



Niel
BUILDERS



**Nature-Inspired
Living**



**Wellness and
Tranquility**



**Sustainable
Luxury**

Why Choose Nilam Builders?

Established in 2009, Nilam Builders has been at the forefront of integrating Nilambur's natural splendor into luxurious living spaces. Our villas, situated in Nilambur's scenic heartland, are masterpieces of design, merging effortlessly with the lush environment to offer an unparalleled luxury retreat.





**Best Price
Assurance**



**Optimal
Design**



**Transparent
Pricing**



Envisioning Homes, Embracing Nature

At Nilam Builders, our vision is to blend every home with Nilambur's natural beauty, creating tranquil, luxurious living spaces. We are committed to setting industry standards in quality, innovation, and sustainability, crafting homes that epitomize enduring craftsmanship and timeless design.



Message From CEO, Sadik

Dear Esteemed Customers, I am delighted to extend a warm welcome to you at Nilam Builders. where we turn your dream homes into tangible reality. With over a decade of experience in the real estate and building industry, I take immense pride in leading a team that is dedicated to crafting homes that resonate with your unique vision.





Gardania Villas are more than structures; they are sanctuaries of peace and creativity, embodying the sacred art and science of architecture. Step into a Gardania Villa, and step into a tranquil world free from stress and strife – a true "God's Own Villa."

Project Location

 Transit	 Education
Railway Station 4.5 KM	Govt. School 3 KM
KSRTC Depot 4.5 KM	Peevees Public School 3 KM
Private Bus Stand 4 KM	Little Flower School 4 KM

 Tourism	 Medical
Teak Museum 5 KM	Govt. Hospital 4.5 KM
Canoly's Plot 6 KM	

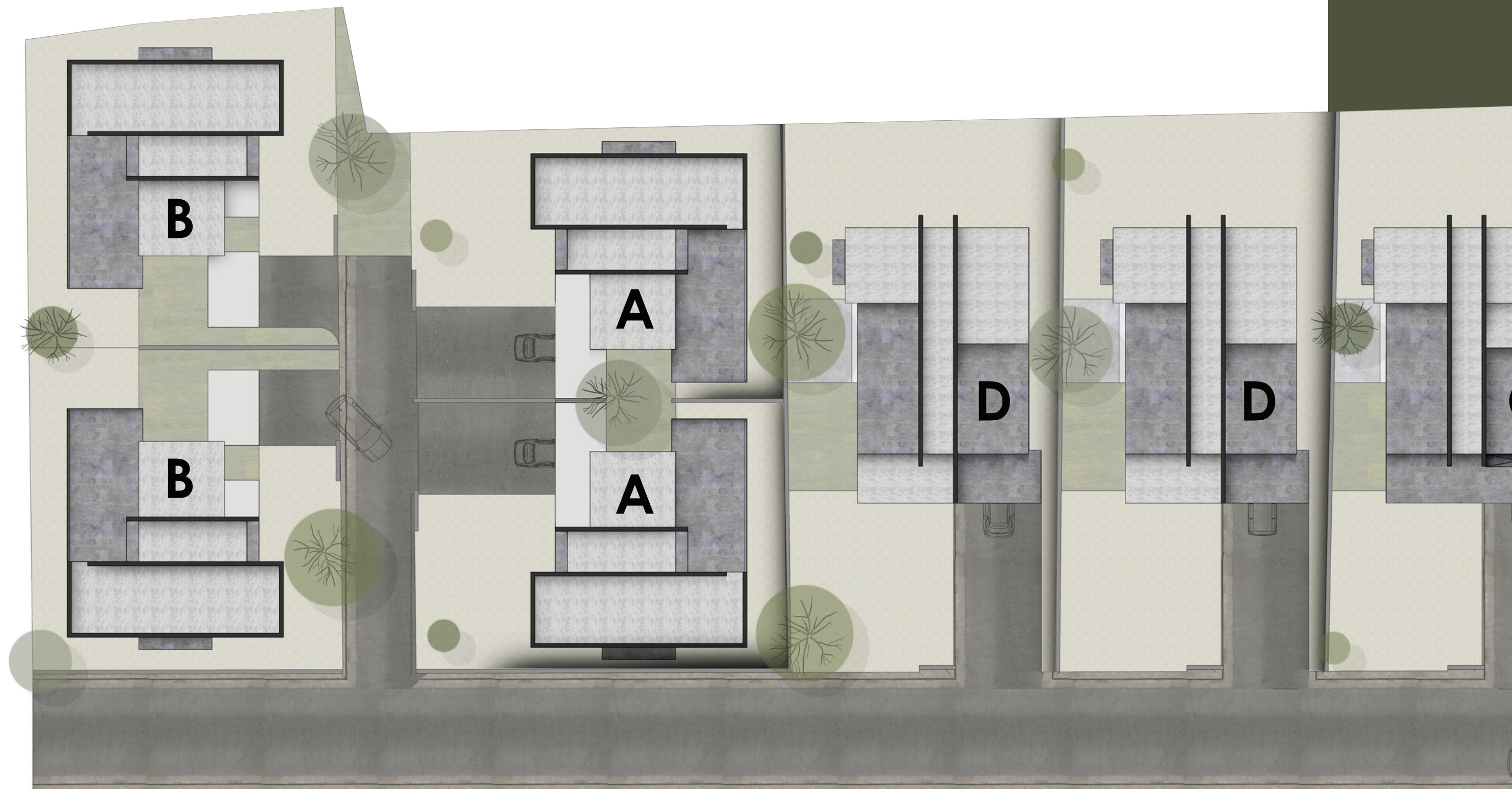
Why Nilambur?

Nilambur, a nature-rich town near the Chaliyar River, is known for its forests, teak, and diverse flora. Located near Calicut International Airport and Ooty, it's a hub for tourism and education.

