



THE REEF

LUXURY WATERFRONT RESIDENCES



A SYMPHONY OF SERENITY AND SPLENDOR

Breathe in serenity, exhale life's chaos,
Where the horizon meets a turquoise gloss.
The Reef, where luxury takes its grand stance,
Facing Vembanad's waters, a mesmerising dance.

As the sun sets, the lake becomes a golden hue,
Reflecting opulence, reserved just for a few.
In the heart of Kochi, where dreams intertwine,
The Reef awaits, to make that dream solely thine.

Experience elegance, every corner, every nook,
Witness nature's grandeur, with every single look.
A sanctuary of luxury, amidst whispers of the breeze,
The Reef by Vembanad, where life finds its ease.

A close-up, low-angle shot of a person's hand holding a martini glass filled with a red liquid. The person is wearing a green and white patterned dress and white high-heeled shoes. They are sitting on a boat, with the ocean and a bright sunset in the background. The text "WHERE WATERS WHISPER WONDERS" is overlaid on the left side of the image.

WHERE WATERS
WHISPER WONDERS

BEHIND THE PROJECT



Established in 2005, Meridian Group has carved its niche as the epitome of luxury residential development. With a journey that spans nearly two decades, our unwavering commitment has been to offer the finest living experiences for our esteemed clientele. Led by the visionary founder, Mr. Ravi Shankar, our legacy is deeply rooted in his profound knowledge, fervent passion, and intrinsic understanding of the construction industry.

Our distinction? We are not just developers – we are artists who paint the canvas of Kochi's skyline with unparalleled luxury. As pioneers of waterfront projects in Kochi, our mastery in crafting unique residential spaces is evident in every brick we lay and in every home we design.

In 2016, the company rebranded itself to Prime Meridian and embraced a new identity partnering with the iconic cricketer, Sachin Tendulkar, as our brand ambassador, further solidifying our position in the luxury real estate segment.

Now, we present to you our newest masterpiece – The Reef. Set against the serene backdrop of the waterfront, this luxurious abode offers the zenith of elite living with its exquisite Sky Villas and Sky Bungalows. Dive into an oasis of opulence and experience a life that's truly above the rest.

Welcome to Prime Meridian, where your dream waterfront home awaits.

MASTERMINDS WHO CRAFTED THIS MASTERPIECE.

