

**PULSATING
LIFESTYLE**

VISHRAAM
OPUS
Pulsating Lifestyle



Vishraam 'OPUS', stands out exuberating a pinnacle of living in the heart of Punnamm, Thrissur. Comprising of a whopping 95 units, of 2, 3 and 4 BHK the 21 storeyed apartment fulfills all your desires of an active sportive lifestyle. Find life more satisfying, whilst the trail and pace of our daily activity reminds us of life's pounding moments that moves within and around us.

A PERFECT HOME TURF



VISHRAAM
OPUS
Pulsating Lifestyle



K-RERA/PRJ/019/2021

LOCATION



Punkunnam, where Vishraam Opus is located is the most sought out residential space in Thrissur. As a perpetual endeavor to cast a wide net, to integrate harmonious community living and intimacy, Vishraam delivers you Super luxurious homes at the most exquisite locus. Vishraam Opus has a paradisiacal environment with accessibility to all urban conveniences - A serene area bestowed with excellent ground water reserve and an elevated natural topography. We leave no stone unturned to ensure that everything is in perfect order for you to triumph and experience beyond luxury.

- School - 100 m • College - 500 m • Supermarket - 200 m • Medical store - 250 m • Bus Stop - 200 m • Railway Station - 500 m
- ATM - 200 m • Mall - 3 km • Salon - 1 km • Multiplex - 3 km • Bank - 200 m • Thrissur Round - 2 km

AMENITIES

GAMES ZONE

- Table Tennis • Chess • Carroms • Air hockey • Table Soccer game • Dart (arrow) • Playing cards • Board games
- Building blocks

COMFORT ZONE

- Air-conditioned multi-purpose hall with wide party deck
- Barbeque area • Air-conditioned fitness center with world class equipment • Yoga/meditation deck • Terrace garden and party area

POOL ZONE

- Open shower • Washroom • Sun lounger • Kids pool
- Sauna • Roof top swimming pool

PATIO ZONE

- Gazebo • Reflexology walk bay • Ample green space and sundeck benches

GARDEN ZONE

- Shuttle Court • Trampoline • Basketball dunking • Kids yard (see-saw, playground slide, frog spring rider, swing)

ECO-FRIENDLY ZONE

- Landscaped garden • Solar to grid • Rain water harvesting
- Water clarifier and recirculation • Sensor light in common area • Electric vehicle charging point from solar • Thermal resistant tiles on the terrace floor • Bird eye view from the top • Roof top ample green space

DIGI-TECH ZONE

- Generator back up to 1200 KW per apartment • Three level car parking • Caretaker's room with fire control • Driver's/Janitor's room • Pump room • Fire systems + Springler
- Intercom facility • CCTV at vantage points • 24X7 Security
- Pipe Gas system



WATER MANAGEMENT



Water Sources

- Amplified with well water resource
- Bore well
- Corporation/KWA
- Rain water harvesting with provisions for ground water recharging of excess water (if any).

Water softeners are used in drinking and domestic purposes.

Effluent from STP is treated with clarifiers and used for gardening and car washing and flushing.

Rain-water harvesting including storage, treatment and recharge of surplus rain water to open well and borewell.

Adequate treatment facilities will be provided to ensure that the effluent will be treated to levels which will safeguard against contamination of the underground water table. Kerala Pollution Control Board norms will be complied with, in this regard.



Notes:

- Flushing water standards will comply with those laid down by Kerala Pollution Control Board and is also subjected to technical feasibility.
- KWA/corporation water will be provided, subjected to availability and govt. sanction.



SPECIFICATIONS



FOUNDATION:

R.C.C foundations as per the soil strata and design on required strata seismic zone III.



STRUCTURE:

R.C.C framed structure, porotherm/solid block masonry with M Sand cement mix.



PLASTERING:

- 12mm thick plaster for internal walls & 9mm thick for ceiling.
- 8mm thick rough plaster with water proof component & 12mm thick double coat smooth plaster for external walls.
- Metal strip reinforced at joints avoid cracks.



PAINTING:

- Internal wall & ceiling finish with two coat cement based putty, one coat primer and two coat plastic emulsion with roller finish.
- External wall finish with one coat primer, one coat water proof and two coat weather shield emulsion.
- GP coated handrails for staircase and balconies with SWG 16 gauge sections with enamel painted.
- Cement based external wall putty for front elevation of external wall.



