

REISH THE  
AROMA OF  
A HIGH LIFE



# AROMA HIGH BLOOM



K-RERA/PRJ/TVM/035/2023  
rera.kerala.gov.in





Message from

**Sajeev & Anne**

Directors, Aroma Group of Companies

We believe that our dreams are the vessel that helps us navigate the voyage that is life. It was our dreams that took us on a journey across borders and led to a lasting legacy that we will always be thankful for. For 25 years we were focused on creating a premium brand and building an array of acclaimed projects in the UAE. But the call for home was ever-present, and we have finally decided to heed it.

Aroma's first residential project in Kerala is a direct response to our clients and well-wishers who have been asking us to bring the Aroma experience to Kerala. Our forays into the hospitality sector with Fragrant Nature Hotels & Resorts have been well appreciated, and we are aware of the fact that our friends in Kerala are expecting similar levels of perfectionism and professionalism in our upcoming residential projects too. Over the years we have perfected the craft of building the most advanced facilities for our clients, which we are able to deliver on or even before the promised time period at markedly reasonable prices, thanks to the innovative project management techniques we have picked up along the way. Thankfully, this earned the respect and recognition of an international community that values originality and inventiveness, with one of our projects named among TIME magazine's TOP 100 buildings of 2021.

Aroma High Bloom promises a happening lifestyle at PTP Nagar, a distinguished location in Trivandrum. Here, nothing's afar so that you have to reach for it, and nothing intrudes on your privacy. Also, the modern amenities add to the whole experience! We are also on course to launch a series of projects for home seekers who are looking for something beyond the norm in the luxury segment. Aroma is all set to breathe new life into luxury real estate in Kerala.

We hope you too will come along with us on this journey of breaking boundaries and reaching greater heights. We take this opportunity to personally invite you to the Aroma family.

With best wishes,

Sajeev & Anne





# 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 200+ 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.

# WHY AROMA?



QURANIC PARK

OUR PROJECT QURANIC PARK, DUBAI HAS BEEN INCLUDED IN TIME MAGAZINE'S TOP 100 BUILDINGS OF 2021



THUKHOR SOCIAL CLUB  
FOR SENIOR CITIZENS,  
DUBAI SAFA PARK



LANDMARK, BUSINESS BAY



**200+**  
Global Projects

LEGACY OF  
**25** YEARS





DUBAI COMMERCITY



RIVIERA HOTEL,  
BUSINESS BAY



ELLINGTON,  
SOBHA HARTLAND



NAJMA TOWERS,  
SPORTS CITY DUBAI

# REISH RELIABILITY

Aroma International Building Contracting LLC. is one of the leading constructors and builders of its kind in the UAE. In its foray into the construction industry in Kerala, Aroma aims to offer world-class homes that will set new benchmarks in quality, design, innovative concepts and timely delivery. Aroma builds projects across spectrums and are recognized for reliability, commitment and quality giving peace of mind to its clients and customers.



# GROUP OF COMPANIES



# REISH THE MAGNIFICENCE

In true Aroma fashion, the High Bloom stands tall as a specimen of perfection and professionalism in the field of home construction. This prestigious assortment of 2, 3 & 4 BHK apartments features roomy indoors and is designed for ultimate peace and happiness, with every single component and use of colour adding up to the experience of ambient living.



# AROMA HIGH BLOOM



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PTP NAGAR

REISH  
THE LOCALE

Aroma High Bloom promises a happening lifestyle at PTP Nagar, a distinguished location in Trivandrum. Here, nothing's afar so that you have to reach for it, and nothing intrudes on your privacy. The location of the apartment provides hassle-free access to major city destinations like Sasthamangalam, Peroorkada and Vattiyoorkavu. SK Hospital, Kowdiar Palace, Saraswathi Vidyalaya, ISRO are situated nearby. Your neighbourhood has everything that fuels a convenient and fun everyday life.

