

Living a private & beautiful life,
within the urban limits of Kochi, Kerala

JEFF PREMIER

SPLENDID LIVING

+91 8111 99 77 99



Be in TUNE with the FINEST GREEN & BLUE LIFE-STYLE



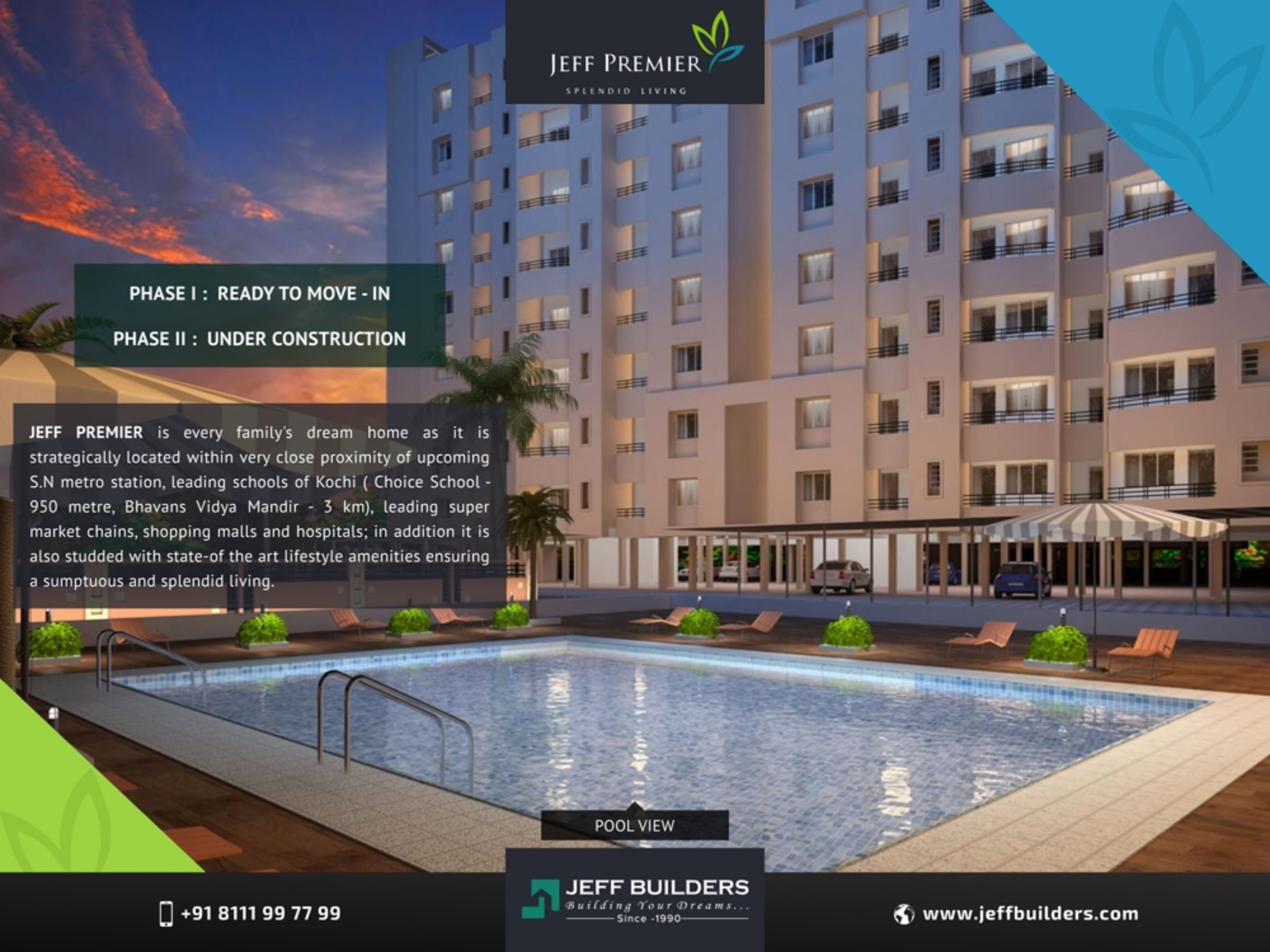
JEFF BUILDERS

Building Your Dreams...

Since -1990-

JEFF BUILDERS proudly presents 'Jeff Premier' a residential project comprising of 100 premium residential apartments guaranteeing a luxurious and contemporary lifestyle at Tripunithura, Kochi.

