



Set in a prime location near the exciting environs of the Smart City with easy access to civic amenities turns “The Chancellor” as an excellent investment opportunity.

Price range starting from INR 34.24 Lacs onwards

Manifold appreciation is expected over the years for 'Abad Chancellor'

Project Details

The Chancellor is a landmark residential project in Kakkanad near the Airport - Seaport Road developed by Abad Builders. This premium residential project comes crowned with 2 and 3 BHK apartments in 19-storey high - rise building with a range of premium facilities and amenities. Coming up near the exciting environs of the Smart City with easy access to civic amenities, The Chancellor is an excellent investment opportunity as well.

Location

Abad Chancellor is conveniently located at seaport - Airport Road, Kakkanad, Kochi.

Key Distances

Seaport - Airport Road - 80 mtrs, Smart City - 3 km, CSEZ - 2 km, Cyber City - 3 km, Info Park - 3 km
Irumpanam - 4 km, Palarivattom - 5 km, Edappally - 6 km, Kalamassery - 4 km, Pallikkara - 7 km, Vyttila - 8 km



Amenities

Exclusive Amenities

Health club, Steam, Sauna
Mini Market
Swimming pool
Coffee Shop
Business Centre
Half-Basket ball court
Shuttle court

Common Amenities

Elegant & spacious lobby
Large high speed elevators
Generator backup
Association room
Children's play area/equipments
Cable TV connection
Covered Car Park
Party Hall / Recreation Hall
Drivers Room
Common Servants Toilet
Janitor's Closet
Centralised gas supply
Sewage treatment plant
Broadband Internet connectivity
Rainwater Harvesting



Specifications

Toilets

Premium range sanitary ware of Parry ware / equivalent
Premium CP bath fittings of Parry ware/ equivalent

Civil

RCC quake resistant frame work

Flooring

High quality large vitrified flooring
Glazed wall tiles in bathrooms up to ceiling
Anti-skid flooring in bathroom

Painting

Internal walls & ceiling Two coats putty and emulsion
External walls 2 coats of Exterior emulsion

Doors & windows

All door frames in hardwood with architrave
Paneled internal doors with putty & enamel finish
Powder coated aluminum / Polymer doors & windows opening to balcony
Powder coated aluminum windows / ventilators
High quality joinery & accessories

Security / safety features

Round the clock security
Intercom system
Smoke detectors on each floor
Standard fire safety features
Lightning arrestor

Kitchen

Granite kitchen counter with ceramic tile dado up to 2 feet
Stainless steel sinks with drain board of Cera / equivalent

