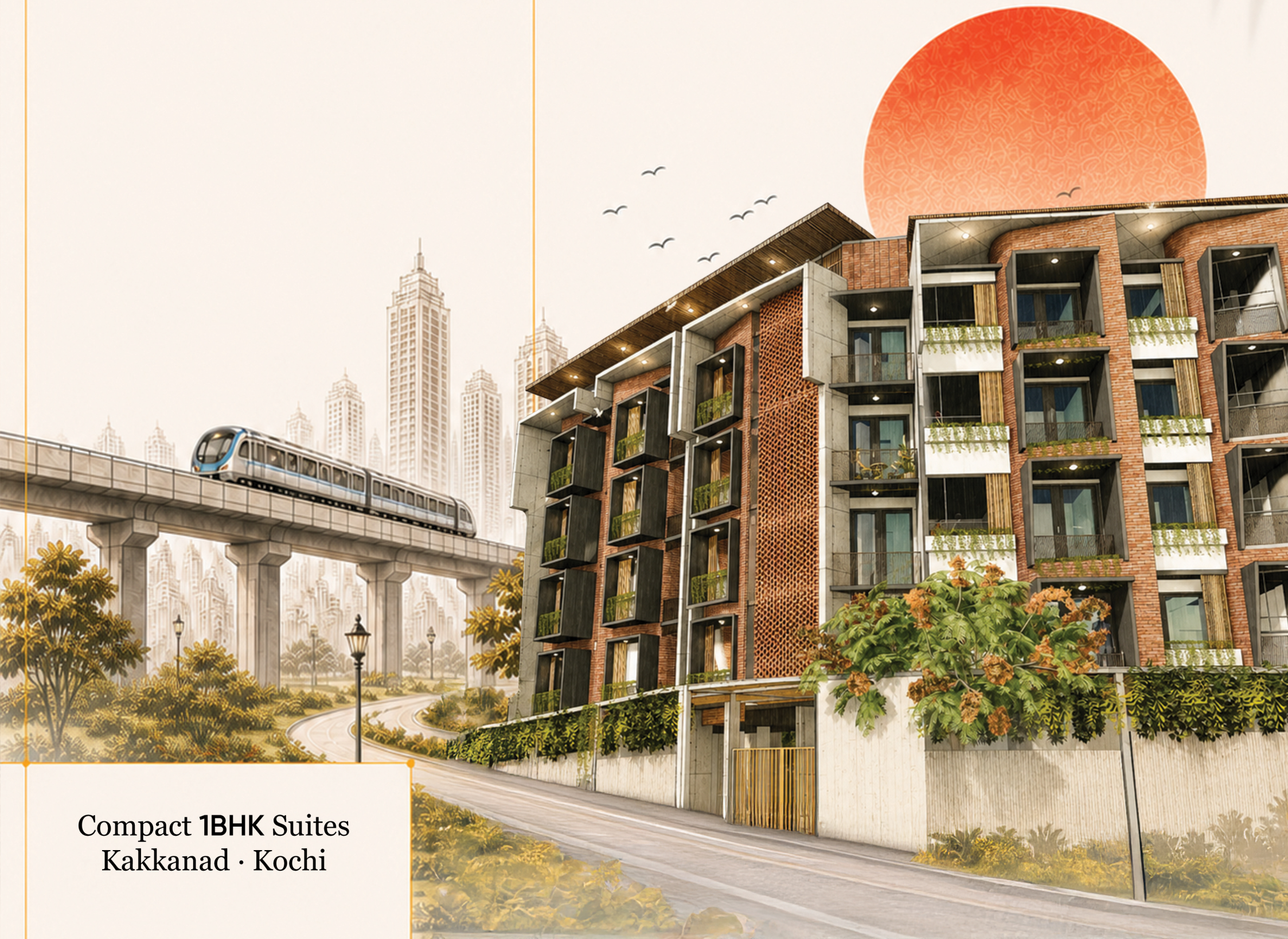
# Hamlet

MCVIN TDA

Your Private Sanctuary in **Kochi's Most Connected Address**



Compact **1BHK** Suites
Kakkanad · Kochi



# Kochi Calling

Some cities don't just call you.
They choose you.

**80K+**

*Tech Professionals*

**320+**

*Acres of Tech Campus*

**₹70B+**

*Annual Tech Exports*

Kochi is India's fastest-growing tech destination. Kakkanad is its beating heart. Right here, at the intersection of ambition and opportunity, we've built a home for the ones building what's next.

MCVIN TDA

Mcvin & TDA are two established groups with over four decades of collective industry experience, brought together by a passionate and highly accomplished team of professionals. United by a shared vision, they collaborate to develop innovative, design-led projects and thoughtfully structured investment offerings tailored for discerning clients seeking distinction in the real estate sector.

