

ABAD
LUXURIA
— PREMIUM RESIDENCES —
THRIKKAKARA

EXPERIENCE THE PINNACLE
OF EXCEPTIONAL LIVING...



Where every wall is a whisper of luxury and opulence ...

Soaring plushly across 26 floors, ABAD Luxuria in Thrikkakara is a treasured boutique of 88 artfully crafted 3BHK apartments - each a testament to superior design, timeless sophistication, contemporary comfort, and unmatched convenience.

With just four residences per floor, every home is a reflection of its owner's unique style and aspirations, shaped thoughtfully from concept to creation, from vision to execution, seamlessly blending elegance and functionality thereby transforming dreams into distinctive living spaces.

ABAD Luxuria is a home that stunningly metamorphoses your lifestyle into an exclusive work of art



ABAD LUXURIA

— PREMIUM RESIDENCES —
THRIKKAKARA

Snugly tucked away in the scenic locale of Thrikkakara, in the heart of Kochi, ABAD Luxuria stands alone as an unsurpassed emblem of refined living. Building on the remarkable success of ABAD Oasis, ABAD proudly returns to one of Kochi's most desirable neighbourhoods, continuing its well founded legacy of trust, integrity and uncompromising distinction.

A truly one of its kind home as unique as you are - tailored in every detail - awaits your arrival.

Trust ABAD. Live ABAD. Welcome Home



The perfect location
The perfect home
The perfect family

Creating lasting relationships,
cherished homes, and unforgettable memories

“My family is my life, and everything else comes second as far as what’s important to me.” If this is how you feel, ABAD Luxuria, Thrikkakara, is the place to be, for we at ABAD have always believed that quality of life rests on finding a harmonious balance between work, friends and family.

ABAD Luxuria, Thrikkakara, with its prime location and easy access to major commercial centers, top educational institutions, leading healthcare facilities, and vibrant entertainment destinations amply ensures not just the perfect blend of comfort and convenience but also tremendous growth and value appreciation in all spheres.

Trust ABAD. Live ABAD. Welcome Home



Experience
the pinnacle of
exceptional living



ENTRANCE GATE

Crafting warm,
inviting spaces for
lasting memories and
unforgettable
experiences



LIFT LOBBY

Step into a strikingly conceived
entrance lobby that blends modern
finesse with contemporary flair



ENTRANCE LOBBY

Embracing fun, ensuring safety,
and creating joyful moments
that become everlasting memories . . .

PLAY AREA

Aging
beautifully
together . . .

ELDERS CORNER





HEALTH CLUB

For a
healthy
mind in
a healthy
body



OUTDOOR GYM



GAMES ROOM

Plunge in.
Make
a splash.
Master
every
stroke.



SWIMMING POOL

Because life's milestones
deserve nothing less
than the finest . . .



MULTI RECREATION HALL

A living example of your unique status symbol



LIVING ROOM



READING ROOM



DINING AREA



KITCHEN AREA

Where class meets cuisine . . .

Come, unleash
your inner chef . . .



Master
the art
of luxury,
comfort
and
limitless
style



MASTER BEDROOM

Everything you've been
dreaming of is right here . . .
City Outside. Tranquillity Inside