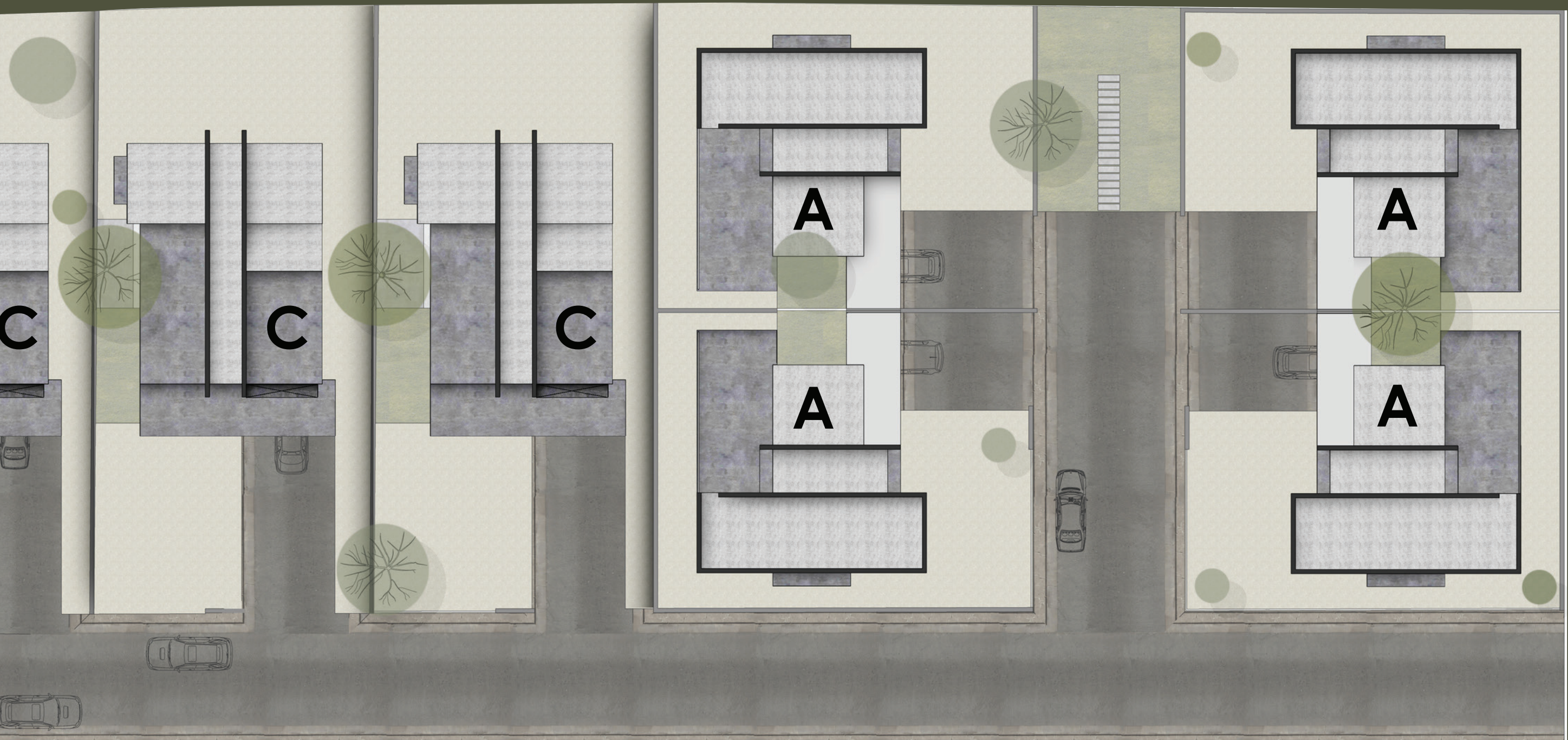
The Architecture

Gardenia Villas, modern in design, cater to all aspects of contemporary living. With ample natural light, spacious bedrooms, and large terraces, these villas offer a vibrant living experience. Set against a picturesque landscape, they present a distinct allure by day and night.





