



25 + AMENITIES



Where dream find an address

Customer care: 97 4447 5555 www.cmrdevelopers.com

550+ villas handed over in 14 years | Aiming to complete 1000+ villas by 2030



Live in luxury doesn't mean live in concrete jungle. With CMR Villas, living comes naturally. All projects of CMR are built amidst greenery without compromising the comforts and facilities of town living. CMR Group is the leading professional villa maker of Kannur with strong ethical foundations and time tested credibility. Established in the year 2012, CMR has completed 550+ luxury villas in Kannur Dist. With elegant vastu designs, top quality construction and personalised customer service, CMR has become the favourite home maker of middle income families.

Our projects:

CMR Paradise & Aiza Diamond Hills -Taliparamba, Kannur 84 luxury Villas (Phased development)

Located in the heart of Taliparamba town (sold out).

CMR Alvina Harmony Chala Bypass, Kannur Town, 35 Villas

Located near Chala Bypass. Modern villas with swimming pool and other premium amenities.

Handing over by December 2025.

Aina Paradise Kottayam District, 31 Villas

Peaceful setting in Vakathanam. Fast-progressing construction. Ideal for families seeking quality living amidst nature. Price range: Rs. 60 lakhs to Rs. 1.5 crore.

Aina Harmony Angamaly, near Cochin International Airport, 32 Villas

Strategically located near airport. Modern amenities at an attractive price of Rs. 60 lakhs to Rs. 1.5 crore. Perfect for well-connected, value-conscious home buyers.

Aiza Harmony-Mulanthuruthy, Kochi, 34 Villas

Located in Mulanthuruthy, Kochi, 30 modern common amenities. Luxury lifestyle in one of Kochi's growing residential hubs. Price starting from Rs. 60 lakhs.

Aiza Silver Hills Alakode (Kannur District) Vayattuparamba, Near

Affordable 3 & 4 BHK villas with 25+ luxury amenities. Combines budget friendly pricing with premium quality, Price: Rs. 40 lakhs to Rs. 45 lakhs

Alvina Haven - Kanjirangad, Taliparamba 20 Luxury villas with 29+ premium amenities. Project completion by 30. 05. 2026

Own yours...

