

Winterlake®

KUTTIKKANAM





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Entrance
to Site



The above computer visualizations, drawings, and other details are subject to modifications. The PDF is created for internal circulation and not intended for promotion or sales

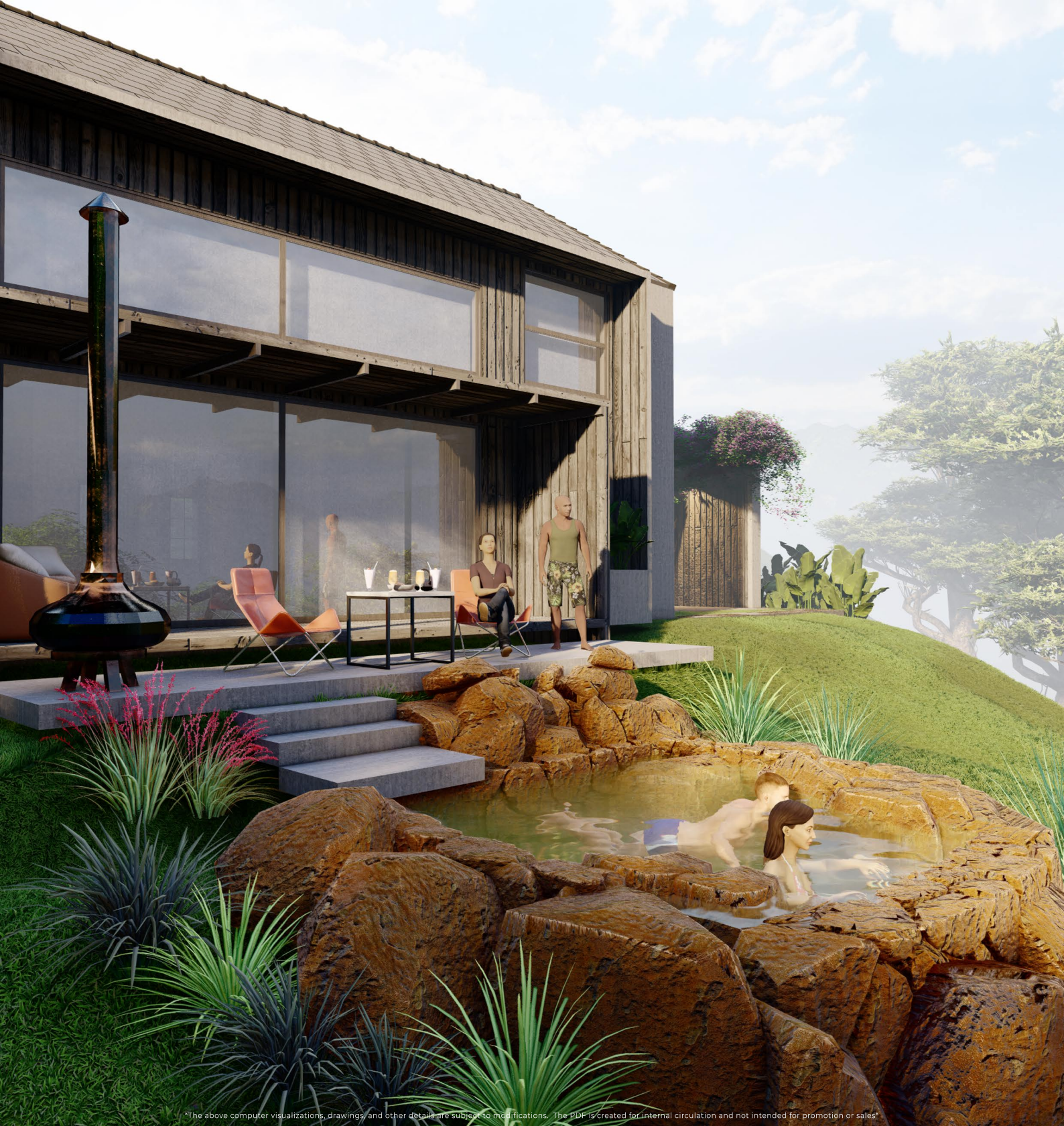
- Wide view openings ensuring maximum visuals of nature.
- Ample sunlight channelized to the interiors of the villa.
- Ensuring cross ventilation throughout the interiors of the villa.
- The design caters to the thermal efficiency of the villa.

