# NIVASAN VAKULAM

A Calm Address in the Heart of the City

RERA No: TN/11/BLG/0114/2026

NIVASAN HOMES

www.nivasanhomes.com

# ABOUT NIVASAN VAKULAM

Near Tidel Park · Coimbatore



Nivasan Vakulam is a thoughtfully planned residential apartment project designed for those who seek calm living without stepping away from the city. Located near Tidel Park and Hope’s College in Coimbatore, Vakulam offers the rare balance of peaceful surroundings and excellent urban connectivity.

Set close to the airport and leading healthcare institutions such as PSG Hospitals and KMCH, Nivasan Vakulam places everyday essentials, workplaces, and medical care within easy reach.

Every home at Nivasan Vakulam reflects Nivasan Homes' commitment to quality construction, practical design, and long-term value. With carefully considered spaces, essential amenities, and a secure residential environment, Vakulam is created for families who value comfort, convenience, and a sense of belonging.



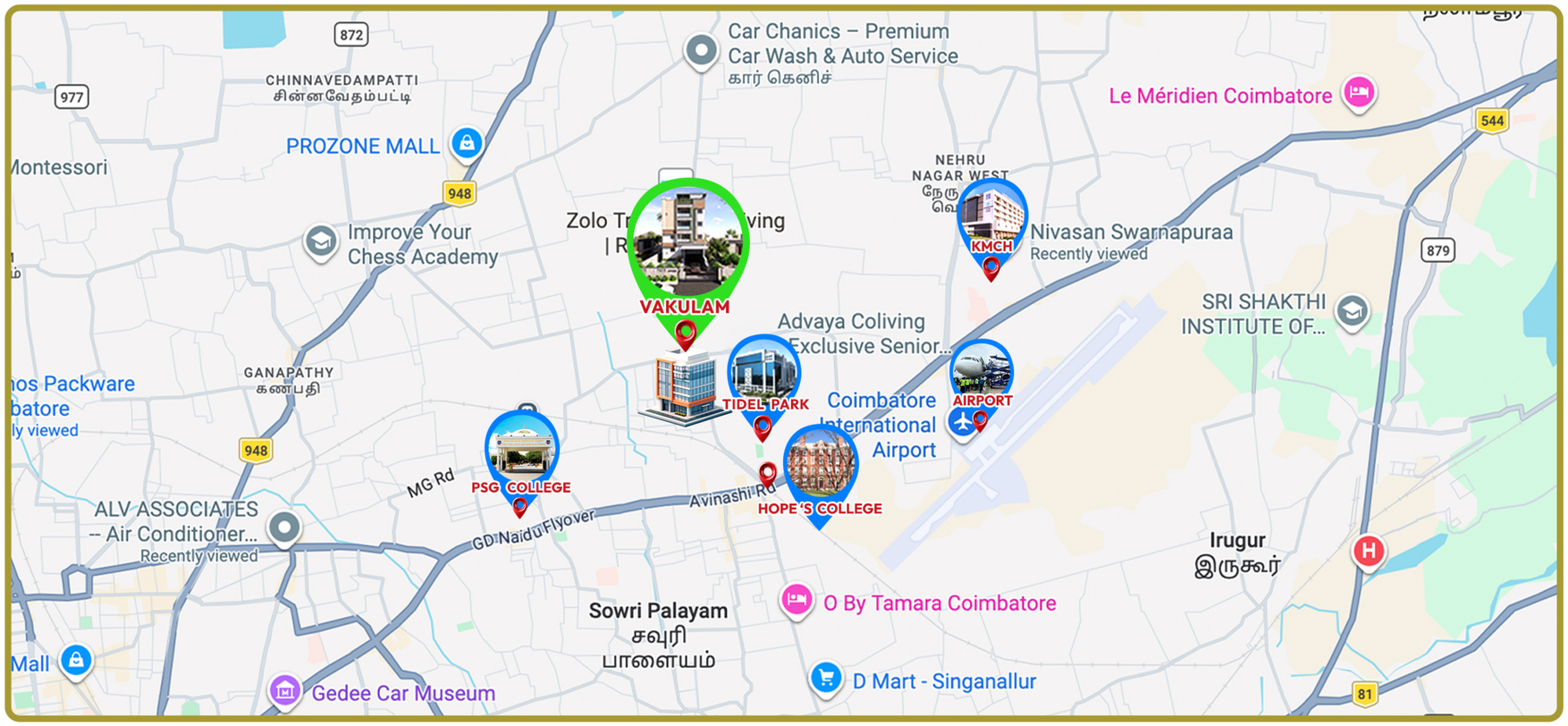



Possession: **31.03.2029**

Rera Registeration: rera.tn.gov.in : TNRERA**/11/BLG/0114/2026**

