

# THE CROWN OF LUXURY RESIDENCES !!





A visionary real estate development firm, National Builders specializes in pioneering architecturally distinct residential and mixed-use projects in India's prime metropolitan markets of Navi Mumbai and Kerala.

The firm has a proven track record of successful real-estate development, consistently fulfilling its commitments and exceeding customer expectations. The stamp of quality and delivery of best -in-class features is visible in each of the 135+ projects of National Builders - from the 6500 sq.ft. luxury homes in Vivant - the tallest tower in the satellite city of Navi Mumbai and 3000 sq ft. Sky Villas in the 20 storied National Kingdom at Cochin, right to the 600 sq.ft. apartments in projects for home buyers with a select budget. From the premium addresses of Palm Beach Road in Navi Mumbai and Palarivattom in Cochin, to the emerging areas of New Panvel and NAINA region, the projects of National Builders dot prime locations in the two key markets. At National Builders, superiority in quality, culture of innovation and long-term sustainability are the key focus areas for operational excellence. The philosophy behind every National home is simple - treasure the family values, and create genuine value for all stakeholders.

An eminent business leader and a real estate pioneer, the founder and CMD Mr. MC Sunny's leadership with nearly four decades of hands-on professional experience and a strong value system has built National Builders into one of the most reputed real-estate companies in Navi Mumbai and Kerala.

The solid legacy of 37 years built on the twin-pillars of excellence and integrity has won the trust of customers around the globe. Today, National Builders enjoys a reputation that has made it a developer of choice for home buyers across the spectrum. The advantage of a family-office management structure and robust internal accruals enable National Builders to invest in quality that last for generations and yields smart returns on investment for the home buyers.





STEP IN  
TO ELEGANCE



Main Entrance

[www.nationalbuilders.in](http://www.nationalbuilders.in)





Indulge in unparalleled **privacy with only 2 units** per floor, **creating a serene and exclusive** living environment. Experience the luxury of low-density living with just 20 units, offering a tranquil oasis in the heart of the city.



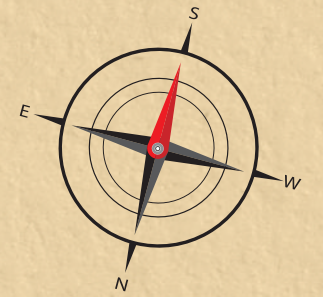
K-RERA/PRJ/ERN/032/2023





National Majestic Project is a pinnacle of modern architecture and urban design. These premium luxury apartments are intended to elevate the quality of life of residents. National Majestic Project seamlessly blends luxury with functionality by offering a range of 3 & 4 BHK residential units that cater to diverse lifestyle needs. The project boasts state-of-the-art amenities, lush green spaces, and meticulously planned layouts that ensure comfort and convenience. It incorporates innovative architectural features, superior construction quality, and sustainable building practices. Strategically located near Edappally Church, it provides easy access to essential services and major transportation hubs. National Majestic promises a perfect balance of urban living and tranquility. National Builders ensure that each aspect of this project exceeds customer expectations, setting a new benchmark in the real estate industry.





Aster Medicity  
3 km

Amrita Hospital

CIMAR Hospital  
1.8 km

Rajagiri  
School 6 km

Cochin  
University

Towards Cheranalloor

Towards Aluva  
Kochi - Salem Highway

Lulu Mall,  
Edappally

Mosque

Edappally  
Metro Station

Grand Mall

Police Station

Edappally Church

Ganapathy  
Temple

Towards Palativattom

NATIONAL  
MAJESTIC

MAJ Hospital

Towards Vyttila

Oberon Mall



# PRIME SPOT WITH UNBEATABLE ACCESS

National Majestic is located at Edapally, a prime location of Kochi city. National Majestic is well connected to all major locations in Kochi and centres of conveniences.