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A large, modern, multi-story apartment building with a light-colored facade and numerous balconies. The building is illuminated at dusk, with warm interior lights visible through the windows. In the foreground, there is a swimming pool with a wooden deck, lounge chairs, and a striped umbrella. The sky is a mix of blue and orange from the setting or rising sun.

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PHASE I : READY TO MOVE - IN

PHASE II : UNDER CONSTRUCTION

JEFF PREMIER is every family's dream home as it is strategically located within very close proximity of upcoming S.N metro station, leading schools of Kochi (Choice School - 950 metre, Bhavans Vidya Mandir - 3 km), leading super market chains, shopping malls and hospitals; in addition it is also studded with state-of the art lifestyle amenities ensuring a sumptuous and splendid living.

POOL VIEW

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DAY VIEW



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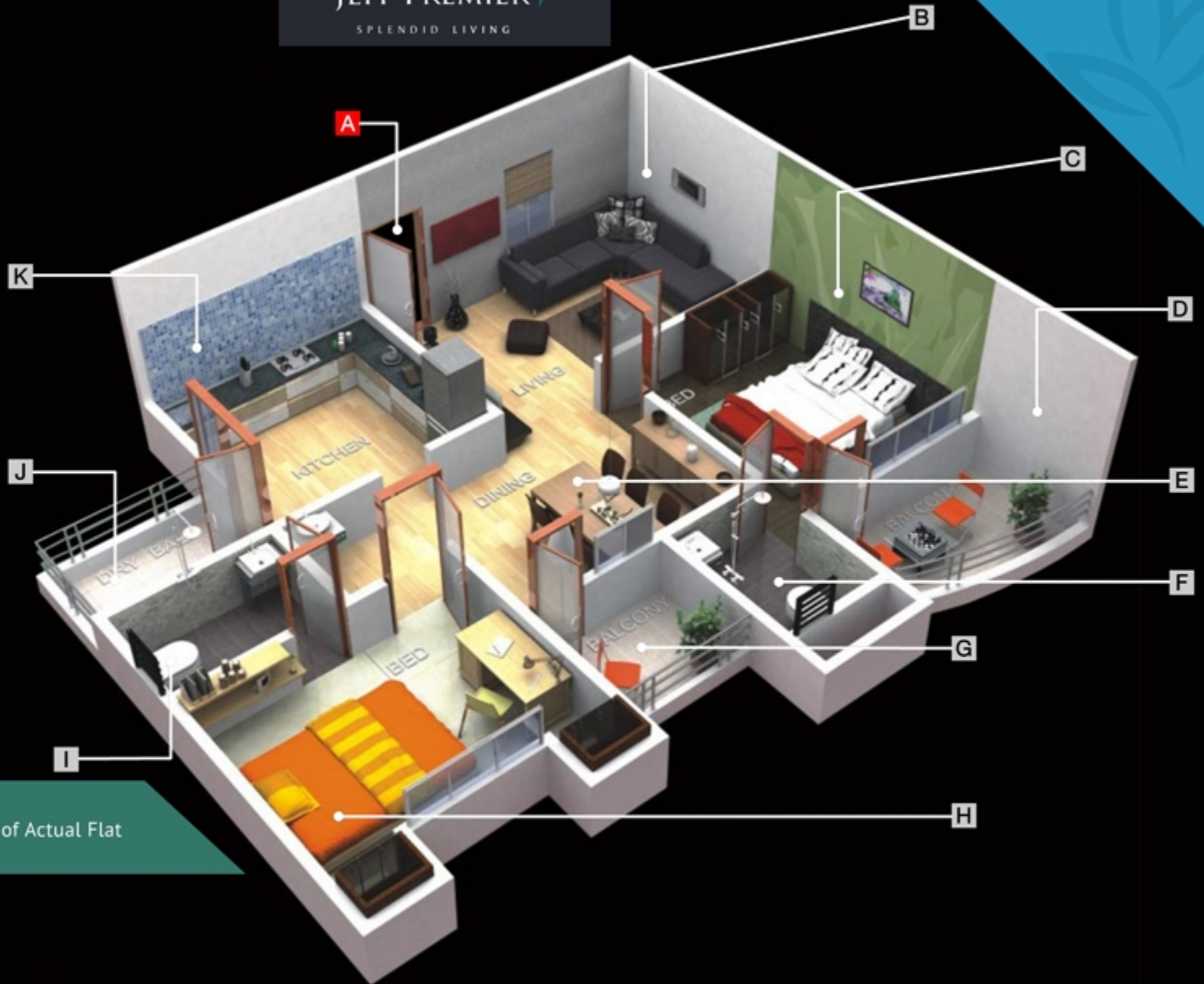
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SPLENDID LIVING

