

 THE
LANTERN
VILLA AND APARTMENT

PGK
PGOPALAKRISHNAN NAIR
BUILDERS AND DEVELOPERS PVT. LTD.





PGK

THE LANTERN

VILLA AND APARTMENT

“

*Light up your
dream with a
Lantern*



About *us*

PGK Builders and Developers Pvt. Ltd., established in 1976, is a trusted name in construction with decades of proven expertise. The company specializes in residential developments, healthcare infrastructure, and civil construction projects across India.

Known for quality, innovation, and reliability, PGK delivers thoughtfully designed spaces that combine functionality, comfort, and long-term value.



The *Apartment*

Crafted for those who seek modern elegance,
abundant natural light, and thoughtfully
designed living spaces.

Specifications For Villas & Apartments

Flooring:

- **Living / Dining / Bedroom:** 120 cm x 60 cm vitrified tiles (Kajaria, Somany or equivalent).
- **Balconies:** 30 cm x 30 cm vitrified tiles or ceramic tiles.(Kajaria, Somany or equivalent).
- **Kitchen:** 60 cm x 60 cm or 20 cm x 120 cm vitrified tiles or ceramic tiles (Kajaria, Somany or equivalent).
- **Toilets:**
 - Wall tile: 60 cm x 60 cm or 120 cm x 60 cm vitrified tiles.
 - Floor tile: 60 cm x 60 cm vitrified tiles (Kajaria, Somany or equivalent).

Sanitary:

Cera/ Johnson or equivalent.

CP Fittings:

Cera/ Johnson or equivalent.

Doors (Villas):

- Front Door: Teak Door
- Inner Door: Steel Doors (I-Leaf / Cuirass or equivalent)

Doors (Apartments):

Factory Ready-made Doors (Fenesta, Fera, Jackson or equivalent).

Windows:

UPVC windows or powder coated aluminium windows.

Paint:

- Inner wall & ceiling: 2 coat putty 1 coat primer 2 coat emulsion (Berger / Indigo / JSW or equivalent).
- Outer painting: 1 coat primer & 2 coat premium quality emulsion.

Electrical:

- Points- Sufficient number of electrical points including 5/16 amps points.
- Switches: Modular switches (Legrand/ L&T or equivalent.)

Air Conditioning:

Provision for split AC power points for living & all bedrooms.

Generator Points:

- One light and fan point in every bedroom, living & dining areas.
- One light in every toilet
- Refrigerator point & mixer point in kitchen.
- TV point in living area.

Lift (Apartments):

One 13 passenger lift.

Others:

Provision for cable TV connection in living & master bedroom.

Amenities (Apartment & Villa)



Gym



AC Party Hall



Provision For Camera



Biogas Plant And Incinerator



Electric Car Charging Points For Apartment



Solar Power For Common Areas



Water Treatment Plant



Terrace Children Play Area / Indoor Game Area



Reticulated Gas System



Access Card Entry



Rain Water Harvesting



Visitor's Car Parking



Genset Power Back 100% For Common Area And Designated Power Points In Flats



Intercom To Apartment From Security Cabin And Among Apartments



Sewage Treatment Plant

* This brochure does not constitute either a legal offer or an invitation to an offer.

The image shows a modern, open-air fitness space. On the left, there's a seating area with a black wrought-iron bench and a large planter box containing a palm tree and other greenery. The floor is made of light-colored tiles. In the center, a wooden deck runs along the side of the gym. Large, rectangular concrete planters with tropical plants are placed along the deck. The gym area on the right features various exercise machines, including treadmills and weight machines. The ceiling is made of dark wood with recessed linear lighting. The walls are decorated with colorful, abstract murals. The overall atmosphere is bright and airy, blending nature with modern fitness.

Open-Air Fitness Experience

An open terrace gym that blends fitness with nature, offering a refreshing and energizing workout experience amidst greenery and natural light.