3 BHK
Interior

3 Bedroom House



VILLA - 1
Winterlake[®]
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Heated jacuzzi pool camouflaged in natural stones giving an experience of Himalayan hot spring pool.

Winterlake house is an ode to life in the hills. A refuge from the rigors of routine. A celebration of life, the way it was meant to be. Enjoy the luxury of misty mornings, magnificent views and spend quality time with your loved ones in your own idyllic home.

Accessories

Heated Jacuzzi Pool
Pergola in Open Deck
Finland made fireplace
Monsoon Curtains
Home Automation
Generator backup
Umbrella Storage
Maintenance Ladder



House Type	Floor Area	Sliding full height window dimensions	Double Height Spaces	Maid's Room	Covered Deck Area
2 BHK	1450	20'x 8'	⊗	⊗	120
3 BHK	2350	20'x 8'	⊙	⊗	120
3 BHK LX	3000	30'x 8'	⊙	⊙	276



3 BHK
Interior

Winterlake® | House

SPECIFICATION LIST

RCC Framed Structure:

Isolated Footing /RCC Piles for Pile Foundation with Pile cap*
Column Pedestal upto Plinth Beam
Plinth Beams
GF Floor Slab
RCC Columns
FF Floor Beams
FF Floor Slab
Roof Beams
Sloping Roof

Sunken Slab with waterproofing course for Bathrooms
Fin Walls & Chajjahs
Cement: JSW/ Ambuja/ Ultratech or equivalent
Steel: Tata/ Jindal/ Kamdhenu or equivalent

Masonry Walls:

Damp Proof Course at base of Wall
8" Solid Concrete Block Masonry for External Walls
4" Solid Concrete Block Masonry for Internal Walls

Plastering & Finish:

Ceiling - Smooth Finish 1:4 Cement Mortar Plastering with Emulsion Paint
External - Smooth Finish 1:5 Cement Mortar Plastering with Textured Paint/ HPL Cladding
Internal Walls - Smooth Finish 1:5 Cement Mortar Plastering with Emulsion Paint
Cement: JSW/ Ambuja/ Ultratech or equivalent

Doors & Windows:

Main Door/ External Door/ Bedroom Doors/ Bathroom Doors - Jacwud Hung Doors
Sliding Doors - German Brand Schuco Aluminium Frame Doors with Solar Factor preventive glass & Bug mesh
Fixed/ Fixed-Awning Windows - Aluminium Frame Windows with Solar Factor preventive glass

Tiling:

Foyer/ Living-Dining-Open Kitchen/ Kitchen/ Bedrooms/ FF Landing/ Attic Flooring/ Powder Room/ Bathrooms Flooring & Walls, Kitchen Dado - Designer Vitrified Tiles
Covered Deck, Balcony, Service Duct, Porticos - Anti-Skid Designer Vitrified Tiles

Staircase:

Steel Hollow Sections & T Angles with HPL Treads

Countertops:

Island Counter/ Kitchen Counter/ Wash Counters - Granite Countertop

Cabinetry:

Island Counter - Plywood with Laminate Finish
Hardware - Hettich/ Ebco or equivalent

Electrical:

DB/ MCB/ ELCB - ACC/ Scheider Electric or equivalent
Switches & Sockets - Legrand/ Havells/ Crabtree or equivalent

Plumbing:

Sanitary Fittings - Wall Mounted EWC with Concealed Cistern/ Countertop Wash Basin/ CP Fittings - Kohler/ Vitra or equivalent
Pipes - CPVC Plumbing Lines - Supreme/ Ashirvad or equivalent

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Town planning File No. TCPIDK/230/2021-D1
Development permit No.A2 BA(15443)2022
RERA Application No.T1/OL/022/2022

