

MAGNIFICENCE
BEYOND ALL
EXPECTATIONS



Midhun  *Markose*

BUILDERS AND DEVELOPERS INDIA PVT LTD





UNVEILING THE KEY TO ULTIMATE BLISS

Aura Esta, a home where you will be awakened by the harmonious chirping of birds and refreshed by an aura of budding flowers. Located on a natural tranquil backdrop yet, amidst all amenities, the towers are a culmination of elegant design, architectural innovation and functional living. The fineness of Aura- Esta lies in its ability to fulfill the requirements of all generations; a place where tradition meets contemporary.

A CHANCE TO SHARE OUR LEGACY

An abode, which promises elegance and comfort. A home to help shape your aspirations and to experience sweetest of your memories; with your loved ones. Giving an extravagant finish to your lifestyle.

Spaciously planned open terrace grants the apartment a spectacular landscaped beauty of nature, fully equipped fitness lounge and other amenities included. Located at Mangadu, Thirumala; the apartment assures easy access to all major spots in the capital city.







A REASON TO BE OUR COMPANION FOR THE FUTURE

Aura Esta brings you a wide range of luxury amenities. These include swimming pool, gym, park and much more. The residents can enjoy a quality time in the party area, or seek a respite from stress, strolling in the green zones in the complex. It also has a grand pool and the residents can keep themselves engaged with a number of activities in the estate. Kids can play in the dedicated play zones during their leisure hours. Enjoy the classy apartments, while you reside in the city.

AMENITIES

- Swimming pool
- Kids play area
- Health club
- Association hall
- Indoor games room
- Reticulated gas system
- Wi-Fi lobby
- Party Space at Terrace
- Yard lighting
- Rain water harvesting
- Creche
- Internet connection
- Incinerator





AN OPPORTUNITY TO EMBRACE A NEW LIFESTYLE

Aura Esta is a rare mix of 2/3 BHK lavishly-built apartments with living spaces spread across 1120 to 1890 Sqft. area, each floor accomodating one to four residences alone. With a remarkable stroke of architectural wonder, Midhun Markose have encompassed abundant space and blissful peace within the premium-luxury apartments at Aura Esta.



AURA-ESTA

EXCLUSIVE LIFESTYLE FOR THE PRECIOUS FEW

Where waves of winds rejoice, where greenery revolves around gleefully, where flowers bloom smilingly, and stars wish you good night - Aura Esta - where nature makes life beautiful.

Come home to plush 2 & 3 BHK spacious Apartments in Trivandrum where spaces define comfort and style in the lap of nature. It is one of a kind living where modernity and nature come together to provide you only the best lifestyle.

LOCATION MAP



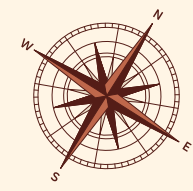
DISTANCE TO KEY LOCATION

Thirumala Junction - 650 m | Kendriya Vidyalaya Pangode - 1.9 kms | Emergency Service - 2.5 kms | SK Hospital - 3.4 kms
 Trivandrum Central Railway Station - 6 kms | Airport - 10 kms | Medical College - 10 kms

BLOCK A
TYPE A - 3 BHK

1st to 14th FLOOR
SELLABLE AREA - 1790 Sqft.
RERA CARPET AREA - 1103 Sqft.

FLOOR PLAN

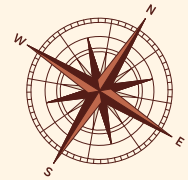


*Actual usable space may vary from the value stated. The developer reserves the right to make revisions.
**All measurements and drawing are approximate. Drawing not to scale. These informations is subject to change without notice

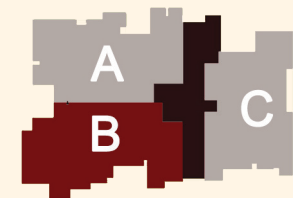
BLOCK A
TYPE B - 3 BHK

1st to 14th TYPICAL FLOOR
SELLABLE AREA - 1825 Sqft.
RERA CARPET AREA - 1141 Sqft.

FLOOR PLAN



KEYPLAN



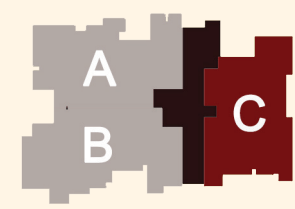
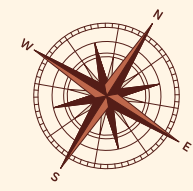
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BLOCK A
TYPE C - 3 BHK

1st to 14th FLOOR
SELLABLE AREA - 1745 Sqft.
RERA CARPET AREA - 1088 Sqft.