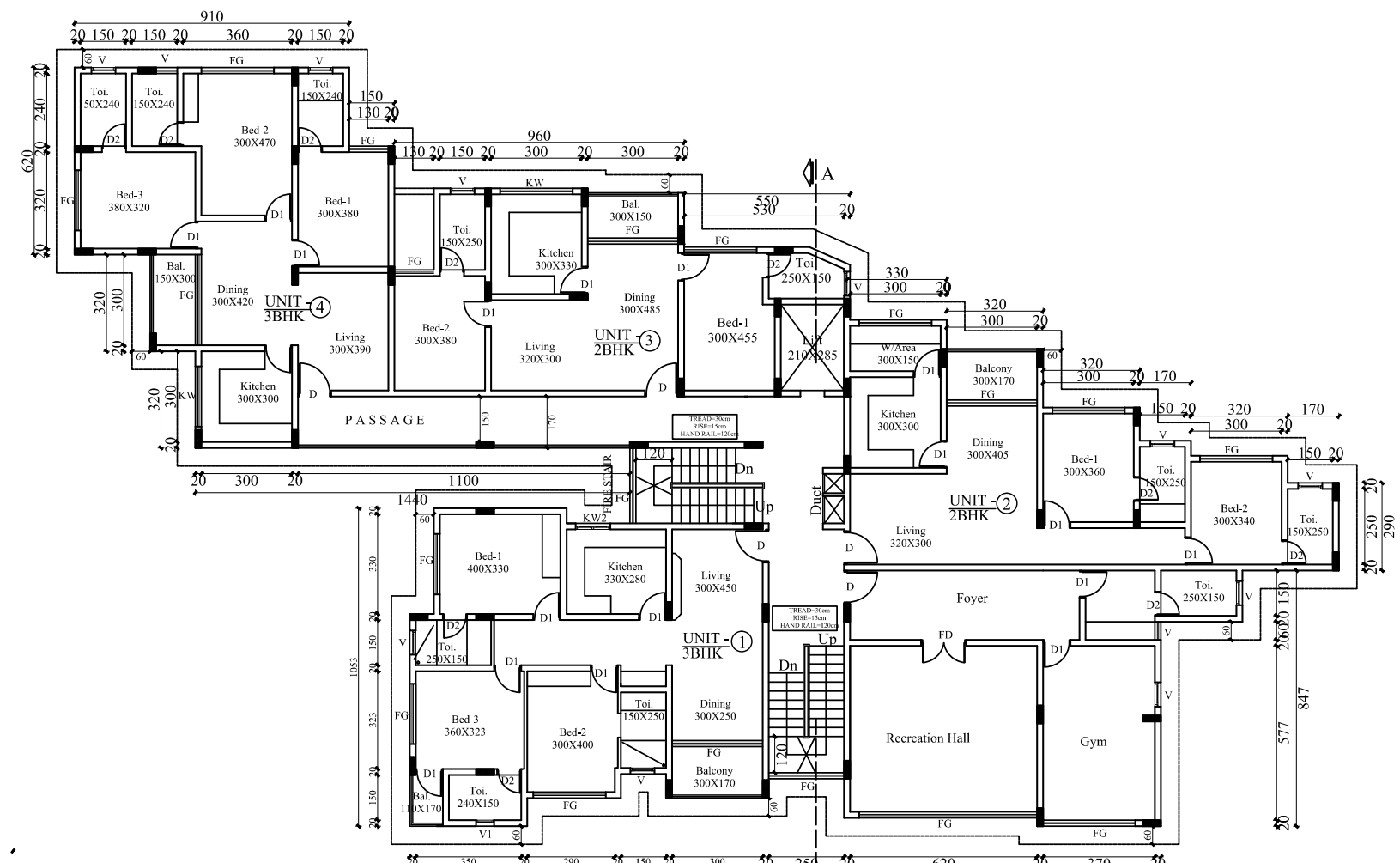
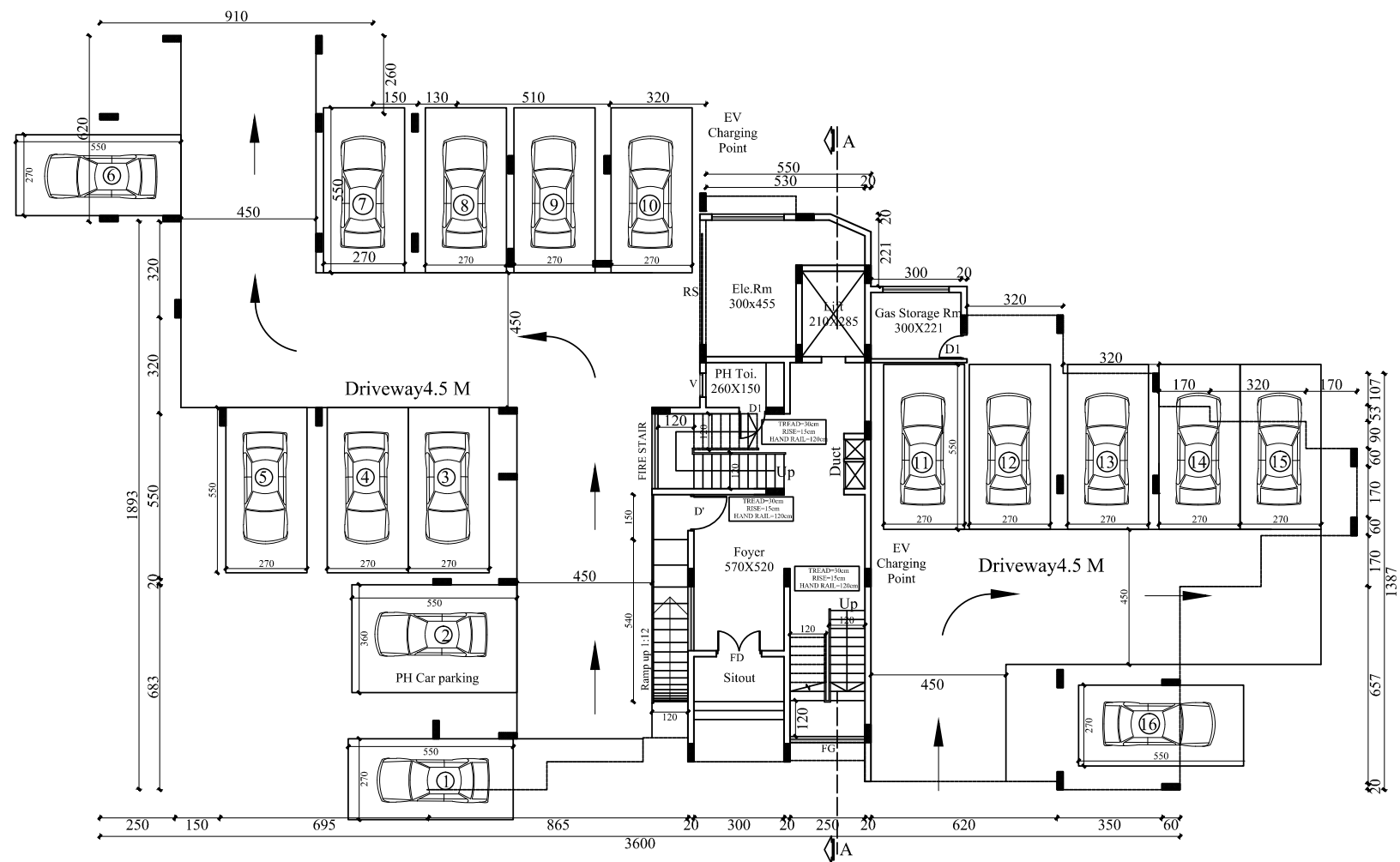
The *Park*

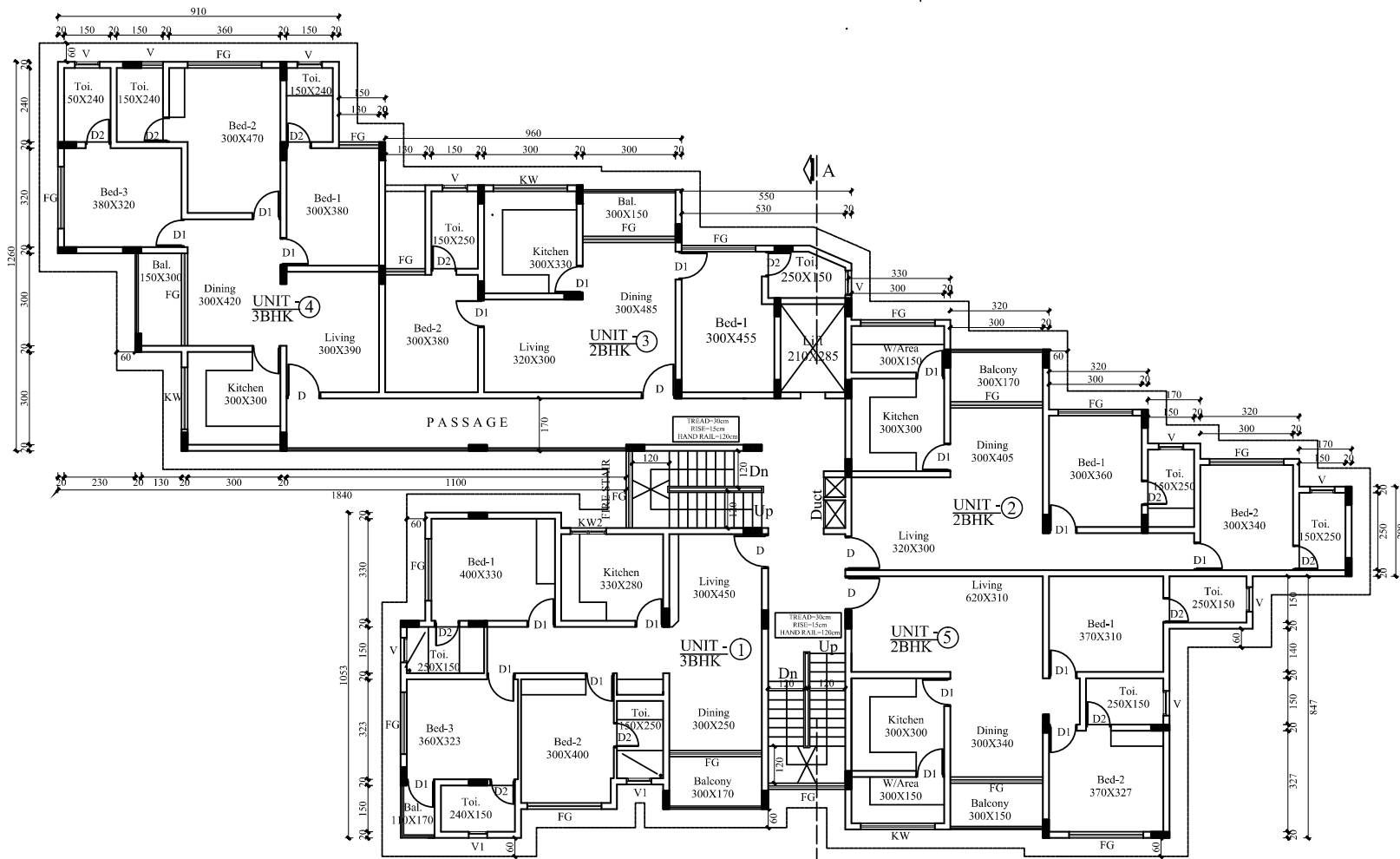
A vibrant outdoor play area designed for joy, exploration, and laughter. Surrounded by greenery and shaded seating, it creates a safe and refreshing space where children can play freely while families relax nearby.



