



ABOUT IVA



We are a team of professionals with varied expertise united to provide a unique residential experience in Coimbatore. "Home is where the heart is". That is why we put enormous amount of thought, time and effort into creating this cherished place where you can live, work, rest and play. We have a strong construction capability that interlinks with the best of architects and engineers, a dedicated team of technical experts, project managers, commercial and financing professionals. This enables us to optimize whole life costs for new buildings and infrastructure, providing overall best value for our customers.

Our venture is designed to deliver innovative, elegant and functional design to exceed your expectations while ensuring that owning your dream home becomes a reality! Offering exquisite architectural designs and superior craftsmanship in the city's prime location, IVA exemplifies what it is to live an inspiring lifestyle. Our upcoming residential community in Kalapatti features a luxury urban living with access to two major highways, proximity to malls, Tidel park, IT and other industries, good schools and higher educational institutions. Coimbatore, being an actively growing industrial town still retains its authenticity of being a friendly, warm and comfortable inhabitation.

PROJECT - AGAM



"Agam", our inner self constantly strives for happiness and peace; it is this inner peace and happiness, which when achieved, finds expression in outward joy and tranquillity. Here at IVA we understand that this elusive happiness is not something to strive after, but the normal state of the mind provided our homes shower an aura of calmness once we step into it. With a charming front yard landscape, a walking trail, and a park abound in flora, it offers a splendidly quintessential environment for not just serenity and beauty, but privacy as well.

LIVE... PLAY... GROW... Our residential community located at Kalapatti is just the right sort of place to bring up your kids in with the presence of leading schools and colleges nearby. The importance of sports and fitness in a child's life can hardly be emphasized. We at IVA provide a plethora of sporting activities for children to have fun and explore what they are good at even as they continue their learning along with other kids, after school. A park with a picturesque landscape, gym, badminton court, tennis court, basketball court and a ground for football and cricket - the choices are endless!



- › **Project Area: 4.59 Acres**
- › **Ground + 1 Floor Villas**
- › **East, North & South Facing Villas**
- › **66 Villas & 3 BHK**
- › **30 & 40 Feet Road**

- › **Contemporary Architecture Design with VAA**
- › **3000 sq.ft (6.9 cents) to 1300 sq.ft (3 cents) land area**
- › **2200 sq.ft to 1400 sq.ft Built up area**
- › **Highlight: Integrated underground sewage and cable ducting**
- › **Highlight: Pneumatic Water Distribution Systems**



EAST FACING VILLAS





BUILT UP AREA: 2220 SQ.FT

FIRST FLOOR - 965 SQ.FT

GROUND FLOOR - 1255 SQ.FT

HALL - 19' 8" x 16'

BEDROOM - 10' x 16'

FAMILY ROOM - 19' 8" x 9' 3"

BALCONY - 9' 8" x 10' / 19' 8" x 6'

DINNING - 10' x 10'

KITCHEN - 10' x 11'

LAWN - 21' 5" x 10'

**EAST
FACING
VILLAS**



WEST FACING VILLAS





BUILT UP AREA: 1645 SQ.FT

FIRST FLOOR - 765 SQ.FT

GROUND FLOOR - 880 SQ.FT

HALL - 10' 6" x 10' 9"

BEDROOM - 10' 6" x 16'

FAMILY ROOM - 10' 6" x 10' 5"

BALCONY - 10' x 4'

DINNING - 10' 6" x 10'

KITCHEN - 10' 6" x 10'

LAWN - 10' x 10'

**WEST
FACING
VILLAS**



NORTH FACING VILLAS





BUILT UP AREA: 1845 SQ.FT

FIRST FLOOR - 825 SQ.FT

GROUND FLOOR - 1020 SQ.FT

HALL - 11' 6" x 11' 6"

BEDROOM - 11' x 16'

FAMILY ROOM - 11' 6" x 11' 9"

BALCONY - 10' x 4'

DINNING - 11' 6" x 9'

KITCHEN - 11' 6" x 8'

LAWN - 10' x 15'

**NORTH
FACING
VILLAS**



SOUTH FACING VILLAS





BUILT UP AREA: 1840 SQ.FT

FIRST FLOOR - 835 SQ.FT

GROUND FLOOR - 1005 SQ.FT

HALL - 11' 6" x 10' 9"

