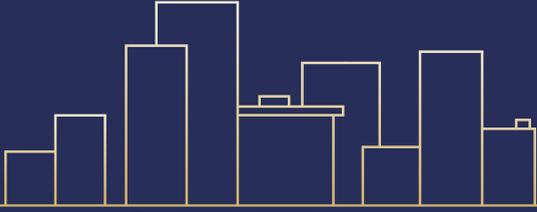




WALK UP TO A  BETTER LIFE

A horizontal line spans the width of the page, with a stylized city skyline icon composed of several vertical bars of varying heights positioned above it. The text 'WALK UP TO A' is on the left, 'BETTER LIFE' is on the right, and the skyline icon is in the middle, partially overlapping the line.

**TOWN
WALK**

LIFESTYLE APARTMENTS
KALAMASSERY, KOCHI



LIFE IS ALWAYS WALKING ON

TOWN WALK

LIFESTYLE APARTMENTS
KALAMASSERY, KOCHI

600 MTRS FROM
KALAMASSERY METRO

Life is an exciting journey and we all like to keep moving forward.

We always have an eye on the future. With a little bit of insight, a smart opportunity can make your future all the more brighter. Casadel Townwalk is one of those good ideas that came together perfectly, and making the right investment here might be the decision of your lifetime.

Casadel Townwalk is not for everybody, but it might be for you!

EVERYTHING IS JUST A WALK AWAY!

The best defining aspect of this project is definitely its location. Situated right in the heart of Kochi's young metropolis at Kalamassery, Casadel Townwalk lets you enjoy the city life without having to move around a lot. With the metro station only a walk-able distance away, you are so well connected to everything you need like malls, multiplexes, hospitals, educational institutions, hotels and so on, making city life that much easier and hassle free.

Places in walk-able distance:

Kalamassery Metro Station | Banks - SBI, ICICI, Canara, South Indian Bank | Rajagiri School | Restaurants, Shops and Market | Churches, Mosques and Temples

	Kms	Time
EDUCATIONAL INSTITUTIONS		
Rajagiri School	300 Mtrs	3 Mins
Naipunya Public School	4.5 Kms	10 Mins
Vidyodaya	7.0 Kms	15 Mins
Bharatiya Vidya Bhavan	6.5 Kms	17 Mins
Choice Kinderland	3.0 Kms	8 Mins
CUSAT Junction	1.5 Kms	4 Mins
SCMS	1.5 Kms	3 Mins
XIME	4.5 Kms	8 Mins
NUALS	5.5 Kms	10 Mins
Bharat Matha College	4.5 Kms	8 Mins
Model Engineering College	4.5 Kms	10 Mins
HEALTHCARE		
Medical College Kochi	4.5 Kms	8 Mins
Kinder Hospital	2.5 Kms	5 Mins
Renai Medicity	7.0 Kms	8 Mins
Amritha	6.5 Kms	17 Mins
Aster Medicity	8.0 Kms	12 Mins
Sunrise	5.0 Kms	9 Mins
Midtown Medical Centre	4.0 Kms	7 Mins
Lisie Hospital	9.0 Kms	12 Mins (MRT)
Kottakkal Arya Vaidyashala	5.0 Kms	9 Mins
SHOPPING AND BUSINESS ZONES		
Lulu Mall	4.0 Kms	5 Mins
Oberon Mall	5.5 Kms	10 Mins
Grand Mall	4.0 Kms	5 Mins
Decathlon	2.0 Kms	4 Mins
Electronics City	5.0 Kms	9 Mins
Startup Village	5.0 Kms	9 Mins
Infopark & Smartcity	9.0 Kms	18 Mins
CONNECTIVITY		
Bus Stop	600 Mtrs	
Metro Station	600 Mtrs	
NH 47	600 Mtrs	
Aluva Railway Station	7.0 Kms	14 Mins
North Railway Station	10.5 Kms	15 Mins (MRT)
South Railway Station	12.5 Kms	18 Mins
International Airport	17.0 Kms	16 Mins (PM)
Kalamassery Municipal Bus Terminal	4.0 Kms	7 Mins
Vyttila Mobility Hub	12.0 Kms	22 Mins

PM (Proposed Metro)
MRT (Metro Plus Road Transport)





FOR A CERTAIN WALK OF LIFE

So why do we say Casadel Townwalk is not for everyone?

