



FAVOURITE
VALUE  PLUS

www.favouritehomes.com

Where Life Blooms



The
Garden
Court

BY FAVOURITE VALUE PLUS
1, 2 & 3 BHK Lifestyle Apartments

Karyavattom
Trivandrum

A Value Plus Home From



FAVOURITE HOMES

Home; a relationship for life



The greener side of life

The Garden Court by Favourite Value Plus is a remarkable collection of 196 residences -1, 2 & 3 BHK Lifestyle Apartments offering all the services and facilities that you would expect from a world-class development. This beautiful retreat in a tranquil setting is the perfect base from which to experience all the warmth and charm that the capital city has to offer. With a location few can rival and a world-class lifestyle at your disposal, each moment that you live at The Garden Court is an exquisite privilege.



At home in nature

Sensitively designed with plenty of fresh air and natural light, the residences at The Garden Court are in a league of their own. You can look forward to premium finishing, the finest fittings and flooring, and a layout that gives your own private haven the maximum space. Every element has been chosen to make a style statement. Living in these thoughtfully curated homes, you'll discover how beautiful and full of promise every minute can be.



A setting that is truly blooming

The Garden Court is perfectly located in Kariyavattom, near to the renowned Lakshmi Bai National College of Physical Education (LNCPE). It is ensconced in the heart of the fast-growing Kazhakkootam suburb where IT hubs and commercial developments rub shoulders with the finest hotels, luxury retail stores and premium entertainment hubs. The region is home to Kerala's most iconic landmarks - Technopark, Lulu Mall, Greenfield Stadium, to name a few. University of Kerala, International Airport (via 4 lane highway), and hospitals like KIMS are in close proximity.

A colourful life beckons

The project's intelligent design - seamlessly blending lifestyle and leisure elements - offers residents an array of amenities and the ultimate community living experience. Every nook and corner of this property has been thoughtfully planned and carefully designed to stimulate, enlighten and enrich. A brisk stroll through the breezy greens. A relaxing workout at the fitness centre. A refreshing dip in the pool. Sundowners with friends and neighbours on the scenic party pavilion. Life here is full of choices.



WELL EQUIPPED HEALTH CLUB



LEISURE ZONE

FULLY EQUIPPED INDOOR RECREATION AREA



WELL-EQUIPPED CHILDREN'S PLAY AREA



STYLISH DESIGNER ENTRANCE LOBBY



PARTY AREA WITH BARBEQUE COUNTER

Amenities

Swimming pool with toddler's pool.

Well-equipped health club.

Well-equipped exclusive health club for ladies.

Well-equipped children's play area.

Party area with barbeque counter.

Badminton court.

Fully equipped indoor recreation area.

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 500 watts.

Round the clock security.

Independent letter box.

Elevators with automatic rescue device.

Stylish designer entrance lobby.

Care taker lounge.

Multipurpose 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.

Sewage treatment plant.

