



Catherine Castle

The Estate Villas

Kothagiri - Nilgiris

A Project by VirukshA Developers

www.virukshadevelopers.com



Choose the lush Green Luxury of living in the slopy tea estate

A tranquil retreat in the mountains, Catherine Castle is nestled in the Mountain View valley. Lovely villa perched on a hillside overlooking the valley, surrounded by the Nilgiris of Kotagiri.

Enroute to Catherine falls flanked with tea gardens leads the way to this luxury villa ideally located. Enjoy the mesmerizing view as you sit back in the lavishly landscaped garden villa. If you are a trekker or bicycler, you would surely rejoice in your experience.



Designed for **Lifestyle living** *with nature*

Sri VirukshA Construction and Developers Pvt Ltd company dealing with constructions and senior living is an Ex-Serviceman's enterprise. We provide an unparalleled range of construction expertise honed with precision, pride, and passion.

VirukshA Developers is known for its unique designs with optimal living space utilization combined with the utmost quality within the estimated budget and time frame which are our mantras to achieve the best customer satisfaction.

Life in Catherine castle has something different an experience that you embrace a highly active lifestyle. The location of these Villas is near Catherine falls

Everyday is a New Day.....

VirukshA offers you priceless smiles where your home will be your haven to live in high land spectrum of Kothagiri near Ooty, the queen of hill stations. With meticulously selected ambience in nature's abode, this place has an abundance of nature's beauty. The green-rich surroundings help you to rejuvenate and breathe in your nostalgic times woven with beautiful stories of their past and the sweet and pleasant memories to come over the years.

The environment-friendly construction, infrastructure, and amenities make it a futuristic way of living.





Experience Lifetime Happiness living in luxury

Each plot has 17 cents of land and 2571 sft (onwards) of constructed area with an excellent architectural elevation on the sloppy hillside, giving scenic beauty.

The key features are:-

- *Spacious living / dining and kitchen*
- *Open island kitchen*
- *Walk-in wardrobes*
- *Seen below design from first floor to living in ground floor*
- *Large windows offer natural light and ventilation*
- *Rich specifications*
- *Large free space outside with aesthetically landscaped area*
- *Offers valley view*
- *Facility for property maintenance after completion can be provided on cost basis, if opted.*

.....And many more.



Approx 75% free space around the building with large windows offer natural lighting and ventilation – A “Go - Green” concept

Perched atop a hill, overlooking the mesmerizing mountains of Nilgiris, VirukshA creates luxury homes in the lap of the queen of hill stations.

Awesome modern and luxury 3/4 BHK villas with private landscaped garden space located strategically important location near Catherine falls in Kothagiri. The excellent architectural hybrid style villas built with passion offering unhindered view from each villa, privacy is highly worth for its cost and quality fittings.



Work From Home concept - A well-balanced work - life culture.

With the present corporate culture of the Work from Home concept, VirukshA Developers redefines its Villa designs and destinations/locations to best suit the evolving needs of the Work From Home (WFH) concept. Mountains are one of the best areas which give better working ambience, peace of mind, and aesthetical ideas for body and soul. One does not feel the tiredness of working while enjoying the surroundings in such hill stations.





Interior Design by our Architect

The interiors are designed with an eye for aesthetics and elegance. The neutral tones of the furnishings and fixtures create classical ambience that embraces the lighting of dawn to dusk.

Our design concepts communicate a theme and style that encompass colour, material, texture, depth, furnishing, lighting..... etc.



Our Utmost Priority and Our Goal

Everyone desires to own a dream home in a hill station for various reasons like

Best investment due to its high capital appreciation - year on year.

Offers social status, summer or weekend getaway home spending stress - free quality time with family / friends.