ISO Certified Builder



7 cent | 4 Bedroom | 4 Bathroom | Fully furnished

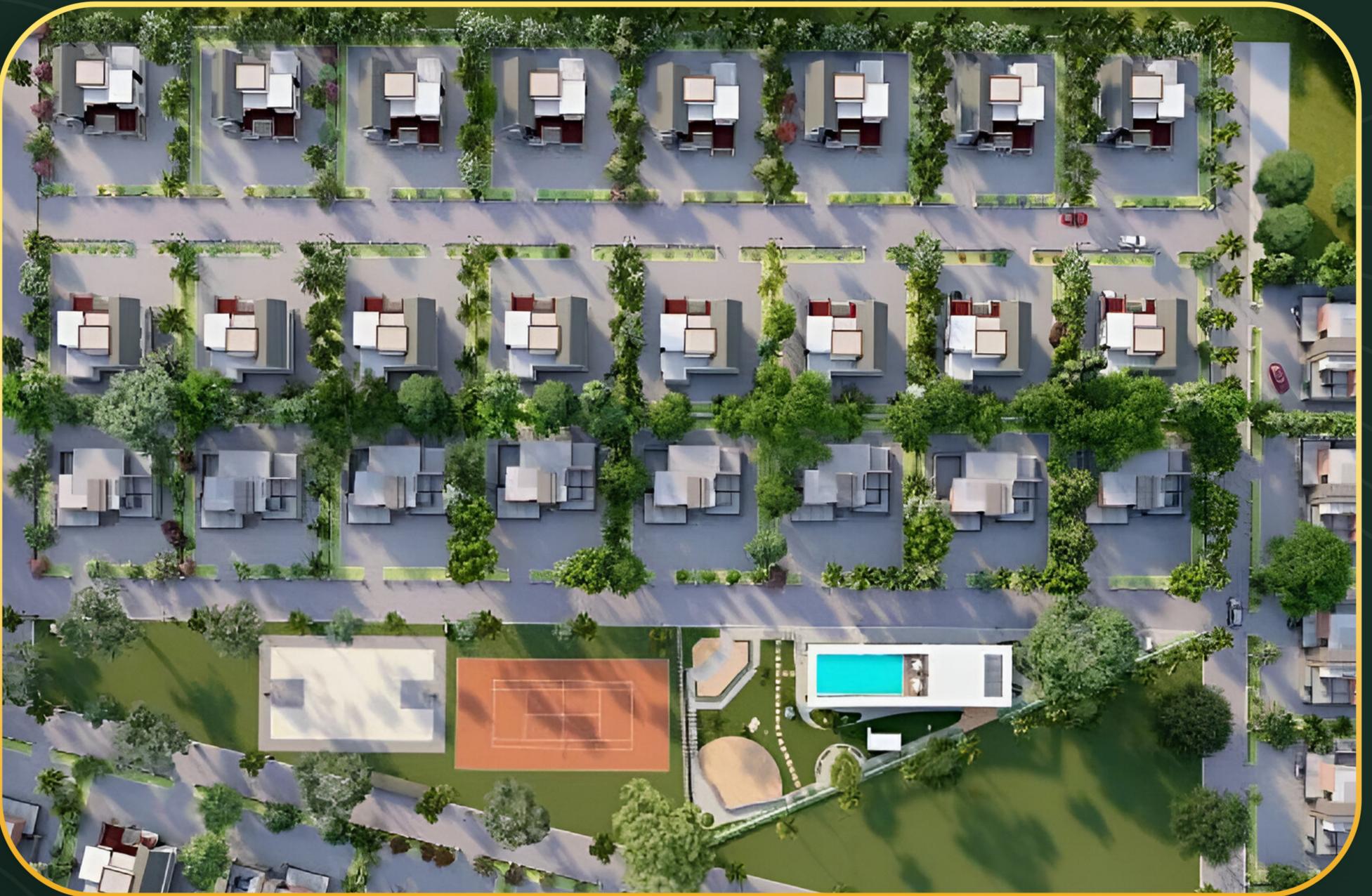
80 lakhs onwards

5 lakhs advance, loan arranged for balance

25+ luxurious amenities including swimming pool, club house etc.

For more information
and bookings

944 647 5555



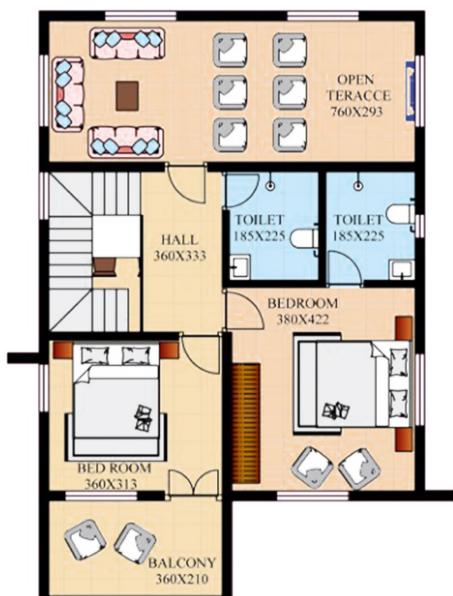
Within 2 Kms. from MIMs Hospital & Baby Memorial Hospital