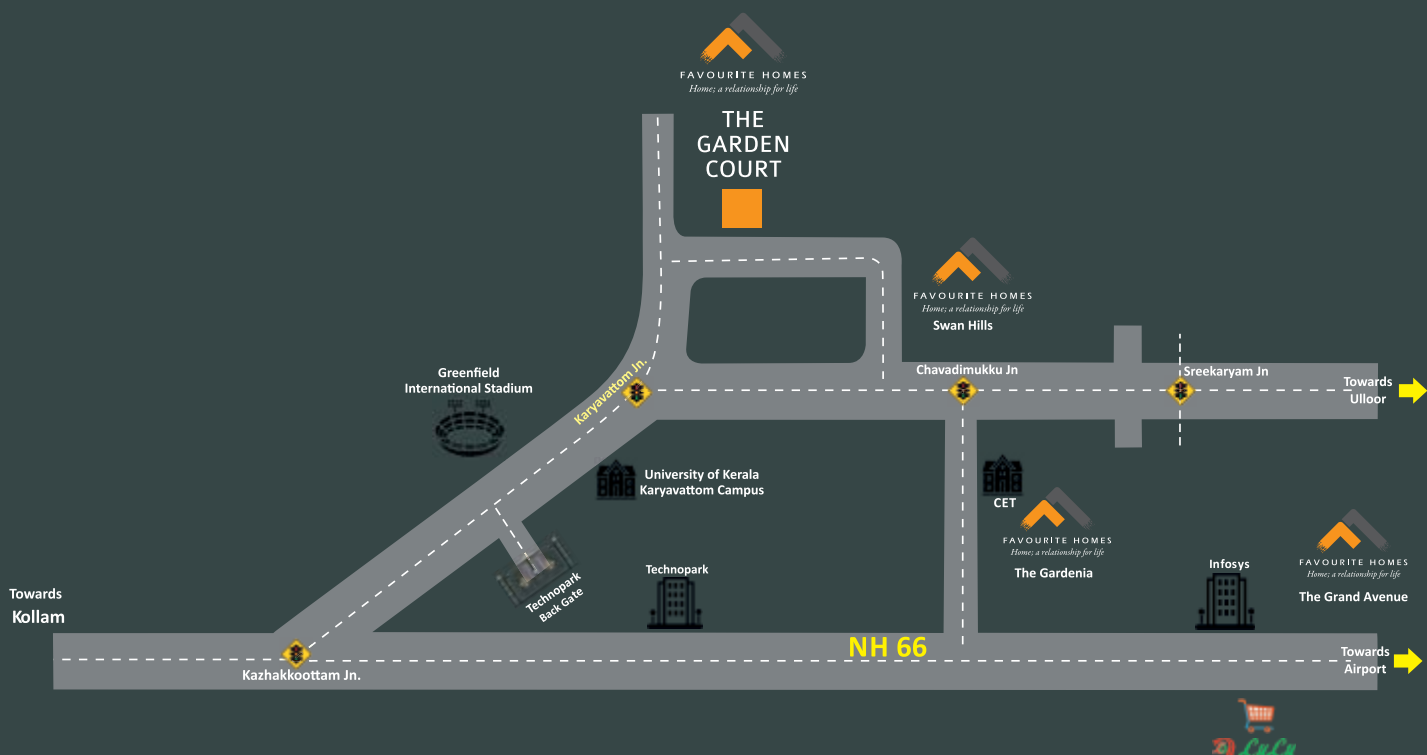


A builder with deeply rooted values.

The Garden Court is yet another cutting-edge project from Favourite Homes. Every apartment here has the unique stamp of Favourite Homes - a household name today, thanks to its reputation for timely completion, uncompromising adherence to quality and affordable pricing. The 22-year-old company has built over 2 million sq. ft. of world-class residential space till date.



Location Map



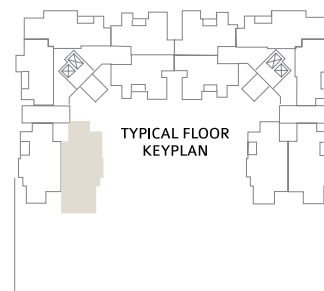
GREENFIELD STADIUM	1.8 Kms
KAZHAKKOOTTAM	3.5 Kms
TECHNOPARK	3.6 Kms
SREEKARYAM	4.4 Kms



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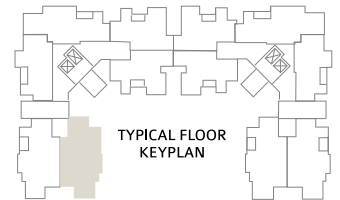
Floor Plans



TYPE: A1
3 BHK (3rd FLOOR)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SUPER BUILTUP AREA	TERRACE AREA	TOTAL AREA
816.09 sq.ft	38.73 sq.ft	1262 sq.ft	203 sq.ft	1465 sq.ft

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



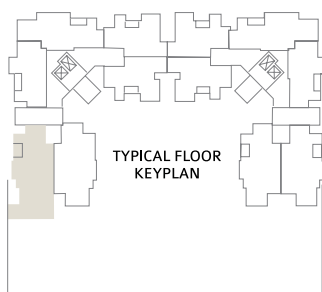
TYPE: A

3 BHK (TYPICAL FLOOR 4th to 18th)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SUPER BUILTUP AREA
816.09 sq.ft	38.73 sq.ft	1262 sq.ft

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

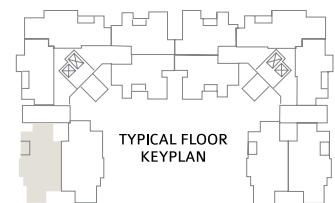
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TYPE: B1
3 BHK (3rd FLOOR)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SUPER BUILTUP AREA	TERRACE AREA	TOTAL AREA
816.09 sq.ft	38.73 sq.ft	1262 sq.ft	256 sq.ft	1518 sq.ft

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

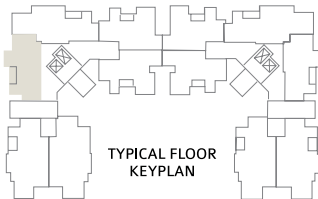


TYPE: B
3 BHK (TYPICAL FLOOR 4th to 18th)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SUPER BUILTUP AREA
816.09 sq.ft	38.73 sq.ft	1262 sq.ft