OVER 200+  
COMPLETED  
PROJECTS IN THE UAE

UNIQUE AND INNOVATIVE  
PROJECT MANAGEMENT  
TECHNIQUES

LEADERSHIP IN  
ENVIRONMENTAL  
SUSTAINABILITY

OUR CLIENTS INCLUDE CORPORATES, INSTITUTIONS  
AND GOVERNMENT AGENCIES SUCH AS DUBAI MUNICIPALITY,  
DUBAI POLICE, DUBAI AIRPORT FREEZONE

ISO 9001:2008, OHSAS 18001:2007  
AND ISO 14001:2004 CERTIFICATIONS

HIGHLY PROFESSIONAL TEAM WITH  
MORE THAN 3000 EMPLOYEES









# REISH A FULL LIFE

The modern amenities add to the whole experience of the modern home! The project is equipped with most modern amenities, including a swimming pool, home theatre, gym, play area, multipurpose hall, guest suite, etc.





INDOOR PLAY AREA



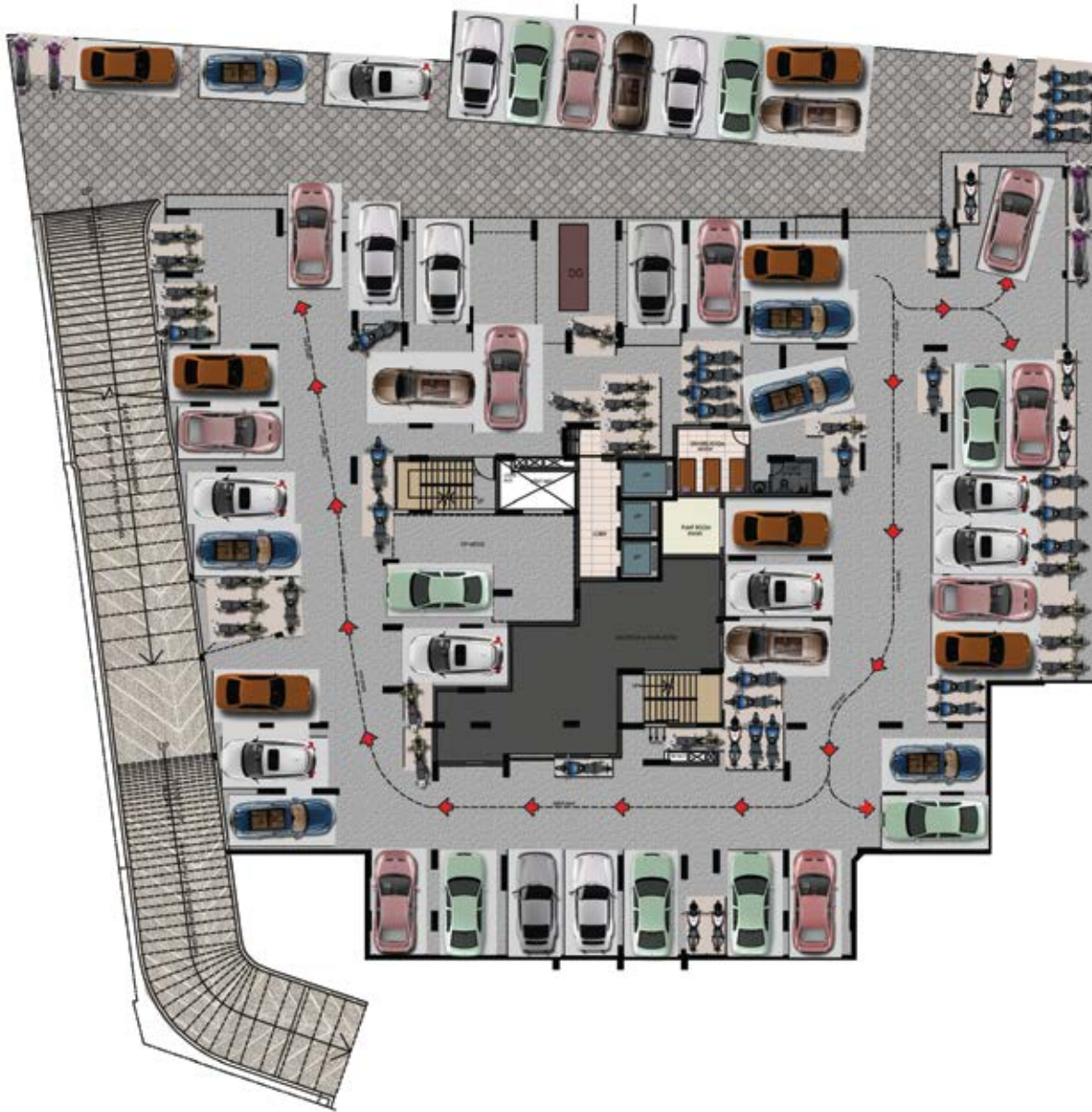
MINI THEATRE







BASEMENT 2





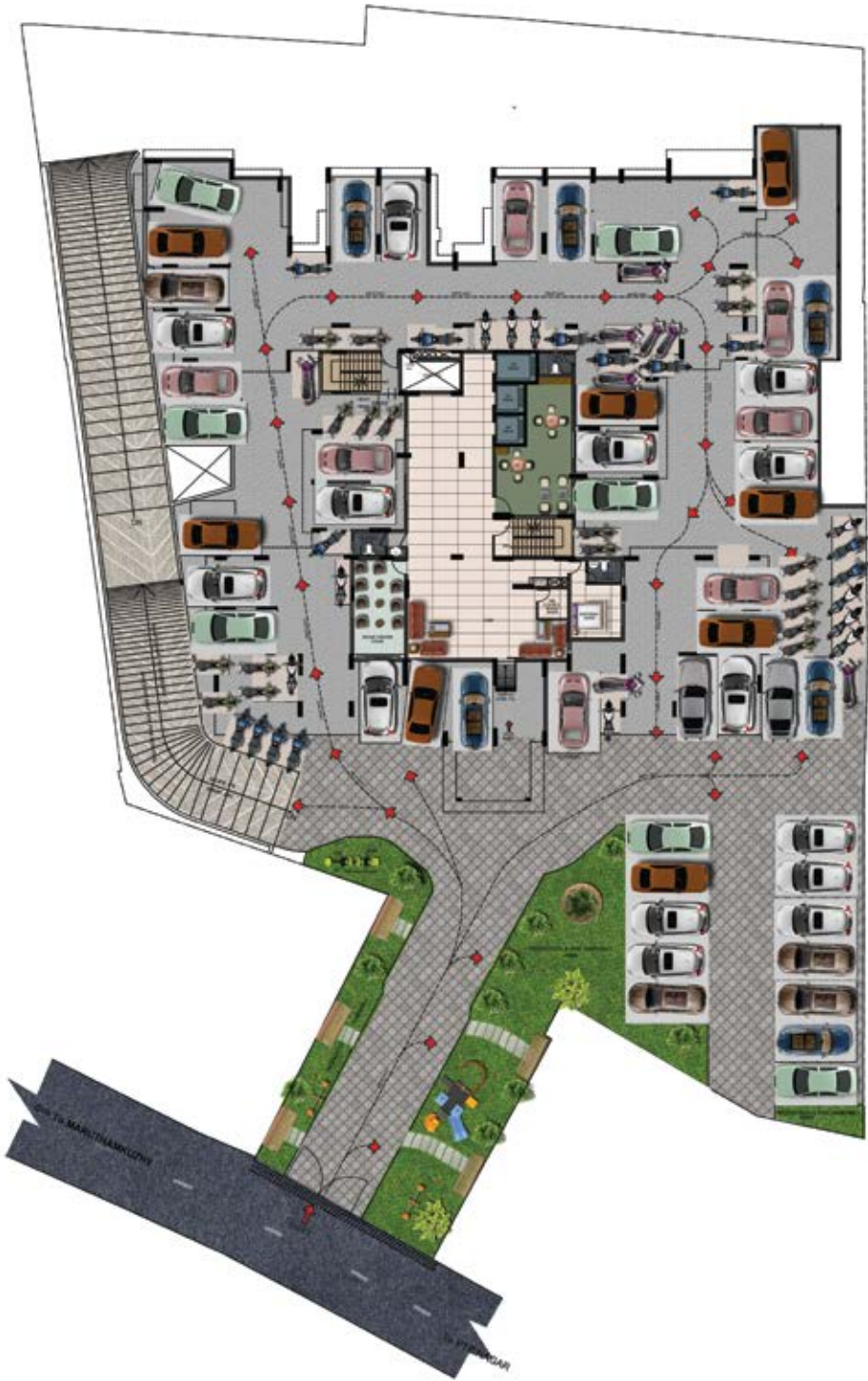
# BASEMENT 1







# GROUND FLOOR PLAN



TYPICAL FLOOR PLAN



1st Floor Plan





# TYPICAL FLOOR PLAN



**2nd, 3rd, 4th, 6th, 7th Floor Plan**



**Type - A1**  
3BHK (1st Floor)

SALEABLE AREA	CARPET AREA	BALCONY AREA	TERRACE AREA
1542 Sq.Ft.	1140 Sq.Ft.	54 Sq.Ft.	316 Sq.Ft.





**Type - A**  
3BHK (2nd to 10th Floor)

SALEABLE AREA	CARPET AREA	BALCONY AREA
1542 Sq.Ft.	1140 Sq.Ft.	54 Sq.Ft.



**Type - B**  
2 BHK (1st to 13th Floor)

SALEABLE AREA	CARPET AREA	BALCONY AREA
1173 Sq.Ft.	840 Sq.Ft.	38 Sq.Ft.