The dream destination to celebrate
unmatched luxury, serenity and exclusivity



because you deserve more than just a home





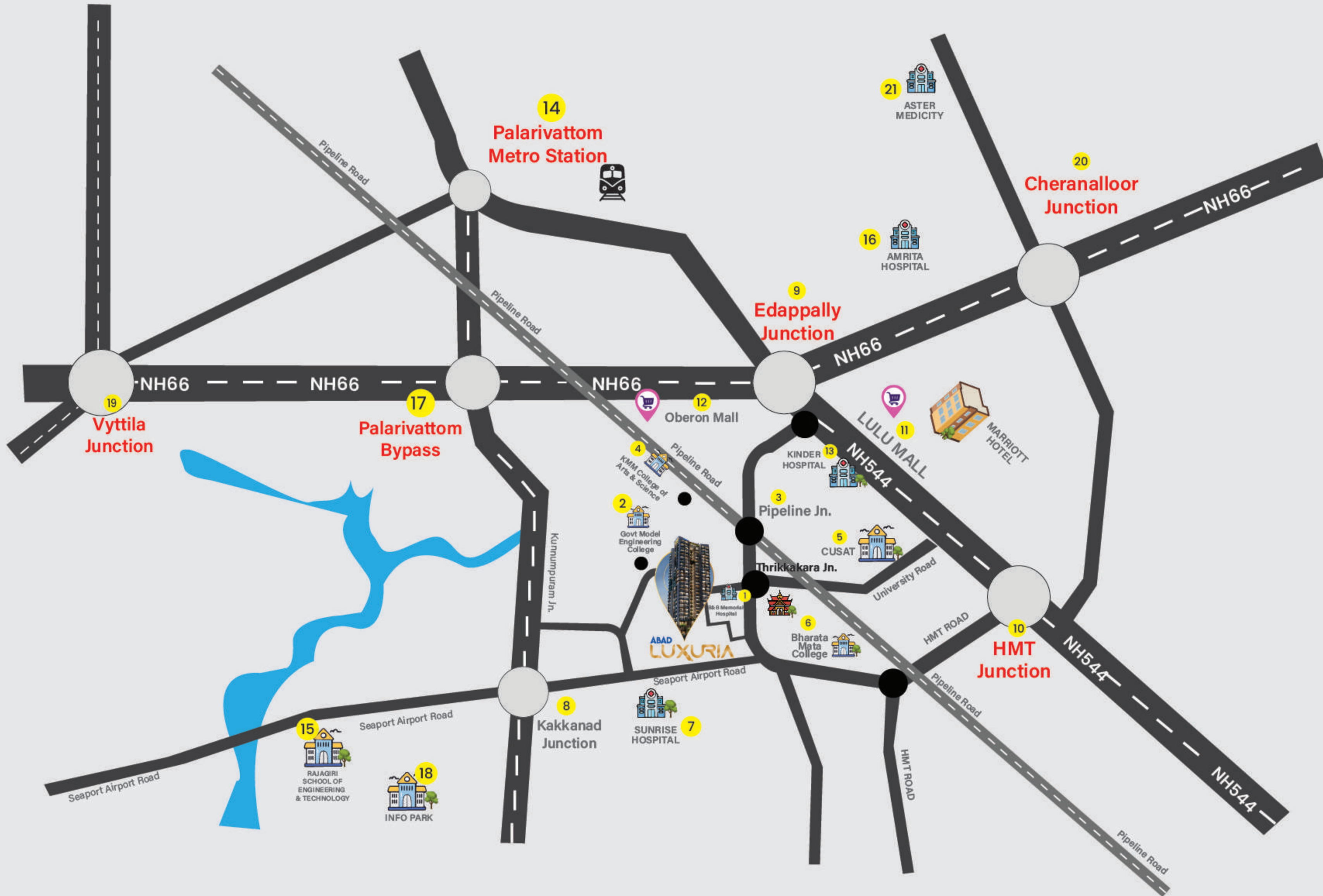
Unbeatable location.
Remarkable value.
Landmark living.



26
FLOORS
88

LIMITED EDITION
3BHK LIFESTYLE HOMES
THRIKKAKARA, KOCHI

LOCATION MAP



Easy access. Conveniently close...



Lifestyle

- | | |
|-----------------|--------|
| 11. Lulu Mall | 3.6 KM |
| 12. Oberon Mall | 4.0 KM |



Healthcare

- | | |
|--------------------------|---------|
| 1. B&B Memorial Hospital | 0.3 KM |
| 7. Sunrise Hospital | 2.2 KM |
| 13. Kinder Hospital | 4.3 KM |
| 16. Amrita Hospital | 6.5 KM |
| 21. Aster Medicity | 13.0 KM |



Education

- | | |
|------------------------------------|--------|
| 2. Govt. Model Engineering College | 0.3 KM |
| 4. KMM College | 1.0 KM |
| 5. CUSAT | 1.0 KM |
| 6. Bharata Mata College | 1.6 KM |
| 15. Rajagiri College | 6.4 KM |