P R E S E N T S

# Hamlet

Your Private Sanctuary, Your Urban Village.
Compact **1BHK SUITES** for the Gen Next
at **KAKKANAD-KOCHI**

True luxury isn't about how much you have, but how well you live with what matters. Like a quiet clearing in a forest, The Hamlet offers a streamlined, efficient, and beautiful way of life.



# Hamlet



A hamlet was once a place where life felt personal, a close-knit cluster of homes where people truly belonged.

Today, that same idea is reimagined in the heart of Kakkanad. The Hamlet brings together modern living and a sense of quiet connection.

Designed for individuals who value privacy without isolation, it offers more than just a compact home, it offers a space to think, create, and unwind.

In a fast-moving world filled with constant choices, the question is no longer “to be or not to be,” but where you choose to be.

Here, you choose simplicity.
You choose purpose.
You choose a place that feels like your own.

The Hamlet — modern living
with a sense of belonging.

IN THE HEART OF
**KAKKANAD**

Live · Work · Play | Smart Living for the Modern Tribe



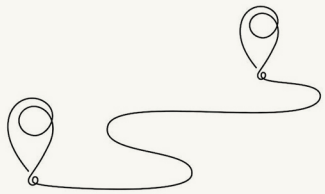
## Designed for Doers

*The most successful people we know don't need more space — they need better space. Every square foot of Hamlet works as hard as you do.*



## Efficient by Design

*Clutter-free mind, clutter-free home. Hamlet's compact layouts eliminate the unnecessary and amplify what matters — comfort, clarity, and connection.*



## Rich in Experience

*Plunge pool, co-work zones, social terrace, library, mini gym — because great living isn't about size, it's about what's possible.*

# Kakkanad: The Neighbourhood That Never Sleeps

**80K+**
*Tech Professionals within 3 kms*

**10M+**
*Sq.ft Tech Built-up Area*

**320+**
*Acres Tech Campus Phase 1 & 2*

**₹70B+**
*Tech Exports Every Year*

Prominent Employers within **3 kms**

infopark smart space KOCHI
LuLu IT PARKS
wipro
tcs
IBM
UST Global®
Tech Mahindra
cognizant
xerox
Rajagiri
airpay
LTIMindtree



# Connected to Everywhere

Kochi holds a unique distinction as the only city in India with both Rail Metro and Water Metro systems. Kakkanad is a major station on both.

*Metro Pink Line Opening: End of 2026 — Capital Appreciation Locked In*

*Within*
## 2 kms

- *Kakkanad Metro Station (Pink Line — 2026)*
- *LuLu IT Parks (30,000 professionals)*

*Within*
## 3 kms

- *Infopark Phase 1 & 2 (80,000 tech pros)*




LIVE
WORK
PLAY
THRIVE



*Own a Piece of*

# Kochi's Future

*Starting at*

## ₹38 Lacs*

- *Fully furnished — move-in ready*
- *2 km from LuLu IT Parks & Infopark*
- *Metro connectivity by end of 2026*
- *Strong rental yield potential*
- *Private plunge pool & social terrace*



