### www.favouritehomes.com





Home; a relationship for life

### GET MORE

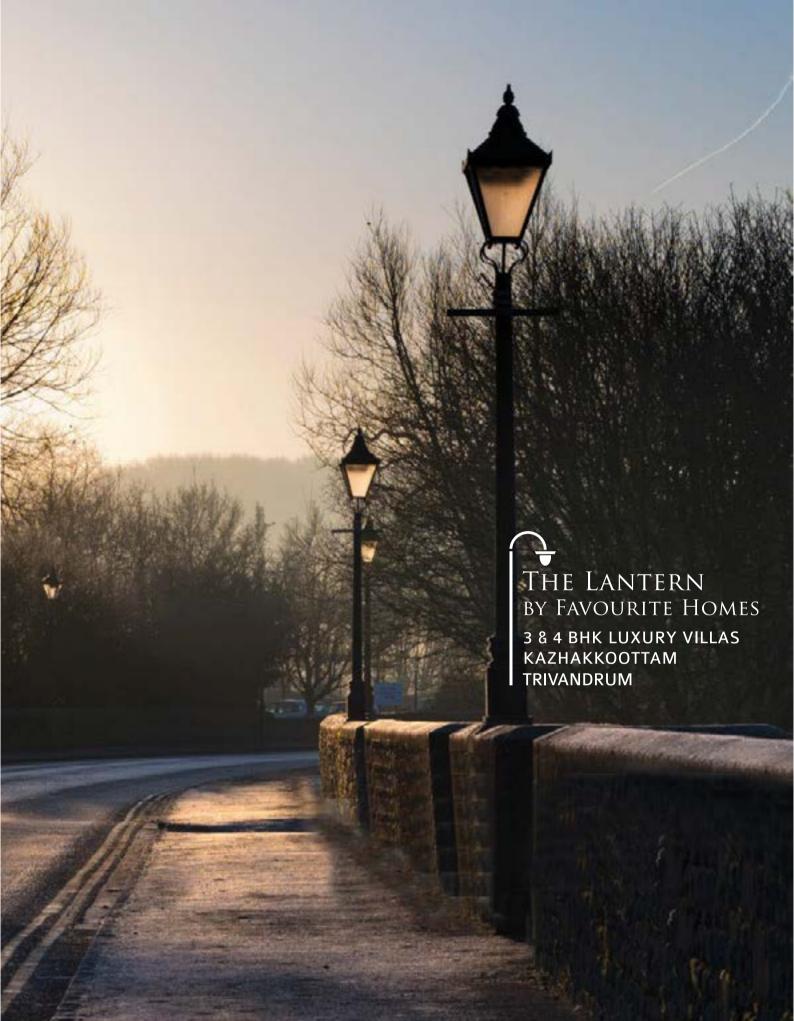


PER SQUARE FOOT.

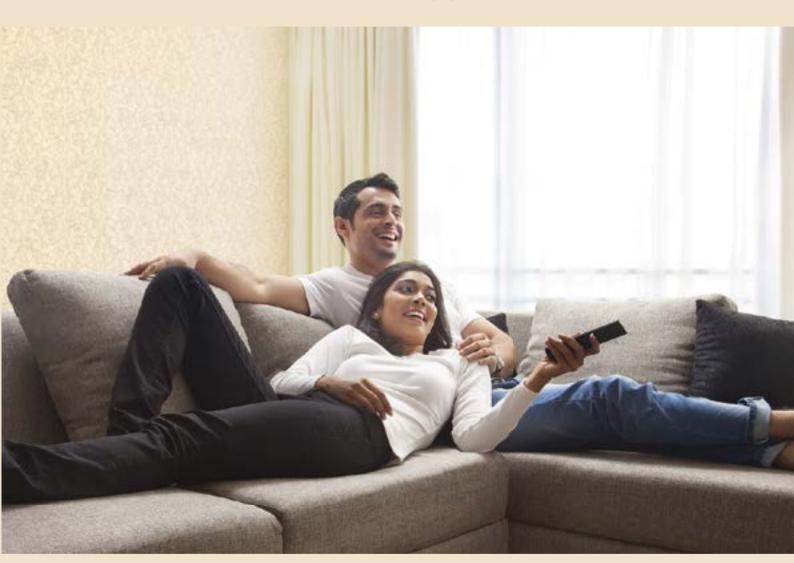
K-RERA/PRJ/TVM/067/2021 rera.kerala.gov.in