First of all, Townwalk is made for those who love the city life. And city life is all about making the best of the space that you have. Compact apartments, designed to make the best of the space available, are perfect for working professionals who are looking for a fun, convenient living option. 2 BHK options are also available, as an ideal option for young families. From an investment point of view, Kochi is a great city to earn a healthy rental income, healthy enough to pay off your investment within a few years! And appreciating values on mid-segment investments like Townwalk means that selling off your apartment for a nice fat profit is rather easy. So whether you are a first time home buyer or a hardened investor looking for an exciting new deal, Townwalk definitely has something for you.



TO FEEL INDEPENDENT...

Let's talk about Divya.

Divya is a young professional who has just started out on her budding career. She is focused and driven, and has a steady income. Divya likes the idea of owning a home for herself, and is looking for a good option in Kochi, the city she knows she will be working in for the foreseeable future. She is thinking about getting married, but it is not her primary focus, as she remains dedicated towards doing the best she can in her profession.

So why would Divya buy an apartment in Casadel Townwalk?

Owning her own apartment is an idea that Divya likes, a statement to her independence and success. It is very much affordable for her, without being flashy or extravagant. The location is perfect for a working woman, and a host of amenities and conveniences makes it a great value for money option. For all intents and purposes, Casadel Townwalk is exactly what Divya is looking for in her first real estate investment.

A man with a beard, wearing a light-colored button-down shirt and dark trousers, is sitting in a modern-style chair. He is holding a tablet computer and looking at it. In front of him is a small round table with a white coffee cup on it. The background is a plain wall with a window blind visible on the left. The entire image has a blue tint.

CREATE FINANCIAL FREEDOM...

Let's talk about Ravi.

Ravi is a young entrepreneur who has been running his own business for two years. He is currently living with his parents, but he has saved up some money that he is looking to invest. He is confident in his business, and would like a permanent home that he can share with a roommate. He likes the independence of a separate home and sees it as a good investment for the future.

So why would Ravi buy an apartment in Casadel Townwalk?

Apart from the obvious freedom of being an independent home owner, Ravi can also get solid returns on his investment from the rental income he will receive from his roommate. He also has an appreciating asset that is good for his future.



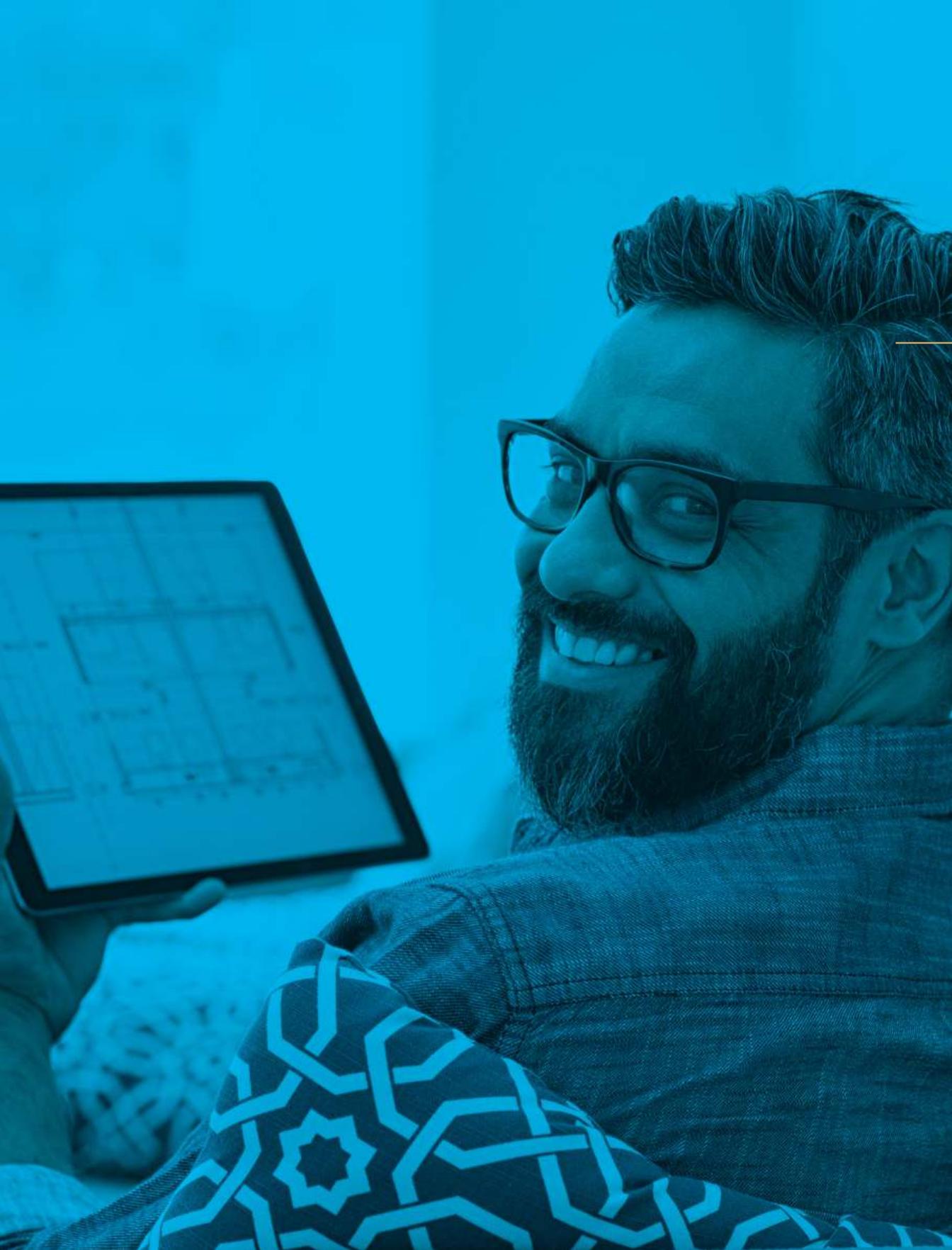
A MATCH MADE IN HEAVEN...

