

An Iconic Absolut
Lifestyle...

MPS

INDIA

designing life experiences

ABSOLUT

River View Luxury Apartments at Vytilla



30 years back from a humble business in spices to becoming the conglomerate that it is, the MPS group today boasts of work ethics and partners that are decades old. Within a decade of experience in construction of its own commercial projects across Kerala, MPS today has created a hallmark of Quality that stands undisputed with its clients. Having scored well in the Business of Construction, MPS looks forward to being that company that stands by the expectations and exceeds the quality perceptions of the populace of Kerala. One of the few no liability Realty companies that has stood the test of time through its actions rather than words, MPS proudly unveils "Absolut".

Absolut is a journey that helps discover the inner sanctum of peace, joy and happiness by the serenading backwaters and the lush green beauty of nature, and yet also having luxurious amenities at one's own backyard.

This is us, designing life experiences, for now and forever...





MPS
INDIA

MPS
ABSOLUTE



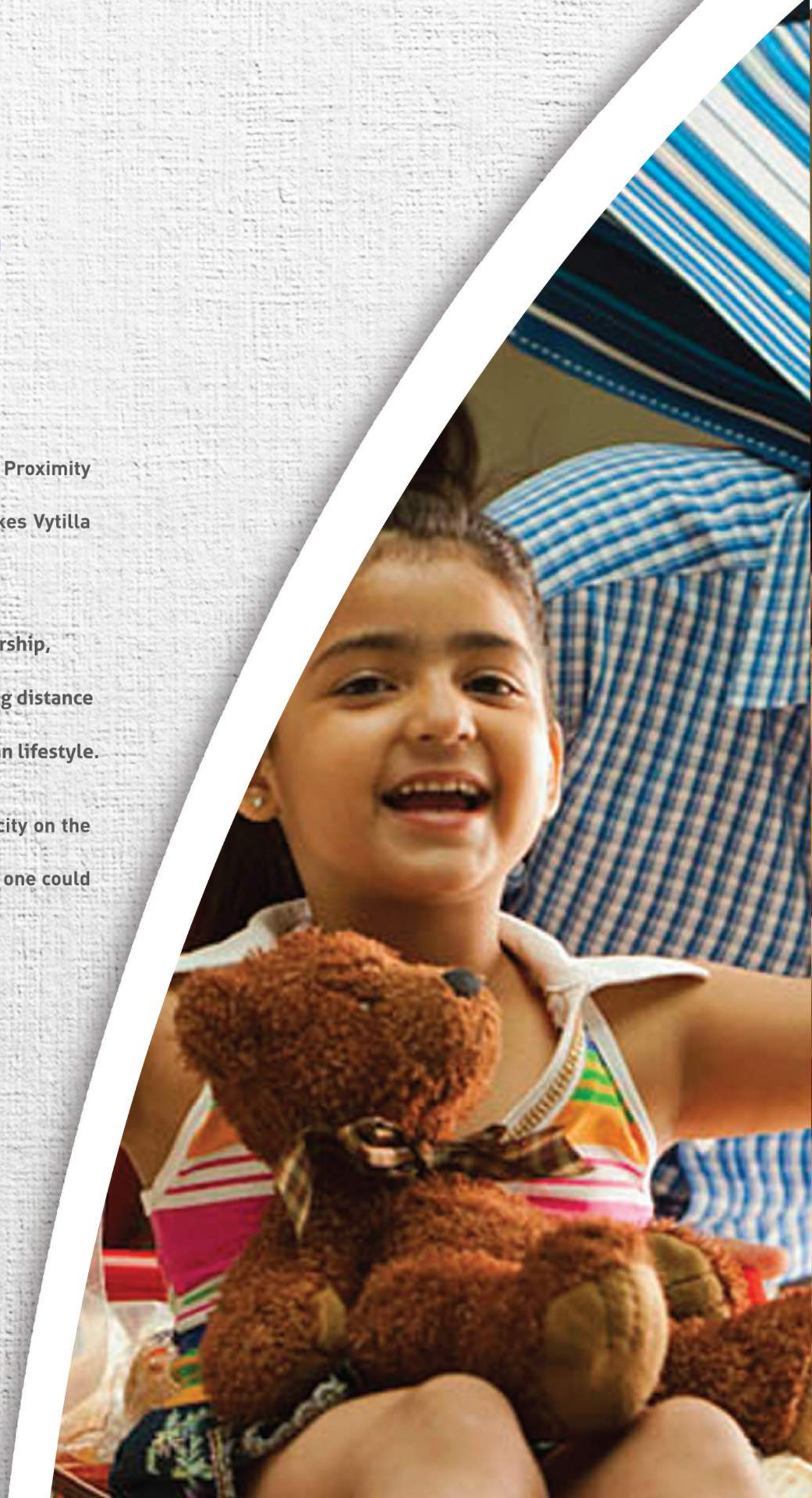
ABSOLUT

River View Luxury Apartments at Vytilla

MPS Absolut is in one of Kerala's most Wanted Location - Vytilla. Proximity to the National Highway (NH 47), Metro Rail & Water Metro makes Vytilla the absolut hotspot.

With the Vytilla Mobility Hub, Kochi Metro Station, places of Worship, Education & Healthcare centres, Upcoming Malls at just a walking distance from this project, the location makes it an absolut abode of urban lifestyle.