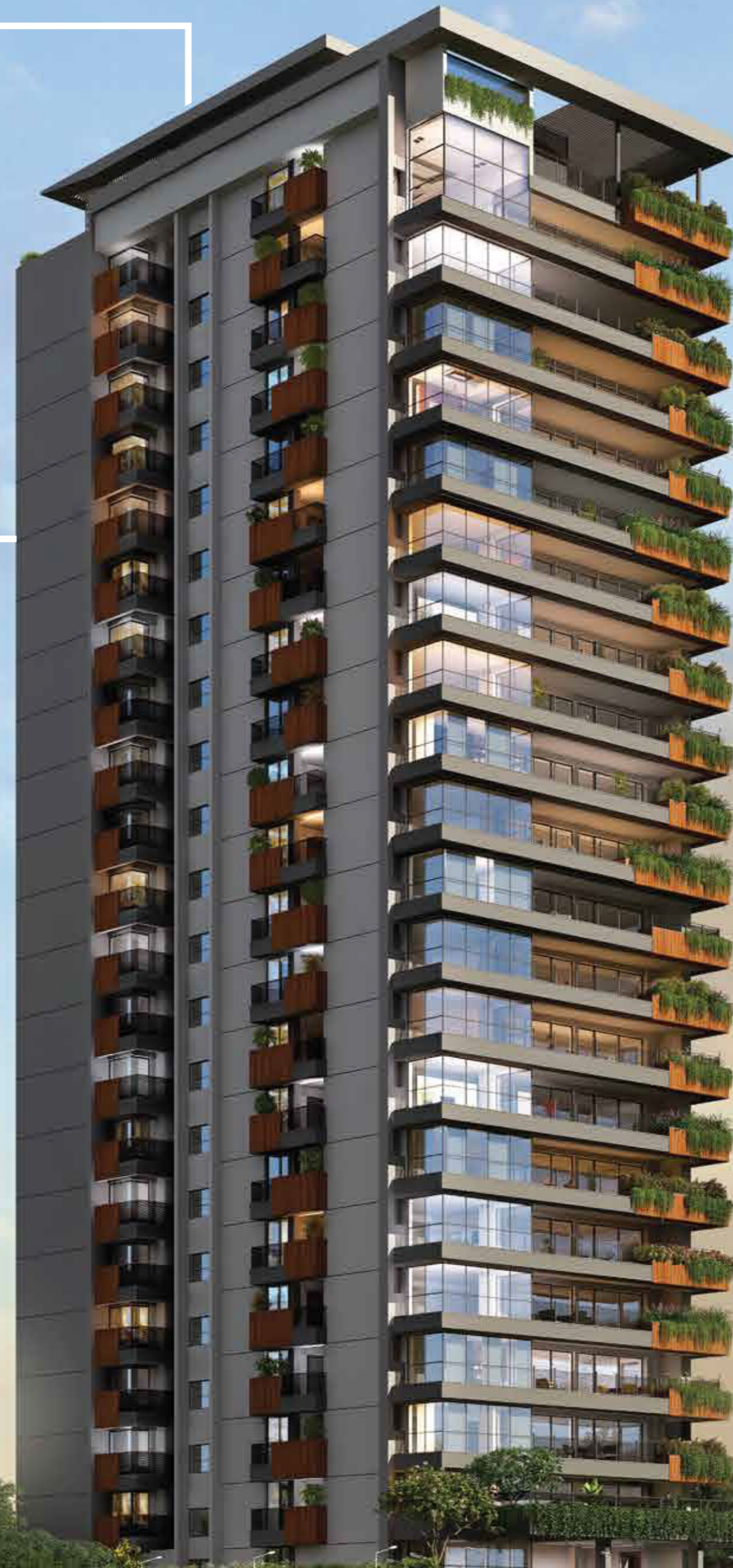


Founded in 1989 by the illustrious Ar. Tony Joseph, Stapati is not just an architectural practice; it's a testament to the profound union of tradition and innovation. At its core, every design is a story told through bricks and mortar, with chapters that reveal deep reverence for regional narratives. Tony Joseph's discerning approach emerges from an intuitive grasp of context, where the past's rich tapestry seamlessly weaves into contemporary threads.

Stapati's design philosophy stands apart, which is especially visible in the design of the Reef by both Ar. Tony & Ar. Rajesh as it's an approach deeply rooted in the ethos of its surroundings, yet fearlessly forward-thinking. Every element of the project uniquely resonates with its environment, achieving a balance that renders it both relevant and timeless.


Today, Stapati is more than an architectural firm; it's a multidisciplinary beacon emphasizing not just design, but paramount values of integrity, sustainability, and cutting-edge innovation.

YOUR
OWN WORLD:
TRANQUIL AND
PRIVATE
SKYVILLAS



RESERVED FOR YOUR KIND OF LIFE

The mesmerising blend of sapphire and emerald that is Vembanad Lake captivates every gaze. As dusk descends, the serene embrace of the backwaters transports you to a realm of calm, that is your very own. Your own sanctuary to find peace, celebrate in exclusivity or a new canvas to your hobbies. Each residence within The Reef boasts expansive balconies and panoramic windows, designed explicitly to immerse you in the lake's untouched beauty.



WONDERFUL VISTAS, GLORIOUS SCENERY.

At The Reef, each luxury abode unveils a magnificent panorama. Our grand balconies seamlessly meld with floor-to-ceiling windows, casting the living and dining spaces in nature's finest tapestry—crafting an everyday tableau of unmatched splendour for our discerning residents.

LAKEFRONT LUXURY IN EVERY LAP

Experience the epitome of aquatic elegance at our lakeview pool. Nestled by the serene shores, the shimmering waters of our pool merge seamlessly with the vast expanse of the lake, crafting an unparalleled panorama of tranquility. Whether you're seeking a refreshing morning dip or a serene sunset swim, the ethereal backdrop of the lake amplifies every moment. Bask in the gentle ripples of the pool, all while savouring the soothing sights and sounds of the lake beyond.



AN ADDRESS BEFITTING YOUR STATURE.

At The Reef, our 3 BHK and 4 BHK residences are the epitome of sophistication and grace. With plush living spaces and top-tier sanitary fittings, each facet of these homes caters to the distinguished palate of our esteemed residents.

GRAND ENTRANCE

Make a statement every time you arrive at The Reef. The meticulously designed facade and lush landscaping set the tone for the luxury that lies within. This is more than just an entryway; it's your introduction to a lifestyle of unmatched refinement.

PRIME
MERIDIAN


THE REEF





STEP INTO SPLENDOR: YOUR GRAND WELCOME AWAITS!

