



Globuse Realtors Private Limited

RERA NO : TN/11/Building/0379/2022



Let life bloom, bountifully!

In a vast garden of flowers
Life shall ever be full of fragrance
Fragrance to live with joy, bliss
Abundance and peace.

Globus
Flowerdale
Fragrance of life

✿ Right Location ✿ Right Environment ✿ Right Ambience



Globuse Realtors Private Limited

Constructive solutions for a towering future.

A home is where the heart is. It is made up of not just bricks and concrete, but dreams, hopes, likes, and many little things that we treasure.

That is why, at Globuse Realtors Private Limited, we believe that every home should be a masterpiece; and the reason why we always strive hard, going those extra miles in assuring that your living spaces will be one of your dreams.

Based in the booming city of Coimbatore, Globuse Realtors has, over the past two decades, carved a niche for itself in real estate development. Bringing independent housing layouts, individual villas and apartments at affordable prices, Globuse combines commitment with excellence in delivering high-quality housing solutions.

With a promising future in focus, Globuse Realtors is continuing its journey forward as one among the top real estate companies in India.



Flowerdale – where dreams bloom

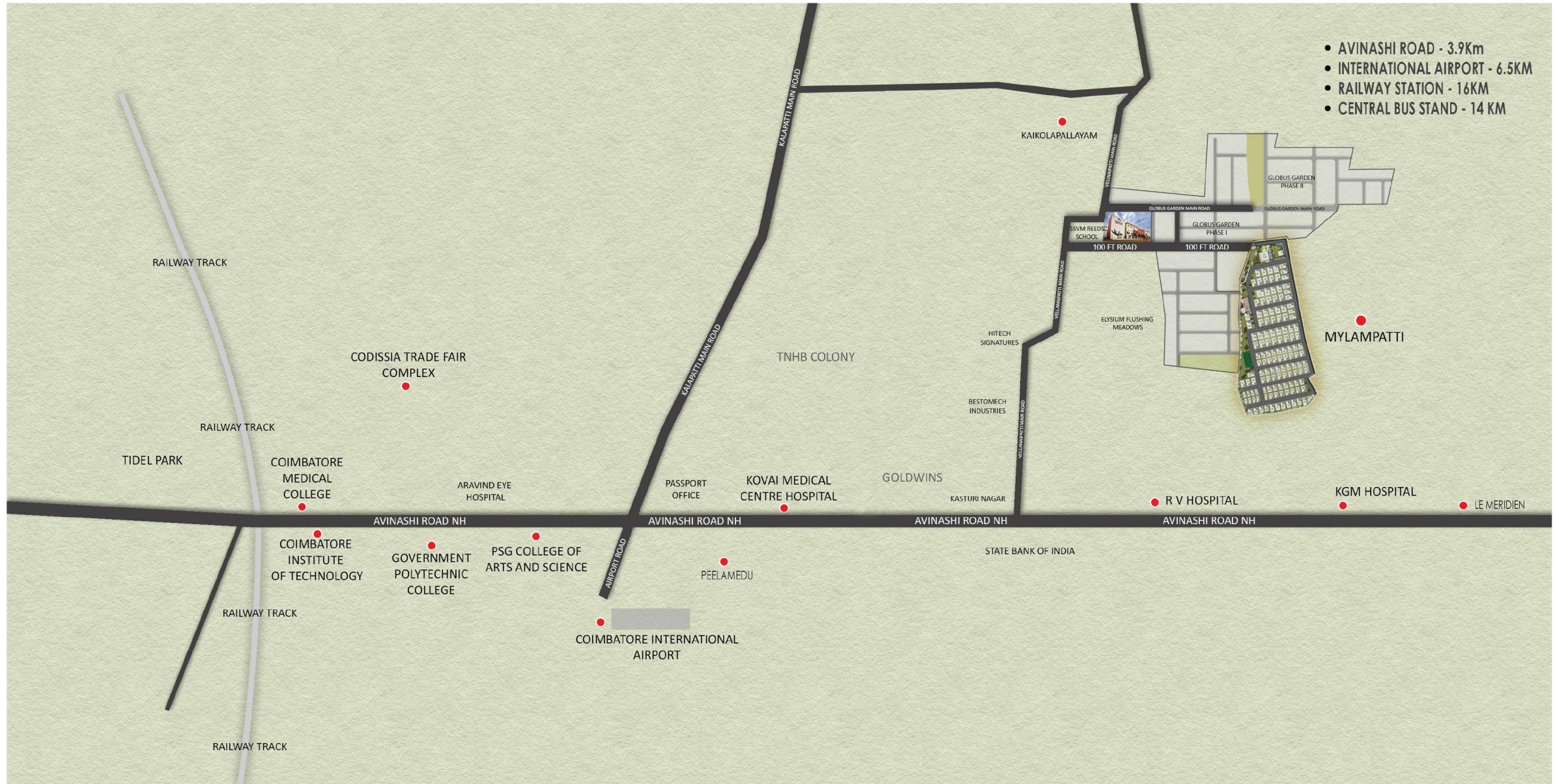
Dreams are like flowers. They bloom with all their beauty, captivating us beyond imaginations. What Flowerdale offers is such a life, full of dreams and elegance. 10 choices of villas, spread across acres of sprawling land, Flowerdale is where you could celebrate the beauty of life, in all its splendour and grandeur.