CONNECTIVITY

# LOCATION ADVANTAGE




**Key Distances:**

| | | | |
|---|---|---|---|
| TIDEL PARK | 0.35 KM | PSG HOSPITAL | 4.0 KM |
| HOPE'S COLLEGE | 2.4 KM | PSG COLLEGE OF TECH | 3.5 KM |
| COIMBATORE AIRPORT | 4.0 KM | KMCH | 3.7 KM |

**Location Note:** Positioned at the heart of Coimbatore's growing IT & healthcare corridor — work, wellness, & city life, all within reach

FLAGSHIP UNIT

# THE SIGNATURE HOME - TYPE 1

NIVASAN Vakulam

## Saleable Area - 1980.49 Sq.Ft




| | | |
|---|---|---|
| Type - 1 | - | 201, 301, 401 |
| Master Bedroom | - | 16'-6" × 15'-9" |
| Bedroom-1 | - | 16'-10" × 10'-0" |
| Guest Bedroom | - | 10'-10" × 10'-0" |
| Living | - | 16'-3.1/2" × 15'-4" |
| Dining | - | 11'-0" × 10'-1" |
| Kitchen | - | 10'-6" × 10'-5" |
| Utility | - | 10'-6" × 5'-0" |
| Deck | - | 11'-0" × 5'-6" |
| 3 Toilets | | |

**Pull Quote:**

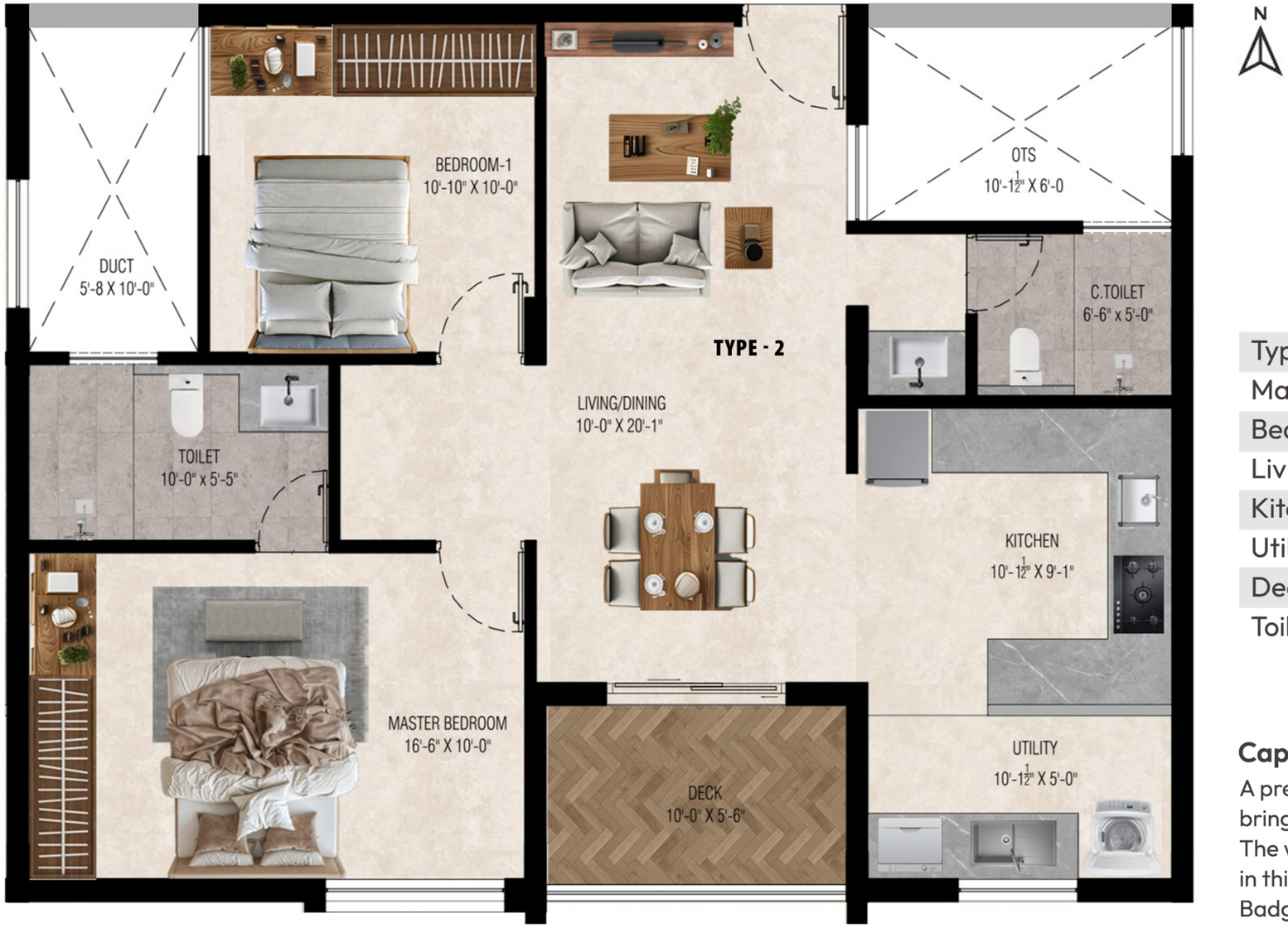
The only unit at Vakulam with two full master bedrooms — designed for multigenerational families and discerning buyers who refuse to compromise on space, comfort, or privacy.

