



SN
THE
SENATE
NIKUNJAM



WHERE
HOSPITALITY
MEETS
OPPORTUNITY





NIKUNJAM CONSTRUCTIONS

Founded in 1999, Nikunjam Constructions has, over the last decade, evolved into a brand that is synonymous with innovation, quality, trust and customer satisfaction. Headquartered in Trivandrum, Nikunjam Constructions has developed a number of landmark projects and has emerged as one of Trivandrum's leading property developers, constantly setting new benchmarks in the real estate industry.

Nikunjam's tremendous success could be attributed to its innovative spirit, teamwork, technical excellence and a high degree of business ethics. Today, Nikunjam's portfolio includes thoughtfully designed residential projects and commercial spaces that deliver superior value to all stakeholders.

THE SENATE



THE LOCATION



THE OPPORTUNITY



Located in the heart of Trivandrum, Nikunjam The Senate is a 108-unit serviced apartment offering the best in luxury, style and design to cater to the needs of discerning international and domestic customers. The A/C furnished serviced apartments are suitable for both corporate accommodation as well as leisure stay.











These apartments are an affordable alternative to many comparable hotels without compromising on style, facility and comfort. Each apartment has tastefully designed interiors and is equipped with state-of-the-art amenities. The location is ideal for those who enjoy the energy and vibrant pace of city life, while seeking peace and tranquility.

Nikunjam's landmark project 'The Senate' puts you in touch with all comforts and conveniences, right from shopping and entertainment to easy commuting and sightseeing. Needless to say, living here is in a league of its own.

THE LIVELY MIX

Blending urban style with functionality, the elegantly furnished and well-appointed 1 and 2 BHK suites provide our sophisticated clientele with a high-quality living environment, tailored with all the modern luxuries.









A string of privileges*

 Health Club	 Rooftop Swimming Pool	 Rooftop Party Area	 Conference Hall
 Restaurant	 Banquet Hall	 Business Centers	 Boardroom
 Coffee Shop	 Visitors Lounge		

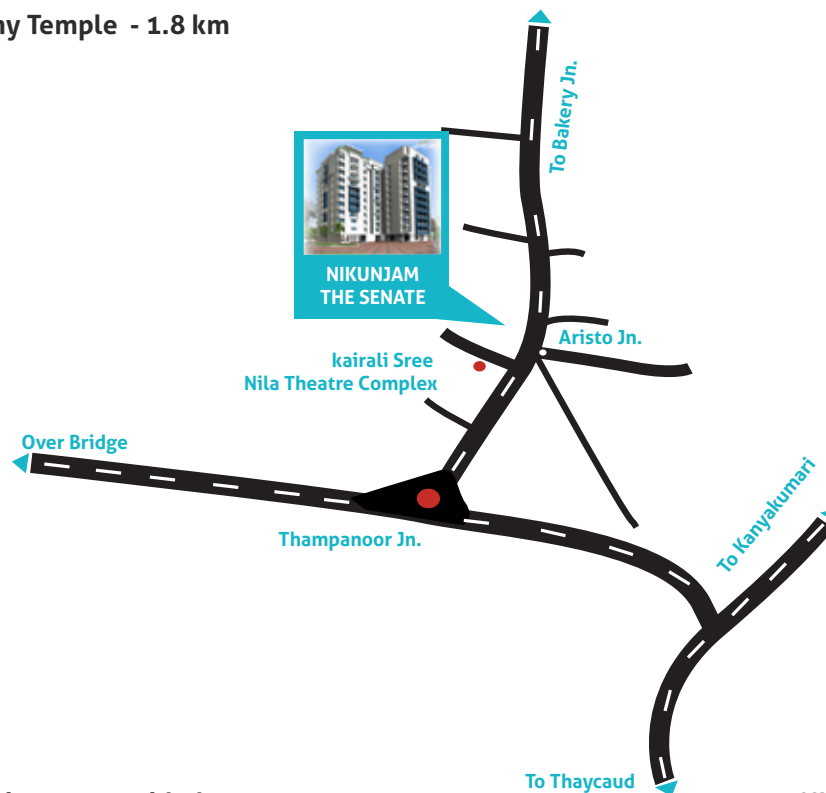
THE LOCATION

Strategically located at Aristo Junction, Thampanoor, residents of 'The Senate' can enjoy convenient access to retail options, major city attractions and a comprehensive range of entertainment and dining establishments in the city.