Master Plan





A
3 BHK

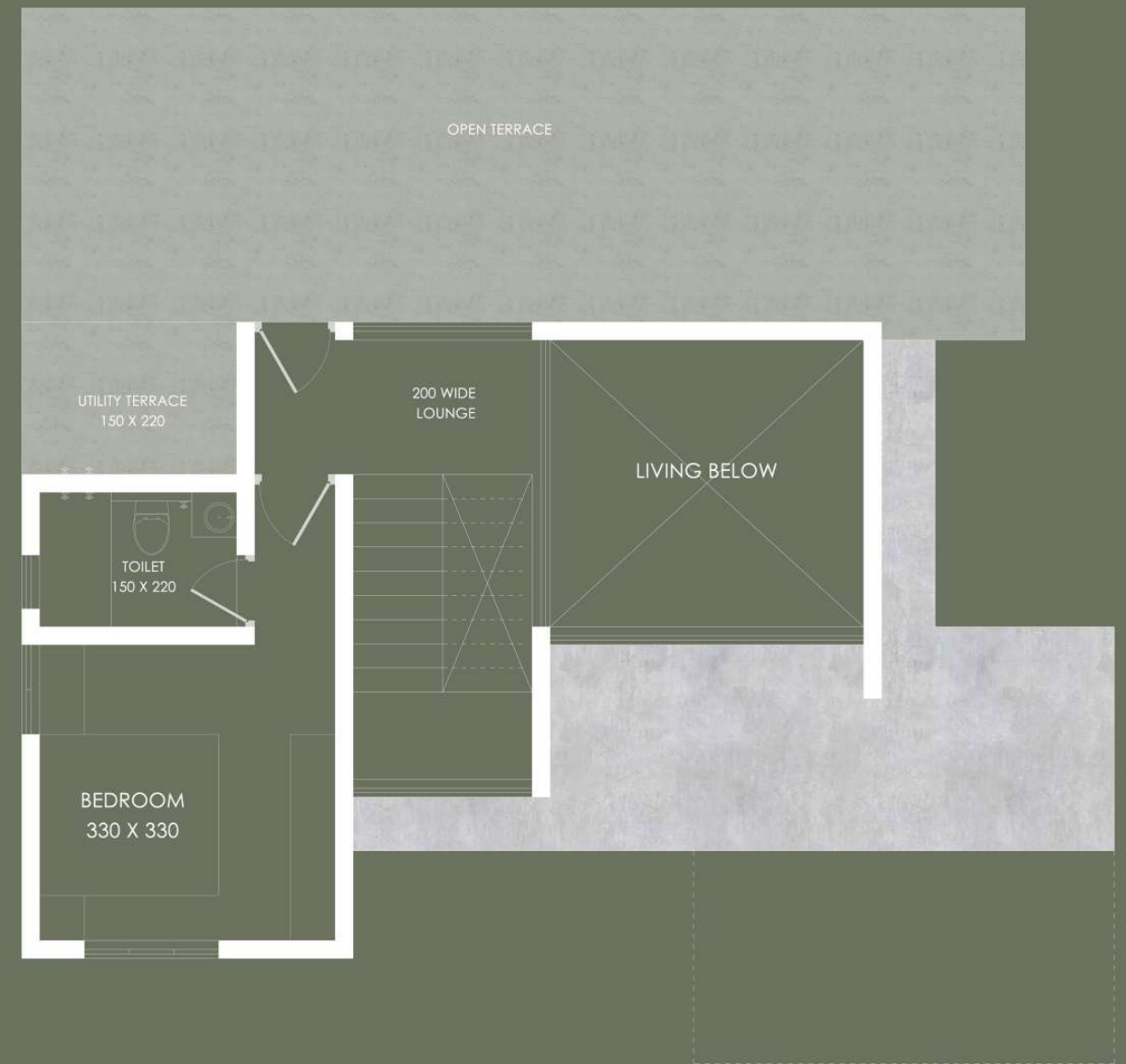
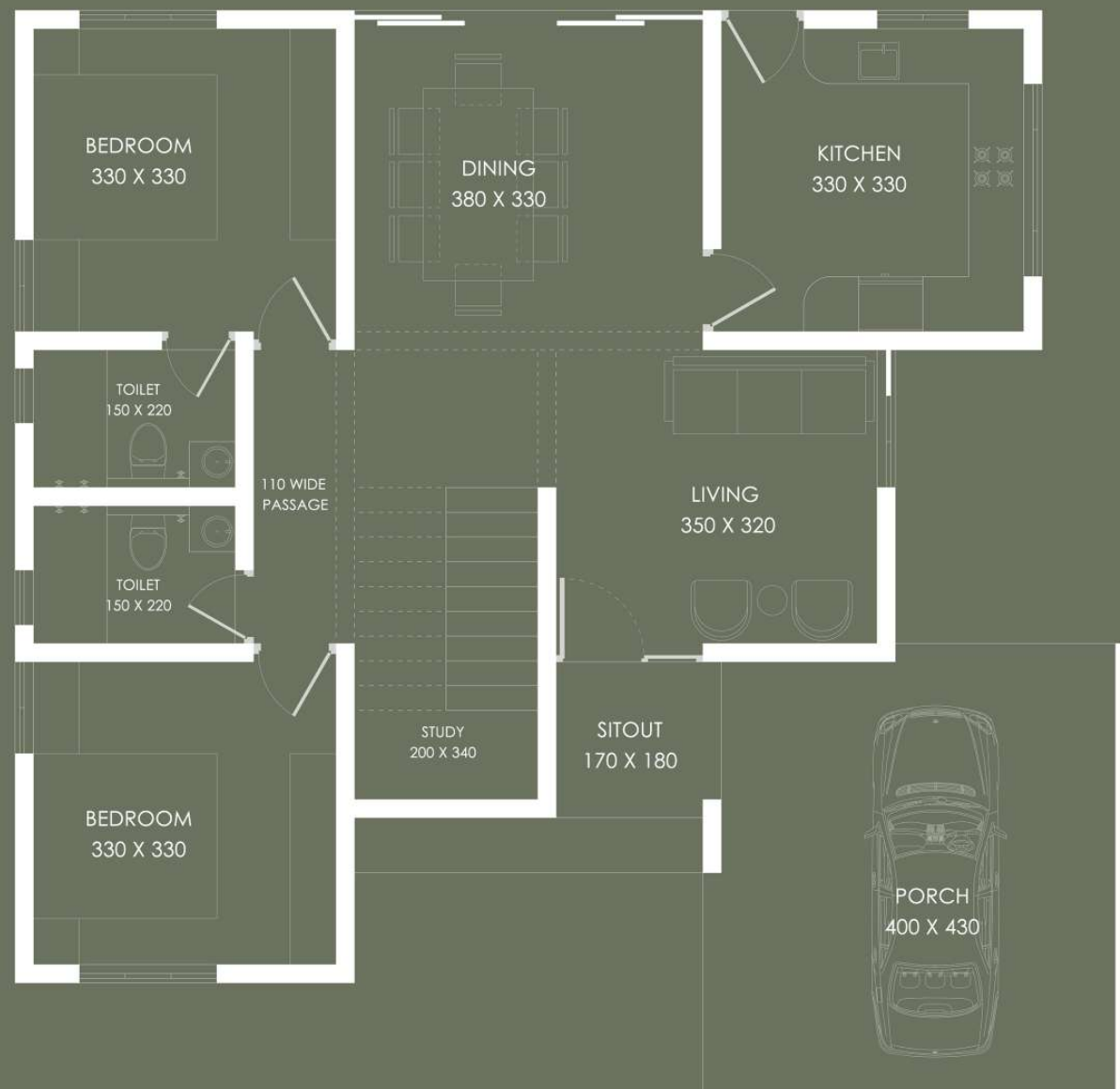
Plot Overview & Key Features

Plot Size
6 Cents

Ground Floor Area
1010 Sq.Ft

First Floor Area
280 Sq.Ft

Total Area
1290 Sq.Ft



Living & Dining

Spacious double-height area for a grand living experience.



Bedrooms

3 cozy bedrooms, each with attached bathrooms.



Kitchen

Modern, efficient, and stylishly designed.



Terrace

Spacious and versatile for leisure and utility.