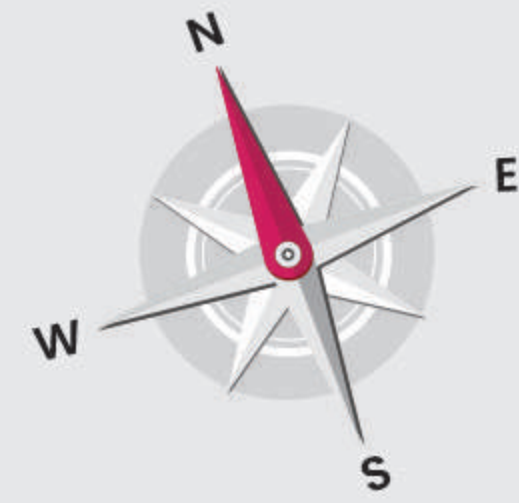


Connectivity

- | | |
|----------------------------|---------|
| 3. Pipeline Jn. | 0.85 KM |
| 8. Kakkanad Jn. | 3.3 KM |
| 9. Edappally Jn. | 3.5 KM |
| 10. HMT Jn. | 3.5 KM |
| 14. Palarivattom Metro St. | 6.2 KM |
| 17. Palarivattom Bypass | 6.5 KM |
| 18. Infopark | 8.0 KM |
| 19. Vyttila Jn. | 9.5 KM |
| 20. Cheranalloor Jn. | 10.0 KM |



GROUND FLOOR



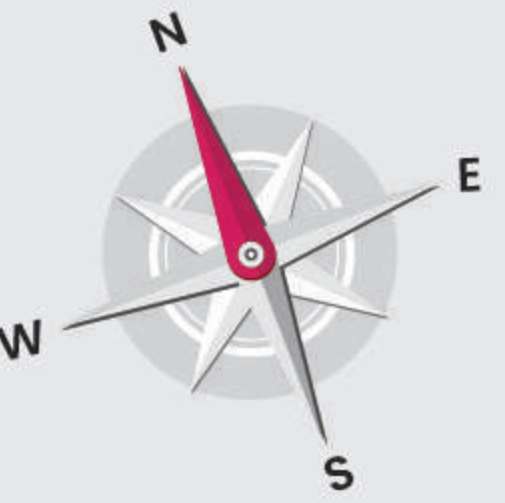
LEGEND

1. MAIN ENTRANCE GATEWAY
2. SECURITY CABIN
3. LANDSCAPE
4. CHILDREN'S PLAY AREA
5. VISITORS PARKING
6. CAR PARKING
7. DROP OFF/ ENTRANCE PORCH
8. DOUBLE HEIGHT LOBBY
9. FACILITY OFFICE
10. PACKAGE DELIVERY POINT
11. DIFFERENTLY ABLED WASH ROOM
12. DRIVERS ROOM
13. DG & ELECTRICAL ROOM
14. GAS BANK

Disclaimer :

- Furniture and fixtures are indicative only.
- All dimensions are in centimeters.
- Structural members may slightly vary after final design.
- Carpet area as per Kerala RERA is the area excluding external walls and balcony/verandah.

