



**BAVASONS HOMES**  
LEGACY BUILT ON TRUST

LUXE EDITION

35 Years | 1.2<sup>+</sup> Million Sq.Ft

# VILLA EXOTICA

BY BAVASONS HOMES



4BHK VILLAS

**AT MARADU**  
KOCHI, KERALA

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





# INTRODUCING AFFORDABLE LUXURY

Here's a sneak peek into our Villa Exotica project comprising three spacious, stylish villas that boast revolutionary design, ultra-luxe features and prime location - all at an affordable cost.

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# VILLA EXOTICA

- AS GOOD AS IT GETS



- Contemporary add-ons such as gazebos, rooftop decks & powder rooms
- Top-notch design & alluring aesthetics





# REIMAGINE OUTDOOR LIVING

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Each Exotic Villa comes with an aesthetically designed, private rooftop deck that's ideal for your **alfresco activities**.

From yoga at dawn to evening barbeques and late-night stargazing.





# THE MORE, THE MERRIER

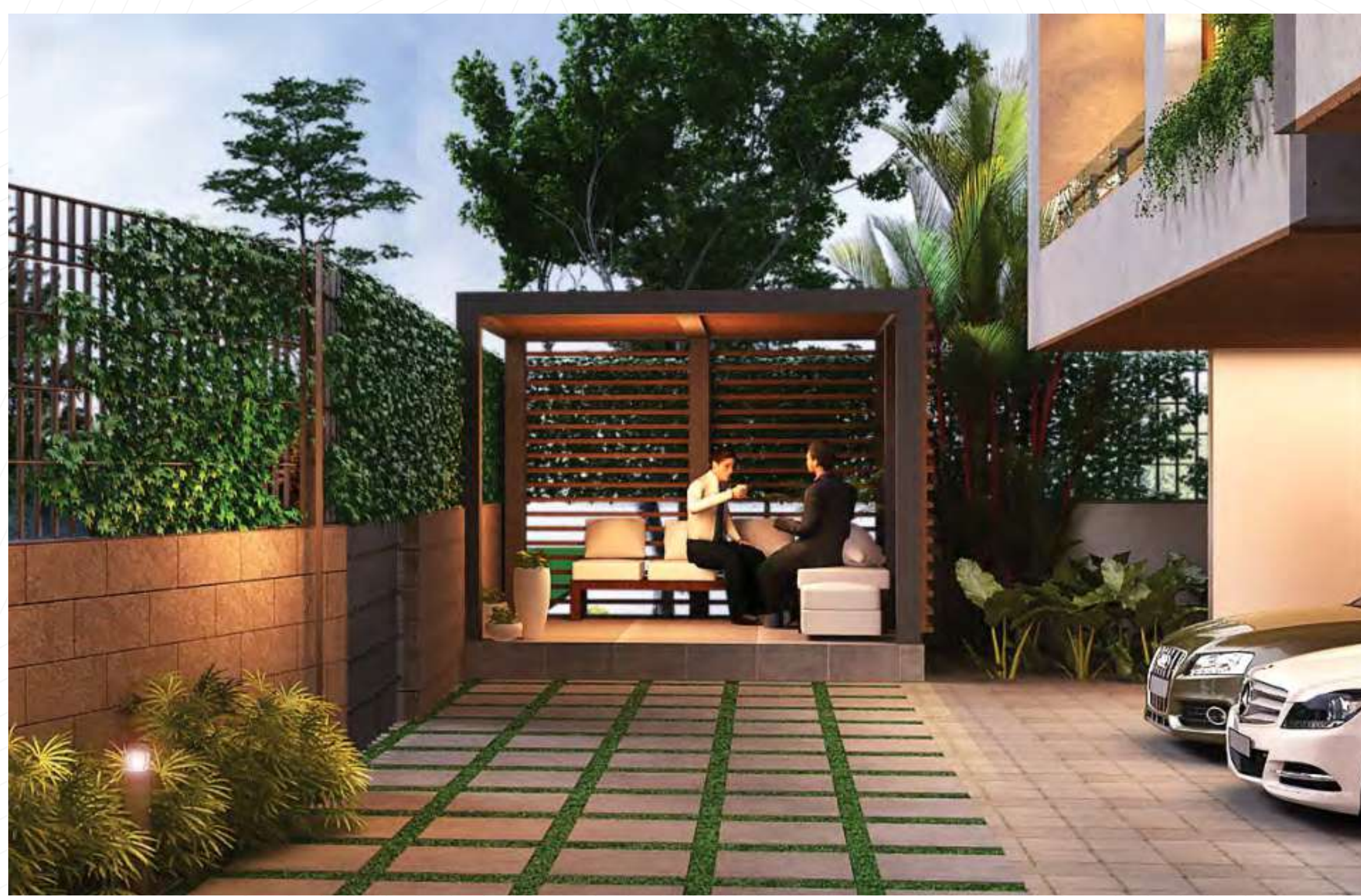
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Enjoy the luxury of an **additional extra-large room**, ideal to be converted into a home theatre. You could also choose to set it up as a bedroom, library, children's play area, or WFH cabin. It's always great to have that extra space, isn't it?