2 BHK FLAT

- A : Entrance
- B : Livingroom
- C : Master Bedroom
- D : Balcony
- E : Dining Area
- F : Attached Toilet
- G : Balcony
- H : Master Bedroom
- I : Attached Toilet
- J : Dry Balcony
- K : Kitchen



2 BHK 3D Representation of Actual Flat



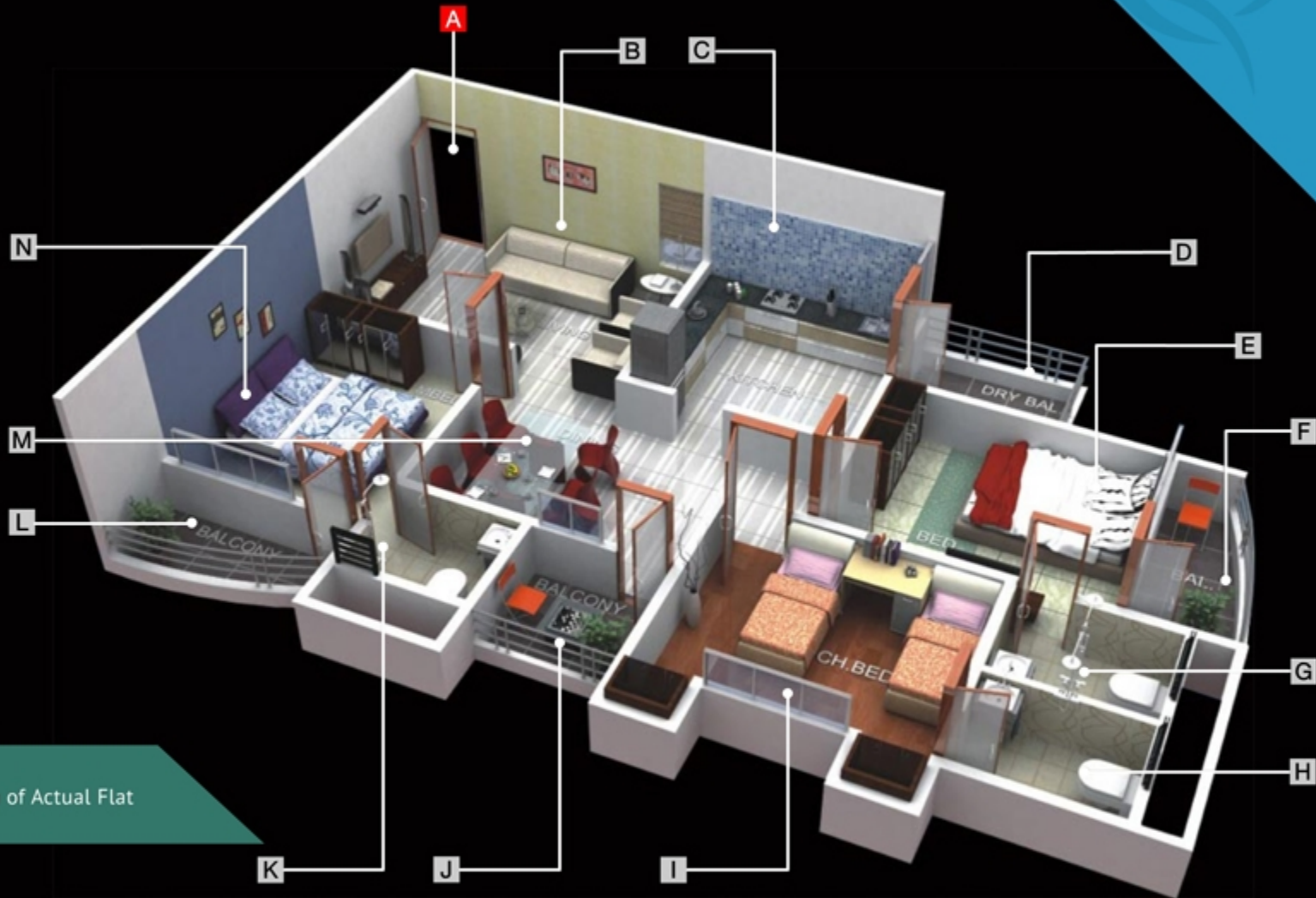
JEFF PREMIER

SPLENDID LIVING

3 BHK FLAT

- A : Entrance
- B : Livingroom
- C : Kitchen
- D : Dry Balcony
- E : Master Bedroom
- F : Balcony
- G : Attached Toilet
- H : Attached Toilet
- I : Children Bedroom
- J : Balcony
- K : Attached Toilet
- L : Balcony
- M : Dining Area
- N : Master Bedroom

3 BHK 3D Representation of Actual Flat



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Area Statement in Sq.ft.

Type	Flat No.	Saleable
3 BHK	101 to 901, 102 to 902	1444
3 BHK	105 to 905, 106 to 906	1444
2 BHK	103 to 903, 104 to 904	1191
2 BHK	107 to 907, 108 to 908	1191

BUILDING - A

Typical - 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th
& 9th Floor Plan



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Area Statement in Sq.ft.

Type	Flat No.	Saleable
3 BHK	All	1444

BUILDING - B

Typical - 1st, 2nd, 3rd, 4th, 5th, 6th & 7th
Floor Plan

Structure

- R.C.C. framed structure on pile foundation.

Flooring

- 80 x 80 cm vitrified flooring
- Anti-skid for toilets, dry area and balcony

Doors

- Branded designer veneer main door with melamine polishing & branded high quality fitted lock
- Branded moulded doors with imported teakwood door frames & branded (Europa) high quality fitted locks for bedrooms
- Branded laminated doors with granite door frames for toilets

Windows

- 3 track powder coated aluminium sliding windows with mosquito net and M.S safety grill.

Kitchen

- Black granite kitchen platform with S.S sink
- Designer wall tiles upto lintel level
- Provision for exhaust fan, chimney and water purifier
- Attached dry balcony with provision for washing machine

Toilets

- Designer glazed wall tiles upto lintel level
- Hot and cold mixer unit in toilet
- Branded C.R fittings & sanitary ware (Parryware)
- Concealed plumbing
- Provision for exhaust fan and geyser

Electrification

