



P R E S E N T S



THE MATEO

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www.palalrealty.com

K-RERA/PRJ/111/2021

Experience the joys of childhood

The gentle breeze rolls by
Caressing the slopes green
The drizzle dances to a tune
Leaving an earthy aroma around
The cascading roofs and clay walls
Evokes my desire for a home
I gaze at the serene peace
That descended on my beloved
Ever since they set foot in here
No wonder, they call it Mateo
A place where peace resides with you...

- Jibu
(Project Architect)



THE MATEO

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www.palmsrealty.com



The Mateo offers luxurious homes, cradled in an environment that will bring out the child in you. It is a home for children to learn simple life lessons, climb up the slopes and tumble down with friends to catch them.

Built on 3 acres of sloped terrain, The Mateo is an example of how we can work with the landscape. With a choice of 29 villas, The Mateo is located just 350 meters from the Kakkanad Civil Station; close enough to the town centre and far enough to enjoy the privacy of the quaint landscape.

The perfect home for children to grow up and adults to relive the joys of childhood.

Reach anywhere you want in minutes

Why spend hours travelling across the town to good schools and colleges, when you can enjoy the best within your reach?

Kakkanad, the district capital, is soon becoming a premium location with access to the best educational institutions, healthcare facilities, restaurants, entertainment and even workspaces. The upcoming Kochi Metro Station near Civil Station makes access to the city a breeze.

All this within a few meters from The Mateo where you can experience the joys of childhood.



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Work hard. Play harder

Enjoy a swim at the clubhouse pool or work out at the gym.

Special play areas for your toddlers too!

You can enjoy the facilities along with playing in the green grassy slopes or under the trees.



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We harvest rainwater at The Mateo

Splash around in the rain and watch as tiny streams of water flow into our rainwater harvesting pond that gets recharged for outdoor use (gardening, car wash, etc.)



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Breathe in fresh air

Feel the wind in your hair and breathe in clean air. Learn how the windmills work as you watch your paper pinwheels rotate in the wind.

Cross ventilation for all homes keeps the air fresh while the sloped terrain ensures an uninterrupted passage for the winds to freely waft through The Mateo.



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The best naps can be had under a tree

Sit around one of our many trees at The Mateo and take a peaceful nap, have a little picnic or simply read a lovely book while you enjoy the sun cascading through the green canopies.

Extensive plantation at The Mateo ensures better oxygen as well as protection for topsoil during the rains.



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Friends make life easy!

Escape the artificial world of electronics and gaming consoles. Instead cycle down the green slopes with your friends, and enjoy this camaraderie amidst the pleasant landscapes of The Mateo.



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The Mateo: Perspective drawings



Artistic impression: The Mateo Clubhouse



Artistic impression: Street view



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The Mateo: Perspective drawings



Artistic impression: The Mateo villa Type 1 perspective



Artistic impression: The Mateo villa Type 2 perspective

Note: All images in this brochure are artistic impressions and not actual images of the property.

The Mateo: Technical Specifications

STRUCTURE Earthquake resistant framed RCC structure with column footing and beams

FLOORING
Living/Dining/Bedrooms: 120cmx60cm / 80cmx80cm Vitrified tiles
Areas excluding Toilets (Simpolo or equivalent)
and Balcony

TOILETS

Wall Tiles Ceramic tiles as per design
(Simpolo or equivalent)

Floor Tiles Group V Ceramic tiles

Sanitary Jaquar or equivalent

C.P Fixtures Jaquar or equivalent

Mirrors Will be provided

Shower Partition Fixed Toughened Glass Shower Partition

DOORS

Inside door shutters Veneered and polished flush doors with frames
(Jacsons or equivalent)

Front Door Full width door jambs with veneered and
polished flush doors. (Jacsons or equivalent)

Hardware Dorset or equivalent

WINDOWS Powder coated glazed aluminium sliding/
Casement shutters

Granite/ Vitrified sills

KITCHEN

Counter Granite/ Vitrified Slabs

Sink Satin finished single bowl, single drain, board
sink- Franke or equivalent

Dadoing tiles Ceramic tiles as per design upto 60 cms above
counter- (Simpolo or equivalent)

C.P. Fixtures Jaquar or equivalent

The Mateo: Technical Specifications (contd.)

