



 TRITVAM

The address sought  
after by Kochi's swish set.  
And by rare birds  
and dolphins as well.

Tree-lined, scenic Marine Drive is probably Kochi's most desirable residential address, a serendipitous blend of the port city's historic charm, natural beauty and contemporary style. And now, the setting for Tritvam, world-class residences that are destined to set the benchmark for luxury living in Kochi.

Tritvam embodies a divine fusion of the very finest that Nature and good planning can offer – panoramic views of the Arabian Sea on one hand and the emerald canopy of the Mangalavanam Bird Sanctuary on the other; the luxuries and attractions of a contemporary urban lifestyle; effortless connectivity to business districts and every part of Kochi; and the enviable cachet of living in the city's most upscale neighbourhood.

Designed with flair as well as meticulous attention to detail, by some of the most reputed firms in the world, Tritvam is a residence that Kochi's discerning set will be proud to call home.

Marine Drive, Kochi.



Meet the neighbours:  
the Malabar Trogon,  
the Great Humbill and the  
Kerala Laughingthrush.

Residents of the Mangalavanam Bird Sanctuary, next door to Tritvam.





Stylish restaurants,  
upscale malls,  
vibrant culture hubs.

Clearly, the perfect setting for Tritvam.

Every luxury of  
a global lifestyle.

Including the luxury of doing  
nothing at all.



# Elegant towers. A host of luxurious amenities.

And yet, 50% of Tritvam is sheer, open space.

What sets Tritvam apart from every other luxury development is its unique, forward-thinking design.

Conceived and executed by Australia-based design firm Woods Bagot, who have designed the Burj Dubai, Tritvam encompasses beautifully crafted towers, thoughtfully spaced well apart from each other, so that each tower commands absolute privacy and superlative views.

A jogging track, a yoga court, play areas for children, sheltered nooks for senior citizens and many other delightful amenities have been designed in complete compatibility with the lush natural environment.

Leaving 50% of Tritvam as a green, landscaped expanse, open to the sky.

Tritvam Elevation





# The largest infinity pool in Kochi.

Could there be a better place  
to contemplate your blessings?

Reflecting Kochi's magical combination of serene blue waters and lush green foliage, the globally acclaimed Made Wijaya has created a tropical fantasy on the Tritvam clubhouse podium – a fresh green expanse dotted with charming pergolas, framing the largest infinity pool in Kochi. Stretching into the distance and merging into the Arabian Sea, the infinity pool soothes, uplifts and enfolds you in an aura of utter bliss.



A charming café.  
A clubhouse.  
A yoga studio.

The perfect way to spend your weekend at home.

Naturally, Tritvam offers a lifestyle that is equally magnificent. Set within a lush tropical landscape, is a splendid clubhouse extending over 15,000 sq. ft. With a state-of-the-art gym, swimming pools, a squash court, a tennis court, a jogging track, a yoga studio and an indoor games room at your disposal, you can take your pick of fitness regimen.



Landscaped podium.



Every convenience  
at your doorstep.

Every comfort of urban life has been thought of including an ATM, a medical clinic, a pharmacy, a dedicated retail zone, uninterrupted power supply and even separate helpads for each tower.



Well-equipped outdoor and indoor play areas for kids, and delightful pavilions and sit-outs for elder people, ensure that every resident of Tritvam enjoys the lifestyle he desires. Even your overnight guests have elegant guest rooms at their disposal, for a comfortable stay.

The charming café and the infinity pool overlooking the Arabian sea offer more tranquil pastimes.



Impeccable design.  
Sumptuous finishes.  
Sophisticated detailing.

More than a residence, a luxury living experience.



An elegant foyer, thoughtfully appointed with comfortable seating and restrooms for guests, welcomes you into your tower. High-speed elevators whisk you up to your residence. With just four spacious residences on each floor, your exclusivity and privacy is assured.

You walk into an abode that exudes luxury, style and sophistication in every detail, from the airy spacious proportions of each room, to the impeccable design and finish, to the stylish fittings and appointments. Encompassed by the best views in Kochi, and protected by the finest security technology and personnel, your residence in Tritvam is truly a luxury living experience without par.





Wooden flooring in the master bedroom

Spacious, sophisticated and stylish interiors

Smart home systems in 4 BHK

Magnificent views from the sun deck / balconies

Well-designed, beautifully finished and more spacious than you would expect, your kitchen is a space where you can create culinary magic, indulge in quiet time over a book and a coffee, or bond with family and friends over a relaxed meal.



Maximised usage of space,  
with ample storage areas

Every corner exudes impeccable  
design and detailing

Modular kitchens in the 4 BHK



Large, airy, luxuriously appointed and elegantly finished – discover how your bathroom transforms a routine bath into a refreshing, indulgent, luxurious experience.

