



MELODY OF TRANQUILITY



BUILDING HAPPINESS

SINCE 1998



A **MORSY** Initiative

Who We Are

Building Happiness since 1998, Fyffar Infra Projects LLP achieved credibility with a devoted management backed by a team of highly skilled and experienced engineers, architects and other professionals working in all segments.

As one of the top developer and builder in Kerala with residential and commercial projects, we aim to be transparent and creative to combine aesthetics and engineering.

With more than 2 dozen of completed projects; dozens of ongoing and upcoming projects, we welcome you aboard to be a part of the Fyffar Family's Triumph!



F Y F F A R

REGALIA

KODIMATHA, KOTTAYAM





Fyffar Regalia is wisely chosen to be at Kottayam also known as “Akshara Nagari” which means the “City of Letters” for the contribution to print media and literature. Back-boned by India's first school and college way back in 1817. Kottayam happens to be India's first 100% literate town in 1989.

Kottayam has captivating view of Mighty Western Ghats, breath taking backwater stretches, lush paddy fields, highlands and extensive rubber plantations. Associated with many legends; literate people have given Kottayam District the enviable title: The land of letters, legends, latex and lakes; an apt location for all specially the HNI's and NRI's

Incredible Location, Quality Living. It all starts @ Fyffar Regalia Kottayam!

FYFFAR
REGALIA
KODIMATHA, KOTTAYAM









Regalia Kottayam stands tall with 9 stories spread on the banks of Kodoor River which includes 45 exquisite apartments that contains 2 to 3 bedrooms measuring from 1264sq ft to 1936sq ft in 5 state of art designs.

A fine blend of aesthetics and engineering, tailored to cater sophisticated lifestyle with modern amenities.

Recreation area, fitness center, senior citizen friendly, children's play area, intercom, round the clock security and effective firefighting systems are some of the key facilities available.

Regalia is combination of exclusive amenities with no compromise on quality or maintenance. Every apartment finished with large windows that let in natural light, and provide adequate ventilation clubbed with balconies to give bird's eye view of the surrounding serenity.

Designed for smart dwellers, life in Regalia is everything you would have ever dreamt of.



SENIOR CITIZEN FRIENDLY

Golden Ager's Paradise!

A gratitude to our elders who have spent the 60 years of their life, running tirelessly day in and day out, raising families and providing for them.

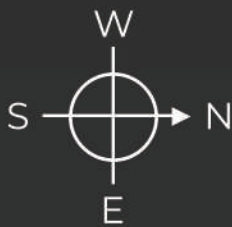
Regalia has a thoughtful design to cater our elders with a homely environment with provisions for doctor on call, lab service, wheelchair accessible ramps, wide open elevators.

A gated community safe for everyone including senior citizens are keen aspect without compromising on latest technology and appearances.

Type A

1st to 9th Floor

Plinth Area - 1936.27 Sq. ft. (179.951 Sq. m.)



Type B

1st to 9th Floor

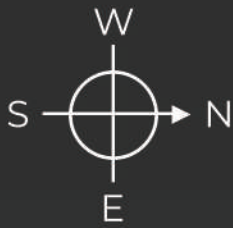
Plinth Area - 1742.86 Sq. ft. (161.976 Sq. m.)



Type C

1st to 9th Floor

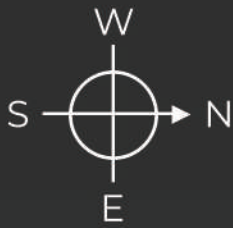
Plinth Area - 1622.70 Sq. ft. (150.809 Sq. m.)



Type D1 / D2

D1 1st, 2th, 4th, 5th, 7th, 8th Floor
Plinth Area - 1355.69 Sq. ft. (125.994 Sq. m.)

D2 3rd, 6th, 9th, Floor
Plinth Area - 1355.69 Sq. ft. (125.994 Sq. m.)



Type E

1st to 9th Floor

Plinth Area - 1264.32 Sq. ft. (117.502 Sq. m.)



AMENITIES

- Senior citizen friendly
- Doctor on call
- On call lab service
- All round compound wall with security cabin
- Owners association / Society office room
- Common toilet for drivers and servants
- Children's play area
- Games room
- Recreation area
- Fitness center
- Intercom
- Solar energy support



SPECIFICATIONS

- Earthquake resistant design.
- R.C.C. Framed column beam structure.
- Walls of superior quality solid blocks.
- Hard wood door frames with panelled shutters, Glazed windows with powder coated aluminium frames, Main door shutter with best quality wood.
- All timber to be finished with enamel paint.
- Quality putty and plastic emulsion paint for interiors.
- Flooring with Vitrified tiles.
- Granite kitchen counter with single bowl stainless steel sink, 60 cm ceramic tile cladding above kitchen counter
- Ceramic tile floor and 210 cm dado for toilets, Quality white sanitaryware in the toilets, Quality chromium plated fittings
- Superior switches/sockets, fan regulators, provisions for air conditioners, water heaters, exhaust fans. Provision for health club.
- Passenger lift, backup generator for common facilities.
- Covered individual car parking
- Telephone points in living and master bed room.
- Guard room for round the clock security.
- Fire fighting arrangements as per rules.
- 24 hours water supply through overhead and sump tank.

YOUR
DREAM
HOME
DISCOVERED.







A **MORSY** Initiative

Fyffar Infra Projects LLP

📍 8th Floor, MPS Tower, Arayidathupalam,
Mavoor Road, Calicut, Kerala

📍 Manath Enclave, Kakkanad, Kochi, Kerala

Mob : +91 9846 900 181

Email : info@fyffar.com

Web : www.fyffar.com