FLOOR PLANS

# 2 BHK — TYPE 2

NIVASAN Vakulam

Saleable Area - 1119.34 Sq.Ft




| | | |
|---|---|---|
| Type - 2 | - | 202, 302, 402 |
| Master Bedroom | - | 16'-6" × 10'-0" |
| Bedroom-1 | - | 10'-10" × 10'-0" |
| Living/Dining | - | 10'-0" × 20'-1" |
| Kitchen | - | 10'-1½" × 9'-1" |
| Utility | - | 10'-1½" × 5'-0" |
| Deck | - | 10'-0" × 5'-6" |
| Toilet + C.Toilet | | |

**Caption:**

A premium corner 2 BHK with dual open-to-sky spaces — bringing natural light and ventilation from two directions. The wide private corridor adds an exclusive feel rarely found in this configuration. A rare find at Vakulam.
Badge: CORNER UNIT

FLOOR PLANS

# 2 BHK — TYPE 3

NIVASAN Vakulam

## Saleable Area - 1214.59 Sq.Ft




| | | |
|---|---|---|
| Type - 3 | - | 203, 303, 403 |
| Master Bedroom | - | 10'-4" × 15'-9" |
| Bedroom-1 | - | 10'-4" × 10'-0" |
| Living | - | 15'-7½" × 11'-4" |
| Dining | - | 10'-0" × 9'-1" |
| Kitchen | - | 10'-0" × 9'-1" |
| Utility | - | 10'-0" × 5'-0" |
| Deck | - | 10'-0" × 5'-6" |
| Toilet + C.Toilet | | |

**Caption:**

A spacious 2 BHK with an expansive living room designed to bring the family together. The wide living area and private deck create a sense of openness that feels larger than its footprint — a home that breathes.

