



# HIGHNESS + HEIGHTS +



SUCCUMB TO AN URBAN LIFESTYLE  
IN A ROYAL SETTING



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27<sup>th</sup>  
PROJECT



# HIGHNESS + HEIGHTS +

TRIPUNITHURA | COCHIN

## Where traditional values meet modern city life

HIGHNESS HEIGHTS - A Premium  
Apartments is located in the Royal City of  
Tripunithura near Ayurveda College at Puthiyakavu.

Within reach is Seaport-Airport  
road and Tripunithura mini bypass.

This residential skyscraper has  
excellent connectivity to medical  
facilities, shopping centers &  
schools. The apartment has been  
carefully designed to allow superior  
ventilation and a spectacular view of  
the greenery.





## Welcome to a life pampered by city life and natural wellness

Welcome to the 'Raja nagari' of Kerala, a royal city with its own contributions to the traditional cultural heritage of Kerala. The erstwhile rulers of Tripunithura were great patrons of art, and hence fine arts and architecture flourished under them in many ways. The town is also a prominent centre of learning for classical arts like Carnatic music, Kathakali and Mohiniyattam besides percussion instruments like mridangam, chenda and maddalam. Tripunithura also has many dedicated centers for stage performances and promotion of art. Whichever way you look at it, the city boasts a rich heritage that sets it apart.





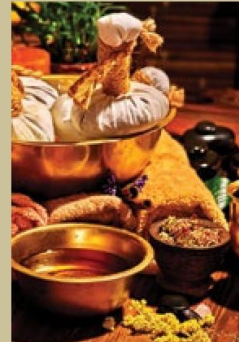
## Seaport Airport Road & Mini Bye Pass

The project has immediate access to to seaport-airport road and mini bypass which makes it easier to reach various parts of Ernakulam without being troubled by city traffic. This also drastically reduces the time to travel to Cochin International Airport



## Pilgrimage Centre

With easy access to some of the most revered temples and pilgrimage spots in Ernakulam, Tripunithura is an ideal place to call your home. From Poornathrayeesa temple to Sri Chottanikkara Bhagavathy temple, Karngachira Church, the town has many ancient temples and shrines that proclaim its ancient glory.



## Government Ayurveda College

Dhanvantharinagar, the campus of Ayurveda College, Tripunithura, is located on Tripunithura-Vaikom Road and is a main attraction when it comes to wellness and nature friendly living. The college boasts 14 departments. A well equipped six storied building for 350 bedded hospital was dedicated to the Nation in a magnificent function



## Educational Institutions

The apartment is conveniently located to meet all your city living needs. Some of the most prestigious educational institutions in the city like The Choice School, RLV (Radha Lakshmi Vilasam) College of Music and Fine Arts, etc. are easily accessible from the apartments.



## The goodness of Ayurveda

Ayurveda is ancient knowledge that indicates the very measure of life, advising on the appropriate and inappropriate, happy and sorrowful conditions of living, and recommending practices auspicious for longevity.

The meaning of 'Ayur' is life, and 'Veda' means knowledge, so Ayurveda means 'knowledge of the science of life'. Ayurveda was derived from the most cherished scripture of India; the Vedas. The four Vedas are the Rigveda, Yajurveda, Samaveda and Atharvaveda.











HIGHNESS  
HEIGHTS





  
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## Happiness from kitchen

The Stylish glazed fireplace of kitchen brings the magic and the charm of taste. really an ethnic place to linger.



## Live in together

Living space that evoke zen movements of tranquility. Liberates you from the feeling of being trapped in a box.



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## Delightful Amenities

Club House | Multi Gym | Plush Lobby  
Roof Top Lounge | Kids Fun Zone | High Speed  
Elevators | 24 Hours Security | Association Room



# HIGHNESS + HEIGHTS +



Type A  
3 BHK-1195 Sqft.



Type B  
2 BHK-936 Sqft.



Type C  
3 BHK-1200 Sqft



Type D  
2 BHK-898 Sqft.



# HIGHNESS + HEIGHTS +



Type E  
2 BHK-866 Sqft.



Type F  
2 BHK-867 Sqft.





Type G  
2 BHK-988 Sqft.



Type H  
2 BHK-912 Sqft.



# HIGHNESS +HEIGHTS+



Type J  
2 BHK-915 Sqft.



Type K  
2 BHK-774 Sqft.



Type L  
2 BHK-829 Sqft.



