


A woman with long dark hair, wearing a white sleeveless dress, is shown in profile from the back, looking out over a vast landscape at sunset. The sun is low on the horizon, creating a warm, golden glow. The background shows a cliffside and a body of water under a clear sky.

Rise
BEYOND
Luxury

AROMA
BY THE CLIFF



A modern living room with a large window, a white ottoman, a potted plant, and a TV stand.

About Aroma

Aroma is a global expert in the construction of personal and office spaces. Founded in 1998, Aroma International Building Contracting (L.L.C) holds a prominent position among building construction companies in the UAE, boasting offices in Dubai, Abu Dhabi and Trivandrum. Aroma Developers has to its credit over 150 projects in the United Arab Emirates. Quranic Park in Dubai, which featured among the world's most iconic buildings, underscores the quality of Aroma Developers. Founded in 1998, Aroma International Building Contracting (L.L.C) holds a prominent position among building construction companies in the UAE, boasting offices in Dubai, Abu Dhabi and Trivandrum. Aroma Developers has to its credit over 150 projects in the United Arab Emirates. Quranic Park in Dubai, which featured among the world's most iconic buildings, underscores the quality of Aroma Developers.



BEYOND *Boundaries*

Imagine a life so enriching, elevated by world-class amenities in a space of your own. It is no longer just an imagination. Yes, it truly exists! Get ready to discover a side of luxury you never thought possible; homes that offer experiences beyond your dreams.

With an unmatched track record of over 150 successfully completed international projects, including one that was featured in TIME magazine's highly acclaimed TOP 100 buildings of 2021, Aroma Developers brings the most unexpected offerings to the city of Trivandrum with a touch of quality and innovation. Welcome to a realm of boundless possibilities, where luxury finds a new definition. It's a life beyond boundaries!





BEYOND *Imagination*

Embrace a world that transcends imagination - Aroma By The Cliff! Behold the exquisitely crafted 3 and 4 BHK apartments, where sophistication entwines with luxury. Spectacular vistas shall grace your days, and comforting amenities shall delight your soul. Step into your very own paradise and live beyond your imagination!

AROMA BY THE CLIFF



K-RERA/PRJ/TVM/057/2022
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BEYOND *Possibilities*

Aroma Developers set forth on every project with a vision that exceeds the ordinary. Witness the harmonious blend of fine artistry and unique innovations at every turn. We offer amenities with the profound belief that life shouldn't be just lived but truly experienced. An experience as exceptional and splendid as you are. Go beyond the limits of what you thought possible!





BEYOND *Convenience*

Indulge in the joy of a luxurious life at the heart of it all. Nanthancode offers everything within your reach – educational institutions, hospitals, picnic spots, eateries, shopping centres, and even the airport! It's a life beyond convenience, where every desire finds fulfillment effortlessly.



