

PENTIUM
HARMONY
HEIGHTS

Urban Elegance · Elevated Living
Perinthalmanna, Malappuram



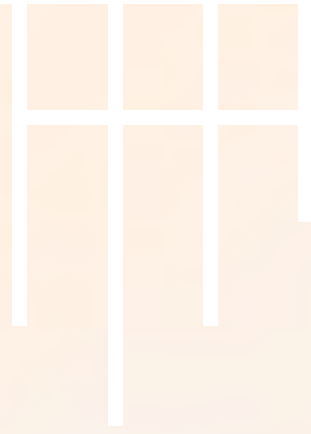
K-RERA/PRJ/MPM/232/2024
website: rera.kerala.gov.in



CREDAI



PENTIUM®



PENTIUM[®]

*Crafting future homes with
trust as the foundation.*



The parenthood of
**HARMONY
HEIGHTS**

For Pentium, renowned for its instinctive brilliance for exceptional service spanning 30 years, this latest endeavour, nestled in the serene haven of Perinthalmanna marks a true victory. The foundation of trust forged with our increasingly delighted clientele has been the driving force behind our evolving success. We have stayed true to our ethos, delivering impeccable quality while respecting our clients' precious time.

The carefully selected prime locations effortlessly extend the reach of our brand, captivating audiences from afar. Our steadfast commitment to honest craftsmanship, artistic integrity, and innovative engineering has not only garnered satisfaction but also fueled our continued growth.

A new mark
of elite living

Experience the allure of upscale eco-conscious living right in the heart of the city. Explore our luxurious 2 and 3-bedroom apartments, spanning 18 floors, thoughtfully created to enhance and complement your refined lifestyle. At Harmony Heights, a new standard of living awaits, where every detail is designed to achieve a harmonious balance between luxury and sustainability. Indulge in the ultimate urban living experience, where sophistication meets environmental consciousness, only at Harmony Heights.



Floor plans

Live the perfect fusion of comfort and convenience in our carefully designed 2 and 3-BHK floor plans. From spacious living areas to elegant bedrooms and modern kitchens, each detail is crafted with both functionality and style in mind. With thoughtful layouts and contemporary amenities, our homes are tailored to meet the needs of every resident. Discover the ideal balance of luxury and practicality at Pentium.

