



Maritime Builders™
sailing to new horizons

Maritime *Elite*

PREMIUM APARTMENTS

Near KJK Hospital, Nalanchira, Trivandrum

Where Life Feels
EXCEPTIONAL





About Us

Maritime Builders is a real-estate development and construction company focused on creating high-quality residential and commercial spaces that combine thoughtful design, modern amenities, quality construction and lasting value.

Our projects are strategically located in promising locations and are thoughtfully planned to enhance the way people live, work and invest. From contemporary residential developments to well-planned commercial spaces, we focus on creating environments that are functional, aesthetically appealing and built to meet the evolving needs of our customers.

At Maritime Builders, we believe that every successful project is built on **trust, transparency, quality and timely delivery**. Our dedicated team works closely with architects, consultants, contractors, suppliers and other stakeholders to ensure that every stage of a project is carefully planned, effectively managed and executed to high standards.

We embrace **modern construction technologies, innovative building practices and professional project management systems** to improve quality, efficiency and reliability. From project planning and statutory approvals to construction, finishing and handover, we maintain close attention to detail at every stage.

Our commitment extends beyond simply constructing buildings. We strive to create **vibrant communities, productive commercial environments and valuable real-estate assets** that provide lasting benefits to our customers and stakeholders.

With a strong focus on **customer satisfaction, innovation and responsible development**, Maritime Builders continues to build with a long-term vision - creating spaces that people are proud to call home, businesses are proud to operate from, and investors can be confident in.

Maritime Builders
Building Spaces. Creating Value.



Maritime *Elite* PREMIUM APRTMENTS

Nestled in the serene surroundings of Nalanchira, near KJK Hospital, Maritime Builders **Elite** is a premium residential address thoughtfully crafted for contemporary living. Combining elegant architecture, superior construction quality, and modern amenities. Elite offers a perfect balance of comfort, convenience, and sophistication. With excellent connectivity to the city's key destinations, educational institutions, healthcare facilities and commercial hub. **Elite** is where every day begins with comfort and ends with peace.





Welcomed in Elegance Resting in Luxury

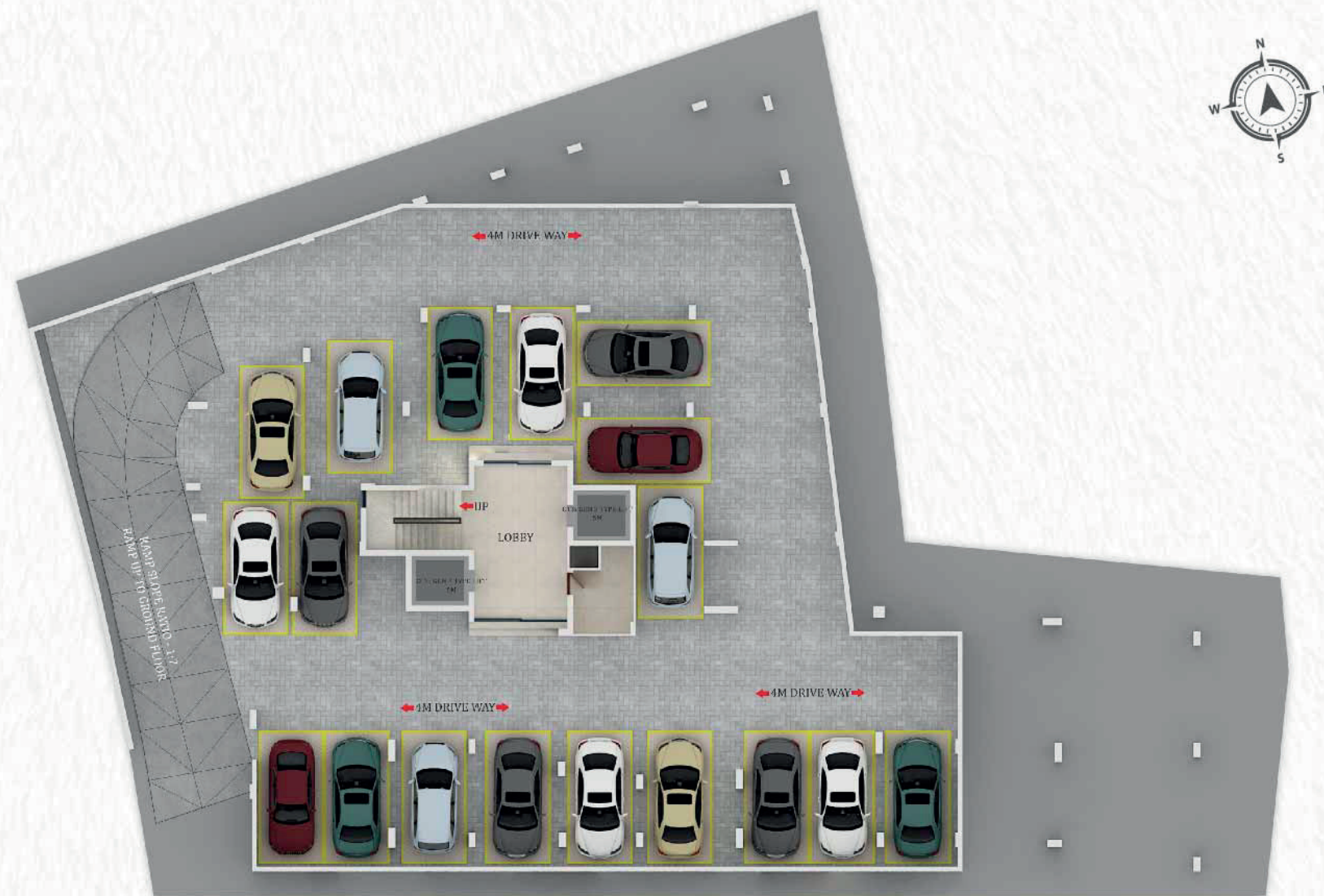
Step into an experience where elegance begins at the entrance and comfort continues within. From a welcoming lobby that creates a lasting first impression to thoughtfully designed bedrooms that invite you to relax and unwind, every detail is crafted to make everyday living feel effortlessly luxurious.



