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FAVOURITE
VALUE  PLUS

THE BEST
THINGS IN
LIFE ARE
PRICELESS.

FAVOURITE VALUE PLUS PRESENTS

THE
SPRING
WOODS

2&3 BHK Lifestyle Apartments

Kazhakkootam

A Value Plus Home From



FAVOURITE HOMES

Home; a relationship for life

FAVOURITE
VALUE  PLUS

A Value Plus Home. Quality life at affordable price.

The Spring Woods is the first project of Favourite Homes under the 'Value Plus' initiative. Value Plus seeks to offer affordable yet world-class residences to a large group of Keralites, who desire a quality lifestyle but have so far been kept out of the market due to high prices.

THE SPRING WOODS

2&3 BHK Lifestyle Apartments

Kazhakkootam



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Here the amazing meets the affordable.

Experience a truly enriched life at The Spring Woods, situated in Trivandrum's fastest-growing neighbourhood, Kazhakkootam. The spacious 2 & 3 BHK residences come with great views and the finest finishes. With exclusive amenities and neighbourhood facilities, it's the life your family deserves. All at a price that will surprise you!



Stay at Trivandrum's most sought-after location

Kazhakkootam, home to hundreds of top-notch IT companies, holds the right balance between nature and modern infrastructure. With easy access to airport, railway station and multiple bus options, you are always well connected to the world. Kazhakkootam also offers the finest retail hotspots, schools, hospitals, sports and entertainment hubs like the Greenfield Stadium, which promises you a superior lifestyle.



**Enjoy premium facilities
at a prime address**

At The Spring Woods, you will lead a life replete with multiple avenues for leisure, exercise and recreation. There are smartly designed spaces to enjoy quality time with your loved ones, as well as some quiet time with yourself. While your home offers you every conceivable modern day comfort, convenience and safety, this is the quality lifestyle you always wished for.







FAVOURITE HOMES

Home; a relationship for life

Another magnificent creation from Favourite Homes

With The Spring Woods, Favourite Homes brings to you a world of luxury that's accessible like never before. Every apartment in this residential development 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 20-year-old company has built over 2 million sq. ft. of residential space till date.

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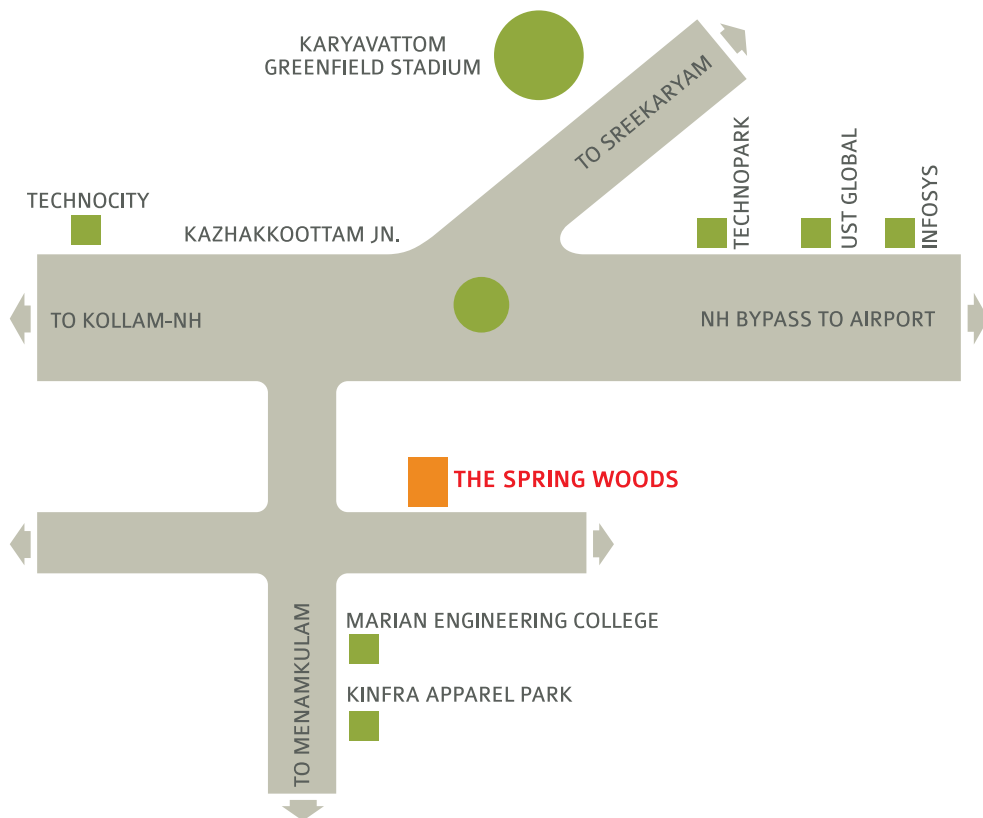
THE SPRING WOODS