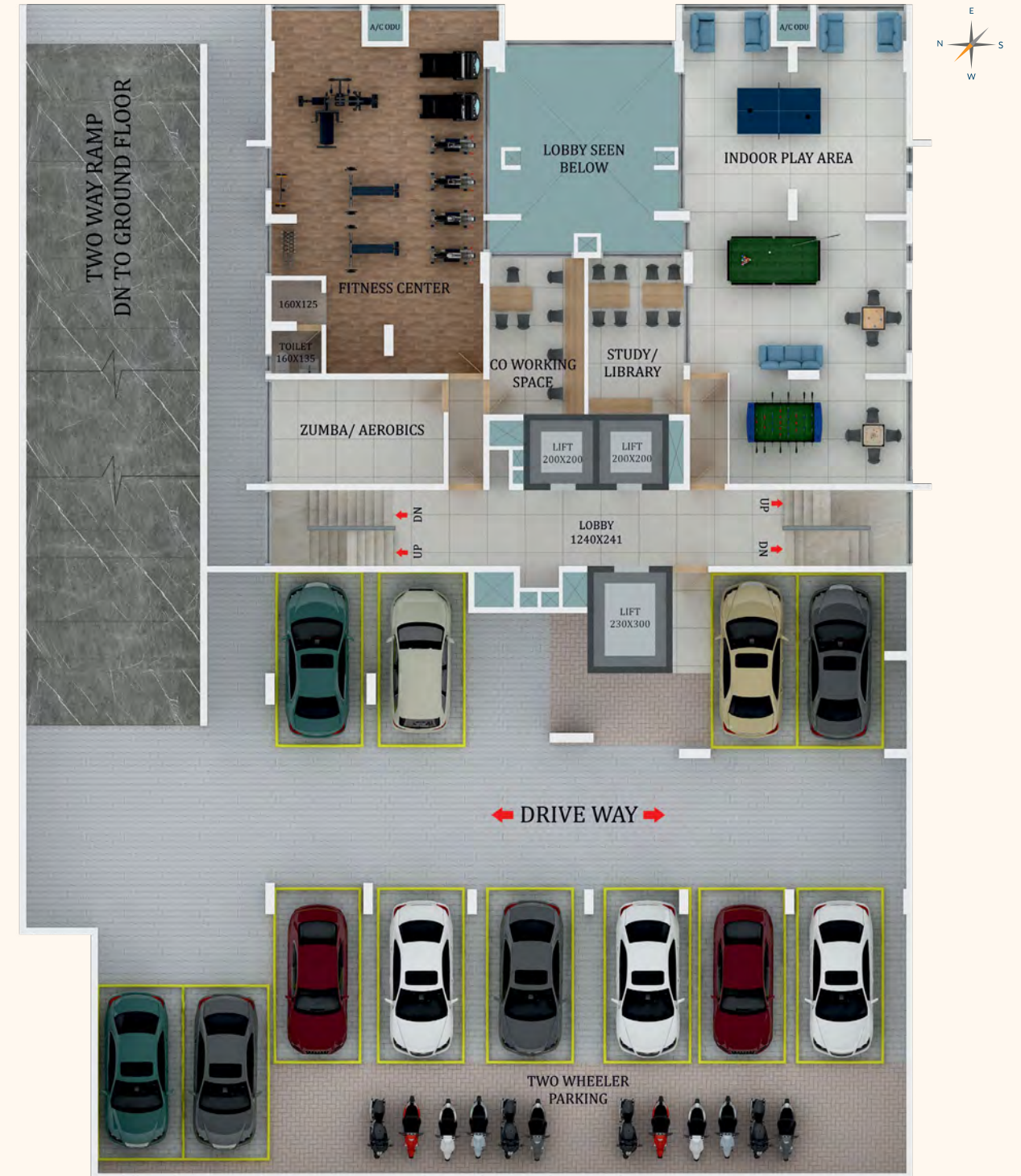


Basement Floor



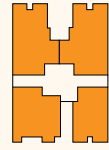
Ground Floor

Dimension / Plans subject to minor alterations. Furnitures & Fixtures are indicative only. All Dimensions are in centimeters



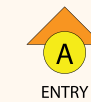
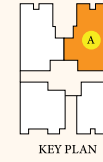
First Floor

Dimension / Plans subject to minor alterations. Furnitures & Fixtures are indicative only. All Dimensions are in centimeters



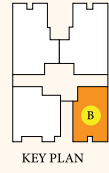
Typical Floor Plan

Dimension / Plans subject to minor alterations. Furnitures & Fixtures are indicative only. All Dimensions are in centimeters



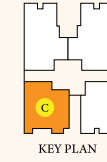
Type - A 3 BHK
SBA - 2133 SQ FT
RCA - 112 SQM

Dimension / Plans subject to minor alterations. Furnitures & Fixtures are indicative only. All Dimensions are in centimeters



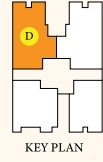
Type - B 2 BHK
 SBA-1494 SQFT
 RCA - 76 SQM

Dimension / Plans subject to minor alterations. Furnitures & Fixtures are indicative only. All Dimensions are in centimeters



Type - C 3 BHK
 SBA-1908 SQFT
 RCA - 100 SQM

Dimension / Plans subject to minor alterations. Furnitures & Fixtures are indicative only. All Dimensions are in centimeters



Type - D 3BHK
SBA - 2124 SQFT
RCA - 111 SQM



Dimension / Plans subject to minor alterations. Furnitures & Fixtures are indicative only. All Dimensions are in centimeters



Terrace Floor

Dimension / Plans subject to minor alterations. Furnitures & Fixtures are indicative only. All Dimensions are in centimeters

*Step into serene living
with Harmony Heights*





Sustainable elegance

Experience the best of both worlds in Perinthalmanna – sustainable, peaceful living amidst bustling city life. Our upscale 2 and 3-bedroom apartments, spread across 18 floors, are tailored to elevate your refined lifestyle. At Harmony

Heights, you'll find a whole new level of living, where every little thing is geared towards striking the perfect balance between luxury and sustainability.