What do Asif & Aisha want?

Asif and Aisha are newly married and looking to buy their first home together. They are both professionals with steady, reliable incomes. Asif is always careful and measured about how he spends his money. While his colleagues are driving around in the latest SUV's, Asif prefers a smaller and more economical car, and has decided to put his resources into buying a new home. They are both thinking about starting a family, and Aisha knows she needs to be prepared to face the challenges of being a young working mother.

So why should Asif & Aisha choose Casadel Townwalk as their first home?

The 1 bed and 2 bed configurations are perfect for them. There is ample space for a small family, and is easily within their budget. As working professionals, the daily commute is always a concern, which is where Townwalk's great connectivity comes in handy. Looking to the future, the presence of so many high quality schools, hospitals and entertainment centres makes it an ideal environment to raise a happy family.

A man with a beard and glasses, smiling, holding a tablet displaying architectural plans. The image is overlaid with a blue tint.

SMART DEAL FOR YOU...

Who is Antony?

Antony is a sensible investor who has already made his way in life. Even though he finds himself travelling to Kochi regularly and knows the city well, he prefers to live in his ancestral home away from the city. Antony is always on the look out for smart investments to improve his business portfolio, a trait that has brought him a lot of success. He already owns several properties in Kochi, and earns a substantial rental income from these investments.

So why should Antony buy an apartment in Casadel Townwalk?