Everything just around the corner

 Railway Station - 500 meters	 Bus Stand - 500 meters	 Airport - 5.7 km	 PRS Hospital - 1.9 km
 Aries Plex SL Cinemas - 1.1 km	 Govt. Secretariat - 750 meters	 Chalai - 1.6 km	 Napier Museum/Zoo - 2.6 km

 **Sree Padmanabha Swamy Temple - 1.8 km**



*Facilities/Provisions for facilities are provided.

NIKUNJAM THE SENATE LOCATION MAP

NIGHT VIEW





KEYPLAN



ENTRY



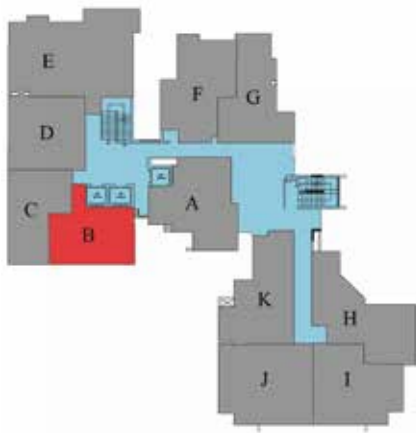
FIRST to TENTH FLOOR

TYPE - A to A4

1 BED

AREA - 854 SQ.FT to 933 SQ.FT

DIMENSIONS MAY VARY DURING CONSTRUCTION. FURNITURE AND FIXTURES ARE INDICATIVE ONLY. ALL DIMENSIONS ARE IN CENTIMETERS.



KEYPLAN

ENTRY



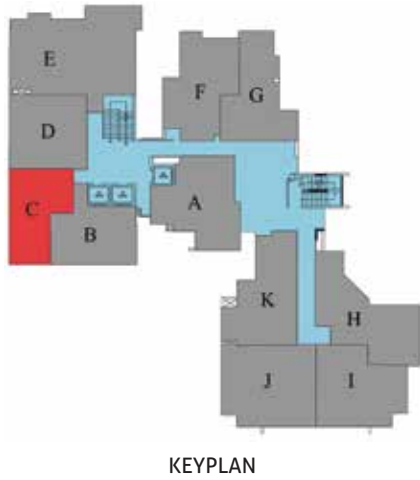
FIRST to TENTH FLOOR

TYPE -B to B6

1 BED

AREA - 669 SQ.FT to 800 SQ.FT

DIMENSIONS MAY VARY DURING CONSTRUCTION. FURNITURE AND FIXTURES ARE INDICATIVE ONLY. ALL DIMENSIONS ARE IN CENTIMETERS.