VILLA NO: 28 | 29

1931 Sq. Ft. | 4.38 +2.13 = 6.51 Cent | 4 BHK | 1 Home Theater Room



GROUND FLOOR PLAN



FIRST FLOOR PLAN

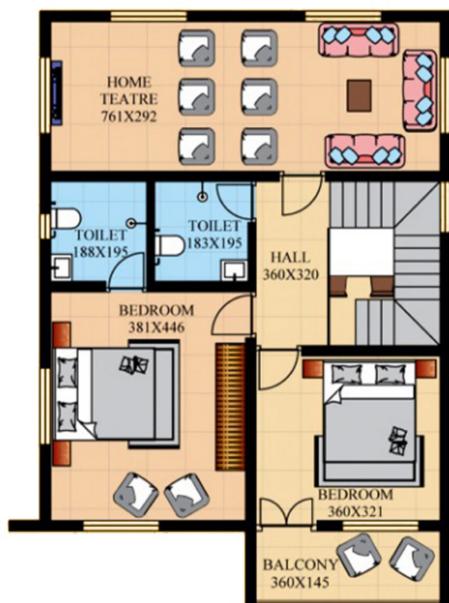


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വില 80 ലക്ഷം

VILLA NO: 18 | 19

1931 Sq. Ft. | 5.34 +2.137.47 Cent | 4 BHK | 1 Home Theater Room



FIRST FLOOR PLAN



GROUND FLOOR PLAN



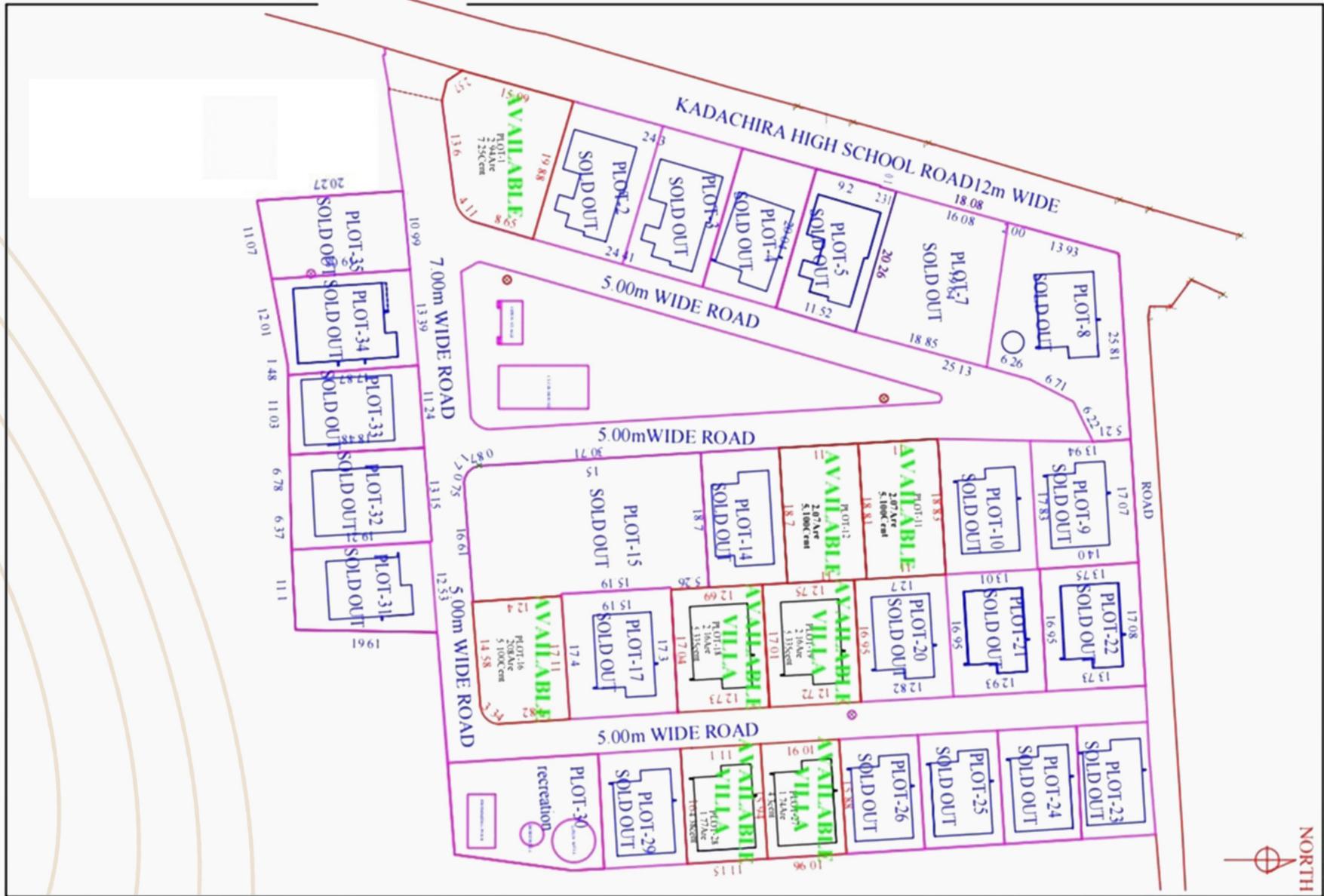
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വില 85 ലക്ഷം