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

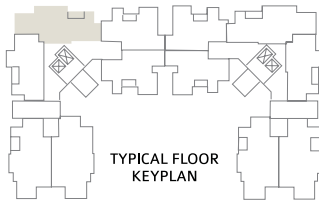
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TYPE: C
2 BHK (TYPICAL FLOOR 2nd to 18th)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SUPER BUILTUP AREA
585 sq.ft	38.7 sq.ft	936 sq.ft

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



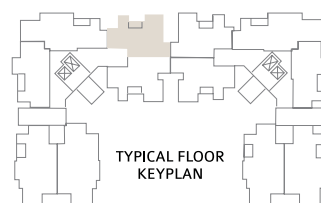
TYPE: D

3 BHK (TYPICAL FLOOR 2nd to 18th)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SUPER BUILTUP AREA
760.8 sq.ft	38.7 sq.ft	1186 sq.ft

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

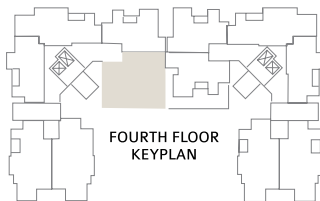
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TYPE: E
2 BHK (TYPICAL FLOOR 4th to 18th)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SUPER BUILTUP AREA
613.5 sq.ft	31.6 sq.ft	966 sq.ft

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

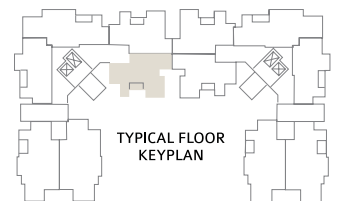


TYPE: F1
2 BHK (4th FLOOR)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SUPER BUILTUP AREA	TERRACE AREA	TOTAL AREA
595.56 sq.ft	28.6 sq.ft	945 sq.ft	453 sq.ft	1398 sq.ft

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

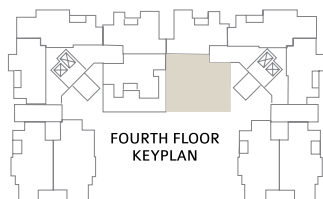
FAVOURITE
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TYPE: F
2 BHK (TYPICAL FLOOR 5th to 18th)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SUPER BUILTUP AREA
595.56 sq.ft	28.6 sq.ft	945 sq.ft

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

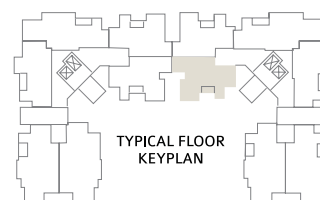


TYPE: G1
2 BHK (4th FLOOR)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SUPER BUILTUP AREA	TERRACE AREA	TOTAL AREA
595.56 sq.ft	28.6 sq.ft	945 sq.ft	453 sq.ft	1398 sq.ft

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

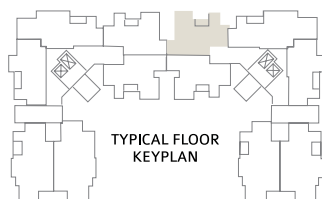
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TYPE: G
2 BHK (TYPICAL FLOOR 5th to 18th)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SUPER BUILTUP AREA
595.56 sq.ft	28.6 sq.ft	945 sq.ft

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

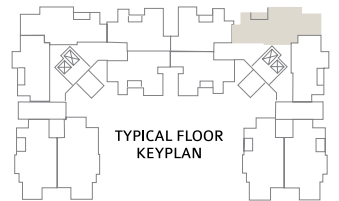


TYPE: H
2 BHK (TYPICAL FLOOR 4th to 18th)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SUPER BUILTUP AREA
613.5 sq.ft	31.6 sq.ft	966 sq.ft

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

FAVOURITE
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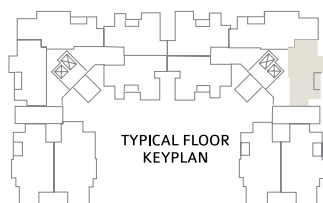


TYPE: J

3 BHK (TYPICAL FLOOR 2nd to 18th)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SUPER BUILTUP AREA
760.8 sq.ft	38.7 sq.ft	1186 sq.ft

