

www.favouritehomes.com



FAVOURITE HOMES

Home; a relationship for life

THE A-Z OF FINE LIVING

THE GARDENIA

BY FAVOURITE HOMES

2&3 BHK Luxury Apartments

Near CET, Sreekaryam, Trivandrum



A is for Address

One of the most sought-after locations for a residential project in the city. Close to the prestigious College of Engineering and near Trivandrum's fast growing tech hub.



B is for Budget

That's just right for you. Favourite Homes is renowned for its value-for-money pricing.



C is for Convenience

Everything you need will be in close proximity. Banks, stores, malls, multiplexes, colleges, hospitals and more.




D is for Design

The perfect play of fresh air and natural light. Smart utilisation of space. Utmost privacy. Gardenia is designed for a harmonious life.

THE
GARDENIA
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2&3 BHK Luxury Apartments
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A large, light gray, stylized letter 'E' that serves as a background element for the first section of the page.

E is for Endorsement

Favourite Homes is endorsed by Tovino Thomas, the heart-throb of millions in Kerala. Clearly, the builder and the star are the favourite of the masses.

A large, light gray, stylized letter 'F' that serves as a background element for the second section of the page.


F is for Features

Gardenia puts every conceivable amenity at your disposal. From rooftop party lounge to children's play area and a full-equipped gym, this project has it all.

A large, light gray, stylized letter 'G' that serves as a background element for the third section of the page.

G is for Grandeur

First impressions count and few residential structures can match the sleek, contemporary facade of Gardenia.

A large, light gray, stylized letter 'H' that serves as a background element for the fourth section of the page.

H is for Heart

All Favourite Homes projects are close to our customers' heart. They are also located in the heart of the city or in the centre of an emerging city suburb. The Gardenia is no different.



I is for Interiors

Favourite Homes has a dedicated Interior Division that will help you give a distinctive style statement to each room.

J is for Joy

A sanctuary. A retreat. A beautiful nest. Gardenia offers beautiful spaces for happiness to flourish.



K is for Kudos

That we have received
over the years for our
groundbreaking new, ongoing
and completed projects. And
also the compliments that will
come your way from
colleagues and friends for
choosing Gardenia.

K

L is for Luxury

With designer fittings
and the finest finishes,
a Gardenia apartment
is truly well above the
ordinary.

L



M is for Maintenance

Should you so require, we will offer continued support even after the sale. Favourite Care Division will also help you get the best rental deal for your home at Gardenia.

N is for Nature

Located in a verdant neighbourhood, Gardenia will be home to lush green spaces and flowering plants.



O is for On-time

A promise is a promise. At Favourite Homes, we believe in stringent schedules and on-time delivery. You won't have to wait long to take possession of your residence.

P is for Plans

57 2BHK & 3BHK homes in prime property. Pick the one you love.

Q is for Quality

All our processes and services are ISO compliant, thereby offering the highest standards of quality and reliability.

R is for Relationships

By booking a home at Gardenia, you'll be a part of the Favourite family, a 1000+ group of delighted customers who are our biggest cheerleaders.



S is for Safety

The Gardenia has all the latest communication and security systems to keep your family safe. Access control entry, video door phone and intercom facility, to name a few.

T is for Trust

Our biggest asset. And no wonder, when you have transparent business practices and an unblemished track record of over 20 years.



U is for Unwind

Away from the hustle and bustle of the city, Gardenia is a serene, self-contained world. Family time or play time, it allows you to make the most of your day.



V is for Value

Gardenia is an investment for a lifetime. The location, the quality of construction, the brand name - all ensure that the value of the property will appreciate.



W is for World-class

As the trends change across the globe, we're keeping pace. Introducing the best architectural innovations, styles and technologies at Gardenia.



X is for X factor

Every Favourite Home projects stands head and shoulders above other projects in the city. Pricing, locations, expertise, architecture, scheduling - it's hard to pinpoint one exclusive reason.