- ☀ Right Location
- ☀ Right Environment
- ☀ Right Ambience

Right Location

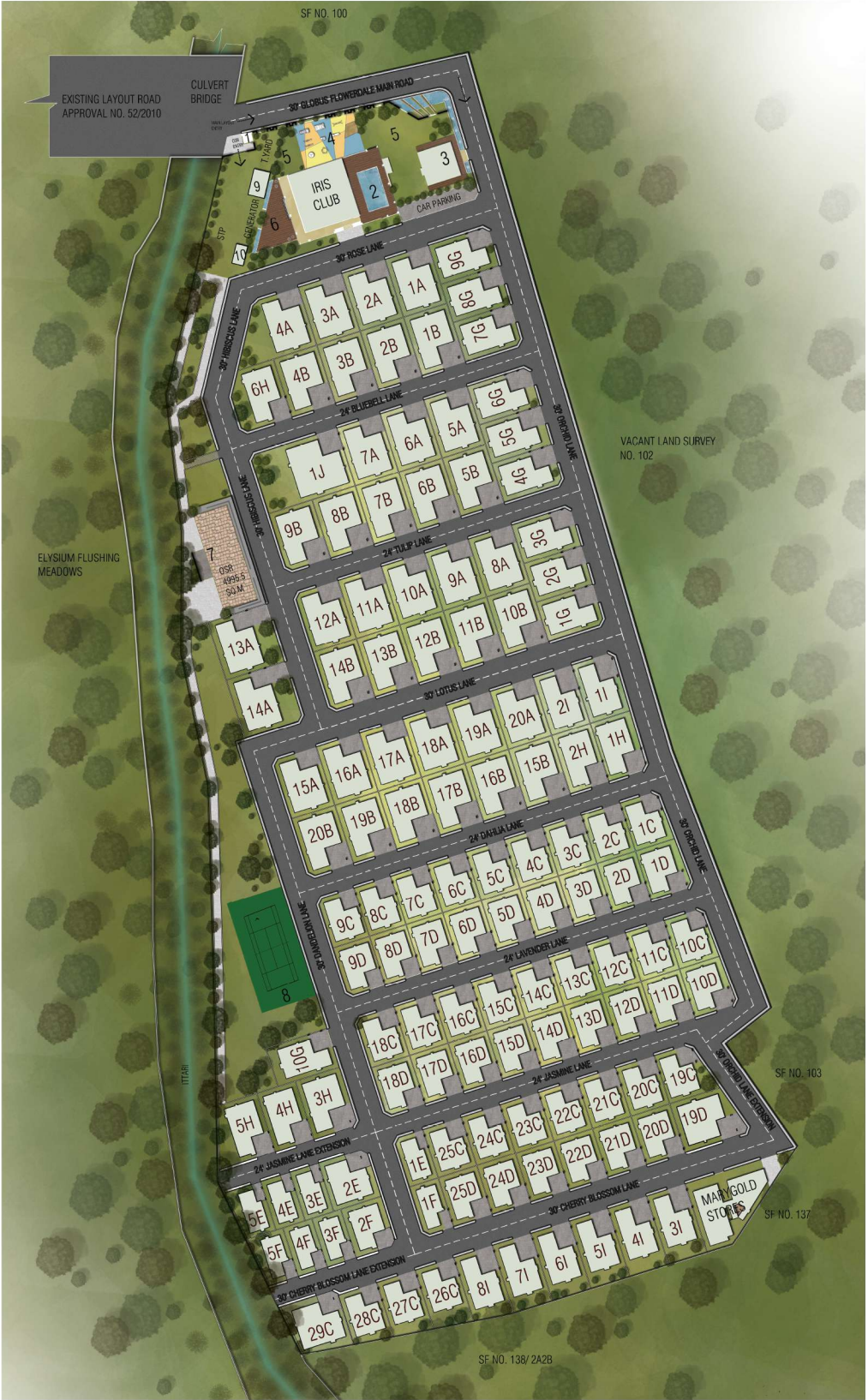
Flowerdale, a garden of well-groomed villas is nestled in the serene terrains of Mylampatti, adjoining Globus gardens, and Elysium flushing meadows. Through Vellanaipatti Main Road there is an easy entry into Avinashi NH, and access to Coimbatore International Airport, educational and health care institutions. Globus is honored to offer you many such reasons to celebrate your life in FLOWERDALE.

Site Address : Globus Flowerdale, Globus Gardens, Kaikolapalayam, Thottipalayam Pirivu, Coimbatore - 641014



Site Plan

Type	Description
1	Security cabin
2	Swimming pool - Iris Club
3	Site office
4	Children's play area - Iris Club
5	Landscape area - Iris Club
6	Outdoor party area - Iris Club
7	OSR Landscape (IncludingJogging track, Amphitheatre) - Plumeria Garden
8	Basketball cum Tennis court
9	Electrical room
10	Communication room



Type - A

Super Built-up Area	UDS Area
3890.25 Sq.ft.	4129.91 Sq.ft.



- 4BHK Villa with facility to park 2 Cars.
- Semi-open landscape terrace on the first floor.
- Gathering space on the terrace.
- Provision for home lift.
- Designed as per Vastu on an extent of land measuring 45X60 feet.





Type - B

Super Built-up area	UDS Area
3921.46 Sq.ft.	4129.91 Sq.ft.



- 4BHK Villa with facility to park 2 Cars.
- 3 bedrooms with attached toilets. One bedroom in the ground floor.
- Semi-covered landscape terrace on the first floor.
- Provision for home lift.
- Designed as per Vastu on an extent of land measuring 45X60 feet.





Type - C

Super Built-up Area	UDS Area
2689.38 Sq.ft.	3040.07 Sq.ft.



- 4BHK Villa with facility to park 2 Cars.
- 3 bedrooms with attached toilets. One bedroom in the ground floor.
- Spacious living, dining, kitchen and study areas.
- Landscaped terrace on the first floor.
- Set on an extent of land measuring 40X50 feet.