**Type - C**  
3BHK (1st to 7th Floor)

SALEABLE AREA	CARPET AREA	BALCONY AREA
1464 Sq.Ft.	1068 Sq.Ft.	55 Sq.Ft.



**Type - D**  
2 BHK (1st to 7th Floor)

SALEABLE AREA	CARPET AREA	BALCONY AREA
1121 Sq.Ft.	804 Sq.Ft.	38 Sq.Ft.





**Type - E**  
2BHK (1st to 7th Floor)

SALEABLE AREA	CARPET AREA	BALCONY AREA
1163 Sq.Ft.	840 Sq.Ft.	38 Sq.Ft.



ENTRY



**Type - E1**  
2 BHK (13th Floor)

SALEABLE AREA	CARPET AREA	BALCONY AREA
1160 Sq.Ft.	840 Sq.Ft.	38 Sq.Ft.

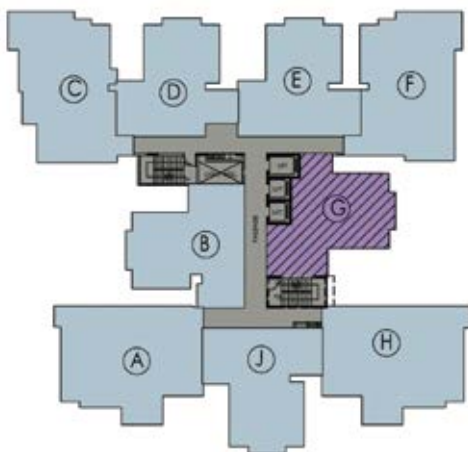




### Type - F

3BHK (1st to 7th Floor)

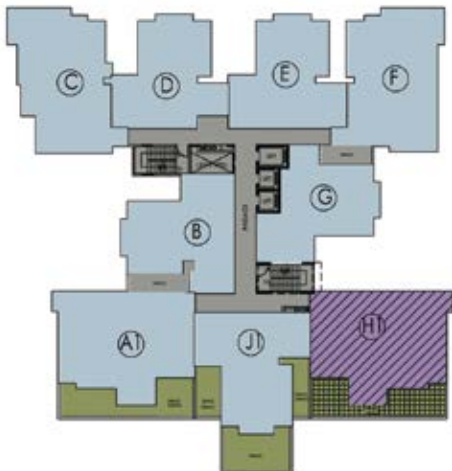
SALEABLE AREA	CARPET AREA	BALCONY AREA
1481 Sq.Ft.	1080 Sq.Ft.	57 Sq.Ft.