FLOOR PLANS

# PREMIUM 3 BHK — TYPE 4

NIVASAN Vakulam

## Saleable Area - 1855.13 Sq.Ft




| | | |
|---|---|---|
| Type - 4 | - | 204, 304, 404 |
| Master Bedroom | - | 11'-2" × 15'-10" |
| Guest Bedroom | - | 11'-0" × 10'-0" |
| Bedroom-1 | - | 10'-6" × 15'-3" |
| Living | - | 16'-6" × 15'-3" |
| Dining | - | 10'-10½" × 15'-1" |
| Kitchen | - | 10'-6" × 10'-6" |
| Utility | - | 10'-6" × 5'-0" |
| Deck | - | 10'-2½" × 5'-6" |
| 3 Toilets | | |

**Caption:**

A premium 3 BHK with a walk-in wardrobe, dedicated guest bedroom, and a wide dining space built for hosting. This layout is designed for families who expect more — more space, more privacy, more lifestyle.
Badge: PREMIUM

FLOOR PLANS

# 3 BHK — TYPE 5

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## Saleable Area - 1835.41 Sq.Ft




N

| | | |
|---|---|---|
| Type - 5 | - | 105, 205, 305, 405 |
| Master Bedroom | - | 16'-6" × 10'-6" |
| Guest Bedroom | - | 11'-0" × 10'-0" |
| Bedroom-1 | - | 16'-6" × 10'-0" |
| Living | - | 16'-6" × 15'-3" |
| Dining | - | 11'-0" × 15'-1" |
| Kitchen | - | 11'-2" × 10'-6" |
| Utility | - | 5'-0" × 10'-6" |
| Deck | - | 10'-4" × 5'-6" |
| C.Toilet + 2 Toilets | | |

**Caption:**

A well-rounded 3 BHK with a walk-in wardrobe and three full bedrooms — crafted for families who need space, privacy, and flow. The private deck adds a calm outdoor moment to an already generous layout.

FLOOR PLANS

# 2 BHK — TYPE 6

NIVASAN Vakulam

## Saleable Area - 1090.83 Sq.Ft




| | | |
|---|---|---|
| Type - 6 | - | 106, 206, 306, 406 |
| Master Bedroom | - | 10'-0" × 15'-9" |
| Bedroom-1 | - | 10'-4" × 10'-0" |
| Living / Dining | - | 10'-3" × 20'-1" |
| Kitchen | - | 10'-0" × 10'-4½" |
| Utility | - | 10'-0" × 5'-0" |
| Deck | - | 10'-3" × 5'-6" |
| Toilet + C.Toilet + OTS | - | |

**Caption:**

A smartly configured 2 BHK designed for compact, efficient living. Every square foot is thoughtfully planned to maximise comfort — ideal for young professionals and small families seeking quality in a well-connected Coimbatore address.

FLOOR PLANS

# 2 BHK — TYPE 7

NIVASAN Vakulam

## Saleable Area - 1124.67 Sq.Ft




| | | |
|---|---|---|
| Type - 7 | - | 107,207,307,407 |
| Master Bedroom | - | 11'-0" × 15'-9" |
| Bedroom-1 | - | 10'-4" × 10'-0" |
| Living \ Dining | - | 10'-0" × 20'-1" |
| Kitchen | - | 10'-0" × 10'-0" |
| Utility | - | 5'-9½" × 10'-0" |
| Deck | - | 10'-0" × 5'-6" |
| Toilet + C.Toilet | | |

