

# CLAYSYS HEIGHTS

PREMIUM LUXURY APARTMENTS AND VILLAS



## Apartment | Premium Luxury Apartments

ClaySys Heights is a gated community that also has apartments blocks, which are Centrally Air Conditioned, and coming up near Infopark Phase 2 in Kakkanad, Kochi. The apartment building is designed with maximum floor to ceiling glass facades, and ducted central air conditioning. To ensure energy efficiency and comfort for the air conditioning, the apartments have their walls, ceiling and floors insulated against heat absorption and radiation up to an heat insulation. Each apartment will have an integrated home automation system that allows the control of the lights, fans, switches, air conditioning and other appliances using a ClaySys Smartphone app. The apartment building will have a 100 KW Solar Panel system installed on the rooftop of the building for solar power applications supporting the various power requirements within the building. All the apartments are 3 Bedroom units, and with all the premium features described, each apartment is being launched at a base price of Rs. 88 lakhs for a 1500 sq.ft.

## Features

ClaySys Lifestyle's founding goal is to pursue a sustainable, modern, comfortable and contemporary lifestyle through the living spaces and homes created. Our designs meticulously focus on unrestricted views, greenspaces, comfort, land layouts to support family and guest entertainment.

We use a combination of the modern building code standards in India, but have also adapted International building code standards for heat insulation, as well as the application opportunities presented through sustainable energy sources like solar energy.

- Rain water harvesting
- Water recycling
- Sewage treatment
- Generator power backup
- Green construction practices
- Waste management

## Highlights

- 100 Kilowatt rooftop solar power plant
- Central ducted air conditioning
- Heat insulation
- Home automation with smartphone app
- Floor to ceiling glass facade
- Ground floor party & entertainment center
- Ground floor Gym, billiards & games room
- Ground floor driver/maid rest area
- Ample car parking
- Landscaped gardens
- Swimming pool (Common)



## Villas | Premium Luxury Villas

ClaySys Heights is a gated community with Centrally Air Conditioned Villas coming up near Infopark Phase 2 in Kakkanad, Kochi. Each villa is designed to support a comfortable lifestyle, with 5 bedrooms, 2 living Rooms, a Home Theater, Laundry Room, Private Gardens and an externally accessible Driver/Maids room with restroom. The Villas have glass facades using laminated Glass for forced entry protection, ducted central air conditioning, smartphone app based home automation, heat insulation on the walls, ceiling and floor for efficient air conditioning, up to an heat insulation. Each villa has a two car garage, a designed terrace space with an open garden, a vegetable garden, and covered recreation space on the terrace for an outdoor Table Tennis table. Each Villa will have a 5 KW Solar Panel system installed over the light roof on top of the terrace.

## Features

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- Rain water harvesting
- Water recycling
- Sewage treatment
- Generator power backup
- Green construction practices
- Waste management

## Highlights

- 5 Kilowatt rooftop solar power plant for each villa
- Central ducted air conditioning
- Heat insulation
- Home automation with smartphone app
- Laminated toughened glass (forced entry proof)
- Green wall with private garden
- 2 Car garage
- 3 Floors + Rooftop garden
- Professional home theater & entertainment center
- Open terrace with vegetable garden
- Terrace with light roof & outdoor table tennis table

# Central Air Conditioning

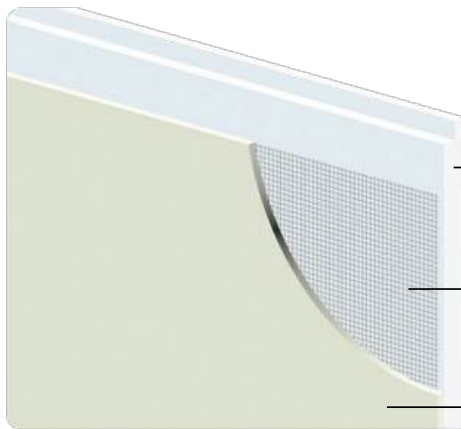
Ducted Aircon Vents



Ducted  
Air Conditioning

# Heat Insulation

Insulation Design



Styrofoam

Metal Mesh

Render (Cement Plaster)

# Smartphone Apps

Home Automation System





## Clubhouse

The ClaySys Heights Clubhouse is thoughtfully designed with premium spaces where comfort meets sophistication. Relax, rejuvenate, and enjoy exclusive community facilities created for a refined lifestyle. Enjoy a curated space designed for recreation, celebration, and wellness – all just steps from your apartment.



## ClaySys Prefab: Engineering the Future of Construction

ClaySys Prefab is redefining the way infrastructure is designed, built, and delivered. Through advanced prefabrication technology, we streamline the construction process while ensuring superior precision, quality, and sustainability. Our modular approach minimizes waste, accelerates timelines, and reduces on-site environmental impact—making construction smarter, cleaner, and future-ready.

# Location Map



# Claysys Heights - Master Site Plan



# Apartment Plans



**Type A**

3 Bedroom Apartment  
Area: 1992 Sq. Ft. + Car Parking



**Type B**

3 Bedroom Apartment  
Area: 1622 Sq. Ft. + Car Parking



**Type C**

3 Bedroom Apartment  
Area: 1744 Sq. Ft. + Car Parking



**Type E**

3 Bedroom Apartment  
Area: 1630 Sq. Ft. + Car Parking



### Type F1

3 Bedroom Apartment  
 Area: 1661 + 571 (Terrace Area) Sq. Ft.  
 + Car Parking



### Type F

3 Bedroom Apartment  
 Area: 1661 Sq. Ft. + Car Parking



### Type G1

3 Bedroom Apartment  
 Area: 1850 + 318 (Terrace Area) Sq. Ft.  
 + Car Parking



### Type G

3 Bedroom Apartment  
 Area: 1543 Sq. Ft. + Car Parking



### Type H1

3 Bedroom Apartment  
 Area: 1545 + 421(Terrace Area) Sq. Ft.  
 + Car Parking



### Type H

3 Bedroom Apartment  
 Area: 1545 Sq. Ft. + Car Parking



### Type I1

3 Bedroom Apartment  
 Area: 1484 + 527 (Terrace Area) Sq. Ft.  
 + Car Parking



### Type I

3 Bedroom Apartment  
 Area: 1484 Sq. Ft. + Car Parking

# Typical Villa Plan



Ground Floor  
Area: 1100 Sq. Ft.



First Floor  
Area: 860 Sq. Ft.



Terrace  
Garden with Light Roof



Basement Floor  
Area: 980 Sq. Ft.





## Office Address

ClaySys Lifestyle Pvt. Ltd.

Infopark Phase 2, Kakkanad, Kochi, Kerala, India - 682303

Email : [sales@claysyslifestyle.com](mailto:sales@claysyslifestyle.com)

Call : +91-8086 070707

**[www.claysyslifestyle.com](http://www.claysyslifestyle.com)**

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