FLOOR PLAN



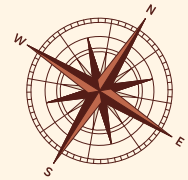
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BLOCK B
TYPE D - 2 BHK

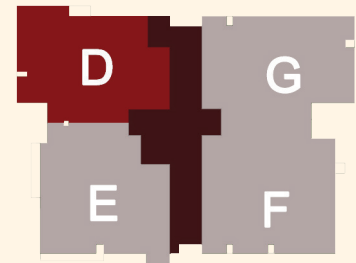
1st to 14th TYPICAL FLOOR
SELLABLE AREA - 1195 Sqft.
RERA CARPET AREA - 772 Sqft.

FLOOR PLAN



ENTRY

KEYPLAN



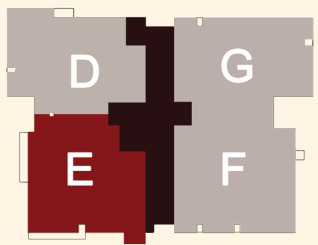
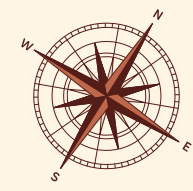
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BLOCK B
TYPE E - 2 BHK

1st to 14th TYPICAL FLOOR
SELLABLE AREA - 1250 Sqft.
RERA CARPET AREA - 770 Sqft.

FLOOR PLAN



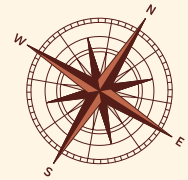
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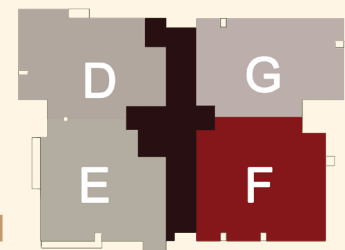
BLOCK B
TYPE F - 2 BHK

1st to 14th TYPICAL FLOOR
SELLABLE AREA - 1365 Sqft.
RERA CARPET AREA - 862 Sqft.

FLOOR PLAN



KEYPLAN



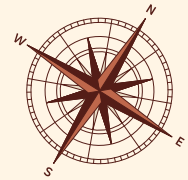
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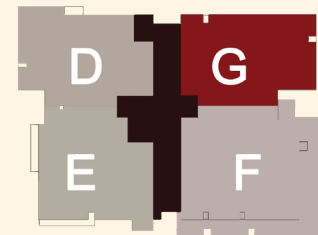
BLOCK B
TYPE G - 2 BHK

1st to 14th TYPICAL FLOOR
SELLABLE AREA - 1175 Sqft.
RERA CARPET AREA - 772Sqft.

FLOOR PLAN



KEYPLAN



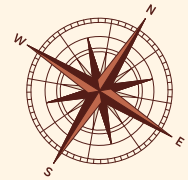
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BLOCK C
TYPE H - 2 BHK

1st to 13th TYPICAL FLOOR
SELLABLE AREA - 1120 Sqft.
RERA CARPET AREA - 735 Sqft.

FLOOR PLAN



KEYPLAN

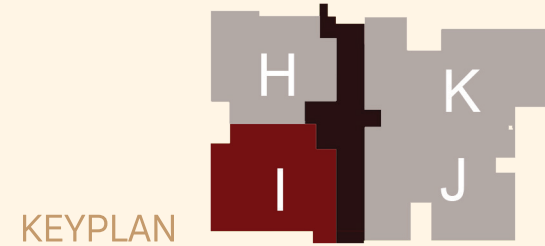
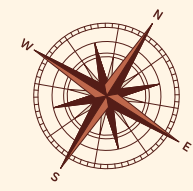
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BLOCK C
TYPE I - 2 BHK

1st to 14th TYPICAL FLOOR
SELLABLE AREA - 1165 Sqft.
RERA CARPET AREA - 715Sqft.