The *Party Hall*

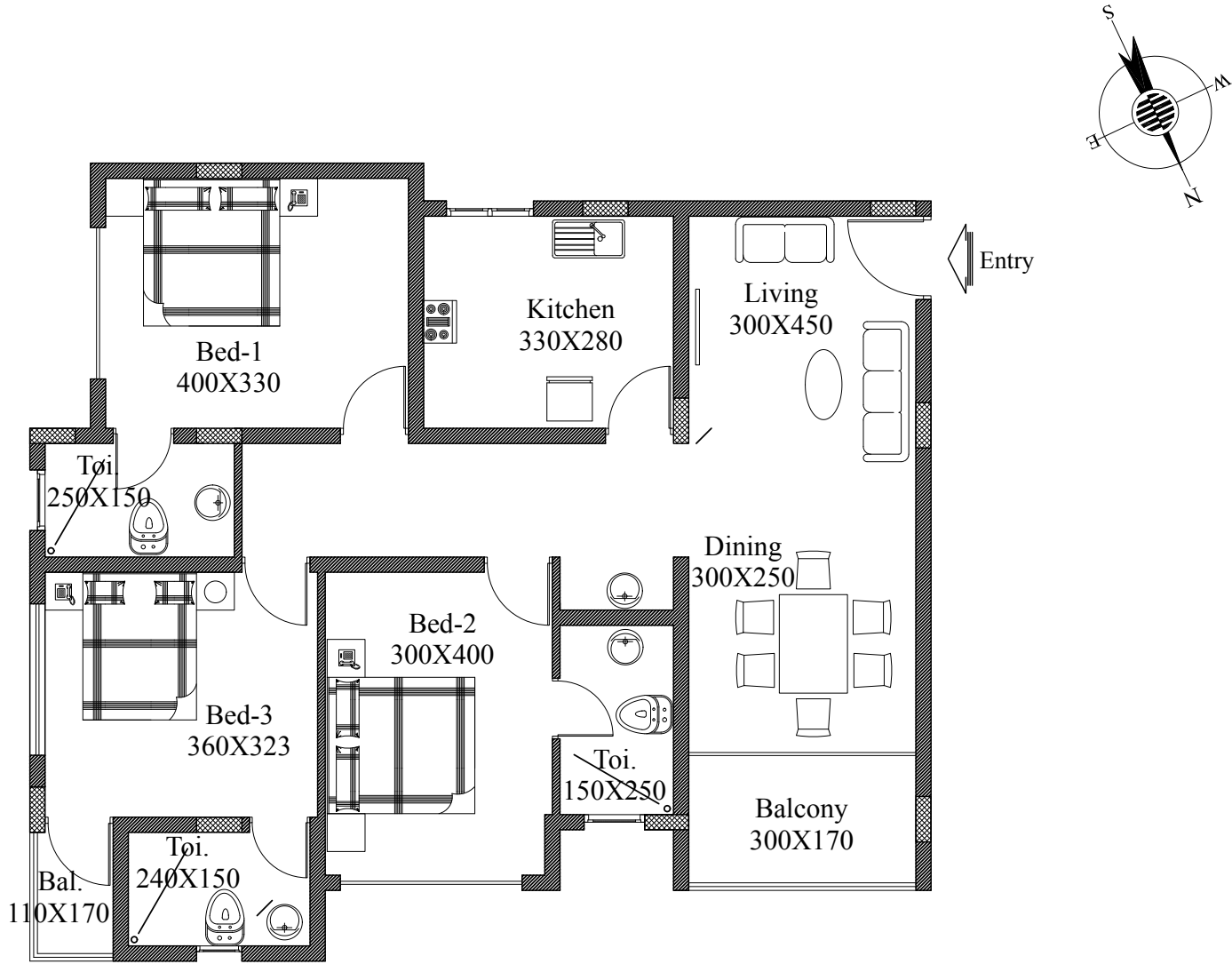
A well-appointed common party hall designed for celebrations, gatherings, and community events, offering a comfortable and elegant indoor space for residents.