**Type – G**  
2BHK (1st to 13th Floor)

SALEABLE AREA	CARPET AREA	BALCONY AREA
1127 Sq.Ft.	797 Sq.Ft.	43 Sq.Ft.





**Type - H1**  
3BHK (1st Floor)

SALEABLE AREA	CARPET AREA	BALCONY AREA	TERRACE AREA
1542 Sq.Ft.	1140 Sq.Ft.	54 Sq.Ft.	317 Sq.Ft.

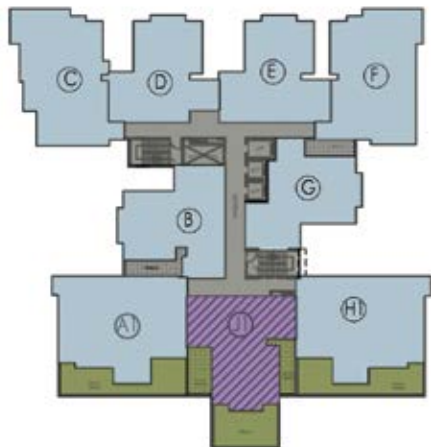


### Type - H

3BHK (2nd to 10th Floor)

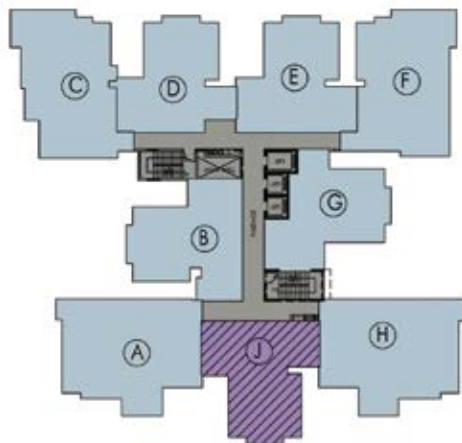
SALEABLE AREA	CARPET AREA	BALCONY AREA
1542 Sq.Ft.	1140 Sq.Ft.	54 Sq.Ft.





**Type - J1**  
2BHK (1st Floor)

SALEABLE AREA	CARPET AREA	BALCONY AREA	TERRACE AREA
1198 Sq.Ft.	825 Sq.Ft.	80 Sq.Ft.	404 Sq.Ft.



### Type - J

2BHK (2nd to 4th, 6th to 8th & 10th Floor)

SALEABLE AREA	CARPET AREA	BALCONY AREA
1196 Sq.Ft.	823 Sq.Ft.	80 Sq.Ft.





