



“ 16 Years of Trust ”

“ Chairman’s Message

“I am extremely happy to share with you that KALLAT GROUP is expanding our business vertical in UAE to greater heights. Since 2007 we are developing various projects in India with the best quality and the best price, which made us one of the most preferred Developer. Kallat is a quality oriented company than a profit oriented.

With all your blessings and support we are now developing projects in Sharjah , Dubai & Other Emirates which consists of Villas, Town houses, Apartments, Commercial Villas, shopping mall , Land plots and Layouts etc that too in a strategic location with a competitive price. Hope we will work together for a better future.

Thanks.

Dr. Thahir Kallat

Chairman & MD



**16
YEARS
OF TRUST**

KALLAT GROUP is a name that is synonymous with Trust, Innovation and Happiness. Kallat group embarked the remarkable journey 16 years back in 2007. With a clear vision and mission, Innovative technology, quality products, customer centric projects, meticulous planning, diligent execution, close knitted employees, dynamic management, honest and ethical in every spectrum of business dealings.

Kallat group is founded at Wayanad by it's Chairman and Managing Director Dr Thahir Kallat. Wayanad is an emerging tourism hotspot in Kerala "The Gods Own Country", Which is a green paradise, nestled among the hills of western ghats. Clean, Pristine, fog, Enchanting and Hypnotizing, the land is filled with history, culture, plantations, flora and fauna, rare species and vast forest with exotic wildlife.