First Floor



Terrace Floor



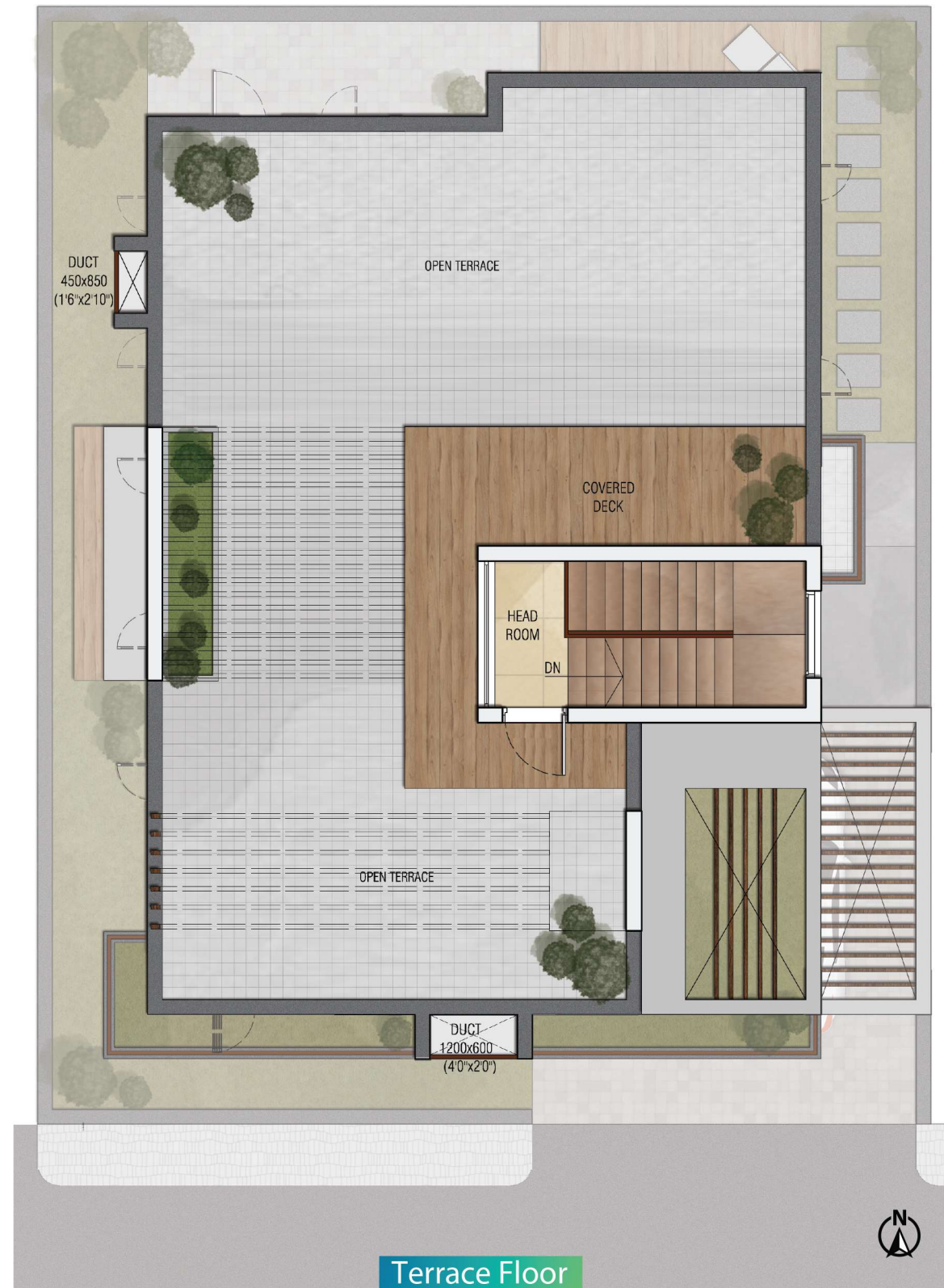
Type - D

Super Built-up Area	UDS Area
2718.60 Sq.ft.	3040.07 Sq.ft.



- 4BHK Villa with facility to park 2 Cars.
- 3 bedrooms with attached toilets. One bedroom in the ground floor.
- Well ventilated kitchen and separate living and dining areas.
- Landscaped terrace on the first floor.
- Set on an extent of land measuring 40X50 feet.





