

Crafted<sub>for</sub>  
Elegance

ELEGANZA  
POKKUNNU, KOZHIKODE



# Elegance

unfolds in every corner  
of your life at  
ELEGANZA

From elegant architecture to lush landscapes,  
Eleganza crafts a refined ambiance for your  
daily experience.

# Beyond this gate lies ELEGANZA



Eleganza, situated on Zamorin's Guruvayoorapan College Road in Kozhikode, unveils an exclusive community of 13 opulent villas adorned with premium amenities.

Conveniently located just 100 meters from the college's main entrance gate, a 5-minute walk from Pokkunnu junction, and within close proximity to Lulu Mall and Hilite Mall, Eleganza sets the standard for refined living between the mini and new main Bypass.

A modern  
**Masterpiece**  
with echoes of Kerala's  
timeless architectural grace.



Offering a blend of sophistication and tranquility, this elite enclave boasts a Club House, Swimming Pool, Badminton Court, Health Club, Children's Play Area, and a charming poolside party area.

Ground Floor Plan



Type A  
2800 sq ft.



First Floor Plan

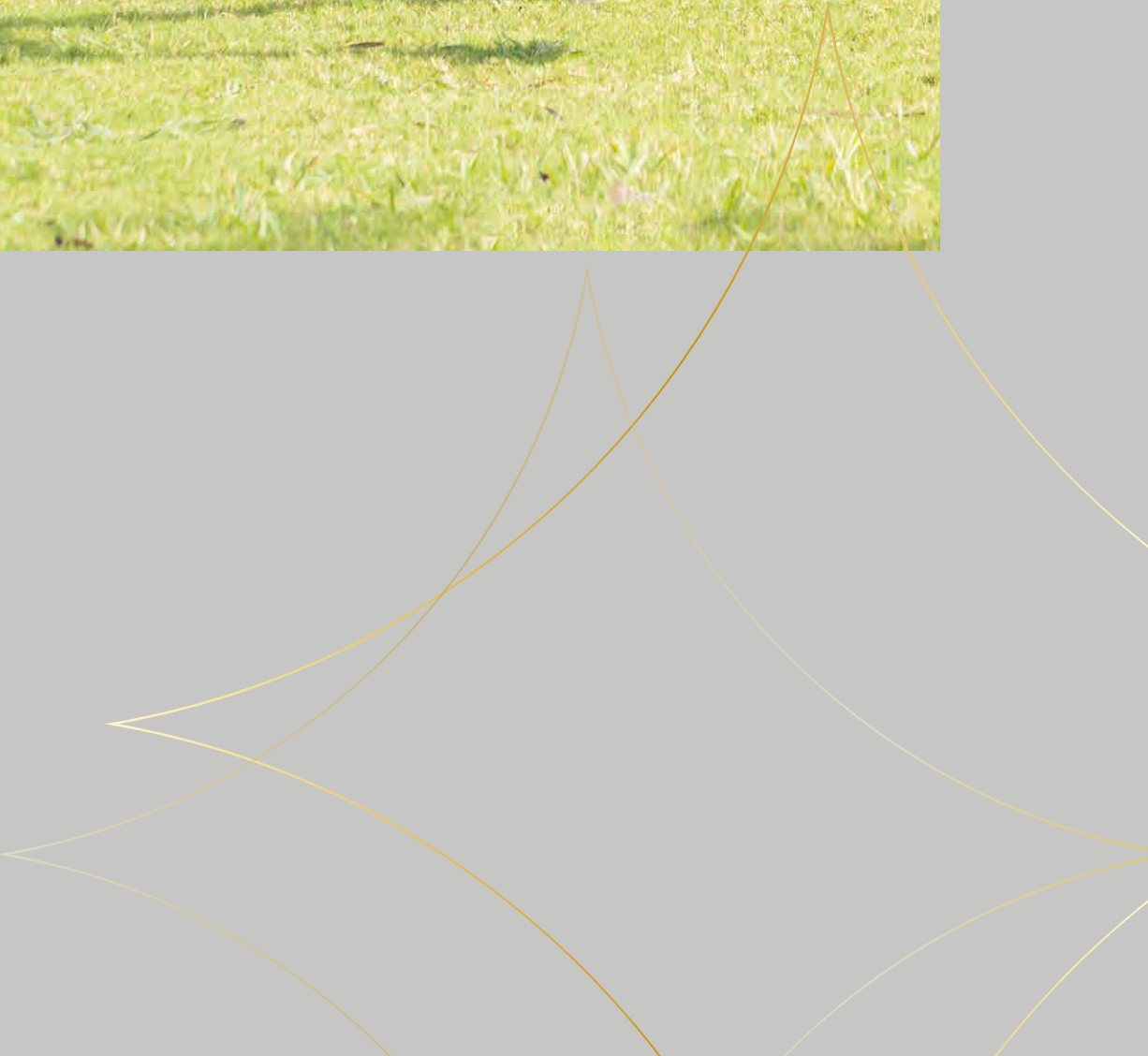
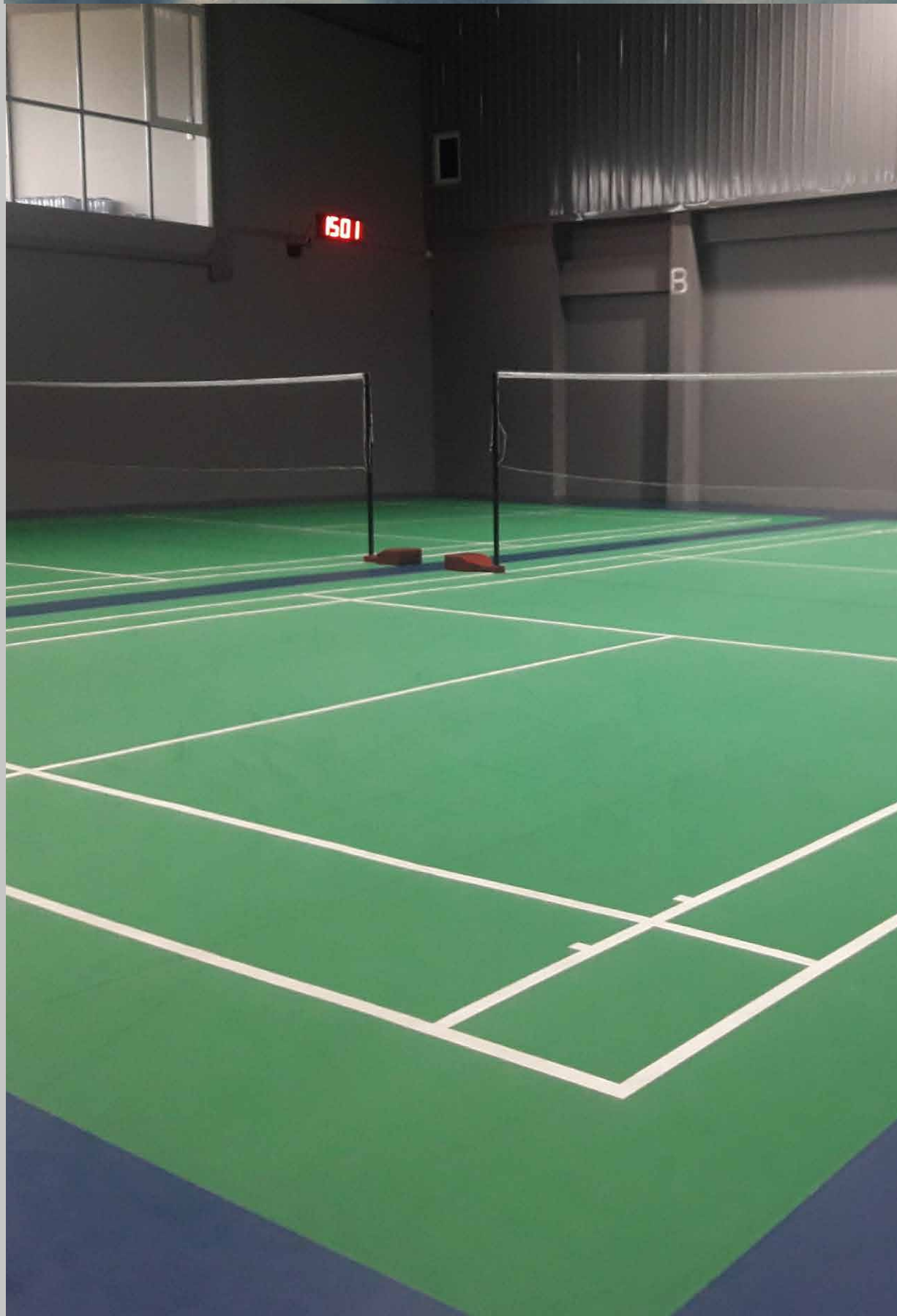
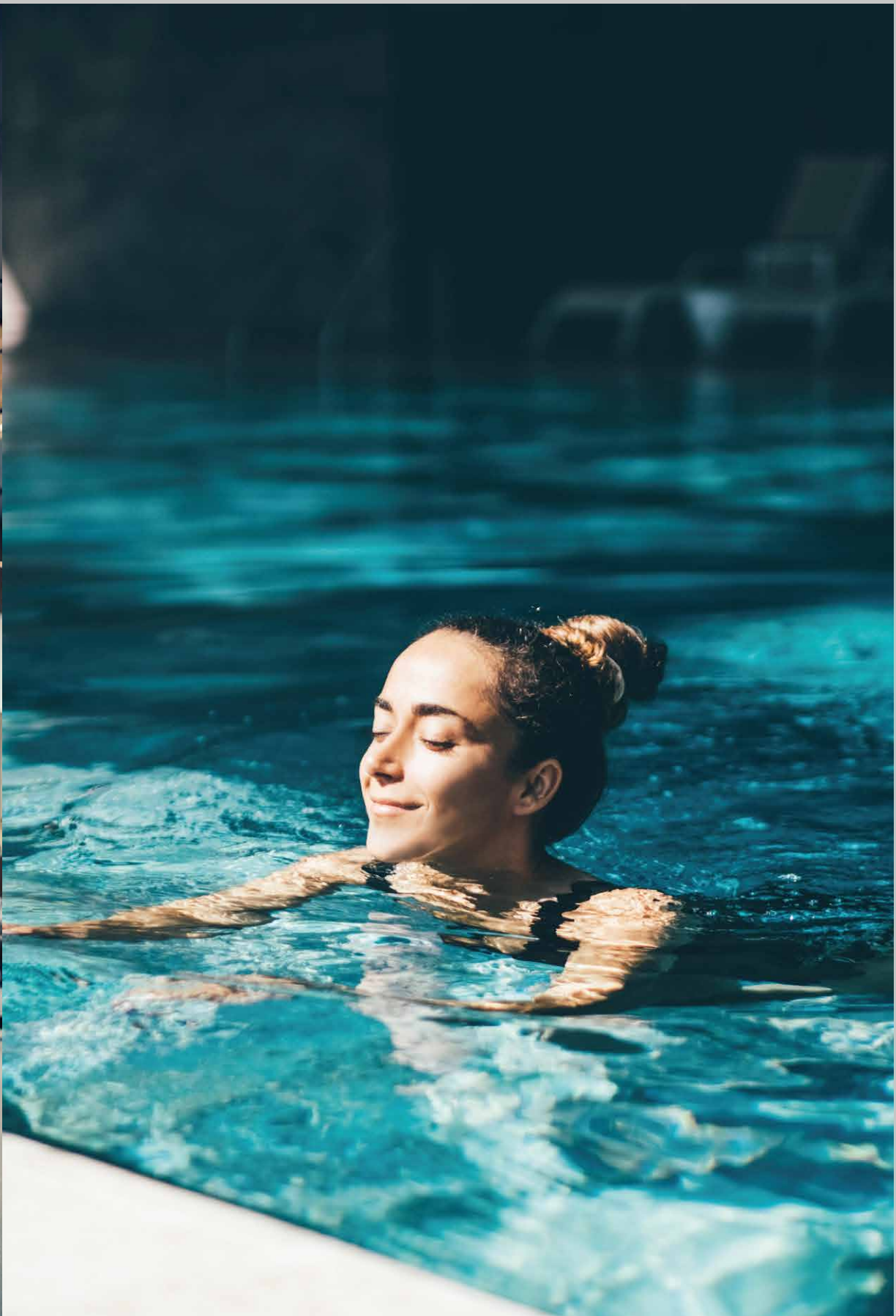


