



PREMERA
SUITES
HOTEL APARTMENTS



Three Star Category Hotel Apartments at Kannur



ALLIANCE
DEVELOPERS & PROJECTS

Home
away from
Home !!





PREMERA

SUITES

HOTEL APARTMENTS

Being the forerunner of new breed of lifestyle creators in Kerala, **Alliance Developers & Projects** with its experience and expertise of more than a decade in the builder's arena step in to the domain of **Serviced Apartments**, a rapidly growing segment in the hospitality business. Our value based business principles, pioneering ideas, passion for perfection and architectural eminence coupled with the selection of finest locations keep us ahead of our peers in every sphere of making finest living and commercial spaces. '**PREMERA SUITES**' - a marvelous three-star category hotel apartments project having four-star equivalent facilities takes shape on the fast-emerging horizon of city of **Kannur**.



Why to invest in Service Apartments?

Little more than a decade ago, it was practically unheard of for individuals to invest in hotel rooms. Now that the long-term returns in hotels have firmly entered the investment mainstream. But just as investing habits have evolved, so has the hospitality industry. Hotels are by no means old news: they are helpfully insulated from property market fluctuations and stand to benefit from tourism, infrastructure development and wide connectivity, booming health care industry and the rapid economic growth in general. Here, there is a new opportunity on the horizon: serviced apartments. As people feel restricted by the traditional hotel set-up; how many hotel rooms can comfortably accommodate large, multi-generational families for instance?

Then, the Serviced Apartments are finding enormous favor worldwide. For investors, serviced apartments are attractive assets because of the hassle-free structure. "Serviced residences are increasingly gaining popularity as an ideal investment choice—both for residents and investors. Serviced residences can bring good average returns ranging between **12-16%**. The attractive returns, partnered with hassle-free ownership, effortless management are driving the demand for serviced residences. In addition to higher returns, investor can also stay in the property for a period each year usually up to two weeks, which makes it appealing for overseas investors who could use the property as a holiday home too.



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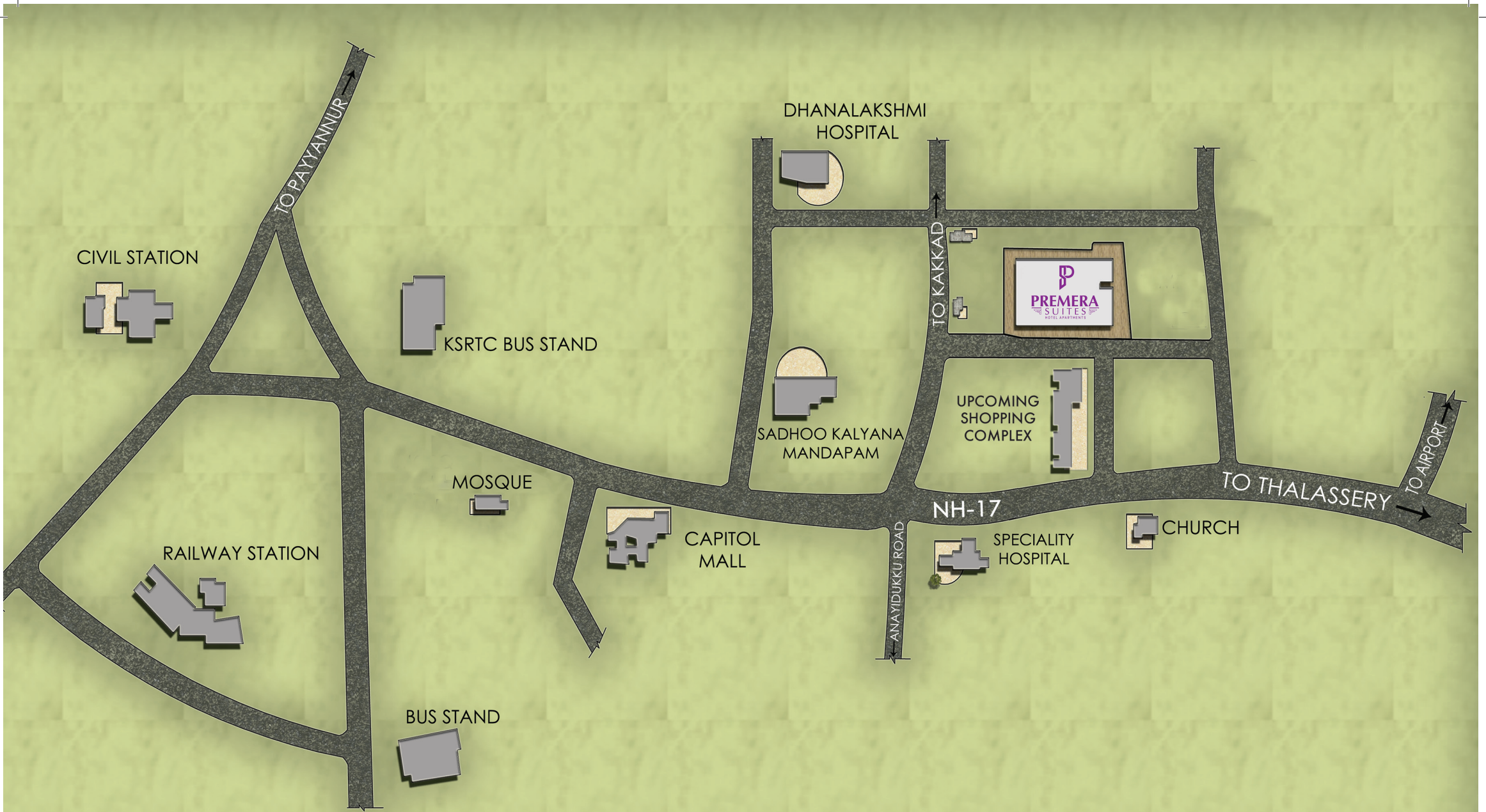