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Location Sketch

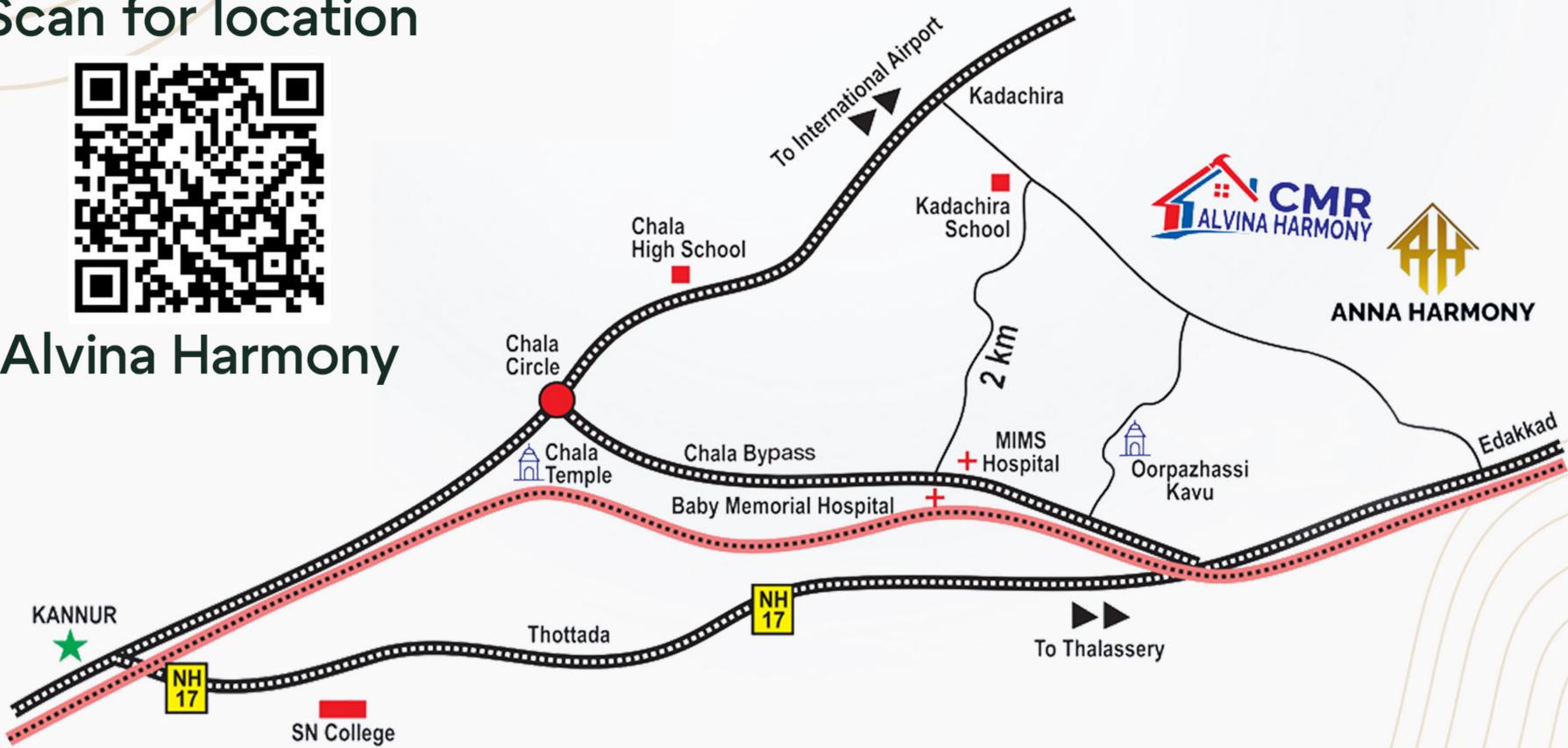


Route Map

Scan for location



Alvina Harmony





What do you get extra with your CMR Villa?