Type M  
2 BHK-831 Sqft.



## Specification

### STRUCTURE RCC

Framed structure on deep pile foundation. Block masonry for walls

### FLOORING

Vitrified for lobby and all rooms, rustic for kitchen and anti skid for toilets and balcony

### KITCHEN

Granite countertop with glazed tile dado for wall upto 60 cm height. Soft coloured sanitary ware (Parryware/ Hindware equivalent), concealed plumbing lines with superior C.P Fittings

### PAINTING

Plastic emulsion over putty finish for internal walls. Enamel paint for wood works and grills. Exterior with weather coat emulsion paints

### ELECTRICAL

Concealed conducts wiring with copper conductor controlled by ELCBs and MCBs. Modular switches of Legrand or equivalent

### POWER BACKUP

Generator backup for elevators, water pump, common area lighting and inverter provisions inside the apartment

### INTERNAL DOORS & WINDOWS

Teakwood Veneer finish door for entrance, moulded panelled frame and shutter for Internal Doors. Aluminum powder coated window & ventilators

### WATER SUPPLY

Water through sump to overhead tanks and 24 hours water supply

### FIRE & SAFETY

As per the revised standards of Kerala Government and Fire & Rescue Department



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# Key Plan



2<sup>nd</sup> to 17<sup>th</sup> Floor



18<sup>th</sup> to 19<sup>th</sup> Floor



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## Proximity to nearest Centres

- Ayurvedic College - 50 m
- Agasthyashramam - 800 m
- Music College - 2.5 Km
- Trippunitura railwaystation - 3.5 Km
- Hill Palace - 4.5 Km
- Sea Port Airport Road - 5 Km
- Choice School - 5.1 Km
- Vyttila Jn. - 7.5 Km
- Lakeshore Hospital - 9Km
- Airport - 30 Km

## Terms & Conditions

Once allotted and the agreement signed, the prices are firm. Payment shall be made by DD/Cheque payable at Ernakulam in the name of SHWAS BUILDERS & DEVELOPERS PVT LTD. Collection charges for outstation cheques will be debited to clients account. Possession shall be given to the customer on settling of all the dues to the company, Statutory deposits, building tax, GST, KWA/KSEB connection charges, share of transformer cost, cabling charges, contribution to construction worker's welfare fund, and deposits for apartment owner's association, and any other mandatory charges to be paid by the buyer. The brochure only for information and this does not constitute a legal offer/ invitation to an offer.



# OUR SHOWCASE



**Mystic Bells**



**Mystic Heights I**  
LIFE STYLE APARTMENTS  
VYTILA-COCHIN



**Mystic Heights II**  
LIFE STYLE APARTMENTS  
VYTILA-COCHIN



**Mystic Heights III**  
LIFE STYLE APARTMENTS  
VYTILA-COCHIN



**MYSTIC CHARMS**  
KADAVANTHARA, COCHIN



**ALPINE**  
PERIYAR BANKS  
ALLUVA COCHIN



**cyber Plaza**  
MIDRANGE APARTMENTS  
SEWPORT AIRPORT ROAD  
KADAVANTHARA



**mystic winds**  
LUXURY VILLAS  
TRIPUNITHURA-KOCHI



**HOTEL HORIZON INTERNATIONAL**  
GURUVAYOOR



**Guest House**  
TRIPUNITHURA  
KOCHI



**MOON WATERS sky villas**  
PERIYAR BANKS  
ALLUVA COCHIN



**TRICORE 2**  
KADAVANTHARA



**DUAL CORE**



**MOON WATERS sky villas**  
PERIYAR BANKS  
ALLUVA COCHIN



**MOON WATERS sky villas**  
PERIYAR BANKS  
ALLUVA COCHIN



**Palm Bay**  
LUXURY VILLAS



**Trio Core 22**  
PERIYAR BANKS



**Mystic Heights IV**  
LIFE STYLE APARTMENTS  
VYTILA-COCHIN



**AQUA CITY**  
the ultimate destination in cochin  
PERIYAR BANKS  
ALLUVA COCHIN



**blue berry**  
LUXURY VILLAS  
THURAVOOR



**Epcot County**  
Elegant twin villas | Cochin



**SHWAS Fortuna**  
SHADES FOR LIFE  
PUTHUVANKALLI TRIPUNITHURA



**HIGHNESS HEIGHTS**



ISO 9001:2008  
CERTIFIED BUILDER



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