# GRAND GAZEBO

Enjoy the **luxury of a swanky gazebo**, an ideal outdoor space for socialising, tea-time unwinding, mini-parties and get-togethers.





# POWDER ROOM

Most families often find it a tad awkward to let guests into their private bathrooms. Keeping that in mind, each Exotica villas comes with a modish powder room - a restroom specifically for guests, **neatly tucked in between the living and dining spaces.**





# SPACE MATTERS

## 3,200 SQ.FT

Luxury projects that come with the 'affordable' tag often compromise on space, leaving one with a cramped feeling. Here at Villa Exotica, when we say it's palatial, we really mean it. We believe spacious, airy and bright rooms add to quality of life -- it's about living life king-size, you see. No compromises on that!

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It is widely acknowledged that we shape our homes, and our homes shape us. The palatial Exotica villas - with spacious rooms and excellent ventilation - have been conceived as bright, airy living spaces that would certainly help **enhance the positivity and well-being of occupants.**



# Villa A & B

3150 SQ FT BUILT UP AREA

## FLOOR PLANS





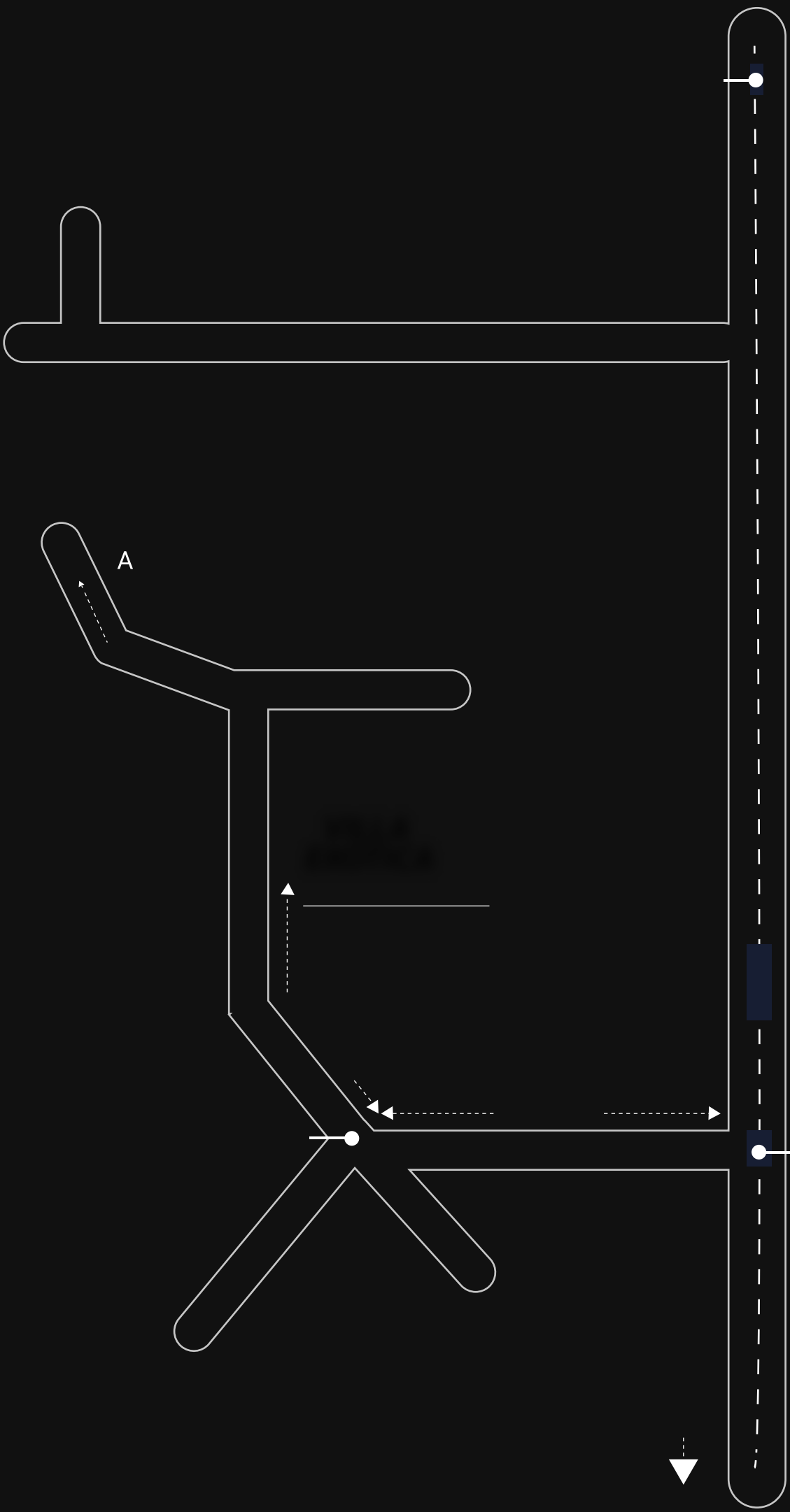
# Villa C

3200 SQ. FT BUILT UP AREA

## FLOOR PLANS









# Site Plan



Disclaimer: The surrounding area of the plot layout is not the actual site represenatation