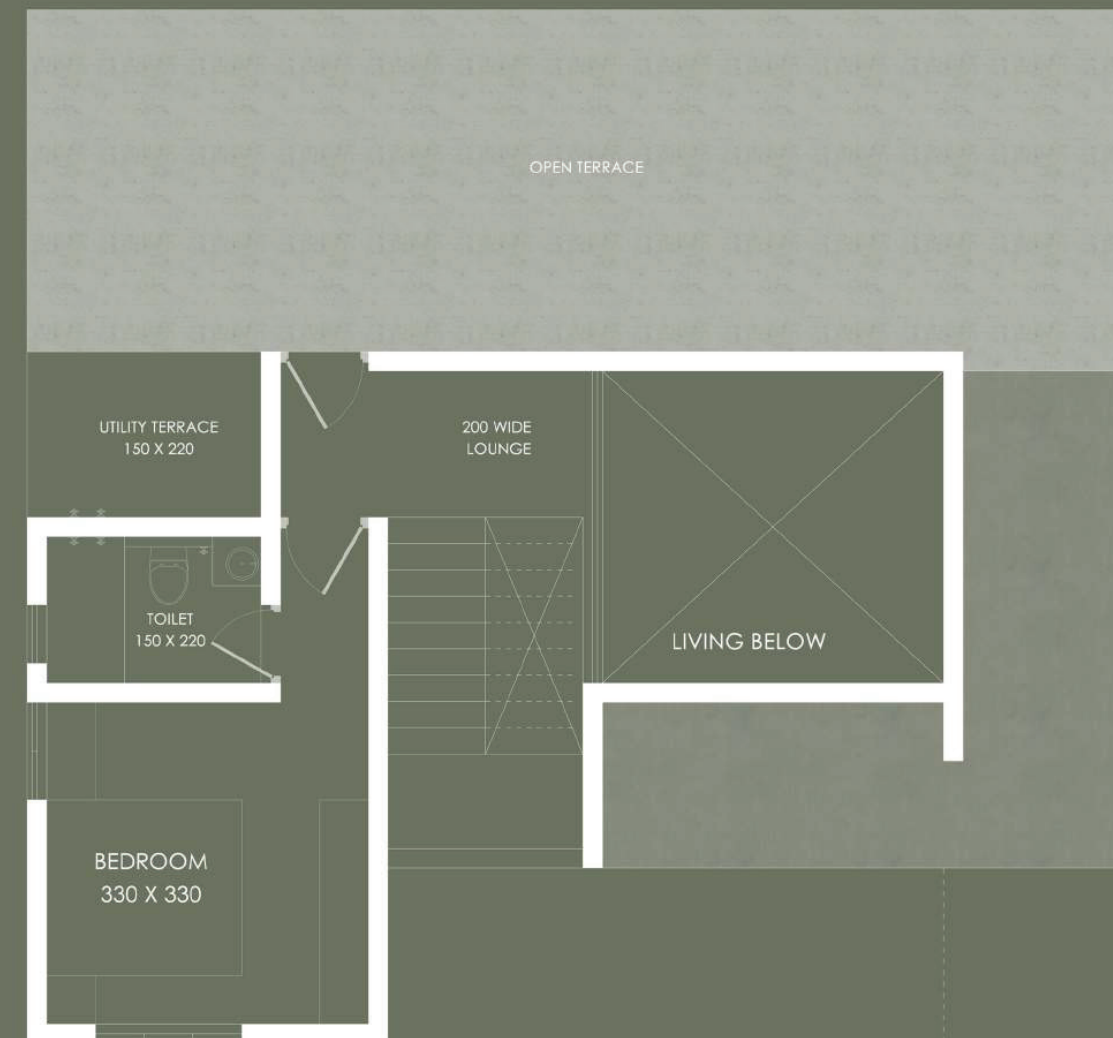
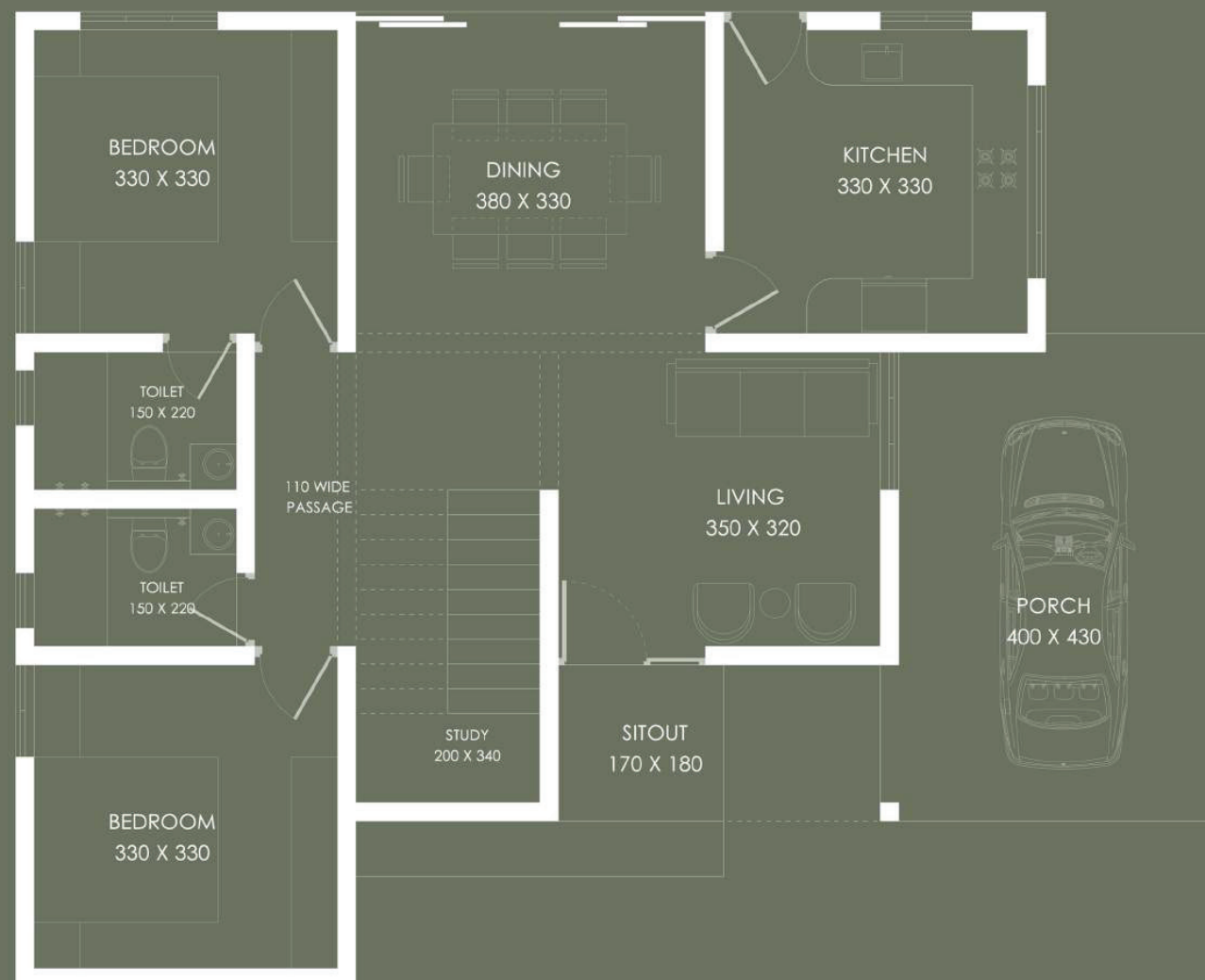
B
3 BHK

