

YESKAY
AMANDUS

A romantic scene of a couple embracing on a balcony during a golden sunset. The man, wearing a white shirt and light-colored pants, stands with his back to the camera, his arms wrapped around the woman. The woman is also in white, her face partially visible as she leans into him. They are positioned in front of a large window with sheer curtains. To the left, a large green plant is visible. To the right, a wicker chair and some flowers are on the balcony. The sky is a vibrant mix of orange and yellow, with a few clouds. The overall mood is peaceful and intimate.

HAPPINESS HAS
A NEW ADDRESS

AMANDUS

TO BE LOVED.

TO BE CHERISHED.





2.5 LAKH +
SQ.FT.
DEVELOPED



A happy home is one deeply rooted in trust and guided by the promise of a brighter future. For over three decades, the Yeskay Group has translated this philosophy into finely crafted residences across Kochi, built with care, expert precision and enduring expertise.

Yeskay Amandus, the latest chapter in our residential journey, is a tribute to the quiet love that binds a family together. Thoughtfully designed and meticulously built, it rises in Nettoor, one of Kochi's emerging residential enclaves.

Set across 63.68 cents of land, the project rises gracefully with a basement, ground floor, and 13 upper levels - home to just 64 private residences.

38
YEARS OF PROVEN
CONSTRUCTION
EXPERTISE

NETTOOR

Kochi's emerging growth corridor



Centrally Located. Seamlessly Connected.

PLACES OF WORSHIP

- St. Antony's Chapel, Nettoor – 250 m (2 mins)
- Nettoor Siva Temple – 1 km (3 mins)
- Masjid Ul Himaya Mosque – 2 km (6 mins)

LANDMARKS

- Kundannoor Junction – 1 km (3 mins)
- Vyttila Junction – 4.6 km (12 mins)
- Thevara – 5 km (10 mins)
- Naval Base – 7 km (15 mins)

SCHOOLS & COLLEGES

- Gregorian Public School – 4 km (8 mins)
- Sacred Heart College, Thevara – 4.5 km (10 mins)
- Choice School – 7 km (15 mins)

LOCATION MAP



NH 66

YESKAY AMANDUS



VPS LAKESHORE HOSPITAL

NH 66

NETTOOR



CROWNE PLAZA



LE MÉRIDIEN

KUNDANNOOR JUNCTION

Kundannoor-Willingdon Island Rd

NUCLEUS MALL



Kochi - Madurai - Tondi Point Rd



PS MISSION HOSPITAL



FORUM MALL

THEVARA



SACRED HEART COLLEGE

TRIPUNITHURA

NH 66

KADAVANTHRA

VYTTILA JUNCTION

Sahodaran Ayyappan Rd



ARCHITECTURAL ELEGANCE

Architecture at Amandus is defined by clarity and restraint. Clean lines, balanced proportions and an abundance of light come together to create a form that feels timeless, calm, and quietly luxurious.





GROUND FLOOR PLAN



BASEMENT FLOOR PLAN



13th FLOOR PLAN



TERRACE FLOOR PLAN

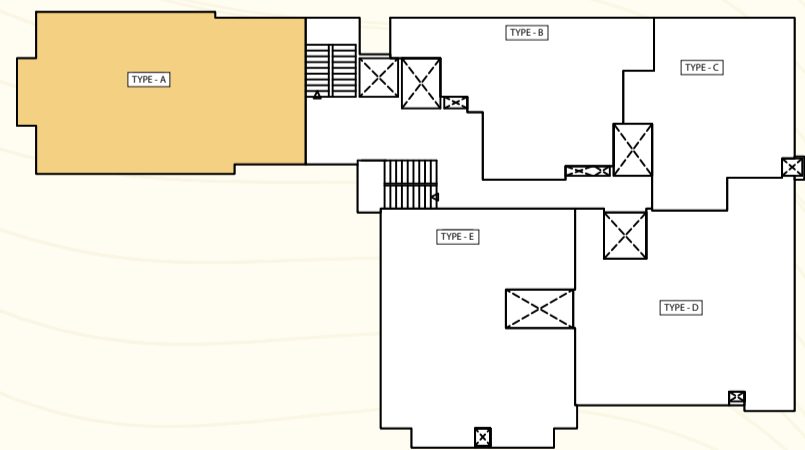
Elevated Living, Inside Out.



