

SOPHIA

celestia

KAKKANAD





Moving to the city can be daunting. What if you could find a space that could remind you of memories from back home? Well, now you can own a space in the heart of the city! Welcome to Sophia Celestia, the smart space for smart people. We believe a home in the city should reflect some of the ambient features of a home in the countryside. A small courtyard, a space for all those little plants that you love to carefully tend to, and most of all, a feeling of owning the space that you live in. Located in the heart of Kochi's Infopark area, Sophia Celestia offers all the comforts and convenience of an urban lifestyle. With easy access to the best infrastructure and public utilities, Sophia Celestia would be the ideal choice for those who are living in the city and seeking to find the right balance in their work and family lives. Each 3 BHK villa comes with a floor area of 1500 sq. feet spread over two floors on a 3-cent plot of land. With a courtyard that can accommodate a car and small garden, this smart living space would be ideal for those looking to relax after a hard day's work or for those looking for an independent living space in the heart of the city.

### **Highlights:**

- Semi-furnished, ready to move in 3BHK villas.
- 1.5 km off Seaport- Airport Road, opposite Bharata Mata college, thrikkakara.
- Easy access to the best schools (Naipunnya Public School – 1.5 kms, Vidyodaya School – 1.2 kms)
- Access to world class healthcare facilities (Sunrise Hospital – 1.3 kms)
- Convenient access to shopping malls (Lulu – 6.1 kms) and Infopark – (4 kms).







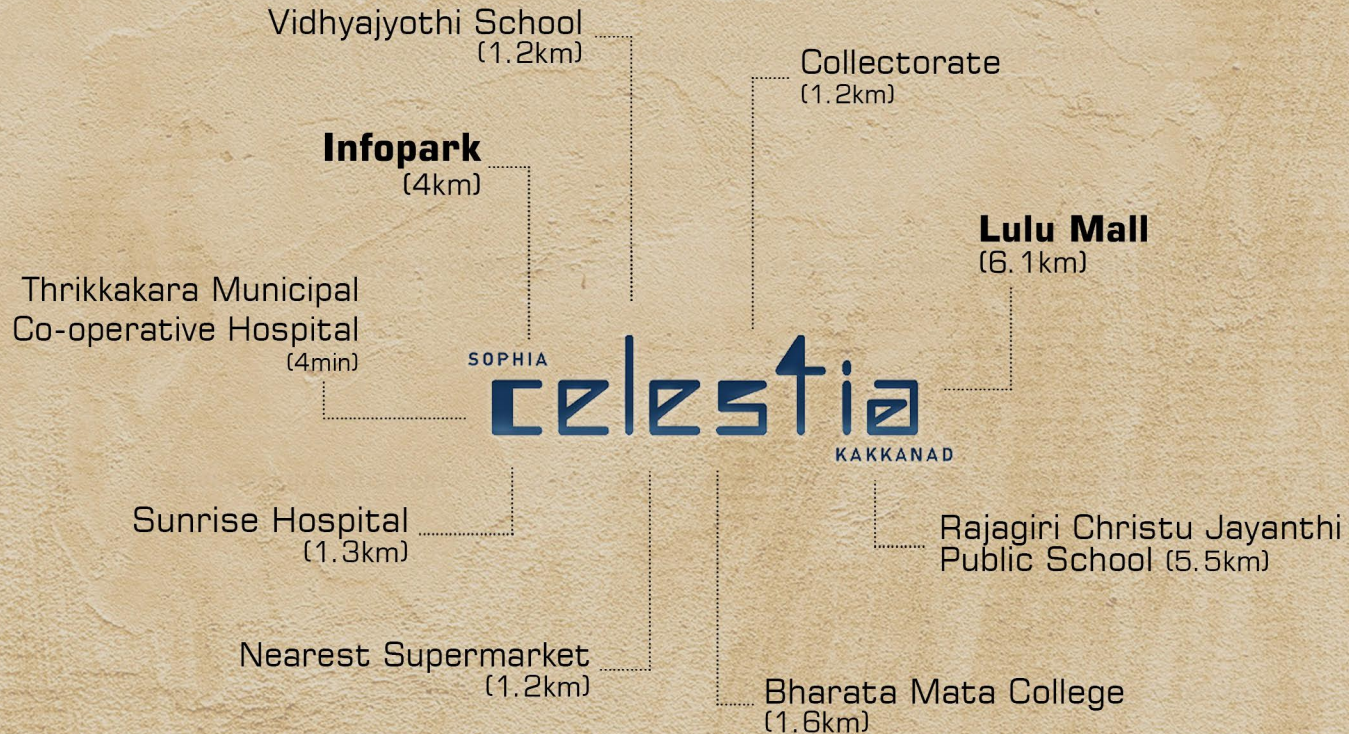
# Villa - Site Plan



SITE PLAN



# ADVANTAGE OF LOCATION



Other Locations:

***Edapally - 4.8km, Kaloor - 6km, Vyttila - 9.6km, Thrippunithura - 10km***

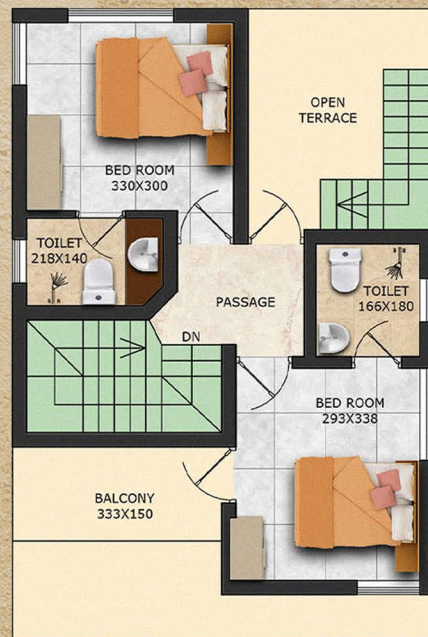






# 3

## Bedroom Villa



3 Bedroom Villa	SQFT
Ground Floor	624
First Floor	535
Balconies / Terraces	2
Car Porch	170
<b>Total</b>	<b>1329</b>







# FINISHING SPECIFICATIONS



Raft & Beam  
Walls are constructed using CEMENT BLOCKS  
and are cement plastered



Main Door - Hardwood Door  
Windows - Hardwood  
Interior Doors - Jackson Doors



Interior walls - Putty and plastic emulsion for  
internal walls and ceiling  
Exterior walls - Exterior grade putty and weather  
shield paint finish for exteriors  
Wood and Grill - Enamel paint for wood work  
and grill  
Exterior : Asian Apex ultima  
Interior : Asian emulsion



Main area - 80x160 vitrified tiles.  
Bedrooms - 80x80 / 60x120 vitrified tiles  
Toilets & balconies - Ceramic tiles of  
Premium quality



Adequate light, fan and power points with modular  
switches controlled by DBs, ELCB and MCBs  
Wiring - Finolex or Havells  
Switches - Legrand

ENQUIRE NOW:

**SOPHIA BUILDERS**

Villa-24 Skyline Autumn Woods,  
Kadavanthra, Kochi,  
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[www.sophiabuilders.com](http://www.sophiabuilders.com)