## SCHOOLS

Al-Ameen School	-	1 Km
Campion School	-	2 Km
Bhavans Vidya Mandir, Elamakkara	-	2.4Km
Cochin Public School	-	3.5 Km
Amritha vidyapeedam	-	3.5 Km
Rajagiri School, Kalamassery	-	6.5Km
Toc-H	-	7.8 Km
Choice School	-	11 Km

## COLLEGES

Cusat	-	3.5Km
Amritha College	-	4 Km
St. Paul's College	-	5Km
AISAT Engineering College	-	5 Km
SCMS	-	7Km
St. Albert's College	-	6Km
St. Teresa's College	-	7 Km
Maharajas College	-	7 Km
NUALS	-	9 Km
Sacred Heart College	-	13Km

## HOSPITALS

MAJ Hospital	-	200 Meter
Renai Medcity Hospital	-	2 Km
Amritha Hospital	-	3.5 Km
Kinder Hospital	-	3 Km
Aster Medcity	-	7 Km
Government Medical College	-	8.5 Km

## MALLS

Lulu Mall	-	500 Meter
Grand Mall	-	500 Meter
Oberon Mall	-	1.9 Km

## SANCTUARY

Edapally Church	-	100 Meter
Ganapathi Temple	-	200 Meter
Edapally Juma Masjid	-	800 Meter

## TRANSPORTATION

Edapally Metro station	-	600 Meter
Edapally Railway station	-	2 Km
North Railway Station	-	5 Km
South Railway station	-	8 Km
Cochin International Airport	-	21 Km

## CLOSE TO CONVENIENCES

Edapally Junction	-	400 Meter
Palarivattom Junction	-	3 Km
Kalamaserry Junction	-	4Km
Jawaharlal Nehru Stadium	-	4Km
M.G. Road	-	6Km
Marine Drive	-	7Km
Kadavanthra Junction	-	9Km
Info Park	-	9Km
Marine Drive	-	7Km
South Indian Bank	-	100 Meter
HDFC Bank	-	100 Meter
ICICI Bank	-	100 Meter
SBI Bank	-	400 Meter



# THE EXECUTIVE DECISION

National Majestic is conveniently located at the heart of Kochi in Edapally, providing easy access to all the major hotspots of work and business in Kochi. Be it M.G.Road or Kakkanad, the major executive destinations are within the immediate vicinity of National Majestic. So, your work-life balance will be perfectly poised.



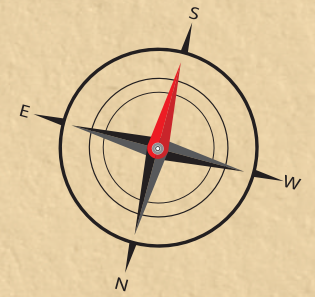




# LIFESTYLE NEEDS AT YOUR DOORSTEP

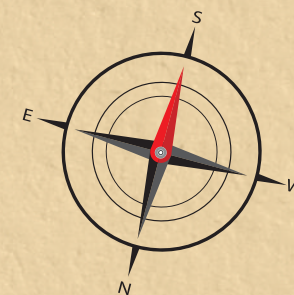
Residents of National Majestic enjoy secluded privacy away from the crowd. Yet, its incomparable location next to everything pulls to it a slew of modern conveniences. Lulu Mall, Grand Mall & Oberon Mall are all just next door.