KEY DISTANCE

NEAREST TOWNS

Kannur Town	9 Km
Tellicherry Town	11 Km
Anjarakkandy Medical College	17 Km
MIMS & Baby Memorial hospitals	1.5 Km
Kannur International Airport	22 Km

SCHOOLS & COLLEGES

Kadachira English Medium HSS	1 Km
Kadambur HSS	1.5 Km
Chinmaya School	4.5Km
SN College	6 Km
Indira Ghandi Public School, Mambaram	7 Km
Kendriya Vidyalaya, Kannur	12 Km
Govt. Brennen College	11 Km
Dept of Management Studies, Palayad	1 Km
Kannur University & Engg. Colleg	21 Km
Institute of Technology Mayyil	20 Km
GEM International School	5 Km

PLACES OF WORSHIP

St. Francis Church Chovva	2.5 Km
Adoor Juma Masjid	1 Km
Paralassen Temple	3 Km
Chala Bagavathi Temple	2 Km
Parassinikkadavu Temple	25 Km

ENTERTAINMENT

Muzhappilangadi Drive in Beach	4Km
Sadhoo Merry Kingdom	4Km
Payyambalam Beach	12Km

- 84 cents for common facilities
- Pleasant location with gentle breez
- Gated Community
- Swimming Pool
- 1750 Sq.Ft. Club House
- Library
- Shuttle Court
- Conference Hall
- Landscaped area
- 10 Street lights
- Gym
- CCTV
- Compound Wall
- 7 Mtr & 5 Mtr Wide Tarred Road
- Garden
- Children's Play Area
- Waste Management System
- Bio Gas Plant
- Open Stage
- Party Area
- 24x7 Security
- 3 Phase Electricity
- Open Well
- Borewell
- Municipality Connection
- Drivers' Dormitory



STANDARD SPECIFICATIONS

STRUCTURE : All structural RCC works shall abide by IS 456 standard. Laterite masonry foundation with plinth belt laterite masonry walls. RCC flat/sloped roof slab with MP Tiles.

FLOORING : Vitrified tiles (Asian / Johnson / Kajaria / equivalent) with basic price of Rs. 60/Sq. ft. in living, dining and bedrooms. Anti Skid ceramic tiles for kitchen, toilets and balconies. The difference in cost for the tile of customer's choice can be paid by the customer for upgradation.

TOILETS : Anti skid ceramic tiles flooring. Glazed tiles up to 8 ft. height (Asian / equivalent). Concealed plumbing with PVC pipes and CP fittings of (Jaguar / Roca / equivalent). White or light coloured sanitary fixtures (Jaguar / Roca / equivalent). State of the art hot and cold mixer unit with shower facility (except common bathroom). Points for geyser and exhaust in all attached bathrooms.

KITCHEN : Counter with granite top (25 Sq. ft.) with stainless steel sink. (single bowl without drain board) and 60 cm dado above counter top in ceramic tiles. Suitable number of electrical points for kitchen appliances. Wardrobes, almirahs etc. are not part of the job. Our Interior Division can take of any interior design and execution, if needed.

DOORS & WINDOWS : Front door and frame in teak wood, other door frames in hard wood with commercial flush door painted with enamel paints. All windows and ventilators in white colour UPVC with MS Grills.

PAINTING : Premium emulsion paint, white colour, for internal walls (ICI / Asian / Equivalent with 2 coat putty finish both in interior and exterior). Weather shield emulsion for external walls (ICI/Asian /Equivalent). Enamel paint for wood work and grills. Water proofing wherever essential.