FLOORING:

- 9mm thick verified floor tile & skirting with 3mm spacer filled with epoxy/sanded grout for living - dining - bedrooms, kitchen & work area with RAK / Johnson or equivalent brand.
- 9mm thick floor tile with anti-skid ceramic tile & glazed wall ceramic tile fixing up to false ceiling level with tile adhesive and 3mm spacer filled with epoxy sander grout for toilets with RAK/Johnson or equivalent brand.
- 9mm thick anti-skid ceramic floor tile for balcony & garden with RAK/Johnson or equivalent brand.
- **Lobby flooring** - with designer tile of vetrified/ ceramic - 9mm tk
- **Staircase:** Main stair - with designer tile of vetrified/ ceramic tiles. Fire staircase flooring with 30x30 cm ceramic tile flooring.
- **Parking and drive way area flooring** - with heavy duty interlock pavers of 6.5 cm thick laid on well compacted baby chips layer.



DOORS:

- Front door - readymade veneer finished door frame & 40mm thick silicon finish door shutter with both side architrave including all necessary fittings.
- Readymade both side laminated door frame & 35mm thick flush door shutter finished with both sides architraves, including all necessary fittings for bed room & toilet doors.
- Hinges - 5inch long SS bearing hinges for main door (brand - AKS or equivalent), 4inch SS bearing hinges for internal doors with AKS or equivalent brand.
- Lock - with Godrej / Yale / Valencia or equivalent for main door & internal bed room doors.
- Door stopper of type magnetic door catcher.
- Tower bolt - with SS - 6"/8" long brito or equivalent brand.
- Magnetic eye provision for main door.



BALCONY DOORS & ALL WINDOWS:

Superior quality aluminium/UPVC powder coated sections includes all necessary fittings with 5mm thick plane glass - Saint Gobain or equivalent brand for windows & 5mm thick toughened glass for balcony doors. Open window sections for ventilators with frost or pin headed glass



ELECTRICAL:

PVC coated concealed copper wiring with superior quality FRLS copper cables of Finolex or equivalent brand, modular type switches with 6A/16A, sockets, MCB, MCCB's & ELCB with MK or equivalent brand, Provision for geyser points in all toilets. AC provision for living room and master bed room. Independent energy meter for each apartment, 24 hours generator backup with automatic change over system for common area lighting, Lifts, WTP, STP, pumps etc. In flats, generator back up for lights and fan circuits upto 750 watts.



WATER SUPPLY:

Source of water supply: Borewell/Well water/KWA with water sump and overhead tank provision.



PLUMBING & SANITARY:

3 line plumbing - for drinking , domestic and flushing with ASTM pipes of Finolex/Astral or equivalent brand for distribution and CPVC with Finolex/ Astral brand for concealed supply.

For drainage - PVC pipes of 4 or 6kg/cm 2 grade of Finolex/ Supreme/ Astral or equivalent brand.

Concealed diverter, faucets & shower with Vitra/ Jaguar or equivalent brand, for all toilets. Wall hung EWC with concealed flush tanks with Kohler/Vitra/Cera or equivalent brand.



KITCHEN:

Kitchen sinks with Nirali or Franke or equivalent brand.



BRICK- POROTHERM/SOLID CEMENT BLOCK:

Protherm blocks only for top floors - external walls



LIFTS:

Kone/Thyssenkrup/or equivalent with ARD provision.

