



FAVOURITE HOMES

Home; a relationship for life

THE HEIGHT OF CLASS AND COMFORT



BY FAVOURITE HOMES
2 & 3 BHK Luxury Apartments

Pongumoodu,
Trivandrum

THE HEIGHT OF DESIGN

At Favourite Homes, we don't just create homes - we fashion lifestyles for a superlative taste. Experience a glimpse of this exalted lifestyle with our latest offering - The Carmel Heights – a luxury project consisting of 55 2&3 BHK apartments designed to evoke a sense of envy among your peers. The city will be your backyard and your home a source of admiration – for in The Carmel Heights you will have an intricate balance between opulence, comfort, and connectivity. With a prominent location situated in the upscale neighbourhood of Pongumoodu and aesthetics crafted to take your breath away, owning a home at The Carmel Heights will become more than an experience – it will become a symbol of your status.



THE
HEIGHT
OF

COMFORT



At Favourite Homes, nothing is ever taken for granted. Built into Carmel Heights is every imaginable amenity, with a keen sense of forethought melding with an equally acute eye for functionality. Every comfort is aimed at ushering in an atmosphere of satisfaction – a feeling of being surrounded by every want and need imaginable. The best of our amenities on offer include

- Swimming pool with toddler's pool
- Rooftop party area with barbeque counter
- Children's play area with equipment
- AC-equipped function hall
- Advanced security and surveillance system
- Multi-gym with equipments



THE HEIGHT OF ACCESSIBILITY

At The Carmel Heights, getting around is never a hassle. While it offers you the solitude of a quiet home tucked away in a cosy niche in Pongumoodu, it is situated a mere stone's throw away from major arterial roads connecting you both to the city centre and to the rapidly developing suburbs. Enjoy quick connectivity to prominent landmarks nearby to serve your essential needs including the SUT Royal Hospital and educational institutions like Loyola School and College of Engineering Trivandrum. If you feel like having a quick getaway, you can also zip out to the calm backwaters of Akkulam to unwind - everything is at your beck and call.