# Specifications

STRUCTURE	Earth quake resistant RCC framed structure.
PARKING	Covered side by side car parking for 2 cars in each villa.
AMENITIES	Roof-Top Luxe Lounge. Gazebo. CCTV Surveillance.
FLOORING	Living/Dining Room -120*60cm Vitrified Tiles from Kajaria/RAK/ Somany Bedroom Floor– 60*60cm Vitrified from Kajaria/Somany Toilets -Glazed wall tile to full height Kajaria/Somany Balcony- Anti-Skid rustic tiles from Kajaria/Somany. Kitchen – Granite kitchen counter top with Glazed wall tiles. Exterior/Car Porch - Premium Interlock tiles.
BATHROOM	EWC, Faucet, Washbasin, health faucets from Kohler .
ELECTRICAL	Distribution Board / MCB/Switches from Legrand equivalent.
KITCHEN	Complementary Modular Kitchen Cupboards and granite counter top ( Heettich, Germany ) with Siemens or equivalent gas hob and hood.
PAINTING	Two coat putty and plastic emulsion paint for internal walls, Putty and plastic emulsion for ceiling Premium exterior weather coat emulsion for external walls.
DOORS	Entrance Door and Door frame in Teak. Inside Door and Toilet Doors- Hardwood frame with factory made door shutters – Jackson equivalent.
WINDOWS	MS Grill with Premium UPVC windows.
SPECIAL FINISH	VOX Soffit as per the design for Aesthetic importance. Special Texture at front and side elvation in designated areas.





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