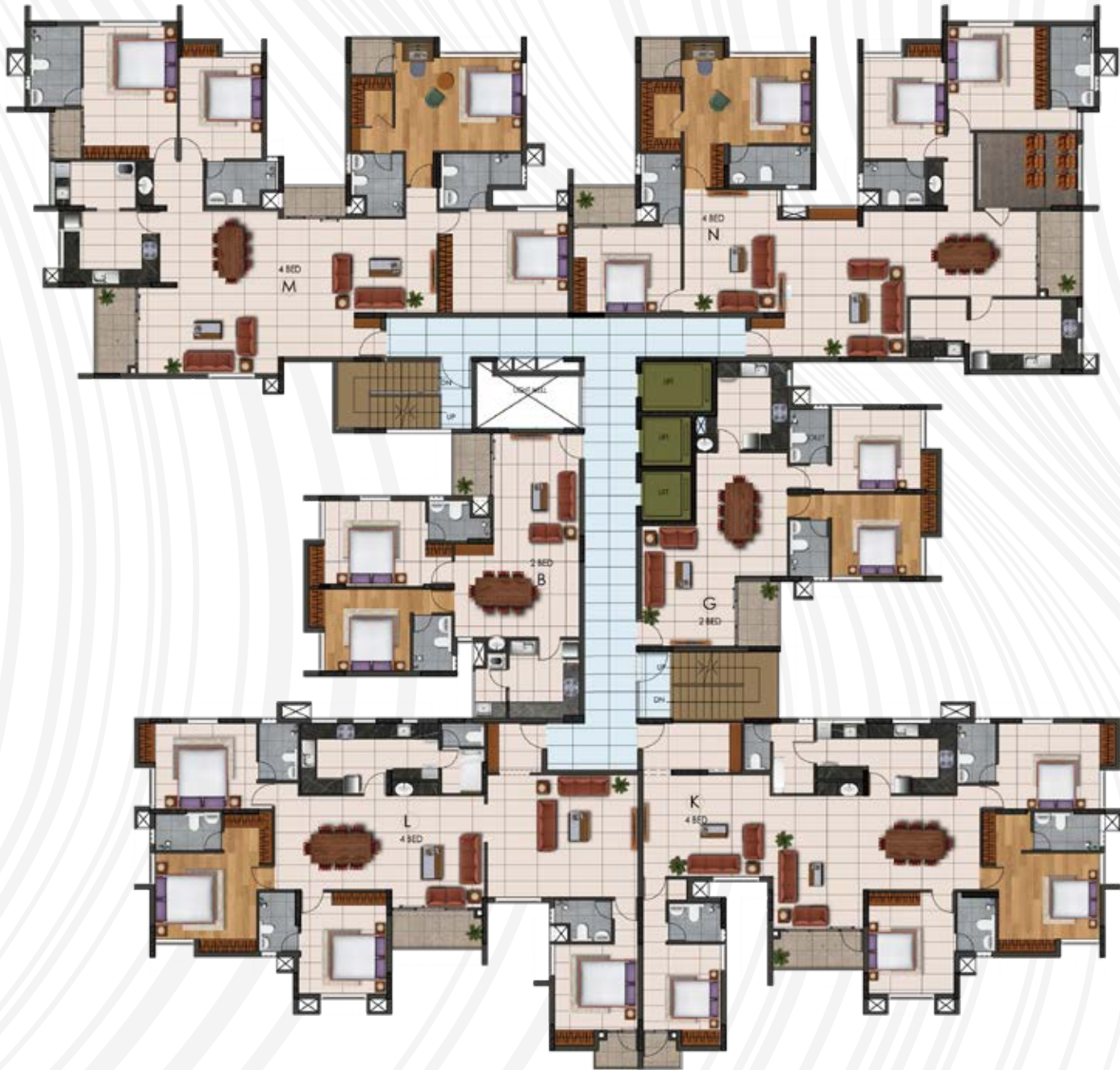
### Type - J2

2BHK (5th and 9th Floor)

SALEABLE AREA	CARPET AREA	BALCONY AREA
1198 Sq.Ft.	825 Sq.Ft.	80 Sq.Ft.



## TYPICAL FLOOR PLAN



**8th to 12th Floor Plan**





**Type - K**

4BHK (11th & 12th Floor)

SALEABLE AREA	CARPET AREA	BALCONY AREA
2288 Sq.Ft.	1698 Sq.Ft.	74 Sq.Ft.



KEY PLAN

**Type - L**  
4BHK (11th & 12th Floor)

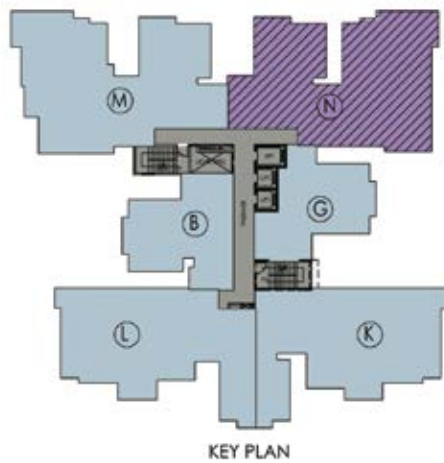
SALEABLE AREA	CARPET AREA	BALCONY AREA
2281 Sq.Ft.	1696 Sq.Ft.	77 Sq.Ft.