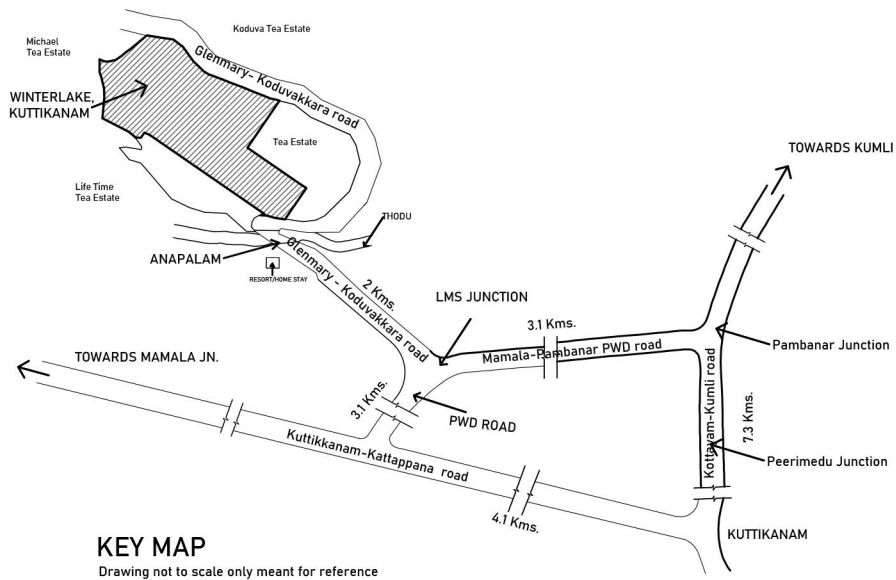


At 10km from Kuttikkanam town, the site welcomes you to a panoramic landscape of tea gardens and rolling hills.

Kottayam Club at Kuttikkanam lies at a proximity of 3.5km from Winterlake project site.

Tea Terrain Pool Villa Resort is at 1km from Winterlake project site.

Adjacent property to Winterlake project site is a well known private holiday home featured in Architecture magazine 'Veedu'



Property location

Glenmary - Koduvakkara Rd, Peermade, Kerala, 685501



9°36'08.5"N 77°00'12.3"E

The most popular development project by ei Holdings include Winterlake, Ooty, a 45 acre private gated community comprised of various designer homes, one of them was featured in the Architectural Digest.



Actual photograph from Winterlake site, Ooty

2 Bedroom House
Winterlake | Ooty



Actual photograph from Winterlake site, Ooty



3 Bedroom House
Winterlake | Ooty

Actual photograph from Winterlake site, Ooty

At Winterlake, Ooty you become a part of a community that appreciates the ever-giving land, the warmth of the people and the tranquility of living close to nature. Our homes are an elegant tribute to you and the landscape that inspired its creation. Every home is designed to maximize views from all rooms without disturbing the views from other homes.

2 Bedroom House
Winterlake® | Ooty



Actual photograph from Winterlake site, Ooty

3 Bedroom House
Winterlake | Ooty



Actual photograph from Winterlake site, Ooty



3 Bedroom House
Winterlake | Ooty

Actual photograph from Winterlake site, Ooty

Our homes exude personality, warmth and charm and become the perfect pad from where you can enjoy panoramic views of the distant hills, the lakes, the shola forests and the tea gardens.



1 Bedroom House
Winterlake | Ooty

Actual photograph from Winterlake site, Ooty

4 Bedroom House
Winterlake® | Ooty



Actual photograph from Winterlake site, Ooty



4 Bedroom House
Winterlake® | Ooty

Actual photograph from Winterlake site, Ooty



Anugraha
Srishti

A HOLISTIC LIFESTYLE COMMUNE

One another fully sold out project from ei Holdings is Anugraha Srishti, Kochi. It is an upcoming one of a kind holistic lifestyle commune in Kochi. The property spread over 8 acres with 10 acres high yielding paddy fields, fruit trees, miyawaki urban forest with more than 250 varieties of ethnic trees. Vegetable gardens and potable water sources, combines the security of shelter with that of food.

Office address

ei House

**Anugraha Srishti, Near Guardian Public School
Pancode P.O, Kochi, Ernakulam - 682310, Kerala**



ei Creative
Living
Spaces

☎ 9048004646

☎ 9539282727

www.environmentinnovation.com