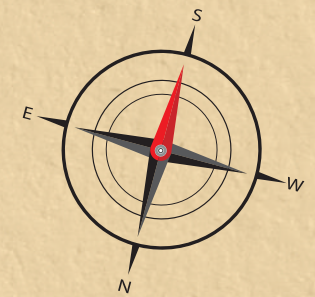


**Basement Floor Plan**



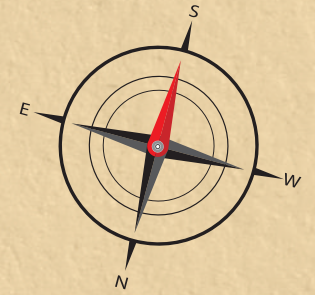




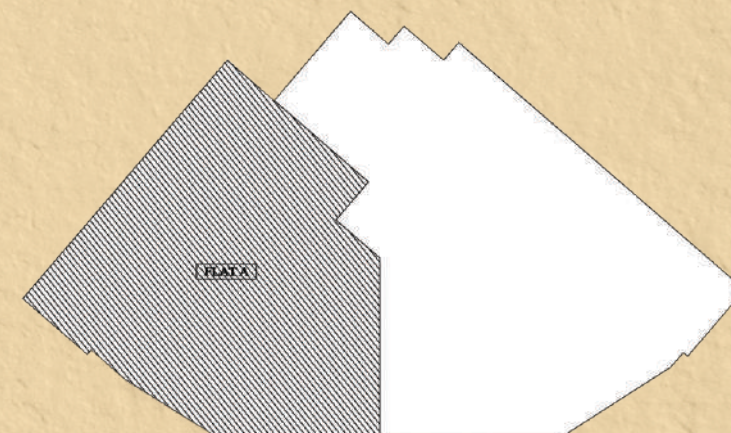
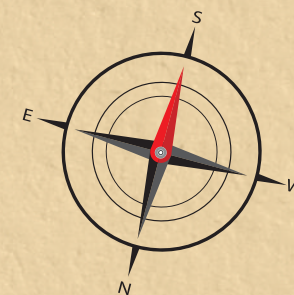


**First Floor Plan**





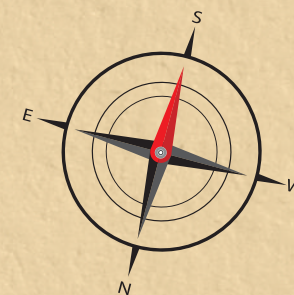




Rera Carpet Area	-	1338.29 Sq.Ft.
Balcony Area	-	183.96 Sq.Ft.
Saleable Area	-	2126 Sq.Ft.

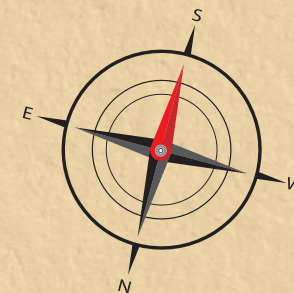
**Type A - 3 BHK - 2126 Sq.Ft.**





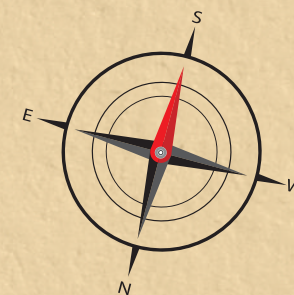
Rera Carpet Area	-	1343.35 Sq.Ft.
Balcony Area	-	174.27 Sq.Ft.
Saleable Area	-	2124 Sq.Ft.





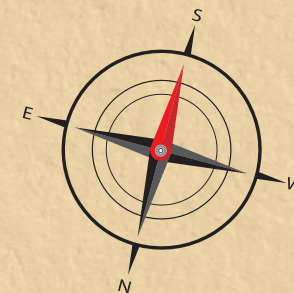
Type AB 11<sup>th</sup> Floor Plan





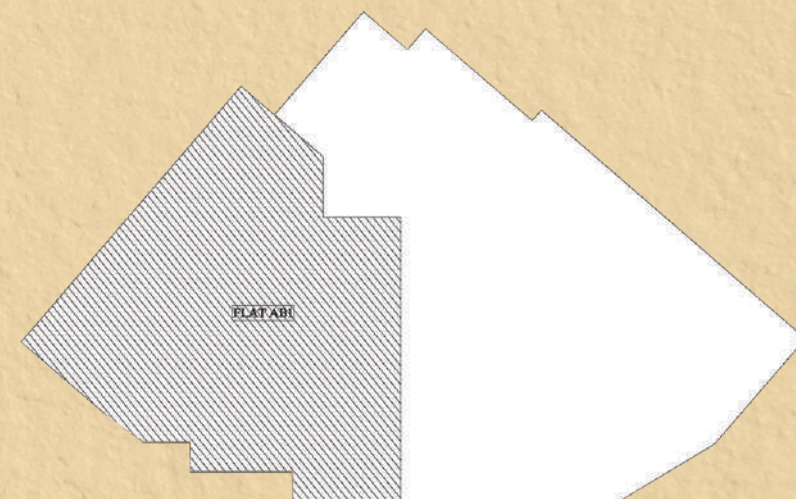
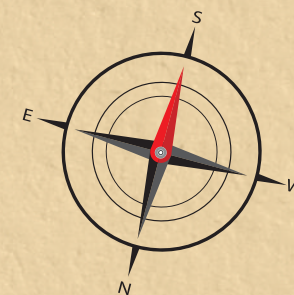
Rera Carpet Area	-	2517.27 Sq.Ft.
Balcony Area	-	291.38 Sq.Ft.
Saleable Area	-	3917 Sq.Ft.