2&3 BHK Lifestyle Apartments

DISTANCE FROM THE SPRING WOODS

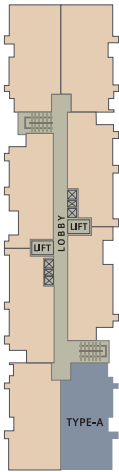
Kazhakkootam	1 Km
Technopark	2.5 Kms
Infosys	5.4 Kms
UST Global	5.3 Kms
Karyavattom Greenfield Stadium	2.8 Kms
Marian Engineering College	1.6 Kms
KINFRA Apparel Park	2 Kms

LOCATION MAP



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2&3 BHK Lifestyle Apartments

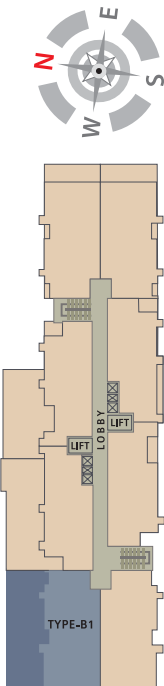


TYPE: A
3 BHK (TYPICAL FLOOR 2nd to 11th)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SUPER BUILTUP AREA
738.56 sq.ft	45.99 sq.ft	1071 sq.ft

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

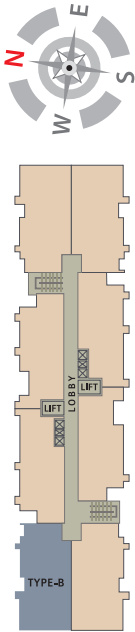
THE
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2&3 BHK Lifestyle Apartments



TYPE: B1
3 BHK (SECOND FLOOR)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SUPER BUILTUP AREA	OPEN TERRACE AREA	TOTAL AREA
738.45 sq.ft	45.99 sq.ft	1071 sq.ft	582 sq.ft	1653 sq.ft

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



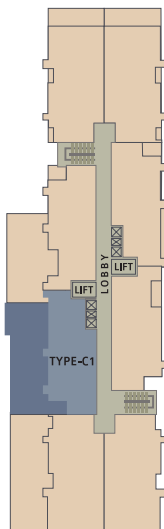
TYPE: B
3 BHK (TYPICAL FLOOR 3rd to 11th)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SUPER BUILTUP AREA
738.45 sq.ft	45.99 sq.ft	1071 sq.ft

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

THE
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2&3 BHK Lifestyle Apartments



TYPE: C1
2 BHK (SECOND FLOOR)

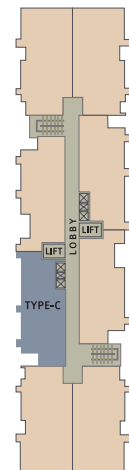
RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SUPER BUILTUP AREA	OPEN TERRACE AREA	TOTAL AREA
603.20 sq.ft	34.43 sq.ft	879 sq.ft	659 sq.ft	1538 sq.ft

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

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2&3 BHK Lifestyle Apartments



TYPE: C

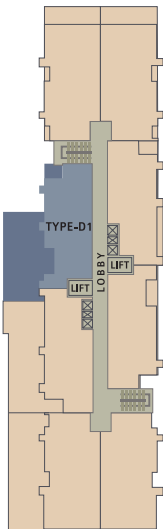
2 BHK (TYPICAL FLOOR 3rd to 11th)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SUPER BUILTUP AREA
603.20 sq.ft	34.43 sq.ft	879 sq.ft

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

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2&3 BHK Lifestyle Apartments



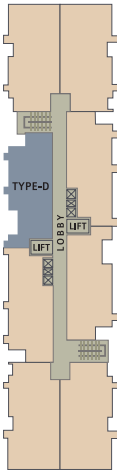
TYPE: D1
2 BHK (SECOND FLOOR)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SUPER BUILTUP AREA	OPEN TERRACE AREA	TOTAL AREA
606.21 sq.ft	34.43 sq.ft	890 sq.ft	486 sq.ft	1376 sq.ft

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

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2&3 BHK Lifestyle Apartments



TYPE: D
2 BHK (TYPICAL FLOOR 3rd to 11th)

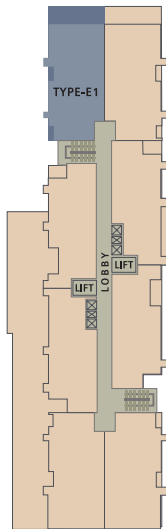
RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SUPER BUILTUP AREA
606.21 sq.ft	34.43 sq.ft	890 sq.ft