From the moment you cross the threshold, the grandeur of our exquisite lobby speaks volumes of the luxury that lies within. Bathed in natural light, the space unfolds in a harmonious dance of elegance and comfort.

ELEGANT LEISURE SPACES

Relax in the Urban Coffee Lounge, a modern and cosy spot. Stay fit in our top-notch gym and pool area. Our landscaped gardens and outdoor seating provide perfect places to unwind. Experience a lifestyle where every corner exudes elegance and relaxation.



LARGE SCALE LIVING ROOM

Experience the epitome of luxury in the living room at The Reef. With expansive windows offering panoramic views, this space is designed for comfort and style. The modern décor and high-quality finishes create a sophisticated atmosphere perfect for relaxation and entertaining.

COZY FAMILY LIVING ROOM

With comfortable seating, modern decor, and a warm ambiance, this room is perfect for family gatherings and quiet evenings alike. Enjoy the seamless blend of style and comfort in this thoughtfully designed space.



EXPANSIVE BALCONY

Designed for relaxation and leisure, this space seamlessly blends indoor and outdoor living. Enjoy your morning or unwind in the evening while surrounded by the beauty of Vembanad lake.



SERENE BEDROOM

Retreat to your serene bedroom at The Reef, where comfort meets elegance. The spacious layout and plush furnishings provide a peaceful rest. Large windows fill the room with natural light, creating a tranquil ambience perfect for unwinding after a long day.



SKY VILLA OPTION 1
3BHK /4412 -SQ.FT



SKY VILLA OPTION 2
4BHK /4412 - SQ.FT



SUPER BUILT-UP AREA
4412 SQ. FT.

RERA CARPET AREA (A)
2685 SQ. FT.

EXCLUSIVE BALCONY &
VERANDA AREA (B)
560 SQ. FT.

FLOOR AREA (A+B)
3245 SQ. FT.



SUPER BUILT-UP AREA
4412 SQ. FT.

RERA CARPET AREA (A)
2685 SQ. FT.

EXCLUSIVE BALCONY &
VERANDA AREA (B)
560 SQ. FT.

FLOOR AREA (A+B)
3245 SQ. FT.

THE DUPLEX SKY VILLA



DUPLEX SKY VILLA LEVEL-1



SUPER BUILT-UP AREA
8427 SQ. FT.

RERA CARPET AREA (A)
4973 SQ. FT.

EXCLUSIVE BALCONY &
VERANDA AREA (B)
1120 SQ. FT.

FLOOR AREA (A+B)
6093 SQ. FT.

>> Carpet area calculation excludes external wall plaster & skirting / external wall ledge thickness and are as per RERA definition.

DUPLEX SKY VILLA LEVEL-2



SUPER BUILT-UP AREA
8427 SQ. FT.

RERA CARPET AREA (A)
4973 SQ. FT.

EXCLUSIVE BALCONY &
VERANDA AREA (B)
1120 SQ. FT.

FLOOR AREA (A+B)
6093 SQ. FT.