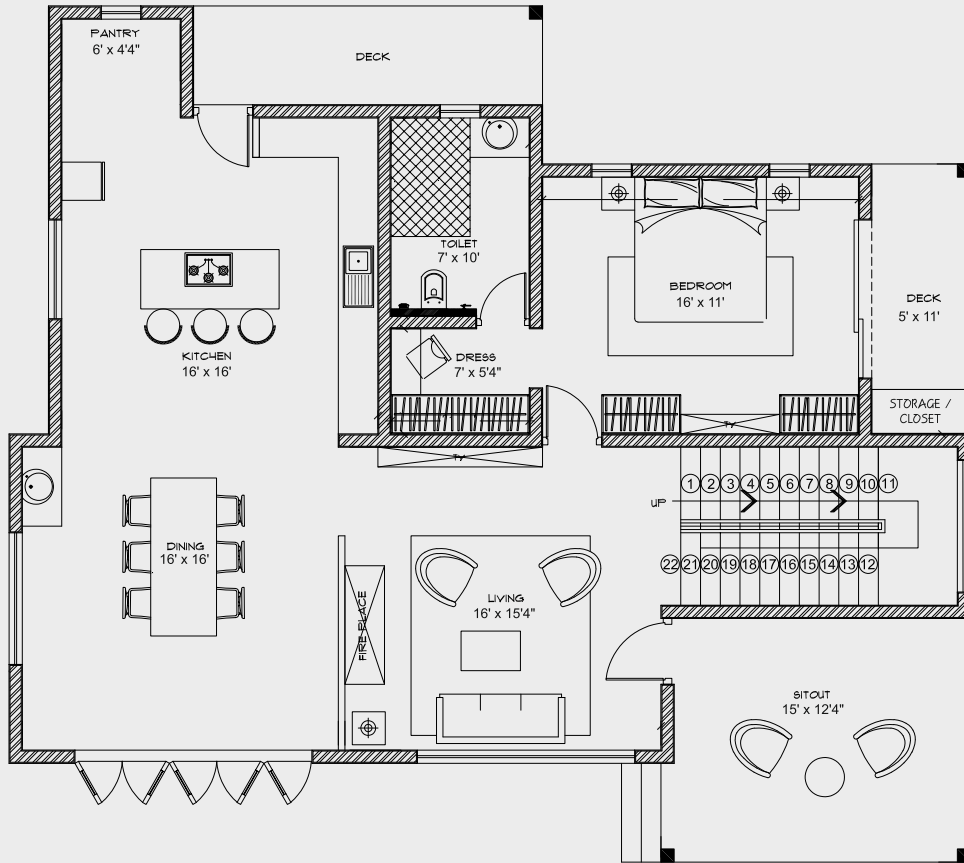
Work From Home destination with its conducive atmosphere and environment.

.....and many more reasons.