Images shown are artistic representations.*

INTERIORS

TYPE - A (3 BHK)



A

SUPER BUILT UP AREA

147.54 SQM (1588 SQFT)

BUILT UP AREA

117.84 SQM (1268 SQFT)

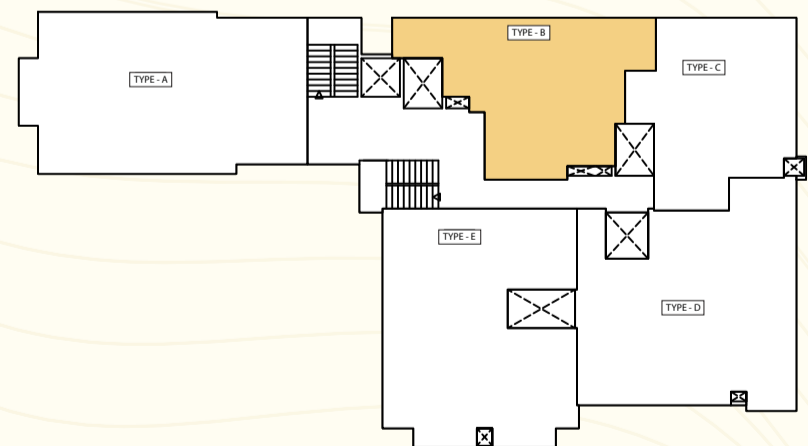
RERA AREA (CARPET)

100.65 SQM (1083 SQFT)

BALCONY

8.18 SQM (88 SQFT)

TYPE - B (2 BHK)



B

SUPER BUILT UP AREA

97.21 SQ.M (1046 SQFT)

BUILT UP AREA

77.64 SQ.M (835 SQFT)

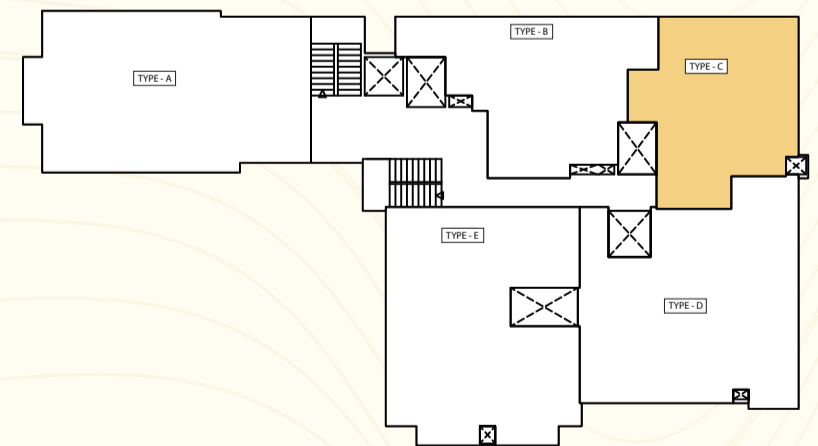
RERA AREA (CARPET)

65.79 SQ.M (708 SQFT)

BALCONY

3.60 SQ.M (39 SQFT)

TYPE - C (2 BHK)



C

SUPER BUILT UP AREA

89.21 SQ.M (960 SQFT)

BUILT UP AREA

71.25 SQ.M (767 SQFT)

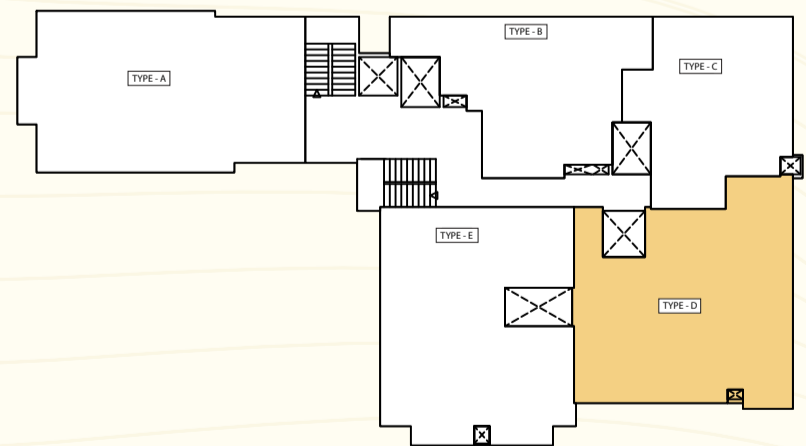
RERA AREA (CARPET)