Plot Overview & Key Features

Plot Size
6 Cents

Ground Floor Area
1010 Sq.Ft

First Floor Area
280 Sq.Ft



Living Area

Double-height for a spacious feel.



Bedrooms

3 comfortable bedrooms, with attached bathrooms.



Kitchen

Well-designed for functionality.



Terrace

Large, adaptable space for various uses.



C
4 BHK

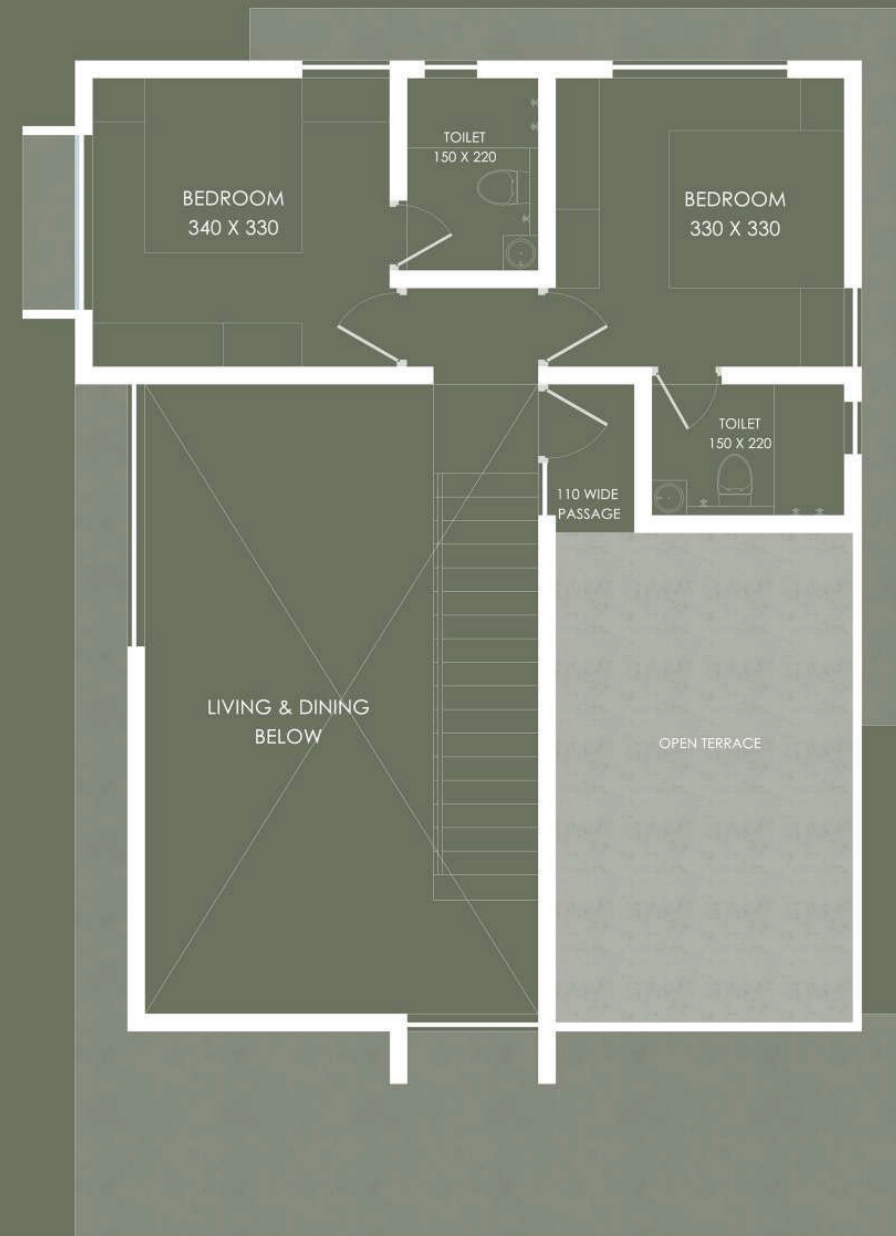
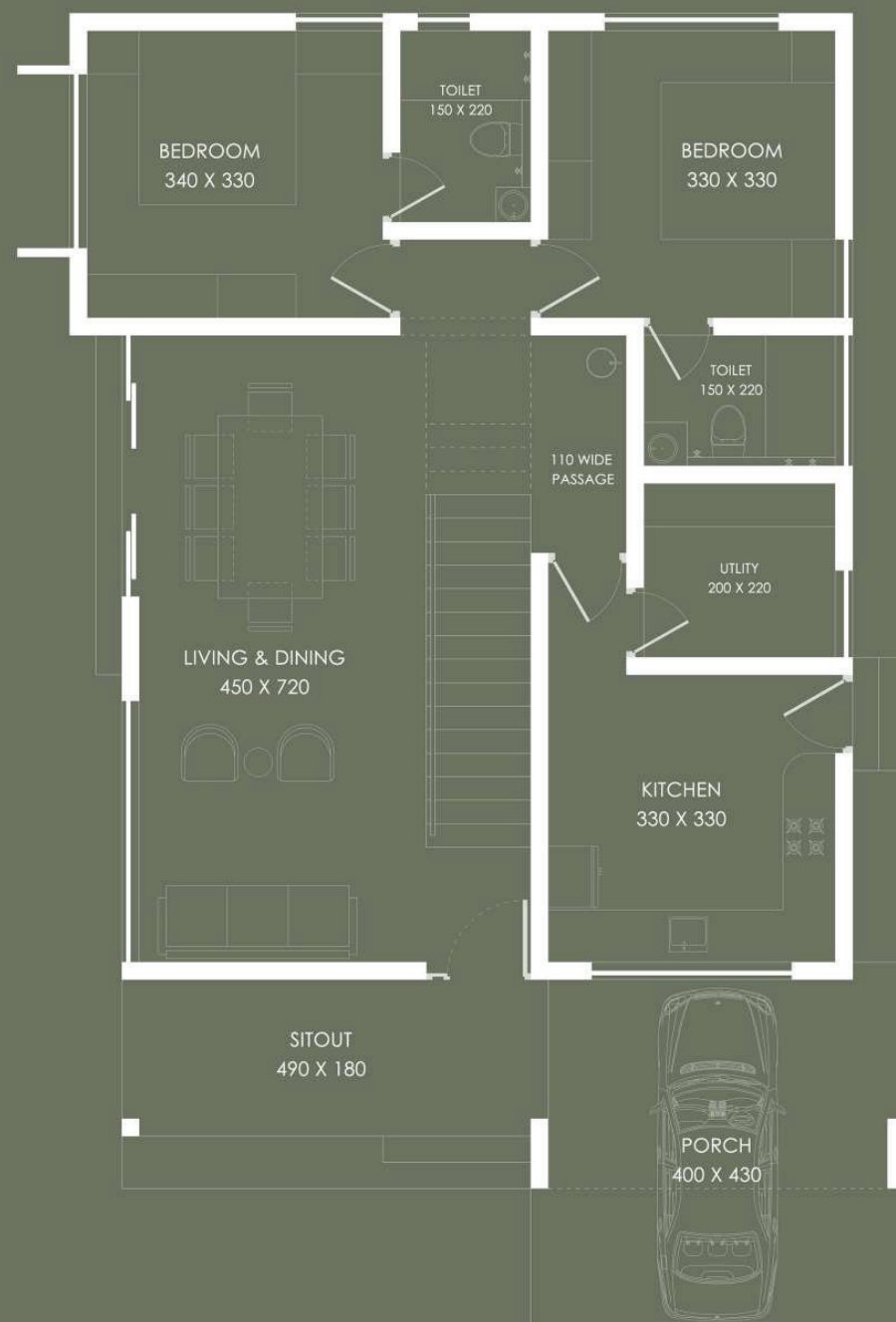
Plot Overview & Key Features