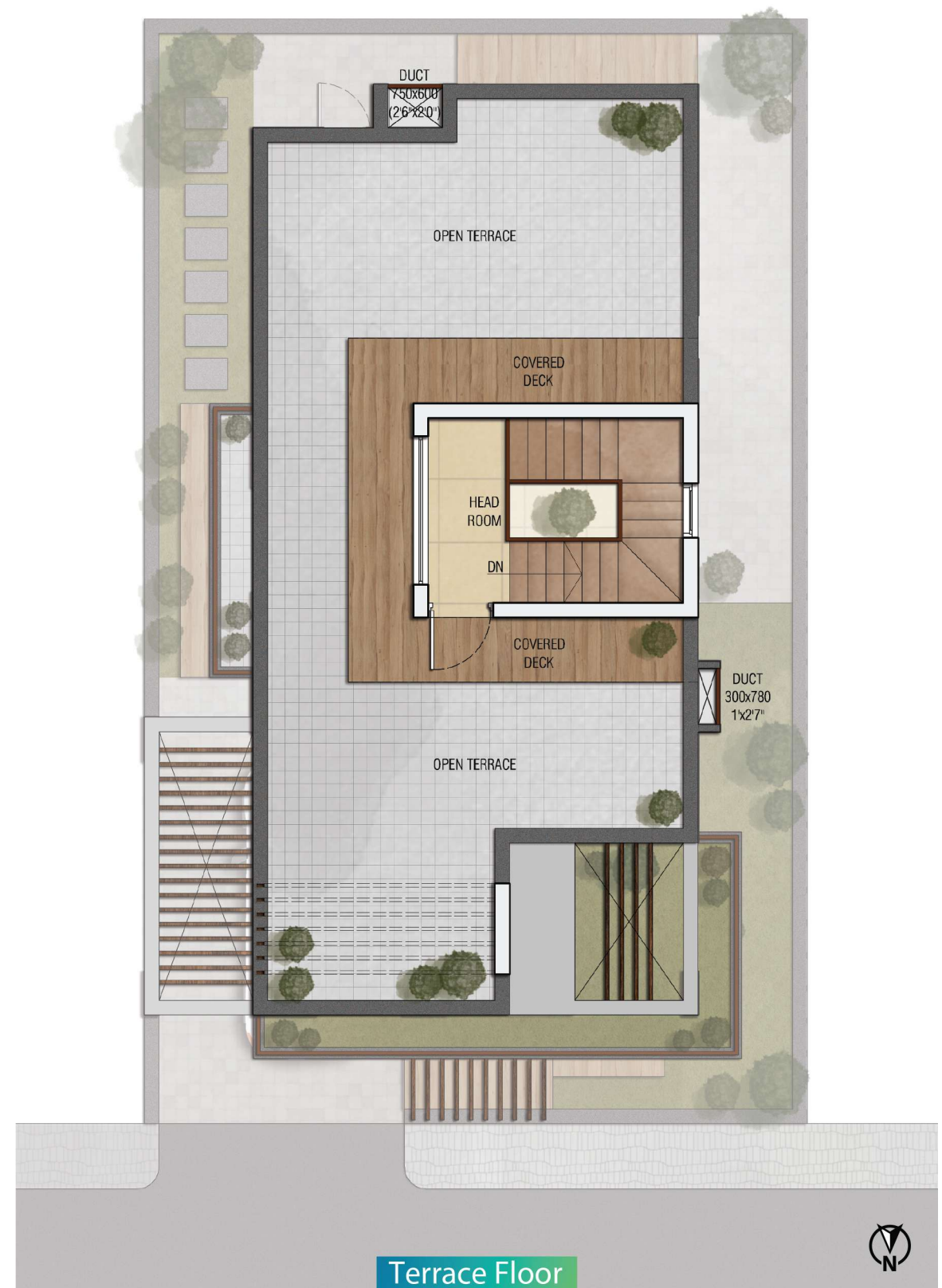
Type - E

Super Built-up Area	UDS Area
1904.26 Sq.ft.	2294.40 Sq.ft.



- 3BHK Villa with facility to park 1 Car.
- 3 bedrooms with attached toilets. One bedroom in the ground floor.
- Spacious parallel kitchen and separate living and dining areas.
- Landscaped terrace on the first floor.
- Set on an extent of land measuring 30X50 feet.





Type - F

Super Built-up Area	UDS Area
1903.92 Sq.ft.	2294.40 Sq.ft.



- 3BHK Villa with facility to park 1 Car.
- 3 bedrooms with attached toilets. One bedroom in the ground floor.
- Well-lit Villas with ample ventilation designed adhering to Vastu.
- Set on an extent of land measuring 30X50 feet.





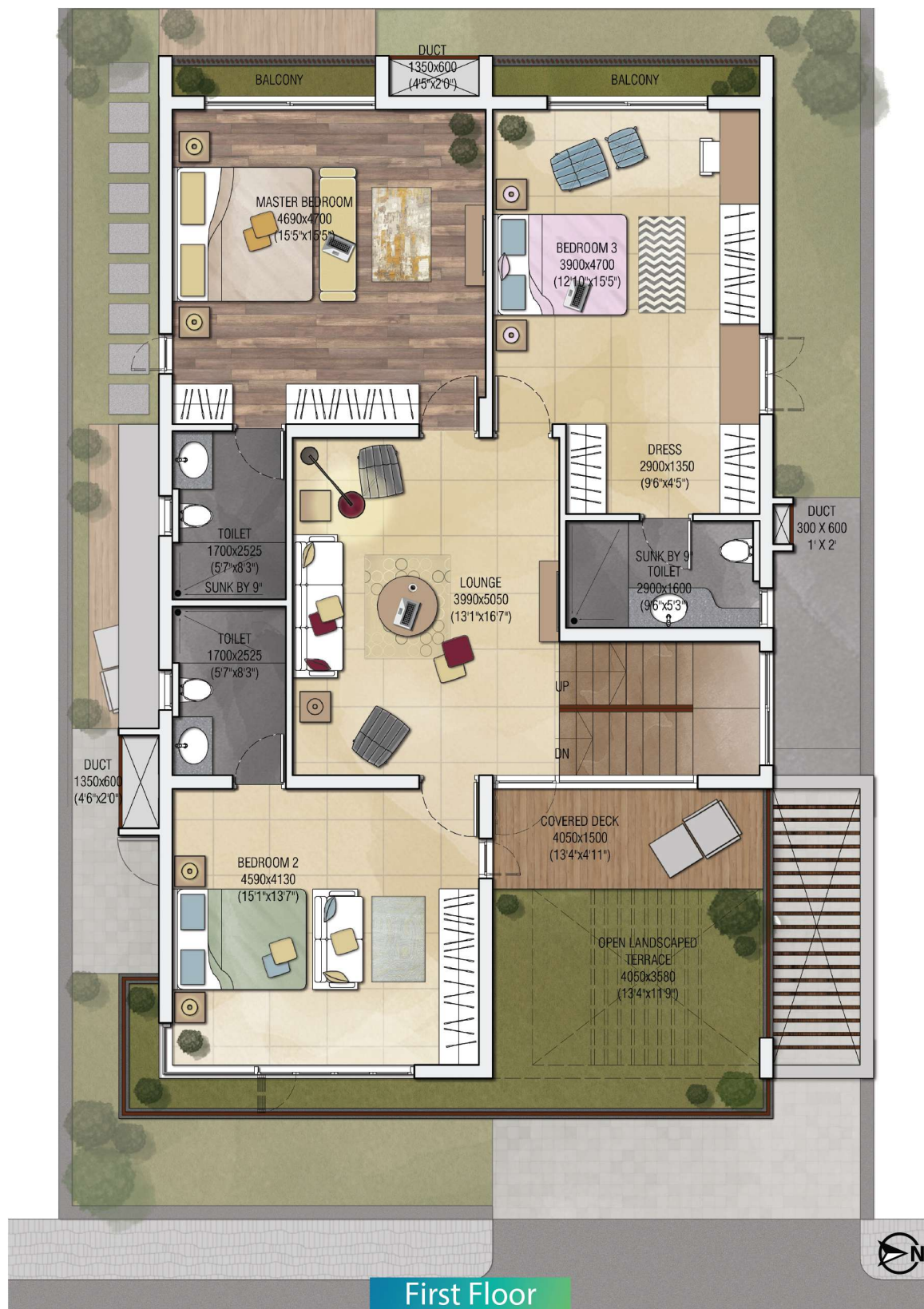
Type - G

Super Built-up Area	UDS Area
3183.06 Sq.ft.	3625.15 Sq.ft.



