YOU HAVE ARRIVED



YOU HAVE ARRIVED AT THE PINNACLE For an achiever like you, we have a lifestyle that matches your aspirations - at Cloudberry. A lifestyle where nature is part of your routine, where you don't wait for the weekend, where abundance of luxury is the norm, where ordinary is passé. A lifestyle that boldly announces 'You Have Arrived.'



Located within the picturesque Montana Estates, Cloudberry quietly nestles amidst 100 sprawling acres of lush, unspoilt verdance. Here, your home, at 800 ft. above sea level will embody you, your accomplishments and your ascent to the top.

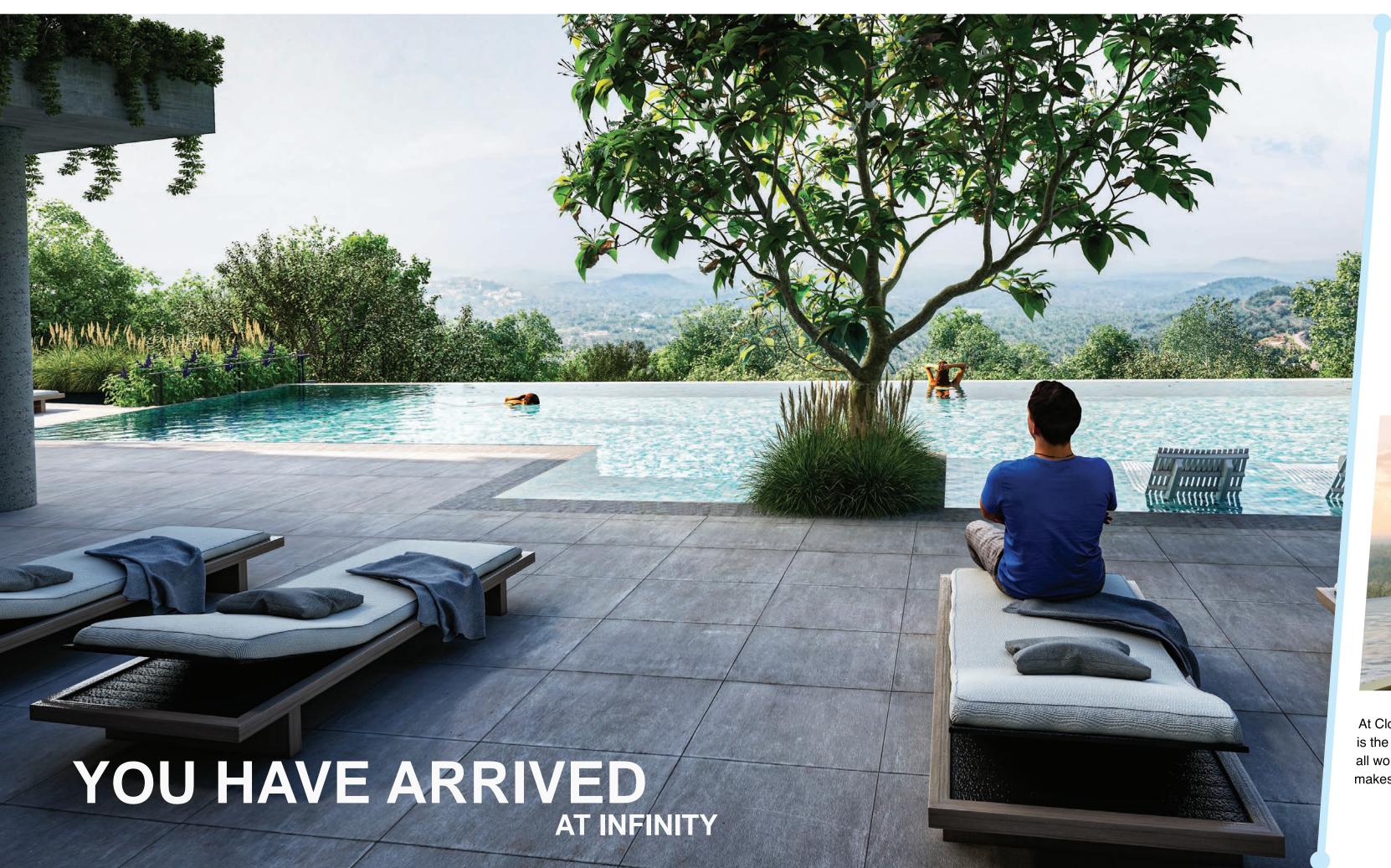


Imagine the possibilities in store at your luxury home surrounded by 100 acres of natural charm and wonder. Take a stroll near the lake, play with your children at the play zone, entertain yourself at the amphitheatre or play gracious host at the open air barbeque. Just let your imagination roam free.





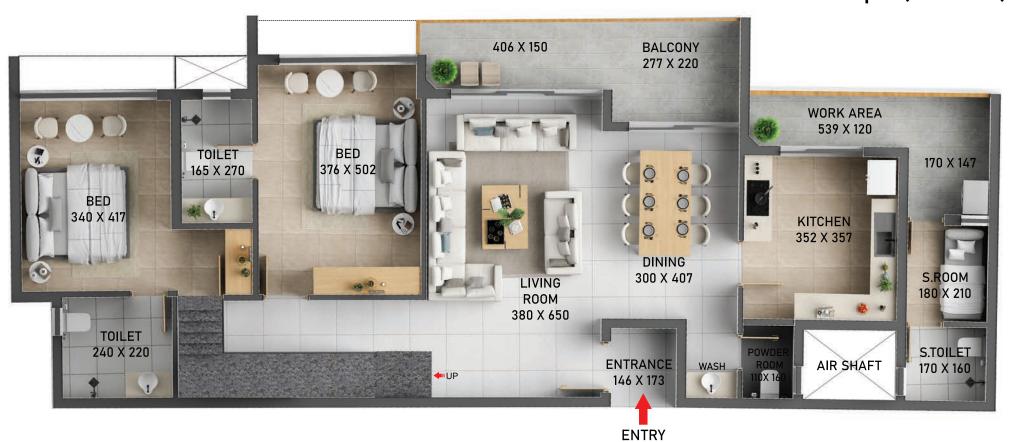
When you become a part of this uber exclusive Cloudberry community, you are entitled to complimentary access to the exclusive services at the five star spa resort, swimming pool, air-conditioned gym, function hall, indoor games, home theatre, restaurant, rooms and suites. All these, a short refreshing stroll away from your home..





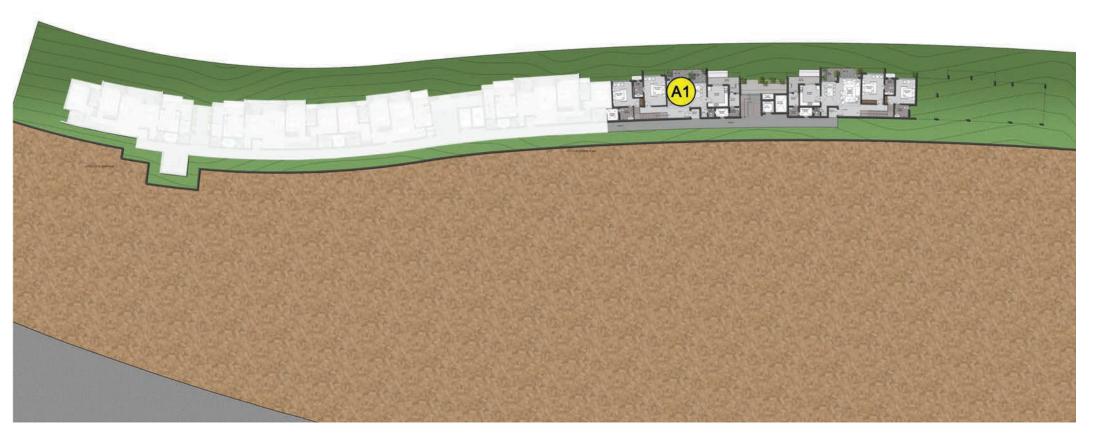
At Cloudberry, avenues to unwind are infinite. Overlooking the rolling hills is the infinity pool - the perfect place to soak in pure bliss and wash away all worldly cares. A well-equipped clubhouse, just a leisurely stroll away, makes for the perfect venue to unwind and socialise.