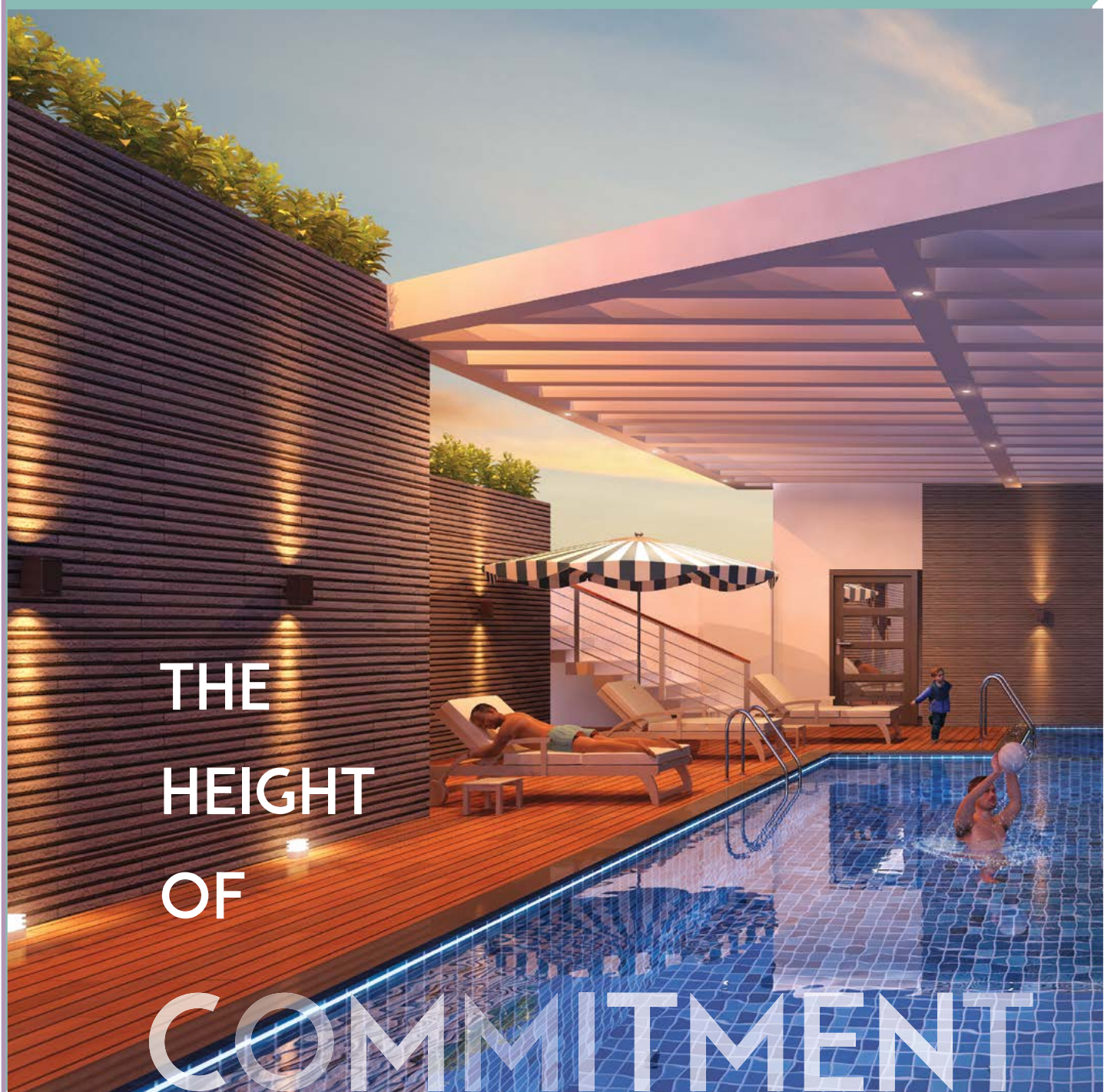
THE
HEIGHT
OF

LUXURY



The Carmel Heights is designed for a refined experience in life – one that elevates your standard of living. Crafted to mirror world-class standards, your home will resonate with the glow of happiness as you bask in the variety of luxury additions. With state-of-the-art fittings, contemporary design, multi-functional utilities and elegantly crafted interiors, your home will be a magnet for all those appreciating exquisite style and substance. From frolicking in the sparkling water of the spacious swimming pools to socialising with your loved ones in the luxury AC hall, your life will never know luxury like this anywhere else.



A modern rooftop swimming pool at dusk. The pool is surrounded by a wooden deck. On the left, there is a high wall made of dark wood slats with integrated lighting. A man is lying on a lounge chair under a black and white striped umbrella. Another person is in the pool, and a child is standing near the edge. The sky is a mix of blue and orange from the setting sun.

THE
HEIGHT
OF

COMMITMENT



With nearly two decades of experience and a track record of having built over 2 million square feet of residential accommodation in Kerala, Favourite Homes has forged for itself an enviable record of excellence.

Every Favourite Home is skilfully crafted as the perfect blend of technological innovation, keen detailing and thoughtful design. The latest amenities, supreme quality, affordable pricing, complete professionalism and constant support to our buyers are hallmarks of every Favourite Home. We maintain our impeccable standards through an accredited quality system, rigorously monitored and compliant to ISO 9001:2015 standards of quality management. With changes in global trends, Favourite Homes has constantly endeavoured to re-invent ourselves to satisfy the needs of the global home-owner.

Favourite Homes has full-fledged offices in Trivandrum and Dubai that cater to our ever-growing clientele across the world. We are delighted to invite you into the Favourite family and hope you have a wonderful experience with us.

THE HEIGHT OF ADVANTAGE



SWIMMING POOL WITH TODDLER'S POOL



CCTV VISITOR SURVEILLANCE



VIDEO DOOR PHONE



SPA WITH SAUNA, STEAM AND JACUZZI



MULTI GYM WITH EQUIPMENTS



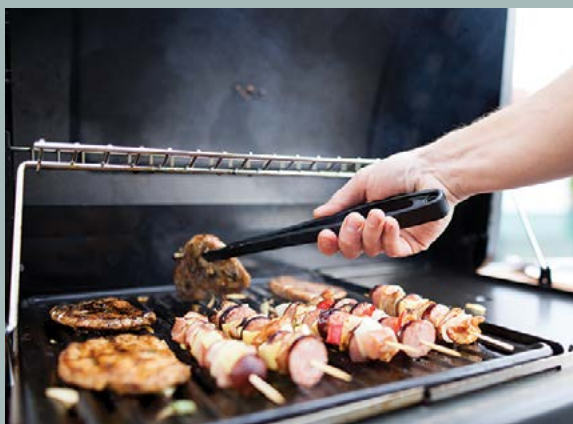
CAR WASH RAMP



INDOOR GAMES ROOM WITH EQUIPMENTS



USB CHARGING PORT IN BEDROOMS



PARTY AREA WITH BARBEQUE COUNTER.