Floor Plans

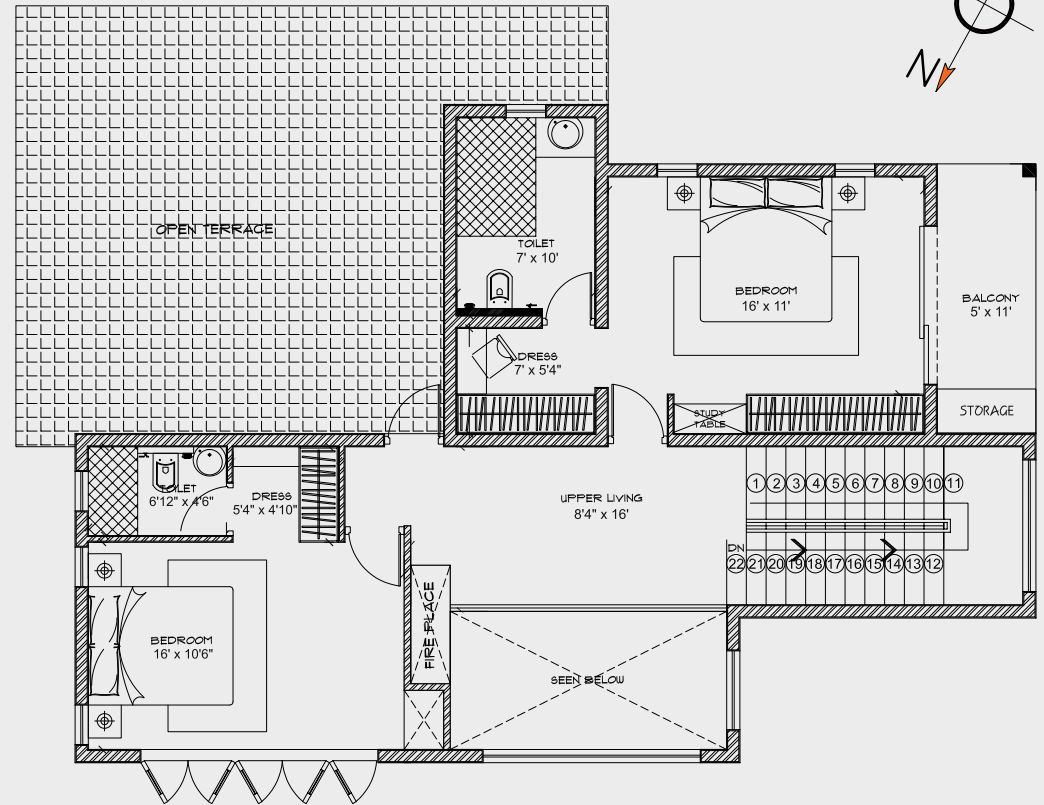
3 BHK



GROUND FLOOR PLAN

Total Floor Area

GF - 1673 SQFT
 FF - 898 SQFT
 TOTAL - 2571 SQFT



FIRST FLOOR PLAN

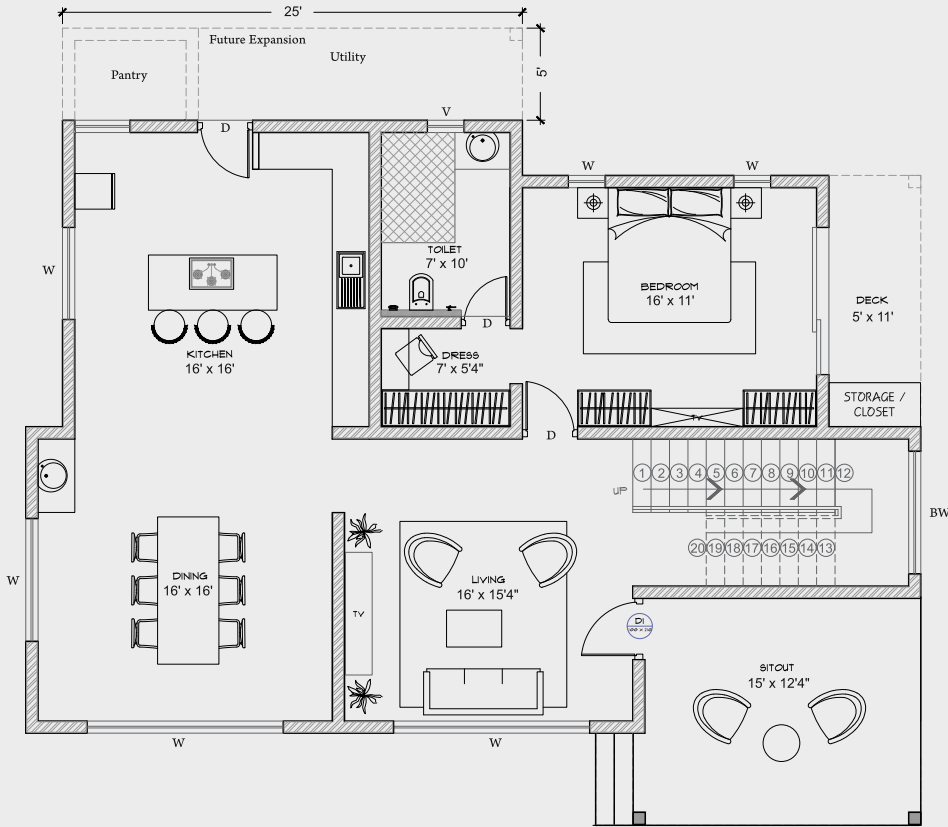
Carpet Area

GF - 1535 SQFT
 FF - 742 SQFT
 TOTAL - 2277 SQFT



Floor Plans

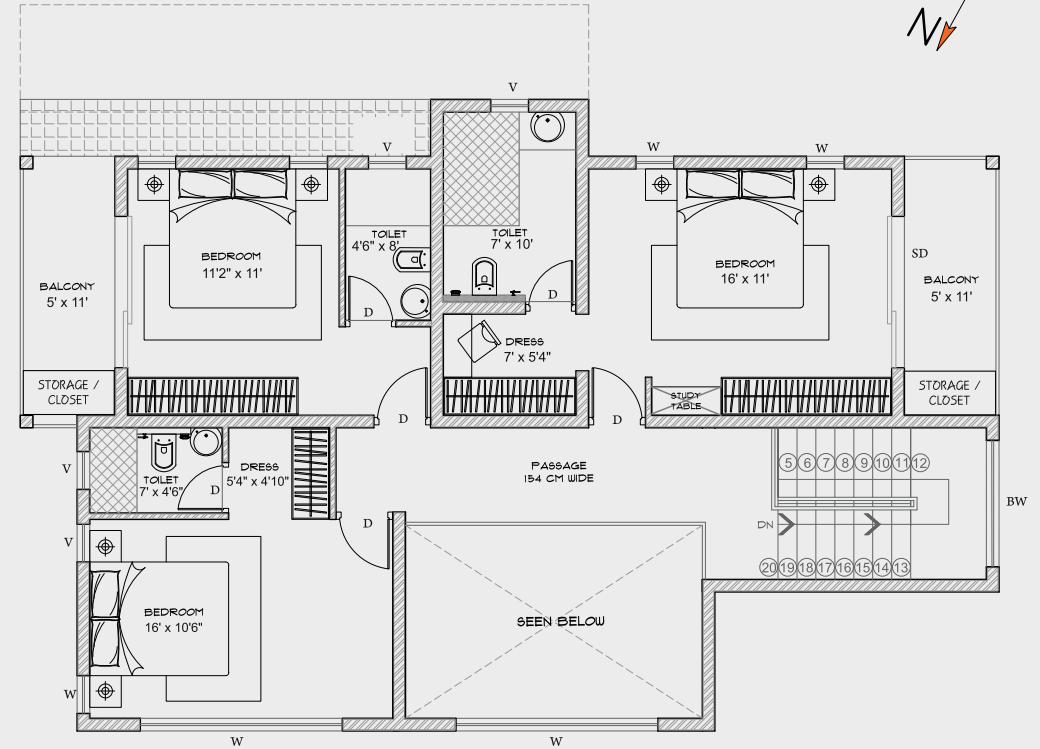
4 BHK



GROUND FLOOR PLAN

Total Floor Area

GF - 1486 SQFT
FF - 1169 SQFT
TOTAL - 2655 SQFT



FIRST FLOOR PLAN

Carpet Area

GF - 1342 SQFT
FF - 941 SQFT
TOTAL - 2283 SQFT

Technical Specifications

STRUCTURE

- RCC framed structure with cement blocks
- RCC Sloped roof with Shingles Cladding
- Anti Termite Treatment
- Earthquake Resistant

FLOORING AND SKIRTING

- Sit out, Living and dining room, Kitchen: Vitrified tiles
- All Toilets, utility areas, Balcony Rustic Anti skid ceramic tiles
- Staircase : Polished Granite
- Bedroom : Laminated wooden floor
- Open Terrace: Clay Tile weather proof