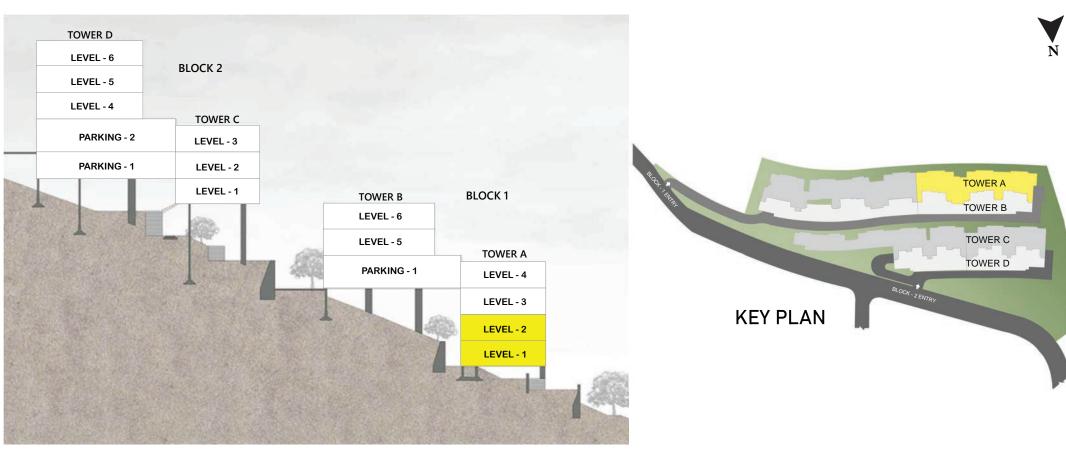
UNIT A1 (4BHK DUPLEX) (Level 1 & 2) Area - 3771 sq.ft Deck Area -30 sq.ft (Level-2)



LOWER LEVEL PLAN 392 X 75 BALCONY 406 X 150 TOILET 180 X 260 165 X 270 BED 340 X 417 MASTER BED FAMILY LIVING 376 X 502 WASH 170 X 210 WALK IN WARDROBE 240 X 220 AIR SHAFT PASSAGE 173CMS WIDE

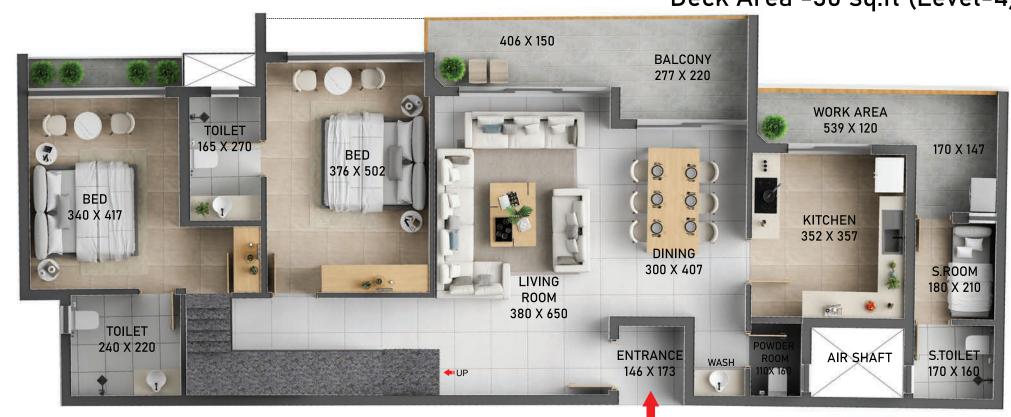
UPPER LEVEL PLAN





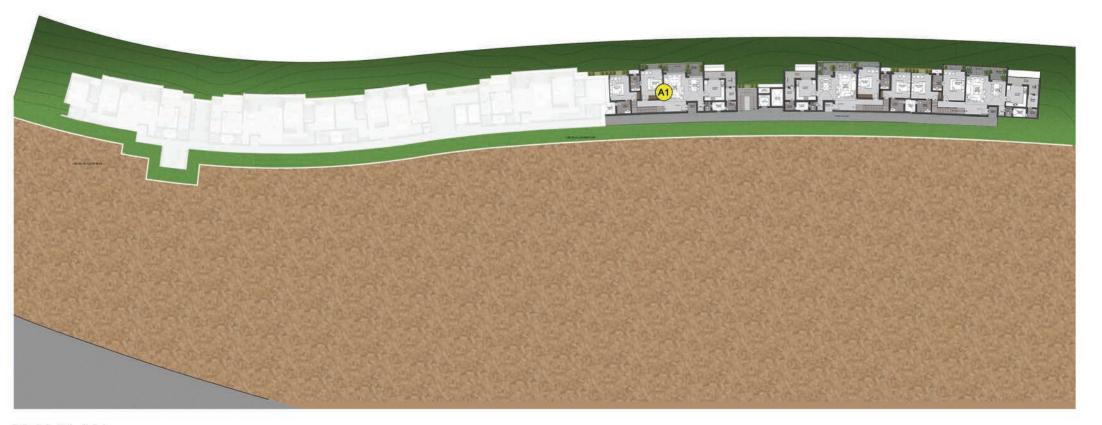
SECTION

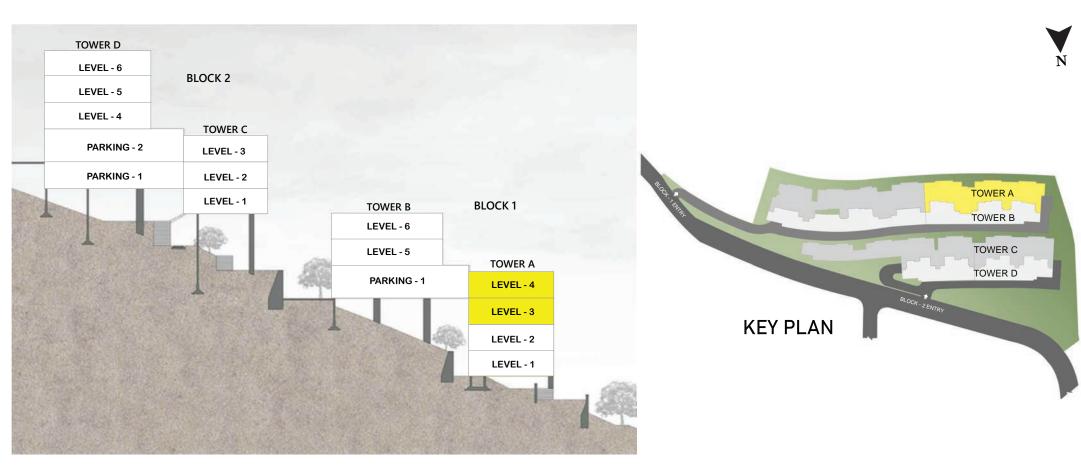
UNIT A1 (4BHK DUPLEX) (Level 3 & 4) Area - 3771 sq.ft Deck Area -29 sq.ft (Level-3) Deck Area -30 sq.ft (Level-4)





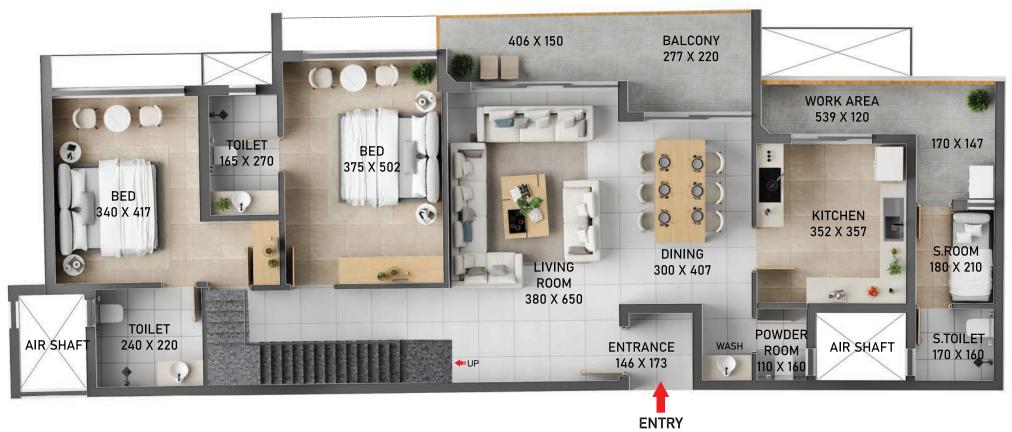
UPPER LEVEL PLAN



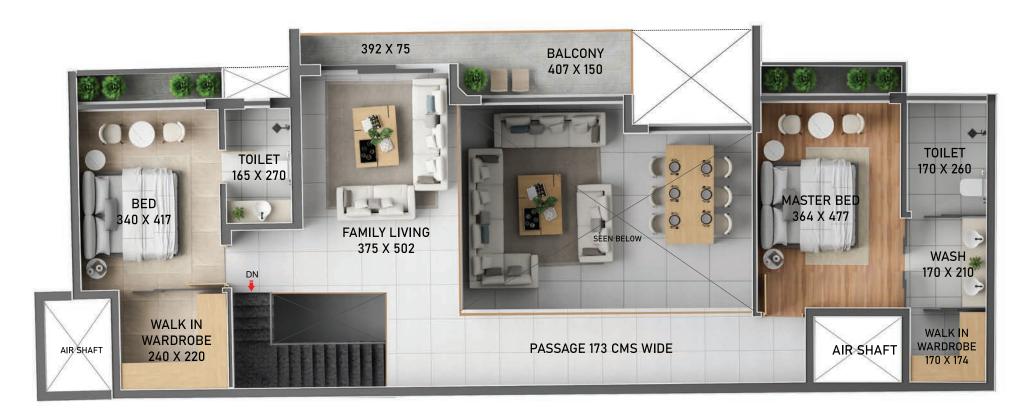


SECTION

UNIT A2 (4BHK DUPLEX) (Level 3 & 4) Area - 3777 sq.ft Deck Area -59 sq.ft (Level-4)