Y is for You

You the customer. Everything at Gardenia revolves around you and your family. It's this customer-centricity that has made Favourite Homes among the most preferred real estate brands in God's Own Country.



Z is for Zero

Hassles, tensions, worries.
Just pick a home at Gardenia
and leave everything else to us.

THE A-Z OF



AIR CONDITIONED MULTI GYM WITH EQUIPMENTS

FINE LIVING



SWIMMING POOL WITH TODDLER'S POOL



SOLAR POWERED LIGHTS IN PASSAGES



ELEVATOR AND BED LIFT WITH
AUTOMATIC RESCUE DEVICE



CCTV VISITOR SURVEILLANCE



INDOOR GAMES ROOM WITH EQUIPMENTS



AUTOMATIC SENSOR LIGHTS IN PARKING AREAS



PARTY AREA WITH BARBEQUE COUNTER.



CAR WASH RAMP



VIDEO DOOR PHONE

THE

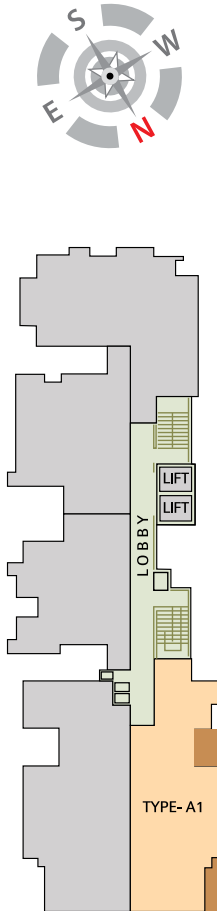
Gardenia

BY FAVOURITE HOMES

LOCATION map



| DISTANCE CHART | |
|--------------------|----------|
| Chavadimukku Jn | : 1 Km |
| Sreekaryam | : 1.7 Km |
| Loyola School | : 2.5 Km |
| Ulloor | : 4 Km |
| Technopark | : 4 Km |
| SUT Royal Hospital | : 4.8 Km |



TYPE: A1

3 BHK (FIRST FLOOR)

| RERA CARPET AREA | EXCLUSIVE BALCONY AREA | SUPER BUILTUP AREA | OPEN TERRACE AREA | TOTAL AREA |
|---------------------|---------------------------|-----------------------|----------------------|---------------|
| 996.3 sq.ft | 65.55 sq.ft | 1460 sq.ft | 93 sq.ft | 1553 sq.ft |

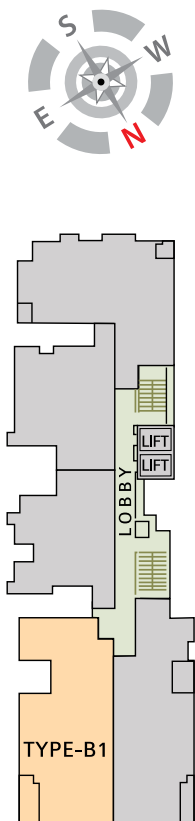
All dimensions may vary slightly during construction. Furniture layout are indicative only.



TYPE: A
3 BHK (TYPICAL FLOOR 2nd to 11th)

| RERA CARPET AREA | EXCLUSIVE BALCONY AREA | SUPER BUILTUP AREA |
|---------------------|---------------------------|-----------------------|
| 996.3 sq.ft | 65.55 sq.ft | 1460 sq.ft |