WASTE MANAGEMENT SYSTEM



BIO DEGRADABLE WASTE INTO MECHANICAL
BIODEGRADABLE MANAGEMENT SYSTEM



NON BIO DEGRADABLE WASTE



MEDICAL WASTE

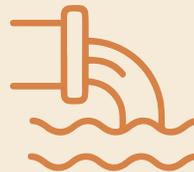
REUSE 
REDUCE
RECYCLE



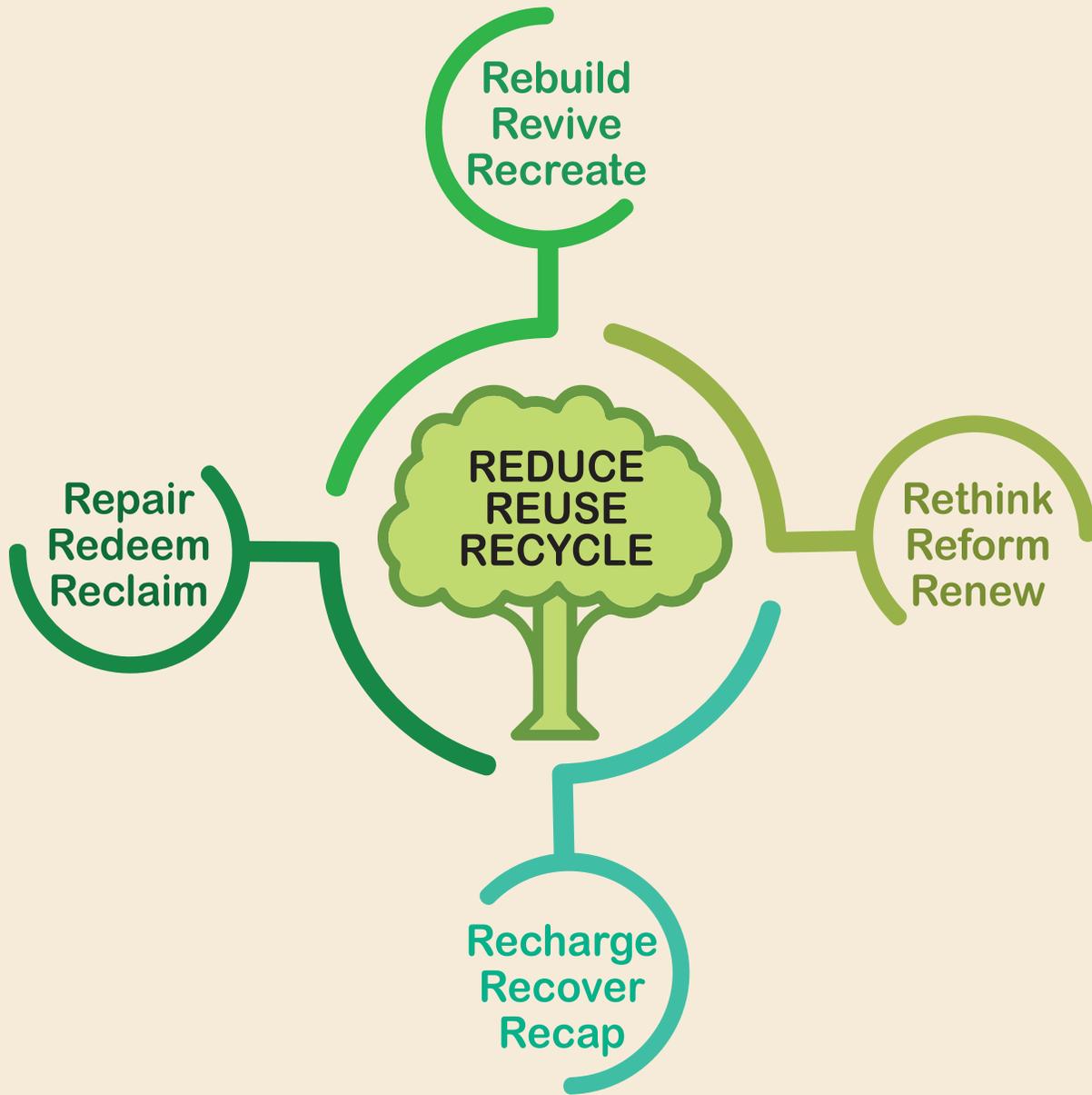
E-WASTE



SANITARY NAPKINS, DIAPERS
(WASTE TO BE INCINERATED)



LIQUID WASTE MANAGEMENT
BY RECYCLING



**BASEMENT
FLOOR PLAN**



GROUND FLOOR PLAN



**FIRST
FLOOR PLAN**



SECOND FLOOR PLAN



TWENTIETH FLOOR PLAN



TWENTY FIRST FLOOR PLAN

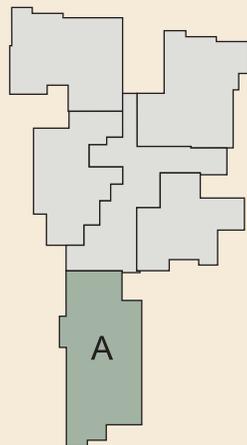


TYPE A

4 BHK

FLOORS:
1, 3, 5, 7, 9, 11, 13, 15, 17

Total Area: 1799 Sq.ft
Carpet Area: 1233 Sq.ft
Garden Area: 65 Sq.ft
Balcony: 45 Sq.ft