Nestled in a green and serene atmosphere on one side and the city on the other side, MPS Absolut in Vytilla is undoubtedly the best choice one could ever have.





ABSOLUT

River View Luxury Apartments at Vytilla

Step into a brand new way of Celebrating Life with MPS Absolut.

Our thoughtful designs, in-depth planning and detailing makes your homes Beautiful as well as Functional. Every day, you will experience the luxurious amenities in our project. The tranquility and the landscaped exterior spaces immerses you in a world free from stress and keeps you in high spirits all day long.

We cater to the needs of every age group. A play area for the little ones to run about, laugh out loud, play & have fun. Along with a swimming pool, sporting & gym facilities, recreation room, etc. the time spent in the apartments will be enjoyable and well spent. The landscaped gardens and BBQ counter adds zest to one's everyday life here at MPS Absolut.

Live Conveniently, experiencing world-class Comforts!





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River View Luxury Apartments at Vytilla

AMENITIES

- **Swimming Pool with Kids Pool**
- **Well-equipped Health Club with Gymnasium**
- **Multi-Purpose Entertainment & Party Space**
- **Shuttle Court**
- **Table Tennis**
- **Basketball Practice Post**
- **Cards & Carrom Room**
- **Children's Play Area**
- **Toddlers' Park**
- **Barbeque Counter**
- **Intercom Facility**
- **Centralised gas supply system**
- **Car Washing Area**
- **Wi Fi in Common Area**
- **CCTV in Common Areas**
- **Guest Suites**
- **Driver's Room**
- **Rainwater Harvesting System**
- **Sewage Treatment Plant**
- **Round the Clock Security**