KITCHENETTE / UTILITY

- Island kitchen with Polished granite counter top
- Glazed tiles dado up to lintel above kitchen platform
- Kitchen sink with Hot and Cold water provisions
- Electrical Chimney and Water purifier socket Provision for Exhaust fan, Electrical appliances, Washing machine

TOILETS

- Anti skid ceramic tile flooring
- Glazed wall tiles up to ceiling height
- Sanitary ware / CP fittings of Jaquar / Roca or other reputed ISI make
- Wash basin in all toilets and in dining
- Health faucet in all toilets

PAINTING

- Internal walls : 2 coats of Putty finish with 1 coat of primer + 2 coats of primer emulsion paint
- External walls : One coat of primer + 2 coats of water proof Exterior emulsion paint
- Grills & Railings

LAND DEVELOPMENT AND INFRA

- Land cutting and levelling preparation as per site requirement
- Retaining wall as per technical requirement
- Front compound wall with gate.
- Car park in front.

JOINERIES: DOORS / WINDOWS / VENTILATORS

- Main Door : First quality Teak wood frame with teak wood shutter
- Bedrooms/Toilets : Seasoned Sal wood frame with laminated Ready-made door
- Windows : UPVC sliding / openable / fixed windows as per drawing
- Toughened glass for front windows
- Ventilators : UPVC ventilators with exhaust fans in all toilets

IRON MONGERY AND HARDWARE

- All balconies / Staircase : SS hand railing
- Branded brass hinges, tower bolts, door stopper for main door
- Branded SS Locks sets and powder coated hinges, tower bolts for all doors and windows

ELECTRICAL

- 3 Phase Power supply
- Wiring and Socket provision for UPS
- Wiring and Socket provision for AC in All Bedrooms.
- Wiring cable provision for TV points in living and bedrooms.
- Concealed wiring with cables & wires of reputed make of ISI brand.
- Modular Switches & Sockets of Legrand or other reputed ISI brand.
- MCB, ELCB & DB of Legrand or other reputed ISI brand
- Provision for Geyser in all toilets

WATER SUPPLY / PLUMBING / WASTE WATER DISPOSAL

- UPVC for plumbing lines, CPVC / PVC concealed internal water supply lines in all toilets
- PVC line for underground drainage.
- Individual water sump (7000 Litres Capacity) for Panchayat water
- OHT syntex tank (1000 Litres Capacity)
- Individual septic tank



Special Features

LOCATION

- Located 3 km before Catherine falls.
- Located 2.5 km from Kotagiri and 7 km from Aravenu on the way to Ooty road
- Just 2 hours drive from Coimbatore.
- Kotagiri and Aravenu are well developed towns.
- Schools, Collages, Shops, Banks and Hotels nearby.