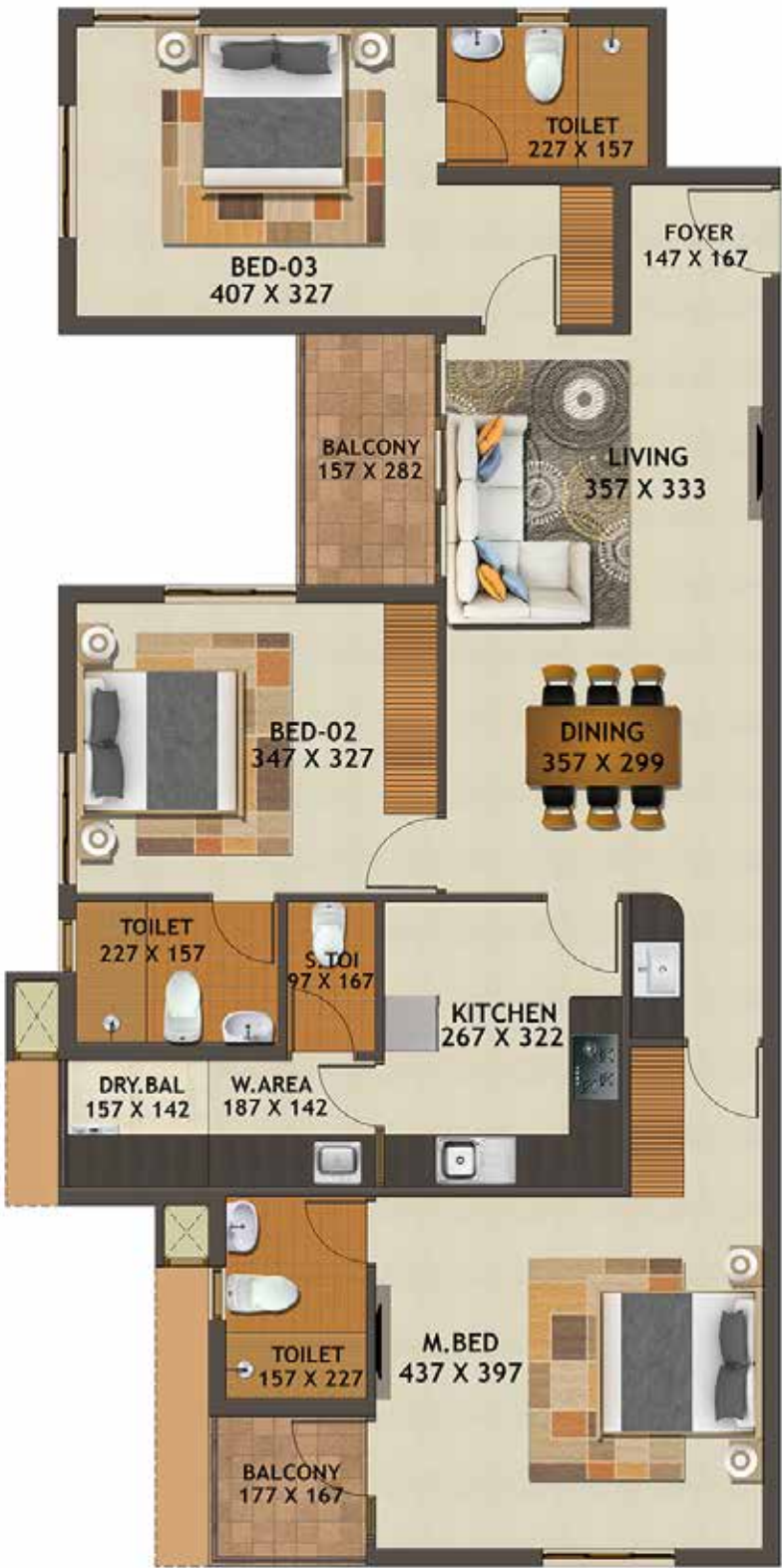
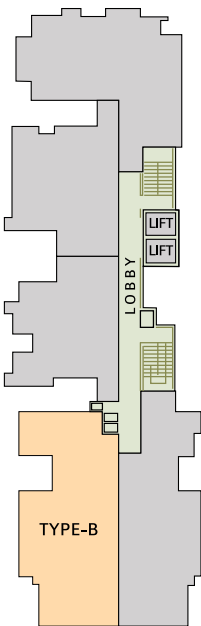
All dimensions may vary slightly during construction. Furniture layout are indicative only.