Designed for Flavours Crafted for Togetherness

Designed for effortless living, the kitchen and dining space brings together modern functionality and timeless elegance. From preparing everyday favourites to sharing memorable meals, every detail is thoughtfully crafted to make togetherness feel special.

BASEMENT FLOOR PLAN



- Furniture layout and fixtures are indicative
- Dimensions may vary slightly during construction
 - All dimensions are in centimeters
- Handrails, fixtures, tiles, colours, & other finishes depicted are for illustrative purposes only & may differ from the actuals.

GROUND FLOOR PLAN



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TYPICAL FLOOR PLAN
(1st FLOOR - 4th FLOOR)



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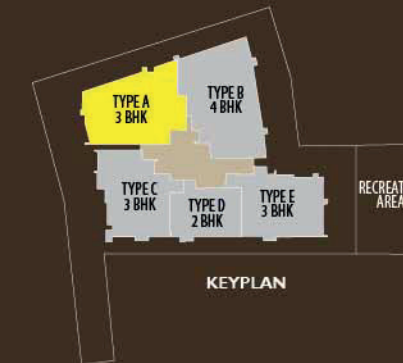


TYPE A - 3 BHK

Unit Super Built Up Area
2219 Sq.ft

Unit Carpet Area
1428 Sq.ft

Unit Balcony Built Up Area
161 Sq.ft



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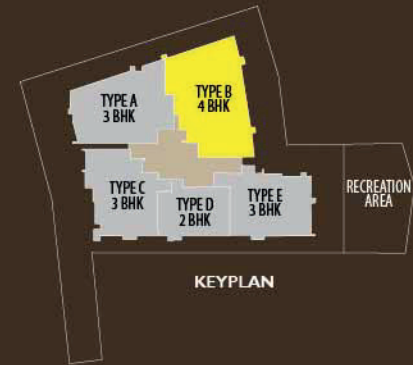
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TYPE B - 4 BHK

Unit Super Built Up Area
2713 Sq.ft

Unit Carpet Area
1861 Sq.ft

Unit Balcony Built Up Area
116 Sq.ft



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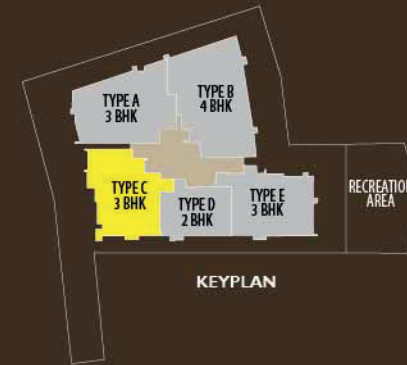