*Minimalist · Modern · Fully Furnished*

# Interiors

*Every unit includes:*

**Single or Double Bed**
*As per floor plan*

**Study Desk & Chair**
*Work from home ready*

**Soft Furnishings**
*Linen, curtains, cushions*

**Hot Water & Mirror**
*Quality bathroom fittings*

**Digital Lock**
*Main door security*

**WiFi Connectivity**
*High-speed internet*

**Artwork & Décor**
*Move-in ready ambience*

**Storage Cabinets**
*Built-in, space-efficient*

**Modular Kitchenette**
*Fully equipped kitchen*

*Ground*

# Floor Plan



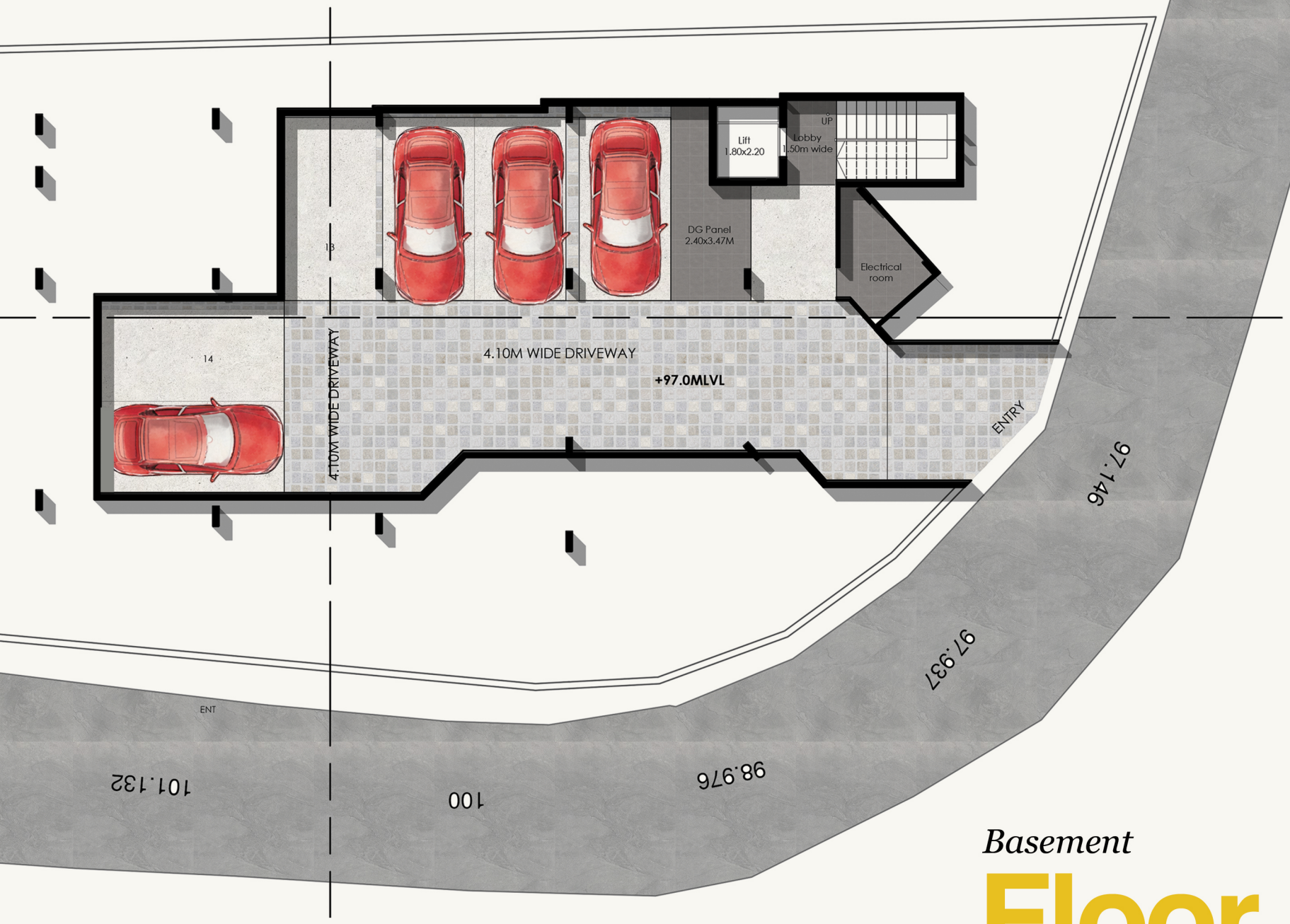

*Typical 1st, 2nd & 4th*

# Floor Plan




*Third*

# Floor Plan




*Basement*

# Floor Plan



# Work & Play

*Hamlet has been designed keeping your mind and body healthy with a range of social and activity areas in the terrace floor.*

*Think · Create · Belong*

# at Hamlet



**Plunge Pool**
*High Tea Deck Area*



**Mini Gym**
*Equipment Included*



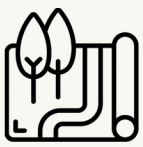
**Social Lounge**
*Common Activity Zones*



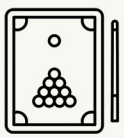
**Common Dining**
*Pantry Kitchen Space*



**Workstations**
*Co-work Ready*



**Landscaping**
*External Common Areas*



**Pool Table**
*Games Room*



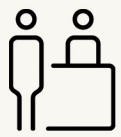
**Terrace Zones**
*Social & Activity Areas*



**CCTV + Security**
*24/7 Coverage*



**WiFi Throughout**
*High-Speed Connectivity*



**Concierge Desk**
*Mini Entrance Lounge*



**Library**
*Quiet Reading Nook*

*Units 1 to 10 · 1st, 2nd & 4th Floor*

# Typical Floor




## *Unit Highlights*

**10 Units per Floor**
*Varied orientations for privacy*

**Bedroom**
*2.57 × 3.58 m (typical)*

**Living/Pantry**
*2.28 × 4.20 m (typical)*

**Bathroom**
*2.57 × 1.50 m (typical)*

**Balcony**
*2.28 × 1.10 m (typical)*

**1.50 m Wide**
*Internal passages*

**Modular Kitchenette**
*Fully equipped kitchen*



# The Smartest ₹38 Lacs you'll spend in Kochi.

With 80,000 tech professionals within walking distance and 30,000 more arriving as LuLu IT Parks reaches full capacity — rental demand in Kakkanad is structural, not cyclical.

Hamlet units are delivered fully furnished, meaning zero interior fit-out cost and immediate rental readiness for investors.

The Kakkanad Pink Line metro, due by end of 2026 just 2 km away, will further accelerate capital values in this corridor.