LOCATION Map

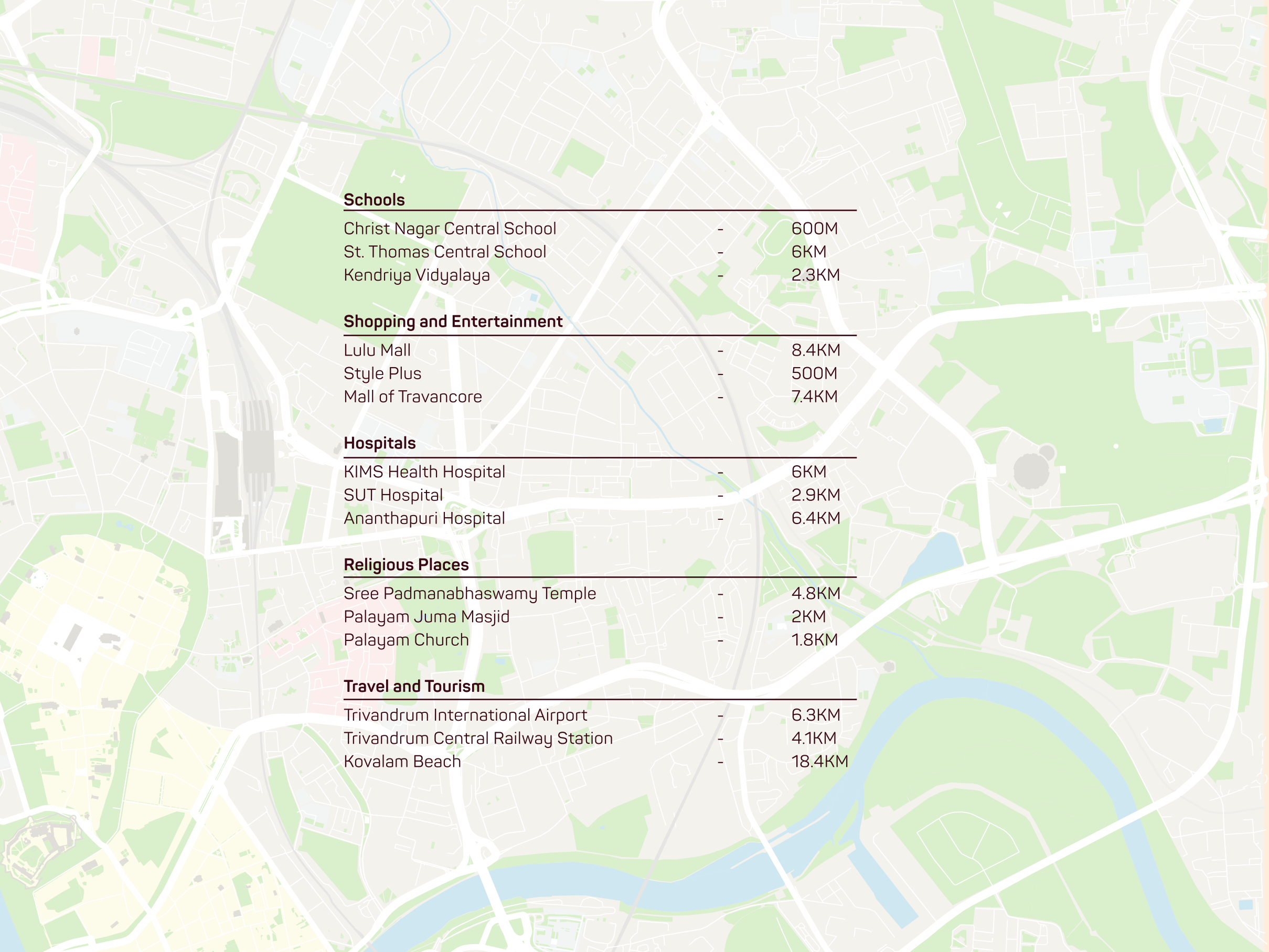


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AROMA
BY THE CLIFF





Schools

Christ Nagar Central School	-	600M
St. Thomas Central School	-	6KM
Kendriya Vidyalaya	-	2.3KM

Shopping and Entertainment

Lulu Mall	-	8.4KM
Style Plus	-	500M
Mall of Travancore	-	7.4KM

Hospitals

KIMS Health Hospital	-	6KM
SUT Hospital	-	2.9KM
Ananthapuri Hospital	-	6.4KM

Religious Places

Sree Padmanabhaswamy Temple	-	4.8KM
Palayam Juma Masjid	-	2KM
Palayam Church	-	1.8KM

Travel and Tourism

Trivandrum International Airport	-	6.3KM
Trivandrum Central Railway Station	-	4.1KM
Kovalam Beach	-	18.4KM



BASEMENT FLOOR PLAN



LOWerground FLOOR PLAN



KEY PLAN

TYPE A1 - 3 BHK (UPPER GROUND)

SALEABLE AREA - 1706 Sqft

BUILT UP AREA - 1323 Sqft

CARPET AREA - 1076 Sqft



KEY PLAN

TYPE B & C - 2 BHK (UPPER GROUND)

SALEABLE AREA - 2744 Sqft

BUILT UP AREA - 2127 Sqft

CARPET AREA - 1775 Sqft



KEY PLAN

TYPE D1 - 3 BHK (UPPER GROUND)

SALEABLE AREA - 1832 Sqft

BUILT UP AREA - 1420 Sqft

CARPET AREA - 1188 Sqft



KEY PLAN

TYPE E1 - 3 BHK (UPPER GROUND)

SALEABLE AREA - 1836 Sqft

BUILT UP AREA - 1323 Sqft

CARPET AREA - 1076 Sqft



UPPER GROUND FLOOR PLAN



TYPICAL FLOOR PLAN (1st to 10th)



KEY PLAN

TYPE A - 3 BHK (1st to 10th)
SALEABLE AREA - 1758 Sqft
BUILT UP AREA - 1363 Sqft
CARPET AREA - 1161 Sqft



KEY PLAN

TYPE B & C - 3 BHK (1st to 10th)
SALEABLE AREA - 2794 Sqft
BUILT UP AREA - 2166 Sqft
CARPET AREA - 1826 Sqft



KEY PLAN

TYPE D - 3 BHK (1st to 10th)