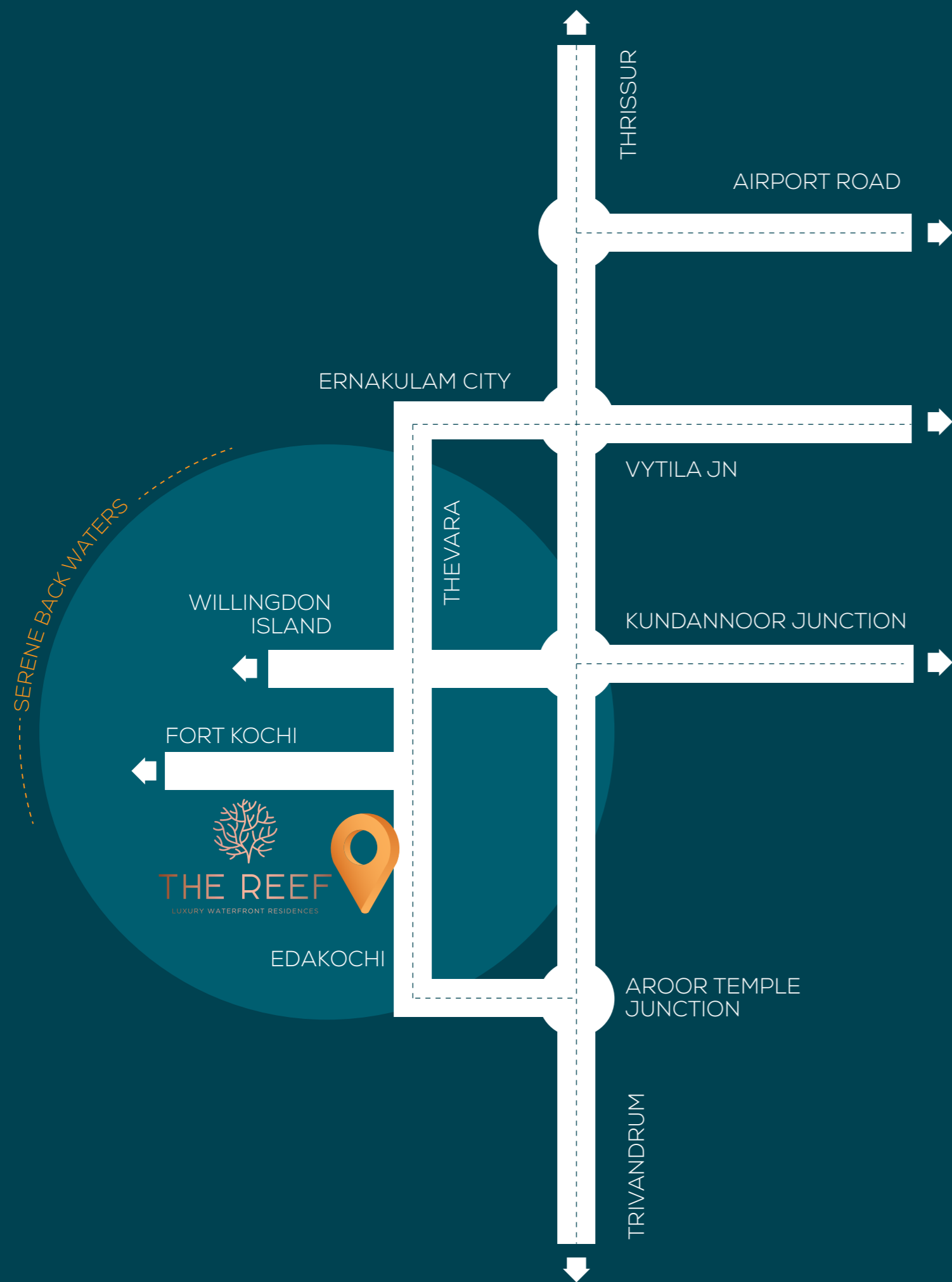


THE SKY
BUNGALOW!

THE SKYLINE'S
CROWN JEWEL:
YOUR SKY
BUNGALOW.

Step into the epitome of elevated living in our exclusive Sky Bungalow, spanning the 21st, 22nd floors and crowned with a private terrace that offers breathtaking panoramas of the horizon. Boasting a lavish 7324 Sq.Ft of exquisite design and unmatched luxury, this penthouse is more than a residence—it's a statement. Every square foot resonates with meticulous craftsmanship and curated amenities, turning everyday moments into extraordinary experiences. From the grandeur of the interiors to the expansive vistas outside, indulge in a lifestyle where the sky is not the limit but the beginning. Your palatial retreat in the clouds awaits.

LOCATION MAP



ACCESSIBILITY

NH 66 (AROOR)	2.6 KM
KUNDANNOOR JN	7 KM
MG ROAD	7 KM
COCHIN AIRPORT	41 KM

AMENITIES

	GYMNASIUM		INTERCOM FACILITY
	SPA		CCTV CAMERA
	INDOOR GAMES AREA		EV CHARGING POINT
	STEAM ROOM		CENTRALISED GAS SUPPLY
	TRX TRAINING ZONE		GENERATOR
	SUN DECK		ACCESS CONTROL LIFT
	INDOOR LOUNGE		RAINWATER HARVESTING
	KARA SANSUI GARDEN		SOLAR PANELS FOR COMMON AREA LIGHTING
	OUTDOOR DECK LOUNGE		FULLY AUTOMATIC LIFTS
	PET FRIENDLY		SOLID WASTE MANAGEMENT

- ELEGANTLY FURNISHED AIR CONDITIONED DOUBLE HEIGHT LOBBY
- SUSTAINABLE LANDSCAPED GARDEN
- POOL WITH LAKE VIEW
- GREEN CORNER IN THE TERRACE
- TERRACE PARTY AREA

TECHNICAL SPECIFICATIONS

STRUCTURE

- » RCC framed structure with masonry wall partitions.
- » The wall partitions shall be with solid cement concrete blocks.
- » The structure surface including masonry walls shall be cement plastered/exposed concrete/gypsum plastered/coarse putty finish.