WORK AREA

Counter	Granite/ Vitrified Slabs
Sink	Satin finished single bowl sink
Dadoing tiles	Ceramic tiles as per design upto 60 cms above counter
C.P. Fixtures	Jaquar or equivalent

WALL AND CEILING	Putty finished and painted using premium emulsion paint. Asian Paints or equivalent
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ELECTRICAL

Points	Sufficient number of electrical points
Switches	Modular Switches (Legrand or equivalent)

AIR- CONDITIONING	Provision for split A/C units including power points and copper piping for bedrooms
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OTHERS	Pressure pump for individual villas
	Sediment water filtration for individual villas to prevent clogged showers and faucets
	Electric vehicle charging points for individual villas
	Mosquito proofing for windows
	Solar ready villas
	CCTV coverage
	Provision for cable TV connection in living/ family living and master bedroom
	Provision for broadband connection in study area

The Mateo: Plot Layout



LEGEND

- STEP DOWN VILLAS
- STEP UP VILLAS
- ODD VILLAS
- CLUBHOUSE
- RECREATION AREA



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SITE PLAN: NTS

PLOT AREA: 304.8CENTS

The Mateo: Floor Plans

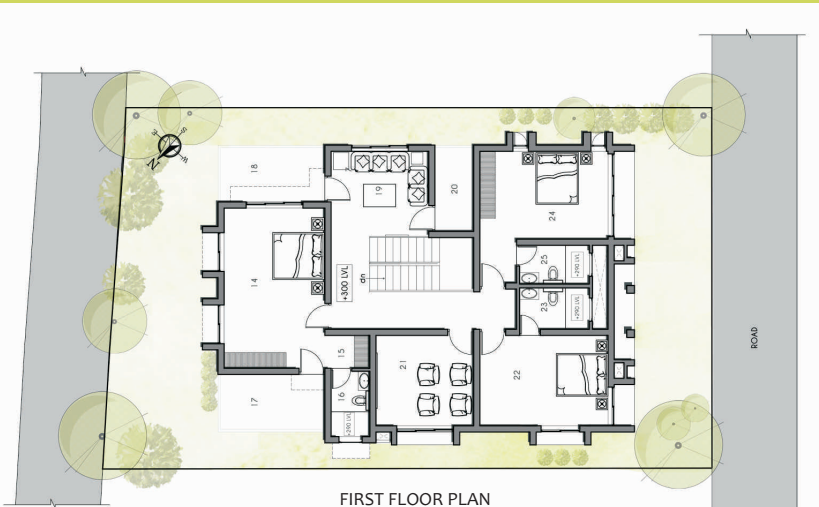
Type: A1-A9



GROUND FLOOR PLAN

Scale 1:50 | Plinth Area: 1759.26sq ft | Total Plinth Area: 3329.78sq ft

- | | | | |
|-----------------------------|--------------------------|--------------------------------|---------------------------------|
| 1. Car Porch: 18.1' x 18.3' | 4. Living: 17.3' x 12.6' | 8. Work Area: 10.3' x 5.9' | 11. Master Bedroom: 11.6' x 13' |
| 2. Sitout: 18.9' x 7.8' | 5. Dining: 11.8' x 16.8' | 9. Servant Toilet: 3.6' x 5.9' | 12. Dress: 4.2' x 5.8' |
| 3. Foyer: 4.8' x 7.2' | 6. Kitchen: 10.3' x 13' | 10. Servant Bed: 6.3' x 5.9' | 13. Toilet: 8.3' x 5' |
| | 7. Store: 3.9' x 5' | | |