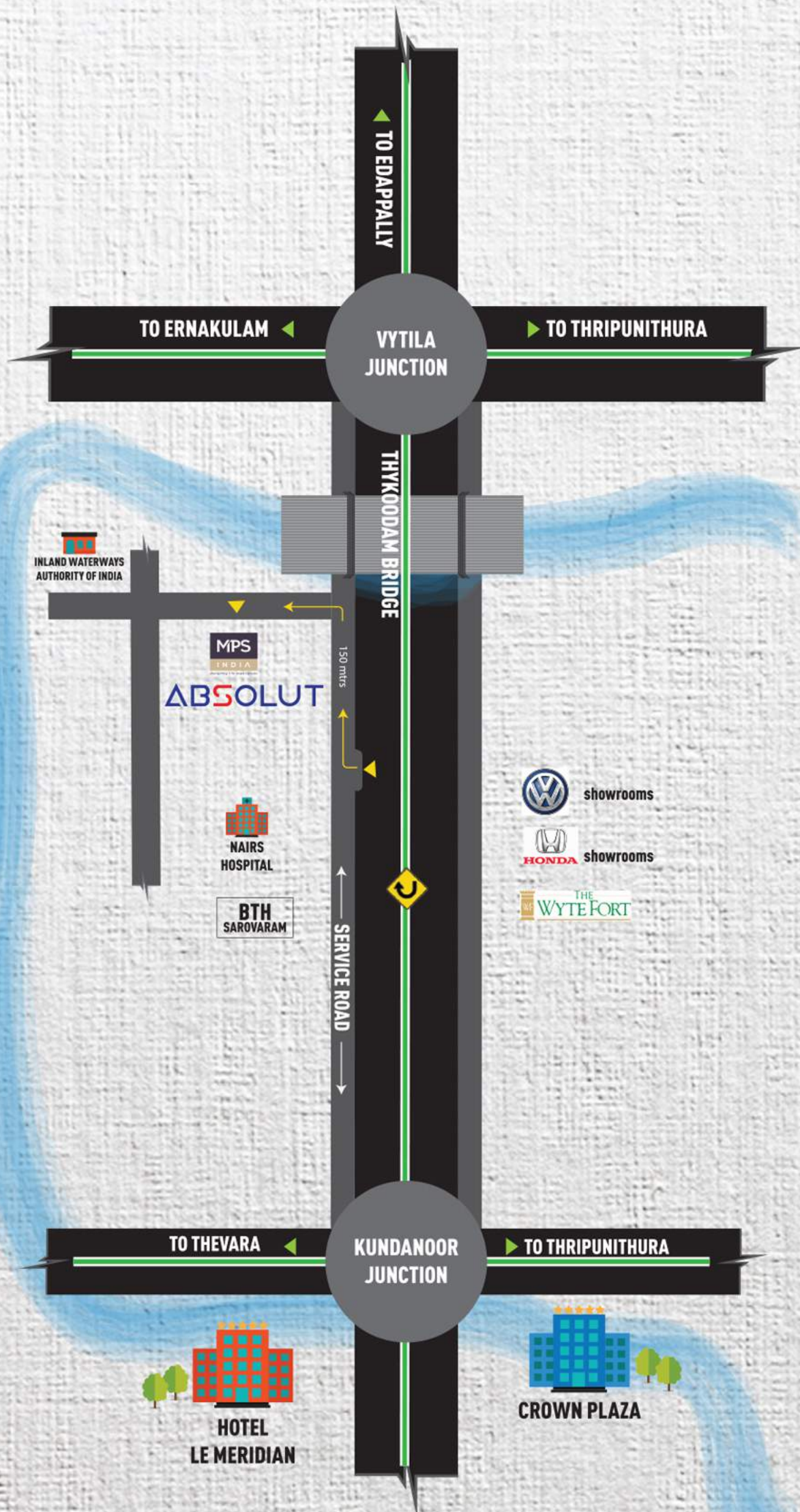




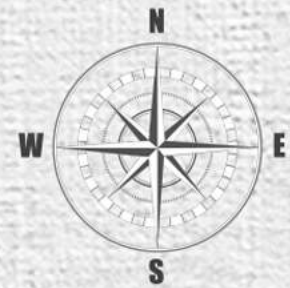
GROUND FLOOR PLAN



FIRST FLOOR PLAN



LOCATION MAP



PROXIMITY

Nairs Hospital	: 200 mts
NH 47	: 200 mts
Vyttila	: 2 km
Metro Station	: 2 km
Lakeshore Hospital	: 3.5 km
Lulu Mall	: 8 km
MG Road	: 5Km

