

NEAMATH  
**STERLING**  
OTTAPALAM, PALAKKAD

**An ideal place to call home**



Creating unsurpassed developments and meaningful neighbourhoods that help people and places thrive is what we, at Neamath, do best and we remain committed to delivering quality - with a difference.



## NEAMATH REALTY PRIVATE LIMITED

Neamath Realty is a privately owned progressive property development and real estate company. Our expertise covers the full spectrum of development in the residential sectors which not only foster strong communities but also integrate with the surroundings. We believe in the principle of value creation and work in line to devise an ideal pricing model for the product we offer. We adopt a range of traditional and innovative techniques to create high-quality impressive designs and open-plan layouts. From identifying a promising location to the completion of our prestigious homes, every aspect of the design and construction process is carried out with exemplary standards of workmanship to create aesthetic places where people love to live and appreciate both value and quality.

Modern elegance  
with a classic charm





Neamath Realty Private Limited is delighted to present Sterling, a gated community villa project with an exclusive collection of 17 villas nestled in a desirable location in Ottapalam. Each Villa, with its decorous specifications and thoughtful layouts have been carefully designed with an aim to provide a better living experience to its residents. Perfectly positioned within 10 minutes drive from the township and all important destinations (including famous schools, hospitals, supermarket etc) - this beautifully planned development offers an attractive prospect for both first-time buyers and growing families alike. In addition to the above, with its attractive aesthetics and considerably designed exteriors combined with the benefits from extensive shared spaces and facilities, Sterling surely encourages a more social way of life for its residents.

A home with considerably  
designed exteriors to create an  
attractive and welcoming community



NEAMATH  
**STERLING**  
AN OWNER'S PRIDE





Night View



Yoga/Meditation corner



Open garden/  
Childrens play area

NEAMATH  
**STERLING**  
AN OWNER'S PRIDE

A home to discover your  
new neighbourhood



GATED  
COMMUNITY



OPEN AREA  
WITH GARDEN



COMPOUND  
WALL



ENTRANCE ROAD  
7-METER WIDE &  
ANOTHER 5-METER  
WIDE ROAD



SECURITY  
CABIN



24 x 7 CCTV  
SURVEILLANCE



GUEST PARKING  
FACILITY



ELECTRIC VEHICLES  
CHARGING POINT



CHILDREN'S  
PLAY AREA



YOGA/MEDITATION  
CORNER

Carefully curated  
comfortable homes



**Floor Plan**  
**East Facing 3 BHK**

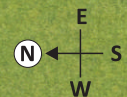
**Carpet Area**  
**1280 sqft (As per RERA)**

**Built Up Area**  
**1600 sqft**  
(Car porch not included)

**Super Built Up Area**  
**1900 sqft**

**Car Porch**  
**160 sqft**

NEAMATH  
**STERLING**  
AN OWNER'S PRIDE



**Floor Plan**  
**West Facing 3 BHK**

**Carpet Area**  
**1280 sqft (As per RERA)**

**Built Up Area**  
**1600 sqft**  
(Car porch not included)

**Super Built Up Area**  
**1900 sqft**

**Car Porch**  
**160 sqft**

## Site Layout



Thoughtfully designed,  
tactfully inviting.

- Ⓐ Main entrance/Security cabin
- Ⓑ Open park
- Ⓒ Visitors car parking
- Ⓓ Yoga/Meditation corner
- Ⓔ Open garden/  
Childrens play area

Total Project Area : 145 cents (5867 Sq.m)