FIRST FLOOR



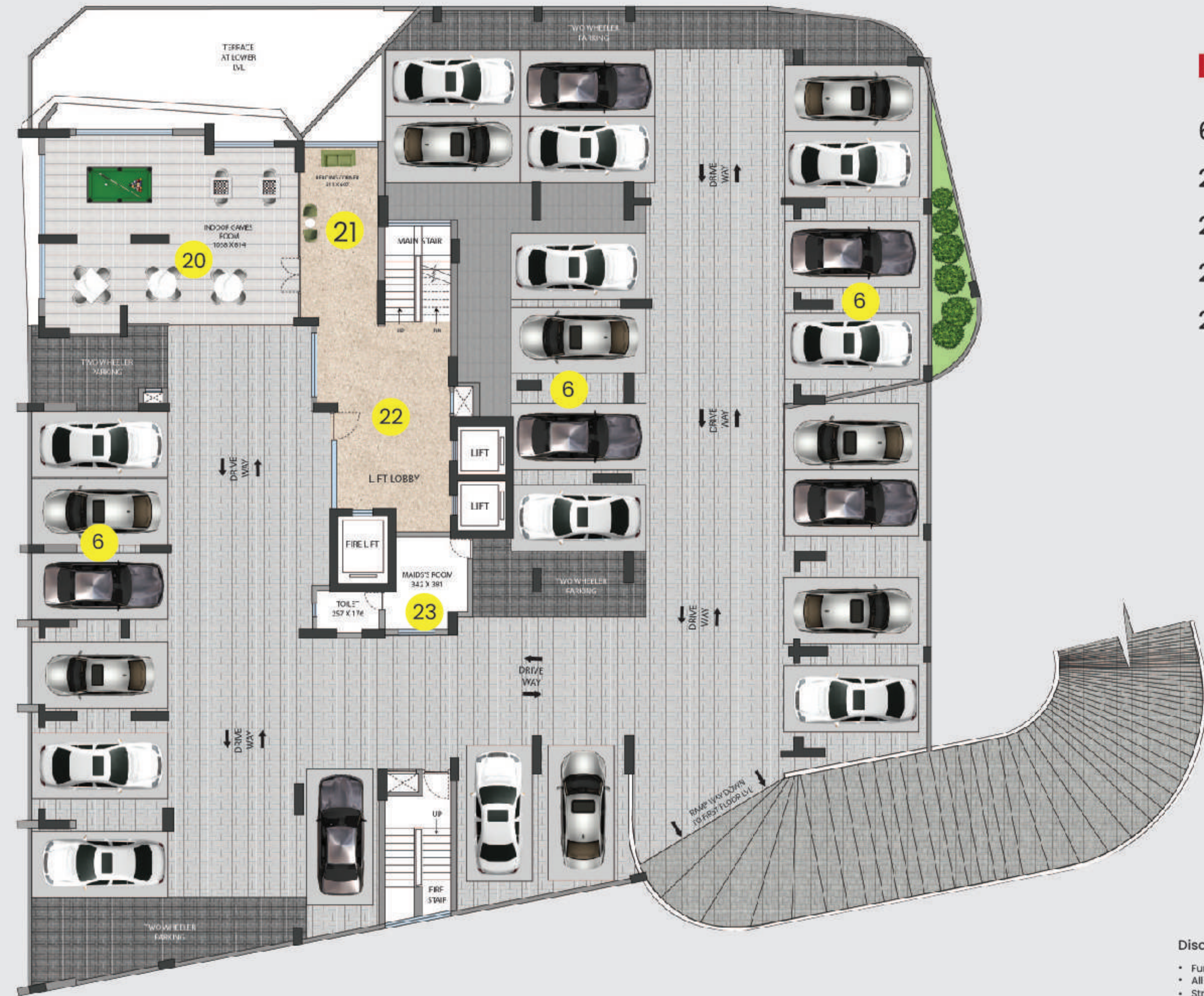
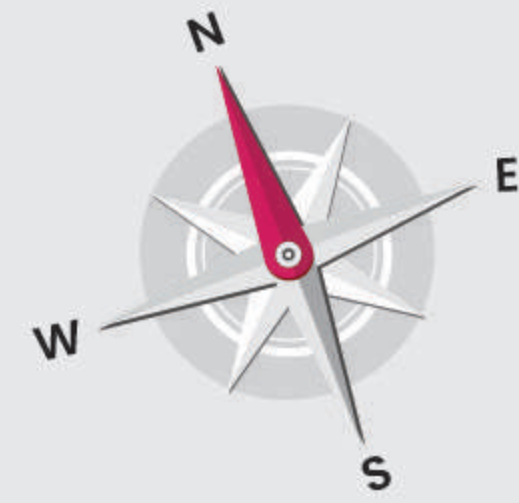
LEGEND

6. CAR PARKING
15. OUTDOOR GYM
16. ELDER'S CORNER
17. HEALTH CLUB
18. SAUNA & STEAM ROOM
19. ASSOCIATION ROOM
22. LIFT LOBBY