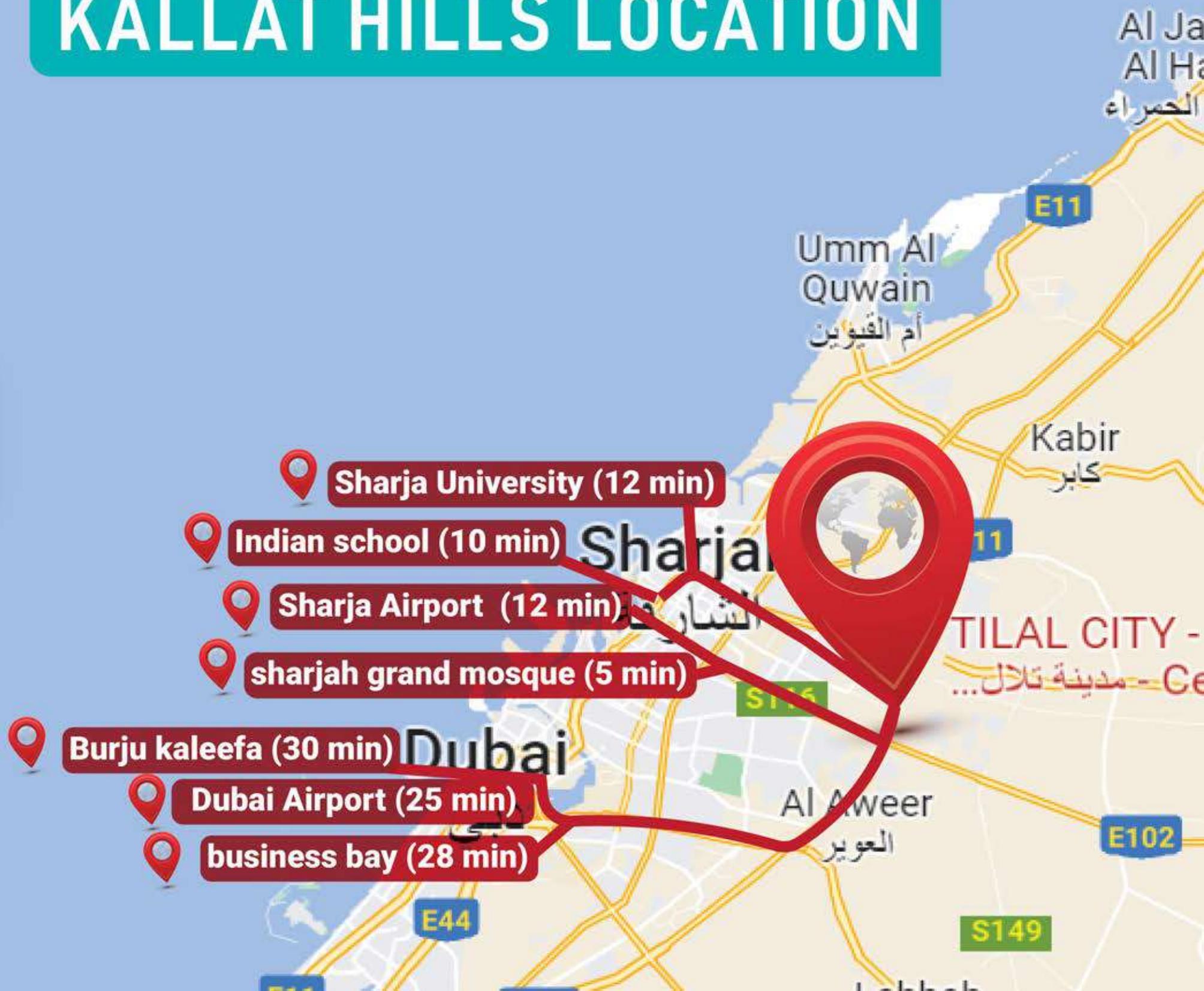
the future of
NEW SHARJAH



KALLAT HILLS@TILAL CITY

The flagship project of Kallat properties is launched near Dubai – Sharjah border, adjacent to the Grand Mosque of Sharjah, on Emirates road and the community is known as TILAL CITY. It spread in an area of 25 million sq ft with a project cost of 2.4 Billion. This is the first of its kind mixed use development in Sharjah with a freehold ownership and the projects comprises of VILLAS, TOWN HOUSES, Apartments, plots, retail units with a completed infrastructures like Roads, streetlight, SEWA, Community centres, and progressing few developments like parks, Jogging track, Football turf, Mosques, couple of International Schools, luxury hotels and the Largest Mall in Sharjah.

KALLAT HILLS LOCATION





International school

Double Tree Hilton
-5star hotel

Bigest shoping mall
in sharjah

Inter

TILAL JU ج

LEGEND

- HEIGHT : G+P+5
USAGE : RESIDENTIAL & RETAIL
- HEIGHT : G+P+5
USAGE : RESIDENTIAL OFFICE & RETAIL
- HEIGHT : G+P+5
USAGE : RESIDENTIAL & OFFICE
- HEIGHT : G+4
USAGE : RESIDENTIAL & RETAIL
- HEIGHT : G+4
USAGE : RESIDENTIAL
- HEIGHT : G+3
USAGE : RESIDENTIAL
- HEIGHT : G+1
USAGE : VILLA
- HEIGHT : G+1+50% ROOF
USAGE : VILLA
- HEIGHT : G+1+50% ROOF
USAGE : TOWNSHOUSE
- HEIGHT : G+1+50% ROOF
USAGE : MIXED USE VILLA
- HEIGHT : G
USAGE : SCHOOLS
- HEIGHT : G
USAGE : COMMUNITY CENTER
- HEIGHT : G
USAGE : MOSQUE
- HEIGHT : G
USAGE : CIVIL DEFENSE
- UTILITIES





Masjid

Shopping centers

Masjid

Shopping centers

MASTER PLAN



KALLAT

VILLAS

**“bring home today
yesterday's outdoor thrills”**



3 to 4 BHK

VILLA



GROUND FLOOR
AREA = 1279.08
Sq.Ft.



FIRST FLOOR
AREA = 1279.08
Sq.Ft.



SECOND FLOOR
AREA = 525.39 Sq.Ft.

TOTAL BUILT-UP AREA
= 3,083.55 Sq.Ft.

“Bigger, Better and Beautiful”



4 to 5 BHK



GROUND FLOOR
AREA = 1608.15
Sq.Ft.



FIRST FLOOR
AREA = 1940.00
Sq.Ft.



SECOND FLOOR
AREA = 317.55 Sq.Ft.

VILLA



GROUND FLOOR
AREA = 1608.15
Sq.Ft.



FIRST FLOOR
AREA = 1940.00
Sq.Ft.



SECOND FLOOR
AREA = 1011.80
Sq.Ft.

TOTAL BUILT-UP AREA
= 4,560.00 Sq.Ft.