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

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2&3 BHK Lifestyle Apartments



TYPE: E1
3 BHK (SECOND FLOOR)

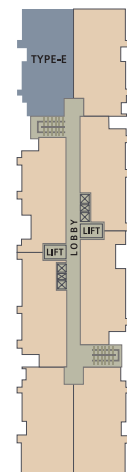
RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SUPER BUILTUP AREA	OPEN TERRACE AREA	TOTAL AREA
738.99 sq.ft	45.99 sq.ft	1071 sq.ft	134 sq.ft	1205 sq.ft

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

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

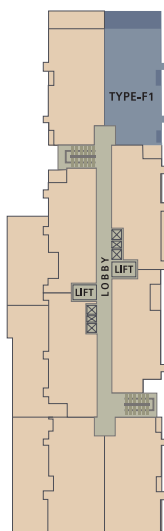
RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SUPER BUILTUP AREA
738.99 sq.ft	45.99 sq.ft	1071 sq.ft

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

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THE SPRING WOODS

2&3 BHK Lifestyle Apartments



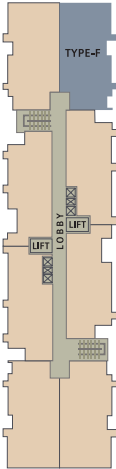
TYPE: F1
3 BHK (SECOND FLOOR)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SUPER BUILTUP AREA	OPEN TERRACE AREA	TOTAL AREA
738.99 sq.ft	45.99 sq.ft	1071 sq.ft	134 sq.ft	1205 sq.ft

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

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TYPE: F
3 BHK (TYPICAL FLOOR 3rd to 11th)

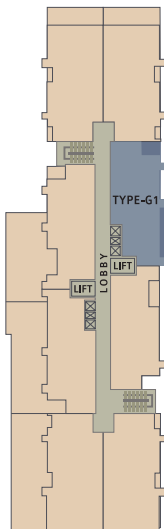
RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SUPER BUILTUP AREA
738.99 sq.ft	45.99 sq.ft	1071 sq.ft

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

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2&3 BHK Lifestyle Apartments

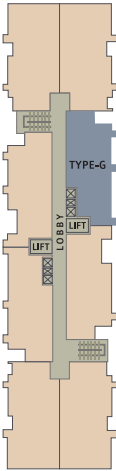


TYPE: G1
2 BHK (SECOND FLOOR)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SUPER BUILTUP AREA	OPEN TERRACE AREA	TOTAL AREA
614.28 sq.ft	34.43 sq.ft	893 sq.ft	31 sq.ft	924 sq.ft

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

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2&3 BHK Lifestyle Apartments



TYPE: G
2 BHK (TYPICAL FLOOR 3rd to 11th)

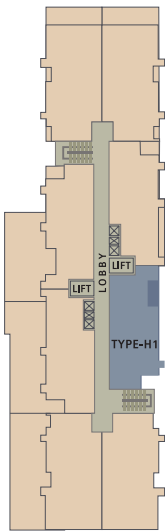
RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SUPER BUILTUP AREA
614.28 sq.ft	34.43 sq.ft	893 sq.ft

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

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2&3 BHK Lifestyle Apartments



TYPE: H1
2 BHK (SECOND FLOOR)

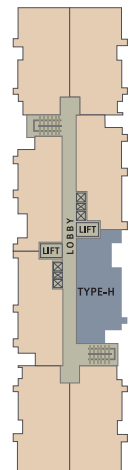
RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SUPER BUILTUP AREA	OPEN TERRACE AREA	TOTAL AREA
617.62 sq.ft	34.43 sq.ft	906 sq.ft	37 sq.ft	943 sq.ft

