

## 4 Bedroom Independent House for sale in Tiruvalla, Pathanamthitta

7 crores



### 7 CRORES, RESIDENTIAL PROPERTY FOR SALE | THIRUVALLA

Thiruvalla, Tiruvalla, Pathanamthitta - 689103 (Kerala)

- Area: 4500 SqFeet ▾
- Bathrooms: Four
- Total Floors: One
- Furnished: Furnished
- Price: 70,000,000
- Rate: 15,556 per SqFeet **+215%**
- Age Of Construction: 21 Years
- Possession: Immediate/Ready to move
- Bedrooms: Four
- Floor: Ground
- Facing: East
- Transaction: New Property

### Advertiser Details



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### Pictures



## Description

### RESIDENTIAL PROPERTY FOR SALE: THIRUVALLA

**A large bungalow with 'Arayum Nirayum'**

**Revenue-generating property**

**1.80 ACRES | PRICE UPON REQUEST**

The proposed #property is part of the #Thiruvalla municipal limit and is available #forsale. This plot has a large, single-storey house (1979-built) nestled in the midst of many natural plants and calm residential surroundings. It is an ideal choice for buyers of both towns looking to escape to serene luxury living or to development projects in Thiruvalla.

Situated within 180 cents of its own land, this #bungalow offers an area of 4,500 SF, with the main hall, a separate prayer room, 4 bedrooms with attached bathrooms, a well-equipped pantry, two kitchens with a storeroom, one servant room, a compound ideal for hosting large social gatherings, an internal tarred driveway, and a fully integrated compound wall.

Additionally, an external office (400 SF), a godown (700 SF), and a storeroom (350 SF) provide tranquil views of the lush green surroundings.

This property has many domestically yielding trees, including coconut (25 nos.), rambutan (7 nos.), mangostin (30 nos.), etc. This property has six dog cages, a rubble construction pond for agricultural purposes, 3-phase power, a well and availability of water at all seasons, and offers a 120-meter clear road frontage.

The location is strategically advantageous, with easy access to schools, churches, temples, hospitals, shops, and well-connected main roads and state highways. This property enjoys excellent connectivity to all parts of the town and is 3.5 km off KSRTC bus station.

Note: With the added benefit of a 1-acre paddy field located at the back for farming purposes.

Clear and marketable title.

For genuine inquiries, please reach us.

About Keekkadan PMPL:

KEEKKADAN Property Management Private Limited, an award-winning property manager with established leadership and a global footprint. Our main objective is to deliver property and real estate management services across all residential and commercial investors. We pride ourselves in offering personal, friendly, and flexible services to both landlords and tenants, whilst maintaining a high standard of competence and professionalism. It is our privilege to deliver the highest quality services with the best possible return on investment.

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## Location

\* Location may be approximate

## Locality Reviews

Tiruvalla, Pathanamthitta

### THIRUVALLA – NEW FACE

Thiruvalla is fast emerging and highly preferred business destination for investors, bringing in significant changes in the socio-economic milieu of the town. Tier-II markets like Thiruvalla will be the future growth drivers for investors that enable to penetrate into newer markets and unlock their potential.

A sleepy township till a few years back, renowned for its religious, educational, healthcare, and financial aspects. The town can surely claim to be high literacy rate of 89-91%. Thiruvalla is also the town with the largest bank deposit in the country. Besides, the city has many chit fund firms and non-banking financial institutions, which are well-known names in State and National level.

According to analysts, the town's business growth can be traced back to the Non Resident Indian (NRI) community's investment appetite. However, today, it is not only the Syrian Christians but people from other communities are also leading Thiruvalla's business growth.

### BUSINESS, DIVERSIFYING

While several traditional businesses have lost sheen, textile and gold retailing are flourishing in the town, contributing to its economy with high quality companies successfully navigating their value of journey. Several small and medium scale industries are emerging in the district now. Industries based on repairing and servicing, agro & food, textile, engineering, mineral, paper products, metal based, rubber, plastic & petro based are the leading sectors. Prominent automobile brands are making their presence felt at the stretch from Idinjillam to Thirumoolapuram (MC Road) and Thiruvalla to Pathanamthitta (TK Road).

Opportunities are aplenty in the property, education, hospitality service sectors. There is a steady growth in the retail business with the high purchasing power from NRI backed local community and people from nearby districts.

### PEOPLE, TOWN AND BEYOND

The town, a land of the world-famous conventions, renowned for its literary, arts, drama and dance activities, is located here. The town is renowned as a centre of learning with two medical colleges, about a few engineering colleges, ayurvedic college, business schools and several well-known arts and science colleges.

The town's proximity to Tier-I cities, availability of land in plenty, clean environment, quality of life, the presence of good education and healthcare facilities are attracting several investors to the town. Shopping malls, multiplexes, huge textile showrooms, large jewelers, convention centres, premium hotels and posh residential townships, add excitement to life in the town.

Apart from this, the town is also emerging as a preferred destination for real estate players. After the Government's many structural reforms, the market is bouncing back and the town is witnessing a frenzy of development activities. It's just a matter of time before Thiruvalla emerges as a twin city to the nearby headquarter of Pathanamthitta.

### Pros:

- *Investor friendly*

### Cons:

- *Poor road infrastructure*

Posted: Oct 6, 2018 by [Mats O \(Keekkadan Pm\)](#)

Tiruvalla, Pathanamthitta is rated 5 out of 10 based on 1 user reviews.

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