**Caption:**

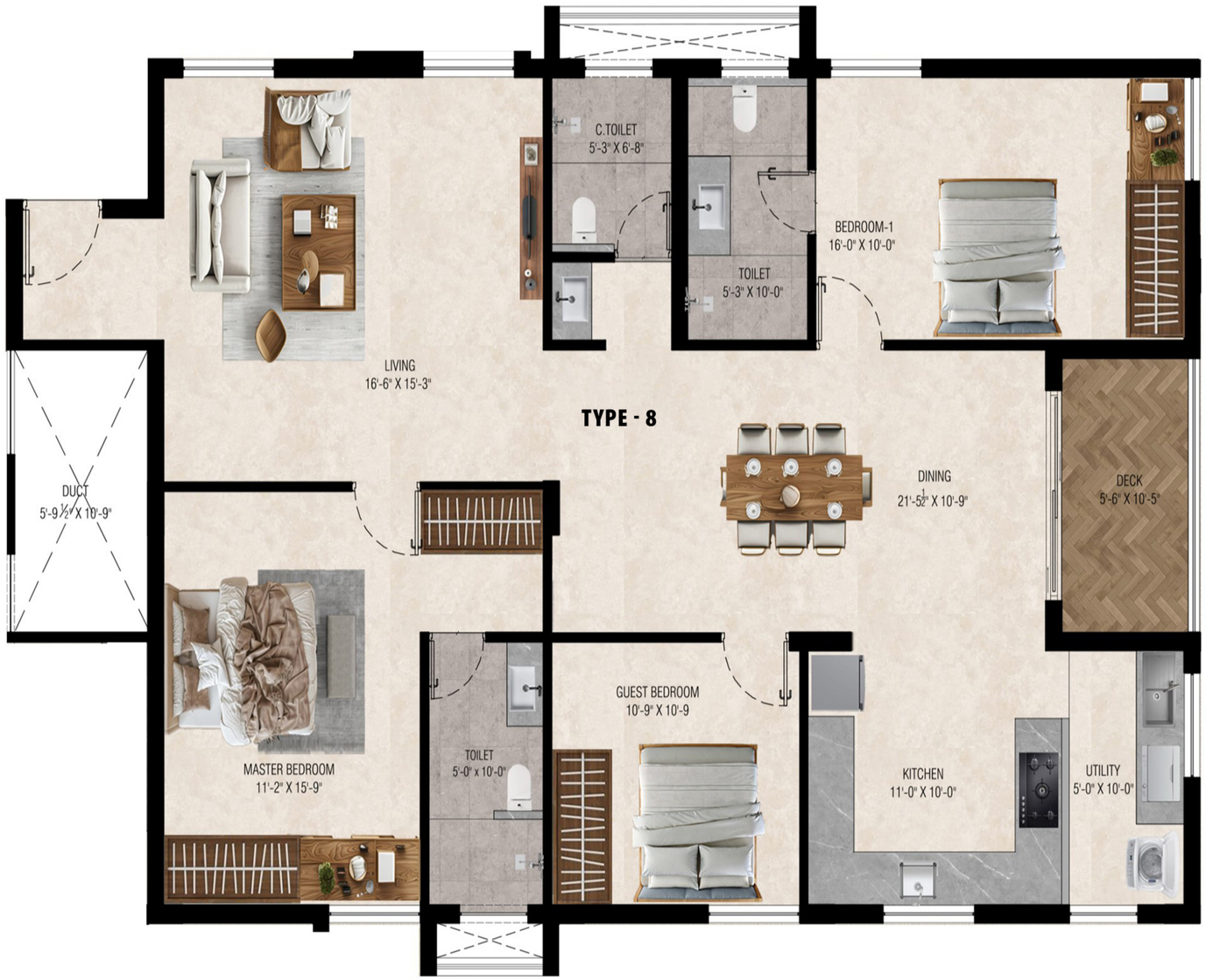
A well-proportioned 2 BHK with a generous master bedroom and a private deck — designed for everyday comfort and a calm morning routine. The ideal home for families who value space, light, and peaceful living.

FLOOR PLANS

# PREMIUM 3 BHK — TYPE 8

NIVASAN Vakulam

## Saleable Area - 1989.55 Sq.Ft




| | | |
|---|---|---|
| Type - 8 | - | 208, 308, 408 |
| Master Bedroom | - | 11'-2" × 15'-9" |
| Guest Bedroom | - | 10'-9" × 10'-9" |
| Bedroom-1 | - | 16'-0" × 10'-0" |
| Living | - | 16'-6" × 15'-3" |
| Dining | - | 21'-5½" × 10'-9" |
| Kitchen | - | 11'-0" × 10'-0" |
| Utility | - | 5'-0" × 10'-0" |
| Deck | - | 5'-6" × 10'-5" |
| C.Toilet + 2 Toilets | | |

**Caption:**

The grandest 3 BHK at Vakulam — with a living and dining area designed to host, celebrate, and gather. Three full bedrooms, a private deck, and a premium sense of scale that is rarely available in this location at this value.
Badge: PREMIUM

BUILD QUALITY

# CONSTRUCTION SPECIFICATIONS

NIVASAN Vakulam

### Structure

| | | |
|---|---|---|
| Frame and Walls | - | Reinforced Cement Concrete (RCC) Framed Structure / Solid Block for Internal & External Walls |