BEDROOM - 10' 6" x 16'

FAMILY ROOM - 11' 6" x 10' 9"

BALCONY - 10' x 4'

DINNING - 11' 6" x 11'

KITCHEN - 11' 6" x 11'

LAWN - 10' x 10'

**SOUTH
FACING
VILLAS**



AMENITIES

- Secured Community Enclosure
- Common Water Distribution System
- Designed Landscape for every Villa
- Sewage Treatment Plant
- Genset backup for all Villas and Common Areas
- Rainwater Harvesting
- CCTV & Surveillance for Common Areas
- External provision for Gas Cylinder
- Space for Mini Super Market
- Indoor Recreational Area
- Indoor Community Hall
- Indoor Gym
- Multi - Purpose Open Amphi Theatre
- Children's Open Play Area
- Badminton Court
- Tennis Court
- Basketball Court
- Multi Purpose Ground



IVA ADVANTAGE

- Our construction process involves you for a collaborative building experience.
- 100% process transparency and ease in the total dealing.
- Facilitating bank loan process.
- Customization possibilities.
- Integrated designed landscape spaces.
- Assurance on Value for Money.



SPECIFICATIONS:



Designed with trendy and stylish contemporary architecture with an excellent interior and exterior characteristics for ease of maintenance. We designed your home and then we spent endless nights choosing what goes into it.



SUPER STRUCTURE:

- RCC with Brick Walls – 9" & 4.5"
- Integrated Pest Control
- Seismic resistant structural design

JOINERIES:

- Designed Contemporary Main Door
- Solid Wood Frames with Block-Board Doors
- UPVC Windows
- Branded Hardwares in Brushed Stainless Steel

FLOORING:

- Branded Vitrified Tiles for general flooring
- Granite for staircase & entrance steps
- Branded Premium Concept Ceramic Tiles in bathrooms for full height
- Matte Ceramic Tile for balcony floor
- Terracotta Tiles with water proofing for terraces

PLUMBING & SANITARY FITTINGS:

- Complete UPVC Plumbing Lines
- Kohler / Roca / Jaguar Sanitary Fittings & Ceramics
- Nirali / Carysil – SS / Acrylic Sinks
- Outdoor Utilitarian Granite Sink

ELECTRICAL :

- Concealed PVC Conduits • Cables & Wires – Havells / Finolex
- Modular Switches – Legrand / MK / Luminous / Anchor by Panasonic

COUNTER TOPS:

- Kitchen Counter Tops in Granite to suit your Modular Kitchen
- All wash counters with Granite Counter Tops over RCC slab