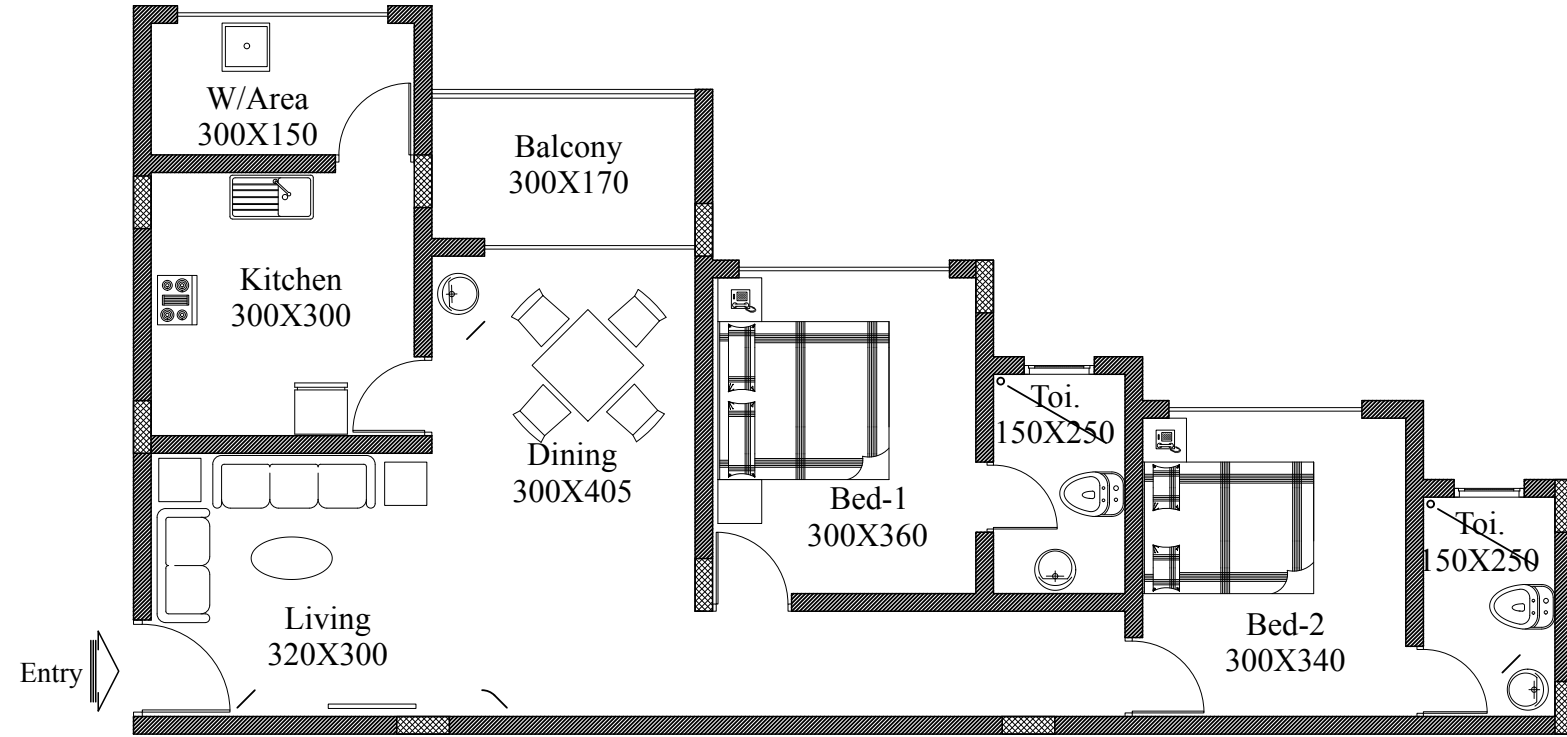
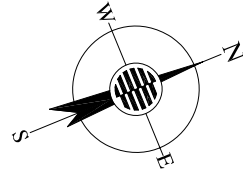


Second to Fourth Floor Plan

3 BHK - 2 nos each
2 BHK - 3 nos each

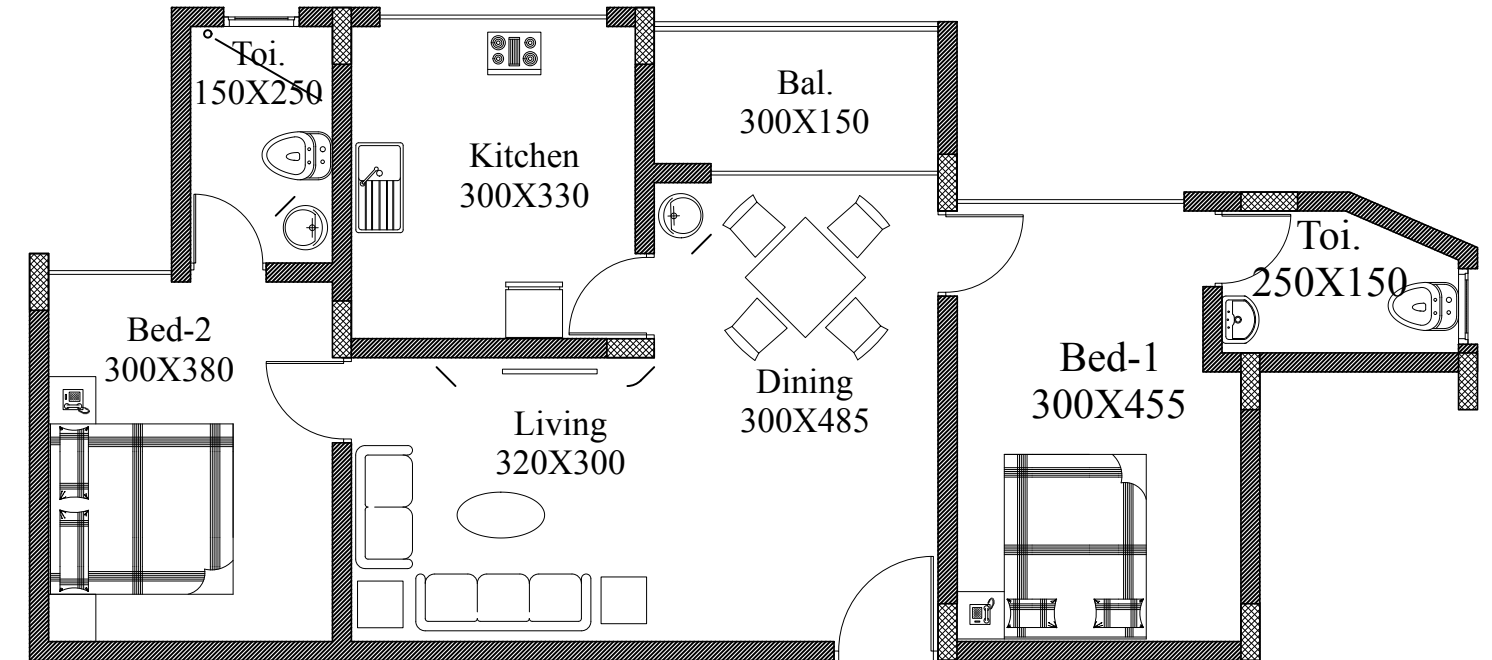
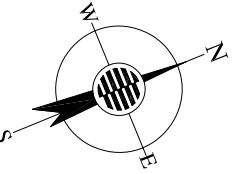


Unit - 1 (3 BHK)			
Carpet Area	Plinth Area	Balcony Area	Super Built-up Area
1014 Sqft.	1180 Sqft.	75 Sqft.	1534 Sqft.