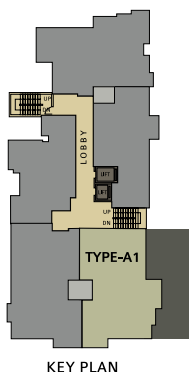
LOCATION MAP



DISTANCE FROM CARMEL HEIGHTS	
ULLOOR JUNCTION	: 1.7 KMS
MEDICAL COLLEGE	: 2.4 KMS
LOYOLA SCHOOL	: 2.6 KMS
COLLEGE OF ENGINEERING	: 4 KMS

THE
**CARMEL
HEIGHTS**

BY FAVOURITE HOMES



TYPE A1

3 BHK
2 ND FLOOR

AREA : 1690 SQ.FT

TERRACE AREA : 915 SQ.FT

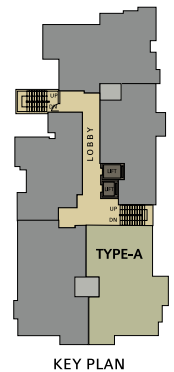
TOTAL AREA : 2605 SQ.FT



All dimensions may vary slightly during construction. Furniture layout are indicative only.



TYPE A
3 BHK
(TYPICAL FLOOR 3RD TO 6TH)
AREA: 1690 SQ.FT





TYPE A2

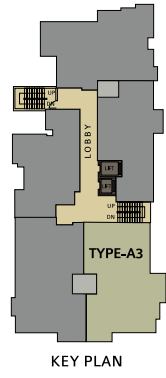
3 BHK
(7TH TO 11TH FLOOR)

AREA : 1696 SQ.FT





TYPE A3
3 BHK
(12TH FLOOR)
AREA : 1670 SQ.FT



All dimensions may vary slightly during construction. Furniture layout are indicative only.

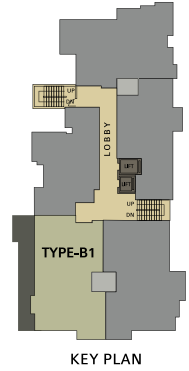
TYPE B1

3 BHK
(2ND FLOOR)

AREA : 1657 SQ.FT

TERRACE AREA : 195 SQ.FT

TOTAL AREA : 1852 SQ.FT



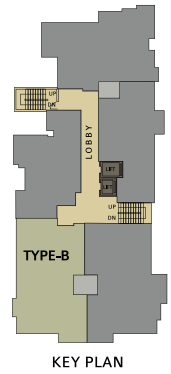


TYPE B

3 BHK

(TYPICAL FLOOR 3RD TO 6TH)

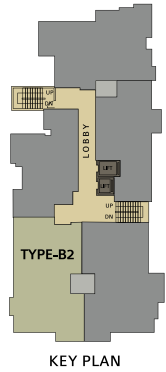
AREA : 1657 SQ.FT



TYPE B2

3 BHK
(7TH TO 12TH FLOOR)

AREA : 1660 SQ.FT





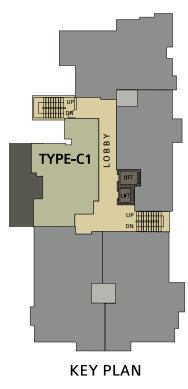
TYPE C1

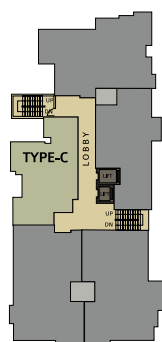
2 BHK
(2ND FLOOR)

AREA : 1210 SQ.FT

TERRACE AREA : 230 SQ.FT

TOTAL AREA : 1440 SQ.FT





KEY PLAN

TYPE C

2 BHK

(TYPICAL FLOOR 3RD TO 12TH FLOOR)