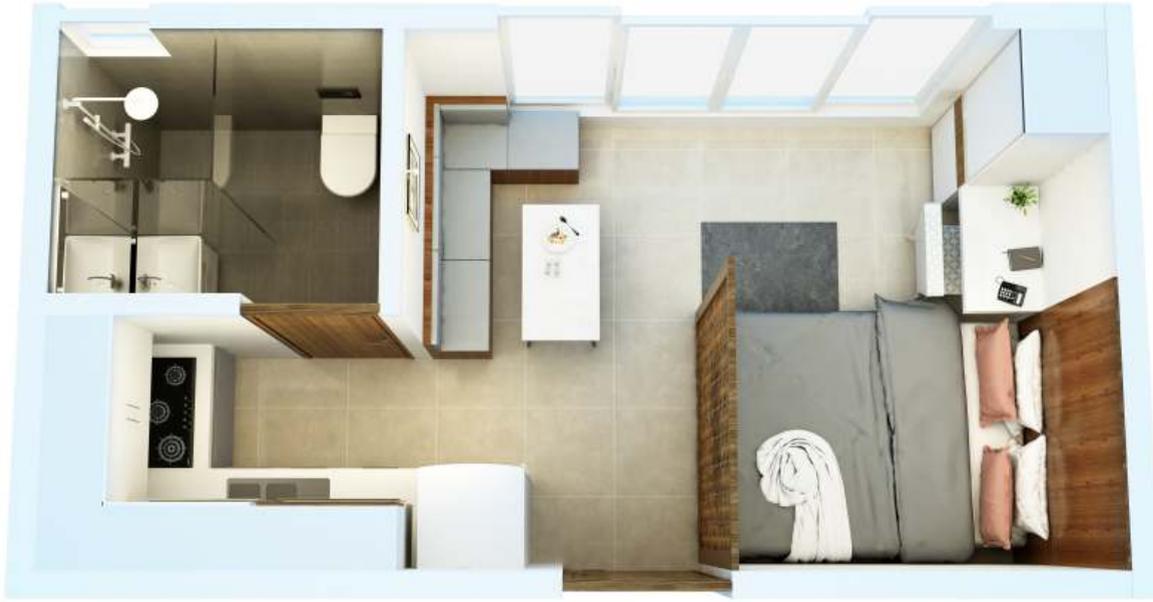
From a business standpoint this is the kind of opportunity that Antony likes. The price is moderate and easily affordable, and with a healthy rental income he knows he can quickly break even on his investment, and start turning in a profit. This low risk-high reward strategy is something he has always adopted in his investments and it has paid him rich dividends. For Antony this is the kind of deal he thrives on, a staple of his success.



C C C C G I2 I1

D C C C H1 H2 A

- A 268 Sqft
- B 298 Sqft
- C 300 Sqft
- D 324 Sqft
- E 480 Sqft
- F 504 Sqft
- G 578 Sqft
- H 604 Sqft
- I 683 Sqft



TYPE C - 300 SQ. FT. (1 BED - CONFIGURATION 1)



TYPE C - 300 SQ. FT. (1 BED - CONFIGURATION 2)



TYPE G - 578 SQ. FT. (2 BED)

Structure

RCC framed structure with block partitions & designed for seismic consideration. Concrete grade and steel grade as per structural consultants' advice.



Flooring

The entrance lobby will be adorned with a combination of exquisite granite and high quality tiles. Rooms and kitchen will have 80 x 80 high quality tiles.



Finishes

Internal Walls: Putty and Plastic Emulsion for internal walls and ceiling.

External Walls: Exterior grade putty and weather shield paint finish for exteriors.

Paint: Berger/Asian or equivalent.



Bathrooms

The bathroom walls are enveloped up to the height of 210cms with wall tiles. The bathroom is furnished with high-end sanitary fixtures, concealed piping, and premium quality fittings. The products of prominent sanitary fitting brands like Kerovit and Jaquar are used in the bathrooms.

Electrification and Cabling

The electrification and cabling system follows three phase power supply with concealed copper wiring and ISI approved PVC conduits. Adequate provisions for light, fan, and power points are installed with modular switches of approved brands like Legrand or equivalent and are controlled by DBs, ELCB and MCBs. The rooms are furnished with facilities using wires and switches of trusted brands like V-Guard, Legrand or equivalent. The piping is enabled by products of brands like Supreme, Finolex or equivalent.