International luxury fitments in the bathroom

World-class finish





It's design is distinctive.  
Its privileges, exclusive.  
Its stature, unmatched.

## It's the iconic tower.

Taking pride of place in Tritvam is the iconic tower, designed and crafted to set it apart from the rest. The residences in this tower are extravagantly large, magnificent abodes, the only ones in Tritvam to command views of both the Arabian Sea as well as the Mangalavanam Bird Sanctuary.

Moreover, this very exclusive tower boasts of a select number of lavish duplex residences, offering discerning residents a living experience that easily matches contemporary global standards.

Reclining on loungers by the exclusive rooftop swimming pool, or enjoying access to its own state-of-the-art gym, a resident of this tower enjoys a lifestyle only a hand-picked few can have.

# Your luxury living experience at Tritvam includes:

## LOCATION ADVANTAGES

- Highly sought after location on Marine Drive
- Spectacular views of the Arabian Sea and Mangalavanam Bird Sanctuary
- Effortless connectivity to every part of Kochi as well as business districts
- Easy access to upscale leisure, entertainment and recreational hubs

## DESIGN ADVANTAGES

- A Green Building, certified by IGBC (Applied for)
- World-class podium landscaping by Made Wijaya, Bali, Indonesia
- Exceptional elevation and design by Woods Bagot, Australia
- Independent, well-spaced towers with ample natural light and ventilation
- One exclusive Iconic Tower with its own rooftop pool and state-of-the-art gym
- The only under-construction property to be assigned a high rating by CARE
- Eco-sensitive design and systems including rainwater harvesting, CFC-free airconditioning, green roofs and solar power for common areas
- Assured property management by the Tata Group





#### TOWER AMENITIES

- Elegant entrance foyer with seating and rest rooms in each tower
- 3 bedroom and 4 bedroom residences with premium international styling, finishes and fittings
- Select duplex residences in Iconic Tower



#### LIFESTYLE AMENITIES

- Clubhouse extending over 15,000 sq. ft.
- State-of-the-art gym
- Swimming pool with attached kids' pool
- Separate pool for ladies
- Basketball court
- Yoga studio
- Cards room
- Billiards / Squash facilities
- Business Centre / Reading Room / Library
- Mini theatre
- Crèche
- Banquet Hall
- Jogging track of 1.2 Kms
- Cycling track
- Dedicated children's play areas
- Dedicated spaces for senior citizens
- Amphitheatre





#### CONVENIENCES

- Ample parking (MLCP)
- Comfortable guest rooms for guests of residents
- Supermarket for daily needs
- Premium salon
- Pharmacy
- Laundry
- ATM
- 3-tier security in each residence
- Uninterrupted power supply with back-up generators

#### OTHER FACILITIES

- Separate room for chauffeurs with attached bathroom and intercom facility
- Separate room with attached bathroom for domestic help
- Separate room with attached bathroom for security personnel



# Lush. Self-contained. Luxurious.

And designed to stay  
beautiful forever.

As an IGBC - certified development (applied for), Tritvam's planning and design incorporates every system and practice required, to keep it a model of sustainable, eco-sensitive, responsible luxury.

15% of its acreage will be preserved in its natural state, offering the local flora and fauna a safe habitat.

Every convenience of modern urban living has been provided within the gates of Tritvam – this makes life comfortable, and also means you don't need to drive out for routine chores, cutting down on vehicular pollution and conserving fuel.

Tritvam's towers are strategically designed to let in ample sunlight and natural ventilation, and equipped with energy-efficient appliances and solar-powered lighting. While green roofs and covered parking areas keep buildings naturally cool, and vehicle charging points in all parking areas encourage the use of sustainable electric vehicles.

Of course, all the air-conditioning systems in the common areas are CFC-free.

Rainwater harvesting in all buildings, advanced systems for water conservation and recycling, as well as a commitment to local materials, ensures that Tritvam remains a natural haven, in true harmony with its environment.





# The TATA brand name. And a very high CARE rating.

Two logical reasons  
to follow your heart.

Beyond the luxury, the style, the stunning views and the world-class lifestyle, is a far-sighted and wise investment opportunity.

Proudly presented by the TATA Group, Tritvam embodies the integrity, quality and sensitivity to the environment that is the legacy of the House of Tata. Besides, Tritvam will be managed and cared for by the TATA Group ensuring that your residence and its surroundings remain in impeccable condition.

Tritvam has also received an exceptionally high rating from Credit Analysis and Research Ltd – one of India's premier credit rating agencies, which evaluates the quality, timelines and legal and financial soundness of a development.

Assuring you that your residence meets the highest standards, in every way possible.