TYPE: B1
3 BHK (FIRST FLOOR)

| RERA CARPET AREA | EXCLUSIVE BALCONY AREA | SUPER BUILTUP AREA | OPEN TERRACE AREA | TOTAL AREA |
|---------------------|---------------------------|-----------------------|----------------------|---------------|
| 1142.38 sq.ft | 99.46 sq.ft | 1698 sq.ft | 64 sq.ft | 1762 sq.ft |

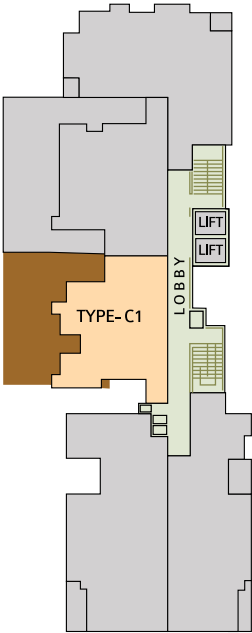
All dimensions may vary slightly during construction. Furniture layout are indicative only.



TYPE: B
3 BHK (TYPICAL FLOOR 2nd to 11th)

| RERA CARPET AREA | EXCLUSIVE BALCONY AREA | SUPER BUILTUP AREA |
|---------------------|---------------------------|-----------------------|
| 1142.38 sq.ft | 99.46 sq.ft | 1698 sq.ft |

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

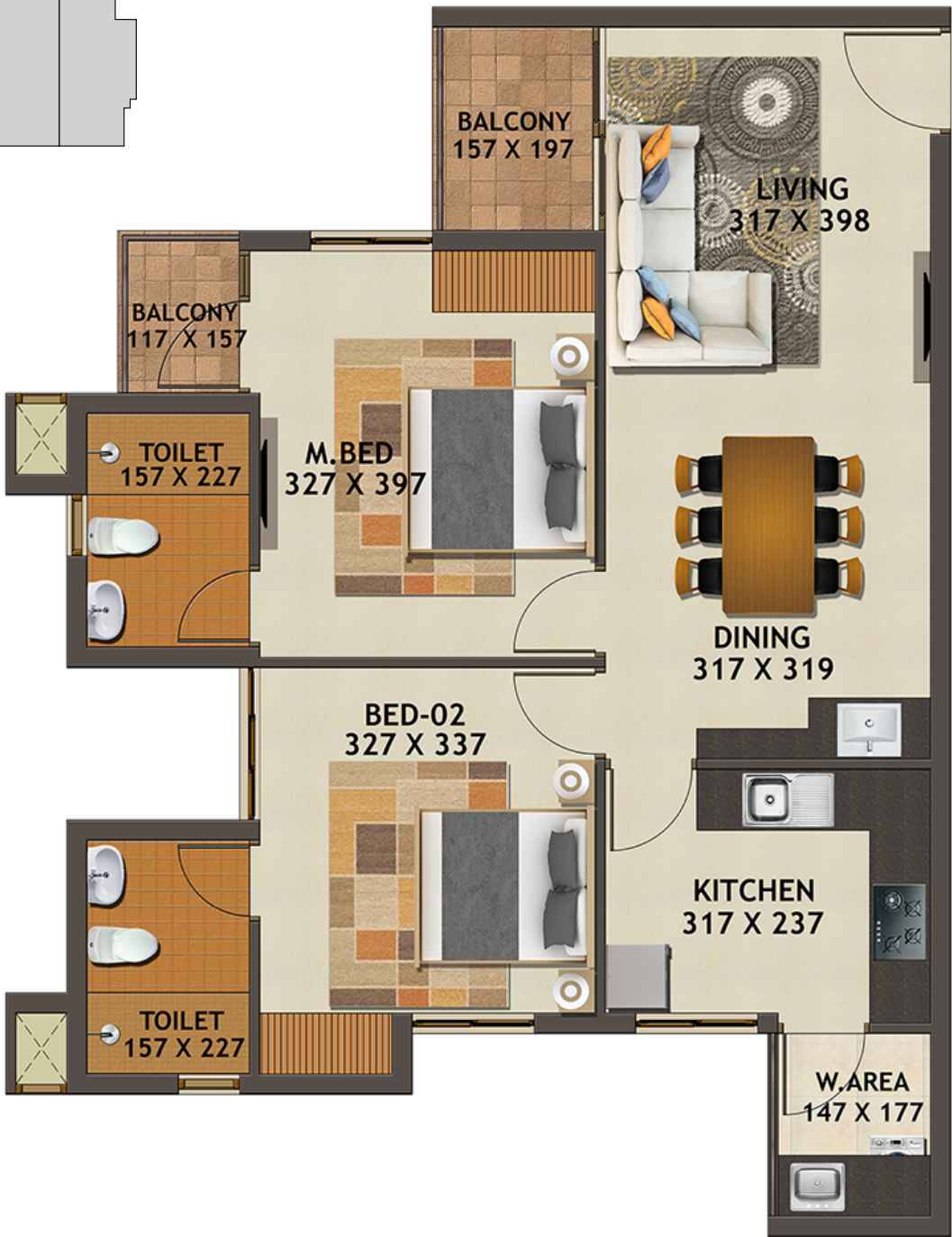
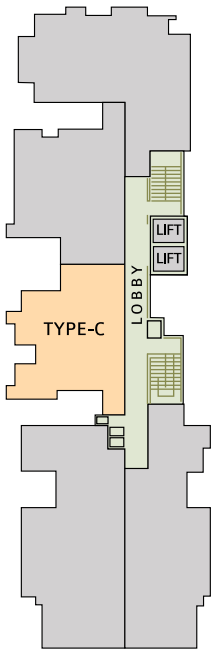