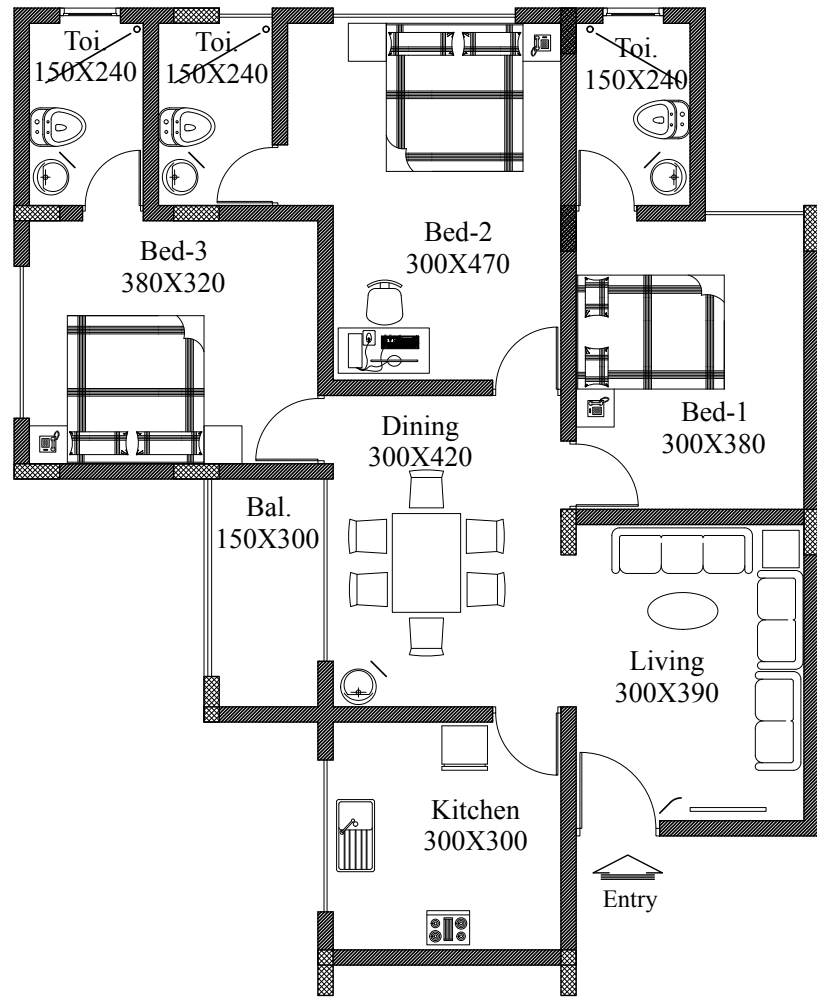
Unit -2 (2 BHK)

Carpet Area	Plinth Area	Balcony Area	Super Built-up Area
856 Sqft.	982 Sqft.	55 Sqft.	1277 Sqft.

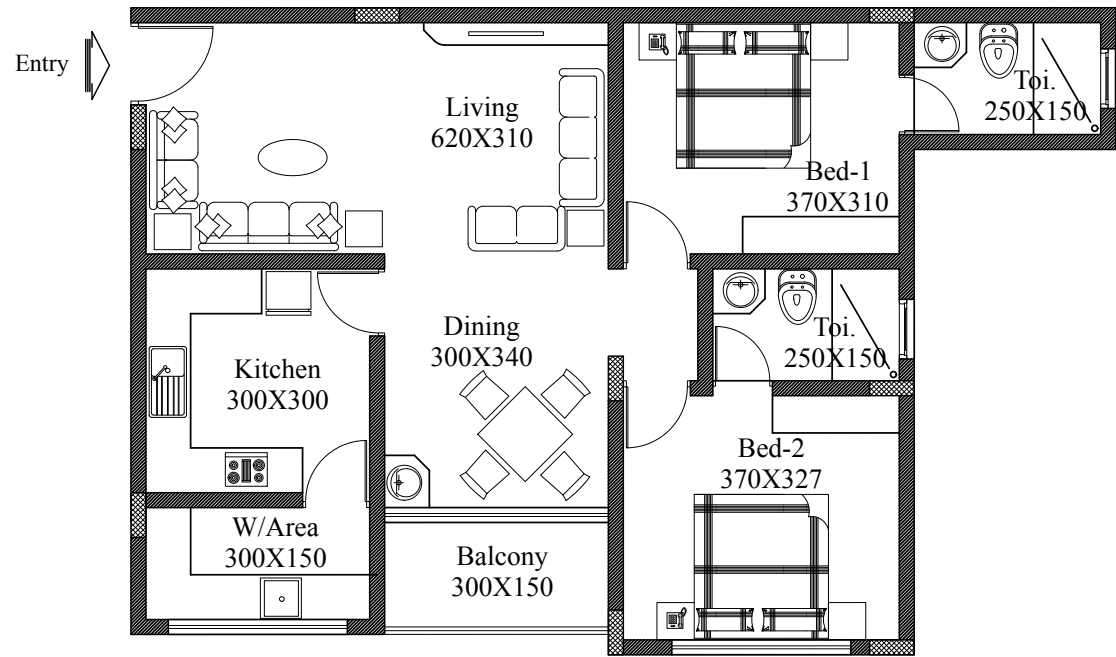


Unit -3 (2 BHK)

Carpet Area	Plinth Area	Balcony Area	Super Built-up Area
752 Sqft.	882 Sqft.	48 Sqft.	1147 Sqft.



Unit - 4 (3 BHK)			
Carpet Area	Plinth Area	Balcony Area	Super Built-up Area
967 Sqft.	1108 Sqft.	48 Sqft.	1440 Sqft.



Unit - 5 (2 BHK)			
Carpet Area	Plinth Area	Balcony Area	Super Built-up Area
883 Sqft.	995 Sqft.	48 Sqft.	1293 Sqft.

The *Villas*

Crafted with spacious balconies, warm natural finishes, and thoughtful detailing, each villa offers refined comfort in a setting that truly welcomes you home, with the added advantage of customizable plots that allow you to shape your living space to suit your unique lifestyle and preferences.