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SECOND FLOOR



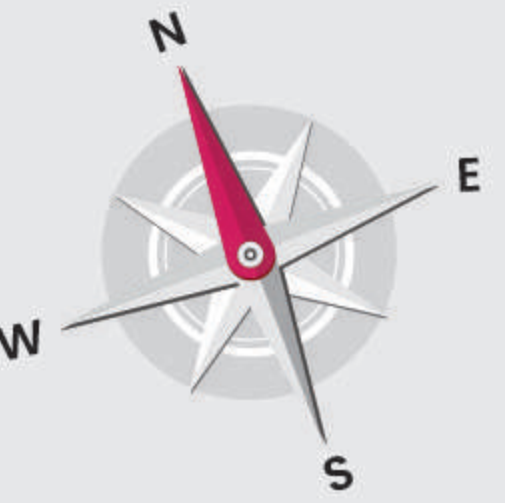
LEGEND

- 6. CAR PARKING
- 20. INDOOR GAMES ROOM
- 21. READING CORNER
- 22. LIFT LOBBY
- 23. MAID'S ROOM

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25th FLOOR



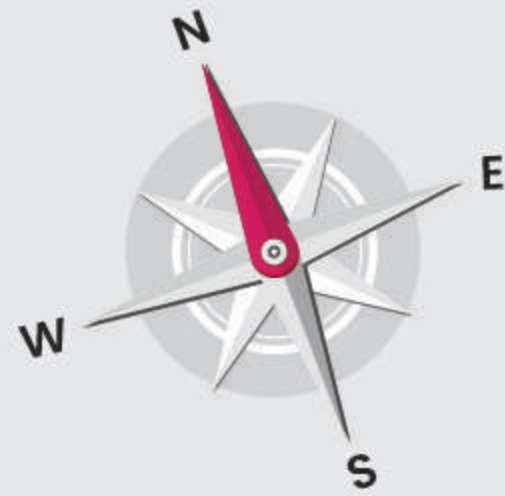
LEGEND

- 22. LIFT LOBBY
- 24. YOGA / MEDITATION AREA
- 25. MOCKTAIL LOUNGE
- 26. MULTI RECREATIONAL HALL
- 27. ZEN GARDEN
- 28. POOL DECK
- 29. JACUZZI
- 30. KID'S POOL
- 31. SWIMMING POOL
- 32. POOL CHANGING ROOM
- 33. POOL SHOWER

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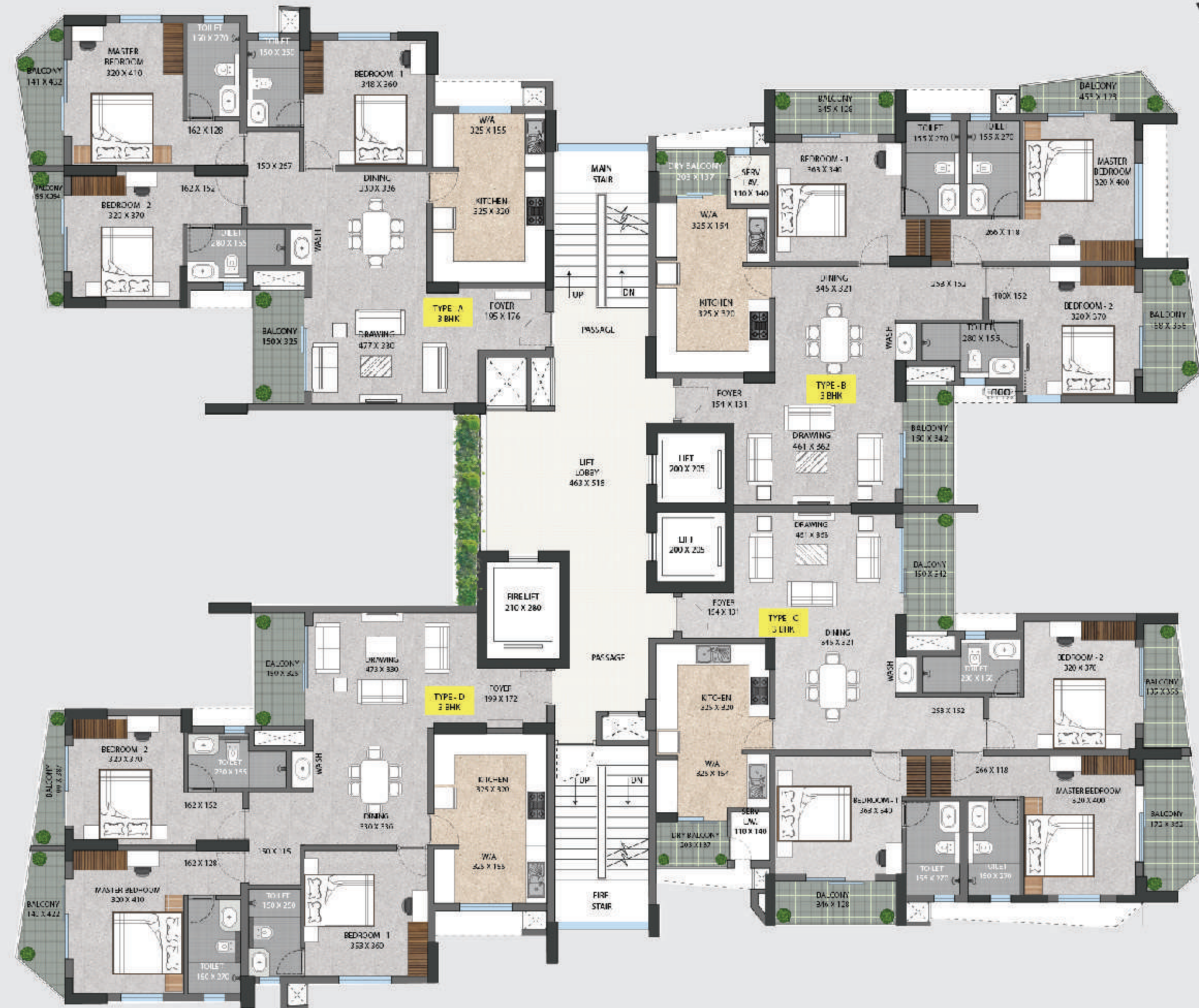
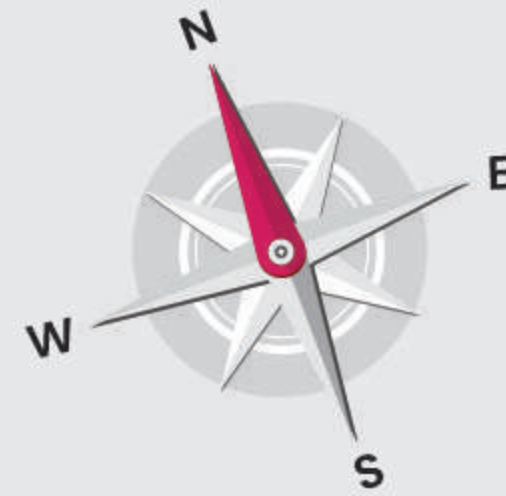
THIRD FLOOR