“live in the lap of luxury”



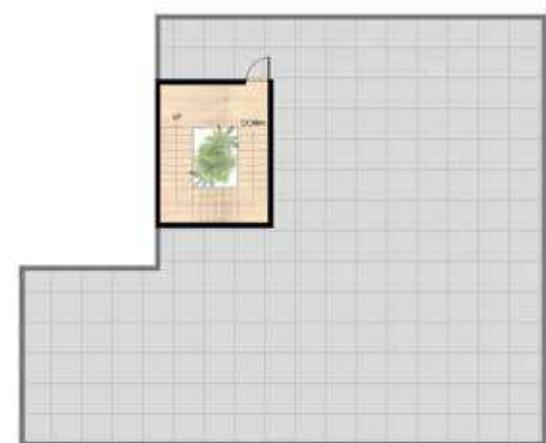
5 to 6 BHK



GROUND FLOOR
AREA = 296.68 M2



FIRST FLOOR
AREA = 276.53 M2



SECOND FLOOR
AREA = 27.77 M2

TOTAL AREA -600.98M2/
(6466.54 sqft)



KAL LAT

TOWN HOUSE

Upstairs Viewindows



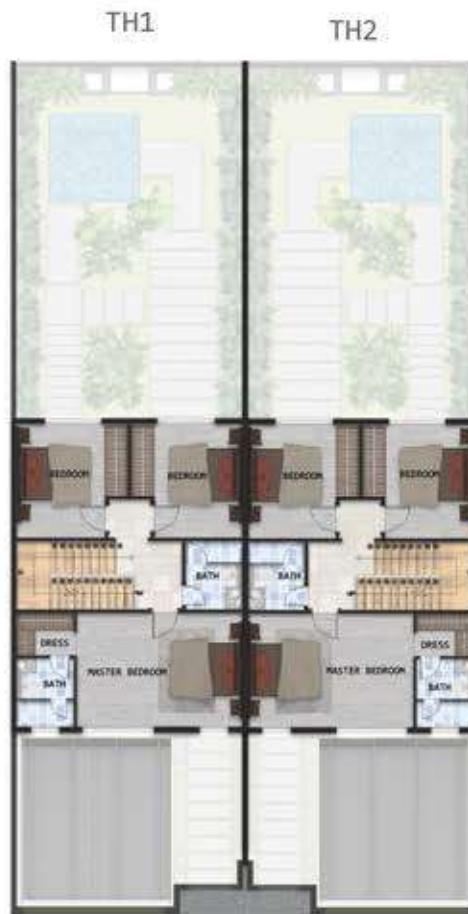
Open your windows to freshness



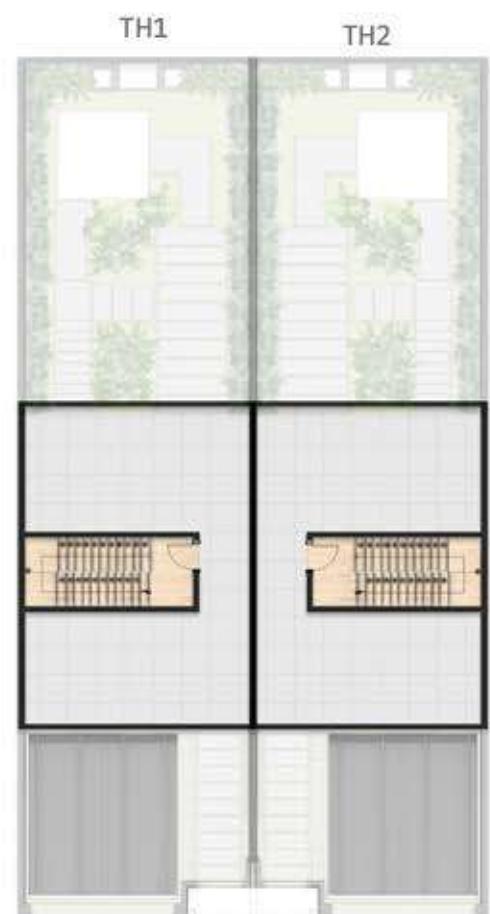
TOWNHOUSE



GROUND FLOOR
AREA = 879.63.00
Sq.Ft.



FIRST FLOOR
AREA = 982.43 Sq.Ft.



SECOND FLOOR
AREA = 189.76 Sq.Ft.

TOTAL BUILT-UP AREA
= 2,051.82 Sq.Ft.

TOWNHOUSE

TH1

TH2



GROUND FLOOR
AREA = 1279.08
Sq.Ft.