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

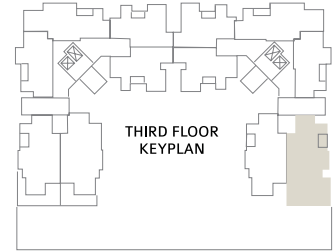


TYPE: K

2 BHK (TYPICAL FLOOR 2nd to 18th)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SUPER BUILTUP AREA
585 sq.ft	38.7 sq.ft	936 sq.ft

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



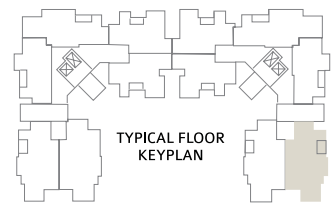
TYPE: L1
3 BHK (3rd FLOOR)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SUPER BUILTUP AREA	TERRACE AREA	TOTAL AREA
816.68 sq.ft	38.73 sq.ft	1262 sq.ft	333 sq.ft	1595 sq.ft

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

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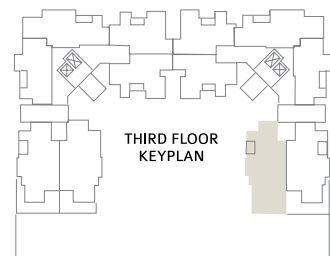


TYPE: L

3 BHK (TYPICAL FLOOR 4th to 18th)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SUPER BUILTUP AREA
816.68 sq.ft	38.73 sq.ft	1262 sq.ft

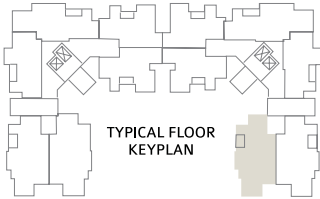
All dimensions may vary slightly during construction. Furniture layout are indicative only.



TYPE: M1
3 BHK (3rd FLOOR)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SUPER BUILTUP AREA	TERRACE AREA	TOTAL AREA
816.68 sq.ft	38.73 sq.ft	1262 sq.ft	205 sq.ft	1467 sq.ft

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



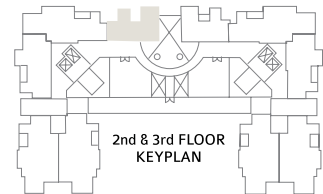
TYPE: M

3 BHK (TYPICAL FLOOR 4th to 18th)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SUPER BUILTUP AREA
816.68 sq.ft	38.73 sq.ft	1262 sq.ft

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

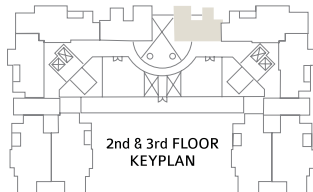
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TYPE: N
1 BHK (TYPICAL FLOOR 2nd & 3 rd)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SUPER BUILTUP AREA
438 sq.ft	27.2 sq.ft	713 sq.ft

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



TYPE: P
1 BHK (TYPICAL FLOOR 2nd & 3rd)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SUPER BUILTUP AREA
438 sq.ft	27.2 sq.ft	713 sq.ft

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



Specifications

COMMON AREA

- Lift and main entrance lobby vitrified slab, as per the Architect's design. False ceiling in lobby.
- Staircases shall have vitrified tile flooring with MS hand railing.

FOUNDATION & STRUCTURE

Foundation as per the soil test. RCC frame structure with concrete block partitions. Concrete grade as decided by the structural consultant.

FLOORING & TILING – APARTMENT

- Superior quality vitrified tiles 60cm x 60cm RAK / Somany / Asian or equivalent in living dining and bedrooms.
- Toilets: Ceramic tile concepts for full wall height and antiskid tiles for flooring.
- Servants Toilet: Ceramic tile 30cm X 30cm for floor and 30cm X 45cm for wall.
- Kitchen & Work area: Antiskid ceramic / vitrified tiles for floor. Kitchen counter with granite and glazed dadoing 2 feet above the kitchen and work area counter.
- Balconies: Rustic / antiskid / ceramic tiles with railings.

SANITARY & PLUMBING FIXTURES

- Western style wall-hung EWC of Somany / RAK or equivalent make shall be provided in all attached bathrooms with concealed in wall cisterns of Geberit or equivalent.
- Health faucets of KOHLER / Grohe / RAK or equivalent make shall be provided in all bathrooms.
- Wash basins of Somany / RAK or equivalent make shall be provided in all attached bathrooms.
- Semi pedestal wash basin RAK / Somany or equivalent in dining area.
- Single bowl stainless steel sink with drain board in kitchen.
- Single bowl stainless steel sink in work area.
- Provision for hot water connection with mixer tap shall be provided for overhead showers of RAK or equivalent in all bedroom toilets.
- Bathroom Accessories: Towel rods and soap dish shall be provided in all bedroom toilets.
- Washing machine point: One cold water inlet and drainage outlet for a washing machine shall be provided in work area / balcony.

