The Grand Avenue



The Grand Avenue 2 & 3 BHK Luxury Apartments

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NH Bypass, Near Lulu Mall, Trivandrum

Status: Ongoing

LUXURY: That Makes Life Grand

The Grand Avenue aims to set the bar high by aiming for the most luxurious of standards, guaranteed by the Favourite Homes quality. Developed with a keen understanding of global design and finesse, The Grand Avenue by Favourite Homes endeavours to delight and satisfy by incorporating modular design, efficiency in energy and a keen eye for the interiors. Gift your family the benefit of a holistic lifestyle with curated luxury additions such as air-conditioned multi-gym with the latest equipments, spaciously designed swimming pool and an exclusive function hall to host social events for your near and dear ones.

ACCESSIBILITY: That Makes Life Grand

At Grand Avenue, discover connectivity at its most unparalleled. Located right on the National Highway, the main thoroughfare passing by the city, it ensures a minimal hassle for travelling and the ultimate convenience for the homeowner. It is within walkable distance of prominent landmarks such as the upcoming Lulu Mall, the major IT hub Technopark, and only a brief drive away from Trivandrum's major satellite city in development, Technocity, which promises access to the city of the future. Besides, it is a stone's throw away from major transport hubs of Kochuveli Railway Station and Trivandrum International Airport. You can also enjoy quick access to the city through major arterial roads just minutes away thus making commuting a breeze.

AMENITIES: That Makes life Grand

Grand Avenue has been developed with the intention of raising your way of life to the best that can be offered by making it a more secure, relaxing and rejuvenating experience. For this reason, it is well equipped with every facility imaginable to complete your family life because you deserve the very best in quality and comfort.

LOCATION: That Makes Life Grand

Favourite Homes is proud to present to you The Grand Avenue Luxury apartments, a premium project suited for the most discerning homeowners. Nestled amidst the verdant greenery and spacious locales in Trivandrum, it is your gateway to a life that strikes the perfect balance of comfort and convenience. Consisting of 39 2 and 3 BHK luxury apartments designed with the most elegant specifications in mind. The Grand Avenue by Favourite Homes offers you the twin benefits of a prime, accessible location at NH Bypass, near Lulu Mall with the comforts of a world-class home. A mere stone's throw away from major landmarks and connectivity lines, it ensures you an unparalleled ease of living coupled with the best standard of life enough to make life grand.

Specification

Structure

Heavy reinforced cement concrete foundation with piles and pile cap / suitable foundation as per the soil test. RCC frame structure with concrete block partitions. Concrete grade as decided by the structural consultant.

Doors & Windows

Window shutters: Three track powder coated aluminium frame with sliding window in two track and mosquito mesh in one track in bedrooms. MS Safety Grills. Front door teak wood. Wooden frame with laminated flush door for all bedrooms, kitchen and toilets. Access to the balcony shall be using large windows upto lintel level for plenty of light and natural ventilation using powder coated aluminium / UPVC with glass fixed sliding / openable shutters.

TOILET

Superior quality anti skid ceramic tile flooring for the toilets and toilet walls with superior quality glazed designer tiles up to roof Khajaria / Qutone / Equivalent. Wall hung closets with concealed cistern RAK / Kohler / equivalent and wash basin RAK / Kohler / equivalent star white in all toilets except maids toilet. Ordinary EWC in maids toilet. Geyser points in all toilets excluding maids toilet. Single lever concealed diverters for all toilets excluding maids toilet, made of GROHE / KOHLER / Equivalent. Shaver socket in the master bedroom toilet. Fresh air fan points in all toilets

Painting

Front door: Melamine finish. Acrylic / Cement based putty with Emulsion paint shall be applied inside apartments and common areas. External Walls: Weather shield exterior grade emulsion / texture paint.

Air Conditioning

Split AC Live point in all bedrooms

Cable TV

Provision for Cable TV connection in living room and master bedroom.

Security

Intercom from Security cabin to individual apartments and among apartments. Access Control System, Video door phone, Lightning Arrestor.

Flooring & Tiling

Granite flooring for the Lobby as per the architects design. Staircases: vitrified / Granite tile flooring with hand rails using enamel finished MS. A Combination of paver / interlock tiles, Screeding with mortar topping with grooves and landscaping for the exterior. Superior quality vitrified tiles RAK / equivalent 80 cm x 80 cm for Living / Dining and Bedrooms. Anti-skid tiles for Kitchen, balcony and work area.