TYPE C - 3 BHK

Super Built Up Area
1816 Sq.ft

Rera Carpet Area
1203 Sq.ft

Unit Balcony Built Up Area
84 Sq.ft



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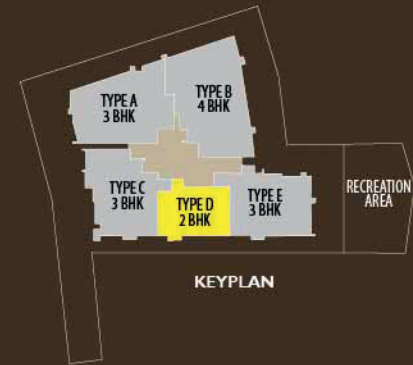


TYPE D - 2 BHK

Unit Super Built Up Area
1218 Sq.ft

Unit Carpet Area
790 Sq.ft

Unit Balcony Built Up Area
75 Sq.ft



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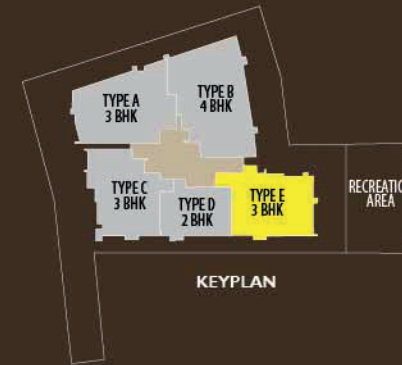


TYPE E - 3 BHK

Super Built Up Area
1860 Sq.ft

Rera Carpet Area
1246 Sq.ft

Unit Balcony Built Up Area
85 Sq.ft



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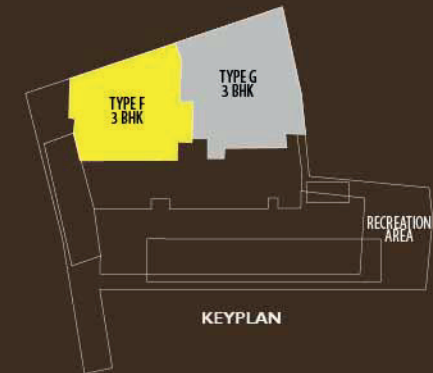


TYPE F - 3 BHK

Unit Super Built Up Area
2130 Sq.ft

Unit Carpet Area
1493 Sq.ft

Unit Balcony Built Up Area
50 Sq.ft



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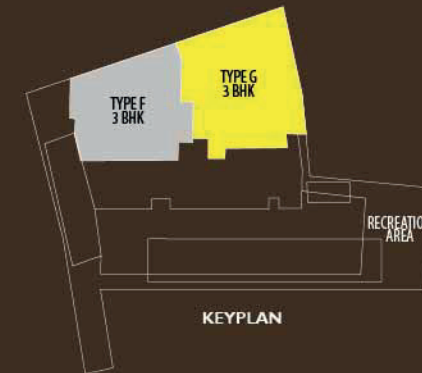


TYPE G - 3 BHK

Super Built Up Area
2302 Sq.ft

Rera Carpet Area
1601 Sq.ft

Unit Balcony Built Up Area
60 Sq.ft



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Maritime
Elite
PREMIUM APARTMENTS



INDOOR AMENITIES



Guest Room



Grand & Elegant Lobbies



Gym



CCTV Surveillance



Centralized Gas System



Biometric Entry & Exit



Swimming Pool



Open Landscaping



Yoga Deck



Children Play Area



Party Space In Terrace



Biobin/ Waste Composting Machine

Maritime Builders™

OUTDOOR AMENITIES

BUILDING PARAMETERS

	FOUNDATION	:	Necessary RCC foundations on required stratas.
	STRUCTURE	:	Reinforced cement concrete frame with solid cement blocks in fill walls. Earth quake resistance for zone 3.
	PLASTERING	:	Internal Plastering with Gypsum / cement
	ENTRANCE	:	Lobby, staircase and common areas will be of high quality vitrified tile flooring.
	FLOORING	:	High quality vitrified tiles for the entire apartment, with vitrified skirting. Entrance lobby & Staircase. Common areas will be of granite/Vitrified flooring.
	GLAZED TILES	:	Designed glazed wall tile cladding in bathrooms up to false ceiling height.
	KITCHEN	:	Granite kitchen counter, single bowl Quartz sink. Provision for exhaust fan (Exhaust fan on additional charge).
	TOILET FITTINGS	:	White sanitary ware including European water closet and wash basin. Good quality chromium plated taps, mixer, and shower. Provision for exhaust fan (Exhaust fan on additional charge).
	HARDWARE	:	Best quality hardware.
	DOORS	:	Decorative panelled Kassa or equivalent entrance door in ABS / WPC. Moulded / flush doors for bedrooms and toilets.
	WINDOWS	:	High Quality UPVC or equivalent.
	PAINTING	:	Putty finished emulsion paint for internal walls and external walls will be emulsion painted.
	WATER SUPPLY	:	KWA water supply in one point at kitchen subject to rules and regulations of KWA. Ground water supply from open well/bore well. (Water meters will be charged).
	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. Generator backup for upto 800 watts per apartment. (Electric meters will be charged).



