



FAVOURITE HOMES

Home; a relationship for life

THE GRAND AVENUE

BY FAVOURITE HOMES

2 & 3 BHK LUXURY APARTMENTS
NH BYPASS, NEAR LULU MALL,
TRIVANDRUM

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 home owners. 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&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.



LUXURY

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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 interiors. Gift your family the benefit of a holistic lifestyle with curated luxury additions such as an air-conditioned multi-gym with the latest equipments, spaciouly designed swimming pool and an exclusive function hall to host social events for your near and dear ones.





ACCESSIBILITY

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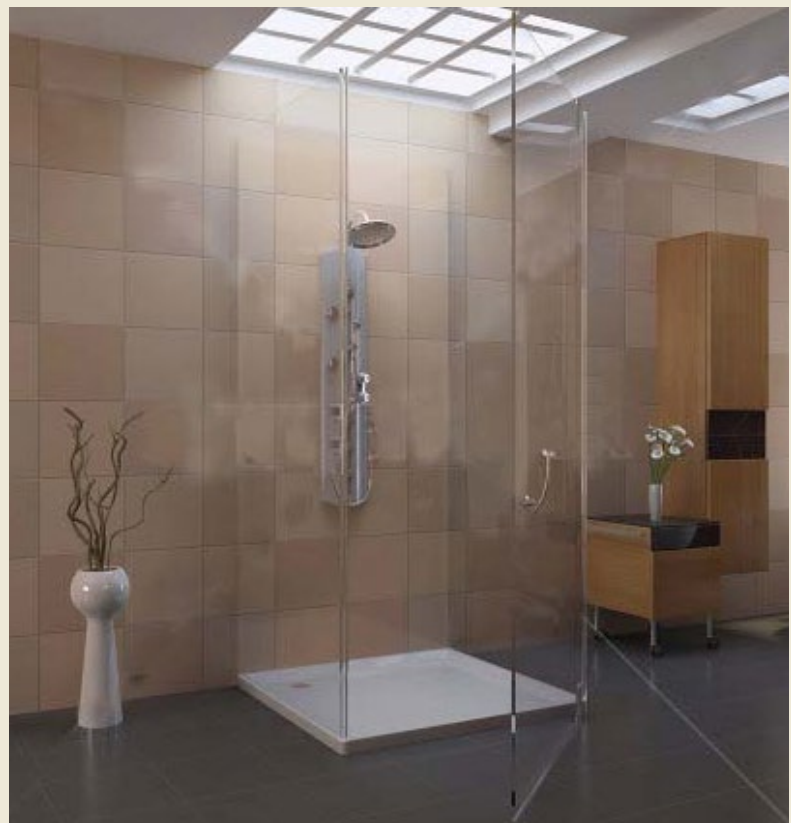
At Grand Avenue, discover connectivity at its most unparalleled. Located right on the National Highway, the main thoroughfare passing by the city, it ensures a minimal hassle for travelling and the ultimate convenience for the home owner. It is within walkable distance of prominent landmarks such as 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
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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. These include:



- 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.
- Multipurpose 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 provision
- 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 in 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 power points subject to a maximum of 1000 Watts
- Round the clock Security.
- Independent Letter Box.
- Care Taker Lounge
- Common electric transformer, Electrical unitized substation

COMMITMENT

THAT
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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.



A whole new lifestyle that makes life grand...



VIDEO DOOR PHONE



SHOPPING TROLLEYS
FOR IN HOUSE USE



CCTV VISITOR SURVEILLANCE



ELEVATOR AND BED LIFT WITH
AUTOMATIC RESCUE DEVICE



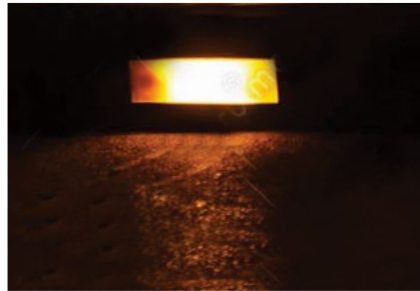
INDOOR GAMES ROOM WITH EQUIPMENTS



USB CHARGING PORT IN BEDROOMS



SOLAR POWERED LIGHT FOR PASSAGES



FOOT LAMP IN MASTER BEDROOM
TO LIGHT YOUR WAY



AUTOMATIC SENSOR LIGHTS
IN PARKING AREA



SWIMMING POOL WITH TODDLER'S POOL



PARTY AREA WITH BARBEQUE COUNTER.



5.1 CONDUIT SPEAKER SYSTEM PROVISION
IN LIVING ROOM

..and a lot more

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...

TECHNOPARK

INFOSYS
CAMPUS

UST GLOBAL
CAMPUS

TECHNOCITY

GREENFIELD
INTERNATIONAL
STADIUM

KIMS
HOSPITALS

LULU MALL

INTERNATIONAL AIR PORT

VELI TOURIST VILLAGE

RAILWAY
STATION

VIZHINJAM INTERNATIONAL SEAPORT.