TYPE: C1

2 BHK (GROUND FLOOR)

| RERA CARPET AREA | EXCLUSIVE BALCONY AREA | SUPER BUILTUP AREA | OPEN TERRACE AREA | TOTAL AREA |
|---------------------|---------------------------|-----------------------|----------------------|---------------|
| 734.71 sq.ft | 50.05 sq.ft | 1082 sq.ft | 600 sq.ft | 1682 sq.ft |

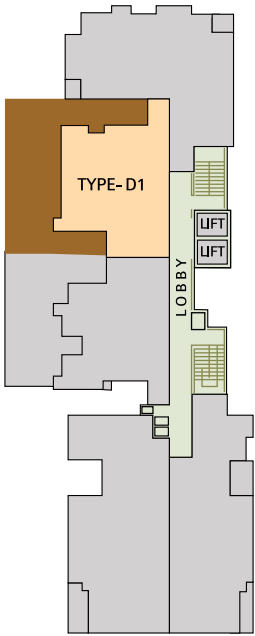
All dimensions may vary slightly during construction. Furniture layout are indicative only.



TYPE: C
2 BHK (TYPICAL FLOOR 1st to 11th)

| RERA CARPET AREA | EXCLUSIVE BALCONY AREA | SUPER BUILTUP AREA |
|---------------------|---------------------------|-----------------------|
| 734.71 sq.ft | 50.05 sq.ft | 1082 sq.ft |