FIRST FLOOR PLAN

Scale 1:50 | Plinth Area: 1570.52sqft | Total Plinth Area: 3329.78sqft

- | | | |
|--------------------------|----------------------------------|---------------------------------|
| 14. Bedroom: 20.6' x 13' | 17. Open Terrace: 7.4' x 13.8' | 20. Utility Terrace: 11.1' x 5' |
| 15. Dress: 4.2' x 5.8' | 18. Open Terrace: 7.3' x 13.8' | 21. Home Theatre: 11.6' x 12.6' |
| 16. Toilet: 8.4' x 5' | 19. Family Living: 11.1' x 12.6' | 22. Bedroom: 11.3' x 16.5' |
| | | 23. Toilet: 5' x 9' |

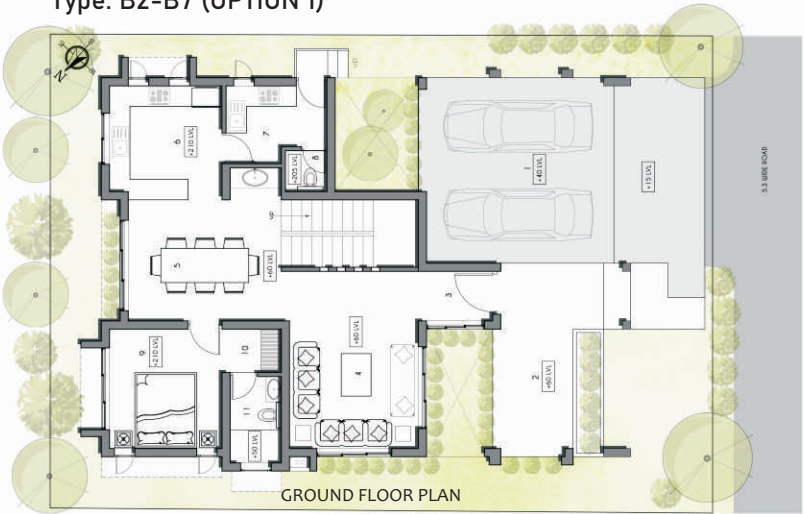


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#1 BT11616 PRE | #01601616 PRE
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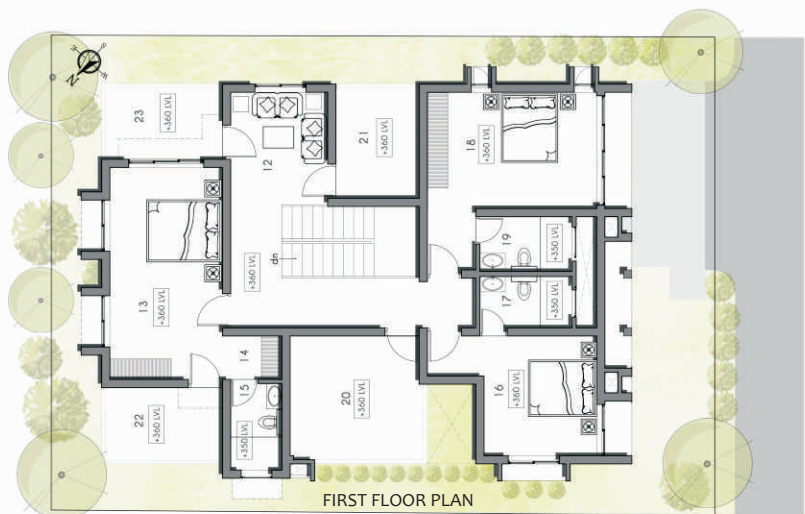
The Mateo: Floor Plans

Type: B2-B7 (OPTION 1)



Scale 1:50 | Plinth Area: 1601.73sqft | Total Plinth Area: 3060.14sqft

1. Car Porch:	18.1' x 19.1'	4. Living:	17.3' x 12.6'	7. Workarea:	7.6' x 9.8'	10. Dress:	4.2' x 5.8'
2. Sitout:	18.9' x 7.8'	5. Dining:	11.8' x 14.96'	8. Servants Toilet:	4' x 4'	11. Toilet:	8.3' x 5'
3. Foyer:	4.8' x 7.2'	6. Kitchen:	10.3' x 11'	9. Master Bedroom:	11.6' x 11'		