Home is where
your story begins



4 BHK Villa

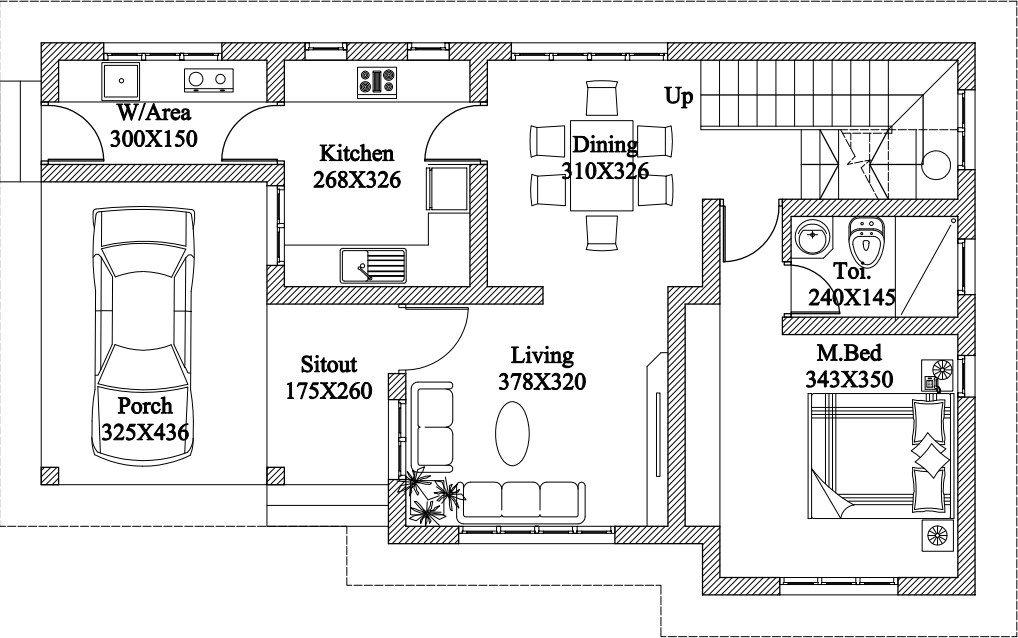


Plot No - 1

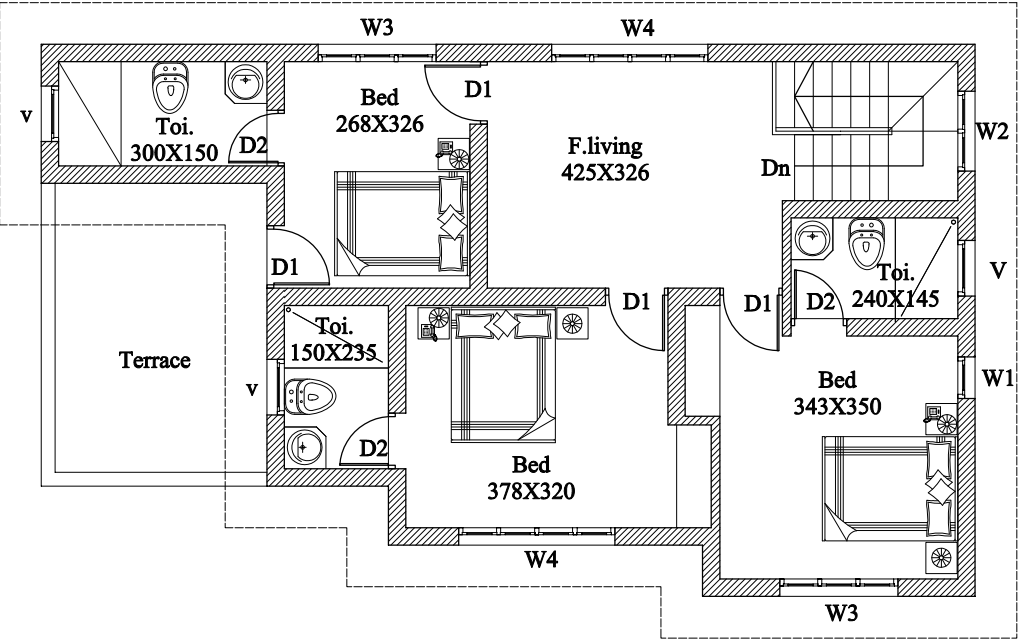
Experience refined living where thoughtful design meets modern comfort. Spacious interiors, elegant finishes, and seamless indoor-outdoor spaces create a home that embodies true luxury and everyday tranquility.

Unit -1 (4 BHK)	
Carpet Area	149.9 m ²
Total Area	186.91 m ²

Ground Floor Plan



First Floor Plan

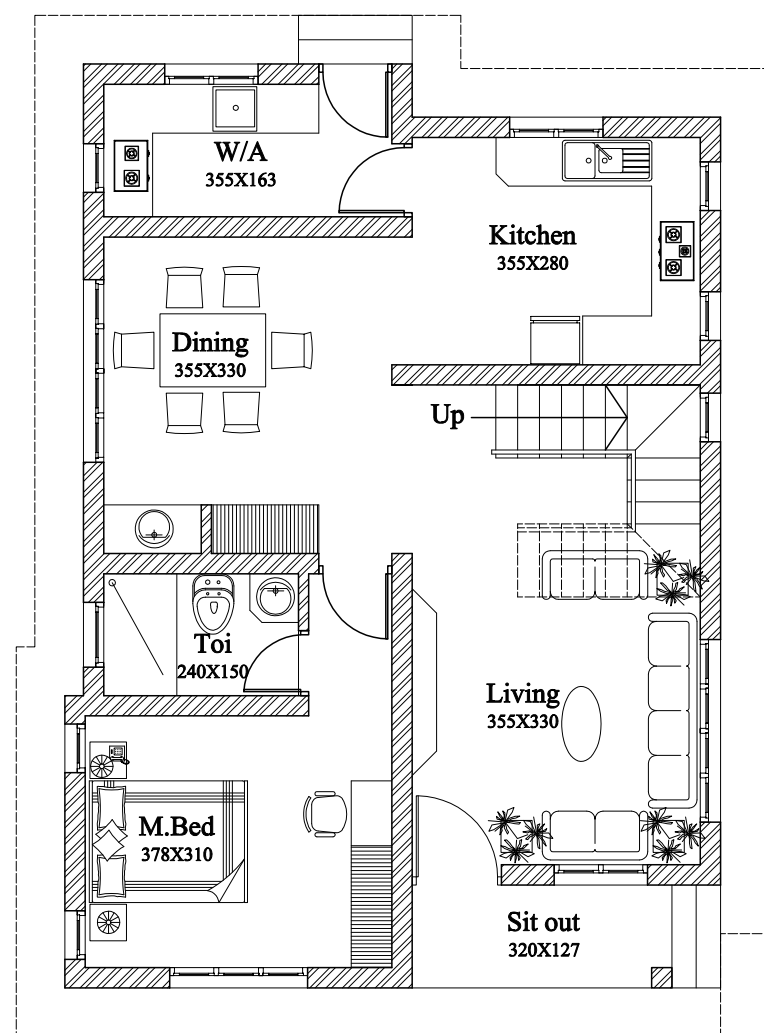


Plot No - 2

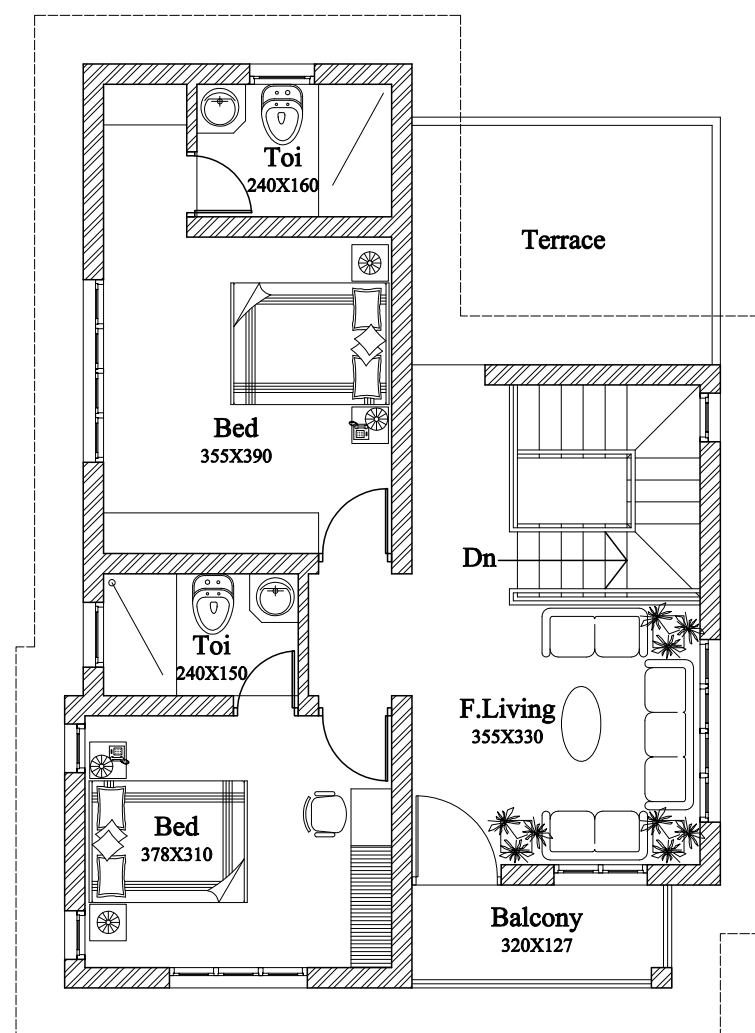
Thoughtfully designed to balance elegance and functionality, this home offers spacious interiors, well-planned living areas, and private retreats that redefine comfortable modern living.