Why to choose Kannur as your preferred destination of Investment?

Going by the trend in the kind of developments taking place in the district including the up-coming state of the art International Air Port, the first of its kind in South India, a much awaited commissioning of Azheekkal port, opening up of a number of high profile multi-specialty hospitals and many more new beautiful malls and retail spaces, the amount of investments pouring in to the tourism sector, the recently conferred status of Corporation to the city and so on entitles city of Kannur to take its status in to a strategically important club of the metro cities. Enormous growth potential which is on the anvil for Kannur in the next five to ten years of time frame will empower it to take over as a major hub for Malabar region in terms of trade, commerce, tourism, hospitality, education, healthcare and every other segment of life and business.

As sprawled in the middle of three adjacent districts of Kasaragod, Wayanad and Calicut and also sharing boarder with state of Karnataka with close proximity to its tourist towns such as Coorg and Mysore and coupled with the wide air connectivity to major domestic and international roots, Kannur has got a lot of opportunity in the immediate future in terms of business expansion, standard of living and ultimately that will accelerate the growth story of this emerging district and its headquartered city in particular. Undoubtedly, the coming decade has got so much in its store for Kannur. As this emerging scenario provides a lot of hope as well as opportunities; **Alliance Developers & Projects** envisages a brilliant and viable investment proposition that is highly suitable and lucrative to the medium scale investors who are looking for a stable regular income flow to support their daily livelihood and also the long-term prosperity.