ELECTRICAL : Concealed wiring in PVC Conduits controlled by DB, ELCB and MCB of Havells /equivalent). Modular Switches (Havells / Le Grand / equivalent). ISI Mark wiring cable (Havells /equivalent). Telephone and TV sockets in all bedrooms and living room. Home theater facility point in one living room. Special Inverter wiring (Selected walls). Master control switches for external lights in master bedroom. 20 amps power socket for AC in all bedrooms and 5 amps plug points in all rooms for appliances.

PLUMBING : Sufficient number of conventional wells / bore wells feeding common overhead tanks. Separate over head tanks for each villa.

GENERAL : Intercom facility provided from each villa to security room. 5m wide internal road. Separate KSEB meter for each villa.

Options available for the buyer to recommend brands / items of their choice wherever feasible.

We are an ISO Certified builder having experience of building and handing over more than 550+ villas. We believe in providing quality materials and excellent in each and every square feet

OUR QUALITY STANDARDS

Details of guaranteed materials used for CMR Villas which are ISO certified for quality standards.

FOUNDATION, WALLS AND LINTEL

Granite stones are used for the foundation of all villas. A 6" belt is concreted above the foundation. The Structure is strongly built as suitable for 2 floors. The Walls of the house is built with solid laterite bricks. A 6" solid concrete lintel is made above the windows for strength and the main slab is concreted with 5" thickness above windows.

CONCRETING & PLASTERING

M-Sand is used for main slab and for all other concreting works of the villas. P-Sand and M-Sand are used for plastering and flooring respectively. While Utra Tech / ACC cement is used for concreting Penna cement is used for plastering works. Iron and steel rods used for all works are either **PRINCE TMT™** or **KALLIYATH TMT**

ALL WOODEN WORKS, KITCHEN, WINDOWS AND DOORS

Good quality teak wood is used for door frames (kattila) (6x4 ft) and doors in the front of the house. All other doors (5x4) are WPC. Unplasticised polyvinyl carbon-UPVC profiles of SIMTA company is used for windows. It has got company replacement guarantee for 25 years.

PLUMBING & SANITARY

All taps and sanitary items are hand picked from reputed brands like **Jaquar**, **GROHE** and **Roca** with a guarantee of 2 years. Company directly repairs or replaces defective items, if any. Entire pipes and pipe fittings are of high quality **Supreme** brand. All closets and wash basins are of **Roca** brand. Also all concealed sanitary items are from **Roca** only to ensure durability and safety

ELECTRICAL GOODS

Brands like **RR-KÄBEL**, **HAVELLS** or **VGUARD** are used for entire wiring and cabling works. Switches, ELCBs and MCBs are of well reputed and reliable **HAVELLS** brand.

FLOORING

Flooring is done with stain resistant first quality premium vitrified digital tiles of 80x80 /60x120 of **Kajaria**, **JOHNSON** and **Simpolo** and **AGL** brands. Digital tiles are used for kitchen and bathroom floors and dado walls upto 7 ft height. Kitchen is adorned with granite slab platform and stainless steel sinks.

HANDRAILS

Handrails are made with excellent quality stainless steel which remains fresh and new for ages

PAINTING

Two coats of putty, one coating of Primer and two coatings of painting is done using **asianpaints** products for the interiors, exteriors and ceilings of the villa.

PEST AND TERMITE CONTROL

Pest control measures are undertaken during initial stages of construction itself to avoid white ants, pests and termites

WATER PROOFING

Guaranteed water proofing is done for foundation, belt, lintel, shades, main slab and bathrooms.

CMR do not compromise either quality of materials or on perfection in workmanship



**It is my guarantee for
you dear customer**

**I am Restin Joseph,
Founder Chairman of CMR Group**

villas within just 14 years. I ensure that highest quality standards are maintained in every Sq.Ft. of built up area by engaging well experienced labours under the professional guidance of qualified, experienced and creative Engineers using superior quality materials. The brand and quality of materials used for CMR villas are detailed in the previous pages.

I assure you that all common amenities will be completed and handed over before the scheduled time. Every villa will be completed in all aspects within 6 months of confirmation and payment as per schedule. In case we fail to do so, you may deduct 20% of construction cost. A perfect home complimenting your happiness, peace and convenience is my guarantee.

You may directly contact me at any time on 974 447 5555



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