

SOUKHYA VILLAS: TERMS, TARIFF, AND FACILITIES

Overview & Location

Soukhyas is designed as luxury elderly living facility, akin to a resort, situated in the scenic nature of Kottappady near Kothamangalam, Ernakulam District. It is located away from crowded areas but remains accessible:

- **Cochin International Airport (CIAL) & Aluva Railway Station:** 45 minutes' drive.
- **Kochi City:** One-hour drive.

Accommodation Details

Accommodation is provided in wheelchair-friendly Luxury or Premium Apartments. These units are fully furnished and include:

- **Bedroom:** Air-conditioned with twin beds and large wardrobes.
- **Living Area:** Furnished drawing room with TV and furniture.
- **Kitchenette:** Equipped with a refrigerator, microwave oven, and kettle.
- **Bathroom:** Toilet with dry/wet separation, large mirrors, grab bars, and 24-hour hot water.
- **Balcony:** Offers a full view of the surrounding greenery.
- **Luxury Apartment Size:** 550 sq. ft.
- **Premium Apartment Size:** 600 sq. ft.

Facilities & Amenities

Included Facilities:

- Restaurant-style dining with modern open kitchen and qualified chefs.
- Library & reading room, home theatre, indoor/outdoor game zones.
- Fitness center with yoga/meditation zones, swimming pool.
- Doctor on call, clinic, qualified nurse, and hospital tie-ups.
- Free Wi-Fi, \$24\7 generator power, housekeeping, and laundry.
- Round-the-clock security with CCTV coverage.

Additional Services (On Payment):

- Guest apartments for visitors.
- Personal nursing and wheelchair support.
- Ayurveda wellness center, barber, and beautician.
- Travel services (car with driver, ticketing, picnics).

Financial Terms & Tariff

Booking & Deposits:

- **Advance:** Rs. 10 Lakhs to book.
- **Balance:** Payable 2 months prior to occupation.
- **Medical Security Deposit:** Rs. One Lakh Only.

Tariff Table

Description	Amount (Rs)
One Time Deposit: LUXURY APARTMENT	Rs. 35 Lakhs
One Time Deposit: PREMIUM APARTMENT	Rs. 40 Lakhs
Monthly Charges for Double Occupancy	Rs. 28,500/-
Monthly Charges for Single Occupancy	Rs. 21,000/-

*Monthly charges cover food, electricity, water, laundry, Wi-Fi, and common amenities.

Policies & Conditions

- **Duration:** Lifetime stay available.
- **Lock-in Period:** One year from date of joining.
- **Refund Policy:** 80% of deposit returned upon premature termination or death.
- **Retention:** Fixed monthly amount payable if unit is unoccupied but reserved.

Contact Information

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