Location Plan



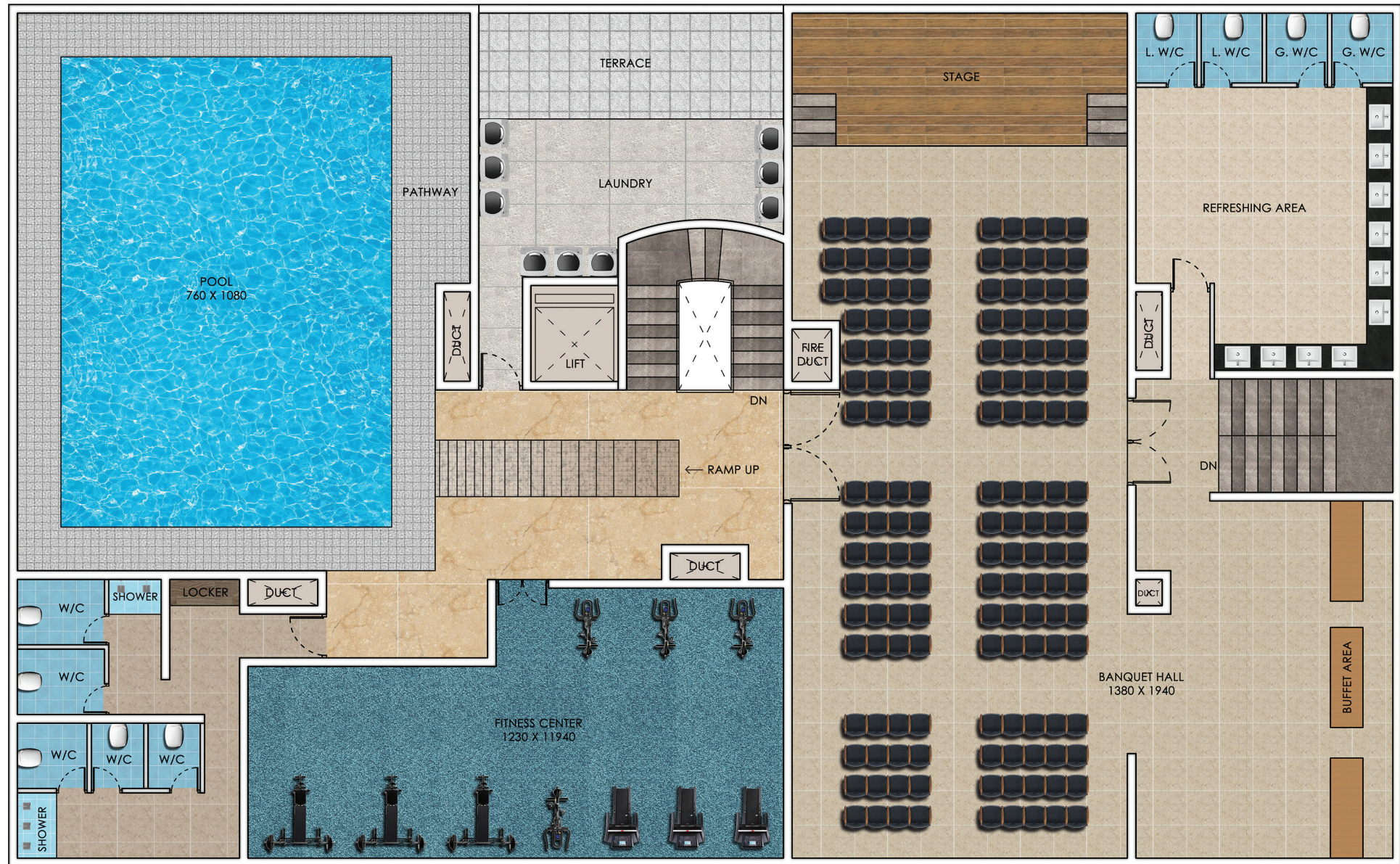


 Site Plan



Ground Floor Plan





Terrace Floor Plan

Four star equivalent Facilities !!