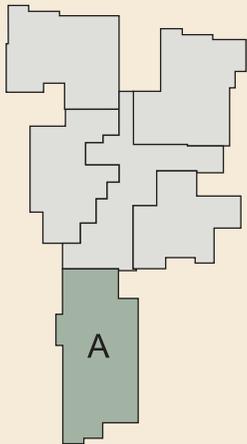


TYPE A

4 BHK

FLOORS:
2, 4, 6, 8, 10, 12, 14, 16, 18

Total Area: 1799 Sq.ft
Carpet Area: 1233 Sq.ft
Garden Area: 40 Sq.ft
Balcony: 45 Sq.ft

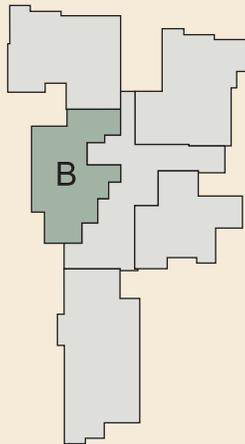


TYPE B

3 BHK

FIRST FLOOR

Total Area: 1364 Sq.ft
Carpet Area: 862 Sq.ft
Garden Area: 150 Sq.ft
Balcony: 45 Sq.ft

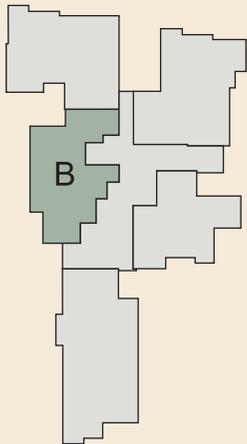


TYPE B

3 BHK

FLOORS:
2, 4, 6, 8, 10, 12, 14, 16, 18

Total Area: 1287 Sq.ft
Carpet Area: 860 Sq.ft
Garden Area: 36 Sq.ft
Balcony: 45 Sq.ft

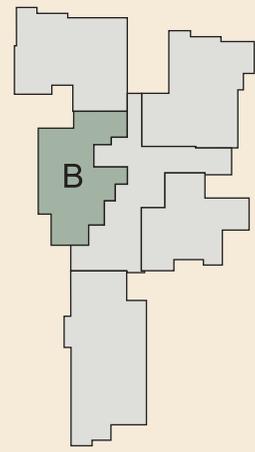


TYPE B

3 BHK

FLOORS:
3, 5, 7, 9, 11, 13, 15, 17

Total Area: 1287 Sq.ft
Carpet Area: 860 Sq.ft
Garden Area: 34 Sq.ft
Balcony: 45 Sq.ft



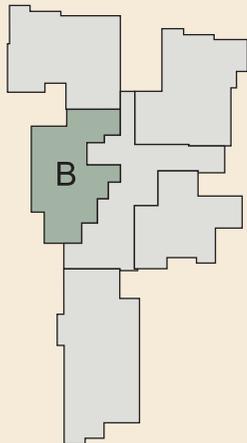
TYPE B

3 BHK



NINETEENTH FLOOR

Total Area: 1284 Sq.ft
Carpet Area: 857 Sq.ft
Garden Area: 34 Sq.ft
Balcony: 45 Sq.ft

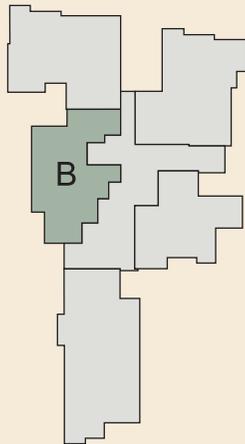


TYPE B
2 BHK



TWENTIETH FLOOR

Total Area: 1117 Sq.ft
Carpet Area: 738 Sq.ft
Garden Area: 0 Sq.ft
Balcony: 45 Sq.ft