SPECIFICATIONS & BRAND

	WASHROOMS/ POWDER ROOM		
	• EWC	:	Kohler / Grohe or Equivalent
	• Wash Basin	:	Toto/ Kohler / Grohe or Equivalent
	• Concealed Flush Tank	:	Kohler / Grohe or Equivalent
	• Wall Plate	:	Kohler / Grohe or Equivalent
	• Wall Mixer	:	Kohler / Grohe or Equivalent
	• Health Faucet (Abs Coating)	:	Kohler / Grohe or Equivalent
	• Angle Valve 1/2"	:	Grohe/ Roca/ Kohler or Equivalent
	FLOORING		
	• Bedroom Floor Tiles	:	Kajaria / Livolla / Boffo or Equivalent vitrified tiles
	• Living & Dining Floor	:	Kajaria / Livolla / Boffo or Equivalent vitrified tiles
	• Balcony and Sit out	:	Kajaria / Livolla / Boffo or Equivalent vitrified tiles
	• Toilet Floor Tile	:	Kajaria / Livolla / Boffo or Equivalent vitrified tiles
	• Toilet Wall Tile (Glazed)	:	Kajaria / Livolla / Boffo or Equivalent vitrified tiles
	DOORS/ WINDOWS		
	• Main Door	:	WPC / ABS imported Doors or equivalent
	• Main Door Lock	:	Dorset / Yale or Equivalent
	• Door eye	:	Yale or Equivalent
	• Safety chain	:	Yale or Equivalent
	• Inside Door & Toilet Door	:	WPC / ABS imported Doors or equivalent
	• Internal Door Lock	:	Yale or Equivalent
	• Toilet Door Baby Latch	:	Yale or Equivalent
	• Hinges	:	Yale / Kassa or Equivalent
	• Tower Bolt	:	Yale or Equivalent.
	• Windows	:	UPVC windows with high quality materials
	KITCHEN		
	• Kitchen Floor	:	Kajaria / Livolla / Boffo or Equivalent vitrified tiles
	• Kitchen Sink	:	Quartz single sink
	• Sink Cock	:	Grohe or Equivalent
	PAINT (we have blacklisted Asian paints view poor after sales service and deviation from warranty terms)		
	• Internal Putty	:	Berger or Equivalent
	• Emulsion	:	Berger or Equivalent
	• Exterior Emulsion	:	Berger or Equivalent
	• Enamel	:	Berger or Equivalent
	LIFT		
	• Schindler or Equivalent		
	ELECTRICAL		
	• Distribution Board	:	Schneider or Equivalent
	• MCB	:	Schneider or Equivalent
	• Switches	:	Schneider or Equivalent
	• Genset	:	Volvo - Eicher or Equivalent
	• Transformer	:	Unitech / Transind or Equivalent
	CEMENT		
	• Ambuja ppc or Equivalent		
	STEEL		
	• Vizag / Tulsyan or Equivalent		





LOCATION MAP



PROXIMITY

Mar Ivanios College	0.5 km	Kesavadasapuram	2.0 km	Pattom	4.5 km
St. John's Model HSS	0.6 km	KIMSHEALTH Trivandrum	2.5 km	Thiruvananthapuram Central Railway Station	8.0 km
Sarvodaya Vidyalaya (ICSE)	0.8 km	LuLu Mall Thiruvananthapuram	3.5 km	Thiruvananthapuram International Airport	11 km
KJK Hospital Pvt. Ltd.	0.1 km	Paruthippara	3.5 km	Technopark Trivandrum	12 km
Sarvodaya Central Vidyalaya (CBSE)	0.9 km	Government Medical College	4.0 km		



Maritime Builders™

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