Plot Size
9 Cents

Ground Floor Area
1120 Sq.Ft

First Floor Area
425 Sq.Ft

Total Area
1545 Sq.Ft



Living & Dining

Double-height for a luxurious feel.



Bedrooms

4 comfortable bedrooms, with attached bathrooms.



Kitchen

Designed for efficiency and style.



Terrace

Spacious for diverse utility and relaxation.



D
4 BHK

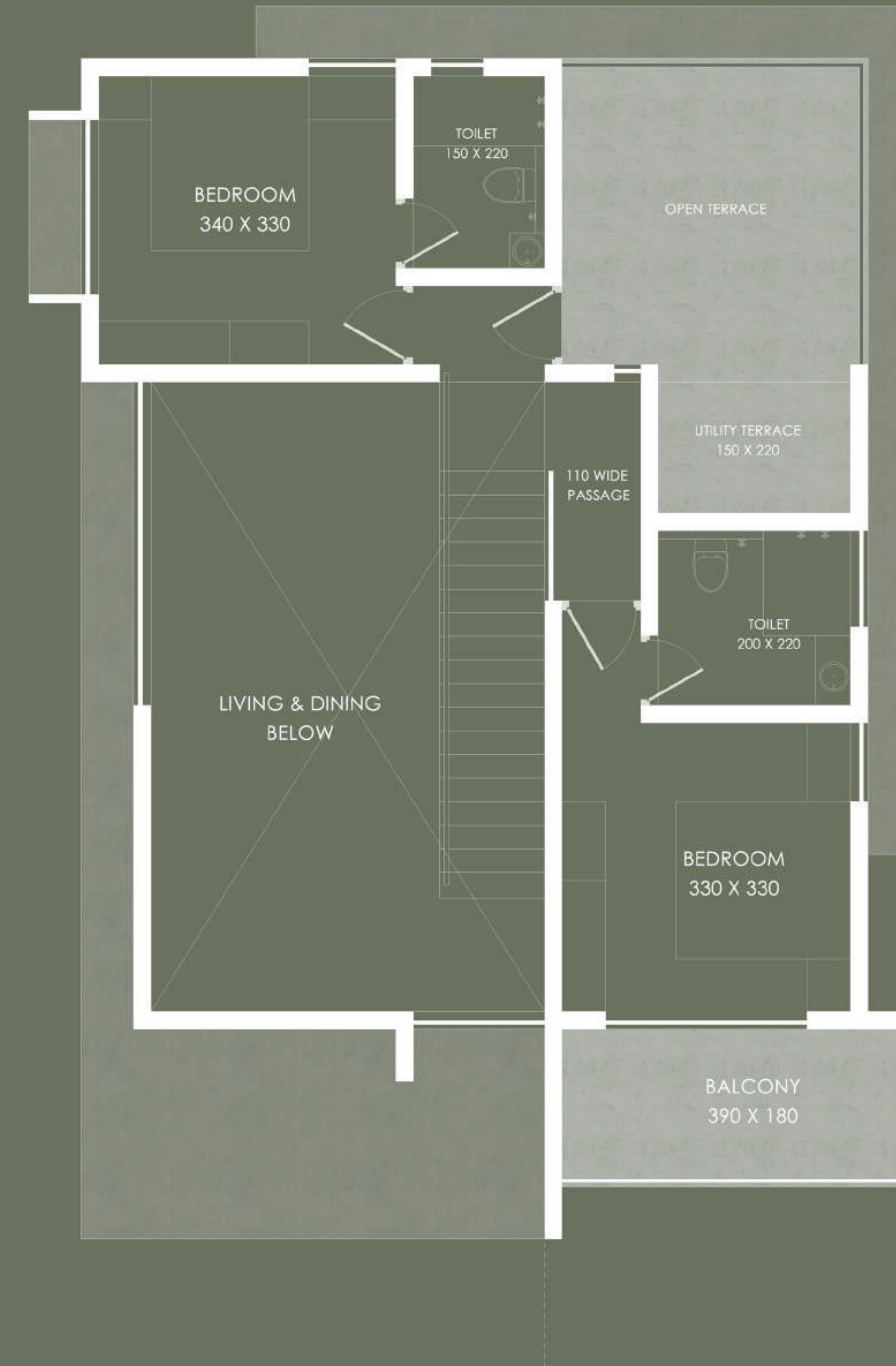
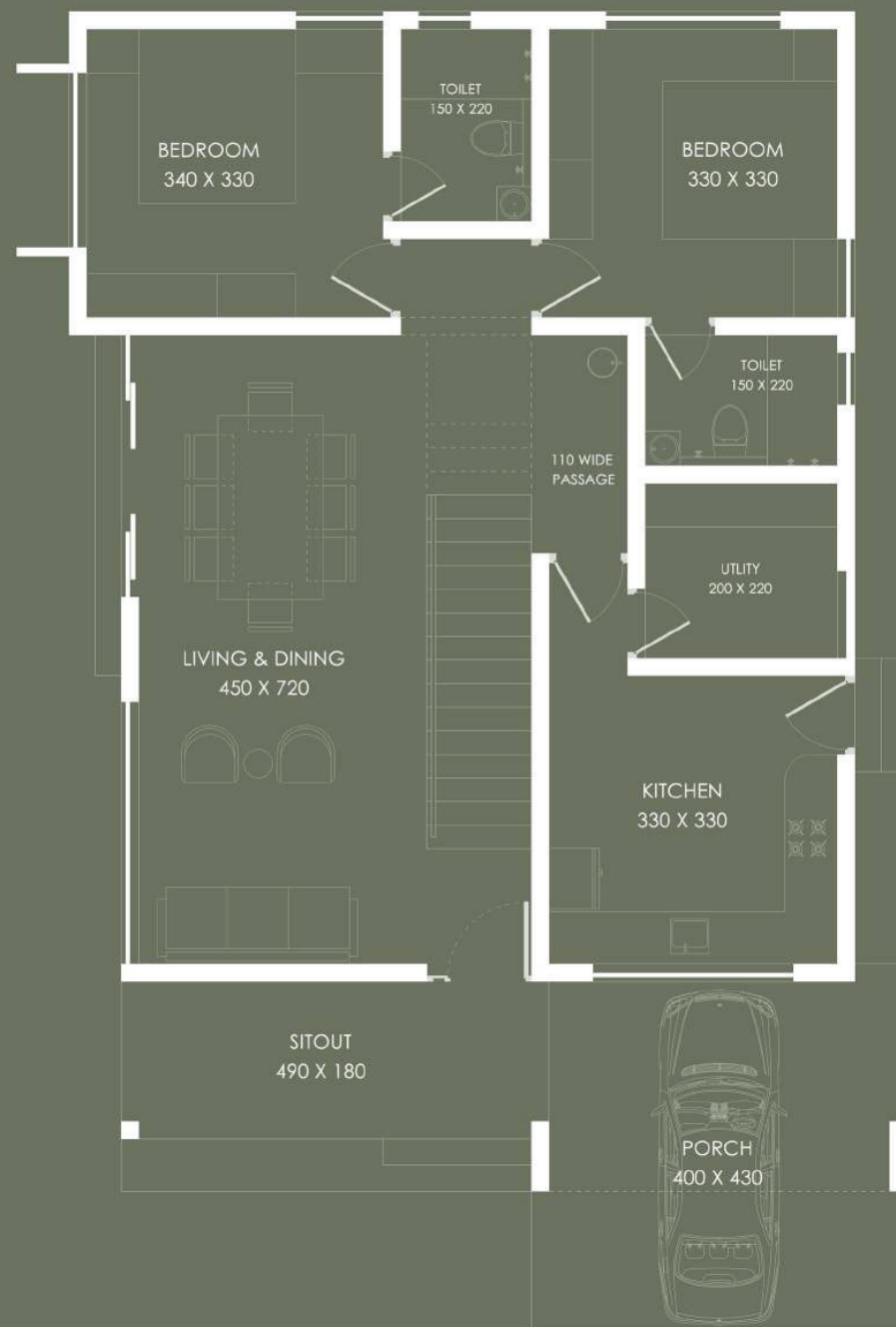
Plot Overview & Key Features

Plot Size
9 Cents

Ground Floor Area
1120 Sq.Ft

First Floor Area
560 Sq.Ft

Total Area
1680 Sq.Ft



Living & Dining

Majestic double-height space.



Bedrooms

Four, with one balcony-equipped, all en-suite.



Kitchen

Modern and functional.



Terrace

Expansive, versatile outdoor area.

Unrivalled Quality in Every Detail

At Nilam Builders, our commitment to excellence is evident in every aspect of our Gardenia Villas. We meticulously select materials and design elements to ensure not only aesthetic appeal but also long-lasting durability and functionality.



