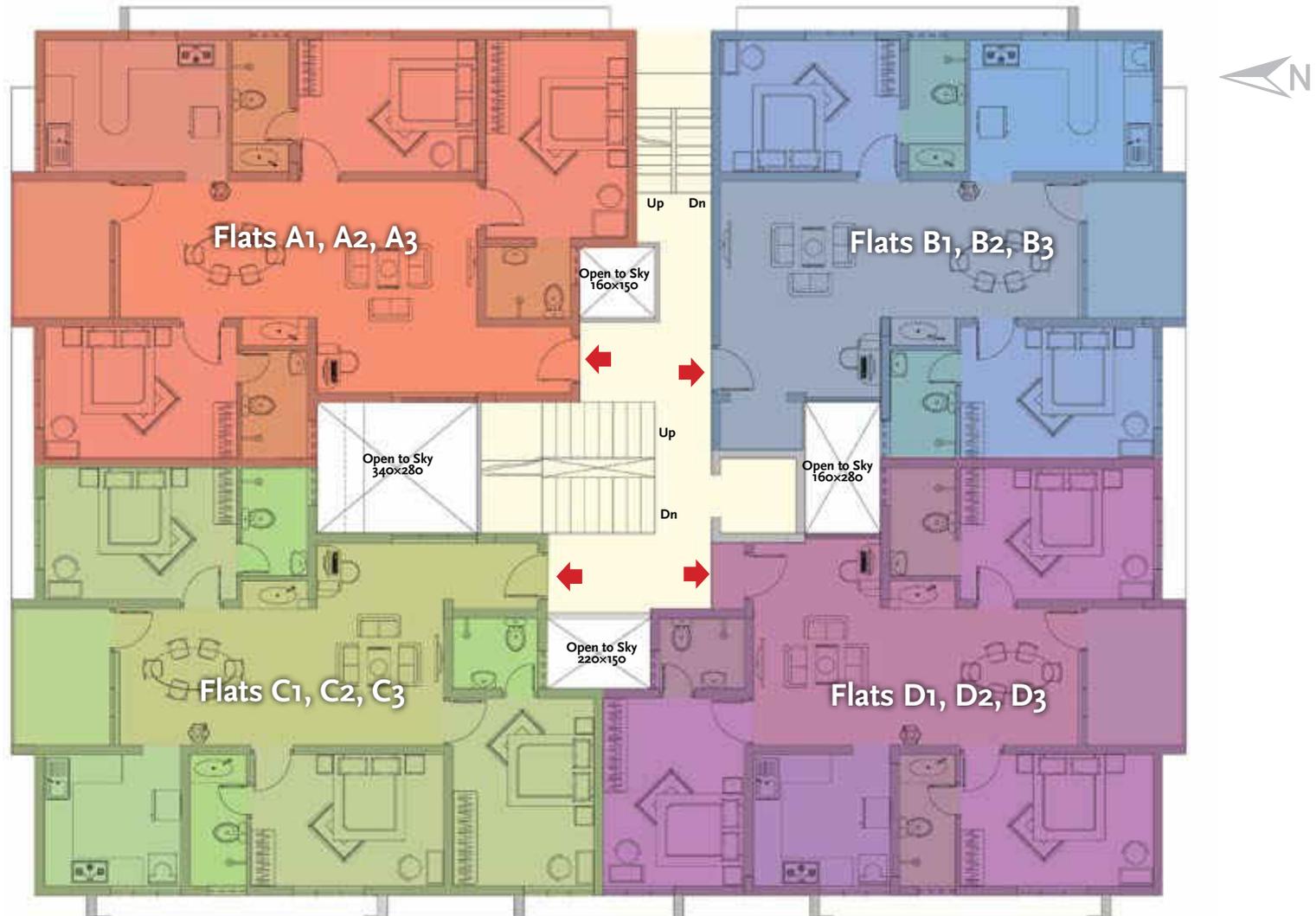
## KEY PLAN



ALL DIMENSIONS IN CENTIMETRES

## Typical Floor Plan for First, Second and Third Floors

Above ground, each floor has four apartments, of which three have three bedrooms each and one has two bedrooms. Each apartment has a balcony looking out into the open.