Unit - 2 (3 BHK)

Carpet Area	140.25 m ²
Balcony Area	4.05 m ²
Total Area	162.25 m ²



Ground Floor Plan



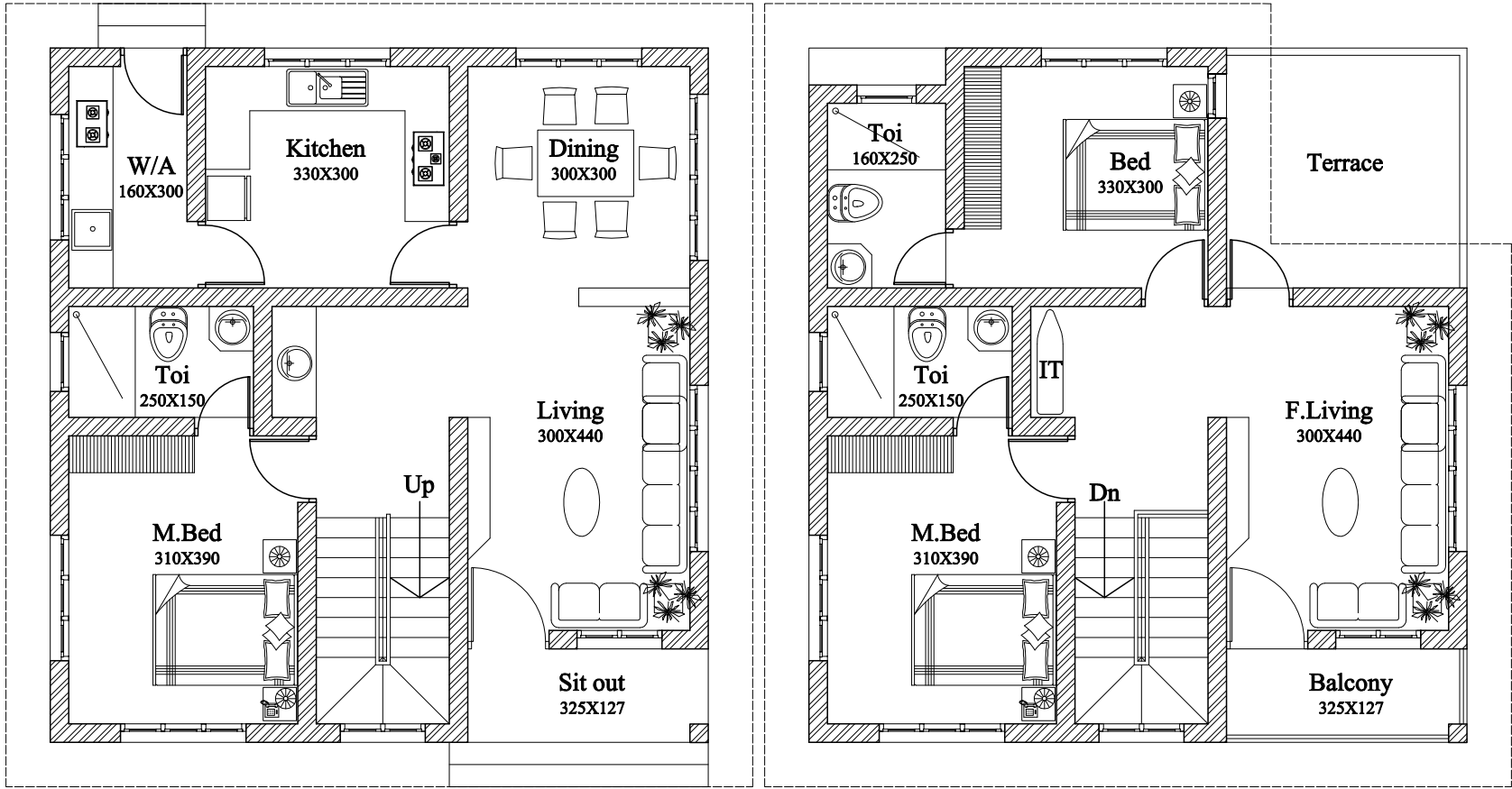
First Floor Plan



Plot No - 3

Designed for a sophisticated lifestyle, this home blends smart planning with contemporary aesthetics, offering bright interiors, comfortable bedrooms, and relaxing spaces for both family living and quiet moments.