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4th - 19th & 21st - 24th FLOOR



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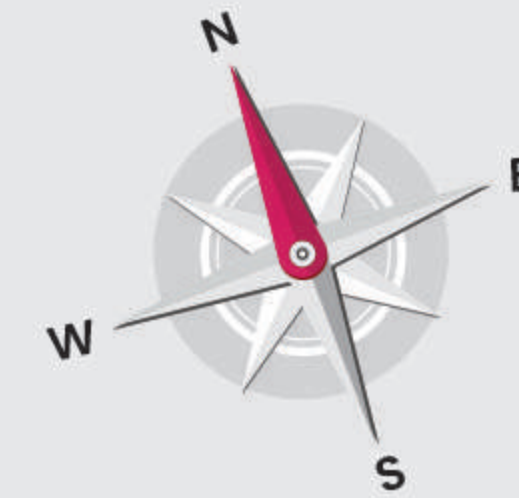
20th FLOOR



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TYPE A - 3 BHK



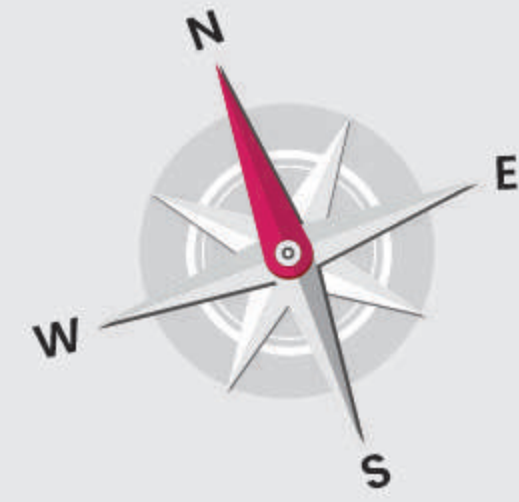
TYPE A - 3 BHK

SALEABLE AREA	- 1768 sqft
BUILT UP AREA	- 1462 sqft
RERA AREA [CARPET]	- 1230 sqft
Balcony	- 132 sqft

Disclaimer :