- 4BHK Villa with facility to park 2 Cars.
- Large living room and kitchen
- Dining space for 8 at a time
- 4 bedrooms with large wardrobes and attached toilets. One bedroom on the ground floor.
- Large family space and landscaped terrace
- Set on an extent of land measuring 40X60 feet.





Type - H

Super Built-up Area	UDS Area
3349.08 Sq.ft.	3671.03 Sq.ft.



- 4BHK Villa with facility to park 2 Cars.
- 4 bedrooms with attached toilets. One bedroom in the ground floor.
- Spacious living, dining, kitchen and study areas.
- Landscaped terrace on the first floor.
- Set on an extent of land measuring 40X60 feet.





Type - I

Super Built-up Area	UDS Area
3235.95 Sq.ft.	3671.03 Sq.ft.



- 4 BHK Villa with an exclusive central courtyard and facility to park 2 Cars.
- 4 bedrooms with attached toilets. One bedroom in the ground floor.
- Large living, dining and kitchen spaces.
- Study room, seating nook, media room and landscaped terrace on the first floor.
- Set on an extent of land measuring 40X60 feet with ample area for a spacious lawn.





Iris Club & Office

What's a modern living locale without ample amenities and conveniences to make life enjoyable and easier! When it comes to Flowerdale, you are blessed with these in abundance, just like the beauty that surrounds the area. Here's a list of the best of them:

- Covered Swimming Pool
- Indoor Badminton Court
- Kid's Outdoor Play Area
- Well-equipped Fitness Centre
- Outdoor Party Area
- Dining Space
- Well-designed Lobby
- Floor Chess Board
- Indoor game facilities for kids and grown-ups
- Spacious Multi-purpose Hall for large parties and events
- Large Screens to project shows and events of significance