**3 & 4 BHK LUXURY VILLAS KAZHAKKOOTTAM TRIVANDRUM** 



## GET MORE HAPPINESS FROM A HOME.



Breathtaking spaces. Lavish homes. Bountiful avenues of recreation. Introducing The Lantern by Favourite Homes. An exquisite development of 30 villas created with the vision of providing luxurious living amidst serene environs. Every facet of this magnificent project, be it the location, the design sensibilities or the open spaces, is crafted to maximize the residents' lifestyle.

## GET MORE CONVENIENCES FROM A LOCATION.



You will live in one of the fastest-growing suburbs in Trivandrum - Kazhakkoottam, Kerala's IT hub. With easy access to airport, railway station, and multiple bus options, you are always well connected to the world. Kazhakkoottam also offers the finest retail hotspot, schools, hospitals, sports, and entertainment hubs like the Greenfield Stadium, which promises you a superior life style.







## GET MORE LUXURY PER ROOM



The Lantern creates a living space that elevates your life style right in the most sought-after suburb of Trivandrum. The exclusive residences are a true homage to the flawless craftsmanship of modern architecture set in breathtaking splendour of nature. Enjoy an unmatched luxury lifestyle in the beautifully crafted 3 & 4 BHK luxury villas

# GET MORE COMFORT FROM EVERY AMENITIES







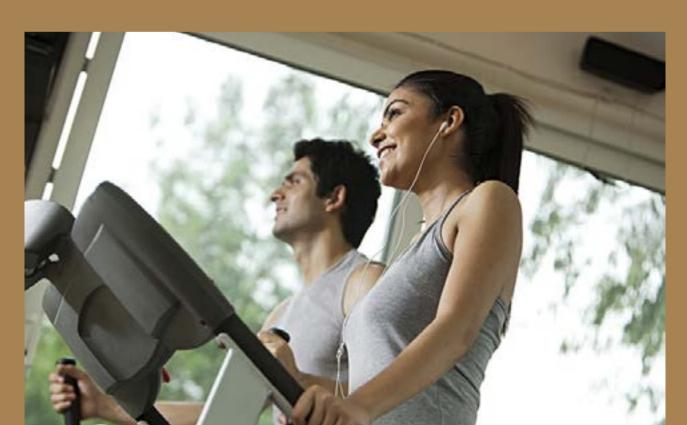
Fitted with all the state of the art recreational facilities such as landscape gardens, swimming pool with kid's pool, private party area in individual villas and kids play area, there is no room for a dull moment if you opt for dwellings in the Lantern. The amenities here are surely going to tickle your imagination





PRIVATE LANDSCAPED SKY SHOWER AREA WITH NATURAL STONE FINISH FLOORING

### Private Gym with equipments for each villa





## GET MORE PERKS FROM YOUR BUILDER

Favourite Homes opens the door to a world-class lifestyle at The Lantern for jetsetters and globetrotters. Every villa here has the unique stamp of Favourite Homes - a household name today, thanks to its reputation for timely completion, adherence to quality and affordable pricing. The 21-year-old company has built over 2 million sq. ft. of world-class residential space till date.