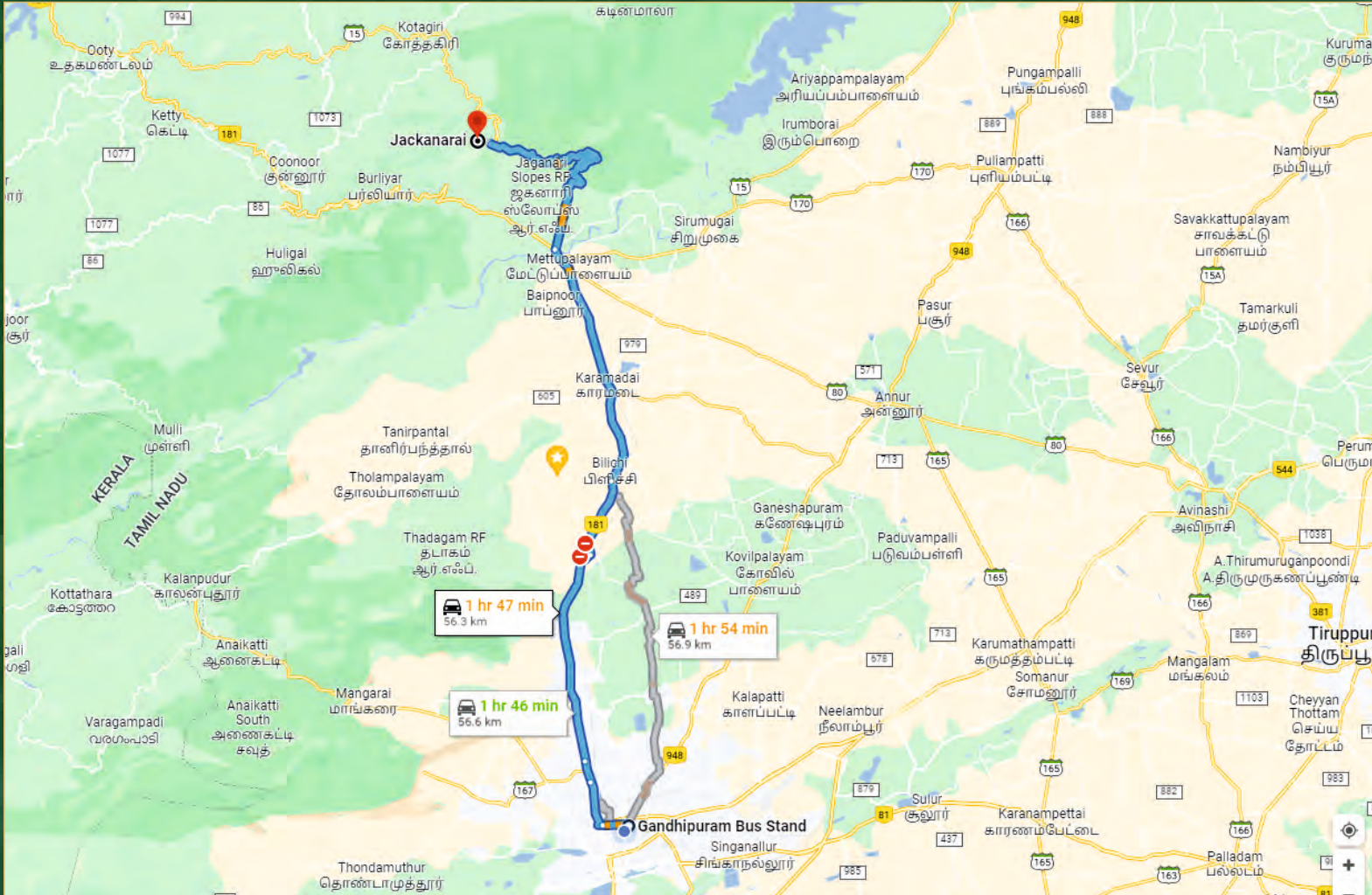
ALTITUDE & CLIMATIC CONDITIONS

- Located at an average altitude of 6050 ft. above MSL and 32 Km from Mettupalayam.
- The average climate is 24 C during summer and 7.5 C during winters.
- Rains more than 60 days in a year
- Pollution free environmental for safe living.

PLANS & DESIGNS

- A new concept of 'tropical modernism' style of architecture.
 - Conducive for multilevel landscape with aesthetically designed car park and stairs.
 - The architectural and other consultancy services provided by D2 Architect Studio, a leading Architect from Kerala who has accrued many awards for their architectural designs.
 - Large glazed windows provide natural light & ventilation.
 - The multi level slopped roofs give elegant look.
- The plan provides open island kitchen with spacious design, offering inter communication amongst family members living in the villa.

Route Map



THE
NATURE
SMILES
FOR
SEVERAL
MILES

Kothagiri - Nilgiris



*An Ex Serviceman's (Army)
Venture*



Contact Us

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**Terms & Conditions apply*