### Plastering

| | | |
|---|---|---|
| Internal Walls | - | Smooth Cement Plaster |
| External Walls | - | Sponge Finish Plaster |

### Flooring

| | | |
|---|---|---|
| Living/Dining/Kitchen | - | Vitrified Tiles |
| Bedrooms | - | Vitrified Tiles |
| All Toilets/Utility/Deck | - | Anti-skid Vitrified Tiles |
| Main Staircase | - | Granite/Kota |
| Terrace | - | Cool Roof Tile |

### Dadoing

| | | |
|---|---|---|
| Kitchen/Utility | - | Vitrified Tiles |
| Toilets | - | Vitrified Tiles |

### Counter Top

| | | |
|---|---|---|
| Kitchen | - | Granite Top - Stainless steel sink with drainboard |
| Utility | - | Granite Top - Double bowel Stainless steel Sink |

### Doors and Fittings

| | | |
|---|---|---|
| Main Entrance Door | - | Teak Wood frame with Veneered Flush door |
| Deck | - | UPVC Door |
| All Bedrooms | - | Hard Wood frame with Laminated Flush doors |
| Toilets | - | Hard Wood frame with Laminated Flush Doors |
| Hardware | - | Premium Quality iron mongery |

### Window and Ventilators

| | | |
|---|---|---|
| Windows | - | UPVC Windows |
| Ventilators | - | UPVC Ventilator |
| Utility | - | UPVC Window |

### Railings

| | | |
|---|---|---|
| Internal Staircase & Balcony | - | Mild steel rails As per architects design |



NIVASAN Vakulam

## Vertical Transportation

| | | |
|---|---|---|
| Lift | - | 8 Passenger Lift of reputed brand |

## Landscape

| | | |
|---|---|---|
| Landscape Works | - | Hardscape / Softscape as per design |

## Home Automation

| | | |
|---|---|---|
| Surveillance | - | CCTV for Common Areas |

## Solar Heating

| | | |
|---|---|---|
| Solar Heating | - | Solar water heater for toilets |

## Painting

| | | |
|---|---|---|
| Interior Ceilings & Walls | - | Premium Emulsion Paint |
| Exterior Walls | - | Exterior Emulsion |
| Main Door | - | Melamine Polish |
| MS Grills & Railings | - | Enamel Paint |

## Plumbing & Sanitary Fittings

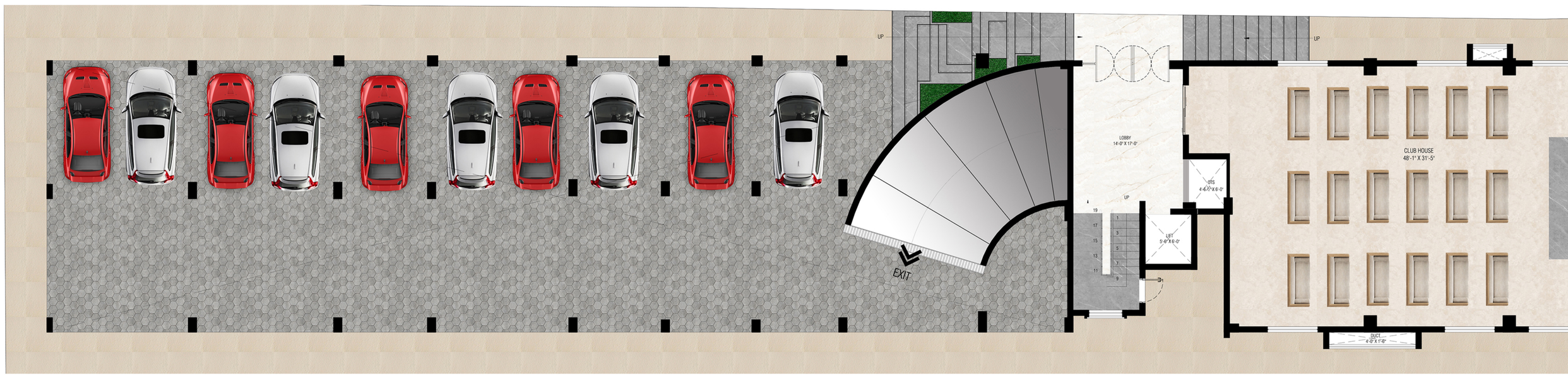
| | | |
|---|---|---|
| Sanitaryware | - | American Standard / Cera / Equivalent/ |
| Bath Fittings | - | American Standard / Cera / Equivalent |
| Concealed Cistern for all Toilets | - | Geberit / Equivalent |
| Water supply | - | CPVC pipes of reputed make |
| Sewer Lines | - | UPVC pipes of reputed make |