Total Number of Villas : 17

## Location Map



NEAMATH  
STERLING



NEAMATH  
**STERLING**  
AN OWNER'S PRIDE



Vattanal  
Post Office  
1.4 Km

Vayanashala  
Junction

Panamanna - Veetampara Road

Panamanna Road

NEAMATH  
**PEARL**  
2 Km



Amrita Vidyalayam  
Ottappalam  
2 Km



Seventh Day Adventist  
College of Nursing  
3.2 Km



Seventh Day  
Adventist Hospital  
2.6 Km



Seventh Day Adventist  
Higher Secondary School  
2.7 Km



Reliance Smart Bazaar  
2.4 Km

Kanniyampuram  
2.4 Km

Palakkad - Ponnani State Highway



Valluvanad Hospital  
2.5 Km



Semalk Hospital  
2.6 Km



Ottapalam  
Bus Station  
4.5 Km



Ottapalam  
Railway Station  
4.6 Km



Mini Civil Station,  
Ottapalam  
2.7 Km

A home where serenity  
meets accessibility



Scan for location

## S P E C I F I C A T I O N S

- Foundation : Shallow foundation up to required depth or depending upon soil strata.
- Structure : Load bearing structure with solid cement block masonry walls, RCC slab and sloped roofing system will consist of truss work topped with either V-Board or cement board, and finished with high-quality shingles, stone coating tiles, or equivalent durable materials.
- Flooring : Vitrified tiles for the entire villa with vitrified skirting; vitrified steps or vitrified tiles. Anti-skid tiles for the toilet floor & balcony.
- Wall Tiles : Glazed tiles up to a height of 7 feet on toilet walls, Glazed tiles up to a height of 2 feet above the kitchen counter.
- Kitchen : Kitchen counter top-Granite, single bowl stainless steel sink and tap.
- Toilet Fittings : Sanitary ware including European water closet and wash basin, taps, mixers and shower.
- Doors : Main entrance door in Premium steel frames and shutters. All interior doors of bedrooms and kitchen are WPC Doors and toilets are FRP Doors.
- Windows : UPVC windows/Steel windows.
- Painting : Internal walls – Putty finish and premium emulsion, Exterior- Putty finish and waterproofing primer seal and emulsion.
- Water supply : Individual overhead tanks to be connected to common tank.
- Electricity : Independent meters to individual villa, modular type switches with MCB's & ELCB's.
- Landscaping : Designer landscaping.

Dedicated to  
delivering quality

# BRAND BUFFET

## Flooring

Bedroom, Living, Dining  
and Utility Area : Kajaria/Johnson  
Toilet floor tile (Anti-skid) : Kajaria/Johnson  
Kitchen flooring : Kajaria/Johnson

## Wall Tile

Toilet wall tile : Kajaria/Johnson  
Kitchen wall tile : Kajaria/Johnson

## Bathrooms

European water closet : Jaquar  
Wash basin : Jaquar  
Wall mixer : Jaquar  
Health faucet : Jaquar

## Doors & Windows

Main door : Premium steel doors  
Inside door : WPC doors  
Toilet door : FRP doors  
Sliding door : uPVC/Steel doors  
Windows : uPVC/Steel windows

## Paint

Internal  
putty : Asian Paints/Berger/Birla Opus  
Emulsion : Asian Paints/Berger/Birla Opus  
Exterior  
Emulsion : Asian Paints/Berger/Birla Opus

## Electricals

Wiring : V-guard  
ELCB : V-guard/Havells/Polycab  
MCB : V-guard/Havells/Polycab  
Switches : Havells/Goldmedal/Elleys

## Plumbing

Pipes : Star/Supreme/Finolex  
Cement : Ultratech/Dalmia/ACC  
Ramco  
Steel : TATA/Vizag/Jindal

NEAMATH  
**STERLING**  
AN OWNER'S PRIDE  
**OTTAPALAM, PALAKKAD**

**K-RERA/PRJ/PKD/130/2024**



Corporate Office:  
2nd Floor A&P Tower, Stadium Bypass Road, Palakkad, Kerala - 678 013  
**+91 85939 08882**    [sales@neamathgroup.com](mailto:sales@neamathgroup.com)    [www.neamathgroup.com](http://www.neamathgroup.com)

The amenities, specifications, facilities, surrounding infrastructure, stock images & features shown and/or mentioned and the images used herein are conceptual in nature and are purely indicative and are meant for general understanding about the project. Even though reasonable care has been practiced while designing and drafting this promotional document, the fit and finish of the visual impressions may vary from the actuals.