63.13 SQ.M (679 SQFT)

BALCONY

2.20 SQ.M (24 SQFT)

TYPE - D (3 BHK)



D

SUPER BUILT UP AREA

145.56 SQ.M (1566 SQFT)

BUILT UP AREA

116.26 SQ.M (1251 SQFT)

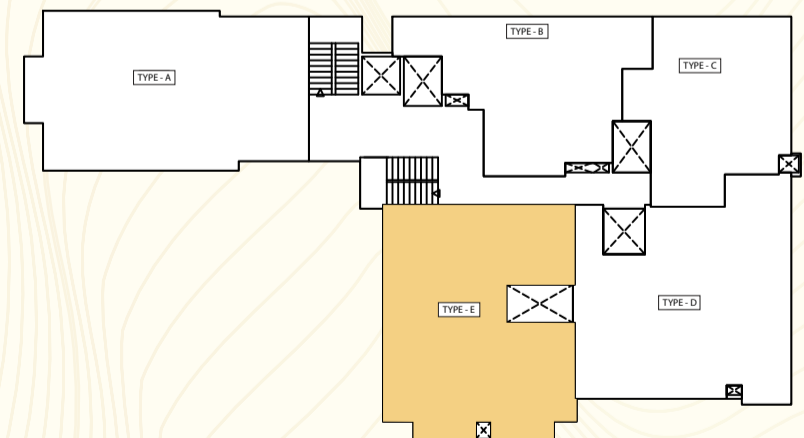
RERA AREA (CARPET)

101.36 SQ.M (1091 SQFT)

BALCONY

6.20 SQ. M (67 SQFT)

TYPE - E (3 BHK)



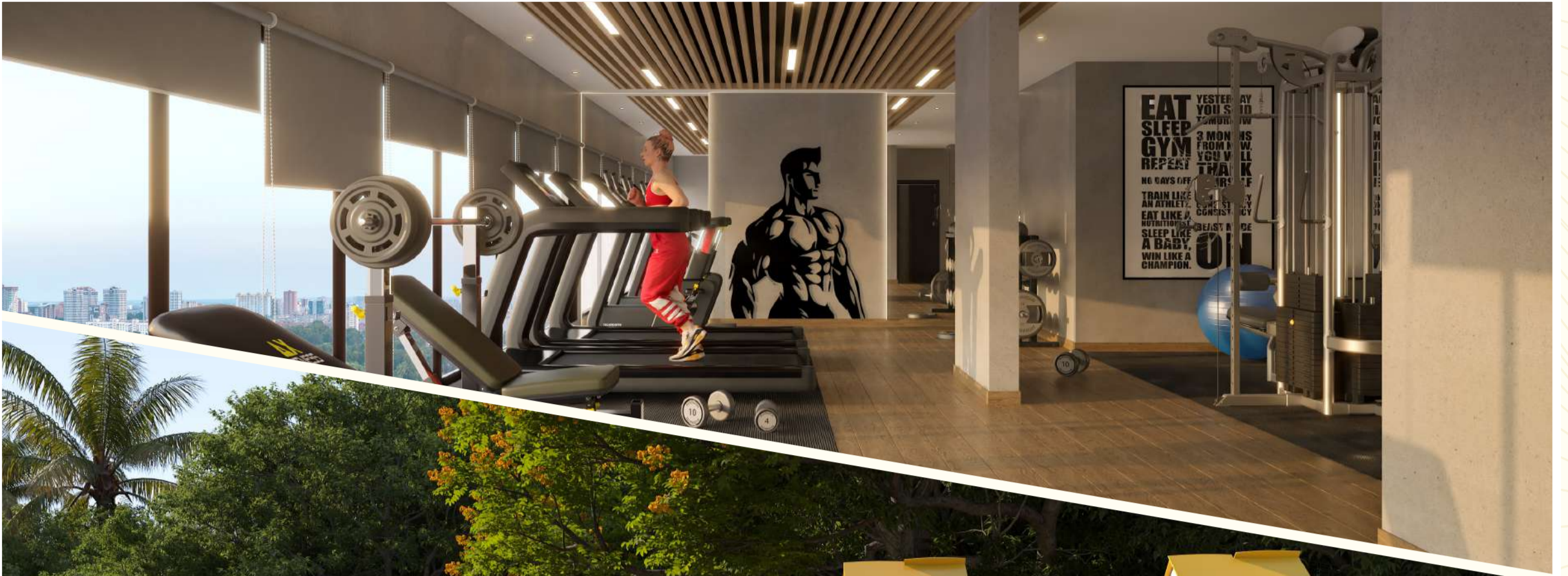
SUPER BUILT UP AREA
143.55 SQM (1545 SQFT)