Business Centre



Fitness Centre



24x7 Services



Car Parking



Swimming Pool



Food Court



Banquet Hall



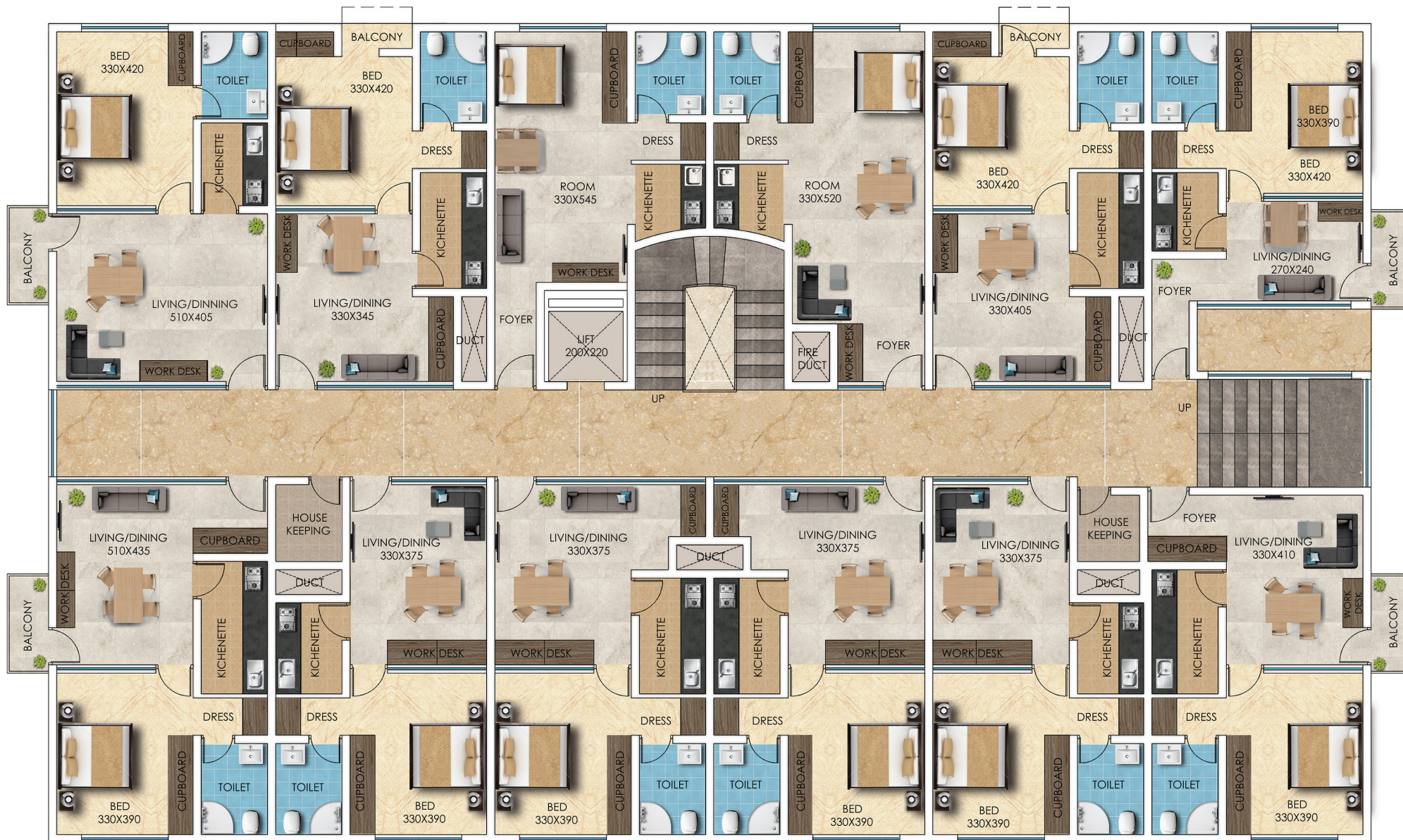
Automated Laundry

Amenities



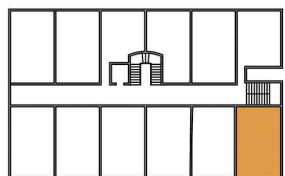
Gracious living never before !!