Structural Integrity

- **Foundation:** Strong Random Rubble Strip Footing for stability.
- **Super Structure:** Thick laterite and solid brick masonry for strength and aesthetics.

Elegant and Secure Openings

- **Doors:** Premium teak wood main doors, durable interior doors, and FRP toilet doors.
- **Windows:** Aluminum-framed, glass-paneled windows with secure MS grills.

Sophisticated Flooring and Wall Finish

- **Flooring:** Matte and glossy tiles in various areas for elegance and safety.
- **Paint:** Weather-resistant exterior paint and high-quality interior emulsion.

Premium Fittings and Fixtures

- **Kitchen/Bathrooms:** Top-quality C.P fittings and stylish sanitaryware.
- **Electrical:** Safe, reliable cabling with modern provisions for appliances and utilities.



Rules & Regulations

Payments must adhere to the agreement timeline.

Non-compliance may lead to allotment cancellation, with refunds issued post re-allotment without interest.

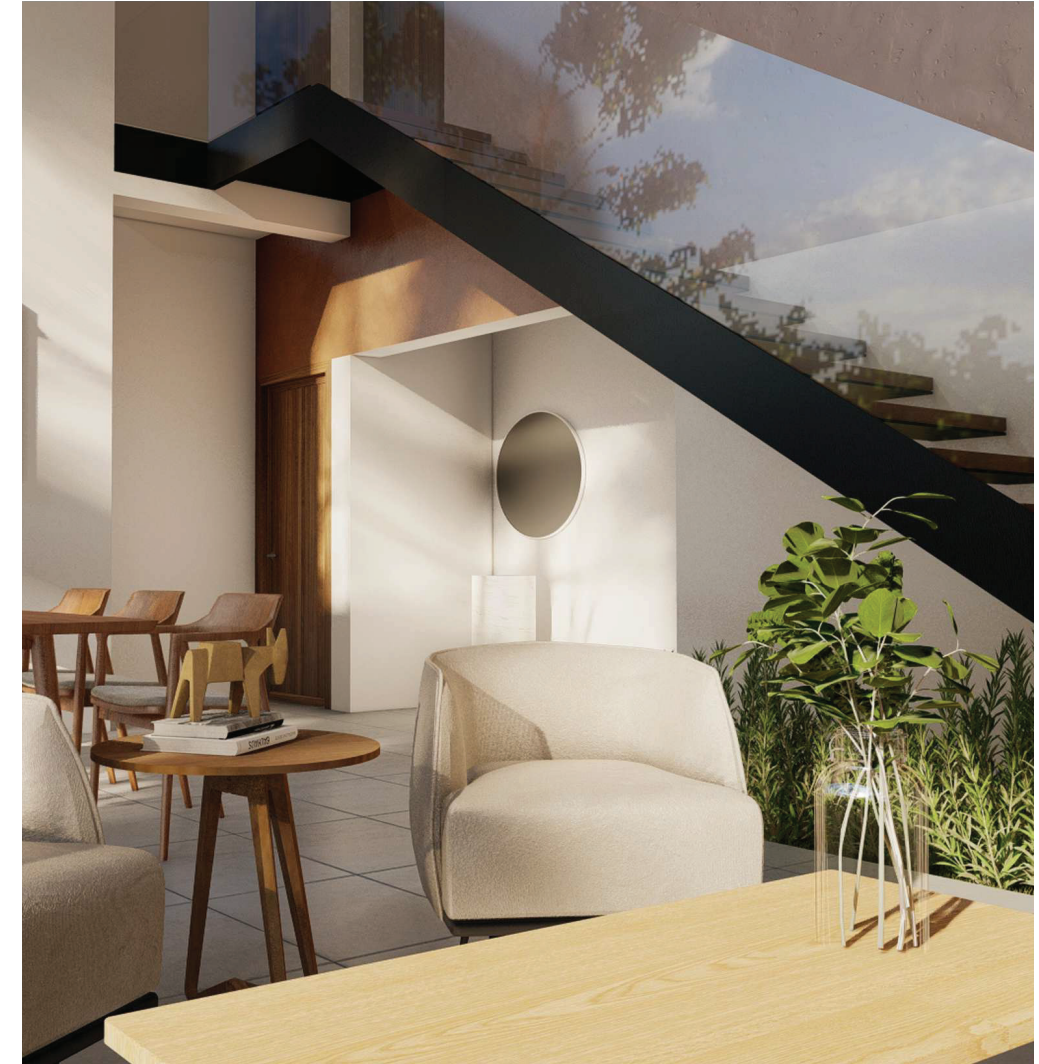
Documentation

Upon allotment, two agreements are executed: one for land sale and another for villa construction. Both agreements detail individual and composite costs, with clear payment schedules.

Terms & Conditions

1. Once allotted and documented, the price is fixed and non-negotiable.
2. Purchaser is responsible for stamp paper, registration charges, legal, and miscellaneous expenses related to land registration.
3. All statutory deposits, building tax, sales tax, deposits for power and water, house owners association fees, transformer and cabling costs, construction workers' welfare fund, and other deposits are to be paid by the purchaser.
4. Possession of the property will be given only after all dues to the company are settled.
5. Nilam Builders reserves the right to accept or reject any application.
6. Any litigations will be under the jurisdiction of Nilambur courts.

Note: Nilam Builders reserves the right to make minor adjustments in specifications and dimensions during construction, ensuring the highest quality standards are met. The artistic impressions and plans provided in this brochure are indicative and subject to minor variations during construction.



Interior Elegance

Step into a world where every detail is a testament to luxury and thoughtful design. Gardenia Villas by Nilam Builders present interiors that seamlessly blend modern aesthetics with functionality, creating spaces that are both inviting and impressive.

At Nilam Builders, we don't just construct homes; we create sanctuaries that elevate living to an art form. With Gardenia Villas, we invite you to embrace a lifestyle where luxury is woven into every detail, and well-being is integrated into the very fabric of your home. Join us, and find your place in a world where nature, comfort, and elegance coexist in perfect harmony.







Get in Touch:

For inquiries, private presentations,
or site visits, contact us.

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