



**ZURA**  
LUXURY LIVING

*a life of luxury  
in the land of history*



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# IT'S TIME. TO EXPERIENCE A TRULY ELEGANT LIVING...

KAD ZURA Luxury Living, the signature apartment project from KAD Builders & Developers offers every luxurious amenity right in the heart of Kasaragod City. On the Stadium Link road, which is one of the most well-developed and self-sufficient areas in the city, this super luxury project is going to be the lifestyle icon of Kasaragod. Strategically located near Collectorate, District Court, Municipal Stadium, Educational Institutions, Railway/bus Stations, Famous Places Of Worship, Hospitals, Banks, Shopping Malls, Commercial Hubs, etc. KAD ZURA Luxury Living comprises 90 spacious apartments with 6 units on each floor caters to a privileged and enviable few that desire the best quality, ambience and luxury.

## PROJECT HIGHLIGHTS

No wall sharing, ample lighting, unlimited ventilation and plentiful privacy, KAD ZURA gives enough room for you to stretch your imagination, push your limits and aim however high your dreams wish to take you. Comfort and convenience combined with the aesthetics of contemporary design delivers the ultimate in lifestyle.

RERA REGISTRATION NO





Mr. Sharaf Mohammad Haji has been very successful and leading business person and started construction works since 1980. Today this venture is stepping to the status of a buiders.The company is also headed by Mr.S.M Abdul Khader as the Chairman and Visionary by continuing the legacy of his father Mr. Sharaf Mohammad Haji, who commenced a remarkable part in the growth of the company. The company's corporate policy focuses on balancing the evolving needs of modern city while maintaining and conserving the environment.

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THE UPCOMING  
**LANDMARK OF  
KASARAGOD...**

The northernmost district of Kerala, Kasaragod is famous for its handlooms and its 293 kilometre long coastline. With its cultural uniqueness, the place is known as the land of gods. Rich in history, Kasaragod is home to the largest and best preserved fort in the State - Bekal.





GROUND FLOOR PLAN



**ZURA**  
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• Dimensions may vary slightly during construction • Furniture and fixtures are indicative only • All dimensions are in centimeters • Carpet area not excluding external walls and balcony

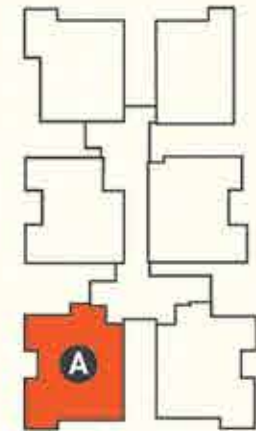


TYPICAL FLOOR PLAN



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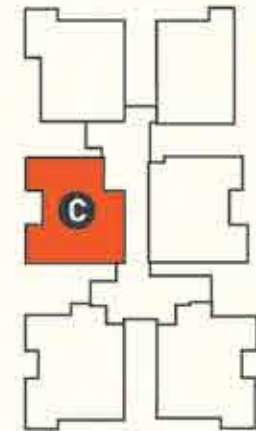


**FLOOR PLAN TYPE : A - 3BHK**

Built Up Area - 1255 Sqft  
 Super Built Up Area - 1631 Sqft  
 Carpet Area As Per Rera - 1061 Sqft  
 Open Terrace - 213.37 Sqft



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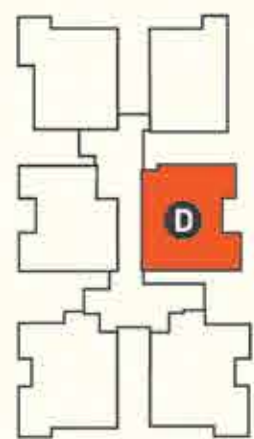


**FLOOR PLAN TYPE : C - 3BHK**

Built Up Area - 1092 Sqft  
 Super Built Up Area - 1419 Sqft  
 Carpet Area As Per Rera - 957 Sqft  
 Open Terrace - 107 Sqft



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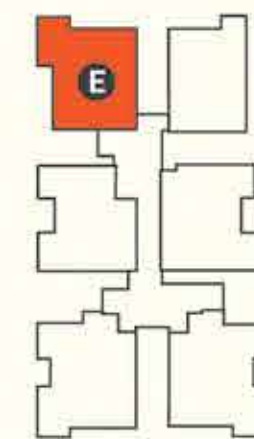


