

Elevate your living experience  
to new heights of luxury  
amidst nature's  
breathtaking embrace.  
A haven of opulence nestled in  
serene beauty.



## **2 & 3 BHK Apartments**

Near Perunninakulam Temple, Hill Palace North  
Irimpanam, Tripunithura 682309



[www.lotusproperties.in](http://www.lotusproperties.in)



**H**ill Palace is a magical location in Tripunithura and this place is ornamented by 54 acres of monumental architectural wonders of the erstwhile royal establishment, including the **Archaeological Museum, Tanneerchal Park, a Deer Park** and even a **Children's Park**.

The location is surrounded in all sides by beautiful spiritual ambience. The famous and ancient **Perunninakulam Mahadeva Temple, an ancient Maha Vishnu Temple and Karingachira Church** are close by. This location houses premium educational institutions like **Bhavan's Munshi Vidyashram and Bhavan's Royal Institute of Management**.

The **Seaport-Airport Road** that connects the seaway and airway is in the neighbourhood.

The famous **Chottanikkara Devi Temple and Poornathrayeesha Temple** are not far from this location.





K-RERA/PRJ/ERN/134/2023  
[www.rera.kerala.gov.in](http://www.rera.kerala.gov.in)

# LOTUS **Sivaganga**

**2 & 3 BHK Apartments**



34.22 Cents 8 floors 22 Apartments  
(3 on each floor) 2BHK, 3BHK and  
one 4BHK Duplex (7th & 8th Floor).



Home amidst history's embrace and nature's grace.



Seamlessly blending heritage and innovation, our apartments near the historic Hill Palace Museum are thoughtfully designed to embrace Kerala's unique architecture, harnessing natural light and cross ventilation for a harmonious living experience tailored to the region's climatic beauty.



## Facilities & Amenities

Facilities include **Water Treatment System, Rain Water Harvesting, Covered Car Park** and **Health Club. Party Area/Recreation Area** for all kinds of celebrations or events. Generator backup is provided for common areas, lift and to selected points of the apartments. EV Charging, DG Backup, On grid Solar System for reducing common area electricity charges, Indoor games area, CCTV Camera surveillance at entrance and common areas, Access point control also included.