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

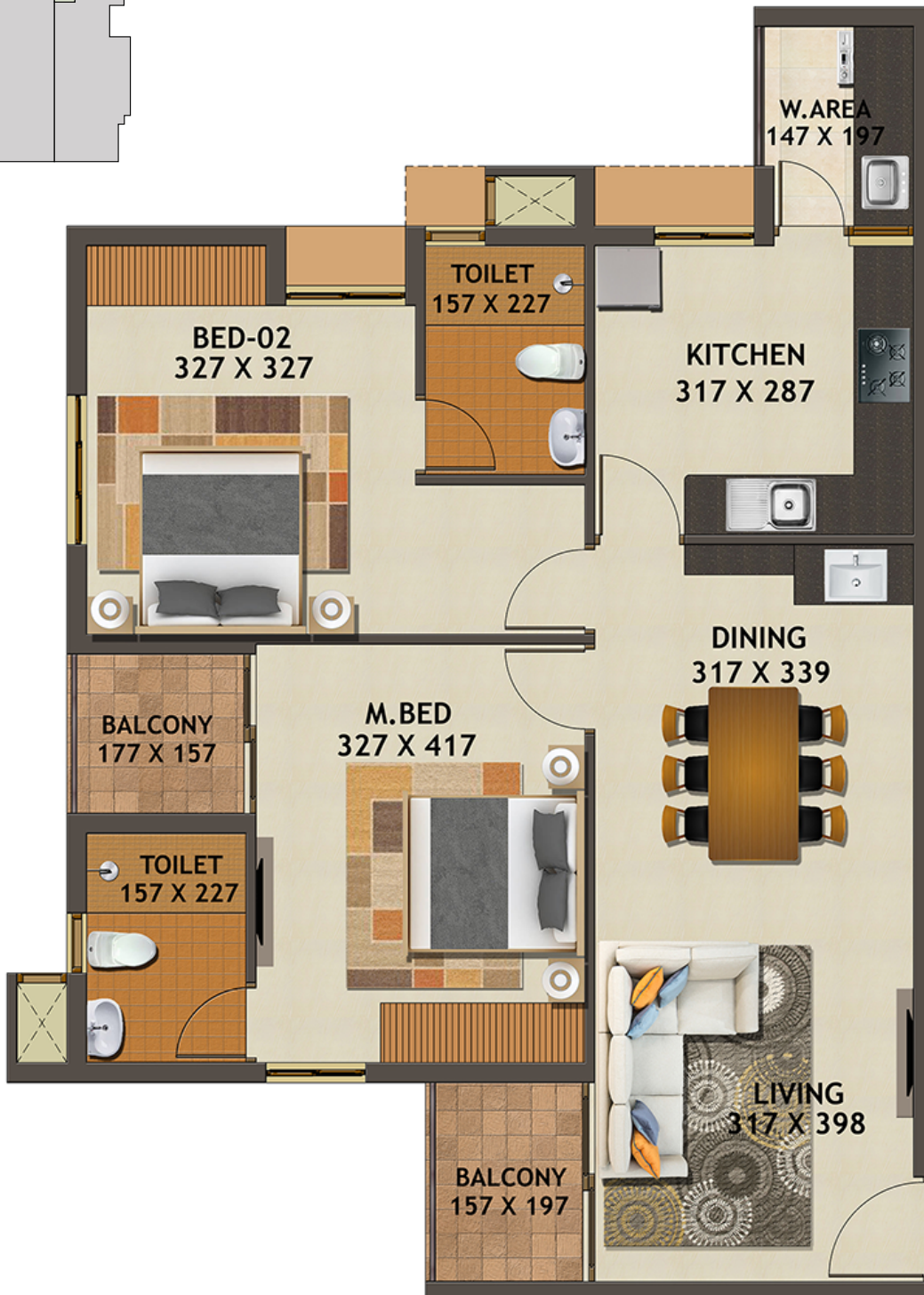
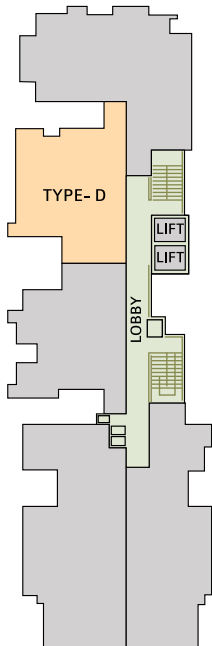