Scale 1:50 | Plinth Area: 1299.95sqft | Total Plinth Area: 3060.14sqft

12. Living:	11.1' x 9.4'	16. Bedroom:	11.6' x 11'	20. Open Terrace:	12.4' x 13.4'
13. Bedroom:	20.6' x 11'	17. Toilet:	5' x 9'	21. Utility Terrace:	11.1' x 8.1'
14. Dress:	4.2' x 5.8'	18. Bedroom:	11.3' x 16.5'	22. Open Terrace:	7.4' x 11.8'
15. Toilet:	8.4' x 5'	19. Toilet:	5.3' x 9'	23. Open Terrace:	7.3' x 11.8'

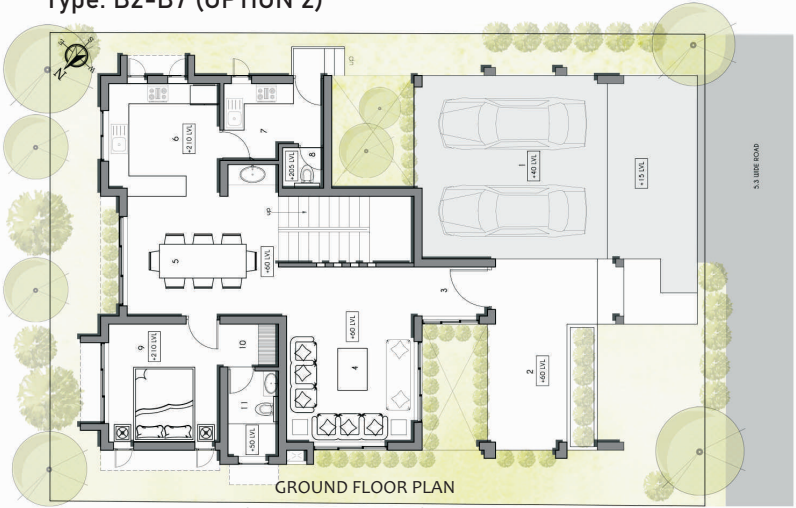


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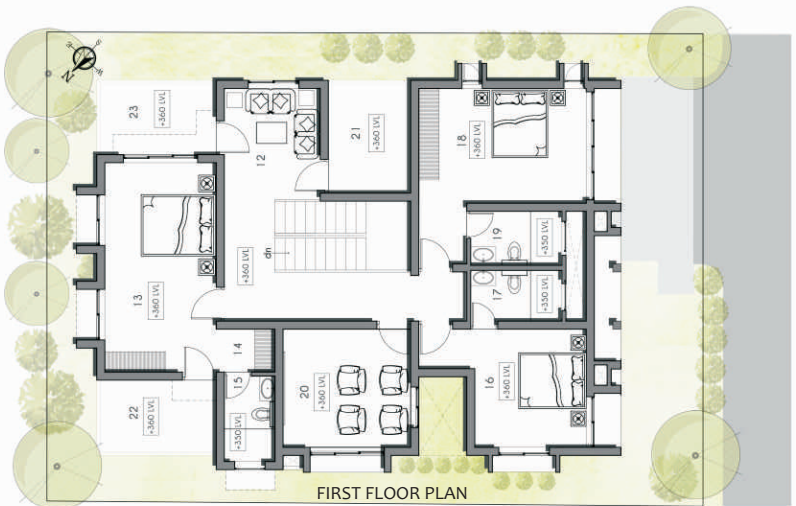
The Mateo: Floor Plans

Type: B2-B7 (OPTION 2)



Scale 1:50 | Plinth Area: 1601.73sqft | Total Plinth Area: 3218.25sqft

1. Car Porch:	18.1' x 19.1'	4. Living:	17.3' x 12.6'	7. Workarea:	7.6' x 9.8'	10. Dress:	4.2' x 5.8'
2. Sitout:	18.9' x 7.8'	5. Dining:	11.8' x 14.96'	8. Servants Toilet:	4' x 4'	11. Toilet:	8.3' x 5'
3. Foyer:	4.8' x 7.2'	6. Kitchen:	10.3' x 11'	9. Master Bedroom:	11.6' x 11'		