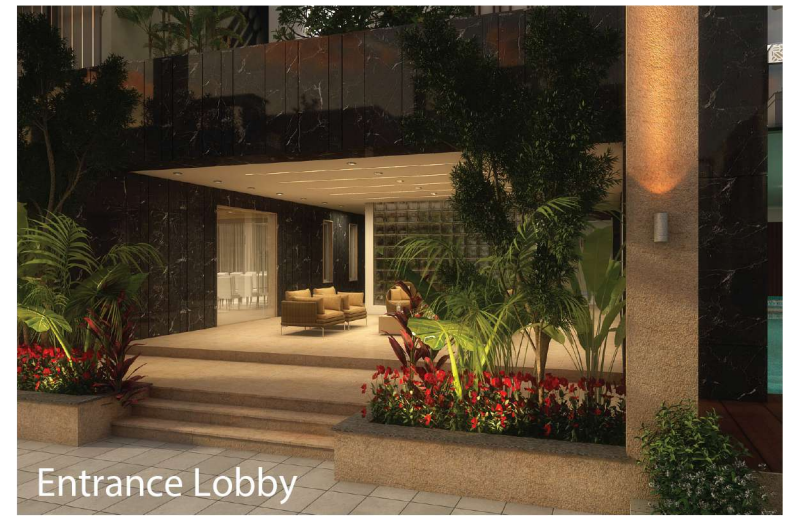




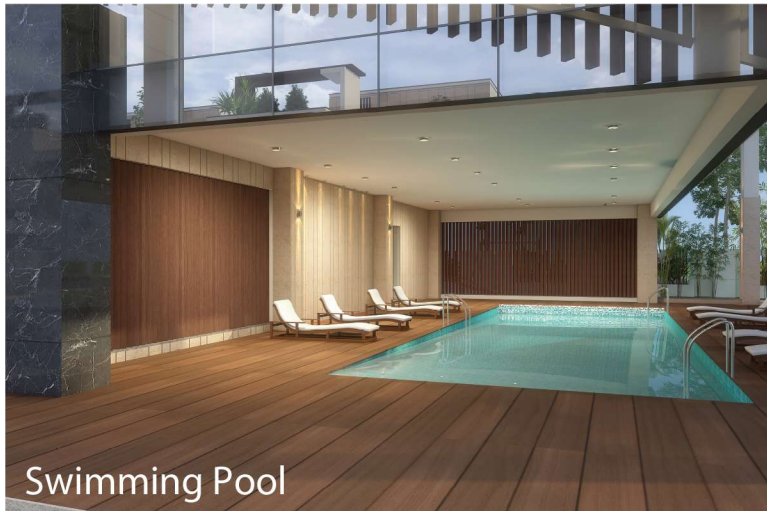
RGM-Day View



Outdoor Party Deck Area



Entrance Lobby



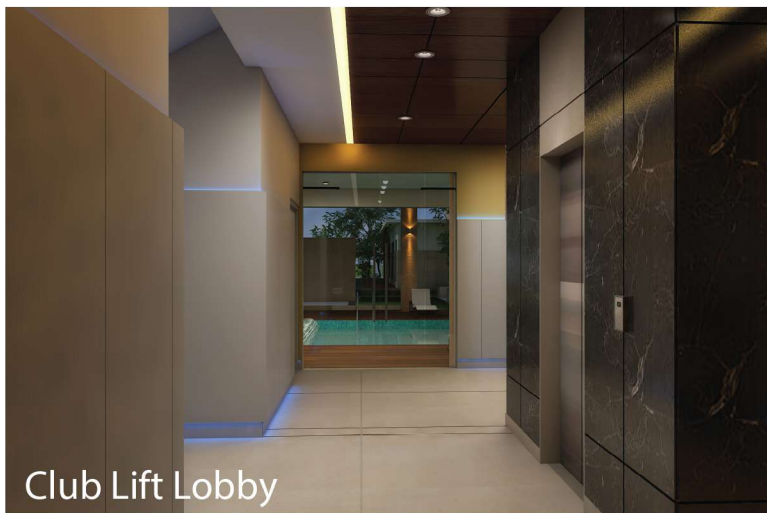
Swimming Pool



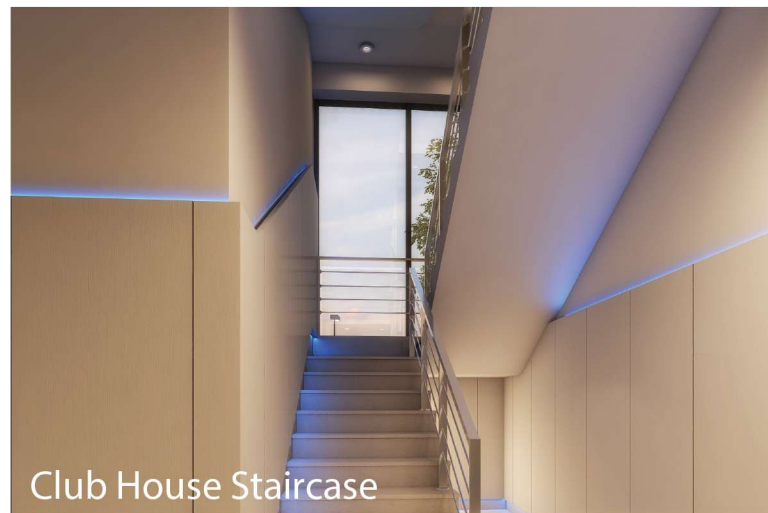
View From Villa Balcony



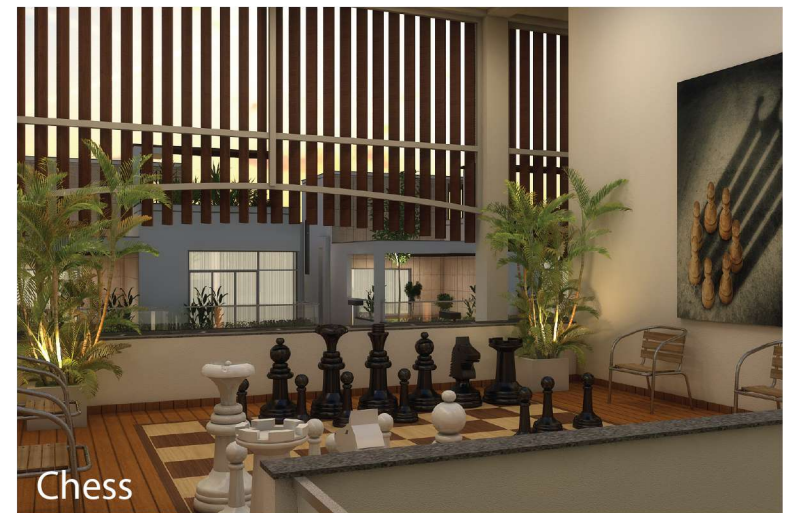
Foyer Landsape Area



Club Lift Lobby



Club House Staircase



Chess



Multi-purpose Hall cluster type seating - View1



Multi-purpose Hall cluster type seating - View2



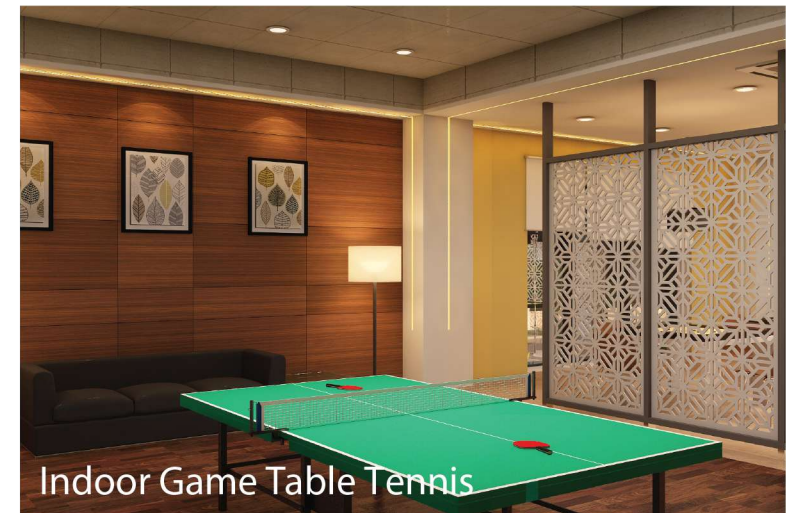
Multi-purpose Hall theatre style seating - View 3