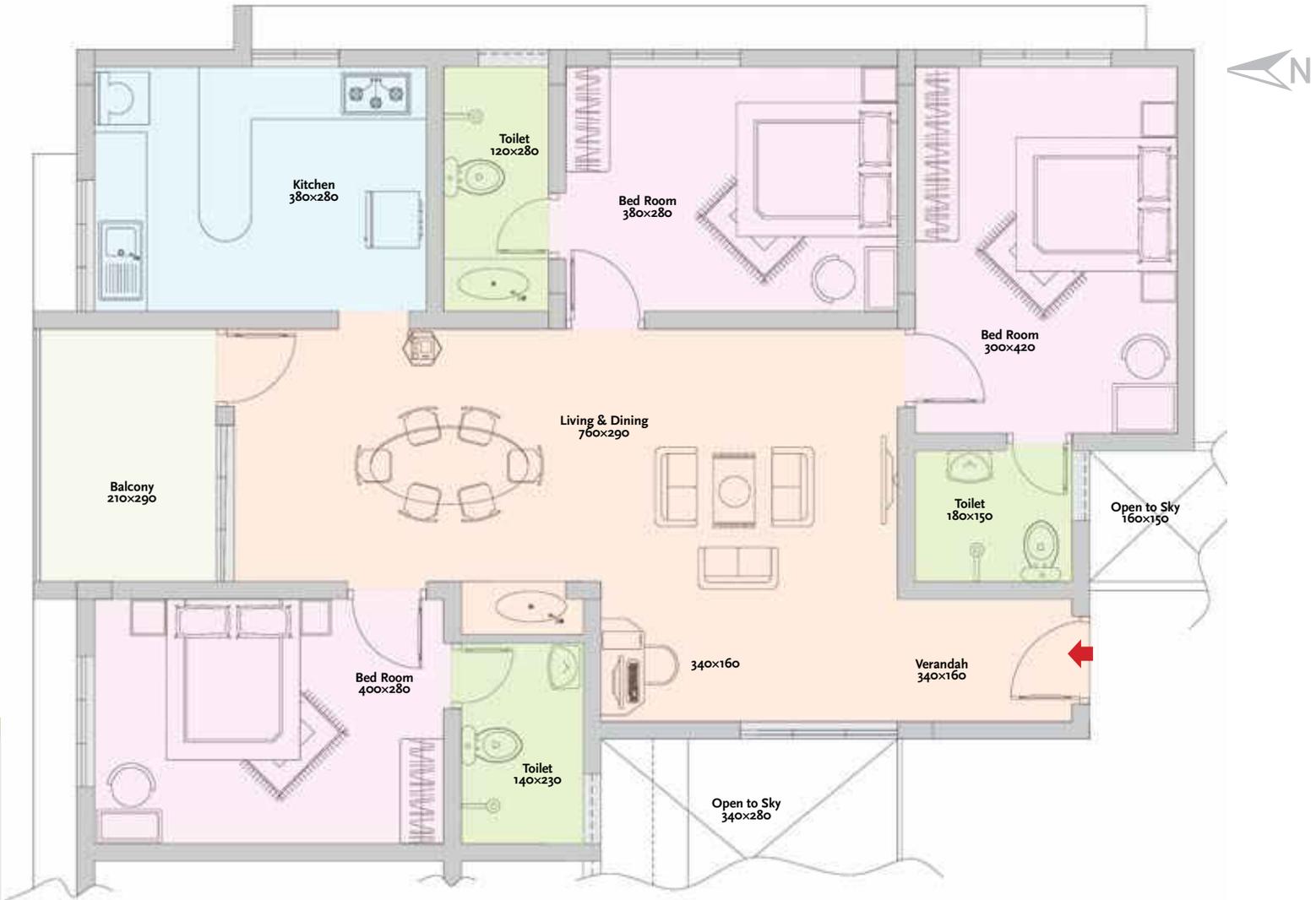


ALL DIMENSIONS IN CENTIMETRES

# Flats A1, A2, A3

These apartments have three bath-attached bedrooms, a living-cum-dining room, a kitchen and a balcony.

AREA 1300 SQ. FT.



### KEY PLAN



ALL DIMENSIONS IN CENTIMETRES

# Flats B1, B2 & B3

These apartments have two bath-attached bedrooms, a living-cum-dining room, a kitchen and a balcony.

AREA 1080 SQ. FT.