**FLOOR PLAN TYPE : D - 3BHK**

Built Up Area - 1137 Sqft  
 Super Built Up Area - 1478 Sqft  
 Carpet Area As Per Rera - 999 Sqft  
 Open Terrace - 166 Sqft



• Dimensions may vary slightly during construction • Furniture and fixtures are indicative only • All dimensions are in centimeters • Carpet area not excluding external walls and balcony

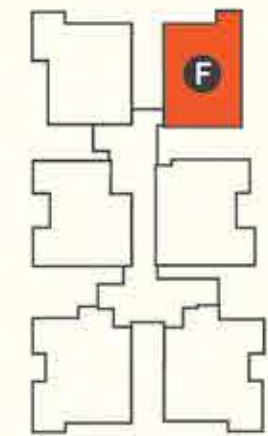


**FLOOR PLAN TYPE : E - 3BHK**

Built Up Area - 1137 Sqft  
 Super Built Up Area - 1478 Sqft  
 Carpet Area As Per Rera - 964 Sqft  
 Open Terrace - 113.52 Sqft



• Dimensions may vary slightly during construction • Furniture and fixtures are indicative only • All dimensions are in centimeters • Carpet area not excluding external walls and balcony



**FLOOR PLAN TYPE : F - 2BHK**

Built Up Area - 986 Sqft  
 Super Built Up Area - 1282 Sqft  
 Carpet Area As Per Rera - 817 Sqft  
 Open Terrace - 166 Sqft



• Dimensions may vary slightly during construction • Furniture and fixtures are indicative only • All dimensions are in centimeters • Carpet area not excluding external walls and balcony



**TOWER 2 - 2BHK**

Built Up Area - 1006 Sqft  
 Super Built Up Area - 1307 Sqft  
 Carpet Area As Per Rera - 898 Sqft



• Dimensions may vary slightly during construction • Furniture and fixtures are indicative only • All dimensions are in centimeters • Carpet area not excluding external walls and balcony



ZURA









# FEATURES

## SALIENT FEATURES

- The Project Offers Apartment With Perfect Combination Of Contemporary Architecture Features To Provide Comfortable Living

## LEISURE FEATURES

- Provision For Home Theatre
- Club House
- Health Club
- Billiards,cards,chess Caroms etc...
- Childrens Play Area
- Retail Plaza
- Business Centre
- Open Terrace Assembly Area
- Mini Football Court
- Roof Top Swimming Pool With Kids Pool

## ECO FEATURES

- Electric Car Charging Area
- Ample Green Space
- Rain Water Harvesting
- Treated Water Facility
- Landscaped Garden
- Biogas Plant
- Internal Road With Paving Tiles
- Kids Play Area
- Health Club
- Clubhouse

## COMMUNITY FEATURES

- Grand Entrance Lobby
- Care Taker Room
- Drivers, Janitors Room
- Two Passenger Lift And One Bed Lift
- Access For Differently Abled
- Centralized Gas Supply
- 24 Hrs Security / Water / Power
- Maintenance On Call

## DIGITAL FEATURES

- Provision For Broadband Internet Connection
- Provision For Digital Cable TV Connection
- Intercom Facility
- Security Cameras At Entrance Gate, Lobby And Select Common Areas
- Provision For Cable Tv And Telephone Point In Living Room And Master Bedroom

# BRAND DETAILS

## WASHROOMS

- **EWC** : Cera/ Hindware or equivalent
- **Wash Basin** : Cera/ Hindware or equivalent
- **Concealed Flush Tank** : Geberit/ Jaquar or equivalent
- **Wall Plate** : Geberit/ Jaquar or equivalent
- **Wall Mixer** : Jaquar or equivalent
- **Health Faucet (Abs Coating)** : Jaquar or equivalent

## FLOORING

- **Bedroom Floor Tiles** : Cera/ Kajaria/ Asian/ Somany or equivalent Vitrified tiles
- **Living and Dining Floor** : Cera/ Kajaria/ Asian/ Somany or equivalent Vitrified tiles
- **Balcony and Sit out** : Cera/ Kajaria/ Asian/ Somany or equivalent Vitrified tiles
- **Toilet Floor Tile** : Cera/ Kajaria/ Asian/ Somany tiles or equivalent
- **Toilet Wall Tile (glazed)** : Cera/ Kajaria/ Asian/ Somany tiles or equivalent