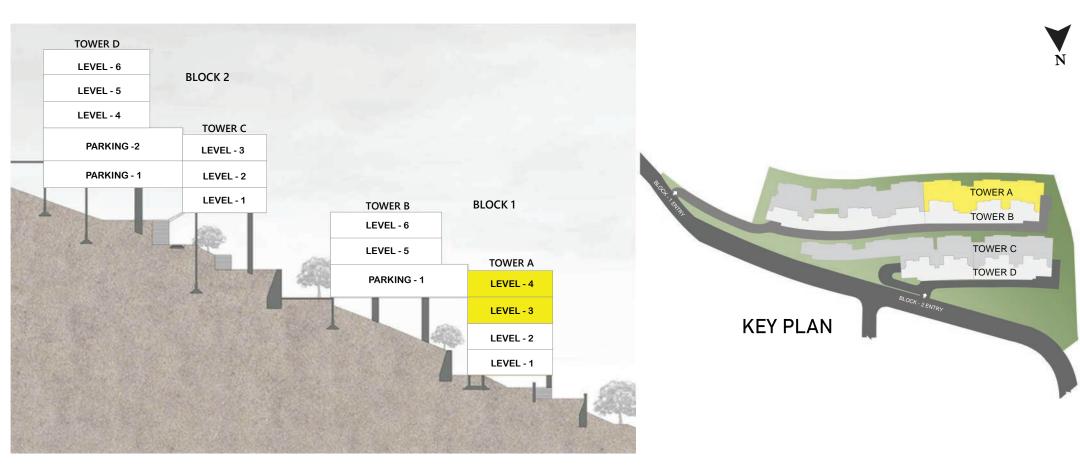
LOWER LEVEL PLAN



UPPER LEVEL PLAN



SITE PLAN



SECTION

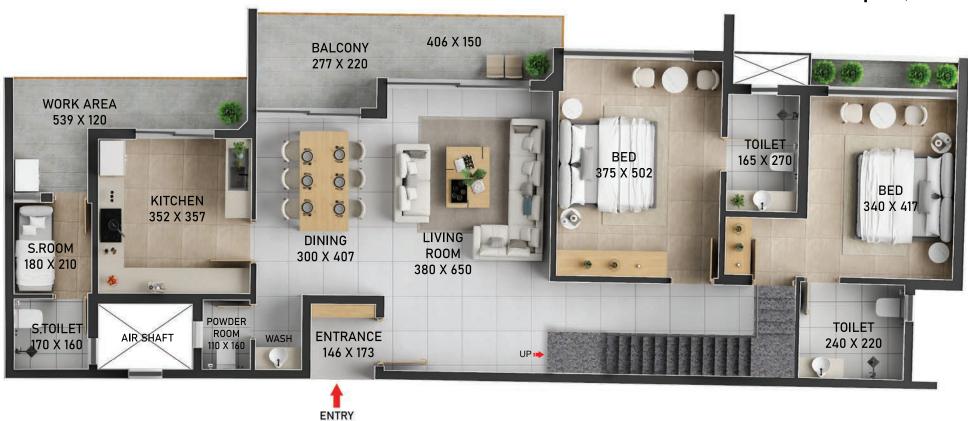
UNIT B2 (4BHK DUPLEX)

(Level 3 & 4)

Area - 3770 sq.ft

Deck Area - 29 sq.ft (Level -3)

Deck Area - 30 sq.ft (Level -4)

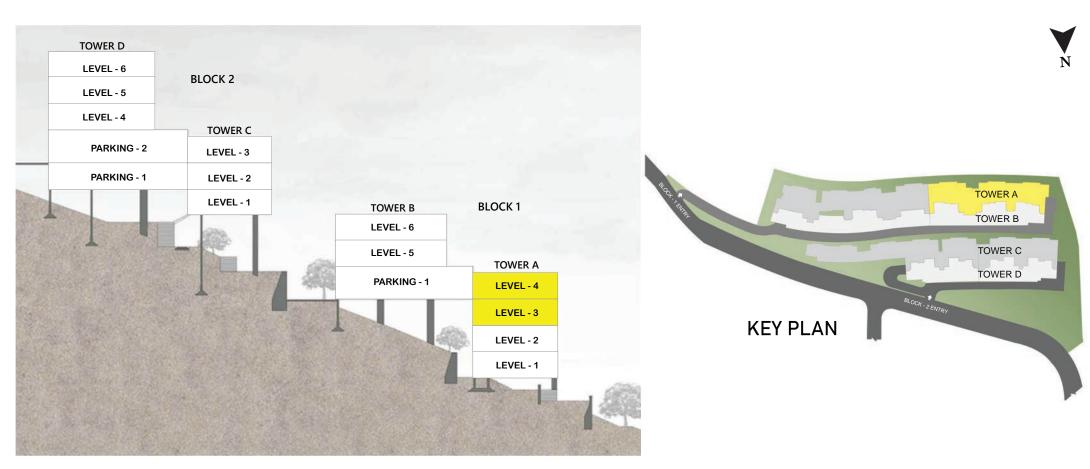


LOWER LEVEL PLAN



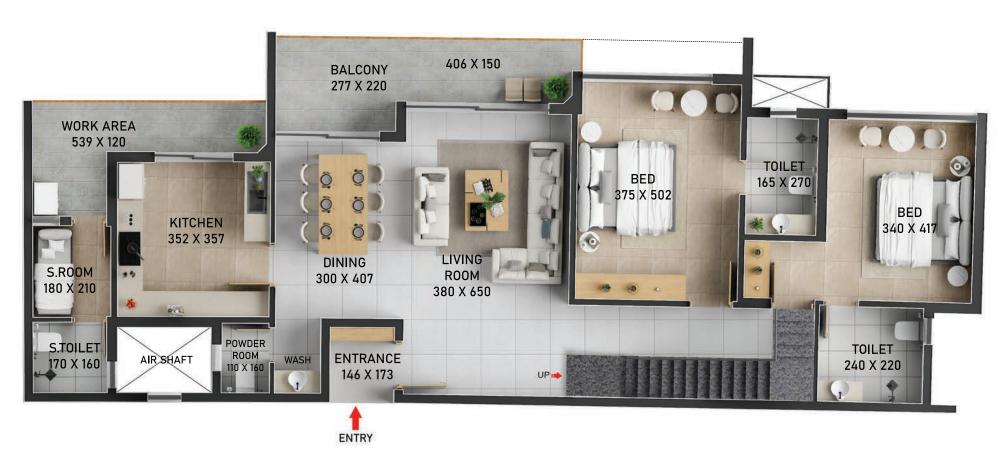
UPPER LEVEL PLAN





SECTION

UNIT B2 (4BHK DUPLEX) (Level 1 & 2) Area - 3770 sq.ft Deck Area -58 sq.ft (Level-2)



