

ELYSIUM

T H E V A R A



Level100 creates living canvases of residential spaces that offer an inimitable premium experience. Every project from the house of Level100 stands apart from the rest with its design, aesthetics, and international standards that are the backbone of all our offerings.

We design our homes to be one with nature, where the division between nature and the city is blurry. Construction mavericks at Level100 have curated a residential setting, the kind of place that invites you to put down roots. We work towards building a better future with our fair business practices and high ethical standards that keep us in good stead. Our commitment to you and your home will not end the day you move in.

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Creating Beautiful & Inspiring Spaces

It's part of human nature to be drawn towards beautiful things—even if they aren't exactly functional. This same theory weaves seamlessly into home design. At level 100, we believe that it's best when form follows function when it comes to design. We aim to create living spaces that are equally efficient and appealing.

Set foot into a world brimming with luxury. From the moment you enter, you will be enchanted by the gradiose that surrounds you. The generously designed glass window panes that invite natural light in abundance will leave you enamored. It's not just a house, when you look beyond the walls and windows, you'll find a heart at the center of every level 100 home.



Welcome to Elyssium - A Step Close to Paradise!

Imagine waking up every day to beautiful vistas, to the quietude, and retiring each night to the shadowy outlines of the Queen of the Arabian Sea. Elyssium offers you just that! These spaciouly appointed boutique Villas lie in the heart of Thevara, Cochin.

The name Elyssium is derived from Greek mythology which means "Paradise" and every aspect of these villas lives up to its name. Coming home to Elyssium is designed to be a memorable affair, a delightful reprieve from the clamor and tumult of the world. From minute to mighty, each detail reflects amaranthine beauty, sophisticated elegance, and unrivaled luxury living that is carefully sculpted for those with a penchant for the finer things in life

Elyssium offers 3 and 4- bedroom villas infused with an authenticity that is both timeless and graceful. With breathtaking architecture, meaningful interiors, private pool, and landscaped spaces, these luxury abodes are meticulously crafted to evoke a life worth living.

The story continues, and we are inviting you to become a part of it.



A Rare Find of Location & Lifestyle

When you live somewhere as stunning as Elyssium, it is more than just home.

Designed to fit your heart's desire and imagination, these waterfront-facing 3 and 4-bedroom boutique villas range from 2370 sq ft to 2813 sq ft of sheer serenity and elegance. Elyssium's timeless architecture and gracefully done interiors inextricably whisper class. From a private pool to lushly landscaped spaces, these villas offer a surreal haven for you to relax, unwind and explore activities that nourish the mind, body, and soul.

The family-friendly neighborhood offers a sophisticated ambiance and a unique mix of leisure options like Cochin Yacht Club which is just a few steps away. The villas are Located strategically linking key destinations of Cochin such as the Airport, Railway stations, Retail, Parks, Hospitals, Schools, Colleges, and Residential communities.



Live Life in the Urban Green Heart

Safe and private, set in the heart of nature - with the purest lake views - close to the city- this is Elyssium for you. These villas are a breath of fresh air from the hustle of everyday life that combines connectivity, serenity, and exclusivity in perfect measure. These beautifully crafted spaces not just offer a high-end urban lifestyle, it also allows you to escape into the magic of the good old days right in the middle of the city.

4 BHK - 2813Sqft



Ground Floor Area
1254.2 Sqft



First Floor Area
1132.81 Sqft



Second Floor Area
426 Sqft

- * Dimensions may vary slightly during construction
- * Furniture and fixtures are indicative only
- * All dimensions are in centimeters

3 BHK - 2777 Sqft



Ground Floor Area
1233.65 Sqft



First Floor Area
1097.05 Sqft



Second Floor Area
446.3 Sqft

- * Dimensions may vary slightly during construction
- * Furniture and fixtures are indicative only
- * All dimensions are in centimeters

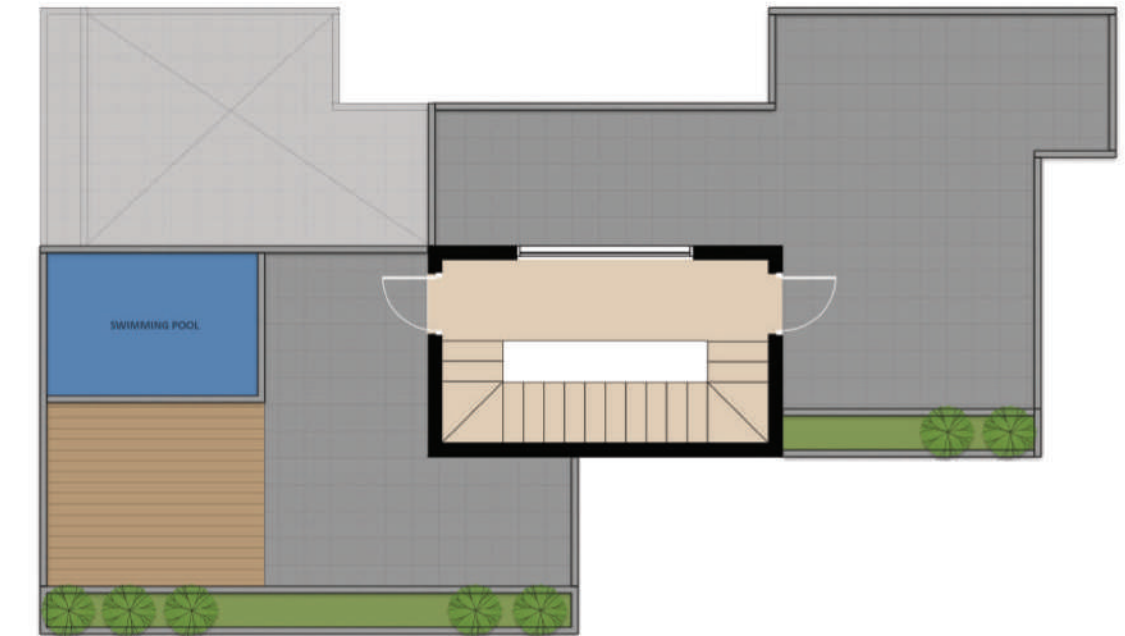
3 BHK - 2370 Sqft



Ground Floor Area
1195.69 Sqft



First Floor Area
1000.62 Sqft



Second Floor Area
173.69 Sqft

- Dimensions may vary slightly during construction
- Furniture and fixtures are indicative only
- All dimensions are in centimeters