ABSOLUT SPECIFICATION

FOUNDATION	Earthquake Resistance Pile Foundation
STRUCTURE	RCC Framed Structure with Column and Beam as per structural design.
FLOORING LIVING/ DINING & BEDROOMS	2 feet x 2 feet Vitrified Tiles
KITCHEN	2 feet x 2 feet Vitrified Tiles. Ceramic tiles above the counter top upto a height of 2 feet.
BATHROOM	1 feet x 1 feet Anti-Skid ceramic tiles on the floor and ceramic tiles upto door level.
BALCONIES AND UTILITY	1 feet x 1 feet Anti-Skid ceramic tiles
DOOR FRAMES	Teakwood Main door frame and Hardwood internal door frames.
DOOR SHUTTERS	Teakwood Finish Main door. Flush doors with enamel paint on both sides for internal doors.
WINDOW SHUTTERS	UPVC sliding window shutters with 5mm thick glass panel.
KITCHEN COUNTERS	Polished granite(Black) with round nosing.
KITCHEN SINK	Good quality Single bowl Stainless steel sink with drainboard
TOILETS	Imported/ Indian (CERA/ Hindware/ equivalent) sanitary fittings. Concealed piping & premium quality CP fittings (CERA/ Hindware/ equivalent). Hot & Cold water taps with shower in all toilets.
PAINTING	Internal walls will be coated with Asian / ICI emulsion paints (roller and putty finish). External walls will be coated with Asian / ICI weather-proof paints.
ELECTRICITY	KSEB connection as per rules & regulations of KSEB. Concealed conduit wiring with copper conductor from Finolex/ equivalent. Adequate Light & Fan points with Legrand/ Crabtree/ equivalent switches. AC point in Master Bedroom, Provision for AC in Other Bedrooms. Provision for geyser & exhaust fan in all bathrooms.
BACKUP GENERATOR	500 watts for 3BHK & 350 watts for 2 BHK with automatic change over. Generator backs for common arealights, pump rooms, etc.
WATER SUPPLY	KWA water supply in the kitchen, subject to rules & regulations of KWA. Borewell /well water in other points.
LIFT	Two Automatic Lifts
INTERCOM	Intercom facility for all Flats and Security cabin.
FIRE FIGHTING	As per Govt. Safety norms.

MPS PROPERTY MANAGEMENT SERVICES

MPS Property Management Division offers a complete range of services viz. handling township management, house keeping, security, mechanical & electrical services, environmental health & safety management, horticulture, club management. The primary objective of the division is to help reduce operating costs, enhance property value and simultaneously maintain a superior living environment for all residents. The home care division takes care of all nitty-gritty issues that property owners may face and also offers solutions like remittance of statutory payments to local bodies, taxes, telephone, electricity, water bills etc. The rental division helps to assess rental value, advertise and show property to potential tenants, draw up rental /lease agreement, follow up, collect security deposit, monthly rental payments and account the same. In the necessity of the sale of a property, this division will handle the end to end solutions like giving advertisements and showing the property to prospective buyers.

COMPLETED PROJECTS



Argento
Edappally, Ernakulam



Royal Plaza Inn
5 Star Hotel
Calicut, Kozhikode



MPS Tower
Calicut, Kozhikode



Royal Plaza
Perinthalmanna, Malappuram

ONGOING PROJECTS



MPS Apstone - Apartments
Kazhakoottam, Trivandrum



MPS Apstone - Villas
Kazhakoottam, Trivandrum



MPS Aiana
Mukkola, Trivandrum



MPS Ambience
Thripunithura, Ernakulam



MPS Aroma
Kaloor, Ernakulam



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MPS INDIA HOLDINGS PVT.LTD
Builders & Developers

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Thanmmanam P.O., Ernakulam – 682 032, Ph: 0484 233 1652

BRANCH OFFICE

TRIVANDRUM: TC 2/1262, Pottakuzhi, Opp. KSEB, Pattom Palace P.O.,
Trivandrum – 695 004, PH: 0471 244 3714

PERINTHALMANNA: Royal Plaza Building, Room No: 39, Opp. KSRTC Bus Stand,
Mannarkad Road, Perinthalmanna, Malappuram – 679322

CALICUT: Royal Plaza Inn, MPS Tower, Arayidathupalam, Opp. Federal Tower,
Puthiyara P.O., Calicut – 673004