Type A  
2800 sq ft.



Stroll through  
**ELEGANZA's**  
street-where every corner  
tells a story of  
tradition and modernity.





# Elevate

your lifestyle with  
amenities that redefine leisure



- ◆ Club House
- ◆ Badminton Court
- ◆ Fitness Centre
- ◆ Indoor Games
- ◆ Recreation Area
- ◆ Swimming Pool
- ◆ Poolside Party Area
- ◆ Kid's Play Area

# Timeless design, modern community.



Experience secure and harmonious  
community living at Eleganza – a home for  
like-minded neighbours.

# ELEGANZA's

## address speaks

## luxury and convenience

### Nearby Highlights

LuLu Mall	-	3.5km
Moffussil Bus Stand	-	5.5km
Baby Memorial Hospital	-	5Km
Metro Hospital	-	3km
Pottammal Jn	-	3.5km
Airport	-	23km
MIMS Hospital	-	4 km
Hilite Mall	-	3km
Botanical Garden	-	600 meter
Gokulam Public School	-	3.2km



# Specifications

- ◆ **Foundation:** RR Masonry with RCC Belt at plinth level, Damp proof coating shall apply over RCC Belt to prevent dampness.
- ◆ **Super structure:** Laterite masonry for wall, RCC M20 , 12 cm thick slab for roof with premium quality roofing tile as per design.
- ◆ **Flooring :** Premium quality vitrified tiles 60x120 cm Or 100x100 cm Brand : Kajaria or Simpolo or equivalent
- ◆ **Doors :** Elegant seasoned Teak wood frame with shutter for Main entrance door, Internal doors shall be premium quality Flush doors with teak laminate finish on both sides.  
Bathroom doors shall be FRP doors
- ◆ **Windows :** Seasoned hard wood frame with glazed shutter and MS Grill.
- ◆ **Painting :** Premium emulsion over putty coating for internal walls, Asian or equivalent. Exterior grade emulsion Asian apex ultima or equivalent for External walls.
- ◆ **Bath rooms :** Premium quality vitrified tiles 60cm x 120 cm Kajaria /Simpolo or equivalent for walls, Anti skid tiles for floor, Toughened glass shower enclosure for Master bed toilet, Provision for geyser for all toilets except maid's toilet.
- ◆ **Kitchen :** Granite counter top with stainless steel sink, provision for Dish washer, Water purifier and Washing machine.
- ◆ **Electrical :** Three phase power supply with concealed wiring using RR Kable FR Wire or equivalent and modular switches Legrand (Artier or equivalent), Provision for Ac in all bed rooms. Provision for solar power, Net working and CCTV shall be provided.
- ◆ **Plumbing :** Provision for hot water in Kitchen and all toilets , All Pipes shall be Astral or Supreme or equivalent, 4000 litre UG Sump and 1000 Litre OH Tank shall be provided.
- ◆ **CP Fittings :** GROHE or equivalent
- ◆ **Sanitary Fixture :** KOHLER or Equivalent.
- ◆ **Yard Paving :** Front yard paving using Tandur stones



# Other Projects

*Fernhill*  
Premium Model Villa  
Malaparamba



COMPLETED

*Garden Square*  
Luxury Villas  
Iringallur



NEARING COMPLETION

*Meadow Hills*  
Premium Villas



ONGOING



Readyhut Developers, a revered name in real estate, embodies a vision for crafting high-quality residential projects that redefine value. From meticulous design to seamless project management, they specialize in creating exquisite villas and apartments. A testament to their commitment to customer satisfaction is the successful completion of Fernhill Villas in Malaparamba, Calicut. Presently, Garden Square near the Botanical Garden nears completion, while Meadow Hills, an ongoing villa project in Muzhikkal, Kozhikode, stands as a testament to their unwavering dedication to excellence.



# ELEGANZA

POKKUNNU, KOZHIKODE

## ◆ ADDRESS ◆

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Plans and specifications mentioned are subject to change.