ALL DIMENSIONS IN CENTIMETRES

## KEY PLAN



# Flats C1, C2 & C3

These apartments have three bath-attached bedrooms, a living-cum-dining room, a kitchen and a balcony.

AREA 1200 SQ. FT.



ALL DIMENSIONS IN CENTIMETRES

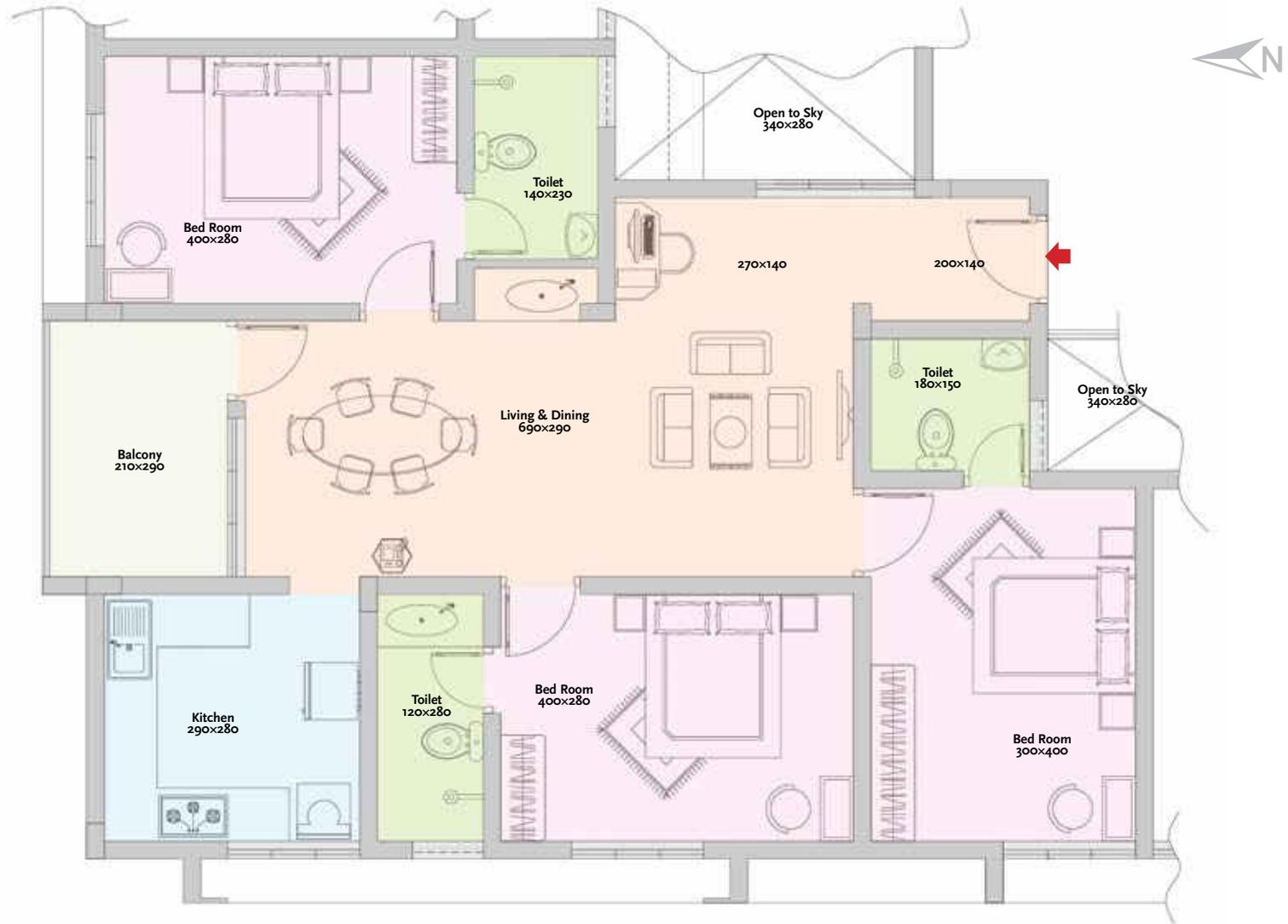
## KEY PLAN



# Flats D1, D2 & D3

These apartments have three bath-attached bedrooms, a living-cum-dining room, a kitchen and a balcony.