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

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THE SPRING WOODS

2&3 BHK Lifestyle Apartments

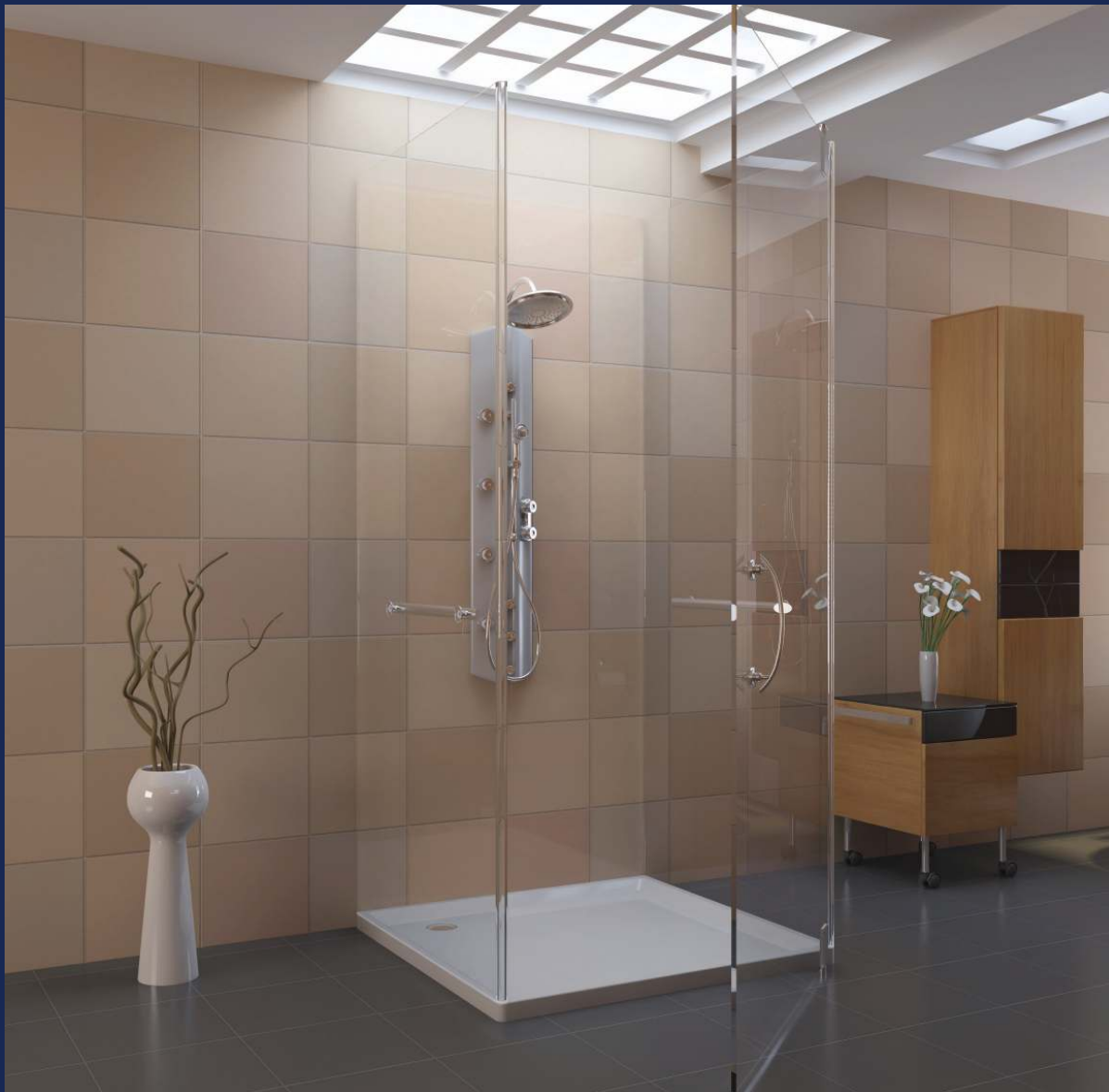


TYPE: H

2 BHK (TYPICAL FLOOR 3rd to 11th)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SUPER BUILTUP AREA
617.62 sq.ft	34.43 sq.ft	906 sq.ft

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



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

Vitrified tile flooring for the Lobby as per the architects design. Staircases: vitrified 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 60 cm x 60 cm for each apartment Somany / Asian / Equivalent. Anti skid Ceramic tiles for balcony, Kitchen and work area. Anti skid Ceramic tiles flooring for the toilets and glazed designer tile concepts for walls upto roof Italica / Qutone equivalent. Kitchen counters with Granite top. Glazed tile dadoing above granite top up to 60 cm.

Sanitary & Plumbing

Sanitary fittings: EWC wall-hung with concealed cisterns.

Washbasins in all toilets inside apartments Jaguar or equivalent.

Provision for hot water connection with mixer tap shall be provided for overhead shower in master bedroom toilet. 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.

Doors & windows

Window shutters: Powder coated aluminium frame with sliding windows. MS Safety Grills. Designer front door. Wooden frame with Moulded shutters for other doors. Access to Balcony from living / dining area 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 Finolex / V Guard / equivalent. Modular switches Legrand /L&T equivalent, adequate light points, fan points, 6/16 ampere power plug points controlled by ELCB and MCB. Light fixtures shall be provided for the Common areas and external areas. Geyser point in master bedroom toilet. 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 500 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 master bedroom.

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, Lightning Arrestor.

THE
SPRING
WOODS
Kazhakkootam

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
- Solar powered lights in passages
- Reticulated Gas Supply
- Access control system
- 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 500 watts
- 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
- CCTV visitor surveillance

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.



MEMBER
CREDAI



CALL

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