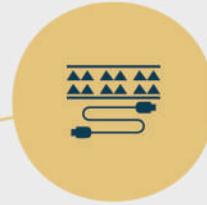


Stamped With Privilege

Elyssium represents the epitome of unrivaled living. These villas are designed on a grand scale with spaces that reflect your personality. The seamless connectivity, the uber luxury lifestyle, and the serenity of nature would allow you to soak up the joys life has to offer.

At Elyssium you can always expect perfection

UG Cabling



Individual Well Water



5 m Internal Road with drainage



Solar Powered Street Lights



30 % Opening Ratio (Window and Door Spacing)



Garage System



Self Irrigated Terrace garden with pool (Second Floor)



Option for Lift facility



Integrated with lush tropical plants & natural stones





FLOORING

Sit-Out:	Matt Finish Vitrified Tiles
Living, Dining, Bedrooms:	High Quality Vitrified Tiles
Master Bed & Lobbies:	Laminated Wooden Flooring
Kitchen and Work Area:	Matt Finish Vitrified Tiles
Toilet Wall and Floor:	Good Quality Vitrified Tiles
Open Terrace:	Matt Finish Ceramic Tiles 2 Ft x 2 Ft
Servant Room:	Ceramic Tiles 2Ft x 2Ft



JOINERIES

Main Door Shutter (115cm wide) and Frame:	Teak Wood
Internal Door:	Flush Doors
Toilet Doors:	Flush Doors
Brand:	Fero
External Doors:	Jack Wood Frame and Shutter



PAINTING

Putty and Interior Emulsion for Internal Walls and Ceiling.
Premium Exterior Emulsion for External Walls.
Brand: Berger
Texture Putty Finished Walls as shown in Elevation



WINDOWS

Windows:	UPVC Frames with 5mm thick Saint Gobain Glass
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DOOR LOCKS & IRON MONGERIES

Main Door Lock:	Digital Lock
Brand:	Yale



PLUMBING

CP Fittings:
Sanitary Fittings:
Cistern:

Grohe
Kohler/American Standard
Grohe



ELECTRICAL

Switches:

Schneider Livia



STAIRCASE

Folded Plate Staircase with Toughened Glass Railing



TERRACE GARDEN WITH POOL

Self-Irrigated Terrace Garden and Pool at Second Floor. Pool Deck with Anti-Skid Floor Tiles.



GARAGE

Garage for Car Parking with Rolling Shutter



GARDENING AND LANDSCAPING

Integrated with Tropical Plants and Natural Stones



Escape into Pool Paradise

Want to be on cloud nine? Elyssium offers everything you need to feel heavenly. Each of our villas comes with private pools. Whether it's cooling off in the pool, reveling with family and friends, cocktails in hand and swaying to the music, or meditating alongside watching the setting sun, Elyssium offers a perfect chance to work away the stresses of life without stepping out of your home



Relaxing doesn't get better than this

An exclusive space that goes beyond the concept of a bathroom. A space designed to be your most intimate haven, from the ambiance to its finesse, is curated to nurture well being to offer a living experience with the ideal balance of luxury and indulgence.



A new-age cooking haven

Kitchens with their rich textures, wide open windows and sliding doors represent the essence of genuine aesthetic quality. Whether it's preparing a delectable meal, trying out delicacies from around the world with your loved ones, or just enjoying your morning coffee in peace, this part of your home is designed for warm homemade happiness.

Easy & Accessable

Prime Location

Can a blissful boutique villa community be in close proximity to Kochi's key venues? We say yes. From Elyssium, navigate quickly, across the city. The worthy deserves the best in life.



EDUCATIONAL INSTITUTIONS

SH College	1.9m
Maharajas College	5.4km
St Teresas College	5.9km
Bhavan's Vidya Mandir	2.9km



HOSPITALS

Lakeshore	7km
Medical Trust	4.8km
Welcare Hospital	5.3km
Sanjivani Hospita	3.2km



SHOPPING MALLS & HOTELS

Abad Nucleus Mall	6.4km
Prestige Mall	5.3km
Lulu Mall	12km
Crowne Plaza	4.5km
Le Meridian	4.6km



RELIGIOUS CENTERS

St. John Nepumsian Church	0.7km
St. Anthony Church	1.2km
Sree Subramanyaswami Temple	1.3km



COCHIN YATCH CLUB

0.7km



COCHIN SHIPYARD

2.9km



NAVAL BASE

2.9km



METRO STATION

2.8km



PANAMPILLY NAGAR

2.5km

THEVARA JUNCTION

1.5km

Location Map

Beautifully Tucked Away, but yet so close

The residences at Elyssium are beautifully tucked away from the hustles of the city. Yet, they are close to every need you wish for. Strategically located, Elyssium is in close proximity to all key avenues in Kochi. From the best options in retail and commercial developments to schools, bustling office hubs, hospitals, colleges and recreational options





The possibilities are endless... So is your freedom to explore all the wonders that life brings you.

Reserve your place now

ELYSIUM
THE VARA

www.level100.in