- Concealed fire-resistant copper wiring (Polycab wires)
- Branded (Anchor) modular switches
- Adequate electrical points with M.C.C.B. double door distribution board
- TV and telephone points in living room and bedrooms
- A.C points in living room, dining and all bedrooms

Painting

- Internal - Putty finished emulsion painting (Berger / Asian)
- External - weather coat painting (Berger / Asian)



* Actual Photograph



* Actual Photograph



* Actual Photograph



- Grand entrance gate
- Air-conditioned entrance lobby with visitors lounge
- Swimming pool with Kids pool
- Gymnasium
- Foosball table & other indoor games
- Children's play area
- Landscaped garden
- Generator back-up for all apartments and common areas
- 3 automatic lifts
- Centralized gas supply for all apartments
- 24 hour CCTV surveillance system
- Intercom, cable TV and broadband connection to all apartments
- Driver's / Servant's room and toilet
- Dry balcony attached to kitchen for each flat
- Individual car parking reserved for all apartments
- Waste management system and rainwater harvesting
- Paving blocks for internal roads
- Elegantly elevated building with maximum open space, natural light & proper ventilation.



* Actual Photograph



* Actual Photograph



* Actual Photograph

LOCATION

Not to Scale

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@ Key Distances From Our Site

S.N. Junction Tripunithura : 0.50 K.m.
 Railway station : 1.00 K.m.
 Sea Port Air Port Road : 1.50 K.m.

Vyttila Junction / N.H. 47 : 4.00 K.m.
 Tripunithura Muni. Office : 1.00 K.m.
 Tripunithura Muni. Market : 1.00 K.m.
 Lakeshore Hospital : 5.00 K.m.

Thripunithura Poornathrayessa Temple : 1.70 K.m.
 Info Park : 5.00 K.m.
 Smart City : 6.00 K.m.
 International Airport Kochi : 24.00 K.m.

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Note : The Plans, Specifications, Amenities, Number of flats, Number of floors, Area & Photographs in the e-brochure are only indicative & are subject to change without any prior notice. Photographs and visual are artist's impression only.



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