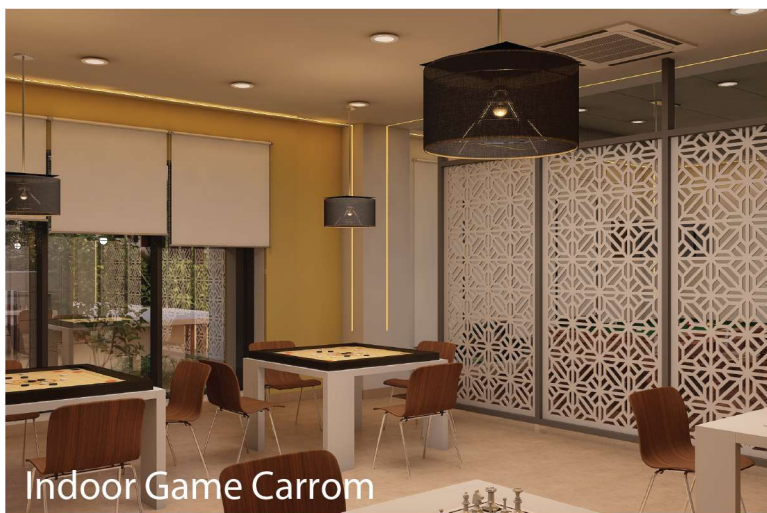
Gym - View 1



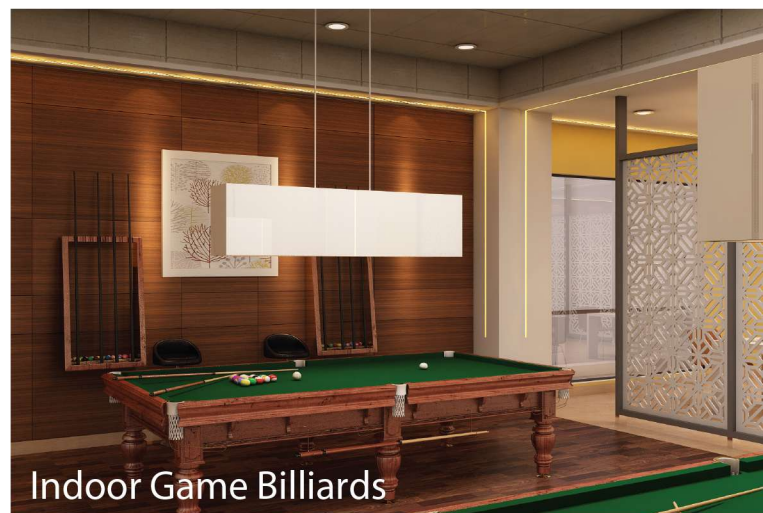
Gym - View 2



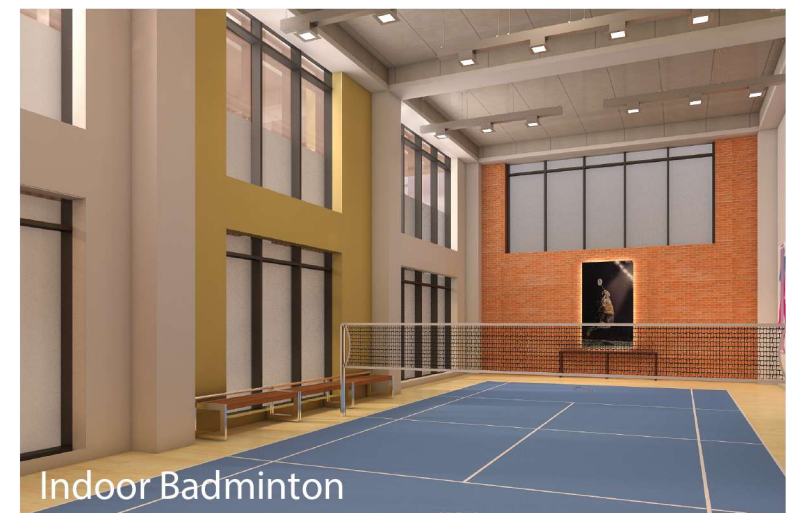
Indoor Game Table Tennis



Indoor Game Carrom



Indoor Game Billiards



Indoor Badminton



Ground Floor



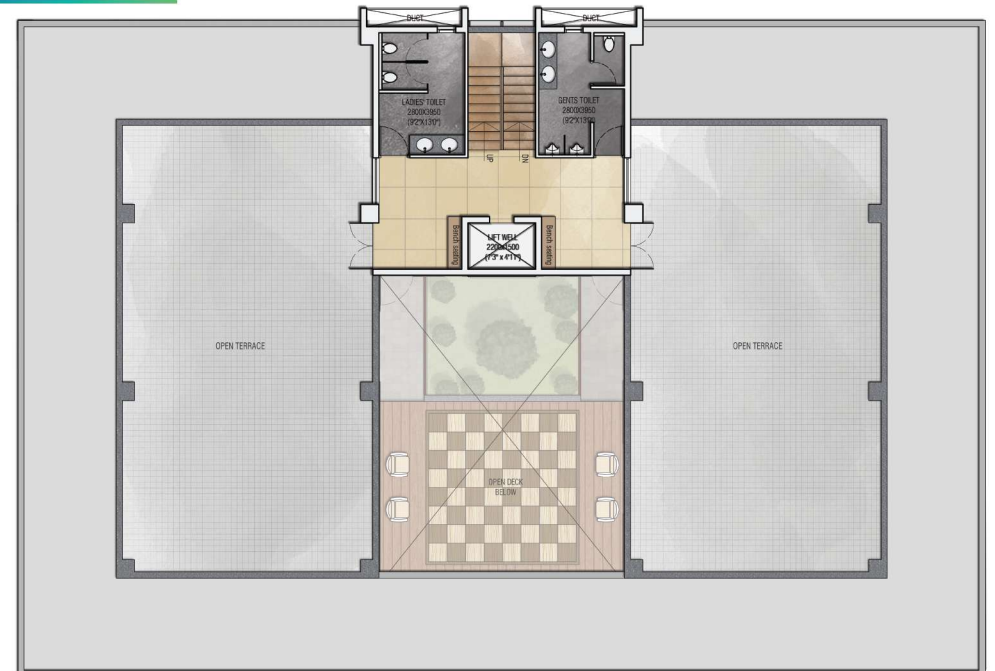
Second Floor



First Floor



Terrace Floor



Marygold Stores



Shop at ease

At Flowerdale, all your shopping requirements are well taken care of. Shop for all household essentials at the well-equipped supermarket inside the very premises of Flowerdale and find services of launderette too. What's more? This avenue also offers places to relax with your family and friends over refreshments, as you could watch your kids play in the vicinity.