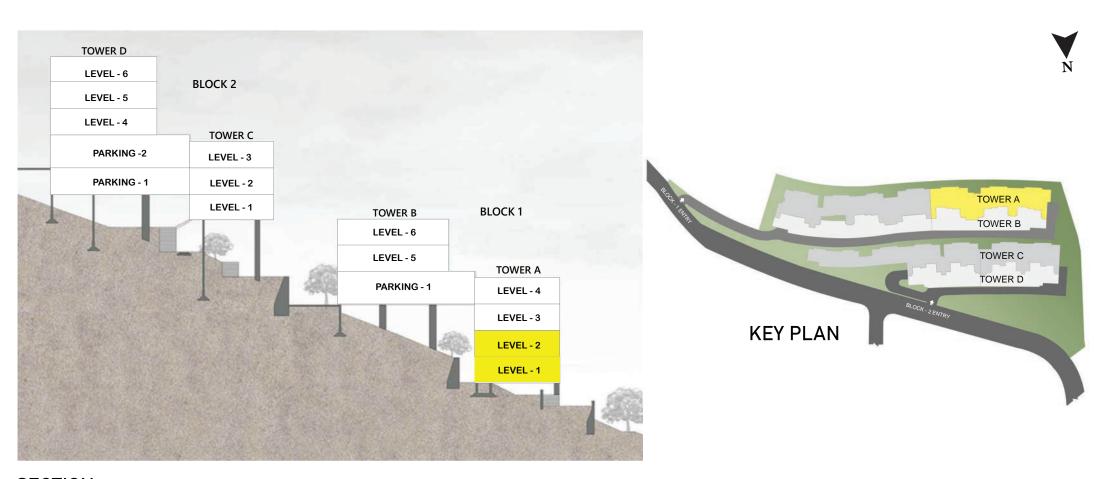
LOWER LEVEL PLAN



UPPER LEVEL PLAN



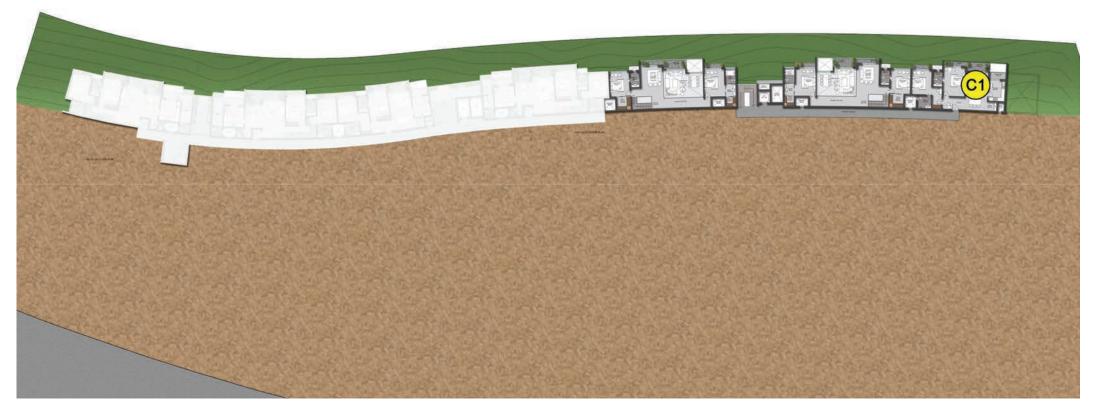
SITE PLAN

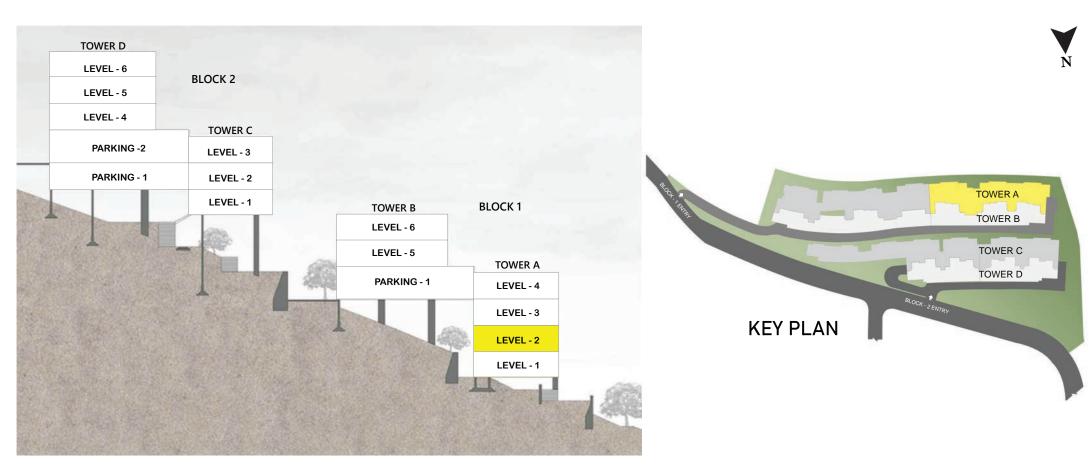


SECTION

UNIT C1 (2BHK) (Level 2) Area - 2140 sq.ft Deck Area -29 sq.ft





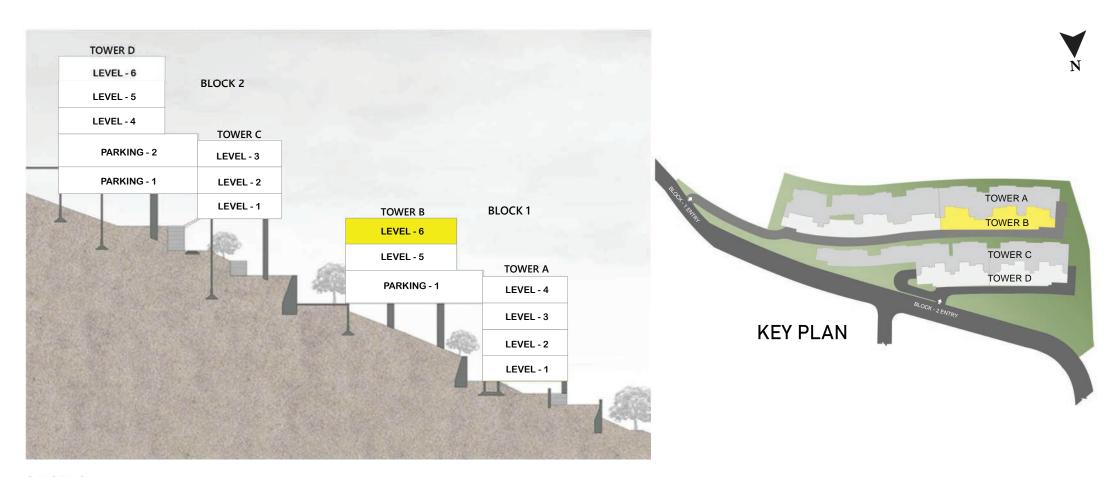


SECTION

UNIT D2 (3BHK) (Level 6) Area - 2434 sq.ft Deck area 53 sq.ft





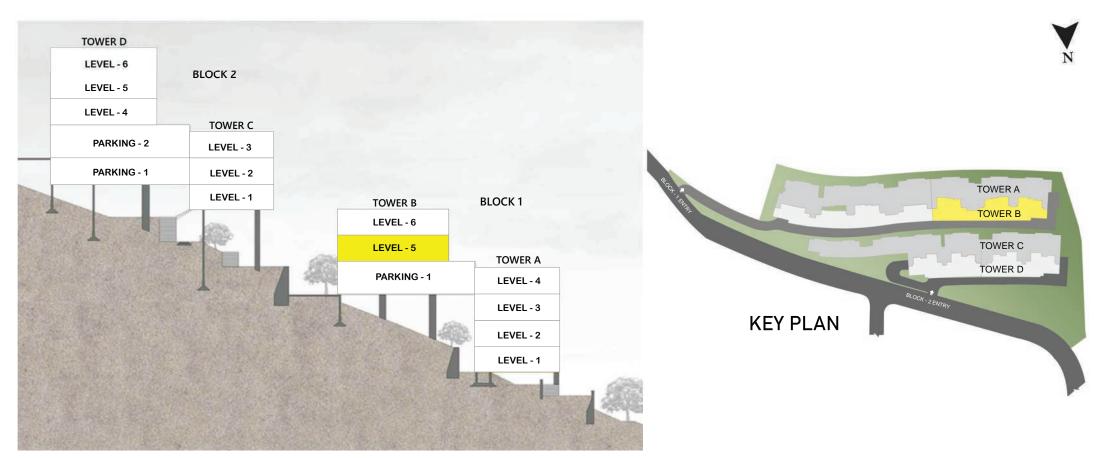


SECTION

UNIT D2 (3BHK) (Level 5) Area - 2434 sq.ft Deck area - 340 sq.ft





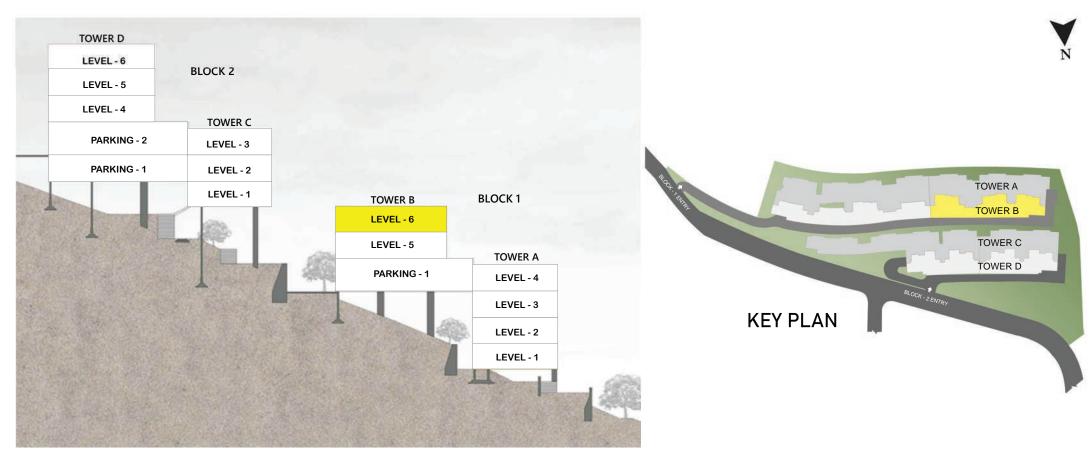


SECTION

UNIT D3 (3BHK) (Level 6) Area - 2447 sq.ft Deck area 56 sq.ft