FLOOR PLAN

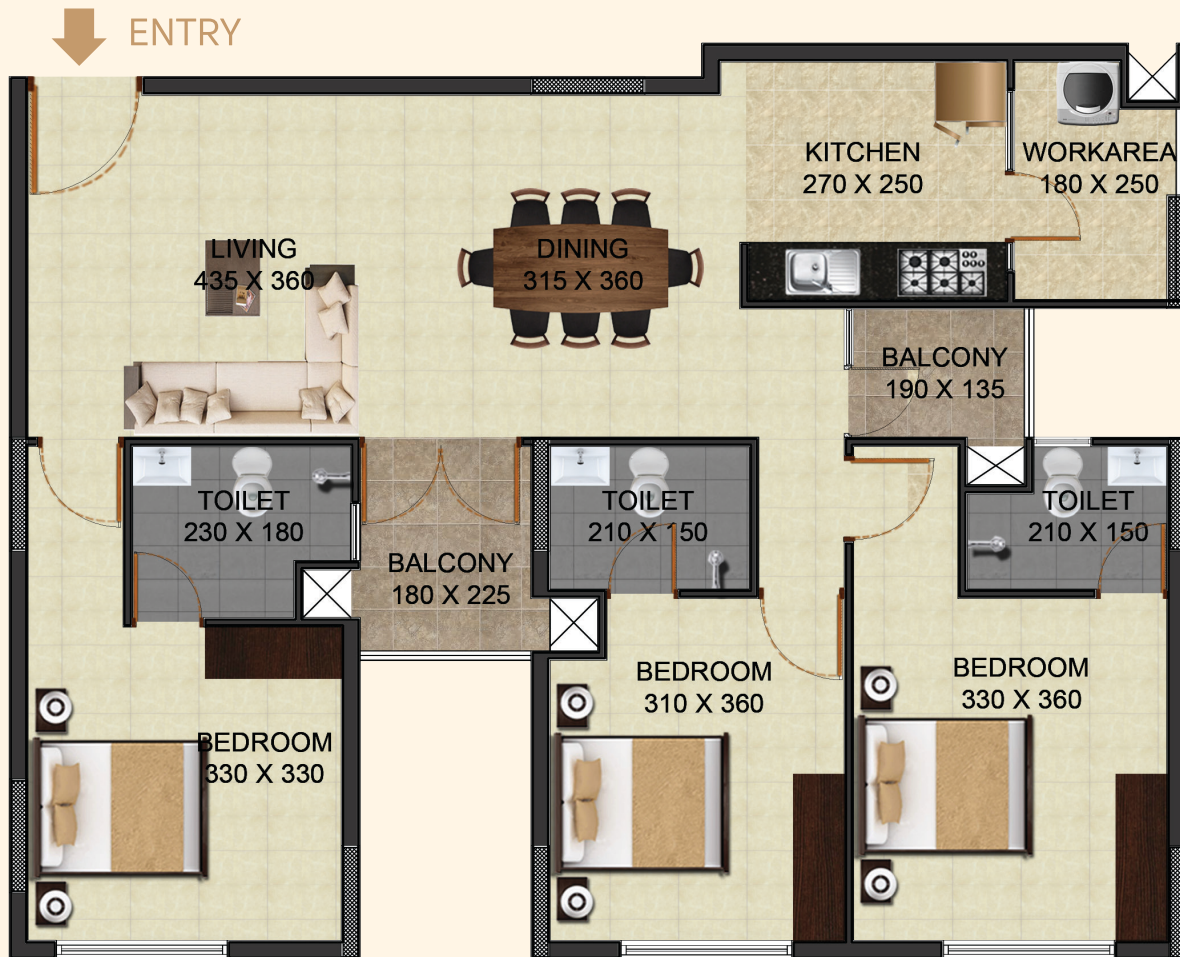
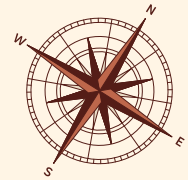


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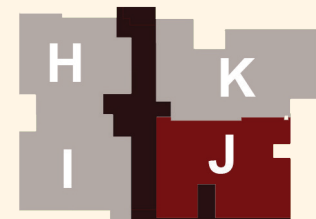
BLOCK C
TYPE J - 3 BHK

1st to 14th TYPICAL FLOOR
SELLABLE AREA - 1520 Sqft.
RERA CARPET AREA - 975 Sqft.

FLOOR PLAN



KEYPLAN



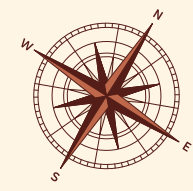
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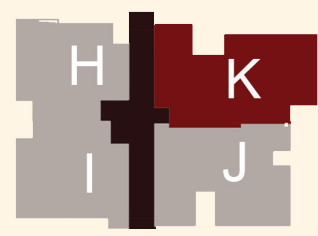
BLOCK C
TYPE K - 3 BHK

1st to 14th TYPICAL FLOOR
SELLABLE AREA - 1520 Sqft.
RERA CARPET AREA - 975 Sqft.

