



NEAMATH  
SANSKRITI

ROOTED IN HERITAGE. REFINED FOR TODAY.

K-RERA/PRJ/PKD/069/2026

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"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."

[www.neamathrealty.com](http://www.neamathrealty.com)



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.

# FROM THE SIGNATURE SERIES



## Acacia, Shoranur

Acacia marks the signature beginning of Neamath Realty — a thoughtfully designed gated community featuring 8 exclusive villas set across 51 cents of premium land. Envisioned to offer comfort, safety, and refined living, the project is complemented by carefully curated landscapes. A 15-foot-wide internal road, CCTV surveillance, and a secure electronic main gate together create a strong sense of community and peace of mind. Completed and handed over without compromising on quality, Neamath Acacia reflects modern living and stands as a proud symbol of trust and thoughtful design.

**A desirable place to live**



## Brookfield, Palakkad

Brookfield Villas stands as a proud milestone for Neamath Realty—a successfully delivered gated villa community near the heart of Palakkad. Set across 1.64 acres, the project offers a serene living experience, surrounded by open green spaces and picturesque paddy fields. Located just 10 minutes from Palakkad town and only 1 km from the Ottapalam–Palakkad state highway, it strikes a perfect balance between peaceful living and easy connectivity. Comprising 17 well-crafted villas built with quality materials, Brookfield Villas truly reflects refined living in Palakkad.

**A Beautiful way to live - naturally**

# FROM THE SIGNATURE SERIES



## Pearl, Ottapalam

Pearl is a premium villa community set amid the scenic beauty and rich cultural heritage of Ottapalam. Spread across 2.1 acres, the project features just 19 exclusive villas, thoughtfully designed with quality materials and modern amenities. As Palakkad's first villa project to integrate solar energy, Pearl reflects our commitment to a greener future. With ample open spaces, over 15 amenities, above standard specifications, and just 10 minutes from leading schools, hospitals, and key destinations—Pearl offers the perfect blend of township comfort and serene countryside living.

**Crafted by us, Complimented by nature**



## Sterling, Ottapalam

Neamath Sterling, an exclusive gated community of just 17 signature villas in the serene surroundings of Ottapalam. Thoughtfully designed with elegant architecture, each home offers a perfect blend of style, comfort, and functionality. Located just 10 minutes from Ottapalam town, Sterling ensures easy access to schools, hospitals, and everyday conveniences. With refined aesthetics, generous common spaces, and a community-centric layout, Sterling promises a secure, welcoming lifestyle—ideal for first-time buyers and growing families alike.

**An ideal place to call home**

# FROM THE SIGNATURE SERIES



## NEAMATH FLORENCE

UNVEIL THE TIMELESS ELEGANCE

A refined fusion of Italian Renaissance charm and modern luxury, Florence, located in Palakkad, is a fully solar powered villa community inspired by rustic Tuscan elegance. Blending timeless architecture with contemporary design, it offers a limited collection of exclusive homes that ensure privacy, sophistication, and a strong sense of community. Ideal as a forever home, weekend retreat, or legacy investment, Florence is luxury living with a poetic soul.

Florence—where Italian heritage breathes, and contemporary luxury thrives. Welcome home.

# Nammude Valluvanadu...

Valluvanad: Rooted in the heart of historic Kerala, Valluvanad is a land where rivers shaped civilisation, traditions defined identity, and culture flowed as naturally as the Bharatapuzha (Nila). From the grandeur of ancestral manas and the echoes of Mamankam, to the discipline of Kalaripayattu and the quiet rhythm of paddy fields, Valluvanad reflects a way of life deeply connected to land, water, and heritage.





# NEAMATH SANSKRITI

ROOTED IN HERITAGE. REFINED FOR TODAY.

Nestled in the serene landscapes of Ottapalam, where the gentle whispers of the Bharathapuzha River meet stretches of lush paddy fields, stands Sanskriti—a refined retreat that embraces the timeless soul of tradition amid nature’s quiet grace. Sanskriti, meaning “culture” or “refined tradition” in its Sanskrit roots, perfectly captures the essence of this exquisite villa project.

Each villa revives the timeless elegance of traditional Kerala architecture that features sloping terracotta-tiled roofs, and spacious verandahs embracing the tropical breeze and scenic greens. Where coconut groves sway gently and paddy fields stretch in quiet rhythm, memories of childhood come alive—the scent of rain-soaked earth, unhurried evenings, and a simpler, fuller way of living. At Neamath Sanskriti, a limited enclave of just 20 villas, this nostalgia finds a home. It is a place where the past is not left behind, but beautifully lived again—crafted for those who seek belonging, serenity, and a life that feels truly their own.