AREA : 1210 SQ.FT





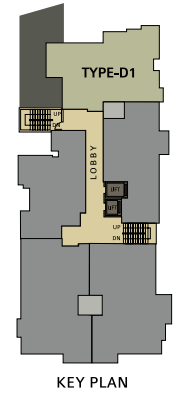
TYPE D1

3 BHK
(2ND FLOOR)

AREA : 1555 SQ.FT

TERRACE AREA : 622 SQ.FT

TOTAL AREA : 2177 SQ.FT

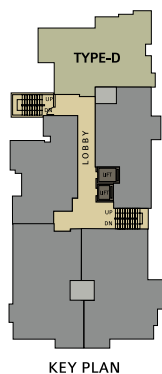




TYPE D

3 BHK
(TYPICAL FLOOR 3RD TO 12TH FLOOR)

AREA : 1555 SQ.FT



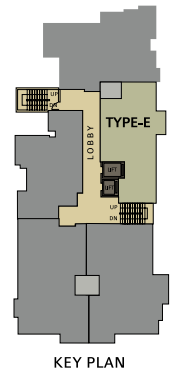


TYPE E

2 BHK

(TYPICAL FLOOR 2ND TO 12TH FLOOR)

AREA : 1239 SQ.FT



KEY PLAN

COMMON AMENITIES





- Swimming pool with toddler's pool
- Space for indoor games with equipments
- Multi Gym with equipments
- Childrens play area
- Video Door Phone
- Reticulated Gas Supply
- Access control system
- Car Wash Ramp
- Spa with sauna, Steam and Jacuzzi
- Rooftop party area with Barbeque counter
- Automatic Sensor lights in parking areas.
- USB Charging port in bedrooms
- Round the clock Security
- Independent Letter Box
- Designer Entrance Lobby
- Care Taker Lounge
- Air Conditioned Multi purpose hall/Association Room
- Servants and Driver's Room with attached toilet
- Intercom to apartments from security cabin and among apartments
- Bio degradable waste management system/incinerator
- Shopping trolleys for in house use
- CCTV visitor surveillance

SPECIFICATIONS



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.

FLOORING & TILING

Granite/ Vitrified tile 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/Johnson/Qtone equivalent 60 cm x 60 cm for each apartment. Anti skid Ceramic tiles Kajaria / equivalent for balcony and work area. Anti skid Ceramic tiles flooring for the toilets and glazed designer tile concepts 30 cm x 60 cms for walls Kajaria / equivalent upto roof. Ceramic tile for floor and for walls upto 210 cms height of servant's toilet. Kitchen counters with Granite top. Glazed tile dadoing above granite top

SANITARY & PLUMBING

Sanitary fittings: EWC wall-hung with concealed cisterns.

Semi pedestal washbasin in all toilets inside apartments except servant's toilet.

All sanitary fittings shall be RAK / American Standard/ Kohler or equivalent.

Provision for hot water connection with diverters shall be provided for overhead shower in each attached bathrooms. Health faucet also shall be provided for bedroom toilets. RAK/Kohler/Jaguar/ equivalent. Towel rods, soap dish and health faucets shall be provided inside the toilets.

Stainless Steel Sink single bowl with drain board shall be provided for the Kitchen and stainless steel sink without drain board shall be provided for Work area. Provision for water purifier in Kitchen.

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. Designer front door. Hardwood Frame with Moulded shutters for other doors. Enamel finish. Access to Balcony shall be using Powder

coated aluminium with glass fixed/sliding/ openable shutters.

ELECTRICAL

Concealed Three phase wiring with ISI marked superior quality PVC insulated copper cables. Modular switches, adequate light points, fan points, 6/16 ampere power plug points controlled by ELCB and MCB. Switches shall be Legrand / Crabtree or equivalent make. Light fixtures shall be provided for the Common areas and external areas. Geyser point in all toilets other than servant's toilet inside apartments and Exhaust fan point in all toilets inside apartment and kitchen. Provision for telephone shall be provided in the living room and master bedroom. Power backup will be provided for all common services. For individual apartments, backup shall be provided for all points excluding AC and all power points subject to a maximum of 1000 watts.

PAINTING

Acrylic/ Cement based putty with premium Emulsion paint shall be applied inside apartments. External Walls: Weather shield exterior grade emulsion / texture paint.