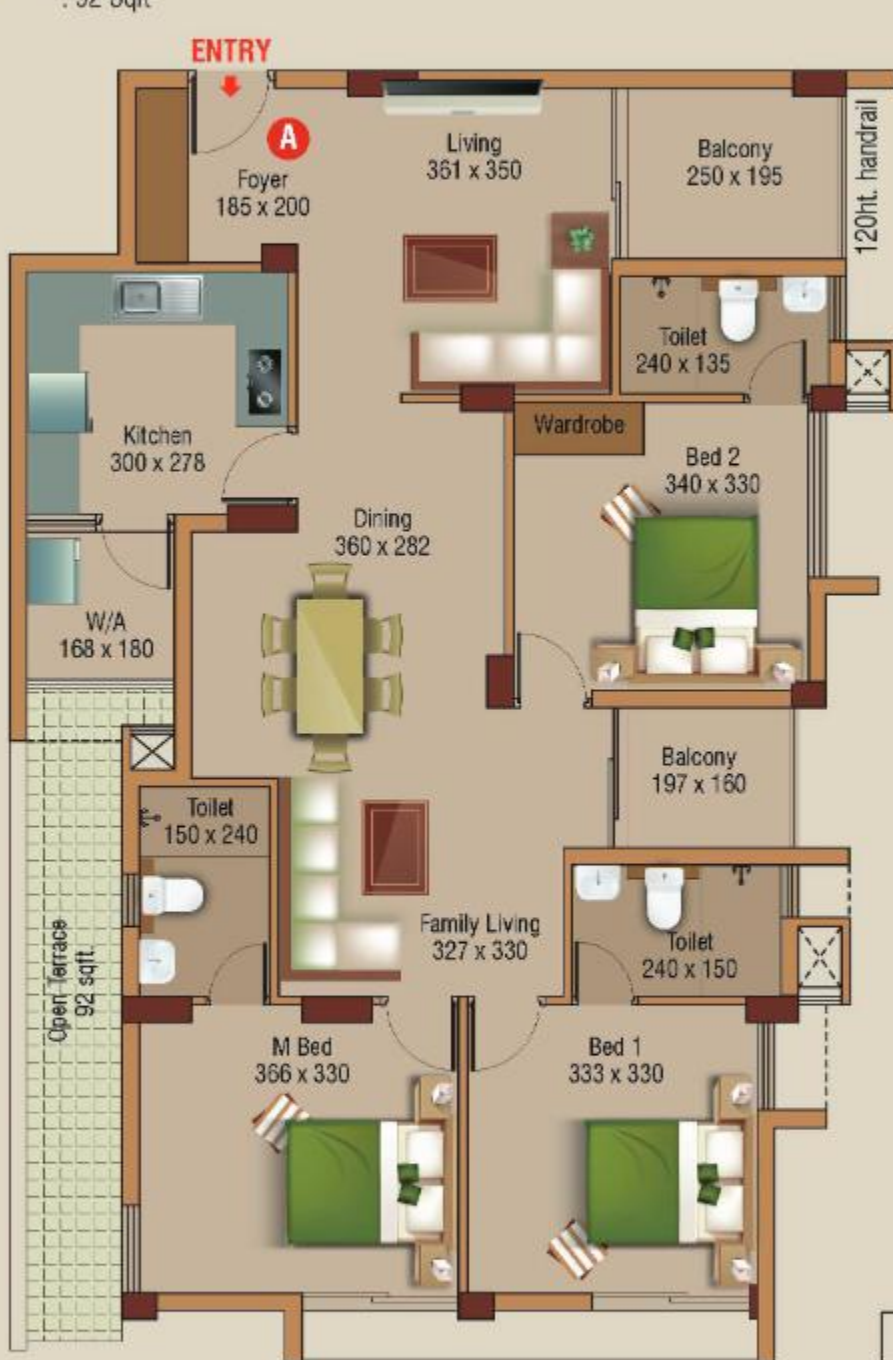
**Location**



**First Floor  
Type A 3 Bed**



3 Bed Apartment - Area : 1588 Sqft  
 Carpet Area as per RERA : 1037 Sqft  
 Balcony : 119 Sqft  
 Open Terrace Area : 92 Sqft