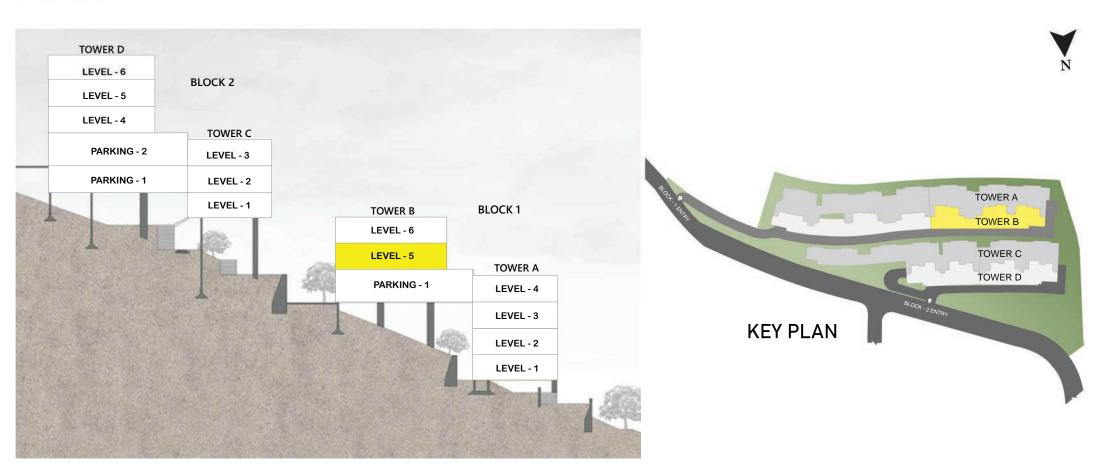


SECTION

UNIT D3 (3BHK) (Level 5) Area - 2447 sq.ft Deck area - 343 sq.ft





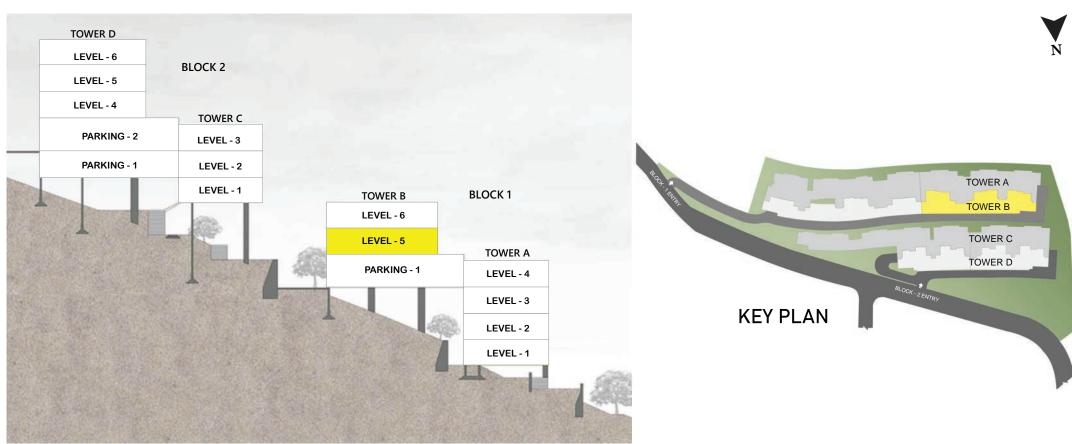


SECTION

UNIT E2 (3BHK) (Level 5) Area - 2434 sq.ft Deck area 342 sq.ft







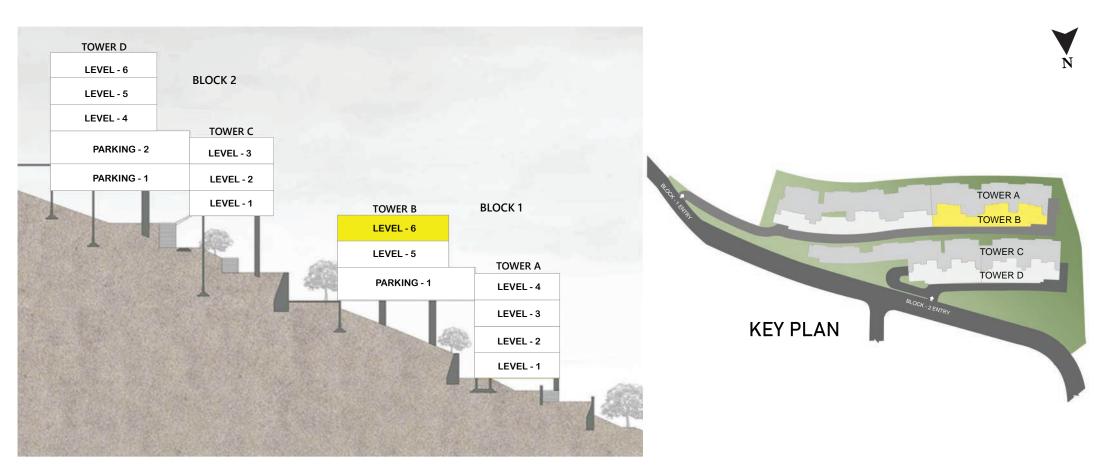
SECTION

UNIT E2 (3BHK) (Level 6) Area - 2434 sq.ft Deck area 59 sq.ft





SITE PLAN

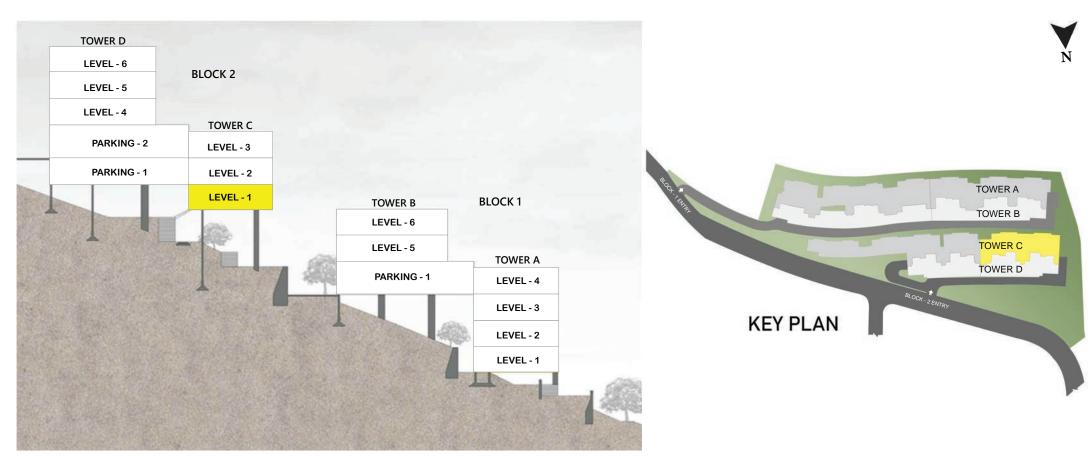


SECTION

UNIT F2 (2BHK) (Level 1) Area - 2010 sq.ft







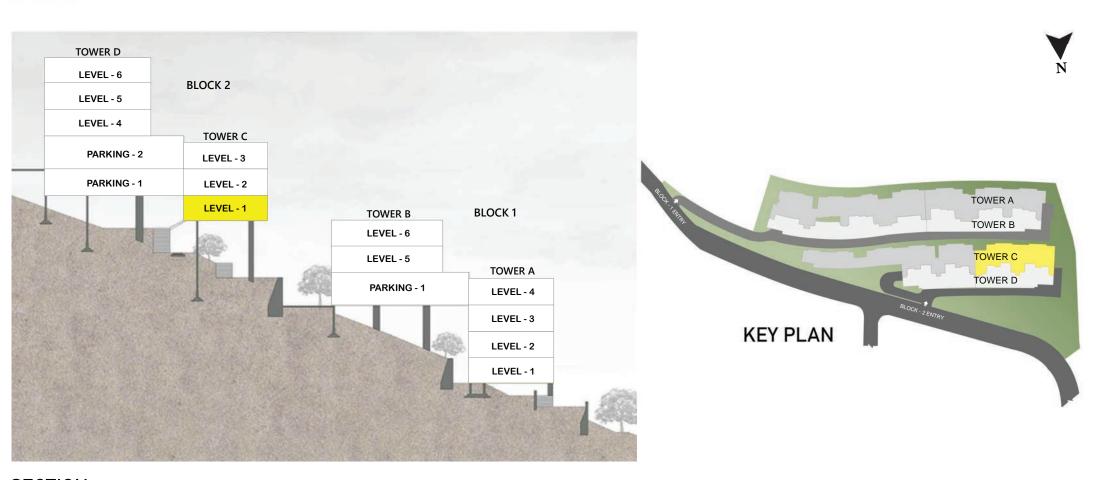
SECTION

UNIT G3 (2BHK) (Level 1) Area - 2010 sq.ft





SITE PLAN



SECTION