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TYPE B - 3 BHK



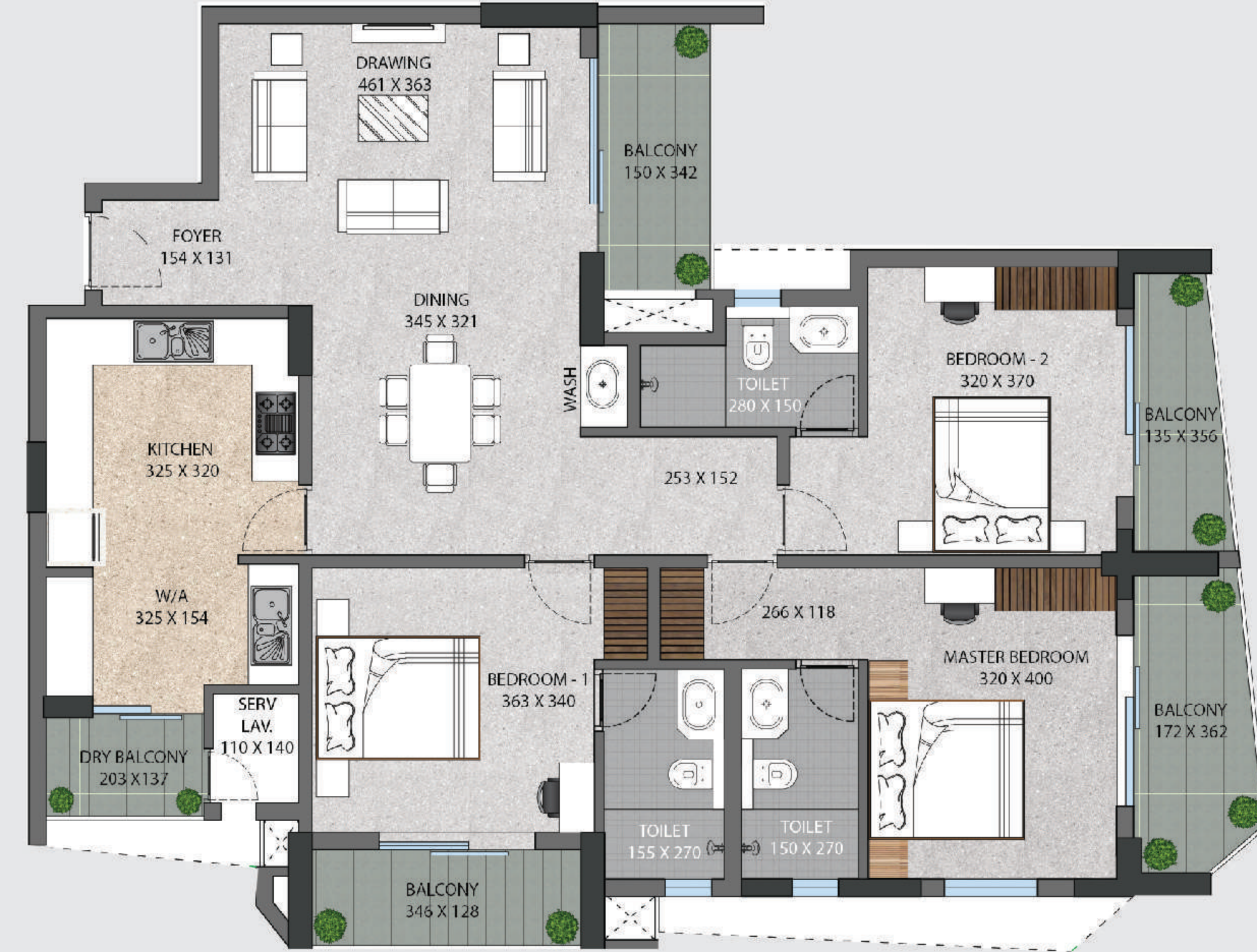
TYPE B - 3 BHK

SALEABLE AREA	- 1919 sqft
BUILT UP AREA	- 1583 sqft
RERA AREA [CARPET]	- 1255 sqft
Balcony	- 233 sqft

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TYPE C - 3 BHK



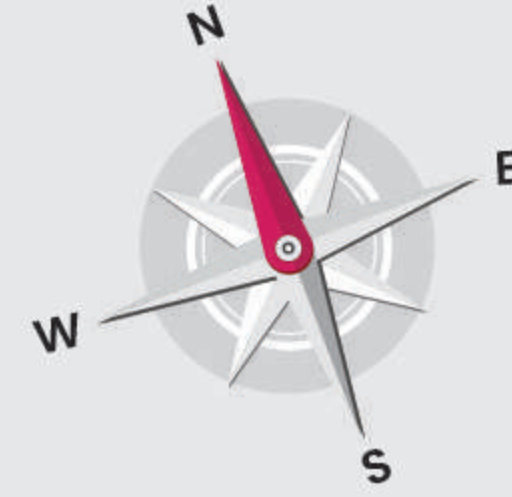
TYPE C - 3 BHK

SALEABLE AREA	- 1928 sqft
BUILT UP AREA	- 1594 sqft
RERA AREA [CARPET]	- 1260 sqft
Balcony	- 240 sqft

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TYPE D - 3 BHK



TYPE D - 3 BHK

SALEABLE AREA	- 1767 sqft
BUILT UP AREA	- 1462 sqft
RERA AREA [CARPET]	- 1228 sqft
Balcony	- 132 sqft

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EFFORTLESS ELEGANCE. TIMELESS LUXURY. BOUNDLESS CONVENIENCE.