## COMMON AMENITIES

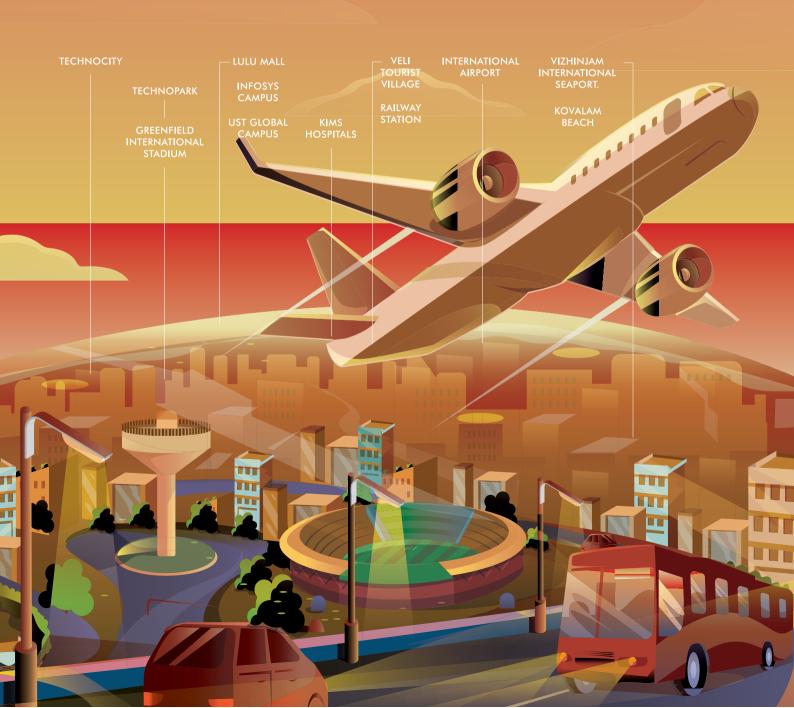


- Private landscaped sky shower area with natural stone finish flooring.
- Private gym with equipments for each villa.
- Private party area in individual villas.
- Provision for electric car charging.
- Swimming pool with kid's pool.
- Well-equipped Air conditioned health club.
- Indoor badminton court.
- Well-equipped children's play area.
- Games room with equipments.
- Solar powered street lights.
- Multipurpose hall / Association room.
- Foot lamp in master bedroom.

- USB charging port in all bedrooms.
- 5.1 Conduit speaker system provision in living room.
- Rest room for maid & driver with attached toilet.
- Intercom to villas from security cabin and among villas.
- Video door phone in individual villas.
- Bio-degradable waste management system / Incinerator.
- Landscaped gardens for common areas.
- Automatic generator backup for common areas & individual villas. For individual villas, backup shall be provided in all points, excluding AC and power plug points, subject to a maximum of 1000 watts.
- Common electric transformer, Electrical unitized substation with underground cabling.

## THE EVERGREEN CITY TRIVANDRUM

Built upon seven undulating hills surrounded by verdant greenery and rustic landscapes the city of Trivandrum has been called "The Evergreen City of India" and not without good reasons. Favourite Homes is based out of this wonderful city and welcome all our potential home owners to consider a home here for the holistic life it has to offer...





## LOCATION MAP











# TYPE A 4 BHK









# TYPE A 4 BHK



FIRST FLOOR PLAN





KAZHAKKOOTTAM

**TRIVANDRUM** 



# TYPE A 4 BHK



### **SECOND FLOOR PLAN**

RERA	EXCLUSIVE BALCONY	COMMON AREA	SUPER
CARPET AREA	VERANDA /PORCH	SHARE	BUILTUP AREA
2778 sq.ft	287 sq.ft	245 sq.ft	3763 sq.ft







## TYPE B 3 BHK



**GROUND FLOOR PLAN** 







# TYPE B 3 BHK



FIRST FLOOR PLAN





TRIVANDRUM



# TYPE B 3 BHK



### **SECOND FLOOR PLAN**

RERA	EXCLUSIVE BALCONY	COMMON AREA	SUPER
CARPET AREA	VERANDA /PORCH	SHARE	BUILTUP AREA
2344 sq.ft	246 sq.ft	210 sq.ft	3212 sq.ft