UNIT H1 (4BHK DUPLEX) (Level 2 & 3) Area - 3676 sq.ft Deck area-27 sq.ft (Level-2) Deck area-56 sq.ft (Level-3)

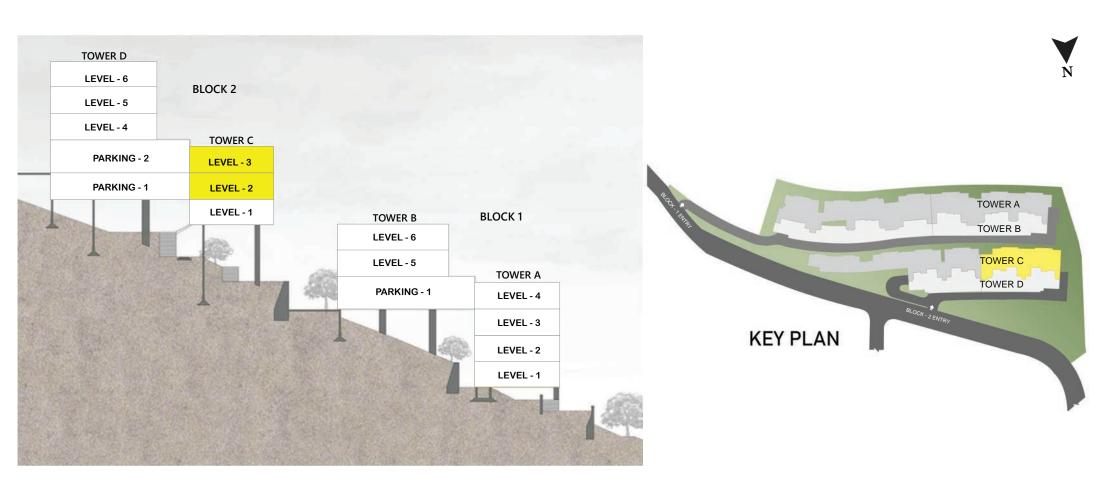


LOWER LEVEL PLAN



UPPER LEVEL PLAN





SECTION

UNIT J2 (4BHK DUPLEX)

(Level 2&3)

Area - 3681 sq.ft

Deck area -27 sq.ft (Level-2)

Deck area -28 sq.ft (Level-3)



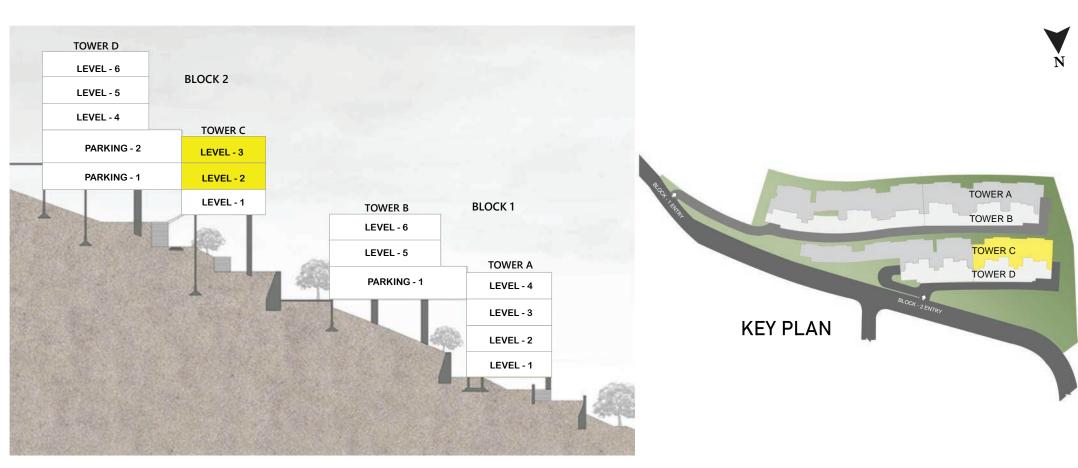
ENTRY

LOWER LEVEL PLAN



UPPER LEVEL PLAN



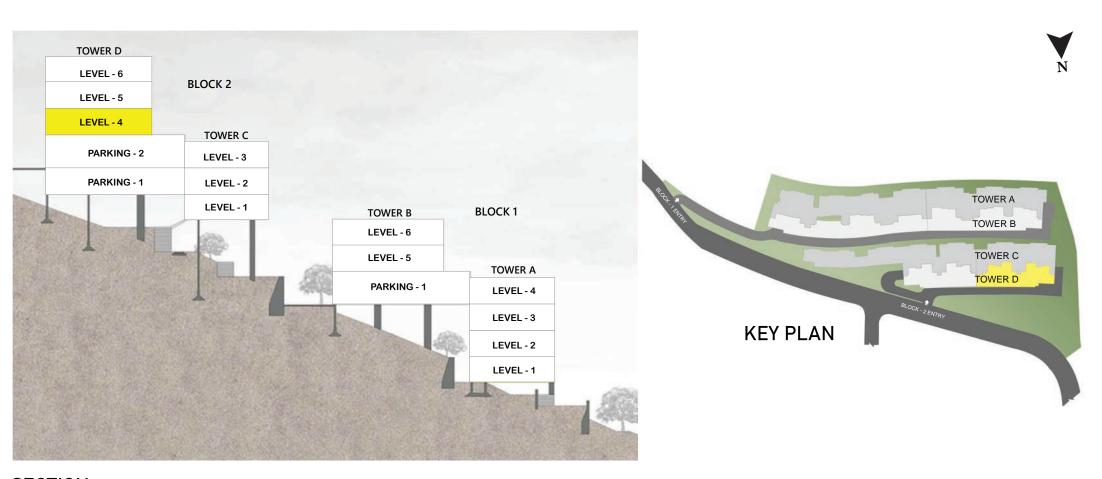


SECTION

UNIT K (3BHK) (Level 4) Area - 2393 sq.ft Deck area - 386 sq.ft







SECTION

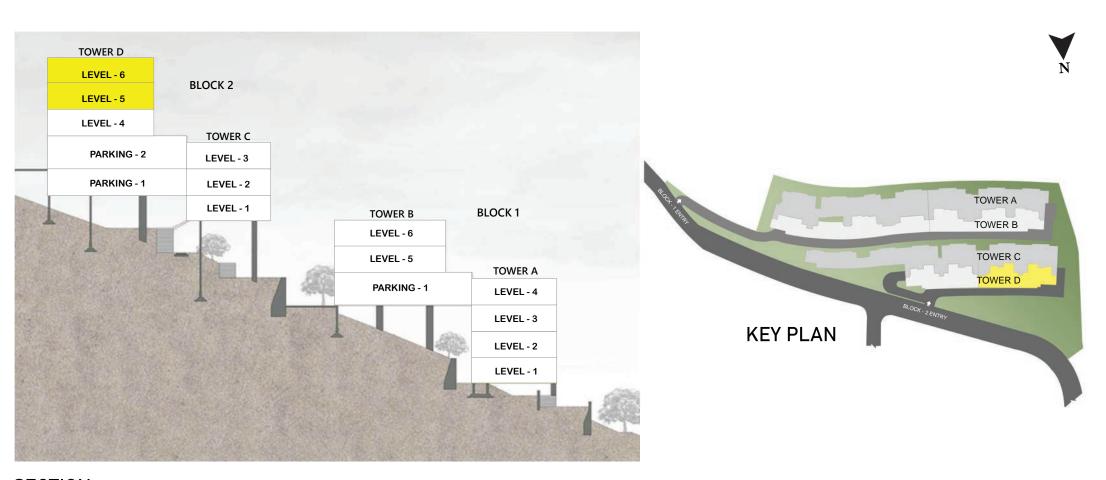
UNIT K (3BHK)