TYPE: D1
2 BHK (GROUND FLOOR)

| RERA CARPET AREA | EXCLUSIVE BALCONY AREA | SUPER BUILTUP AREA | OPEN TERRACE AREA | TOTAL AREA |
|---------------------|---------------------------|-----------------------|----------------------|---------------|
| 794.67 sq.ft | 61.57 sq.ft | 1176 sq.ft | 825 sq.ft | 2001 sq.ft |

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

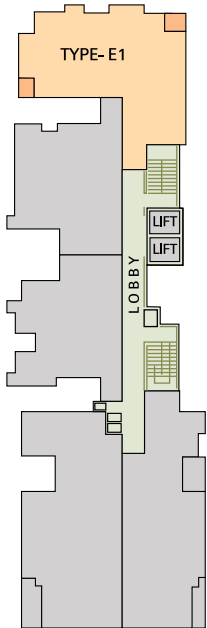
THE
Gardenia
BY FAVOURITE HOMES



TYPE: D
2 BHK (TYPICAL FLOOR 1st to 11th)

| RERA CARPET AREA | EXCLUSIVE BALCONY AREA | SUPER BUILTUP AREA |
|---------------------|---------------------------|-----------------------|
| 794.67 sq.ft | 61.57 sq.ft | 1176 sq.ft |

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



TYPE: E1
3 BHK (FIRST FLOOR)

| RERA CARPET AREA | EXCLUSIVE BALCONY AREA | SUPER BUILTUP AREA | OPEN TERRACE AREA | TOTAL AREA |
|---------------------|---------------------------|-----------------------|----------------------|---------------|
| 1052.49 sq.ft | 77.98 sq.ft | 1547 sq.ft | 40 sq.ft | 1587 sq.ft |

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

THE
Gardenia
BY FAVOURITE HOMES



TYPE: E
3 BHK (TYPICAL FLOOR 2nd to 11th)

| RERA CARPET AREA | EXCLUSIVE BALCONY AREA | SUPER BUILTUP AREA |
|---------------------|---------------------------|-----------------------|
| 1052.49 sq.ft | 77.98 sq.ft | 1547 sq.ft |

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

COMMON AMENITIES

- Swimming pool with toddler's pool
- Well equipped health club
- Well equipped childrens play area.
- Roof top party area with Barbeque counter
- Fully equipped indoor recreation area
- Video Door Phone
- Solar powered lights in passages
- Reticulated Gas Supply
- Access control system
- Car Wash Ramp
- 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
- Automatic sensor lights in parking areas.
- Round the clock Security
- Independent Letter Box
- Elevators with automatic rescue device
- Stylish designer Entrance Lobby
- Care Taker Lounge
- Multi purpose hall/Association Room
- Room for Maid and Driver 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



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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 Kajaria/Johnson/ Qutone 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 for 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. 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. Enamel finish. Teak wood front door. Hardwood Frame with Moulded shutters for other doors. 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 / L&T 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 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 watt.





Painting

Acrylic/ Cement based putty with 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, 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. This document is conceptual and not a legal offering by the company for advertising and is to be used for general information only. All measurements and specification given in this brochure are subject to minor variation. Furniture layout is only an indication for space utilization. Visuals and photographs may not represent actuals or may be indicative only. Computer generated images, walkthroughs and render images are the artist's impression and are indicative in nature and general information only. The super built up area is inclusive of proportionate share of common areas and wall thickness.

ON GOING PROJECTS



THE
SERENE BAY
BY FAVOURITE HOMES
3&4 BHK LUXURY VILLAS
Kazhakkoottam, Trivandrum



THE
CARMEL
HEIGHTS
BY FAVOURITE HOMES
2 & 3 BHK Luxury Apartments
Pongumoodu, Trivandrum



THE
TOWN
SQUARE
By Favourite Homes
2 & 3 BHK Luxury Apartments
Ambalamukku,
Kowdiar, 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 Park
BY FAVOURITE HOMES
2 & 3 BHK Luxury Apartments
Nalanchira, 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



CALL

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UAE: +971 508448772
+971 563626224



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www.favouritehomes.com

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