FLOOR PLAN



KEYPLAN



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SPECIFICATIONS

STRUCTURE

R.C.C framed structure with pile foundation compliance to seismic zone – 3

WALLS

Concrete blocks

FLOORING

Good Quality Vitrified tiles with skirting (Kajaria / Nitco / Somany)

TOILETES

Good quality ceramic floor and wall tile (Kajaria / Nitco / Somany)

Wall tiles up to 2.1 meter height.

BALCONY

Good Quality Anti skid tiles

DOORS & WINDOWS

Entrance Door - Teakwood frame with panelled Teak wood door Shutter

Internal Door - Wooden door frame Violet / Pincoda with flush door shutter

Toilet Door - Wooden door frame Violet / Pincoda with flush door shutter having special coating

Balcony Door - Made of powder coated aluminium sections with glass fixed / sliding/openable panels

Windows - Made of powder coated aluminium sections with glass having sliding/ openable panels

GRILLS & RAILINGS

Windows Safety Grill - MS Safety grills for windows

Balcony Railings - Mild steel grills

PAINTING

Apartment ceiling - Two coats of emulsion on putty finish for all living /dining/bedroom areas and false ceiling for toilets

Walls - Two coats of acrylic emulsion on putty finish

Doors - Entrance door with teak finish, all internal bedroom and toilet doors enamel painted finish

Grills and Handrails - Enamel painted finish

ELECTRICAL

General - Concealed wiring with superior quality PVC insulated copper cables, adequate light fan,6/16 ampere power plug points controlled by ELCB & MCB. Independent energy meter for each apartment.

SWITCHES & SOCKETS

Modular type switches of Legrand / Havells / make

BACK –UP POWER

Lifts & Common areas - Full generator power back –up

Apartments - 1 KVA generator backup

TELEVISION - Provision in living room

TELEPHONE - Provision in living room

INTERNET CONNECTION - Provision in Living Room

AIR CONDITIONING - Provision in master bedroom

SANITATION

WC - All toilets with western style closets and cistern of Cera brand

Wash basin - All toilets and dining with wash basins (Cera)

Taps - Chromium plated bathroom fitting of Cera

Geyser - Provision for hot water connection in shower area mixer tap

Sink - Sink with mixer will be provided in kitchen

Exhaust fan - Provision in all toilets & Kitchen

Water heater - Wired water heater provision in all toilets.

WATER SUPPLY

Water supply through underground sump and overhead tank using ASTM pipe, individual water meter for each apartment

ELEVATORS

Fully automatic elevators with Automatic Rescue Device

FIRE FIGHTING

Fire fighting arrangements as per National Building Code and Kerala Fire Fighting department norms

RETICULATED GAS

Reticulated LPG gas with individual consumption metering system subject to the government rules prevailing at the time.



Midhun Markose

BUILDERS AND DEVELOPERS INDIA PVT LTD

Midhun Markose Builders and Developers India Pvt Ltd , is an interstate professional construction company. We believe in nurturing relationships as our patrons and stakeholders form an innate part of our legacy. Quality, accountability, respect and teamwork are our core values. Built on experience, Midhun Markose has taken up various sizeable gated community projects spanning across luxury and cost-effective villas in the region. Each creation of Midhun Markose is nurtured with eloquence in creativity ,state of the art equipments and trailblazing techniques. Well-orchestrated collaboration of qualified professionals and a highly skilled technical division makes us unique. To top it up, in right space planning, landscaping, and construction has given Midhun Markose diverse and far reaching sensibility portfolio.

Fostered by the trust and confidence of our clients and compiling our core values and experince in the industry, we present our masterpiece - Aura Esta at Thirumala. A home is always considered a safe haven where every family member could get comfort to unwind. Therefore, a home must embody your family traditions, functionality which compliments your daily routines and reflects your personality which would altogether blend in to define your lifestyle.

Come forward to experience a tranquil, functional and sustainable lifestyle.

COMPLETED PROJECTS



Classic - Elegant Villas
Kachani



Midhun's Plaza
Patoor



Icon Residency
Palkulangara

READY TO OCCUPY



Pravasi - Exclusive NRI Enclave
Peyad



Galaxy - Your home town
Powdikonam



Palms
Mukkola

Midhun  *Markose*

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