## TYPE C 3 BHK







TRIVANDRUM



## TYPE C 3 BHK



FIRST FLOOR PLAN





**TRIVANDRUM** 



# TYPE C 3 BHK



### **SECOND FLOOR PLAN**

RERA	EXCLUSIVE BALCONY	COMMON AREA	SUPER
CARPET AREA	VERANDA /PORCH	SHARE	BUILTUP AREA
1967	115 sq.ft	171 sq.ft	2622 sq.ft



## **SPECIFICATIONS**

#### **FOUNDATION**

As per design depending upon soil condition. Termite treatment as per specification.

Structure: RCC frame structure with brick partitions.

#### **FLOORING**

La potra finish granite front entrance steps.

Living/Dining/Family Living and all bedrooms Superior quality Vitrified tiles 80 x 80 RAK/Kajaria/ equivalent.

Kitchen, work Area, utility room and balcony: Rustic antiskid vitrified / ceramic tiles. Antiskid rubberized mat for private gym. Natural stone finish flooring at the sky shower.

#### **KITCHEN**

Kitchen counter with granite top and stainless steel 1 1/2 bowl sink with single drain board. Stainless steel single bowl sink in work area. Ceramic tile above counter to a height of 60 cms.

#### TOILET

Toilets other than maid's toilet: Superior quality anti-skid ceramic tile flooring and walls with superior quality glazed designer tiles up to false ceiling Kajaria / Qutone / equivalent. Sanitary fixtures- wall hung closets with concealed cistern RAK

/ Kohler / American Standard equivalent and wash basin RAK / Kohler / American Standard equivalent star white in all toilets except maid's toilet. Ordinary EWC in maid's toilet. Geyser points in all toilets excluding maid's toilet. False ceiling with grid panel for toilets.

CP Fixtures: Single lever concealed diverters for all toilets except maid's toilet, make of GROHE / KOHLER / American Standard / Equivalent.

#### **PLUMBING**

All concealed water supply lines inside the villa shall be in ISI marked CPVC pipes. External water supply lines shall be UPVC / ASTM pipe.

Drainage lines and storm water drain pipes shall be with UPVC. Individual septic tank with soak pits for each villa.

#### DOORS AND WINDOWS

Front entrance door frame and shutter shall be made of teakwood. Frame with laminated flush door for bedrooms, kitchen and toilets. UPVC glazed sliding / fixed shutters for all windows, balconies and ventilators.



#### **ELECTRICAL**

Three phase concealed conduit wiring with copper conductor (V guard / Finolex / RR Cables) Modular switches, adequate light points, fan points, 6/16 ampere power plug points controlled by ELCB and MCB Legrand / L8T / Equivalent. Switches shall be Legrand / Crabtree or equivalent make. Foot lamp in master bedroom. Geyser point in all toilets other than maid's toilet. Exhaust fan point in all toilets inside the villa and kitchen. Provision for telephone shall be provided in the living room and master bedroom. For individual villas, generator backup shall be provided at all points, excluding AC and power plug points, subject to a maximum of 1000 watts. Independent KSEB meter for each villa. Shaver socket in master bedroom toilet. USB charging port in all bedrooms. Provision for electric car charging.

#### STAIR CASE TO FIRST AND SECOND FLOOR

Superior quality vitrified tiles / granite in stairs with stainless steel glass handrails.

#### **PAINTING**

Internal Wall paint with putty and emulsion. Windows and grills in enamel paint except front door. Front door melamine finish.

Exteriors: Premium exterior emulsion / texture finish for external wall with weather shield.

#### AIR CONDITIONING

Split A.C. live point in all bedrooms.

#### **TV POINT**

Provision for cable TV connection in ground floor living room and master bedroom.

#### INTERNET

Provision at one location in each floor.

#### PRIVATE PARTY AREA

Private party area for individual villas.

#### **TELEPHONE**

Concealed wiring for telephone in living room and master bedroom.