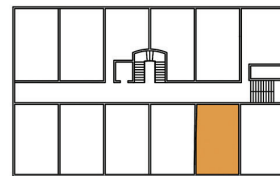
Typical Floor Plan





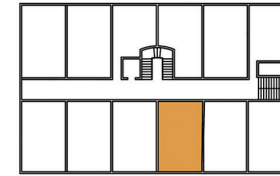
KEY PLAN

NEMESIA
S.F.A : 721 SQFT.
1BHK Suite



KEY PLAN

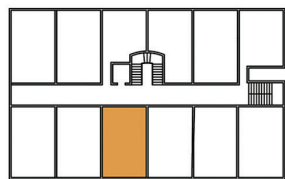
BERGENIA
S.F.A : 615 SQFT.
1BHK



KEY PLAN

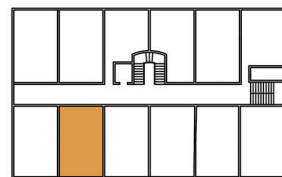
LINARIA
S.F.A : 679 SQFT.
1BHK

Premera Floor Plans



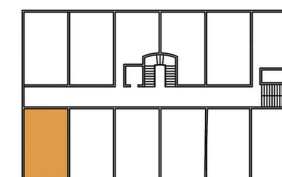
KEY PLAN

KALMIA
S.F.A : 679 SQFT.
1BHK



KEY PLAN

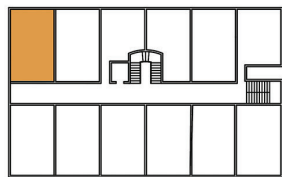
FORSYTHIA
S.F.A : 615 SQFT.
1BHK



KEY PLAN

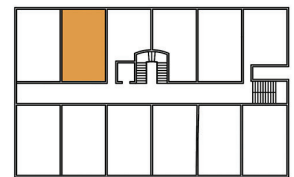
FUSCHIA
S.F.A : 738 SQFT.
1BHK Suite





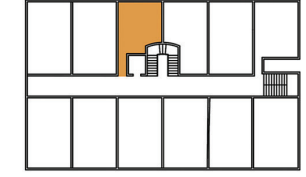
KEY PLAN

MUSCARIA
S.F.A : 734 SQFT.
1BHK Suite



KEY PLAN

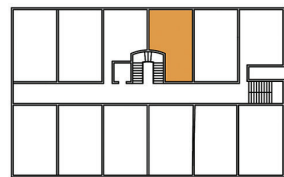
PETUNIA
S.F.A : 663 SQFT.
1BHK



KEY PLAN

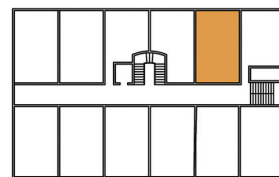
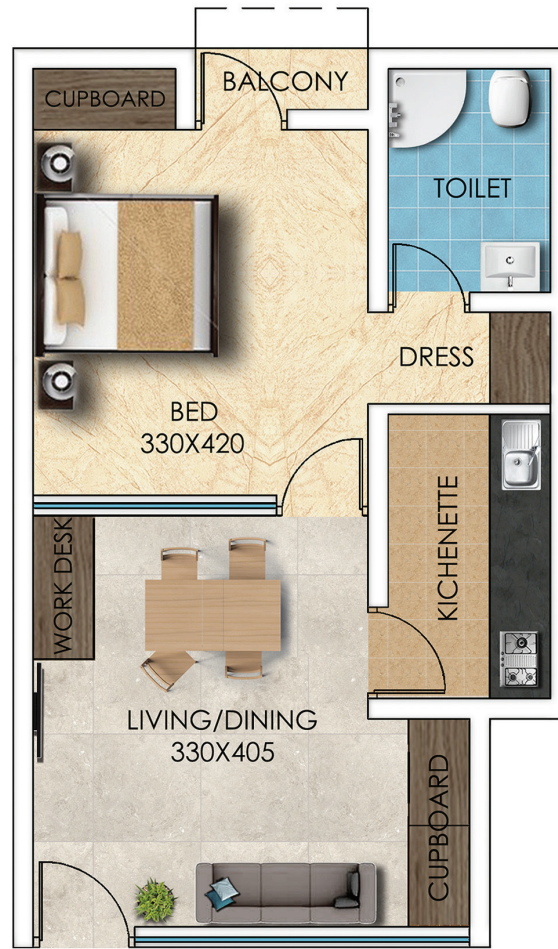
CLARKIA
S.F.A : 518 SQFT.
Studio