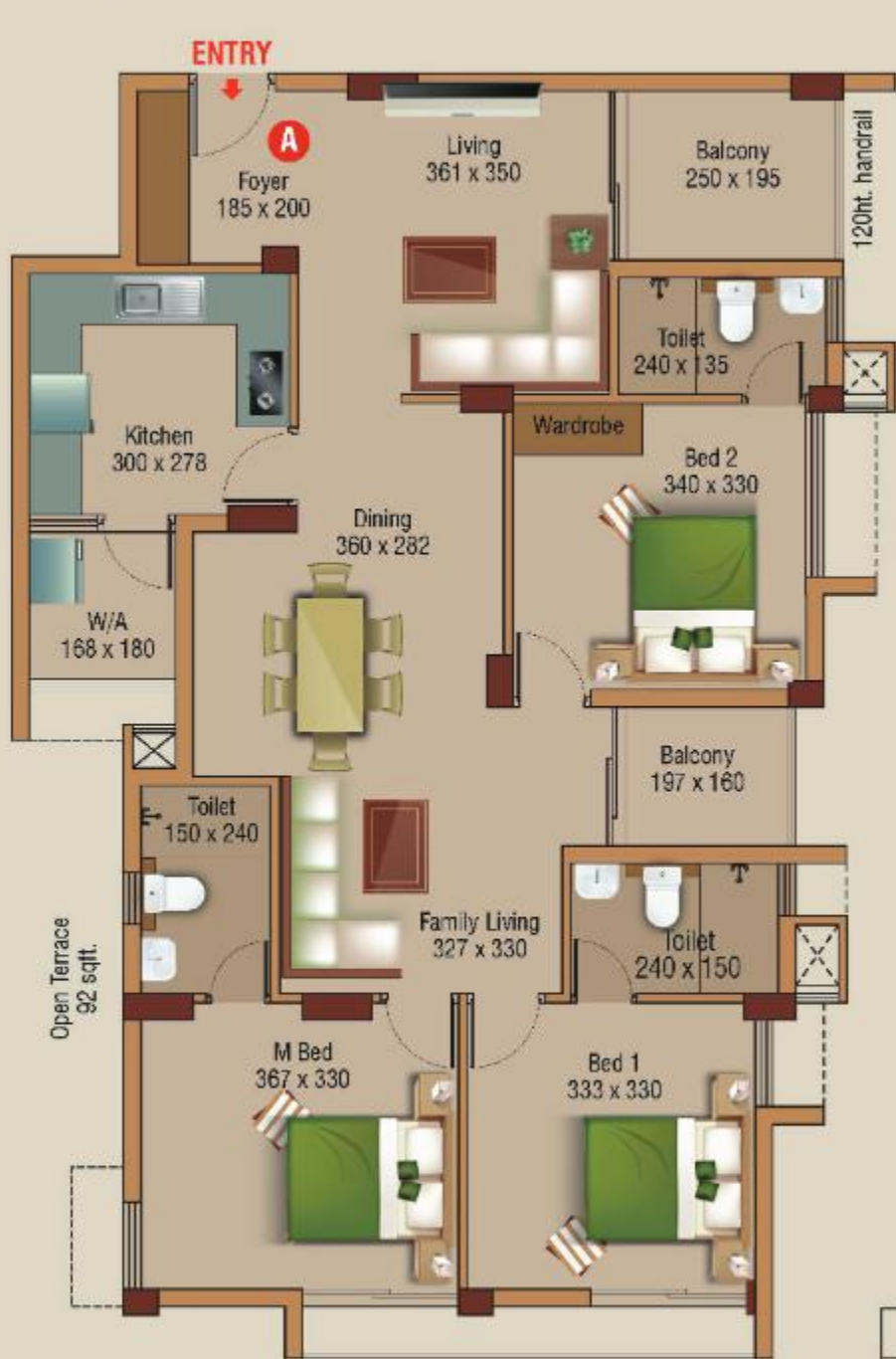


\*Room dimensions are excluding plastering and finishing thickness.  
 Minor changes from brochure may occur. All dimensions are in centimeters, unless specified.

# Typical Floor Type A 3 Bed



3 Bed Apartment - Area : 1588 Sqft  
 Carpet Area as per RERA : 1037 Sqft  
 Balcony : 119 Sqft



\*Room dimensions are excluding plastering and finishing thickness.  
 Minor changes from brochure may occur. All dimensions are in centimeters, unless specified.



**First Floor  
Type B 3 Bed**



3 Bed Apartment - Area : 1764 Sqft  
 Carpet Area as per RERA : 1101 Sqft  
 Balcony : 187 Sqft  
 Open Terrace Area : 128 Sqft



\*Room dimensions are excluding plastering and finishing thickness.  
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**Typical Floor  
Type B 3 Bed**



3 Bed Apartment - Area : 1764 Sqft  
 Carpet Area as per RERA : 1101 Sqft  
 Balcony : 187 Sqft



\*Room dimensions are excluding plastering and finishing thickness.  
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# First Floor Plan

LOTUS  
Sivaganga



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**Second Floor  
Type C 2 Bed**

3 Bed Apartment - Area : 1344 Sqft  
 Carpet Area as per RERA : 918 Sqft  
 Balcony : 41 Sqft  
 Open Terrace Area : 92 Sqft



\*Room dimensions are excluding plastering and finishing thickness.  
 Minor changes from brochure may occur. All dimensions are in centimeters, unless specified.

**Typical Floor  
Type C 2 Bed**

3 Bed Apartment - Area : 1344 Sqft  
 Carpet Area as per RERA : 918 Sqft  
 Balcony : 41 Sqft



\*Room dimensions are excluding plastering and finishing thickness.  
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**7th & 8th Floor  
Type C 4 Bed**



3 Bed Apartment - Area : 2483 Sqft  
 Carpet Area as per RERA : 1683 Sqft  
 Balcony : 82 Sqft



\*Room dimensions are excluding plastering and finishing thickness. Minor changes from brochure may occur. All dimensions are in centimeters, unless specified.

## Second Floor Plan

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Sivaganga



\*Room dimensions are excluding plastering and finishing thickness. Minor changes from brochure may occur. All dimensions are in centimeters, unless specified.