## Electrical

| | | |
|---|---|---|
| Power for Each Unit | - | 5kw for 2BHK Flat and 6kw for 3BHK Flat |
| DG Backup for Units | - | 2 KW for Apartments / 100% for Common Areas |
| Wires & Switches | - | Concealed Wiring with PVC insulated Copper Wires with Modular Switches |
| Switch Plates / Switches | - | Legrand / Anchor / Equivalent |
| TV, Telephone and A/c Points | - | TV outlets in Living; Telephone points in Living; Provision for A/c. in Bedrooms |
| Kitchen | - | Customer Scope |
| Toilets | - | Provision for Geyser / Exhaust Fan / Shaver |



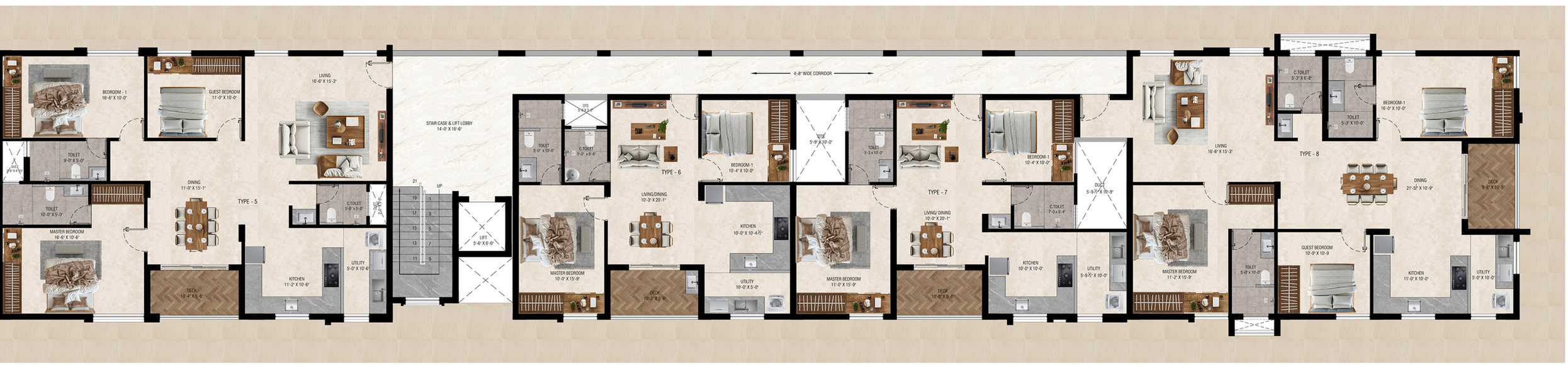
# GROUND FLOOR




# TYPICAL FLOOR




N
DN
UP
4'-8" WIDE CORRIDOR
STAIR CASE & LIFT LOBBY
14'-0" X 16'-5½"
LIFT
5'-6" X 6'-0"
BEDROOM - 1
16'-6" X 10'-0"
GUEST BEDROOM
11'-0" X 10'-0"
TOILET
9'-0" X 5'-0"
DUCT
2'-9" X 4'-10"
DINING
11'-0" X 15'-1"
TOILET
10'-0" X 5'-0"
MASTER BEDROOM
16'-6" X 10'-6"
DECK
10'-4" X 5'-6"
LIVING
16'-6" X 15'-3"
TYPE - 5
C.TOILET
5'-6" x 5'-0"
DUCT
2'-9" X 6'-0"
KITCHEN
11'-2" X 10'-6"
UTILITY
5'-0" X 10'-6"
OTS
7'-6" X 3'-6"
TOILET
5'-0" x 10'-0"
C.TOILET
5'-0" x 6'-6"
TYPE - 6
BEDROOM
10'-4" X 10'-0"
LIVING/DINING
10'-3" X 20'-1"
KITCHEN
10'-0" X 10'-4½"
UTILITY
10'-0" X 5'-0"
MASTER BEDROOM
10'-0" X 15'-9"
DECK
10'-3" X 6'-6"
OTS
5'-9" X 10'-0"
TOILET
5'-3 x 10'-0"
TYPE - 7
LIVING/DINING
10'-0" X 20'-1"
MASTER BEDROOM
11'-0" X 15'-9"
DECK
10'-0" X 5'-6"
BEDROOM
10'-4" X 10'-0"
C.TOILET
7'-4 x 5'-4"
DUCT
5'-9½" X 10'-8"
KITCHEN
10'-0" X 10'-0"
UTILITY
5'-9½" X 10'-0"
LIVING
16'-6" X 15'-3"
TYPE - 9
GUEST BEDROOM
12'-4" X10'-0"
TOILET
7'-10" x 5'-0"
DINING
12'-0" X 10'-0"
C.TOILET
7'-0 x 5'-4"
MASTER BEDROOM
11'-2" X 15'-9"
TOILET
5'-0" x 10'-0"
BEDROOM-1
10'-9" X 10'-0"
KITCHEN
11'-0" X 10'-0"
UTILITY
5'-0" X 10'-0"


N
4'-8" WIDE CORRIDOR
STAIR CASE & LIFT LOBBY
14'-0" X 16'-6"
LIFT
5'-6" X 6'-0"
BEDROOM - 1
16'-6" X 10'-0"
GUEST BEDROOM
11'-0" X 10'-0"
TOILET
9'-0" X 5'-0"
DUCT
2'6" x 4'-10"
DINING
11'-0" X 15'-1"
TOILET
10'-0" X 5'-0"
MASTER BEDROOM
16'-6" X 10'-6"
DECK