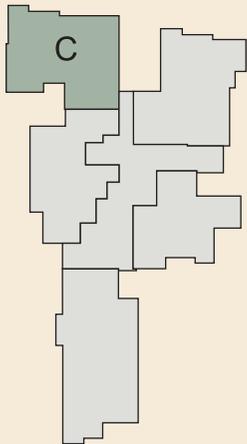
TYPE C

3 BHK



FLOORS: 2, 4, 6,
8, 10, 12, 14, 16, 18, 20

Total Area: 1455 Sq.ft
Carpet Area: 987 Sq.ft
Garden Area: 34 Sq.ft
Balcony: 48 Sq.ft



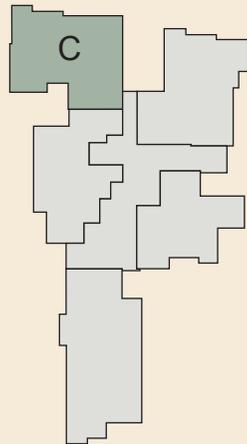
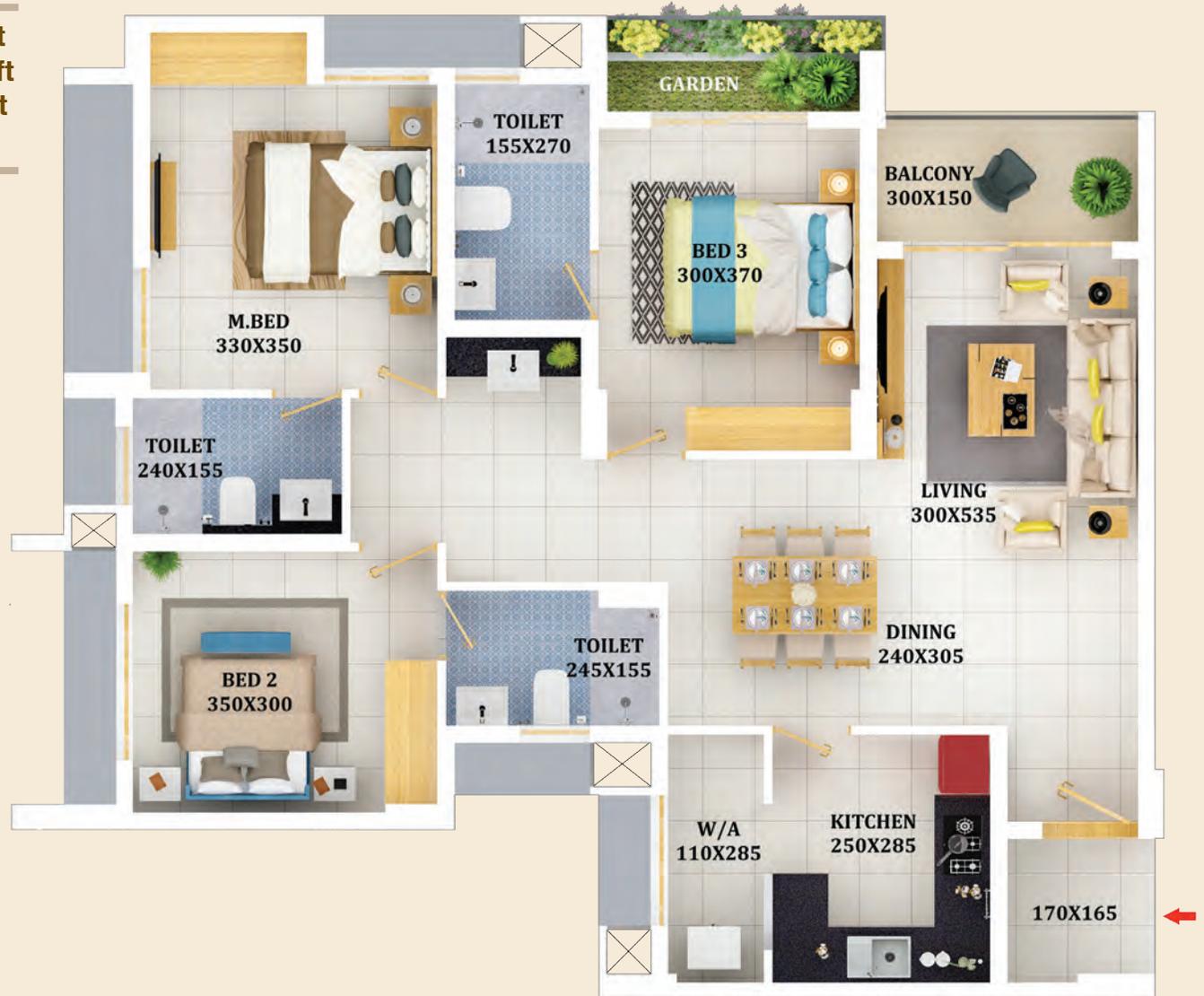
TYPE C