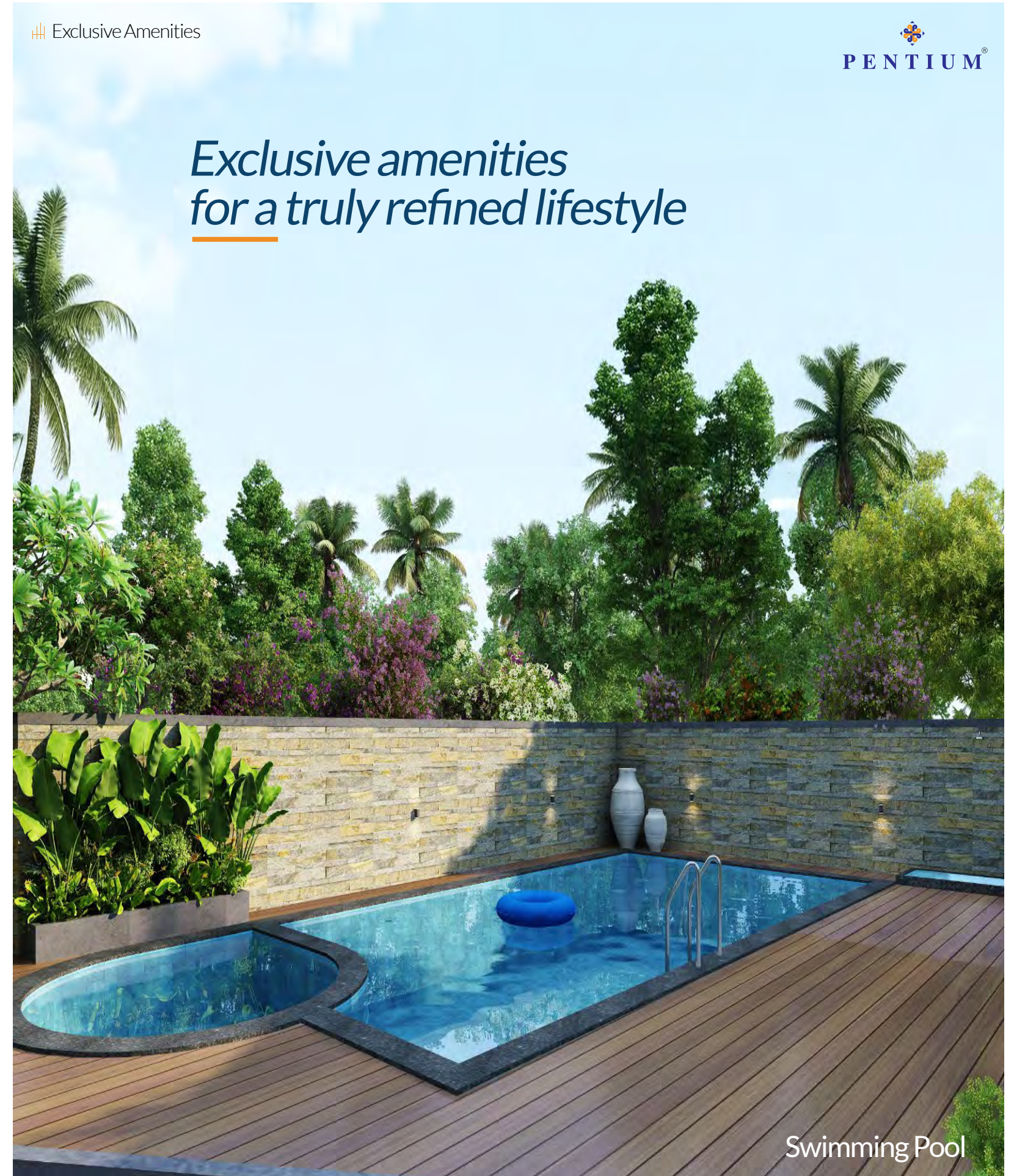
Cozy and comfortable living

Indulge in cozy and comfortable living with a touch of luxury. Harmony Heights' 2 and 3-bedroom apartments simplify life with their sophistication. Designed with elegance and attention to detail, these spaces offer the perfect blend of style and functionality.





Common Library



Exclusive Amenities

PENTIUM®







Exclusive amenities for a truly refined lifestyle

Swimming Pool




Children's Playpen Area

-  Automated gate
-  24-hour security
-  Biometric access control for common entrance
-  Air-conditioned indoor games area
-  Air-conditioned fitness centre
-  Air-conditioned multipurpose hall
-  Air-conditioned Zumba/Aerobics room

-  Swimming pool with kids pool
-  Multilevel car parking provision on the basement floor
-  Provision for EV charging at specified area
-  Co-working space
-  Study area/library room
-  Complimentary high-speed internet in the lobby



Kitchen

-  Children's playpen area
-  Multipurpose game zone
(½ Basketball post & cricket bowling net)
-  Meditation/Yoga space on the rooftop
-  Open terrace party area
-  Barbeque corner
-  Ironing area
-  Provision for a stationery shop
-  Provision for a beauty parlor
-  Guest drivers room
-  Drop-off area
-  CCTV surveillance
-  Well water & KWA water
-  Intercom facility
-  High-speed elevators - 3 nos.
-  Rainwater harvesting
-  Generator power backup for common area
and limited points in each flat
-  Sewage treatment plant
-  Biowaste plant
-  Piping for gas line provision
-  Cable TV provision








Air-Conditioned Fitness Centre



Co-Working Space



Multipurpose Game Zone

-  Two-wheeler parking
-  Wheelchair-friendly ramps
-  Guest lounge
-  Water fountain with LED lights
-  Janitor room

-  Solar lighting for rooftop area
-  Home care office
-  Landscaped area
-  Senior citizens' area
-  Guest car parking
-  Bicycle parking



Air-Conditioned Multipurpose Hall

Exceptional specifications for Everyday Life



FLOORING

Choose from our standard options of high quality vitrified/rectified tiles for Living, Dining, Bedrooms, Kitchen, Entrance lobby, Staircase & Common areas.