(Level 5 & 6) Area - 2393 sq.ft Deck area -72 sq.ft (Level-5)

Deck area -72 sq.ft (Level-6)



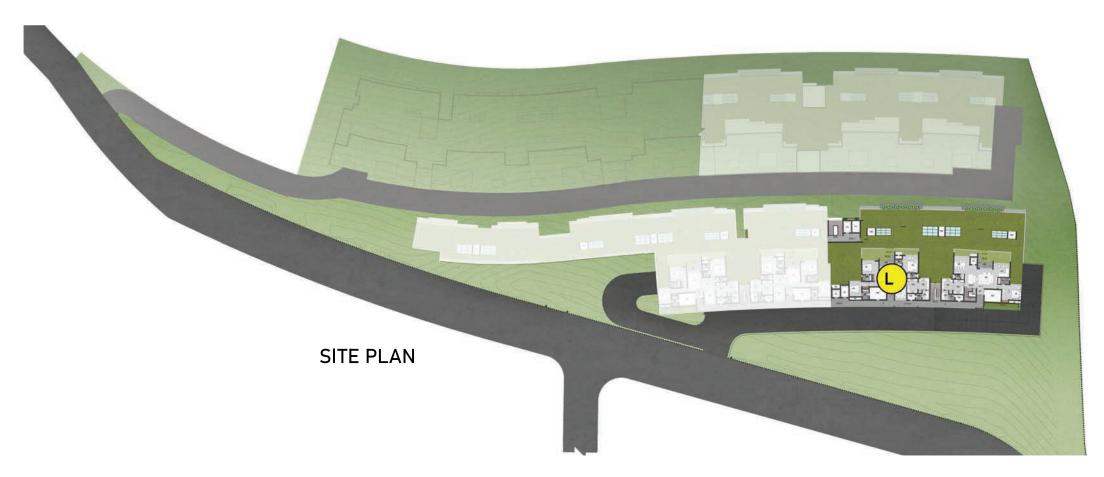


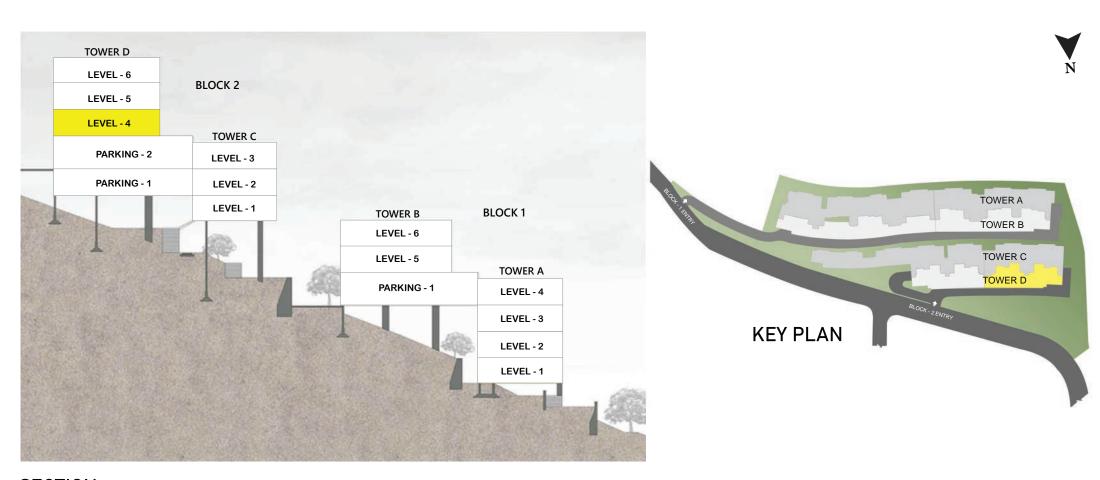


SECTION

UNIT L (3BHK) (Level 4) Area - 2329 sq.ft Deck area - 387 sq.ft





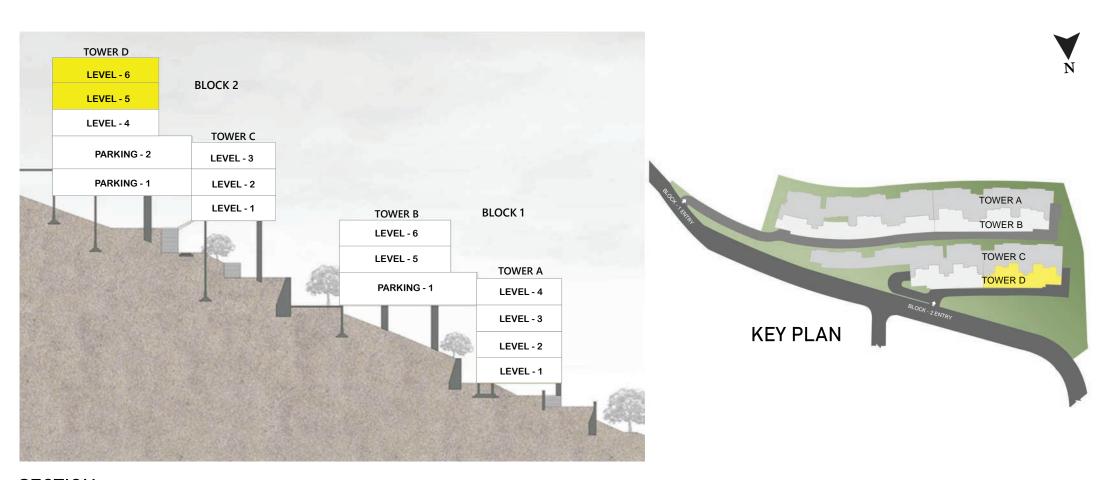


SECTION

UNIT L (3BHK)
(Level 5&6)
Area - 2329 sq.ft
Deck area -72 sq.ft (Level-5)
Deck area -72 sq.ft (Level-6)