FLOORING

- » 180x120 cm Vitrified slab for living, dining and family living areas.
- » 160x80 Vitrified tiles/laminated wooden floor for bedrooms.
- » 120x60 Vitrified tiles for bathroom and wall tiles up to false ceiling height.
- » Kota Stone/160x80 Vitrified tiles for kitchen and utility.
- » Wooden finish/tiles for outdoor living.
- » Matt finish vitrified tiles for Balcony.

KITCHEN

- » Bare kitchen for customisation of interiors with adequate plumbing and electrical points.
- » Electrical points for Dishwasher, Water purifier, Mixer/Grinder, Oven, Microwave oven, hood & hob.
- » One inlet plumbing point each for sink, water purifier and dishwasher.

UTILITY

- » Electrical and plumbing provision for washing machine and Dryer and inlet and outlet point for sink.
- » Dedicated space for drying clothes.

PLUMBING & SANITARY

- » Wall hung porcelain EWC with concealed cistern in all toilets except DH toilet.
- » Single lever Diverters with shower in all toilets except DH toilet. • Hot and Cold mixer taps in all toilets.
- » He & She porcelain wash basin in Master Bedroom toilet
- » One bathtub in Master Bedroom toilet.
- » Glass partition for Shower area in 3 bathrooms
- » Detachable stainless steel Cockroach trap with lid shall be provided for all the bathrooms, kitchen and Utility drains
- » Floor mounted EWC and wall hung wash basin without pedestal for DH toilet
- » Water supply through underground sump tank and overhead tank with sufficient storage capacity.
- » Individual water meter facility for each apartment.

DOORS & WINDOWS

- » Branded designer polished veneered pre-hung door with engineered door frame for main door.
- » Polished veneered pre-hung flush door with engineered doorframe for internal doors.
- » Both sides laminate flush doors with PVC wrapped door frame for toilet doors.
- » Steel hardware for all other doors.
- » Premium quality aluminum powder coated/UPVC windows in all rooms.
- » Fully glazed aluminum powder coated/UPVC sliding door for living room balcony.
- » Aluminum powder coated ventilators for bathrooms.
- » No window grills will be provided for French Windows.
- » Magnetic/ concealed door stoppers for main door and bedroom doors.

ELECTRICAL

- » Concealed conduit wiring with superior quality insulated copper cables.
- » Adequate light and fan points, 6/16 amps socket points etc. controlled by ELCB and MCBs with independent energy-meter for each apartment.
- » Geyser and exhaust fans provision in all bathrooms and kitchen.
- » Fire Retardant wiring with modular switches with DB.
- » Provision for TV in family living and master bedroom.
- » Ceiling lights in balconies and bathrooms.
- » Intercom Telephone point and intercom in living room.

LIFTS

- » Two fully automatic modern lifts.
- » One private lift with biometric/card access entry and One service lift with surveillance camera & Automatic Rescue Device.

AIR CONDITIONER

- » Multi VRF AC units in all bedrooms, living room, media room and dining room.

SMART SECURITY FEATURES

- » Smart lock for the main door
- » Video door phone
- » Cooking gas leak sensors in kitchen.

HOME AUTOMATION

- » Automation platform of Tata Power EZ Home or equivalent

SAFETY FEATURES

- » Access control entrance
- » CCTV surveillance
- » Automated gates
- » Lightning arrestor
- » Firefighting system as per NBC norms and Fire Force requirements.

ENERGY SAVING FEATURES

- » Water level controller for Water tanks.
- » Auto level controller for overhead drinking water tank
- » Effective lift management.
- » Rainwater collecting tank and recharging pits.
- » Solar assisted lights for common areas.
- » EV charging point

GENERATOR

- » Generator back up for common facilities such as lift, common lighting, pumps etc.
- » Generator backup of total load limited to 10 KW in each apartment.

WATER SUPPLY & TREATMENT SYSTEM

- » KWA water supply subject to rules & regulations.
- » Water Supply through underground Sump tank and Overhead tanks.
- » Sewage treatment plant.
- » Rainwater harvesting tank, Solid waste management systems and incinerator will be provided.

CENTRALISED GAS SUPPLY

- » Reticulated LPG supply up to individual apartment meter point, consumption meter in each apartment with gas leak detection system in the hub subject to Government norms prevailing at that time.

PRIME MERIDIAN

For an exclusive visit to the property, ☎ +91 9847 0000 20 / 9847 0000 30

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