Unit -3 (3 BHK)	
Carpet Area	135.46 m²
Balcony Area	4.19 m²
Total Area	155.90 m²



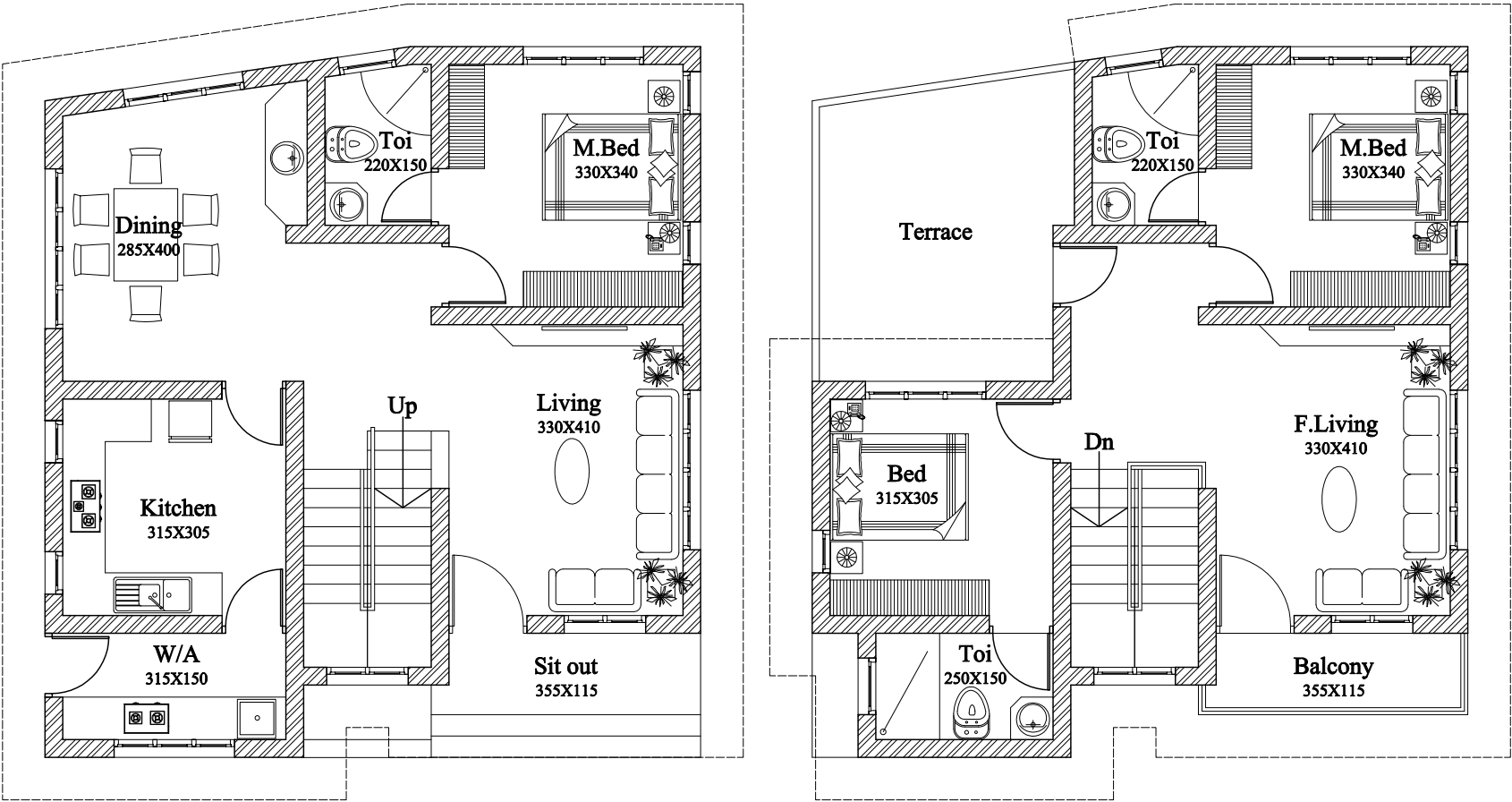
Ground Floor Plan

First Floor Plan

Plot No - 4

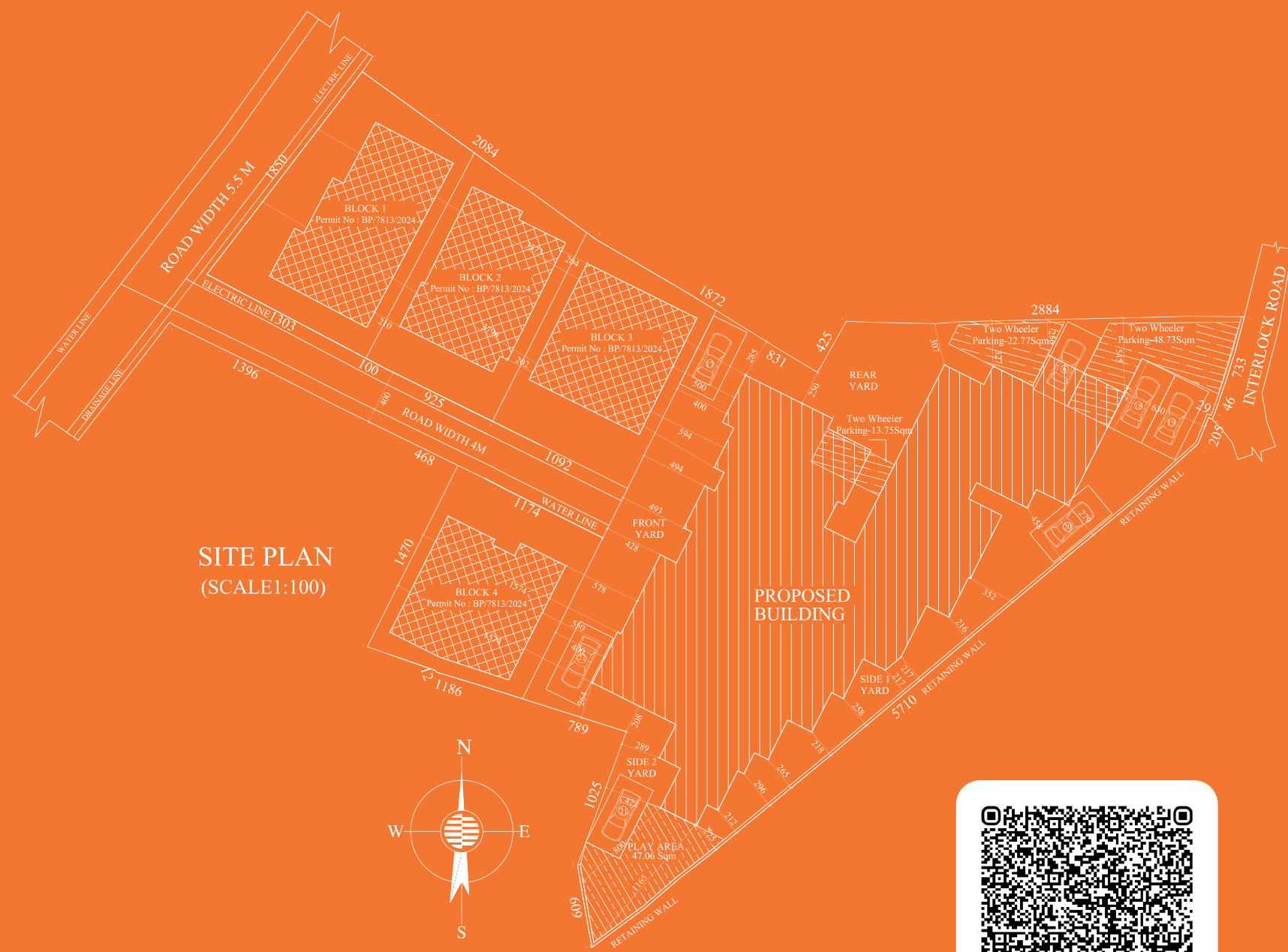
An elegant home designed for modern living, offering spacious interiors, refined aesthetics, and peaceful spaces that bring comfort, style, and luxury together.

Unit -4 (3 BHK)	
Carpet Area	134.98 m²
Balcony Area	4.12 m²
Total Area	156.99 m²



Ground Floor Plan

First Floor Plan



Scan For Location



Just 1 KM from Peroorkada Junction

signature
of elevated living



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