#### LANDSCAPING AND GARDENING

Exterior grade paving tiles, cobble stone paving for car park area and pathways.

#### WATER SUPPLY

Through bore well / KWA

#### **COMPOUND WALL**

Compound wall in all three sides except front area separating the service area. Front yard compound demarcation shall be using combination of garden, villa signage and paving.

#### **SECURITY**

24 Hours security for common areas and private roads using (CCTV) surveillance.

#### **CAR PARK AREA**

Exterior grade cobble stone paving for car park area.

#### **RAIN SHOWER**

Shower at private landscaped sky shower area as the sunshine filters through the well-designed pergolas. The natural stone finish flooring add to the soothing bath experience.

#### PRIVATE GYM

Private gym with equipments. Antiskid rubberized flooring for the gym.

## TERMS AND CONDITIONS

- Favourite Constructions Pvt Ltd. reserves the right to accept or reject any application for allotment.
- On allotment, an agreement shall be entered into between the Promoter and the Allottee as per the format approved by K RERA.
- The concept of project scheme is such that the plot and villa are together sold as a composite unit and conveyance of the same shall be on completion of the project.
- 4. This is a time bound project. In case payments are not made as per agreement executed, the promoter reserves the right to cancel the allotment and refund the amount by deducting the booking advance, as mentioned in the agreement, and the interest liability if any.
- 5. Once allotted, the prices are firm.
- All payments to be made by bank transfers, local cheques or DD favouring 'Favourite Constructions Pvt Limited', payable at Trivandrum.
- 7. The buyer shall compulsorily be a member of the Association of Allottees formed by the Promoter as mandated under RERA Act 2016 and rules thereunder. The Association of Allottees shall carry out all necessary routine and annual maintenance and repairs to the common areas, exterior walls 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 will be carried out by the Promoter till the completion of three months from the date of occupancy certificate. Maintenance deposit / advance collected from all the Allottees by the Promoter shall be appropriated against the expenses incurred by the builder during the above maintenance period.
- 8. This brochure is only for information and does not constitute a legal document.
- All notices and letters sent by registered post to the Allottee's address or to the Allottee's email id as mentioned in the agreement shall be considered as having been received by the Allottee 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. If such changes are warranted due to statutory or commercial requirements they shall not be objected to by the Allottees as envisaged in the agreement.
- 11. Registration charges and incidental expenses for registration of the plot and villa shall be borne by the Allottee
- 12. All litigations are subject to Trivandrum jurisdiction only. This brochure is only for information and does not constitute a legal document.

## ONGOING PROJECTS



THE AEROPOLIS

BY FAVOURITE HOMES
1,2 & 3 BHK Luxury Apartments Chackai, Opp.Int'l Airport, Trivandrum

K-RERA/PRJ/200/2020



CLUB 1

BY FAVOURITE HOMES
2 & 3 BHK Luxury Apartments Ambalamukku, Trivandrum K-RERA/PRJ/162/2020



THE GRAND AVENUE

BY FAVOURITE HOMES 2 & 3 BHK Luxury Apartments NH Bypass, Trivandrum

K-RERA/PRJ/020/2020



THE GARDENIA

BY FAVOURITE HOMES 2 & 3 BHK Luxury Apartments Near CET, Sreekaryam, Trivandrum

K-RERA/PRJ/005/2020



THE CARMEL HEIGHTS

BY FAVOURITE HOMES 2 & 3 BHK Luxury Apartments Pongumoodu, Trivandrum K-RERA/PRJ/008/2020



THE SERENE BAY

BY FAVOURITE HOMES 3 & 4 BHK Luxury Villas Kazhakkoottam, Trivandrum K-RERA/PRJ/144/2020



#### THE SPRING WOODS

BY FAVOURITE HOMES 2 & 3 BHK Lifestyle Apartments Kazhakkoottam, Trivandrum K-RERA/PRJ/033/2020











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Home; a relationship for life

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