10'-4" X 5'-6"
TYPE - 5
LIVING
16'-6" X 15'-3"
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UTILITY
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KITCHEN
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UTILITY
5'-9½" X 10'-0"
LIVING
16'-6" X 15'-3"
TYPE - 8
C.TOILET
5'-3" X 6'-8"
TOILET
5'-3" X 10'-0"
BEDROOM-1
10'-0" X 10'-0"
DINING
21'-5½" X 10'-9"
DECK
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11'-2" X 15'-9"
TOILET
5'-0" x 10'-0"
GUEST BEDROOM
10'-9" X 10'-9"
KITCHEN
11'-0" X 10'-0"
UTILITY
5'-0" X 10'-0"

LIFESTYLE

# AMENITIES

NIVASAN Vakulam

Every convenience thoughtfully provided for comfortable, secure, modern living.

- Covered Car Parking
- 24/7 Security & CCTV
- Power Backup
- Lift / Elevator
- Clubhouse
- RO Plant & STP
- Landscaped Common Area
- Children's Play Area
- Rooftop / Terrace Access

**Disclaimer Note:**

Final amenities list subject to confirmation. Additional amenities may be included. Please contact the sales team for the most current and complete specifications.

WHO WE ARE

# ABOUT NIVASAN HOMES

NIVASAN HOMES

Nivasan Homes is committed to delivering homes that reflect quality construction, thoughtful design, and enduring value. Every project we build is a commitment to the families and investors who trust us with one of life's most significant decisions.

| | |
|---|---|
| Quality Construction | Uncompromising standards in every pour, every finish, every detail. |
| Thoughtful Design | Layouts that feel natural, functional, and truly liveable. |
| Long-Term Value | Homes built to appreciate in quality, comfort, and resale value. |

Swarnapuraa

NIVASAN
UDHYANA
enchanting homes










GET IN TOUCH

# NIVASAN HOMES

NIVASAN Vakulam

A Calm Address in the Heart of the City

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**Site Address:**
Nivasan Vakulam, Near Tidel Park, Coimbatore

Scan to WhatsApp us directly or visit our website for project details, floor plans, and updates.

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