# Master plan



- 1 Urban landscape
- 2 Yoga court
- 3 Infinity pool
- 4 Pool deck
- 5 Kids pool
- 6 Visitors parking
- 7 Resident parking
- 8 Clubhouse
- 9 Tennis court
- 10 Children's play area
- 11 Future development
- 12 Convenience retail
- 13 Lift lobby
- 14 Drop off
- 15 Clubhouse entrance
- 16 Roof-top pool
- 17 Elder's corner

# Location map



# International Partners

## Architectural Design: Woods Bagot, Australia

Acclaimed globally for its work on the iconic Burj Dubai Residences, the University of the Arts, London and Marina Resort, France, the Australia-based design firm Woods Bagot is noted for its path-breaking design, firmly grounded in the functional, operational and cultural context of a development. With projects that span Asia, Australia, Europe, the Middle East and North America, Woods Bagot brings an unmatched global perspective and visionary approach to every development.

## Landscape Design: Made Wijaya

Made Wijaya, also known by his Australian name of Michael White, is renowned across Asia for his spectacular tropical landscapes, many of which grace the finest luxury hotels and residences in the region. Over 20 years, Made Wijaya has built a reputation for landscapes that are not only magnificent in design, but also crafted to the smallest detail, with terraces, courtyards, pools and garden decorations enhancing their impact and appeal.

## Construction: Leighton Welspun, Australia

Part of the Leighton Holdings Group - Australia's leading corporation in constructions, mining and project development – Leighton Welspun Contractors Pvt. Ltd. has been in India since 1988.

With wide-ranging expertise in its field, the company is one of the world's most respected international contractors.



# About Tata Realty And Infrastructure Ltd.

In keeping with the Tata philosophy of leadership in sectors of national economic significance, Tata Realty And Infrastructure Limited (TRIL) was setup as a 100 per cent subsidiary of Tata Sons, to serve as a real estate and infrastructure development arm of the group. Its mandate is to focus on projects in the real estate and infrastructure sectors.

To cater to the demand for large commercial spaces and retail malls which are today driving rapid development of available land, TRIL will focus on long term projects of national significance, as well as shorter term projects in real estate. Real estate projects are the initial focus area for the company, followed by infrastructure projects like airports, urban infrastructure, roads and bridges, etc.

While Tata Realty And Infrastructure Limited (TRIL) is focussing on the development of real estate & infrastructure, it is also committed to local communities and endeavours to improve the quality of life of all stakeholders. TRIL endeavours to undertake projects that 'Make a Difference' and provide employment opportunities for local communities.

As a member of one of India's most respected and value-driven organisations, the house of Tata's, our values reiterate our way of doing business. The five Tata core values - Integrity, Understanding, Excellence, Unity and Responsibility - guide all business endeavours of the group, and Tata Realty And Infrastructure Limited (TRIL) is proud to chart its course relying on them.

## Other Projects of TRIL.

Tritvam is a premium residential project by Tata Realty And Infrastructure Limited (TRIL), which is a 100 per cent subsidiary of Tata Sons, fast making its presence felt in the Indian Real Estate and Infrastructure sector with best-in-class projects. TRIL is committed to undertaking projects that will 'make a difference', provide employment opportunities, enhance the quality of life of all stakeholders and contribute significantly to the national economy.

TRIL's Ongoing Real Estate & Infrastructure Projects include:

### Trilium

A 7 lakh sq.ft mega mall coming up in the heart of Amritsar, Trilium is an eclectic blend of retail and entertainment spaces that include hypermarket, departmental stores, family entertainment centre, 6 screen multiplex, food court and banquet hall.

### Ramanujan IT City

An integrated IT City spread over 25 acres at Taramani, Chennai, Ramanujan IT City comprises a world-class IT/ITES Special Economic Zone (SEZ), Service Apartments and International Convention Centre.

### Capitol Heights

Located in the heart of the city of Nagpur, Capitol Heights is an integrated residential and retail complex slated to become the centre of attraction for its strategic location, premium amenities and lifestyle.

### TRIL IT4

A state-of-the-art multi-tenanted facility located at Infinity Park in Malad, Mumbai, TRIL IT4 is fast becoming home to top IT/ITES Companies, with a total built-up area of approximately 7.2 lakh sq.ft.

### World-class Pune-Solapur 4-Lane Expressway

The expansion of the 110 km Pune-Solapur Expressway from a two-lane to a four-lane highway is operational. Developed jointly with Atlantia S.p.A, Italy – it is a step forward in creating a world class road network.

### TCS Sahyadri Park

A 2.5 million sq. ft IT campus in Pune, spread over 48 acres in the scenic Sahyadri hills, TCS Sahyadri Park is one of the largest campuses created for the global IT firm - Tata Consultancy Services (TCS).

Other Projects on the anvil: Development of Logistics and Industrial Parks, Green Field Airports, Metro and Monorail Projects.



TRILIUM



RAMANUJAN  
IT City



CAPITOL HEIGHTS



PSE  
GENERAL CONTRACTORS

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