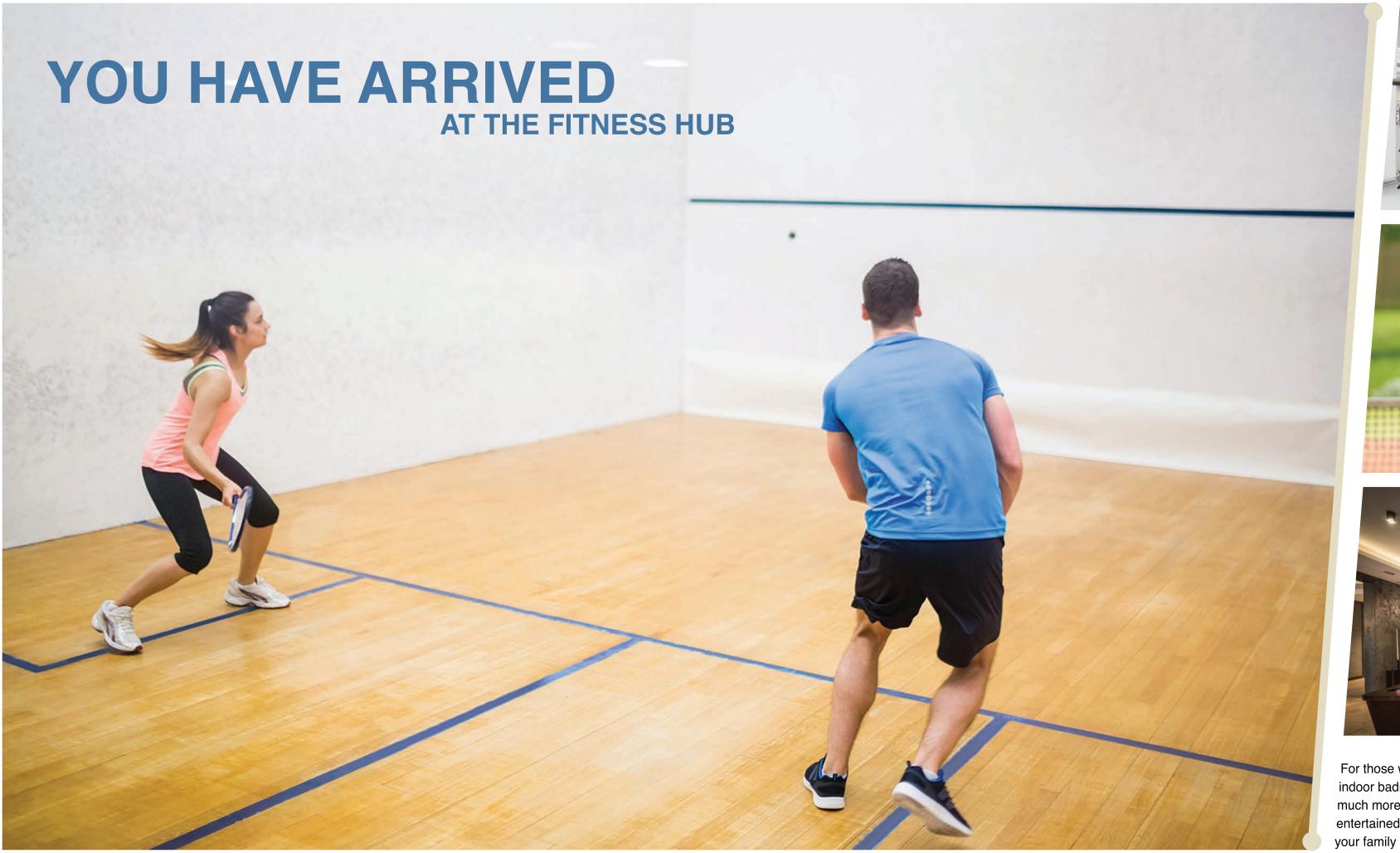




SECTION



Cloudberry villaments are an extension of your persona. Each signature residence is thoughtfully built to the most exacting standards. Here, intelligent design marries the unique topography of the land. And every amenity is envisaged to match your discerning taste.









For those with a penchant for fitness, we have a well-equipped gym, two indoor badminton courts, a squash court, tennis court, basketball court and much more... Rest assured, your little ones will keep themselves engaged and entertained at the children's playground. What more excuse would you and your family have for not staying in shape?

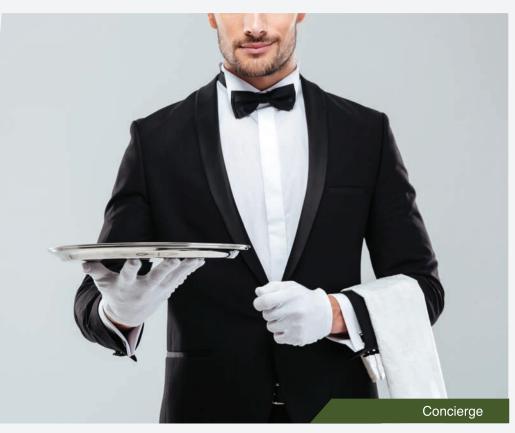
WELL EQUIPPED GYM I INDOOR BADMINTON COURT I SQUASH COURT I TENNIS COURT I BASKET BALL COURT I GAME ZONE I CHILDREN'S PLAY GROUND











A lifetime of infinite possibilities to soak in the glory of a lifestyle as befitting the big league. Cloudberry, where pleasant surprises keep greeting you at every turn. Where life will never be short of new experiences and adventures.

SPECIFICATIONS



LIVING / DINNING / BEDROOMS

Flooring: Living & Dining - Steel Grey Lapothra finish / Vitrified tiles - Rustic finish

Master Bedroom- Engineered wood / vitrified tiles premium quality

Balcony: Natural Stone

Door Lock: Electronic key less

Air Conditioner: VRV System (Mitsubishi/ Dailkin/ Equivalent)



KITCHEN

Vitrified anti skid flooring (Kitchen & Work area) Centralised Gas Line

Double Bowl Sink

Water Heater Kitchen Hose (Pull Pipe)



MASTER BATHROOM

Bath Mixer Shower Partition

Rain Shower Head or Hand Held Shower Basin Mixer

Wall Hung Concealed Cistern Health Faucet

Toilet Paper Holder Towel Rack

Towel Ring

Robe Hook (Kohler/Equivalent)
Toughened Glass Shower Cubicle with

Stainless Steel Patch

Flooring: Vitrified anti skid

*Only Seleted Units



PLUMBING

Elegant sanitary fittings to add beauty to the bathrooms.

Fittings: Hansgrohe / Kohler / Equivalent

Sanitary Brands: Toto/Kohler/Villeroy & Boch/Equivalent

Type: Wall hung with concealed cistern



PAINTING

Quality branded paints subtle strokes and texture.

Wall: Putty + Emulsion

Ceiling: Putty + Emulsion

External: Texture paint as per

design requirement



WINDOWS

Elegant French Windows for breathtaking view of the world around you.

Ventilators: UPVC / Aluminium D/W: UPVC / Aluminium



JOINERIES

Main door: Pre hung - flush doors (Decorative Veneered)

Internal Doors: Pre hung - flush doors (Decorative Veneered)

Toilet Doors: Pre hung - painted



ELECTRICAL

Modular Switches and panels with designs that leave you in awe.

Switches: Schneider/Legrand Arteor / Equivalent

Power Backup: 2KVA

Automation: Ready at Living,
Dining & Master Bedroom
Air Conditioner, Curtain, Lighting, Fan,
Main Door Lock, Gas Leakage detector



ELEVATORS

Fully automatic high speed elevators to lift your spirits.

Lift: High speed Premium Elevator
Lift Cladding: Natural stone

Disclaimer: All measurements, elevations, colour schemes and specifications shown in the brochure are subject to minor variations without specific or general notice. All such alterations / variations shall be purely at the discretion of the builder. The elevation, colour, design and number of floors shown in the Cloudberry master plan are only indicative and are subject to change as per the approved designs.

CUTTING-EDGE SECURITY

TO ENSURE YOU TOTAL PEACE AND PRIVACY.



SECURITY

We have left no stone unturned in our efforts to cocoon you and your loved ones in total privacy and safety. From trained personnel to the most futuristic in technology, our robust security infrastructure can assure you of total peace of mind, for life.

- Expert security team with cutting edge technology to keep you safe. CCTV boom barriers and other dedicated precautions.
- Boom barriers with RFID CCTV cameras at vantage points and any blind corners as required. Access controlled lobby entrance
- Disabled grab bars (Optional) Panic button (Optional) Main Door : Digital and Hard Key Access (Yale / Equivalent)
- 24X7 Security



MALABAR HEADQUARTERS



A Professionally managed corporate business conglomerate, Malabar Group is primarily engaged in jewellery retailing through the flagship company Malabar Gold & Diamonds. Diverse interests of Malabar Group also include property development, IT services, corporate gifts and packaging division, distribution of branded watches, electronic retail division and branded furniture. Our corporate culture and work environment is based on the principles of trust, transparency, team work and integrity.



An experience built with millions of square feet of quality residential and commercial construction, Malabar Developers, the real estate and infrastructure development arm of Malabar Group has been transforming landscapes and transcending lifestyles since 1995. Ascent on contemporary architecture, quality construction and green sustainable building practices have positioned Malabar Developers as one of the most preferred real estate companies by discerning house buyers and real estate investors alike.

Having delivered over 2 million square feet of residential and commercial space, Malabar Developers is now on a massive expansion drive with property development projects worth ₹10,000 crores and has roped Dulquer Salmaan, the youth icon of South Indian film industry as brand ambassador.

With signature projects like Marina Convention Center, a destination for themed weddings and corporate functions at Calicut; Mall of Travancore, the first of its kind shopping mall and commercial hub at Trivandrum; Malabar Integrated Township at Thrissur and Mangalore and Montana Estates, the most exclusive residential enclave at Calicut, Malabar Developers has envisioned to be among the top 10 real estate companies in India, while striving to be most trusted name in the industry by 2020.



The social wing of the Malabar Group focuses on implementing the Corporate Social Responsibility initiatives of the Group. These initiatives are directed towards enabling communities through various projects in the areas of education, media aid and health care services, women empowerment, environment protection and housing development for the less privileged.





Malabar Developers Pvt. Ltd.

Malabar Group headquarters, Montana Estates, Kuttikatoor, Peringolam PO Calicut, Kerala 673 571 Phone: 9605000916, 9744053916

Thiruvananthapuram | Kottayam | Cochin Thrissur | Perinthalmanna | Calicut Kannur | Dubai YOU HAVE ARRIVED