**Welcome to Sanskriti — where tradition breathes anew.**



A **signature villa** where Kerala's timeless architectural soul meets refined modern living.



**Where every sunset leads you home.**

Golden evenings, quiet streets, and a place that truly feels yours.



Where heritage flows with life, a blend of traditional ancestral homes with tropical elegance



Where heritage flows with life, a blend of traditional ancestral homes with tropical elegance



QUAINT LOTUS POND



VISITOR'S PARKING

# AMENITIES

COCONUT GROVE

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QUAINT LOTUS POND

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JOGGER'S TRACK

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MEDITATION DECK

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CHILDREN'S PLAY AREA & FAMILY PARK

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VISITOR'S PARKING

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SERENE PATIO

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SOLAR FOR COMMON AREA

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DEFINED DRIVEWAY

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CENTRALIZED WATER PURIFICATION UNIT

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24X7 CCTV SURVEILLANCE

# Layout

- A. 7m Wide entrance
- B. Security Cabin
- C. Quaint lotus pond
- D. Serene patio
- E. Guest parking
- F. Coconut grove
- G. Yoga deck & Meditation corner
- H. Common area
- I. Children play area & Family park
- J. Joggers track



 Project boundary wall



- Calicut Airport – 84 km | 2 hr
- Cochin Airport – 102 km | 2 hr 20 min
- Coimbatore Airport – 105 km | 2 hr 30 min



- Palakkad KSRTC Bus Stand – 36 km | 50 min
- Palakkad Junction Railway Station – 38 km | 1 hr
- Ottapalam Bus Stand & Railway Station – 4 km | 12 min



- PK DAS Medical College – 4.6 km | 12 min
- Valluvanad Hospital – 1.5 km
- Seventh Day Adventist Hospital – 1.7 km

# Floor Plan 3BHK EAST FACING

- 1. Porch
- 2. Sit-out - 378 X 130
- 3. Living/Dining - 330 X 728
- 4. Stair-Cabin - 354 X 180
- 5. Bedroom - 330 X 360
- 6. Dressing-Area
- 7. Toilet - 210 X 150
- 8. Kitchen/Utility - 309 X 474



Ground Floor

First Floor



- 1. Stair-Cabin
- 2. Upper-Living - 444 X 180
- 3. Balcony - 333 X 204
- 4. Open-Terrace
- 5. Bedroom - 330 X 360
- 6. Toilet - 210 X 150
- 7. Dressing-Area
- 8. Toilet - 210 X 150
- 9. Dressing-Area
- 10. Bedroom - 330 X 360

Super Built-Up Area - 1950 sq.ft  
 Built-Up Area - 1670 sq.ft  
 Carpet Area - 1300 sq.ft

# Floor Plan 3BHK WEST FACING

- 1. Porch
- 2. Sit-out - 378 X 130
- 3. Living/Dining - 330 X 728
- 4. Stair-Cabin - 354 X 180
- 5. Bedroom - 330 X 360
- 6. Dressing-Area
- 7. Toilet - 210 X 150
- 8. Kitchen/Utility - 309 X 474



Ground Floor

First Floor



- 1. Stair-Cabin
- 2. Upper-Living - 444 X 180
- 3. Balcony - 333 X 204
- 4. Open-Terrace
- 5. Bedroom - 330 X 360
- 6. Toilet - 210 X 150
- 7. Dressing-Area
- 8. Toilet - 210 X 150
- 9. Dressing-Area
- 10. Bedroom - 330 X 360

Super Built-Up Area - 1950 sq.ft  
 Built-Up Area - 1670 sq.ft  
 Carpet Area - 1300 sq.ft

# Floor Plan 4BHK EAST FACING

- 1. Porch
- 2. Sit-out - 378 X 130
- 3. Living/Dining - 330 X 716
- 4. Stair-Cabin - 354 X 180
- 5. Bedroom - 330 X 360
- 6. Dressing-Area
- 7. Toilet - 210 X 150
- 8. Wash-Area
- 9. Toilet - 210 X 150
- 10. Bedroom - 309 X 392
- 11. Kitchen - 309 X 378



Ground Floor

First Floor



- 1. Stair-Cabin
- 2. Upper-Living - 444 X 180
- 3. Balcony - 333 X 204
- 4. Open-Terrace
- 5. Bedroom - 330 X 360
- 6. Toilet - 210 X 150
- 7. Dressing-Area
- 8. Toilet - 210 X 150
- 9. Dressing-Area
- 10. Bedroom - 330 X 360