Scale 1:50 | Plinth Area: 1457.98sqft | Total Plinth Area: 3218.25sqft

12. Living:	11.1' x 9.4'	16. Bedroom:	11.6' x 11'	20. Home Theatre:	11.6' x 12.6'
13. Bedroom:	20.6' x 11'	17. Toilet:	5' x 9'	21. Utility Terrace:	11.1' x 8.1'
14. Dress:	4.2' x 5.8'	18. Bedroom:	11.3' x 16.5'	22. Open Terrace:	7.4' x 11.8'
15. Toilet:	8.4' x 5'	19. Toilet:	5.3' x 9'	23. Open Terrace:	7.3' x 11.8'

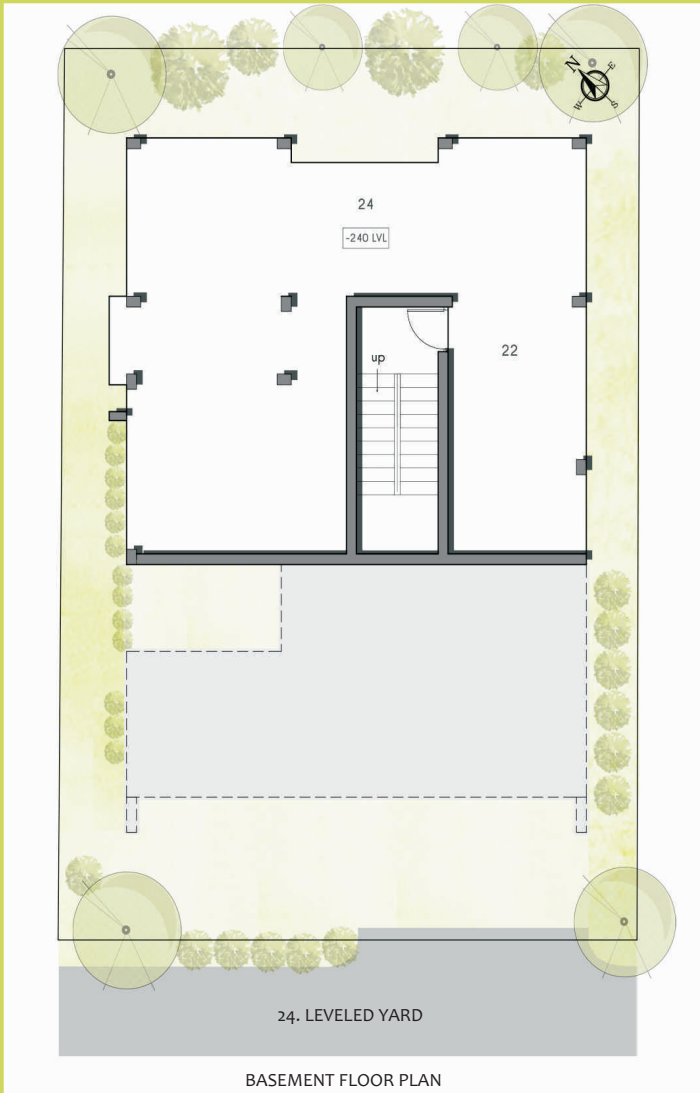


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#1 BTLSA PRE | @platinerealty.com
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The Mateo: Floor Plans

Type: B2-B7 (OPTION 1 & 2) (BASEMENT)