Doors and Windows

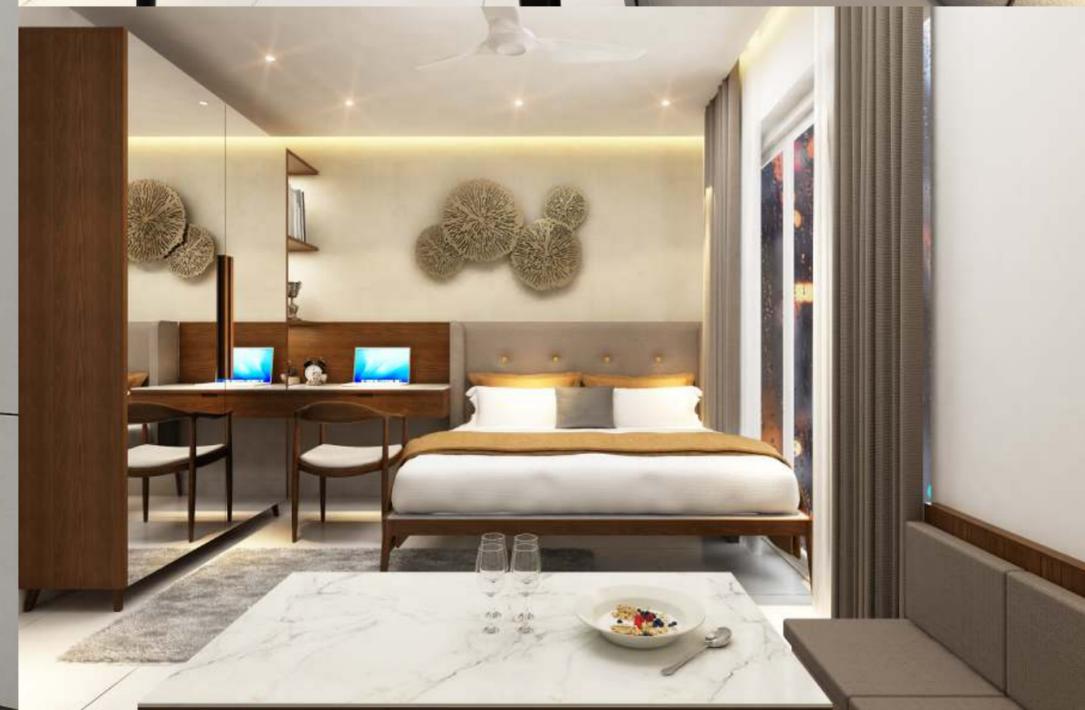
High quality internal and external doors are used. The bathrooms sport prime-quality fiber doors and the windows are UPVC or Powder coated High Quality Aluminum Windows.



DESIGN IT THE WAY YOU WANT IT

Smart management of space ensures you have room for everything. Innovative trends in interior design using foldable furniture like beds, iron boards and dining tables can open up space to suit your requirements. Extendable sofas are also a smart way to create more space when the need arises. Intelligent planning not only ensures convenience but it also provides room for luxury.

ACTUAL DIMENSION 3D VIEWS





YOU DESERVE EVERYTHING

At Casadel Developers we have always made it our mission to provide the best value for money experiences for our home owners. As a result we have become specialists in affordable luxury, and Townwalk is no exception. A host of convenient amenities will make your life here a truly wholesome experience.

Gym | Mini Library | Surveillance Cameras
| Barbecue | Open Party Deck | Common Restrooms
| Indoor Games | Guest Lounge in each floor
| Common Restroom | Two Plug & Play Cubicles for work/study | Automated Access control | Common Laundry
| Generator | Lift



RECENT EVENTS



Business Excellence Award – 2019 from Mr. Kochouseph Chittilappilly, CEO V-Guard Industries Ltd, Mr. V. P. Nandakumar MD & CEO, Manappuram Finance Ltd. and Mr. Joy Alukkas, Chairman of the Joyalukkas



Brand Leadership Awards - 2019
13th Regional Employer Branding Awards



Dancing Woods Villas Launched by
Mr. Shamim Rafeek, Corporate Trainer



Town Walk Pre-launch by Mr. Shaan Rahman,
Music Director

ACTUAL PHOTOS



A FEW UNITS AVAILABLE IN OUR ONGOING PROJECTS



SKYSCAPE - INFOPARK, KAKKANAD



GREENDALE - KAKKANAD



RIVERWOOD - EDAPPALLY



DANCING WOODS - ALUVA



RAINDROPS - KAKKANAD



GARDENS OF DELIGHT - EDAPPALLY



SKYLIFE - INFOPARK, KAKKANAD



TOWNWALK - KALAMASSERY



sales@casadel.com



+91 8089 003 003

+91 8089 004 004

Australia: +61 451 018 373

USA: +1 732 397 4451

Germany: +49 151456 78792

www.casadel.com

www.facebook.com/casadeldevelopers

Casadel Builders India Pvt. Ltd.

6/838 B-2, Seaport Airport Road,

Vallathol Junction, Thrikkakara P.O.,

Kochi 682021