KOVALAM
BEACH



LOCATION MAP

THE GRAND AVENUE

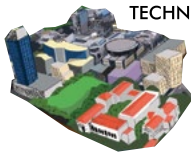
BY FAVOURITE HOMES



KIMS
HOSPITALS



TECHNOPARK



TO KUMARAPURAM



TO PALAYAM

CHAKAI JN.



TO KAZHAKKOOTTAM

NH BYPASS

TO CHAKAI



LULU MALL



TO KOCHUVELI
RAILWAY STATION



AIRPORT

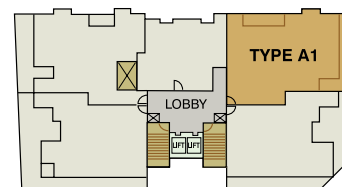


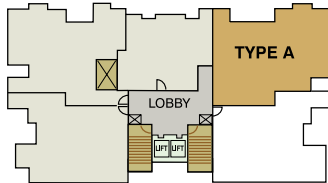
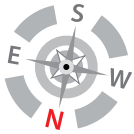
LULU MALL	: 700 Mtrs
AIRPORT	: 3 Kms
TECHNOPARK	: 5.4 Kms
INFOSYS CAMPUS	: 3.3 Kms
UST GLOBAL CAMPUS	: 3.4 Kms
KIMS HOSPITAL	: 800 Mtrs
KOCHU VELI RAILWAY STATION	: 900 Mtrs