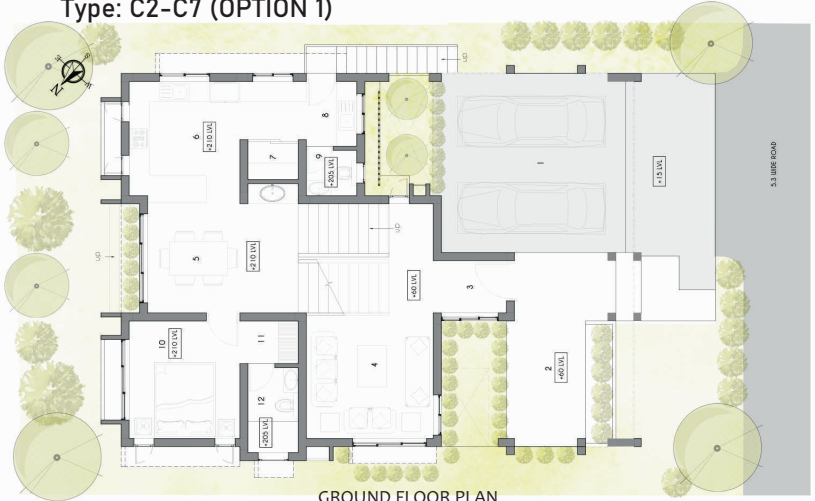


Scale 1:50 | Total Plinth Area: 3060.14sqft

The basement offers you enough space to create your private barbeque party area, grow your organic vegetable garden, build a servants quarters or for the artistically inclined, your very own private studio.

The Mateo: Floor Plans

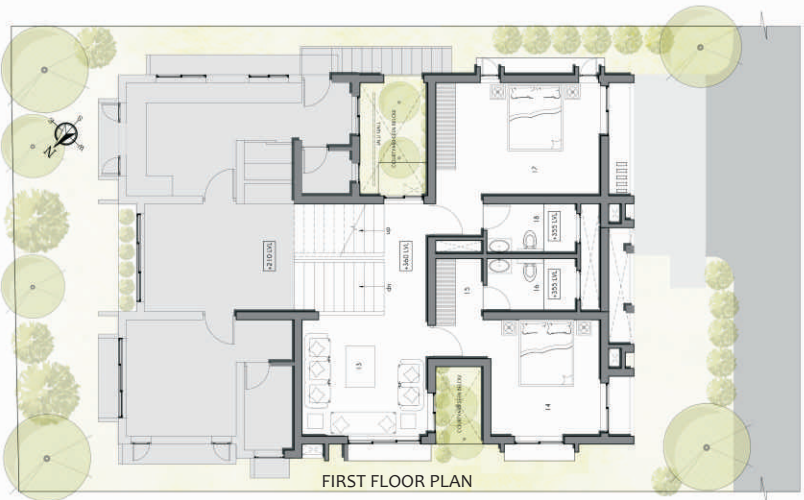
Type: C2-C7 (OPTION 1)



GROUND FLOOR PLAN

Scale 1:50 | Plinth Area: 1625.29sqft | Total Plinth Area: 3016.88sqft

- | | | | | | | | |
|---------------|----------------|-------------|-----------------|---------------------|------------|---------------------|--------------|
| 1. Car porch: | 17.8' x 18.33' | 4. Living: | 12.46' x 12.6' | 7. Store: | 3.9' x 5' | 10. Master Bedroom: | 11.66' x 11' |
| 2. Sitout: | 19.26' x 7.8' | 5. Dining: | 10.96' x 14.96' | 8. Workarea: | 6.43' x 5' | 11. Dress: | 4.2' x 5.8' |
| 3. Foyer: | 5.2' x 7.2' | 6. Kitchen: | 12' x 11' | 9. Servants Toilet: | 4.5' x 5' | 12. Toilet: | 8.46' x 5' |



FIRST FLOOR PLAN

Scale 1:50 | Plinth Area: 782.89sqft | Total Plinth Area: 3016.88sqft

- | | | | |
|--------------------|---------------|--------------|---------------|
| 13. Family Living: | 11.6' x 12.6' | 16. Toilet: | 5.3' x 9' |
| 14. Bedroom: | 11.6' x 11' | 17. Bedroom: | 11.3' x 16.5' |
| 15. Dress: | 6.1' x 4.7' | 18. Toilet: | 5' x 9' |