**12<sup>th</sup> Floor plan**





Rera Carpet Area	-	1152.82 Sq.Ft.
Balcony Area	-	118.83 Sq.Ft.
Saleable Area	-	1805 Sq.Ft.



LET THE BEATS DROP  
AND MY WORRIES FADE AWAY.



Multipurpose Hall/Club House



MAKING MEMORIES  
IN THE CITY'S HEART



Double Height Lobby



DEFINITELY A  
POOL STATE OF MIND.



Rooftop Swimming Pool



WHERE DREAMS  
BECOME REALITY



Party Hall



WHAT HURTS TODAY,  
MAKES YOU STRONGER TOMORROW





# AMENITIES THAT ELEVATE YOUR LIFESTYLE

## Indoor Amenities

- AC Lobby & Visitors Lounge
- Caretaker Room & Fire Control Room
- AC Fitness Centre
- AC Club House
- AC Indoor play area
- AC Guest Room With Attached Toilet
- AC Multi Purpose Recreation Hall
- AC Association / Office Room

## Outdoor Amenities

- Rooftop Swimming Pool
- Rooftop Meditation Area
- Rooftop Zumba / Dance Area
- Rooftop Barbeque Area
- Rooftop Mini Party Area
- Outdoor Kids play Area

## Other Facilities

- Bio-metric /Face App Access To Main Entry
- EV charging point for all car park
- Rubber fenders on parking area pillars to avoid damage to vehicles
- Digital door lock system for main door
- Card sensed boom barrier entry
- Access for differently abled
- Digital cable TV connection
- Piped in music in lobby and selected common area
- Intercom facility
- Broadband internet connection in main lobby
- One passenger lift and one one bed lift
- Rainwater harvesting
- On grid solar system for reducing common area electricity charges
- Reticulated Gas supply
- Individual water meter with extra cost





# BUILDING SPECIFICATIONS

<b>STRUCTURE</b>	RCC framed structure on pile foundation.	
<b>INTERNAL AND EXTERNAL WALL</b>	Wall shall be Porothersm bricks (Burnt hollow clay bricks).	
<b>FLOORING</b>	<b>General floor</b> : Premium Vitrified / Ceramic tiles. <b>Master Bedroom</b> : Premium brand wooden flooring. <b>Balcony</b> : Premium Vitrified / Ceramic tiles. <b>Toilet</b> : Premium Vitrified/Ceramic tiles. <b>Lobby &amp; Common area</b> : Vitrified tile & granite. <b>Roof top area</b> : Antiskid premium tile. <b>Car park area</b> : Premium paver blocks. <b>Basement floor</b> : Epoxy flooring.	
<b>WALLS &amp; CEILING (PAINTING)</b>	<b>External wall</b> : Double plastering with texture finish, one coat water proofing primer and two coat exterior emulsion. <b>Internal wall</b> : Plastering, two coats putty finish, one coat primer, two coat interior emulsion. <b>Ceiling</b> : Plastering, two coat putty finish , one coat primer and two coat interior emulsion. <b>Toilet and workarea ceiling</b> : Elegent metal ceiling finish (removable type). <b>Grills &amp; Handrails</b> : Two coat epoxy primer and Two coat enamel paint ( Matt or glozy).	
<b>DOORS &amp; WINDOWS</b>	<b>Entrance door</b> : Engineered door frame/Door shutter with veneered flush door. <b>Internal Doors</b> : Engineered door frame with laminate flush door/ moulded skin door. <b>Toilet door</b> : Laminated flush/ UPVC doors with water resistant coating / UPVC doors. <b>Windows</b> : UPVC sections with combination of fixed and openable / sliding window panels with toughened glass. <b>Balcony Door</b> : UPVC sections with combination of fixed and openable/sliding window panels with toughened glass.	
<b>GRILLS &amp; RAILINGS</b>	<b>Window</b> : Mild Steel grill for windows or handrail and painted with enamel/epoxy. <b>Balcony railing</b> : Combination of railing of mild Steel/ masonry /concrete. Enamel/epoxy paint for mild steel sections.	
<b>FIRE FIGHTING</b>	Fire Fighting arrangements as per the prevailing rules of Kerala Fire and Rescue Department.	