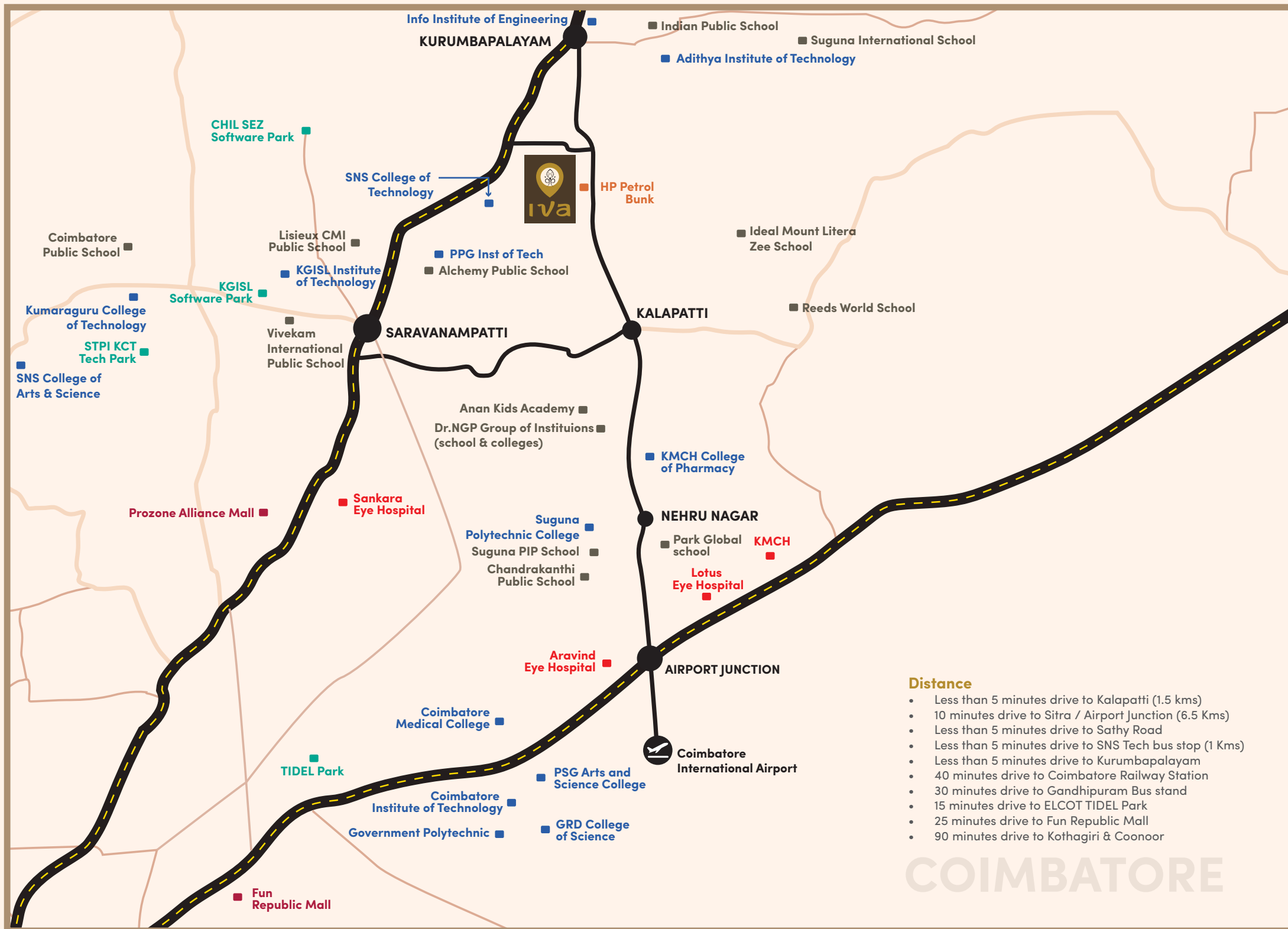
PAINTING:

- Exterior Wall: Weather coat painting – 2 coats over primer
- Interior Walls & Ceilings: 1 coat cement based putty + 2 coat acrylic putty + primer

Disclaimer: The Specification and amenities are not legal offerings. The company reserves the right to add, delete and alter any details and / or specification without prior notice.







AGAM ADVANTAGE



Coimbatore is one of the fastest growing industrial cities in India with rapidly developing IT and related industries. It is home to renowned educational institutions, core and light engineering industries, textile and manufacturing units and healthcare sectors with specialized hospitals. A bustling industrial city that has tremendous potential for growth in all sectors aspires to meet the demands in the real estate sector.

To what extent have smartphones changed the way we live! A similar sea-change can be expected from Coimbatore as well. Yes indeed!... The Government of India has selected Coimbatore to be a Smart City by taking into account its core strengths of a vibrant growing economy, affordable cost of living, manpower and good social infrastructure. Smart cities will use technology to make life of its citizens more organised and less stressful. In a smart city, infrastructure and amenities such as water, sanitation, energy, transport, public safety, education and health care are integrated and managed through technology for efficient governance and delivery. Coimbatore being one among the 20 smart cities proposed in India and one among the 3 to be developed in collaboration with Germany, has got tremendous growth potential.

IVA AGAM is strategically located on the Kalapatti – Kurumbapalayam main road which connects the two highways – Avanashi Road in 6.5 kms & Sathyamangalam Road in 2 kms. It features a luxury urban living with proximity to Malls, Tidel Park, IT and other Industries, Reputed Schools and Higher Educational Institutions.

AGAM
PROJECT
PARTNERS

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People usually are the happiest at home - William Shakespeare
Investing in home for the future? For a better quality of life, upgrade to IVA.
We welcome you to experience an enriched life!

IVA Infrastructure

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