Plumeria (Landscape)

Flowerdale is a lush slice of land rich in immense elegance. Tropical gardens with shady native trees, meandering walking and jogging pathways, ample seating under pergolas, amphitheatre, outdoor tennis and basketball half-courts, landscaped gardens with fragrant and medicinal shrubs, plants and trees that stretch across the locale – Flowerdale is full of delightful experiences that would keep you pleasant and happy, every moment of your life spent here.



Standard Features & Specification

The attractive location of Flowerdale makes these homes ideal for those who are looking for class and luxury, all the while seeking a comfortable and peaceful life. Contemporary, yet innately traditional, these villas provide you a harmonious balance between work and life.

STRUCTURE

- RCC Framed structure
- Fly ash core brick or Solid Block, Masonry and plastering

FLOORING

- Living & Dining - Artificial Imported marble.
- Kitchen - Vitrified Tiles with Modular Kitchen.
- Bed room - Vitrified Tiles.
- Balcony & Service-ceramic flooring.
- Toilet floor - Antiskid Ceramic Tiles.
- Toilet Dado - Glazed Tiles upto 7'0" height.
- Car park - Granolithic Finishing over a bed of PCC flooring.

JOINERIES

- Main Door - Teak Wood Frame With ornamental flush door, antique Tower bolts, brass hinges fitted with rubber door stopper.
- Bed room Doors - Teak frame with ornamental Flush Door with Skin door shutters fitted with Iron oxidized hinges Mortise lock / equivalent with brass tower bolts and rubber door stopper.
- Toilet Doors - Padauk frame with waterproof plastic Coated Ornamental flush Door with Cylindrical Lock.
- Balcony Doors - UPVC.
- Windows -UPVC Window frame and Shutters.
- Ventilators- UPVC Frame with partially openable shutters.
- Grills: MS Grills, Grouted onto the walls as specified by architect.

KITCHEN

- Kitchen Platform - will be of granite and tiles up to lintel level.
- Kitchen Queen / Diamond / Equivalent make Stainless steel single bowl sink with drain board.
- Provision for Chimney and Aqua guard.
- Utility - Pastel / Soft coloured glazed tiles up to 5'0" ht.

SANITARY

- EWC & wash basin of Roca / Kohler / Durovit / equivalent make in White colour.
- Master bed room toilet - with Granite counter top wash basin..
- Dining Hall - Granite counter top wash basin.
- Grohe / Jaguar Chromium plated tap fittings, Wall mixtures / diverters.
- Overhead shower of Jaguar / Grohe / equivalent make with arm and rose.
- Chromium plated low level tap and one concealed stop cock in each bathroom of Jaguar / equivalent make.
- Concealed flush tank - Geberit / equivalent make

PLUMBING

- Concealed CPVC pipeline in Bathrooms of approved brand.
- Concealed CPVC pipeline for hot Water lines of Tata / ISI brand c. Over Head Tank: Common overhead tank fitted with duct pipes of PVC True bore / Finolex / Equivalent make and terrace pipes of UPVC

ELECTRICAL

- SWITCHES - Elegant designer Modular Switches
- Adequate light, fan and power points.
- Concealed wiring using ISI standard Equivalent make suitable for 3 Phase power supply.
- Air conditioning - Good branded Split AC will be provided in all bedrooms.

PAINTING

- Ceiling - Distemper Paint.
- Internal- Living, Dining, Kitchen and Bedrooms -Two coats of Birla Cement Pasted Putty and one coat of Emulsion Primer and two Coats of Emulsion Paint with roller finishing.
- External - Weather proof Exterior Emulsion Paint
- Wood work - Main Door: Melamine Polishing
- Grills - Zinc Chromate non-corrosive Primer With Enamel Paint.

OTHER AMENITIES

- D.G for 2 KV per villa & Common area
- Each villa will have provision for LAN, Telephone, TV cable & internet facility.
- The foundation and the building will be treated with suitable chemicals for termite proofing.
- Adequate landscaping will be provided as per architect design.
- CCTV surveillance systems in common areas.
- Biometric Finger Print door locks for all villas.
- Round the clock security.
- Perimeter security system.
- Boom barrier & RF ID card system will be provided.
- Compound Wall: Will be provided on all sides, retaining Existing walls if any. Roadside wall will be built to design as specified by the Architect.
- Driveway & external area: Inter Locking Paving Blocks as specified by the Architect.

EXTERNAL / GENERAL

- Water supply as per corporation norms.
- PVC Pipe line of ISI brand for ground drainage
- Overhead tank : Of adequate capacity as per regular Standards and comprising of Two compartments with provision of draw from Sump into one and from auxiliary source like bore well in to other.
- Gate / Name Board / Letter Boxes / light fittings : Built to design as specified by the Architect.
- Rain Water harvesting system.
- Reverse osmosis Management system.
- Sewage treatment plant.

CLUB HOUSE

Office, Party hall, Fully air-conditioned ultimate Gymnasium Room equipped with world class equipments, indoor games, Conference Hall, Recreation hall, badminton indoor court, floor chess board, and Swimming pool- Adults/ toddlers.

ADDITIONAL AMENITIES

Children's play area, Tennis court, Shuttle court 2nos., Jogging tracks, Basket ball court and Amphi-theatre.



Note :

This Brochure is purely conceptual and not a legal offering. Further, the Promoters / Builders / Architects reserve the right to add / delete / alter any details / specifications / elevations mentioned. Furniture, TV, Fridge, Wardrobes, equipment etc. shown in the plan are only to indicate their suggested positions and are not part of the offering.

Globus
Flowerdale
Fragrance of life



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