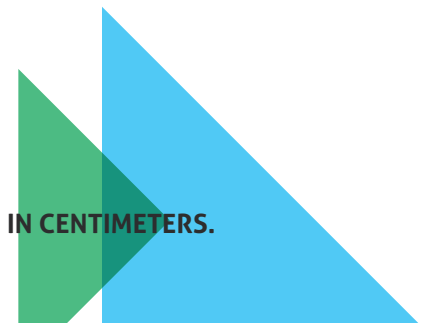
FIRST to TENTH FLOOR

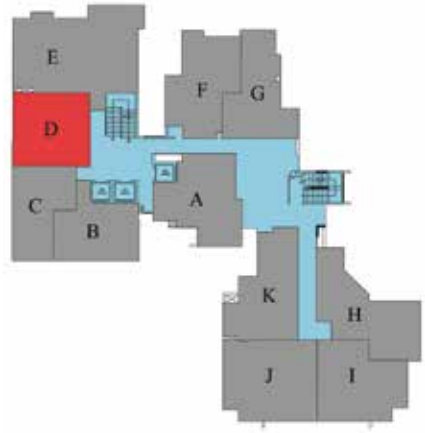
TYPE -C to C4

1 BED

AREA - 657 SQ.FT to 672 SQ.FT

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KEYPLAN



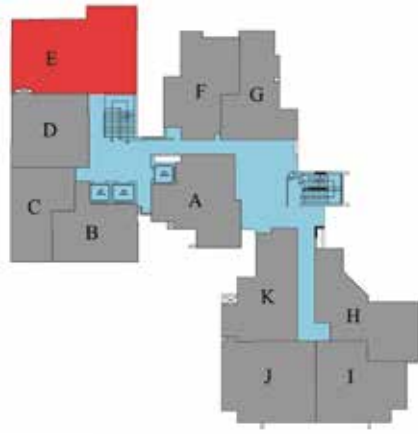
FIRST to TENTH FLOOR

TYPE - D to D5

1 BED

AREA - 742 SQ.FT to 761 SQ.FT

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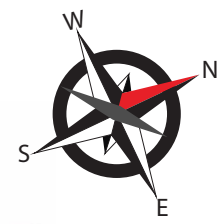
KEYPLAN



FIRST to TENTH FLOOR



TYPE -E to E6
2 BED
AREA - 1314 SQ.FT to 1378 SQ.FT



KEYPLAN



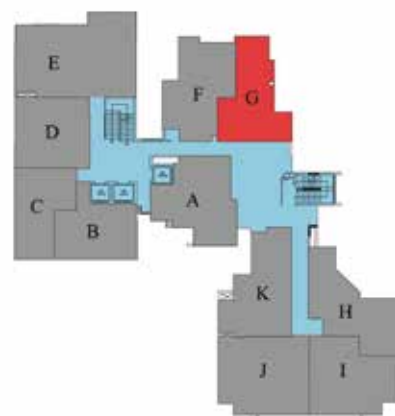
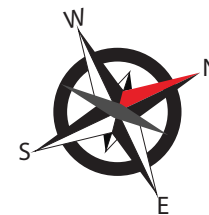
ENTRY

TYPE - F to F4
1 BED

FIRST to TENTH FLOOR

AREA - 663 SQ.FT to 1056 SQ.FT

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KEYPLAN



ENTRY

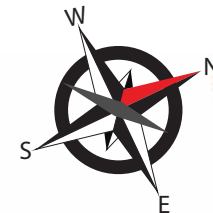
FIRST to TENTH FLOOR

TYPE - G to G3

1 BED

AREA - 742 SQ.FT to 803 SQ.FT

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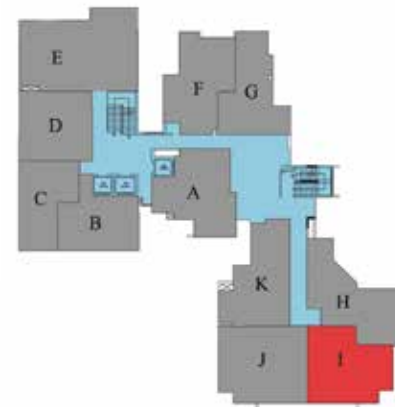
FIRST to TENTH FLOOR