**Type – M**  
4BHK (8th to 12th Floor)

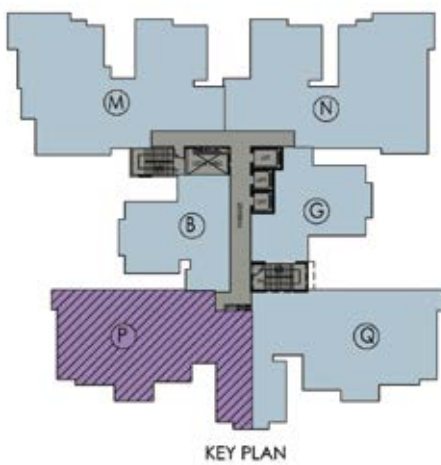
SALEABLE AREA	CARPET AREA	BALCONY AREA
2683 Sq.Ft.	1936 Sq.Ft.	133 Sq.Ft.



**Type - N**  
4BHK (8th to 12th Floor)

SALEABLE AREA	CARPET AREA	BALCONY AREA
2699 Sq.Ft.	1967 Sq.Ft.	120 Sq.Ft.





**Type - P**  
4BHK (13th Floor)

SALEABLE AREA	CARPET AREA	BALCONY AREA
2282 Sq.Ft.	1696 Sq.Ft.	77 Sq.Ft.



**Type - Q**  
4BHK (13th Floor)

SALEABLE AREA	CARPET AREA	BALCONY AREA
2289 Sq.Ft.	1698 Sq.Ft.	74 Sq.Ft.





**Type - R**  
4BHK (13th Floor)

SALEABLE AREA	CARPET AREA	BALCONY AREA
2670 Sq.Ft.	1926 Sq.Ft.	133 Sq.Ft.

TYPICAL FLOOR PLAN



13th Floor Plan



TERRACE FLOOR PLAN



# SPECIFICATION & FEATURES

## Structure

- Raft footing foundation complying with seismic zone and soil condition.
- RCC frame structure with hollowblock 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.



# SPECIFICATION & FEATURES

<b>Generator</b>	<ul style="list-style-type: none"><li>• Generator Power backup will be provided for common services and selected light, fan points &amp; Refrigerator in the apartment (Air conditioning and geyser points &amp; other 16 Amp points will not be considered for the power backup).</li></ul>
<b>Water Supply</b>	<ul style="list-style-type: none"><li>• Water Supply Through underground sump tank and overhead tank with sufficient storage capacity.</li></ul>
<b>Elevators</b>	<ul style="list-style-type: none"><li>• High Speed lifts shall be provided as per the Govt. Norms in each core with automatic doors &amp; SS brush finish lift cars.</li><li>• ARD (Automatic Rescue Device) shall be Installed.</li><li>• KONE or equivalent reputed make.</li></ul>
<b>Paint Finishes</b>	<ul style="list-style-type: none"><li>• Ceilings &amp; Internal Walls: Acrylic or Cement based 2 coat putty, single coat primer with 2 coat Premium emulsion paint. (Asian or Equivalent)</li><li>• External walls: Weather Shield Exterior Grade paint. (Asian or Equivalent)</li></ul>
<b>Security System</b>	<ul style="list-style-type: none"><li>• 24 x 7 Security Service.</li><li>• Access control entrance door for Lobby area and selected entrance area</li></ul>
<b>Landscaping</b>	<ul style="list-style-type: none"><li>• Hard and soft landscaping shall be provided as per the landscape consultant's design.</li></ul>








**Disclaimer:** Aroma Developers reserves the right to change/alter/delete the brands specified above, subject to its availability to an equivalent and competitive product.







## LEISURE AMENITIES

-  A/C Multi-Purpose Hall
-  A/C Unisex Gym
-  A/C state-of-the-art AV Room
-  Indoor Games Room
-  Children's Play Area
-  Swimming Pool & Kid's Pool
-  CCTV surveillance for selected common area



