



**Malabar Developers**  
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**GRAND CYPRESS**  
KADAVANTHRA, KOCHI



# AN ADDRESS THAT ADDS TO YOUR STATUS

If you are familiar with Kochi, you are familiar with Kadavanthra. At Grand Cypress, You are close to all city comforts, yet away from the rush and rapid pace of city life. A haven for those who have arrived in life, homes for an exquisite lifestyle.

**MORE  
LIFE<sub>PER</sub>  
SQ.FT.**



# HOMES THAT ARE **MORE THAN DWELLING PLACES**

Malabar Developers is guided by a simple philosophy; that to create a home, we have to put in more than the raw materials. Homes should realize the dreams and aspirations of its inhabitants and reflect their personality. Homes that enhance their living standards. We bear this objective in mind right from the conception of a project. With G+12 floors that house eleven 3 BHK homes, 2BHK, 3BHK & 4BHK Duplex and a total of 35 homes, Grand Cypress dots the skyline with its aesthetic appeal. Every aspect is thoughtfully taken care of, our wide basement parking spread over two levels is well equipped to meet the parking needs.

**MORE  
LIFE<sub>PER</sub>  
SQ.FT.**



**MORE  
LIFE<sub>PER</sub>  
SQ.FT.**

# ARCHITECTURE THAT SPELLS CLASS

Thoughtful planning, functional designs, and precision engineering give shape to our projects. Each pencil stroke was given keeping in mind the latest international design and architectural trends.

**MORE  
LIFE<sub>PER</sub>  
SQ.FT.**





# HOMES THAT OFFER **MORE THAN INFINITY**

On the top floor of Grand Cypress is a serene infinity pool that seems into the azure horizon. For you to relax, refresh and rejuvenate . .

**MORE  
LIFE<sub>PER</sub>  
SQ.FT.**

# YOUR SLICE OF PARADISE IN THE HEART OF KOCHI

Lush green gardens and indoor plants add to the ambience of Grand Cypress.  
Everybody longs for a life amidst greenery.  
Natural elements influence us by its soothing effect.  
Our blissful environment is sure to enhance your affinity to nature.

**MORE  
LIFE<sub>PER</sub>  
SQ.FT.**





**GROUND LEVEL**



**2<sup>nd</sup> FLOOR PLAN**





**TYPICAL FLOOR PLAN**  
(3<sup>rd</sup> to 8<sup>th</sup> Floor)



**10<sup>th</sup> & 12<sup>th</sup> FLOOR PLAN**



**9<sup>th</sup> FLOOR PLAN**



**TERRACE FLOOR PLAN**



**UNIT A**

2<sup>nd</sup> Floor  
Area- 2871 Sq. Ft. (266.77 Sq.m.)  
Deck Area- 659 Sq.ft.



**UNIT A**

3<sup>rd</sup> to 8<sup>th</sup> Floors  
Area- 2871 Sq. Ft. (266.77 Sq.m.)  
Deck Area- 107 Sq.ft.



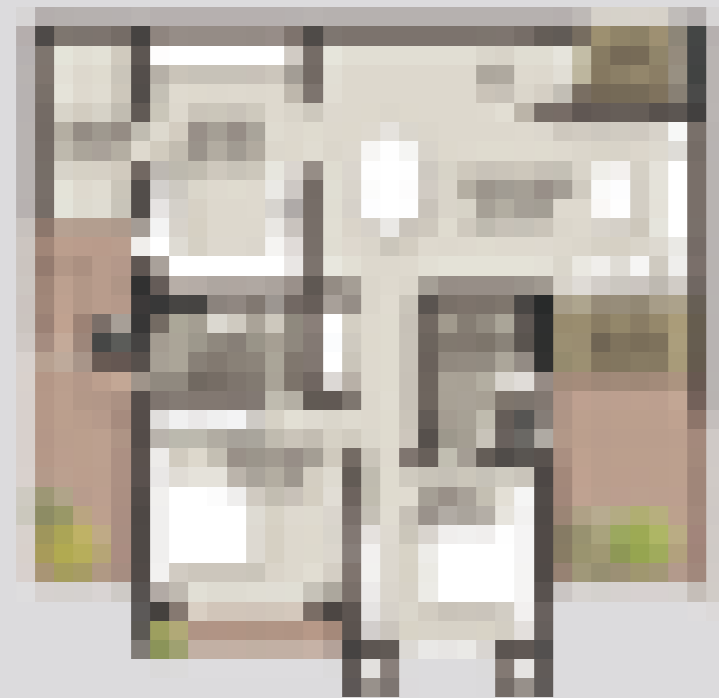
**UNIT B**

2<sup>nd</sup> Floor  
Area- 1424 Sq.ft. (132.38 Sq.m.)  
Deck Area- 320 Sq.ft.