TH1

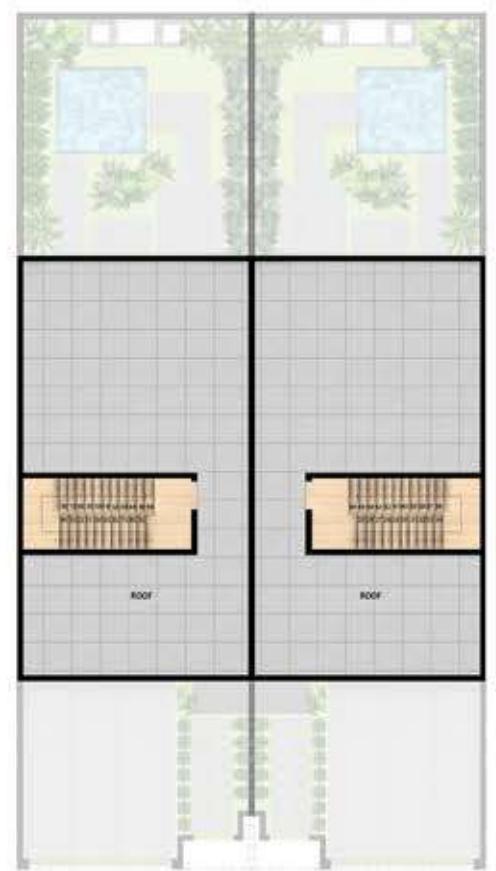
TH2



FIRST FLOOR
AREA = 1279.08
Sq.Ft.

TH1

TH2



SECOND FLOOR
AREA = 525.39 Sq.Ft

TOTAL BUILT-UP AREA
= 3,083.55 Sq.Ft.

TOWNHOUSE

TH1

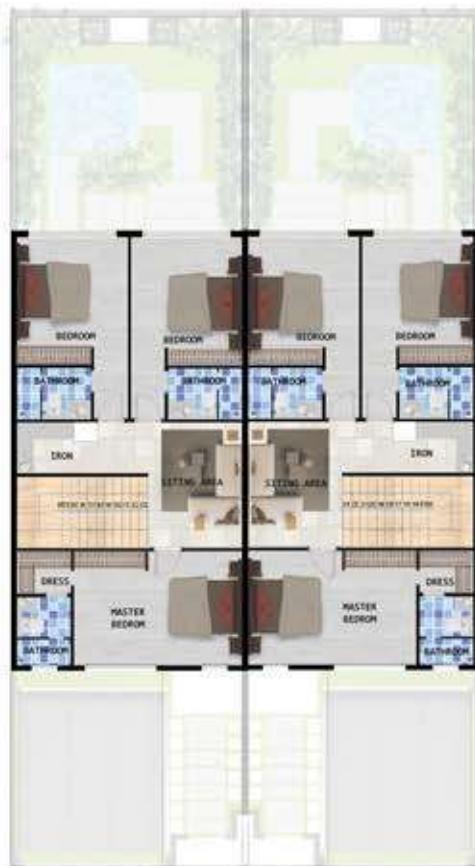
TH2



GROUND FLOOR
AREA = 1339.79
Sq.Ft.

TH1

TH2



FIRST FLOOR
AREA = 1376.06
Sq.Ft.

TOTAL BUILT-UP AREA
= 3,546.72 Sq.Ft.

TH1

TH2



SECOND FLOOR
AREA = 830.87 Sq.Ft.





“Swim in your Home”