Water purifier point

Washing machine and dish washer points
Adequate power points in kitchen

Electrical

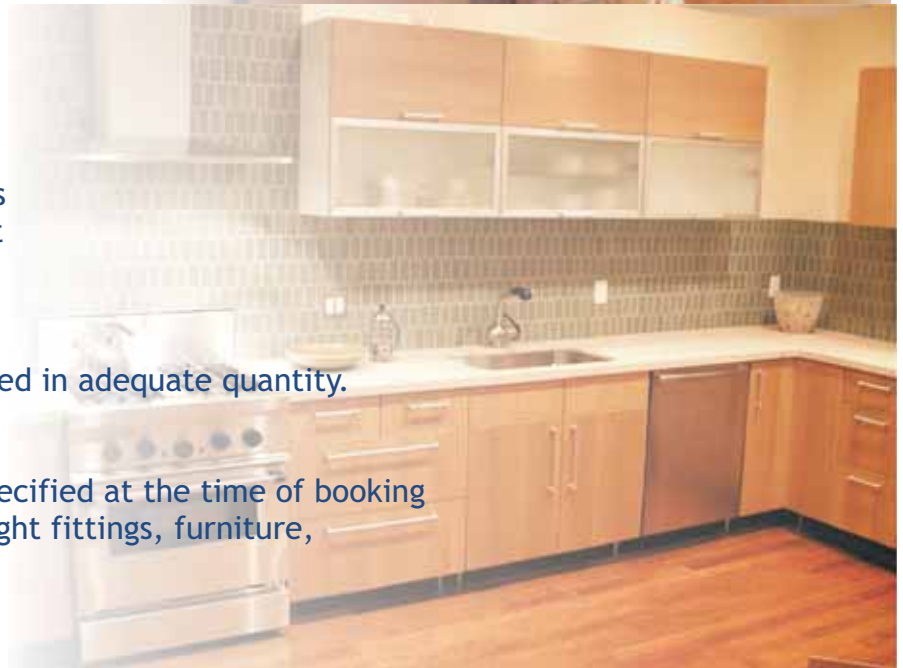
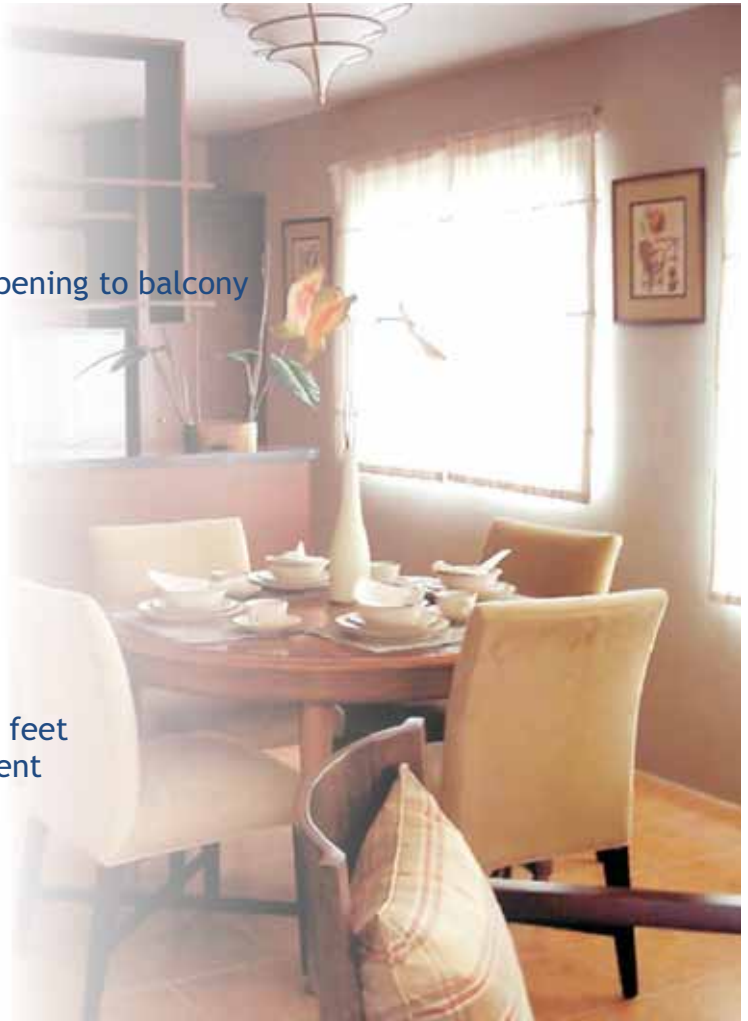
Concealed wiring using PVC conduits
FR Wiring of Finolex/equivalent
TV points in living & all bedrooms
AC points in all bedrooms
Modular switches of ABB / equivalent
Geyser & exhaust fan points in all bathrooms
Automatic power back-up in each apartment
DB, MCB, ELCB of ABB/equivalent

Water

Bore well / corporation water will be provided in adequate quantity.

Options

Alterations / additions can be provided if specified at the time of booking
Amenities provided at extra cost are fans, light fittings, furniture,
ward robes, kitchen cabinets etc.