ELEVATORS

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

AIR CONDITIONING

Split AC Live point in all bedrooms.

WATER SUPPLY

KWA/Bore well water supply through underground sump and overhead tank.

CABLE TV

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

CAR PARKING

Covered car parking at extra cost.

SECURITY

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

TERMS AND CONDITIONS

1. Favourite Constructions Pvt. Ltd. reserves the right to accept or reject any application.
2. On allotment two agreements shall be entered into between the builder and the purchaser. One for the allotment of undivided share of land and the other for construction. Though separate consideration is mentioned in each agreement, composite value of the undivided share of land and construction shall be shown in the payment schedule.
3. The sale deed of the undivided share of land shall be registered in the name of the purchaser on receipt of the entire payment.
4. This is a time bound project. In case payments are not made as per agreement signed, the builder reserves the right to cancel the allotment. In such case the amount paid till such cancellation will be returned only after re-allotment to another party and without any interest and subject to deduction of expenses and damage.
5. Once allotted and the agreements are signed the prices are firm.
6. All payments to be made by local cheques or DD favouring Favourite Constructions Pvt Limited.
7. The buyer shall compulsorily be a member of the house owners association constituted by the builder after handing over. The Association shall carry out all necessary routine and annual maintenance and repairs to the common areas, exterior wall of the building, common installations and fittings and shall make payment of water and electrical charges for common facilities, services etc. Maintenance charges/ deposits are to be made by each owner regularly and on time. The maintenance shall be carried out by the builder till the formation of owners association which will take over the maintenance within a period of six months from the date of handover. Maintenance deposit/advance is collected from all the owners by the builder and after appropriating the expenses incurred by the builder during the period the maintenance was done by them, the builder shall transfer the balance amount to Association after its formation.
8. All transactions are subject to Trivandrum jurisdiction only. This brochure is only for information and does not constitute a legal document.
9. All notices and letters sent by registered post to the buyers address as mentioned in the agreement or to the buyers Email Id as mentioned in the agreement will be considered as having been received by the buyer and will be treated as proper communication.
10. All measurements and specification given in this brochure are subject to minor variation. Furniture layout is only an indication for space utilization. The elevation shown in the brochure is artist's expression only and the actual may vary according to the practical site conditions and do not form part of the offering. The area is inclusive of proportionate share of common areas and wall thickness.

ON GOING PROJECTS



THE
SERENEBAY
BY FAVOURITE HOMES
3 & 4 BHK LUXURY VILLAS
Kazhakkootam



THE
GRAND AVENUE
BY FAVOURITE HOMES
2 & 3 BHK LUXURY APARTMENTS
NH Bypass, Near Lulu Mall,
Trivandrum



THE
TOWN SQUARE
By Favourite Homes
2 & 3 BHK Luxury Apartments
Ambalamukku,
Kowdiar, Trivandrum



The **Park**
BY FAVOURITE HOMES
2 & 3 BHK Luxury Apartments
Nalanchira, Trivandrum



Le Royale
BY FAVOURITE HOMES
2 & 3 BHK LUXURY APARTMENTS
Behind Kerala University
Senate Hall Campus
Palayam, Trivandrum



THE
VINTAGE
BY FAVOURITE HOMES
2 & 3 BHK Luxury Apartments
Kesavadasapuram,
Trivandrum



the
Petals
by Favourite Homes
3 BHK Luxury Villas
Pothencode, Trivandrum
Beside Kazhakkootam
Venjarammoodu By Pass



THE
Violet
by Favourite Homes
2 & 3 BHK Luxury Villaments
at The Petals
Pothencode, Trivandrum
Beside Kazhakkootam
Venjarammoodu By Pass



MEMBER
CREDAI



CALL

IND: +91 98466 44000
+91 98461 54000
+91 98460 44000

UAE: +971 563626224
+971 508448772



FAVOURITE HOMES

Home; a relationship for life

www.favouritehomes.com

Favourite Constructions (P) Limited T.C 82/2336(2), Statue - Gen. Hospital Road, Trivandrum-695 001 Kerala State, India.

Ph: +91- 471- 4038877 Email: marketing@favouritehomes.com

Dubai: PB NO: 14719, Al-Muteena, Deira, Dubai, Phone : +971 427 14775