Standard Brands :

RAK, Kajaria, AGL, NITCO, Somany, Simpolo or equivalent.



KITCHEN

Standard option of high-quality tile flooring. Openings for hood and exhaust fan, Electric points for appliances; Water inlet and outlets for washing machine.

Standard Brands :

Tile : RAK, Kajaria, AGL, NITCO, Somany, Simpolo or equivalent.



TOILET

Premium Anti-skid tiled flooring, Walls dado with glazed tiles, western-style wall-mounted closets, and washbasin, premium branded CP fittings, hot & cold mixer unit with shower facility.

Standard Brands :

Wall and Floor : RAK, Kajaria, NITCO, Somany, AGL or equivalent.
Chrome-Plated Fittings & Sanitarywares : Grohe, Jaquar, CERA



DOORS, WINDOWS & HANDRAILS

Superior quality Teak wood for entrance Door & Door frame along with Factory made pre-hung molded laminated/flush shutters for inside doors and pre-hung moulded doors with aqua-coated shutters for toilets.
UPVC Sliding Balcony doors.

Standard Brands :

Windows and Grills : Fully glazed / powder coated Aluminum sliding shutters with painted MS grills.

Doors and Frames : Ferro, Jack door or equivalent.

Glass : Saint Gobain



ELECTRICITY

A three-phase system with concealed wiring with adequate light points, fan points, 6-amp and 16-amp plug points, etc. controlled by ELCB/MCB with independent meters for each flat using modular type switches and provision for cable TV and optical-fiber cable (Internet provision) in Living room. Intercom point in the living room.

Standard Brands :

Legrand, Finolex, Polycab, Havells or equivalent.



PAINTING

High-quality branded putty (Two coats), one coat of primer and two coats of emulsion paint for interior walls and Ceilings. All-weather coat paint for exterior walls and enamel paint for window grills and handrails.

Standard Brands :

Berger, Jotun, Birla, Nerolac, Asian Paints or equivalent.



ELEVATORS

Three high-speed elevators.

Standard Brands :
Johnson/Kone/Otis or Equivalent.



GENERATORS

Generator backup of up to 900 watts per apartment.

Standard Brands :
Cummins, Kirloskar or equivalent.



CAR PARKING

Multi-level car parking in the basement, car parking on the ground floor and first floor. EV charging facility available in the common car parking area.



WATER SUPPLY

Excellent groundwater source supported by KWA. Two-pipe system for domestic and drinking water distribution.



SECURITY ARRANGEMENTS

CCTV surveillance in common areas.

Standard Brands :
Hikvision or equivalent.



FIRE SAFETY

Firefighting equipment as per Kerala Building Rules, including water sprinklers, smoke detectors, and fire extinguishers.



WASTE DISPOSAL

Sewage Treatment Plant as per Pollution Control Board norms. A biogas plant is also available for waste disposal.



CUSTOMIZATION

Finance :
The project is approved by major financial institutions for easy long-term loans.



Multilevel Car Parking

LOCATION OF HARMONY HEIGHTS



Nr. Bypass Jn. , Lemon Valley Road, Perinthalmanna, Malappuram.

- | | |
|-----------------------------------|---|
| Municipal Bus Stand - 1 KM | Alshifa Hospital - 1 KM |
| KSRTC - 1 KM | Moulana Hospital - 1 KM |
| Railway Station - 1.5 KM | Presentation School - 200 Mtr |
| Manazhi Stand - 2 KM | Silver Mount International School - 3.5 KM |
| Airport - 43 KM | Aura Edify International School - 4.5 KM |

RECENT PROJECTS



SPRING GREEN VILLAS
Perinthalmanna, Malappuram
(Completed)



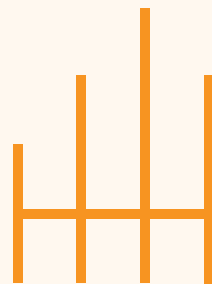
TRANQUIL VERTICAL HOME
Near Eranhipalam, Calicut
(Ongoing)



ETERNIA VERTICAL HOMES
Karaparamba, Calicut
(Completed)



PALM GROVE
Perinthalmanna, Malappuram
(Completed)



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