SALEABLE AREA - 1786 Sqft

BUILT UP AREA - 1384 Sqft

CARPET AREA - 1185 Sqft



KEY PLAN

TYPE E - 3 BHK (1st to 10th)

SALEABLE AREA - 1838 Sqft

BUILT UP AREA - 1425 Sqft

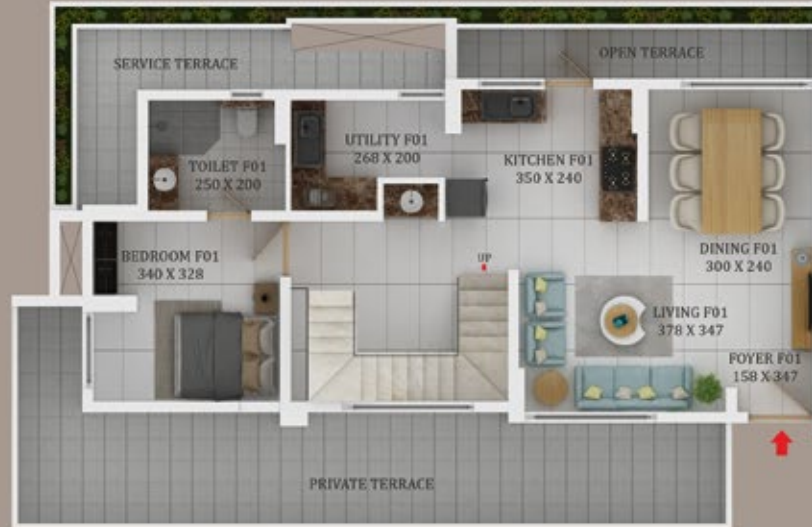
CARPET AREA - 1212 Sqft



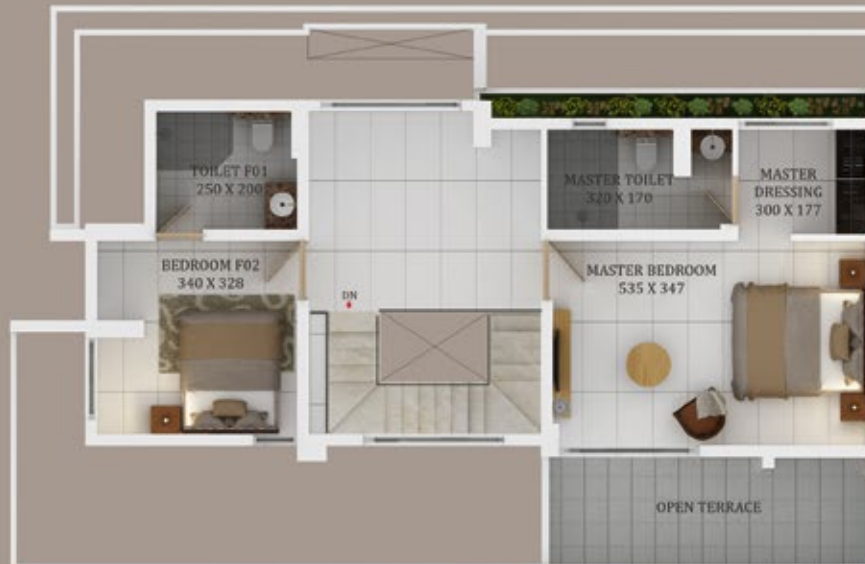
11th FLOOR PLAN



12th FLOOR PLAN



LOWER FLOOR



UPPER FLOOR



KEY PLAN

TYPE F DUPLEX - 3 BHK (11th)
SALEABLE AREA - 2096 Sqft
BUILT UP AREA - 1625 Sqft
CARPET AREA - 1467 Sqft



LOWER FLOOR



UPPER FLOOR



KEY PLAN

TYPE G DUPLEX - 3 BHK (11th)
SALEABLE AREA - 2471 Sqft
BUILT UP AREA - 1916 Sqft
CARPET AREA - 1753Sqft



LOWER FLOOR



UPPER FLOOR



KEY PLAN

TYPE H DUPLEX - 3 BHK (11th)

SALEABLE AREA - 1930 Sqft

BUILT UP AREA - 1497 Sqft

CARPET AREA - 1273 Sqft



KEY PLAN

TYPE J - 2 BHK 11th FLOOR PLAN (11th)

SALEABLE AREA - 1660 Sqft

BUILT UP AREA - 1287 Sqft

CARPET AREA - 1056 Sqft



KEY PLAN

TYPE K - 3 BHK 12th FLOOR PLAN (12th)