3 BHK



FLOORS: 3, 5, 7,
9, 11, 13, 15, 17, 19

Total Area: 1455 Sq.ft
Carpet Area: 987 Sq.ft
Garden Area: 36 Sq.ft
Balcony: 48 Sq.ft



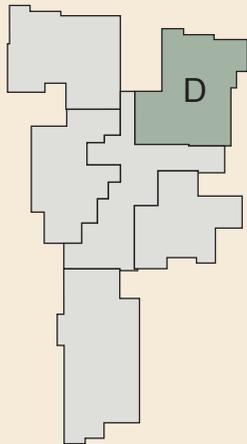
TYPE D

3 BHK



FLOORS: 2, 4, 6,
8, 10, 12, 14, 16, 18, 20

Total Area: 1454 Sq.ft
Carpet Area: 979 Sq.ft
Garden Area: 35 Sq.ft
Balcony: 48 Sq.ft

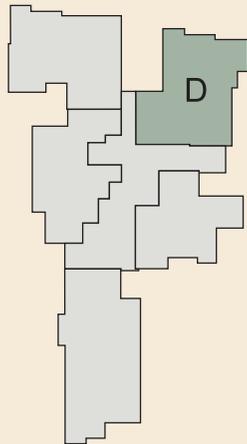


TYPE D

3 BHK

FLOORS: 3, 5, 7,
9, 11, 13, 15, 17, 19

Total Area: 1454 Sq.ft
Carpet Area: 979 Sq.ft
Garden Area: 41 Sq.ft
Balcony: 48 Sq.ft

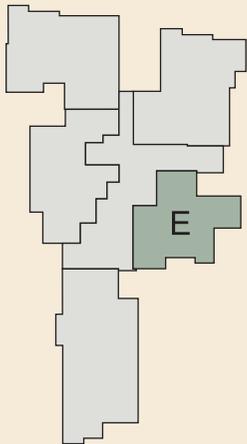


TYPE E
2 BHK



FIRST FLOOR

Total Area: 874 Sq.ft
Carpet Area: 603 Sq.ft
Garden Area: 0 Sq.ft
Balcony: 0 Sq.ft



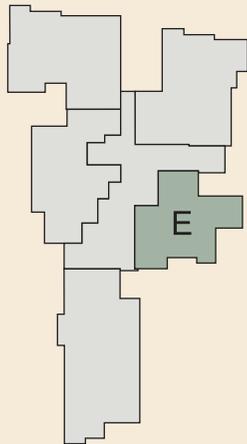
TYPE E

2 BHK



FLOORS: 2, 4, 6,
8, 10, 12, 14, 16, 18

Total Area: 1062 Sq.ft
Carpet Area: 685 Sq.ft
Garden Area: 33 Sq.ft
Balcony: 53 Sq.ft



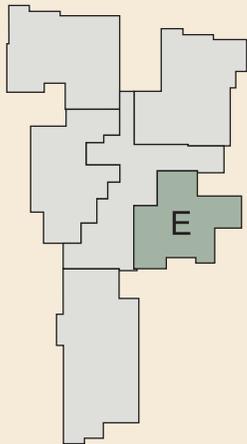
TYPE E

2 BHK



FLOORS: 3, 5, 7,
9, 11, 13, 15, 17, 19

Total Area: 1062 Sq.ft
Carpet Area: 685 Sq.ft
Garden Area: 33 Sq.ft
Balcony: 53 Sq.ft



A close-up, low-angle shot of a person's legs and feet on a skateboard. The person is wearing dark pants and light-colored sneakers. The skateboard is red and white. The background is a bright, hazy sunset or sunrise with a bokeh effect on the trees. The overall color palette is warm, dominated by oranges and yellows.