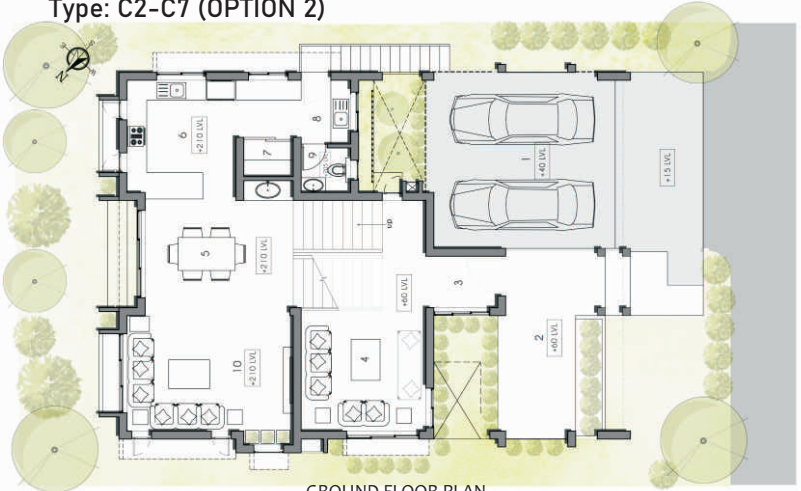


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The Mateo: Floor Plans

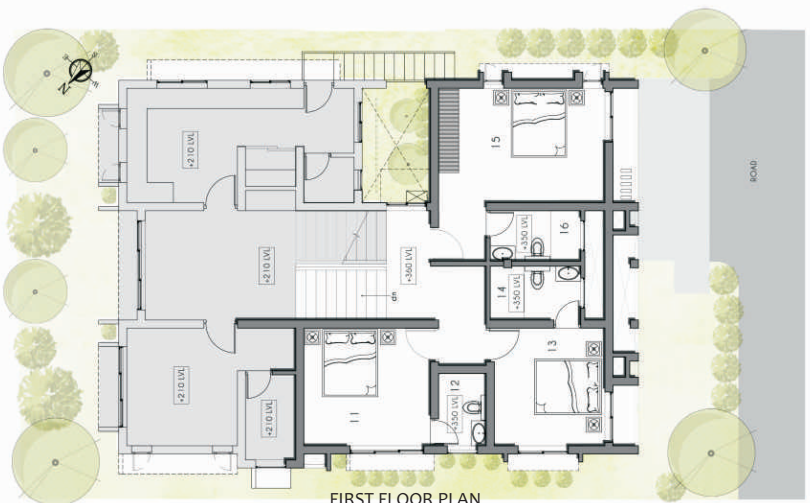
Type: C2-C7 (OPTION 2)



GROUND FLOOR PLAN

Scale 1:50 | Plinth Area: 1626.15sqft | Total Plinth Area: 3059.39sqft

- | | | | | | | | |
|---------------|---------------|-------------|---------------|---------------------|-----------|--------------------|---------------|
| 1. Car porch: | 17.8' x 18.3' | 4. Living: | 12.4' x 12.6' | 7. Store: | 3.9' x 5' | 10. Family Living: | 11.6' x 16.8' |
| 2. Sitout: | 19.2' x 7.8' | 5. Dining: | 11.3' x 14.9' | 8. Workarea: | 6.4' x 5' | | |
| 3. Foyer: | 5.2' x 7.2' | 6. Kitchen: | 12' x 11' | 9. Servants Toilet: | 4.5' x 5' | | |



FIRST FLOOR PLAN

Scale 1:50 | Plinth Area: 824.53sqft | Total Plinth Area: 3059.39sqft

- | | | | |
|---------------------|---------------|--------------|---------------|
| 11. Master Bedroom: | 11.6' x 12.6' | 14. Toilet: | 5.3' x 9' |
| 12. Toilet: | 7.1' x 4.7' | 15. Bedroom: | 11.3' x 16.5' |
| 13. Bedroom: | 11.6' x 11' | 16. Toilet: | 5' x 9' |