# BUILDING SPECIFICATIONS

<b>KITCHEN</b>	<p>Kitchen and work area shall not be provided with any RCC slab/ steel support frames, counter top, granite, wall dado, kitchen faucet and steel sink to enable customized and easy fit out of modular kitchen.</p> <p>Adequate power points for home appliances will be provided.</p> <p>Hot water provision for kitchen sink will be provided.</p> <p>Electrical and plumbing for water purifier/washing machine/dish washer will be provided.</p> <p>KWA water connection and treated water connection provision will be provided.</p>
<b>ELECTRICAL</b>	<p><b>General</b> : Concealed wiring with PVC insulated copper wires.</p> <p><b>Switches</b> : Modular Switches of make Legrand/Schneider/equivalent.</p> <p><b>Generator Back up</b> : 5000 Watts backup for each apartment will be provided.</p> <p>Generator power back up will be for common facilities such as lifts, common lighting, pumps etc.</p> <p><b>AC provision</b> : Split AC provision in all bedroom, living area and dining area.</p>
<b>PLUMBING &amp; SANITATION</b>	<p><b>Sanitary fittings ceramic</b> : Sanitary fixtures shall be of TOTO/ Roca/ Kohler/equivalent and shower glass partition will be provided in all toilets.</p> <p><b>Hot and Cold water provision</b> : Hot and Cold Water tap provision will be provided with mixing facility for all bath mixer taps.</p>
<b>WATER SUPPLY</b>	<p>Water Supply with underground sump tank and overhead tank.</p> <p>Each apartment is provided with plumbing system to supply of two qualities of water, namely domestic quality and drinking quality water.</p> <p>Individual water meter for drinking water connection for each flats will be provided.</p>
<b>RETICULATED GAS SUPPLY</b>	<p>Reticulated gas/city gas distribution system will be provided.</p>
<b>SEWAGE TREATMENT PLANT</b>	<p>Sewage Treatment Plant will be provided as per the Kerala Pollution Control Board norms.</p>
<b>SECURITY SYSTEM</b>	<p>CCTV system will be provided in common areas.</p> <p>Faceapp will be provided in Entrance, Lobby and common areas.</p> <p>Video door phone will be provided to each apartment.</p>
<b>LIGHTNING PROTECTION SYSTEM</b>	<p>Lightning protection system will be installed.</p>



# CONSERVING ENERGY, ENHANCING LIFE

Auto level control for overhead Water tank	Usage of heat reduction external paint on top of elastomeric primer
Effective lift management	Solar assisted lights up to 1KW.
Rain water collection tank and recharging pits	Motion sensor lights in selected area in Lobbies and Basement.
Dual flushing system for toilet cistern	Solar system hot water provision Master bedroom.
Use of low VOC content paint for 100% healthy environment.	Solar system for common lights.

## REASONS WHY POROTHERM IS THE MODERN METHOD OF CONSTRUCTION

### LIGHT WEIGHT & FASTER CONSTRUCTION

Porotherm HP bricks are 60% lighter than conventional walling material thus allowing substantial saving on structural cost due to reduction in dead load. This also allows for faster construction and ease of handling resulting in higher productivity.

### COMFORTABLE AND HEALTHY LIVING

Porotherm HP provided excellent thermal insulation that's 45% better compared to conventional walling material. This leads to direct saving in energy consumed through air conditioning and heating devices.

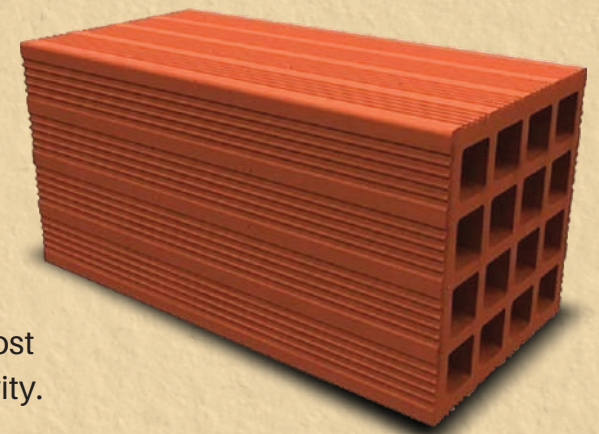
### NATURAL AND GREEN

The clay used for production is sourced from de-silting of dead water tanks and only natural additives like coal ash, rice husk and saw dust are used. Listed by IGBC (Indian Green Building Council) in the 'Green Product category' used -energy product, material with recycled content & used of regional material.