**TAKE OFF TO A
BREAK FREE LIFE**



Every moment of our existence is shaped by infinite aspects in life. Unlocking the power of a pulsating lifestyle, comes our latest project Vishraam 'OPUS', embracing the essence of liberating every passing moment that reveals the aesthetic shape and cohesion of a sporty life. We dream to bring you today, that you'll be proud of tomorrow. So stay tuned to life... both on and off the pitch.

A man and a woman are running outdoors during sunset. The man is on the left, wearing a grey sleeveless shirt and black shorts. The woman is on the right, wearing a grey sleeveless hoodie and black shorts. The sky is filled with large, white clouds, and the sun is low on the horizon, creating a warm, golden glow. A white diagonal line runs across the image, passing behind the text.

**SPRINT
NEW VIBES**



Every day ticks off to a new opportunity. All those incredible moments, where sheer human will and desire overcomes the odds in our paths. Look forward to love the morning sun... children interact honing their skills... hit the trail and pace on the track... gain your passionate momentums... sprinting new vibes in life!!



Vishraam 'OPUS' - a place where you want to be. Enter the graceful living room with a dining corner, spacious bedrooms with attached toilets, modern kitchen, an open balcony and a cozy garden area that supports your emotional and sensory developments. A healthy outside starts from its insides!!







**STRIKE OUT
WITH EXTRA PACE**







Of all the paths that you take in life, make sure you reach out to the life you want. A spacious lobby with comfort seating imparts a touch of comfort... a gazebo that stands out in a sheltered corner... a landscaped and paved pathway that moves you to sheer determination to just never give up. Find something you love and make it your goal that you always wanted to possess!!





**ROLL OUT
CHALLENGES**



Unwind to your personal desires, with a will to triumph. The cool open terrace, yoga corner, a gym for the health conscious, board games for all alike, the party hall all lead you to relax in the most delicate playgrounds of our minds.

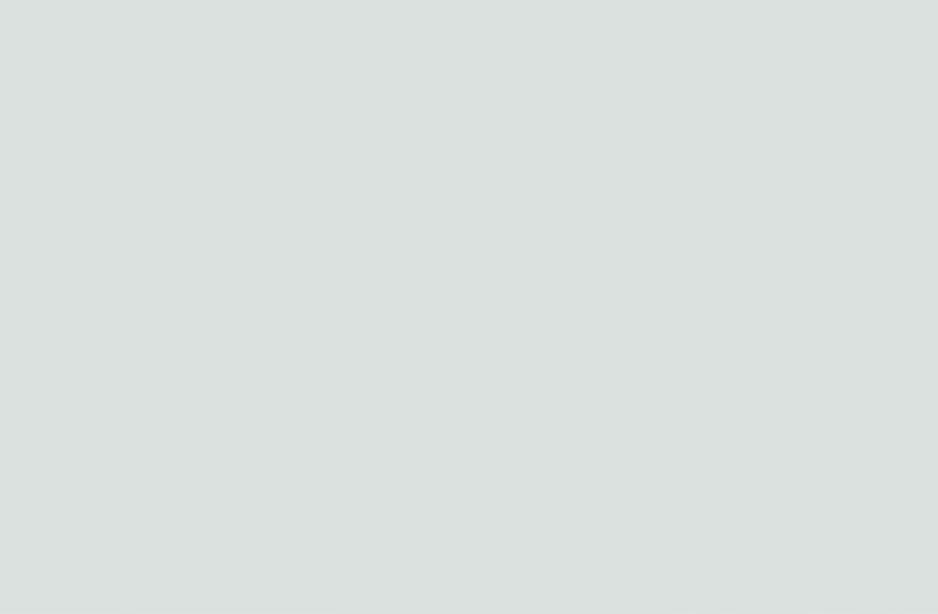




A young man with short brown hair is crouching on an outdoor basketball court. He is wearing a green sleeveless jersey with white trim and black shorts. He is holding a basketball in his left hand and looking upwards and to the right. The background shows a fence and trees with autumn foliage under a bright sky. The text 'BOUNCE BACK TO ACE OF LIFE' is overlaid on the image in a bold, white, sans-serif font, slanted upwards from left to right.