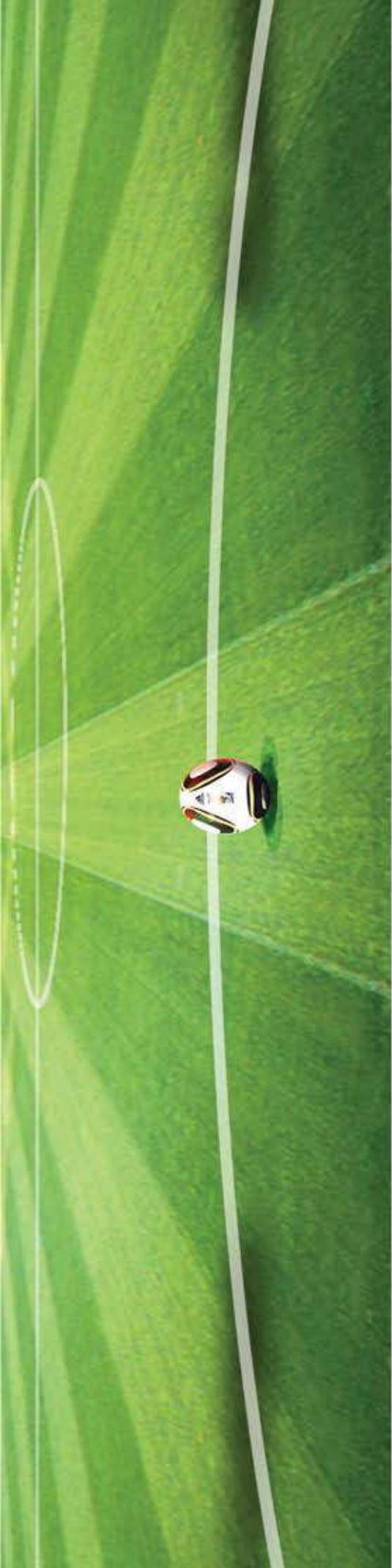




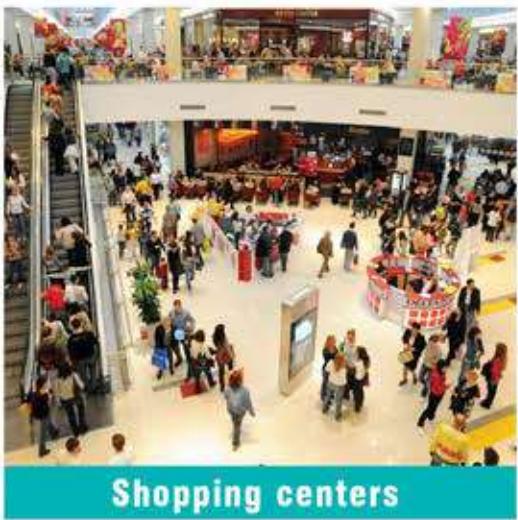




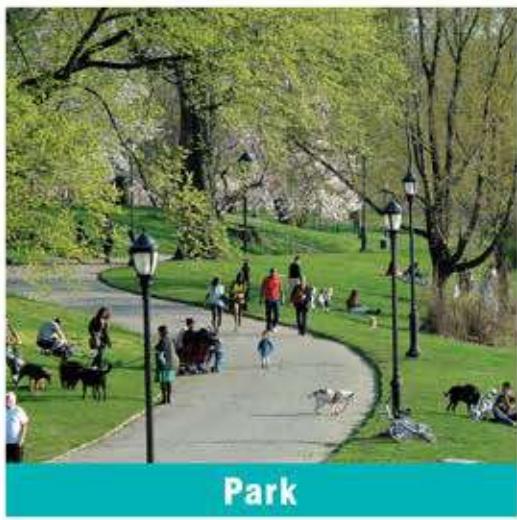




amenities:



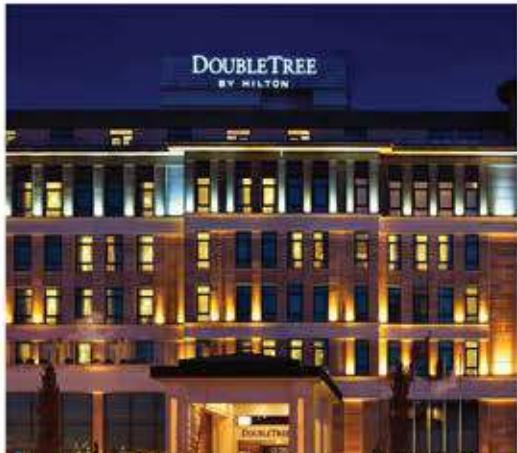
Shopping centers



Park



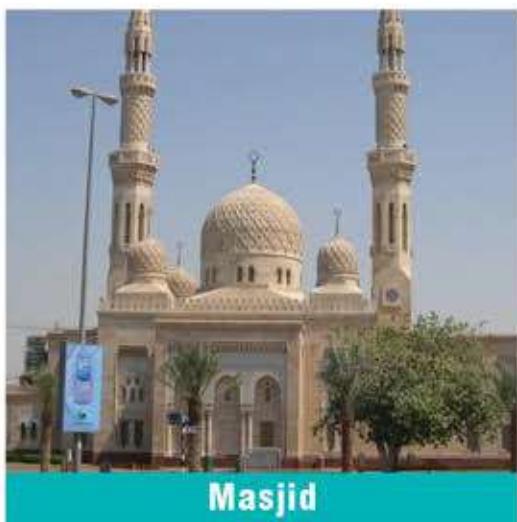
Shopping mall



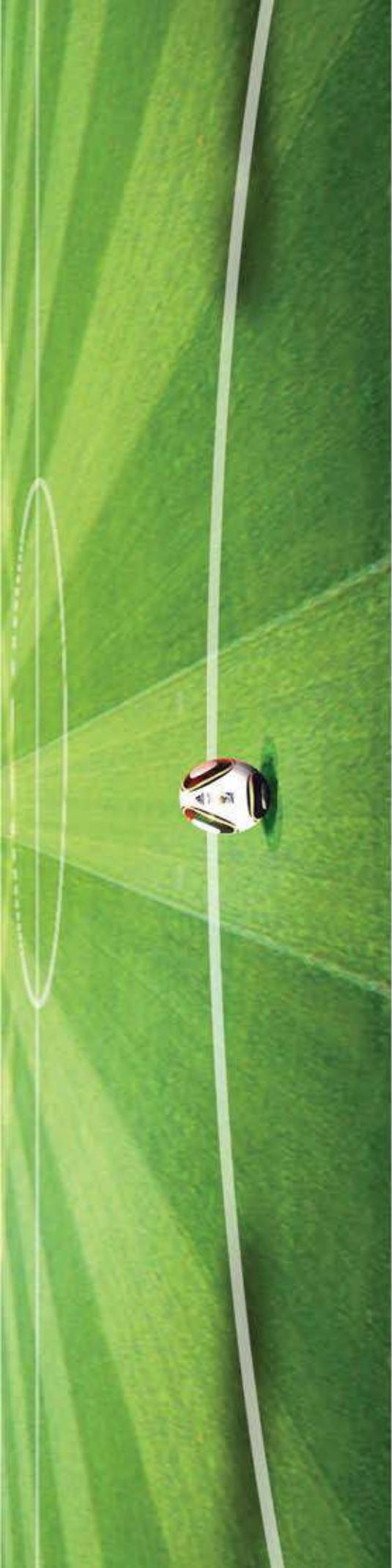
Double Tree Hilton 5 star hotel



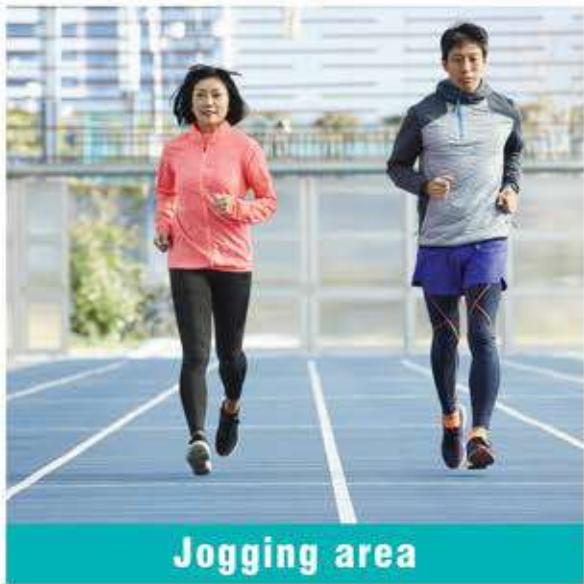
International school



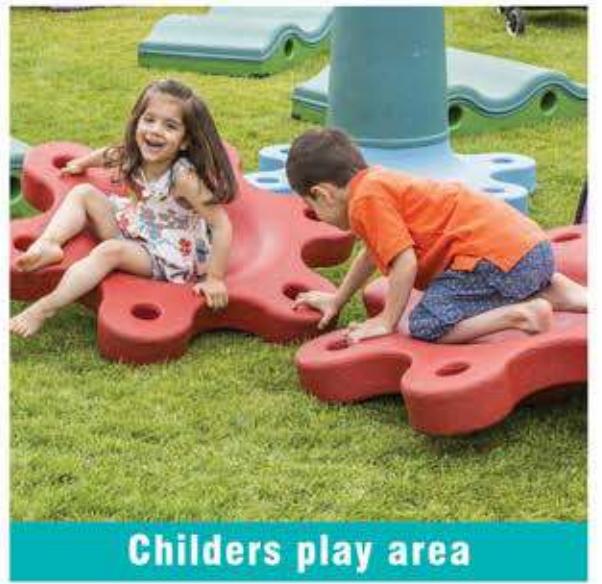
Masjid



amenities:



Jogging area



Childers play area



Football court

upcoming project at
Dubai and Sharjah



Kallat miracle



Kallat miracle



Kallat Jenna



Township Apartment



Township



kallat



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