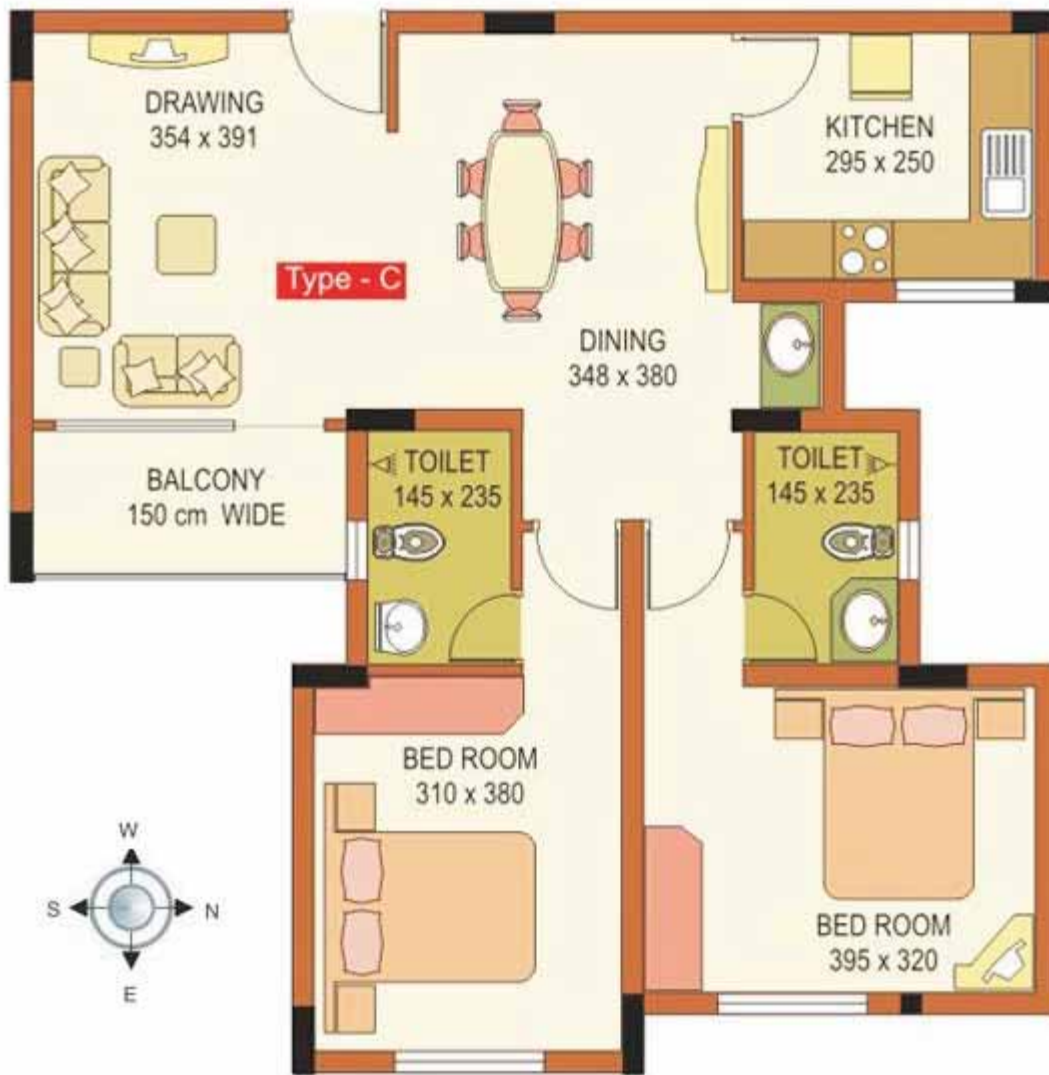


Floor Plan



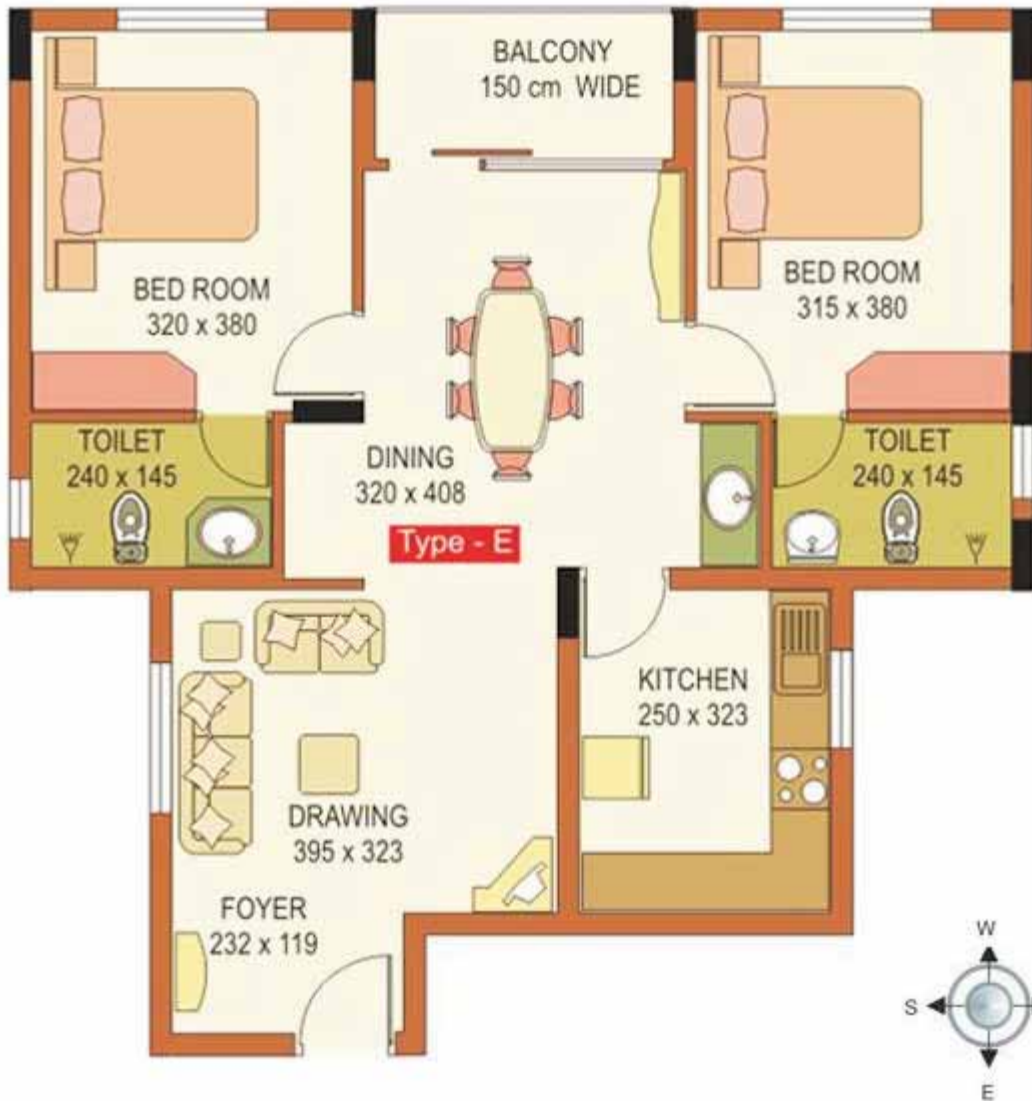
Floor Plan

TYPE- C Area: 1115 sq.ft.



Floor Plan

TYPE- E
Area: 1070 sq.ft.



Floor Plan



Status - As on 1st Week of May 2008

Piling Work in Progress



Site Office



Apartment Type & Size

Type	Size (sq. ft)
2 BHK	1070
2 BHK	1115
3 BHK	1520
3 BHK	1620

Prices are available on request

Status - Newly Launched

Architect Info - Building Designs

Developer

ABAD group is a leading ISO 9001, CRISIL RATED business concern, which has established a strong presence in the business and industrial landscape of Kerala. With seven decades of experience ABAD group is engaged in a diversified range of business activities that encompasses, construction activities (ABAD builders), seafood processing (ABAD seafood division) and hospitality services (ABAD group of hotels). Their expansion plans include landmark projects in Chennai and Bangalore. Abad Builders offers a wide variety of homes that match your needs. Their projects are tastefully designed to suit all requirements. Customers are assured of our total commitment to bring projects to completion maintaining the objectives of timely delivery, fine quality, high efficiency and optimized costs. Some of the groups completed projects are Cloud Nine, Rainbow Retreat, North Star, Oriental Gardens, Silver Crest, Casablanca, Bay Pride Towers and many more.

Booking can be made in FEW EASY STEPS.

1. Identify your apartment: Our Property Advisor will assist you with full details of the project, viz Floor Plan, Application Form, Cost Break Up, Payment Schedule and other details.
 2. Fill up the Application Form and send the same to our nearest office along with booking amount.
 3. Upon clearing of the cheque you will be sent the Money Receipt, Sale Agreement/Allotment letter.
- Cheques/Drafts to be issued in favor of developer
 - If you require site visit by friend or relative, it can be arranged within 24 hours
 - Home finance options are available from leading banks.

Our Expert Property Advisors are available 24x7 to assist you in finalising and booking of your property.