TYPE A1

3BHK
3RD FLOOR
AREA: 1835 SQFT
TERRACE AREA: 265 SQFT
TOTAL AREA: 2100 SQFT





TYPE A

3BHK
4TH TO 10TH FLOOR
AREA: 1835 SQFT



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



TYPE B1

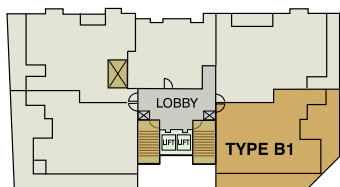
3BHK

3RD FLOOR

AREA: 1630 SQFT

TERRACE AREA: 480 SQFT

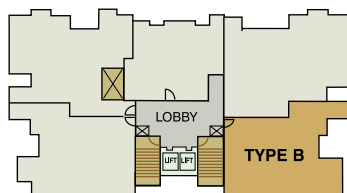
TOTAL AREA: 2110 SQFT





TYPE B

3BHK
4TH TO 9TH FLOOR
AREA: 1630 SQFT





TYPE C1

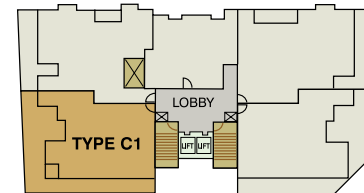
3BHK

3RD FLOOR

AREA: 1630 SQFT

TERRACE AREA: 560 SQFT

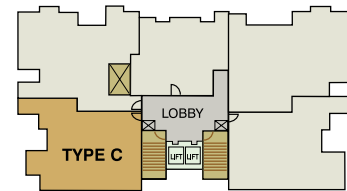
TOTAL AREA: 2190 SQFT





TYPE C

3BHK
4TH TO 9TH FLOOR
AREA: 1630 SQFT



TYPE D1

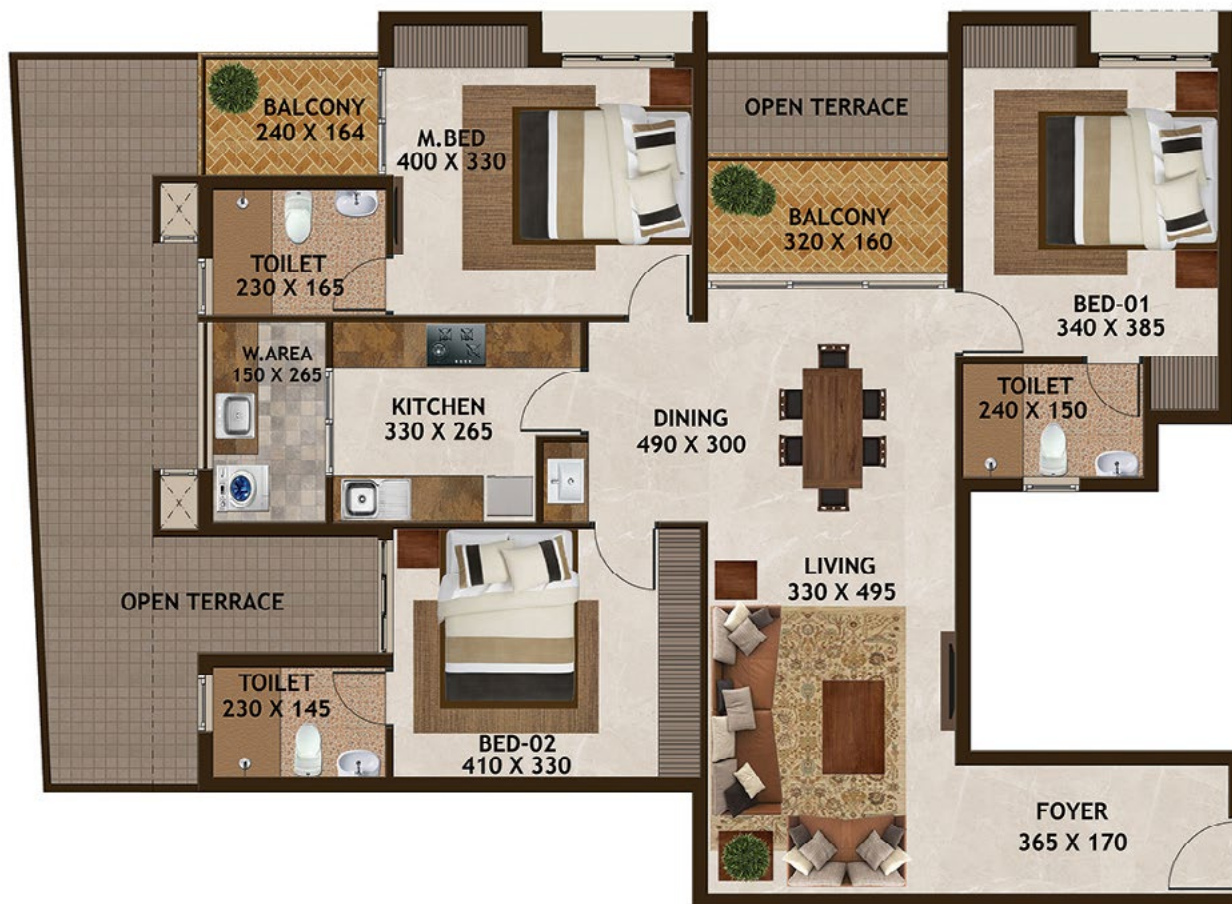
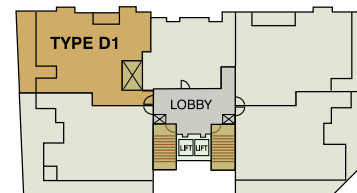
3BHK

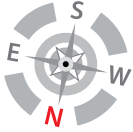
3RD FLOOR

AREA: 1720 SQFT

TERRACE AREA: 270 SQFT

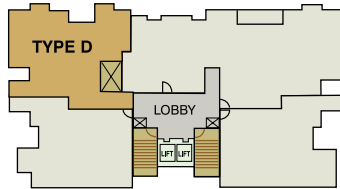
TOTAL AREA: 1990 SQFT



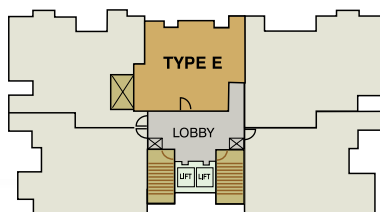


TYPE D

3BHK
4TH TO 10TH FLOOR
AREA: 1720 SQFT



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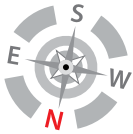


TYPE E

2BHK
3RD TO 9TH FLOOR
AREA: 1232 SQFT



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



TYPE F

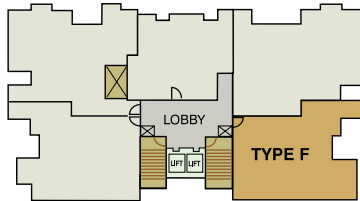
3 BHK

10TH FLOOR

AREA: 1587 SQFT

TERRACE AREA: 30 SQFT

TOTAL AREA: 1617 SQFT





TYPE G

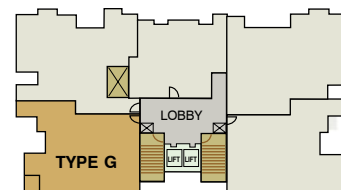
3BHK

10TH FLOOR

AREA: 1587 SQFT

TERRACE AREA: 30 SQFT

TOTAL AREA: 1617 SQFT



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 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.

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 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.

KITCHEN & WORK AREA

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

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 maid's toilet. Geyser points in all toilets excluding maids toilet. Single lever concealed diverters for all toilets excluding maids toilet, make of GROHE/ KOHLER / Equivalent. Shaver socket in master bedroom toilet. Fresh air fan points in all toilets.

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&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 Master Bedroom toilet. Light fixtures shall be provided for the common areas and external areas. Geyser point in all toilets other than maid's toilet inside apartments and fresh air fan points in all toilets inside 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.

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.

ELEVATORS

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

AIR CONDITIONING

Split AC live point in all bedrooms

WATER SUPPLY & PLUMBING

All water supply lines shall be of ISI marked CPVC/ASTM pipes. Drainage lines and storm water drain pipes shall be with UPVC. 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, Lightening 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
Bellevue
By Favourite Homes

2&3 BHK Luxury Apartments
Near St. Thomas School,
Mukkola, 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
283 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
283 BHK Luxury Villaments
at The Petals
Pothencode, Trivandrum
Beside Kazhakkootam
Venjarammoodu By Pass



MEMBER
CREDAI



FAVOURITE HOMES

Home; a relationship for life

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