**Typical Floor Plan  
(3rd to 6th Floor)**

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Sivaganga**



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# 7th Floor Plan

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Sivaganga



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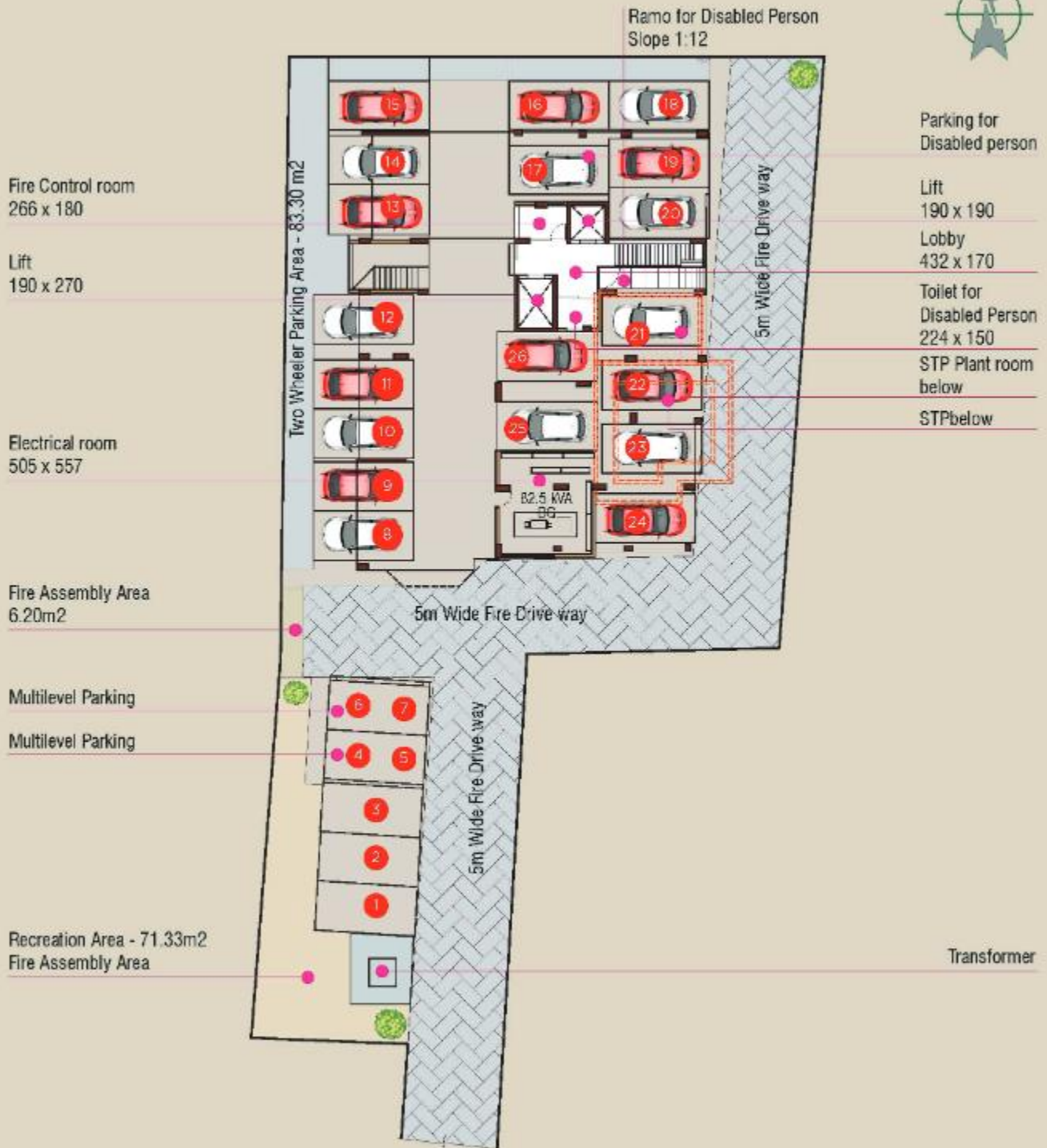
# 8th Floor Plan