### UNLIMITED LIFE AND MAXIMUM FIRE PROTECTION

Porotherm HP has an exceptionally long life. It can withstand fire naturally as it is fired at 1000 degree and has a fire rating of F240 FOR 240 MINUTES.

Low water absorption of -15%, thus minimal risk of dampness, cracks or shrinkage of walls.





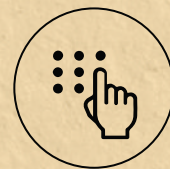


## Premium multi mode digital door lock system



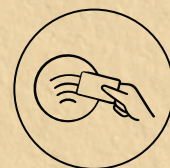
Biometric Finger Print Scan

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PIN Code

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RFID Card

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Mechanical Key Override

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# TERMS & CONDITIONS

<b>DOCUMENTATION</b>	<p>a. After confirmation of allotment and payment of booking amount agreement will be executed between the Promoter and Allottee. The composite value of the undivided share of land and that of the apartment plus car park and statutory taxes and levies will be shown in the payment schedule under the agreement.</p> <p>b. The sale deed for the undivided share of land together with the value of the apartment and car park will be registered in favor of the Allottee on receipt of entire payments. Stamp duty, documentation charges, registration charges and incidental expenses for the registration for the sale deed will be credited to the Allottee's account.</p> <p>c. Documentation procedures may change depending on Government policies and regulations from time to time</p>
<b>MAINTENANCE</b>	<p>Owner's Association / Trust will be formed. Membership in the above Association / Trust is compulsory and not optional. The Owner's Association / Trust will carry out all necessary routine and annual maintenance and repairs to the common area and exterior wall of the building, common installation and fittings, payment of electrical and water charges for common facilities and services. Maintenance and changes/deposits are to be paid by each owner regularly and timely. The maintenance will be carried out by the promoter till the maintenance is taken over by the owners Association /Trust or till getting occupancy certificate from LSGD whichever is earlier. Maintenance deposit/ advance is collected from all owners through the promoter and shall be deposited in separate bank account/owners Association account.</p>
<b>RULES &amp; REGULATIONS</b>	<p>This is a time bound project. In case payments are not made as per the agreement signed, Promoter reserves the right to cancel the allotment subject to the terms in the agreements.</p>
<b>PAYMENT SCHEDULE</b>	<p>Booking amount specified by the promoter to be paid initially at the commencement stage of the project while executing the agreement and balance installment as specified in the agreement.</p>

## Disclaimer

- This brochure is not an offer document.
- Visual representations, digital images, models, show flat, illustrations, photographs, drawings, displays and rendering are for representational purposes only. The building and amenities will be constructed and developed as per sanction plan and specifications.
- Colours of the building are indicative only for more information.

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visit K\_RERA website: [rera.kerala.gov.in](http://rera.kerala.gov.in)



## KERALA PROJECTS

Ongoing project



**National Signature Tower II**, 2 & 3 BHK, Luxury Apartments,  
Cheranalloor, Edapally | KRERA/PRJ/ERN/143/2023

Ready to occupy



**National Signature Tower I**, 2 & 3 BHK, Luxury Apartments,  
Cheranalloor, Edapally | K-RERA/PRJ/121/2020

Ready to occupy



**National Kingdom**, 3 & 4 BHK, Ultra Luxury Sky Villa,  
Palarivattom, Kochi | K-RERA/PRJ/026/2021

Ongoing project



**National Freedom Park Tower II**, 2 BHK, Luxury Apartments,  
Vytila, Kochi | K-RERA/PRJ/022/2023

## MUMBAI PROJECTS

Nearing completion



**Sea Queen Park**, 1 & 2 BHK Apartments  
Navi Mumbai | K-RERA/P/52000018773

Nearing completion



**Trinity Paradise**, 1, 2 & 3 BHK Apartments  
Shilphata, Navi Mumbai | K-RERA/P/51700020667





**Call : 98475 33355 | 98475 44333 | 98477 17771 | 98475 44222**

**MUMBAI : NAVI MUMBAI & SHILPATA | KERALA : KOCHI & THIRUVALLA**

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An ISO 9001:2008  
Certified Company