TYPE - H to H5

1 BED

AREA - 914 SQ.FT to 937 SQ.FT

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KEYPLAN

ENTRY



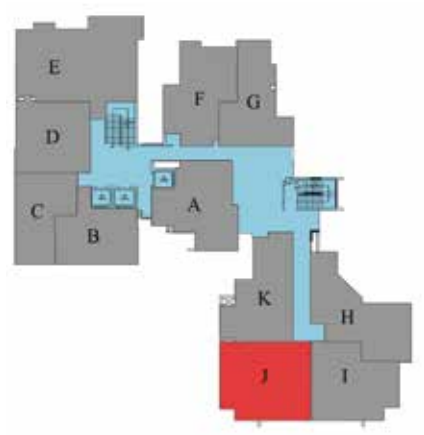
TYPE - I to I 3

1 BED

FIRST to TENTH FLOOR

AREA - 844 SQ.FT to 855 SQ.FT

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KEYPLAN



ENTRY
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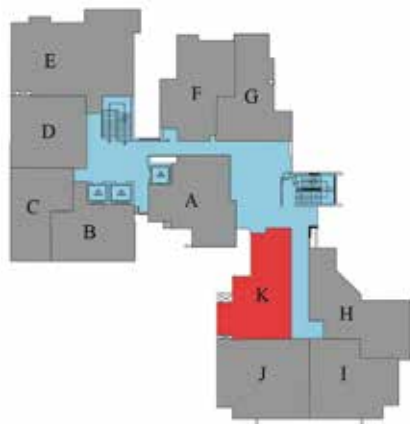
FIRST to TENTH FLOOR

TYPE - J to J 5

1 BED

AREA - 996 SQ.FT to 1014 SQ.FT

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KEYPLAN



← ENTRY

TYPE - K to K 4
1 BED

AREA - 723 SQ.FT to 873 SQ.FT

FIRST to TENTH FLOOR



FURNITURE AND FIXTURES ARE INDICATIVE ONLY.

BUILDING SPECIFICATION AND AMENITIES

LIVING ROOM / LOBBY / DINING

Floor: Elegant 2X2 vitrified tile flooring

Wall Finish: Plastic emulsion (Jotun)

Balcony: Vitrified tiles

Ceiling: Plastic emulsion (Jotun)

Air conditioner: Inverter type AC (Toshiba)

BEDROOM / KITCHEN / PANTRY / UTILITY

Floor: 2X2 vitrified tiles

Wall Finish: Plastic emulsion (Jotun)

Ceiling: Plastic emulsion (Jotun)

TOILETS

Floor: Anti skid ceramic tiles

Wall Finish: Ceramic wall tiles up to ceiling

Fitting/Fixtures: Single lever for bath area, CP fitting, wall mounted WC, counter washbasin (Kohler/Grohe), exhaust fan.

DOORS & WINDOWS

Front Door: Skin door/flush door shutter with frame or door jamb

Internal Doors: Hardwood frame with moulded skin door/flush door shutters with frame or door jamb.

Windows: UPVC window frames with grills and glazed sliding shutters, toughened glass for all balconies, work area sliding doors without grills.

ELECTRICALS

All wiring in concealed conduits with adequate provision for power plugs. Two lights, one fan and one 5A plug point in each room. 15A in kitchen and all attached toilets for geyser. Power backup upto 500W available at selected points in the apartments. Modular switches (Schneider), independent meters, ELCB and MCB available. Cable TV in the living room along with telephone connection.

3 Nos of Lifts

Air conditioner at all apartments except balcony.

Anti skid tiles for fire escape staircase.

Private open terrace at extra cost for selected apartments.

WATER SUPPLY

Provision for water supply via sump and overhead tanks.

FIRE SAFETY

Modern fire fighting systems will be provided as per statutory norms.

CAR PARKING

Common car parking

AMENITIES (within apartments)

- Wi-Fi
- LED TV with cable connection
- Microwave Oven
- Geyser
- Air conditioner
- Essential furniture (viz Cot with mattress, furniture in living & dining room, kitchen tabletop with sink)

COMMON AMENITIES

- Elegant lobby
- Business centres
- Boardroom
- Restaurant and kitchen
- Banquet / Conference hall.
- Facilities for washing / laundry



Disclaimer: Brand & make are indicative and will be of equivalent make & quality as per availability. Marble and granite being natural material have inherent characteristics, colour and grain variation. Furniture & Appliance design shown in the brochure are not the one proposed in the apartment and are indicative of how the unit can be used. Furniture, landscape amenities or accessories shown in the visuals are provided with the apartment. This brochure is only for information, subject to change and has no legal binding.

THE APPLICABILITY OF THE BROCHURE IS ONLY FOR SELECT APARTMENTS.



NIKUNJAM THE SENATE

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