LOTUS  
Sivaganga



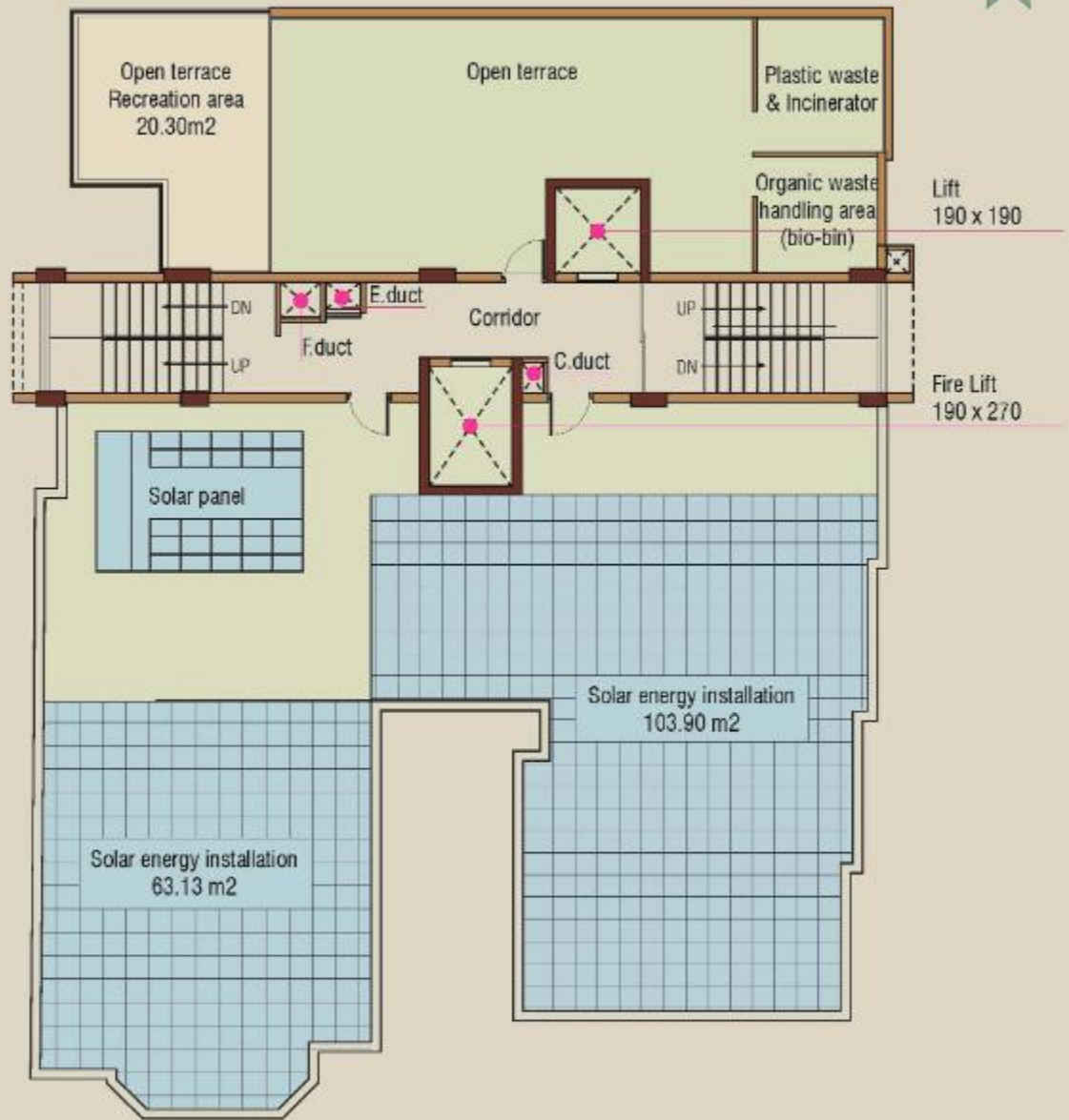
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# Ground Floor Plan



\*Room dimensions are excluding plastering and finishing thickness. Minor changes from brochure may occur. All dimensions are in centimeters, unless specified.

# Terrace Floor Plan



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**OHT Floor Plan**



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## Specifications

- |                  |  |                      |  |
|------------------|--|----------------------|--|
| <b>STRUCTURE</b> | : RCC Framed structure on deep pile foundation.  | <b>ELECTRICAL</b>    | : Concealed three phase conduit wiring, adequate lights, fan points and AC points in all bedrooms. All points are controlled by ELCB and MCB with independent KSEB meters. Good quality Cables and Switches. |
| <b>WALLS</b>     | : Good quality solid cement block/ country bricks/ Eco friendly blocks.  | <b>PAINTING</b>      | : Putty finished emulsion paint for all internal walls and weather coat paint for outside wall, enamel paint for wood works, Grill (window, grill, stair case handrail).                                     |
| <b>FLOORING</b>  | : Vitrified tiles in common areas, foyer, living, dining, bedroom and kitchen. Ceramic tiles in bath rooms, balcony and work area.             | <b>WATER SUPPLY</b>  | : From open well/ bore well.   |
| <b>LIFT</b>      | : One 13 passenger lift and one 8 passenger lift.  | <b>LANDSCAPING</b>   | : Adequate landscaping.  |
| <b>DOORS</b>     | : Apartment doors with Moulded skin/ Veneer flush doors/ Laminated doors and frames.   | <b>MISCELLANEOUS</b> | : Generator back up for selected points in apartments, common area lighting and lifts.   |
| <b>WINDOWS</b>   | : Aluminium, glazed sliding shutters with M.S grill.   |                      |  |
| <b>TOILET</b>    | : Ceramic tiles for floor and walls upto 6 ft. from floor finish level. Concealed piping, with good quality CP fittings and sanitary fixtures. |                      |  |

\*This brochure is conceptual in nature and is by no means a legal offering.



www.vedapurilotus.com

Nearing completion



### Lotus Sopanam

Chakkamkulangara Road, Tripunithura

On-going Project



### Lotus Keralavilasam Palace

2BHK & 3BHK Apartments

Kottakkakam Road, Tripunithura



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