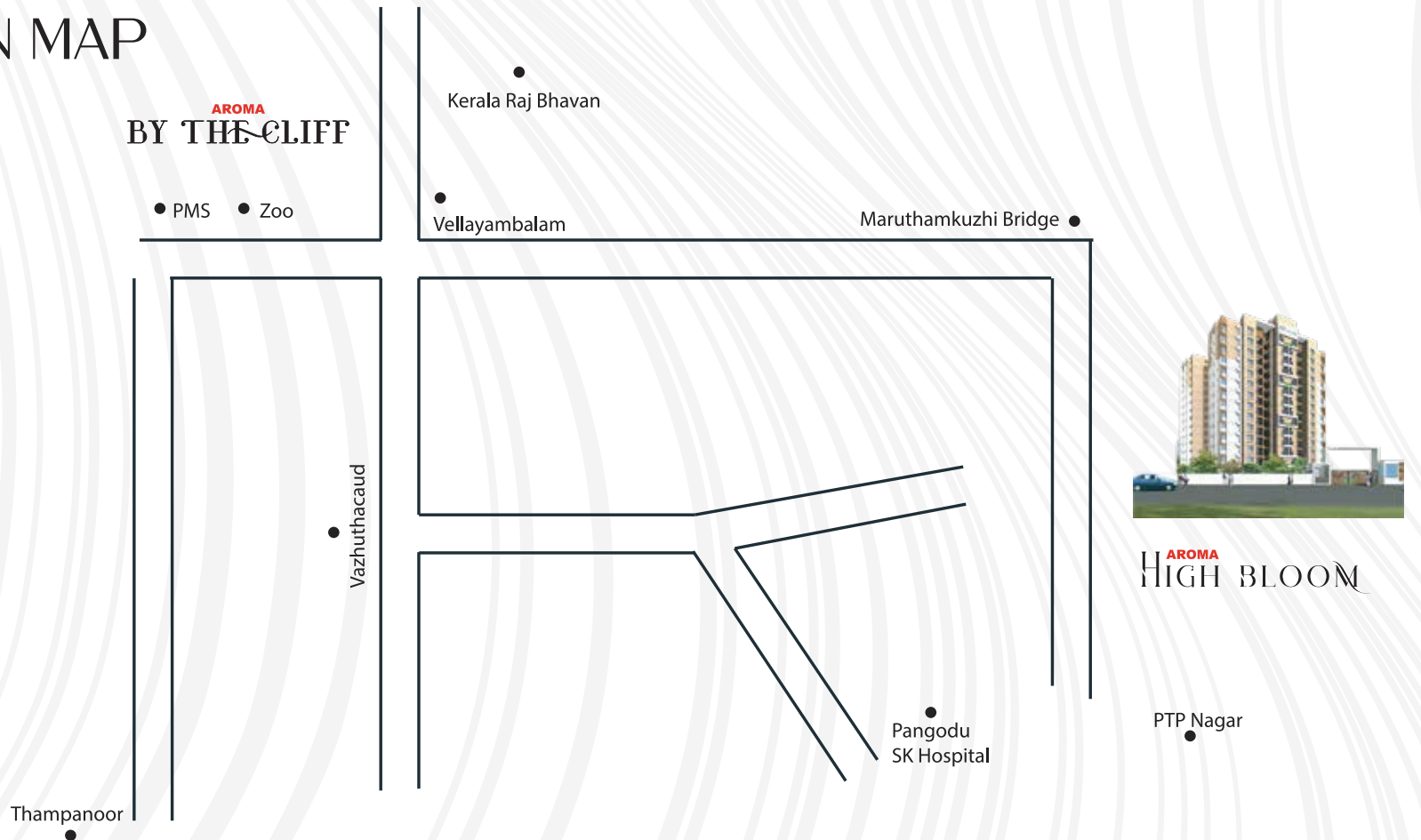


# RELSH CONVENIENCE

## LOCATION MAP

AROMA  
BY THE CLIFF

● PMS ● Zoo



AROMA  
HIGH BLOOM

PTP Nagar

Thampanoor

THAMPANOOOR	-	8.4KM
SARASWATHY VIDHYALAYAM	-	800M
SASTHAMANGALAM JN.	-	4.3KM
NIRMALA BHAVAN	-	5.1KM
CHRISTNAGAR SCHOOL	-	4.3KM
SREERAMAKRISHNAN HOSPITAL	-	1.5KM
ISRO	-	3KM
AIRPORT	-	12KM
SECRETARIAT	-	5.5KM
KOWDIAR	-	4KM
SK HOSPITAL	-	5.1KM

● ARMY CAMP