KITCHEN & WORK AREA

Kitchen counter with granite top and stainless steel single bowl sink with drainboard. Single bowl sink in the work area. Ceramic tile above counter to a height of 60 cms. Antiskid Vitrified /ceramic tiles flooring for the kitchen and work area. Equipped with 6/16 ampere power plug points controlled with ELCB / MCB. Fresh air fan point in kitchen.

Electrical

Concealed three phase wiring with ISI marked superior quality PVC insulated copper cables (V Guard / Finolex / RR Cables). Modular switches, adequate light points, fan points, 6 /16 ampere power plug points controlled by ELCB and MCB. Legrand /L and T/ equivalent. Switches shall be Legrand / Crabtree or equivalent make, conveniently placed at the entrance and bedside on all bedrooms. Foot lamp in master bedroom. Shaver socket in the Master Bedroom toilet. Light fixtures shall be provided for the Common areas and external areas. Geyser point in all toilets other than the maid's toilet inside apartments and fresh air fan points in all toilets inside the apartment and kitchen. Provision for telephone shall be provided in the living room and master bedroom. Automatic power backup for common areas. For individual apartments backup shall be provided for all points excluding AC and all power points subject to a maximum of 1000 watts. Independent KSEB meter for each apartment. Common Electric Transformer

Elevators

Two lifts. One passenger lift and one bed lift of KONE/Johnson/equivalent with automatic rescue device.

Water Supply & Plumbing

All water supply lines shall be of ISI marked CPVC pipes.Drainage lines and storm water drain pipes shall be with UPVC / ASTM pipes. KWA / Bore well water supply through underground sump and overhead tank.

Car parking

Covered car parking at extra cost.

Features

* SWIMMING POOL WITH TODDLERS POOL
* SOLAR POWERED LIGHT FOR PASSAGES
* PARTY AREA WITH BARBEQUE COUNTER
* 5.1 CONDUIT SPEAKER SYSTEM PROVISION IN LIVING ROOM
* AUTOMATIC SENSOR LIGHTS IN PARKING AREA
* ELEVATOR AND BED LIFT WITH AUTOMATIC RESCUE DEVICE
* CCTV VISITOR SURVEILLANCE
* FOOT LAMP IN MASTER BEDROOM TO LIGHT YOUR WAY
* INDOOR GAMES ROOM WITH EQUIPMENTS
* SHOPPING TROLLEYS FOR IN HOUSE USE
* USB CHARGING PORT IN BEDROOMS
* VIDEO DOOR PHONE

Amenities

* Swimming pool with toddler’s pool with changing room
* Well-equipped Air conditioned health club
* Well-equipped Children’s play area
* Themed Rooftop Party Area with barbeque counter
* Multi purpose hall / Association Room
* Indoor games room with equipments
* Solar powered lights for passages
* Video Door Phone
* Foot lamp in Master bedroom
* Gas leak detector
* Fiber to home internet facility
* USB Charging port in bedrooms
* 5.1 conduit Speaker system provision in living room
* Elegantly furnished stylish entrance lobby
* Reticulated Gas Supply
* Access control system
* Rest room for Maid and Driver with attached toilet
* Intercom to apartments from security cabin and among apartments
* Bio degradable waste management system / Incinerator
* CCTV visitor surveillance
* Automatic Sensor lights for Parking Area
* Elevator and bed lift with automatic rescue device
* Shopping trolleys for in house use
* Automatic power backup for common areas. For individual apartments backup shall be provided for all points excluding AC and powerpoint subject to a maximum of 1000 watts.
* Round the clock security
* Independent letterbox
* Caretaker lounge
* Common electric transformer, Electrical unitized substation

Floor Plan

* Type - A1 Area – 1835 Sq ft
* Type - A Area – 1835 Sq ft
* Type - B1 Area – 1630 Sq ft
* Type - B Area – 1630 Sq ft
* Type - C1 Area – 1630 Sq ft
* Type - C Area – 1630 Sq ft
* Type - D1 Area – 1720 Sq ft
* Type - D Area – 1720 Sq ft
* Type - E Area – 1232 Sq ft
* Type - F Area – 1587 Sq ft
* Type - G Area – 1587 Sq ft