AREA 1250 SQ. FT.



ALL DIMENSIONS IN CENTIMETRES

## KEY PLAN



# Specifications



**Quality construction and superior finish has been the hallmark of all Prisunic projects.**



## Structure

All structural RCC work abide to the is 456.

## Walls

Outside walls in laterite/cement block masonry and inside walls in cement block masonry.

## Flooring

Vitrified tiles for common area and inside the apartment.

## Doors

Panelled doors with hardwood door frames.

## Windows

Sliding aluminium windows with MS grills.

## Painting

Plastic emulsion Over putty for interior walls, Enamel paints for door, grills and handrails. Quality weather proof paint for exteriors.

## Electrical

Concealed single phase wiring with independent KSEB meters, Branded flush switches.

## Telephone

Concealed wiring for telephone in living room and master bedroom.

## Television

Points for connection in living room and master bedroom.

## Kitchen

Counter with coloured granite top. Dado tiles up to a height of 50 cm. Stainless sink with drain road. Sink and coloured granite counter in work area. Provision for washing machine and exhaust fan.

## Toilet

Anti-skid ceramic tiles for flooring. Ceramic wall tiles. Provision for Geyser and exhaust fan in master bedroom toilet.

## Sanitary Fittings

White colour washbasin and EWC with cistern (Brand: Parryware/ Hindware or equivalent).

## CP Fittings

Shower, Pillarcock and health faucet in all toilet (Brand: Parryware or equivalent)

## Backup Power

Generator backup for common area and 5 designated points provided in each apartment

## Other Amenities

- Rainwater harvesting
- 24 hours security
- All round compound wall

## Terms & Conditions

1. Sales and construction agreement shall be executed between the builders and buyer on allotment. Once allotted and agreement signed, the prices are firm.
2. The concept of the transaction shall be sale of land/ land share on the condition that builder shall only be undertaking the construction utilizing the funds to be made available by the owner, through advances.
3. The sale deed for the undivided share of land (for apartment) will be registered in favour of the buyer on receipt of the entire payments and before handing over of the contracted built-up area to be constructed through the builders.
4. Stamp duty, documentation charges, registration charges and incidental expenses for registration of the sale deed will be to the buyers account.
5. All payments to be made by Demand Draft or local cheques favouring "M/s Prisunic Builders Pvt. Ltd".
6. The allotment shall be confirmed only at the remittance of the full booking amount on or before the stipulated date intimated by builder, failing which this application shall stand cancelled and the application money will be refunded without interest, only if the builder finds an alternative buyer.
7. Statutory deposits, building tax, service tax and construction workers welfare fee should be paid by the buyer.
8. Request by buyer for any change in material or any additional work, an estimate will be prepared before carrying out the work and buyer need to pay in full the estimated amount before commencement of additional work/change in material.
9. Possession shall be given to the buyer on settling of all the dues to the builders.
10. Maintenance responsibility of the building shall rest with Society/ Association of the Owners/ buyers which shall be formed in conformity with the Kerala Apartment Ownership Act of 1983 within six months of handling over the possession of apartments to the buyer and membership is compulsory and not optional.
11. All measurements and specifications given here are subject to variation without notice and shall be purely at the discretion of the builders.
12. The plans are not drawn to scale and are included only for the purpose of Identification. The measurements shown in the plan are indicative and may vary. Furniture layout is only an indication for space utilization. The elevation shown in the brochure is artist's expression only & the actual may vary according to the practical site conditions. All measurements & specifications shown in the brochure are subject to minor variations without specific or general notice. All such variations / alterations shall be purely at the discretion of the builder.
13. The information contained herein does not form part of the contract and is subject to change.
14. The builders are not responsible for any delay in water connection, electric connection and building number due to the delay by the concerned department.

## Please Note

1. This brochure is purely conceptual and not a legal offering
2. Drawings are not to scale
3. Furniture and fixtures are indicative only
4. Columns are subject to change due to technical reasons
5. Dimensions may vary slightly during construction
6. Unless otherwise specified all dimensions are in centimetres
7. Plans and areas are subject to minor changes

## Other Prisunic Projects



Prisunic WindsorPark, Mankave



Prisunic Gardens, Mankave



Prisunic Pinewood, Kottooli



Prisunic GolfGreens, Malaparamba



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