SALEABLE AREA - 1667 Sqft
BUILT UP AREA - 1292 Sqft
CARPET AREA - 1113 Sqft



LOWER FLOOR



UPPER FLOOR



KEY PLAN

TYPE L DUPLEX - 4 BHK (11th)

SALEABLE AREA - 2890 Sqft

BUILT UP AREA - 2240 Sqft

CARPET AREA - 1994 Sqft

13 FLOOR PLAN



TERRACE FLOOR PLAN



SPECIFICATION, AMENITIES TRIAL COPY FEATURES

Structure

- Raft footing foundation complying with seismic zone and soil condition.
- RCC frame structure with holowblock partitions or equivalent partitions

Flooring, Tiling & Railings

- Main entrance lobby, Lift lobby and Lift fascia (wall & floor) using composite Marble/ Granite/ Vitrified tiles, per the Architect's design.
- Staircases using Granite / Vitrified tile flooring with hand railing using SS / MS / GI with or without toughened glass as per Architect's design.
- Car park Area: Grano flooring with grooves or exterior grade paving tiles.
- Foyer / Living / Dining & Bedrooms using 60cm x 120 cm Premium vitrified tiles of Simpolo Ceramics or equivalent make.
- Kitchen: 60cm x 120cm Premium matt finish vitrified tiles of Simpolo Ceramics or equivalent make.
- Master Bed Room: 20cm X 120cm Premium matt finish vitrified tiles (Wooden Finish) of Simpolo ceramics or equivalent make.
- All Bedroom Toilets 60 cms x 60 cms Ceramic tiles for floors and 60cms x 120 cms vitrified designer tiles for walls up to false ceiling height of Simpolo Ceramics or equivalent make.
- Servants Toilet: Ceramic/Vitrified tile using of 60cm X 60cm or 60cm x 120 cm of Simpolo Ceramics or equivalent make (Depends upon the individual plans)
- Utility Room: Premium matt finish ceramic tiles of 60cm X 120cm for floors of Simpolo Ceramics or equivalent
- Balconies / Open Terraces / Decks: 20 cms x 120 cms Rustic / Antiskid floor tiles with MS / SS / GI railings up to 1.2M height (using any premium brands).

Doors & Windows:

- Main door will be Designer Veneer Flush Door 40mm with PU coated/melamine finish and engineered wood jambs.
- All internal door frames shall be Pre hung Flush Doors with Veneer Finish for bedrooms and Laminated Finish for bathrooms.
- Main door shall have hardware such as Magic Eye, Door Stopper and a Biometric Lock System from Haffle or equivalent make.

Hardware:

- All hardware for bedroom doors shall include tower bolts, magnetic catcher/door stoppers and ball bearing hinges.
- Locks shall be Mortise lock of Haffle make or equivalent.
- Window shutters: Prefabricated colour powder-coated aluminium sliding shutters by HINDALCO or equivalent make. One pane of Insect screen shall be provided in each window.

Sanitary & Plumbing:

- All Sanitary fittings shall be of white colour of ROCA or equivalent make.
- Concealed cisterns (concealed flushing system) of ROCA or equivalent
- Faucets: All the bedroom toilets will be single lever concealed diverters CP finish, heavy body metal fittings of ROCA or equivalent make. Provision for hot water connection shall be provided for overhead showers in all toilets. Health Faucets of ROCA or equivalent make shall be provided near EWC in all the toilets
- Wall-mounted single-lever faucet of ROCA or equivalent make will be provided for the washbasins, kitchen and utility area sink.
- Plumbing: All water supply lines shall be in ISI-marked CPVC pipes. Drainage lines and storm water drain pipes shall be in PVC.
- Stainless Steel Sink bowl with drain board of make of CARYSIL or equivalent make shall be provided for the kitchen, and stainless steel sink without drain board shall be provided for the utility areas.

Electrical:

- Concealed copper wiring using RR Kabel FR-LSH (Flame Retardant Low Smoke and Halogen) or equivalent make.
- Modular Plate Switches of Legrand Myrius or equivalent make.
- Light fixtures for the common area, external area shall be provided.
- Power Points for Air-Conditioning in Living Cum Dining and all bedrooms
- Power Points for Geyser and exhaust fans shall be provided for all toilets.
- Adequate ELCB and MCB shall be provided in each apartment of Legrand or equivalent make.
- Cabling for TV & Internet with 6A sockets in Living & Any One Bedroom.
- The promoter will provide only electrical points. The cost of all electrical fixtures & consumables like bulbs, fans, fittings etc. will be borne by the allottee.