Boom Barrier at Entrance	Motorized Main Gate	AC Multi Recreation Hall / Party Area	Swimming Pool with Kids Pool	Well Equipped AC Fitness Centre	Yoga / Meditation Area	Zen Garden
Centralized Gas Supply with 3 Level Safety System	Outdoor Gym	Mocktail Lounge	CCTV for Common Area	Access Control Entrance	Double Height Main Lobby	Steam and Sauna
Solar Energy for Common Area	Dedicated EV Charging Point	Kids Play Area	Elders Corner	Indoor Games Room	Outdoor Jacuzzi	Reading Corner

SPECIFICATIONS



Civil

- Pile foundation.
- Solid block masonry for external and internal walls.
- Earthquake resistant framework.



Flooring

- 160*80 vitrified tiles for living and dining area.
- 120*60 vitrified tiles for bedrooms and kitchen.
- 60*60 matt finish tiles for balconies.



Painting

- Internal walls and ceiling - Two coats premium emulsion over one coat primer & two coats putty finish.
- External Walls - Two coats of premium emulsion over one coat primer.
- Texture finish at required areas of external wall as per the architectural design.
- Balcony & stair handrails - Two coats enamel over one coat primer.



Doors & Windows

- Premium Pre-hung main & internal doors with quality hardware.
- Premium Aluminium balcony sliding doors with toughened glass & aluminium windows for apartments and common areas.
- Provision for insect screen for apartment sliding windows and sliding doors.



Electrical & Electronics

- FRLS wiring of premium brand with PVC conduit.
- Adequate fan & light points.
- All electrical circuits controlled by RCBO's & MCB's.
- Geyser points in all bathrooms.
- Modular switches of premium brand.
- Light fixtures for common & external areas.
- Provision for EV charging points up to 7KW for individual flats.
- Provision for TV connection.



Kitchen

- Adequate power points for home appliances.
- Electrical & plumbing point for Aquaguard / washing machine / refrigerator & dishwasher.
- Bare kitchen for customization of interior design.
- Exhaust fan points in all kitchen.



Toilets

- 120*60 vitrified tiles for wall & 120*60 matte finish vitrified floor tiles.
- Premium quality CP & sanitary fixtures.
- Concealed cistern with actuator plate.
- Exhaust fans in all bedroom toilets.



Water

- Individual flat water metering for domestic water supply.
- KWA water supply subject to availability.



Lift

- Three high speed fully automatic elevators with SS cabin, ARD, intercom & surveillance camera.



Telephone / TV

- Telephone point in living and master bedrooms.
- Internet provision in living /dining room.
- TV point in living & master bedrooms.



Generator

- Automatic DG backup of 2000 W for each apartment with change over system.
- Generator backup for all common area facilities such as lifts, common lighting, pumps, etc.



Energy Saving / Environmental Protection

- Auto water level control of overhead tank.
- Rain water harvesting.
- Dual flush tank EWC for toilets.
- Waste water recycling & re-use for flushing.
- On grid solar connections to common area.
- Solid Waste Management.
- Sewage Treatment Facility.
- Water Treatment Facility.



Security / Safety Features

- Round the clock security system.
- Standard fire safety features on all floors.
- CCTV for common area surveillance.
- Automatic rescue device in lifts.
- Intercom facility in all apartments.

Not just homes,
we build lasting
relationships and
treasured memories
that stand the
test of time



A luxurious haven
where joy finds
its home within you





Enriching Values

Call: +91-80865 55999

ABAD BUILDERS Pvt. Ltd., 8th Floor, Nucleus Mall & Office, Maradu, Kochi
info@abadbuilders.com | www.abadbuilders.com

CREDAI |  abad_builders |  ABADHomes | Tel: 0484 410 5000



ABAD PROPERTY
MANAGEMENT SERVICES PVT. LTD

ABAD
INTERIORS

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