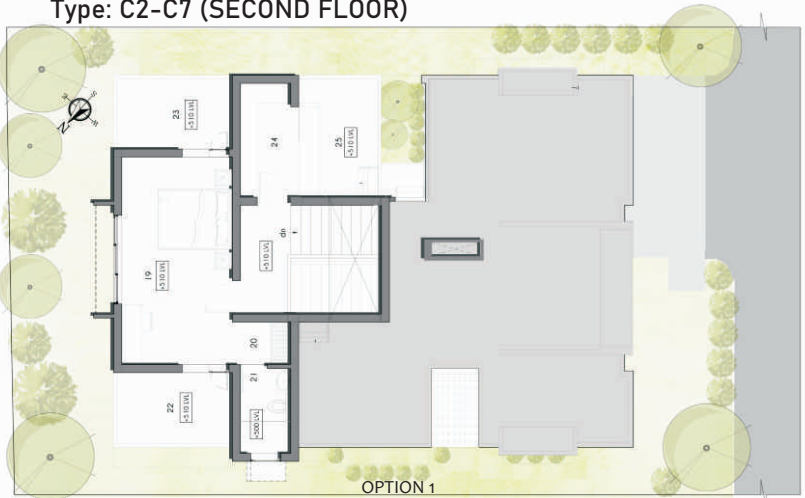


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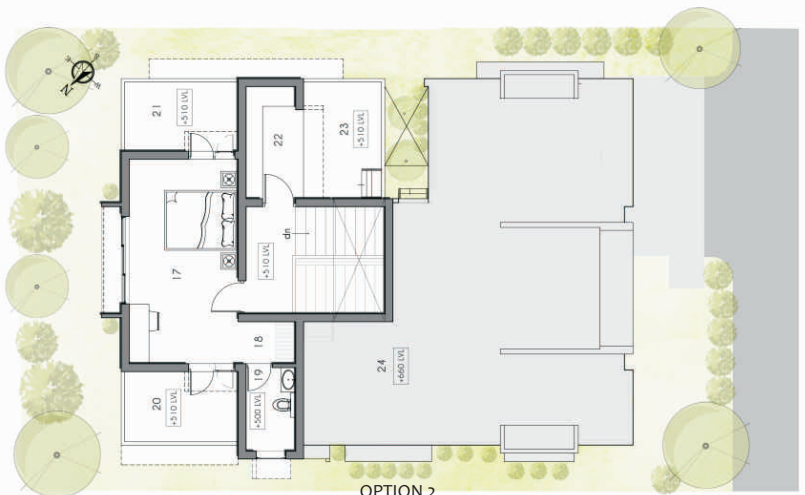
The Mateo: Floor Plans

Type: C2-C7 (SECOND FLOOR)



Scale 1:50 | Plinth Area: 608.58sqft | Total Plinth Area: 3016.88sqft

- | | | |
|--------------------------|--------------------------------|-----------------------------------|
| 19. Bedroom: 20.6' x 11' | 22. Open Terrace: 7.4' x 11.8' | 25. Utility Terrace: 12.1' x 8.2' |
| 20. Dress: 4.2' x 5.8' | 23. Open Terrace: 7.3' x 11.8' | |
| 21. Toilet: 8.4' x 5' | 24. Utility Room: 11.3' x 5' | |



Scale 1:50 | Plinth Area: 608.58sqft | Total Plinth Area: 3059.39sqft

- | | | |
|--------------------------|--------------------------------|-----------------------------------|
| 17. Bedroom: 20.6' x 11' | 20. Open Terrace: 7.4' x 11.8' | 23. Utility Terrace: 12.1' x 8.2' |
| 18. Dress: 4.2' x 5.8' | 21. Open Terrace: 7.3' x 11.8' | 24. Terrace |
| 19. Toilet: 8.4' x 5' | 22. Utility Room: 11.3' x 5' | |



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The Mateo: Location Map



Map not to scale. Only for informative purposes

Member:



For more details on The Mateo

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For live updates on the site, visit us

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