Super Built-Up Area - 2100 sq.ft  
 Built-Up Area - 1860 sq.ft  
 Carpet Area - 1470 sq.ft

# Floor Plan 4BHK WEST FACING

- 1. Porch
- 2. Sit-out - 378 X 130
- 3. Living/Dining - 330 X 711
- 4. Stair-Cabin - 333 X 180
- 5. Bedroom - 309 X 416
- 6. Toilet - 309 X 150
- 7. Wash-Area
- 8. Utility - 234 X 150
- 9. Kitchen - 330 X 236
- 10. Toilet - 216 X 150
- 11. Bedroom - 330 X 360



Ground Floor

First Floor



- 1. Stair-Cabin
- 2. Upper-Living - 423 X 180
- 3. Balcony - 354 X 204
- 4. Open-Terrace
- 5. Bedroom - 309 X 416
- 6. Toilet - 210 X 150
- 7. Dressing-Area
- 8. Toilet - 210 X 150
- 9. Dressing-Area
- 10. Bedroom - 330 X 416

Super Built-Up Area - 2100 sq.ft  
 Built-Up Area - 1860 sq.ft  
 Carpet Area - 1470 sq.ft

# TECHNICAL SPECIFICATIONS

- **Foundation:** Dry rubble masonry or RCC framed structure with columns and footings ensuring strength, durability, and long-term stability (based on Soil Bearing Capacity Test).
- **DPM:** Damp Proof Membrane (Plinth-O-Band – Saint Gobain/Equivalent) at plinth level to prevent moisture rise.
- **Anti-Termite Treatment:** Pre-construction treatment for long-term structural protection.
- **Structure:** Above plinth level - Load-bearing solid cement block (site manufactured) masonry with RCC lintel sunshade and slab.
- **Flooring:** Vitrified tiles (**Johnson/Kajaria**) with adhesive and epoxy for bedroom, living, dining, kitchen, and utility areas with vitrified skirting and steps; matte finish tiles for toilet floors and balconies.
- **Wall Tiles:** Glazed toilet wall tiles (**Johnson/Kajaria**) up to 7 ft height.
- **Bathroom Fittings:** European WC, wash basin, wall mixer, and health faucet – (**Kerovit by Kajaria**)

## Doors & Windows:

- **Main door:** TATA Pravesh steel frame and shutter
- **Interior doors:** WPC
- **Toilet doors:** FRP
- **Kitchen/terrace doors:** Steel frames & shutters
- **Sliding doors & windows:** Premium uPVC with toughened glass

**Painting:** Internal putty finish and emulsion (**Birla Opus/Asian Paints**); exterior waterproof coating and emulsion; enamel paint for metal/wood surfaces.

**Waterproofing:** Roofs, toilets, and wet areas treated to prevent leakage and seepage.

**Electricals:** Concealed copper wiring (**V-Guard/Polycab**), switches (**L&T/Gold Medal/Elley's**), **MCB & ELCB (V-Guard/Havells/Polycab)**, independent meters with panel board in common area.

**Plumbing:** Pipes – **Star/Supreme/Finolex/Ocean**.

**Water Supply:** Individual overhead tanks connected to a common tank.

## Construction Materials:

**Cement:** **Dalmia/Ultratech/Bharti/Ambuja**

**Steel:** **Fe550D** as per Indian Standard.

**Landscaping:** Designer landscaping.

**Building Homes, Touching Lives  
- A Step Towards Caring**



At Neamath, we believe that true luxury extends beyond elegant design and serene spaces—it lies in the quiet acts of kindness that uplift those around us.

## Hope. Health. Humanity.

Within our communities are stories of resilience and hope. For families affected by kidney disease, dialysis is not merely a medical procedure—it is a lifeline. A daily act of courage. A chance to hold on to tomorrow. Yet for many financially weaker patients, this essential care remains out of reach.

As part of our deep sense of responsibility towards society, we are proud to support free dialysis treatments for financially underprivileged patients battling kidney ailments. Every session we enable is a quiet act of compassion — helping ease suffering, restore dignity, and give families hope during one of life's most challenging times. This is our way of giving back: not as a grand gesture, but as a sincere promise: that prosperity should lift others, that beauty must include compassion, and that every home we build can be part of a larger story of healing and humanity.

This small initiative reflects our belief that true success is measured not just in the homes we create, but in the lives we touch. We remain humbly grateful for the opportunity to serve, and we invite you — our esteemed residents and partners — to join us in this journey of care and kindness. Together, we create not just beautiful villas, but a legacy where kindness becomes part of everyday life. **Because when one life breathes a little easier, the entire world feels a little brighter.**

  
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