Premera Floor Plans



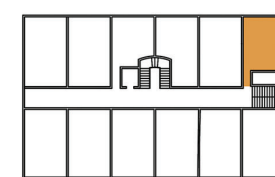
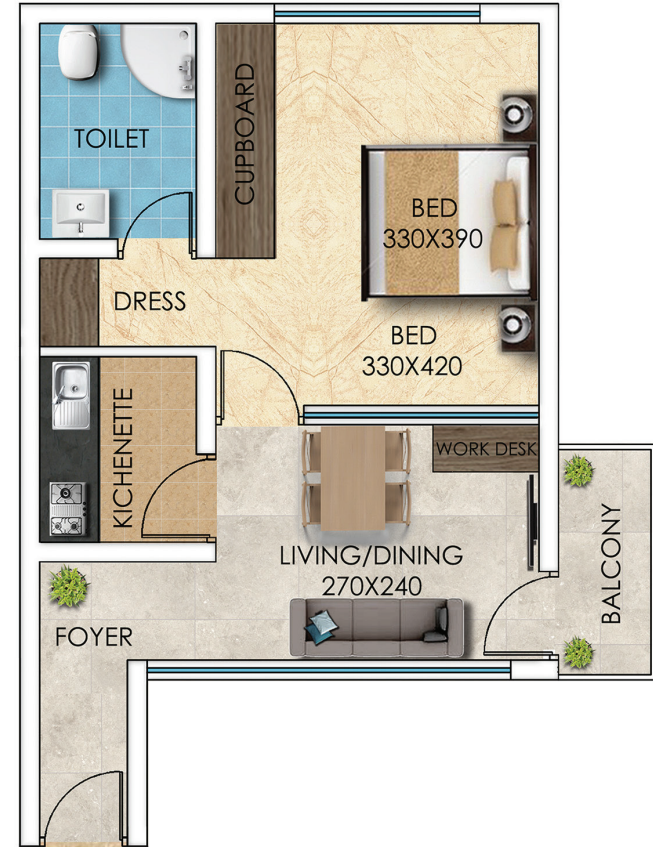
KEY PLAN

DIASCIA
S.F.A : 569 SQFT.
Studio



KEY PLAN

ZENOBIA
S.F.A : 663 SQFT.
1BHK



KEY PLAN

VIOLA
S.F.A : 613 SQFT.
1BHK



Luxury at its best unseen elsewhere !!



- Free hold ownership of units in a 3 star category hotel apartments property in the city
- Four star equivalent facilities and services are offered in the hotel premise
- All the apartments will be pooled in to a single entity to run as serviced apartments
- Mandatory clause for lease back agreement with the builder for a long-term lease
- The venture will professionally be run by the builder by pooling in all the units
- The net income gets proportionately distributed monthly among the owners of the units
- Potential for very high annual rental income returns ranging from 12-18% on an average
- Builder manage the venture either directly or through a facility management/hotel chains
- Hustle free scenario for the owners as the entire property is managed by the builder
- Individual apartment owners doesn't need to run after the tenants
- Owner doesn't need to spent money as whole maintenance is undertaken by the builder
- Every year two weeks of free stay for apartment owners or family members free of cost
- Opportunity to recover back entire investment in six to eight years of time frame.
- Huge potential for above average capital appreciation in a real estate investment
- Substantial amount of goodwill generation and value appreciation to the property
- Opportunity to participate and reap benefits from a fast-emerging business segment



**Your Key to Secure
Life-long
Regular Income !!**

Hot Points





A front runner in the builder's arena of Kerala

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