**BOUNCE
BACK TO
ACE OF LIFE**

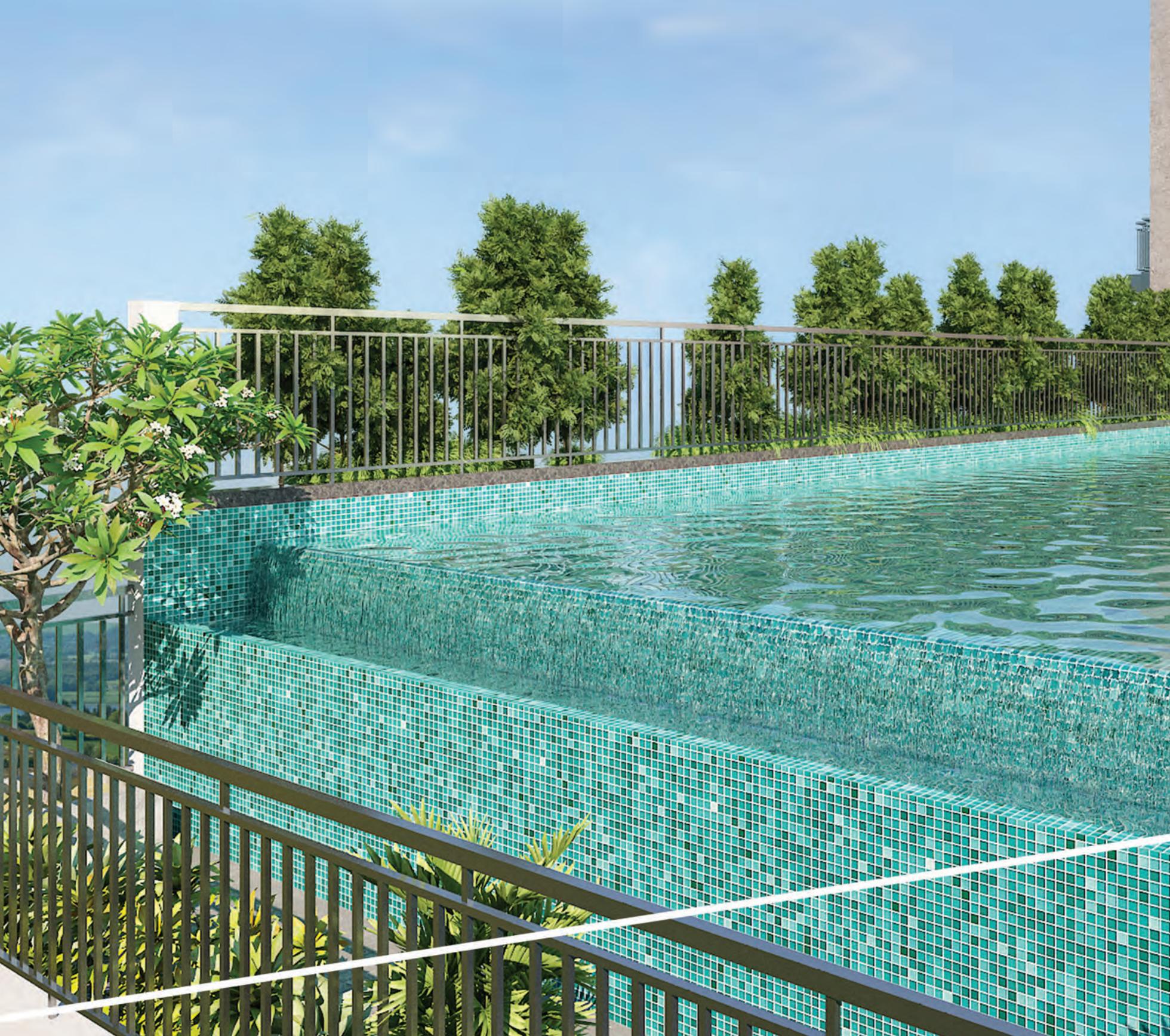






Align your energy in line with your desired results. Set your minds on high... aim for the perfect shot at the basketball court... shuttle across the nets on the badminton court... skate through the walkways... aspire to be fit, to achieve your desired outcome.







Fall back and forth... stretching out ... swim around the pool with a vanishing edge. Over the horizons... floating above the landscape, a great way to stay cool, have fun and splash strokes!!



FREE STYLE HIGH SCAPES



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MEMBER



CREDAI

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VISHRAAM
— • we build smiles • —

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