## DOORS/ WINDOWS

- **Main Door** : Pre fabricated main door with engineered wood frame, shutter and architrave. Kelachandra/ Jackson/ Fero/ Kassa or equivalent
- **Main Door Lock** : Yale/ Godrej or equivalent
- **Main Door Magnetic Catcher** : Spider or equivalent
- **Door eye** : Yale/ Magnum or equivalent
- **Inside Door and Toilet Door**: All inside door shutters shall be flush/ moulded skin doors
- **Internal Door Lock** : Yale/ Godrej or equivalent
- **Toilet Door Baby Latch** : Yale/ Godrej or equivalent
- **Tower Bolt** : AKS/ Dorset or equivalent
- **Windows** : UPVC with M.S. Grills

## KITCHEN

- **Kitchen Floor** : Somany/ Nitco/ Asian or equivalent
- **Kitchen Sink** : Diamond/ Nirali or equivalent
- **Sink Cock** : Jaquar or equivalent
- **Cockroach Trap** : Chilly or equivalent
- **Waste Coupling** : Chilly or equivalent

## PAINT

- **Internal Putty** : Berger/ Asian or equivalent
- **Emulsion** : Asian/ Jotun or equivalent
- **Exterior Emulsion** : Asian/ Jotun or equivalent
- **Enamel** : Asian/ Jotun or equivalent

## LIFT

- Johnson/ Kone or Equivalent

## ELECTRICAL

- **Distribution Board** : Schneider/ Legrand/ Havells or equivalent
- **Mcb** : Legrand/ Schneider/ Havells or equivalent
- **Switches** : Legrand/ Schneider/ Havells or equivalent
- **Genset** : Kirlosker/ Cummins or equivalent
- **Transformer** : Unipower/ intrans or equivalent

## CEMENT

- India Cements/ Ramco/ Ultra tech/ Ambuja Cements/JSW/ Chettinad or equivalent

## STEEL

- Vizag, Sail, Tulsyan or equivalent

CLUBHOUSE



ROOF TOP SWIMMING POOL



HEALTH CLUB



HOME THEATRE



KIDS PLAY AREA



MINI FOOTBALL COURT



## LOCATION MAP



### Distance From Site

|                      |          |                      |          |
|----------------------|----------|----------------------|----------|
| • Civil Station      | 300 mtrs | • Cochin-Manglore NH | 400 mtrs |
| • District Court     | 200 mtrs | • Kasaragod Town     | 4 km     |
| • Municipal Stadium  | 200 mtrs | • Railway Station    | 5 km     |
| • Kendriya Vidyalaya | 500 mtrs | • Chinmaya School    | 300 mtrs |
| • Govt.College       | 800 mtrs | • TIHS School        | 400 mtrs |

## SPECIFICATION

### • Foundation

Necessary RCC foundations on required stratas.

### • Structure

Reinforced cement concrete frame with solid cement blocks in fill walls.

### • Entrance

Lobby, staircase and common areas will be of granite or high quality vitrified tile flooring.

### • Flooring

Vitrified tiles for the entire apartment, with vitrified skirting.

Entrance lobby, Staircase & Common areas will be of granite/ Vitrified tile flooring.

### • Wall Claddings

Designer ceramic / glazed wall tile cladding in bathrooms up to false ceiling height.

### • Kitchen

Granite kitchen counter, single bowl stainless steel sink with drain board.

Provision for exhaust fan.

### • Doors

Pre fabricated main door with engineered wood frame, shutter and architrave.

### • Windows

UPVC with M.S. Grills

### • Hardware

Best quality hardware..

### • Toilet fittings

White sanitary ware including European water closet and wash basin.

Good quality chromium plated taps, mixer, and shower. Towel rods.

### • Painting

Putty finished emulsion paint for internal walls and enamel paint for doors and window grills, external walls will be emulsion painted.

### • Water Supply

Ground water supply from open well/bore well.

### • Electricity Supply

Concealed copper wiring. Adequate light points, fan points, 5 amps and 15 amps points, etc. with independent meters for each flat.

Modular type switches.

Provision for cable TV in living room, Telephone conduit point in living room.

Generator backup up to 1200 W per apartment.