BUILT UP AREA
114.66 SQM (1234 SQFT)

RERA AREA (CARPET)
095.20 SQM (1024 SQFT)

BALCONY
10.20 SQM (110 SQFT)

Where Leisure Meets Lifestyle



Images shown are artistic representations.*

AMENITIES



SPECIFICATIONS

FOUNDATION

- DMC piles as per the design of the Structural Engineer.

STRUCTURE

- RCC framed structure
- Earthquake-resistant construction.
- Concrete block masonry for interior and exterior walls.

FLOORING

- Premium vitrified tiles for living, dining, and bedrooms.
- Anti-skid tiles for bathrooms and balconies.

KITCHEN

- Granite countertop with single bowl sink and drain board.
- Ceramic tile dado up to 600 mm above the counter.
- Provision for chimney, water purifier and dishwasher.
- Adequate electrical power points for home appliances.

BATHROOMS

- Branded sanitary fittings.
- Wall-hung EWC and wash basins in all toilets except maid's toilet.
- Concealed plumbing and CP fittings.
- Provision for hot and cold-water mixer.
- Provision for exhaust fan in all toilets.
- Floor mounted EWC and wash basin in maid's toilet.

DOORS & WINDOWS

- Pre-hung panelled main entrance door with quality hardware.
- Premium quality flush doors for bedrooms.
- FRP doors for toilets.
- UPVC / Aluminium fabricated windows with fixed and sliding / openable shutters.
- Mild steel grill & handrails for balconies and staircases.

PAINTING

- Putty-finished emulsion paint for internal walls and ceilings.
- Weatherproof exterior emulsion for exterior walls.
- Enamel paint for grills and handrails.

ELECTRICAL

- Three-phase power supply with concealed copper wiring in PVC conduits.
- ELCB and MCB safety systems.
- Premium modular switches.
- Provision for split type air conditioner in all bedrooms and living area.
- Fire-resistant wiring of premium quality.
- Provision for TV in living room and master bedroom.
- Provision for electric vehicle charging point (at additional cost).
- Provision for telephone in living room and master bedroom.
- Adequate fan and light points in all rooms.
- Light fixtures for common & external areas.
- Provision for cable TV connection.

AMENITIES

- Vertical Gardens
- Children's Play Area
- Swimming Pool & Kids Pool
- Party Area
- Fully Equipped Gym
- Designed Entrance Lobby
- Centralised gas connection
- Electric Vehicle Charging Provision
(Optional at extra cost)
- Landscaping & Open Green Zones
- 24×7 CCTV Surveillance
- Intercom Facility
- Ample Parking Space
- Common Area Solar Lights

LIFT

- Two fully automatic lifts:
 - One Passenger Lift
 - One Service Lift
- Intercom facility with ARD system.

WATER SUPPLY

- KWA water supply (subject to availability).
- Groundwater supply through borewell / open well.
- UG sump and overhead tanks with adequate storage capacity.

RETICULATED LPG

- Reticulated LPG supply line up to individual consumption meter for each apartment, subject to the government rules prevailing at that time.

FIRE FIGHTING

- Firefighting arrangements as per the Kerala Fire Fighting Department norms.

GENERATOR

- Full back up for common areas, lifts and pumps.
- Power backup up to 1000W in apartments for lights, fans and sockets.

SEWAGE TREATMENT PLANT

- Sewage Treatment Plant shall be provided as per the Kerala Pollution Control Board norms.

INTERNET

- Provision in living room and master bedroom.

RAINWATER HARVESTING

- Collection and treatment as per norms.

AMANDUS



K-RERA/PRJ/ERN/043/2026.
RERA.KERALA.GOV.IN

Built for Beautiful New Beginnings

YESKAY AMANDUS APARTMENTS
PWD Road, Nettoor P.O. - 682 040
Ernakulam, Kerala

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CREDAI