**METRO READY**

**2026**

Pink Line completion drives capital appreciation

**CAPTIVE RENTERS**

**80K+**

Tech professionals within 3 km, demand is built-in

**ENTRY PRICE**

**₹38L**

Lowest ticket size for freehold property in Kochi's tech belt

**SETUP COST**

**₹0***

Fully furnished, ready to rent from day one

*(only furniture and no appliances included)

# This Limited Edition Setup Works For...



Investors looking for higher ROI.
Corporates looking for a permanent place for its visitors.
Looking at creating income source for future or future generations.

Frequent travelers.
Second home.
Business travelers.
Corporate staff.
People looking for simple living.

Students / Pg students.
Working professionals.
Educationists.
Bed & breakfast.
Professional students.

Working women seeking a safe and secure environment.
Guest accommodation.
Transit accommodation.
NRI visitors.
Pilgrims.



*Your Private Sanctuary*

# Your Urban Village

*Modern day settlement for a new tribe of achievers who value privacy without isolation. Whether you are looking for a space to launch your next big idea or a cozy retreat to call home, The Hamlet is built for those who value efficiency, design, and a sense of belonging. To be home. To be you.*

*Welcome to the Hamlet.*

*You've earned*

# Your Own Space.



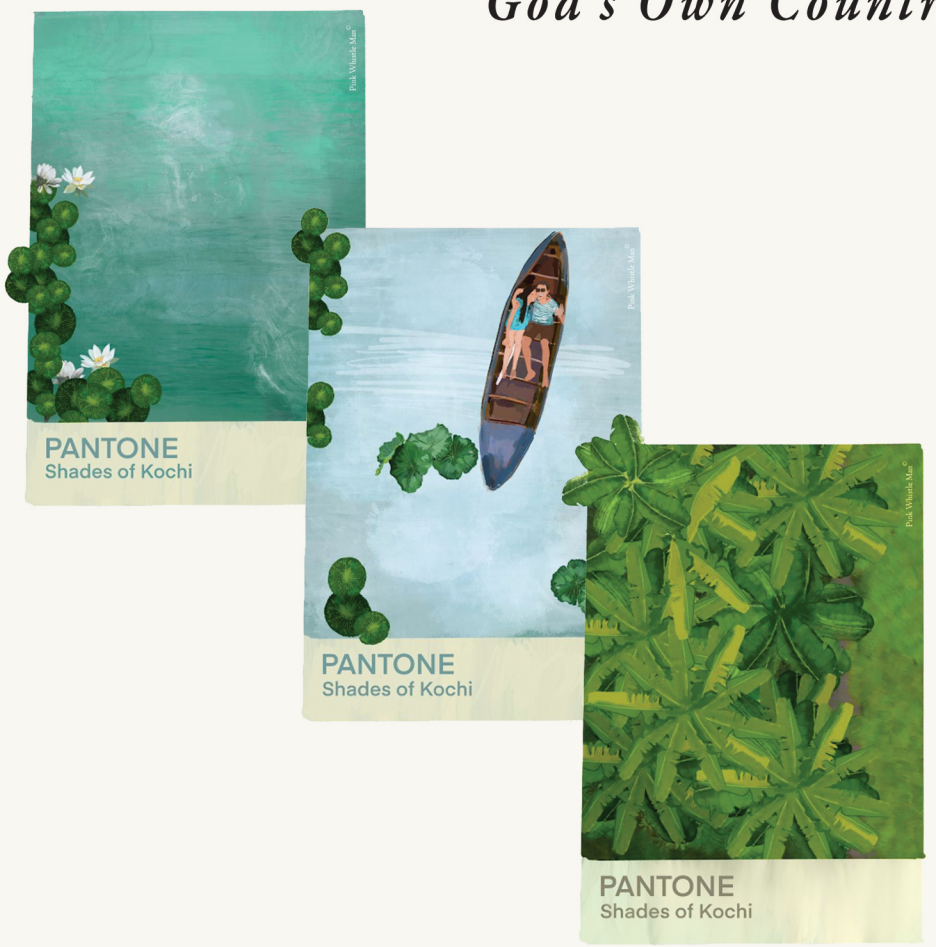
*Not borrowed, not shared, not someday — yours.*

*At Hamlet, we built something rare in Kochi's most connected address — a home that fits your life, not the other way around. Starting at ₹38 Lacs. Fully furnished. Ready to move in.*

*To be home. To be you. Welcome to Hamlet.*

kerala

*God's Own Country*




# Your Own Space in God's Own County.



DISCLAIMER

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Any purchaser/lessee of this development shall be governed by the terms and conditions of the agreement for sale/lease entered into between parties, and no details mentioned in this printed material shall in any way govern such transactions.

## SCAN FOR LOCATION

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**RERA APPROVED**