- All water supply lines shall be ISI marked CPVC pipes. Drainage lines and storm water drain pipes shall be in PVC.
- KWA / bore well water supply through underground sump and overhead tank.

DOORS & WINDOWS

- Designer entrance door with architrave. Inside doors shall be laminated flush door.
- Window: Powder coated aluminium frame with sliding / openable window in bedrooms. Access to the balcony shall be large window up to the lintel level using powder coated aluminium frame with glass fixed / sliding / openable shutters which ensure plenty of light and natural ventilation.
- Entrance door shall have hardware such as Magic Eye & Door stopper.

ELECTRICAL

- Concealed copper wiring using FINOLEX / V – GUARD / RR Kabel or equivalent make. Cables with modular plate switches. Centralized cabling system for all electrical and communication requirements.
- All switches shall be Legrand / L8T or equivalent make and conveniently placed at the entrance and bedside on all bedrooms.
- Adequate ELCB and MCB Legrand / L8T / Siemens or equivalent shall be provided in each apartment.
- Adequate light points, fan points, 6/6 ampere power points controlled by ELCB & MCB shall be provided.
- Geyser point in master bedroom toilet and dummy point for other toilets.
- Fresh air fan point shall be provided in all toilets and kitchen.
- Light fixtures shall be provided in common areas and external areas.
- Provision for telephone and Internet shall be provided in the apartment through Fibre To The Home (FTTH).

- Automatic power backup for common areas. For individual apartments back up shall be provided in all points, excluding A/C and power plug points, subject to a maximum of 500 watts.
- Independent KSEB meter for each apartment.
- Common electrical transformer.

AIR – CONDITIONING

Split A/C live point in master bedroom.

PAINT FINISH

- Premium emulsion paint shall be applied in the common areas, utility, service areas.
- Acrylic cement based putty with premium emulsion paint shall be applied inside apartment.
- Weather shield exterior grade emulsion / texture paint for external wall.

ELEVATORS

Four lifts. Two passenger lifts and two bed lifts with automatic rescue device.

CABLE TV

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

TELEPHONE

Provision for telephone shall be provided in living room and master bedroom.

INTERNET

Provision for internet at one point inside the apartment.

SECURITY

- Access Control system, CCTV Visitor Surveillance.
- Intercom from security cabin to individual apartments and among apartments.
- Lightning Arrester.

CAR PARK

- Covered car parking at extra cost.
- Electric car charging point at extra cost.

Terms and conditions

1. Favourite Constructions Pvt. Ltd. reserves the right to accept or reject any application.

2. On allotment agreement shall be entered into between the builder and the purchaser for the allotment of undivided share of land and construction.

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 as per the RERA Act 2016 and rules thereunder.

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 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. 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.

ONGOING PROJECTS



THE LANTERN

BY FAVOURITE HOMES
3 8 4 BHK Luxury Villas

Kazhakkootam, Trivandrum

K-RERA/PRJ/TVM/067/2021



THE AEROPOLIS

BY FAVOURITE HOMES
1,2 8 3 BHK Luxury Apartments

**Chackai, Opp.Int'l Airport,
Trivandrum**

K-RERA/PRJ/200/2020



CLUB 1

BY FAVOURITE HOMES
2 8 3 BHK Luxury Apartments

Ambalamukku, Trivandrum

K-RERA/PRJ/162/2020



THE CARMEL HEIGHTS

BY FAVOURITE HOMES
2 8 3 BHK Luxury Apartments

Pongumoodu, Trivandrum

K-RERA/PRJ/008/2020



THE GRAND AVENUE

BY FAVOURITE HOMES
2 8 3 BHK Luxury Apartments

NH Bypass, Trivandrum

K-RERA/PRJ/020/2020



THE GARDENIA

BY FAVOURITE HOMES
2 8 3 BHK Luxury Apartments

Near CET, Sreekaryam, Trivandrum

K-RERA/PRJ/005/2020



THE SPRING WOODS

BY FAVOURITE VALUE PLUS
2 & 3 BHK Lifestyle Apartments

Kazhakkootam, Trivandrum

K-RERA/PRJ/033/2020



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	+91 98461 54000		+971 563626224
	+91 98464 34000		+971 501148100



FAVOURITE HOMES

Home; a relationship for life

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