**UNIT B**

3<sup>rd</sup> to 8<sup>th</sup> Floors  
Area- 1424 Sq.ft. (132.38 Sq.m.)  
Deck Area- 30 Sq.ft.



**UNIT C**

2<sup>nd</sup> Floor  
Area- 1422 Sq.ft. (132.15 Sq.m.)  
Deck Area- 285 Sq.ft.



**UNIT C**

3<sup>rd</sup> to 8<sup>th</sup> Floors  
Area- 1422 Sq.ft. (132.15 Sq.m.)  
Deck Area- 30 Sq.ft.



**UNIT D**

3<sup>rd</sup> to 8<sup>th</sup> Floors  
Area- 2858 Sq.ft. (265.61 Sq.m.)  
Deck Area- 114 Sq.ft.



LOWER



UPPER

**UNIT E DUPLEX**

9<sup>th</sup> & 10<sup>th</sup> Floor  
Area- 3860 Sq.ft. (358.69 Sq.m.)  
Deck Area- 873 Sq.ft.



LOWER



UPPER

**UNIT E DUPLEX**

11<sup>th</sup> & 12<sup>th</sup> Floor  
Area- 3860 Sq.ft. (358.69 Sq.m.)  
Deck Area- 177 Sq.ft.



LOWER



UPPER

**UNIT F DUPLEX**

9<sup>th</sup> & 10<sup>th</sup> Floor  
Area- 2703 Sq.ft. (251.20 Sq.m.)  
Deck Area- 156 Sq.ft.



LOWER



UPPER

**UNIT G DUPLEX**

9<sup>th</sup> & 10<sup>th</sup> Floor  
Area- 2768 Sq.ft. (257.28 Sq.m.)  
Deck Area- 126 Sq.ft.



LOWER



UPPER

**UNIT F DUPLEX**

11<sup>th</sup> & 12<sup>th</sup> Floor  
Area- 2703 Sq.ft. (251.20 Sq.m.)  
Deck Area- 59 Sq.ft.



LOWER



UPPER

**UNIT G DUPLEX**

11<sup>th</sup> & 12<sup>th</sup> Floor  
Area- 2768 Sq.ft. (257.28 Sq.m.)  
Deck Area- 59 Sq.ft.



LOWER

**UNIT H DUPLEX**

9<sup>th</sup> & 10<sup>th</sup> Floor  
Area- 4353 Sq.ft. (404.51 Sq.m.)  
Deck Area- 608 Sq.ft.



UPPER



LOWER

**UNIT H DUPLEX**

11<sup>th</sup> & 12<sup>th</sup> Floor  
Area- 4353 Sq.ft. (404.51 Sq.m.)  
Deck Area- 235 Sq.ft.



UPPER

# Home is just about nesting in the right place

Kadavanthra is a prime location of Cochin city. K. P. Vallon Road leads to Kochu Kadavanthra and South Thevara, residential areas in the city. Adjacent locations include Panampilly Nagar, Thevara and is well connected to all major locations in Cochin and centres of conveniences.

## Schools

|                      |      |    |
|----------------------|------|----|
| Bhavans Vidya Mandir | 1.30 | km |
| Kendriya Vidyalaya   | 2.70 | km |
| Toc H                | 3.3  | km |

## Colleges

|                      |      |    |
|----------------------|------|----|
| Sacred Heart College | 2.00 | km |
| Maharajas College    | 4.60 | km |
| St.Teresa's College  | 5.20 | km |

## Government Institutions

|                        |      |    |
|------------------------|------|----|
| Regional Sports Centre | 2.5  | km |
| Passport Office        | 1.10 | km |
| Cochin Corporation     | 4.5  | km |
| Civil Station          | 11.5 | km |

## Transportation

|                        |      |    |
|------------------------|------|----|
| Upcoming Metro Station | 2.00 | km |
| South Railway Station  | 4.20 | Km |
| Vytilla Hub            | 4.30 | km |
| North Railway Station  | 7.00 | km |
| Kaloor Bus Stand       | 5.20 | km |
| Cochin Airport         | 32.0 | km |

## Temple/Church/Mosque

|                         |      |    |
|-------------------------|------|----|
| St.Sebastian Church     | 0.05 | km |
| Kadavanthra Devi Temple | 0.90 | km |
| Thevara Juma Masjid     | 1.60 | km |

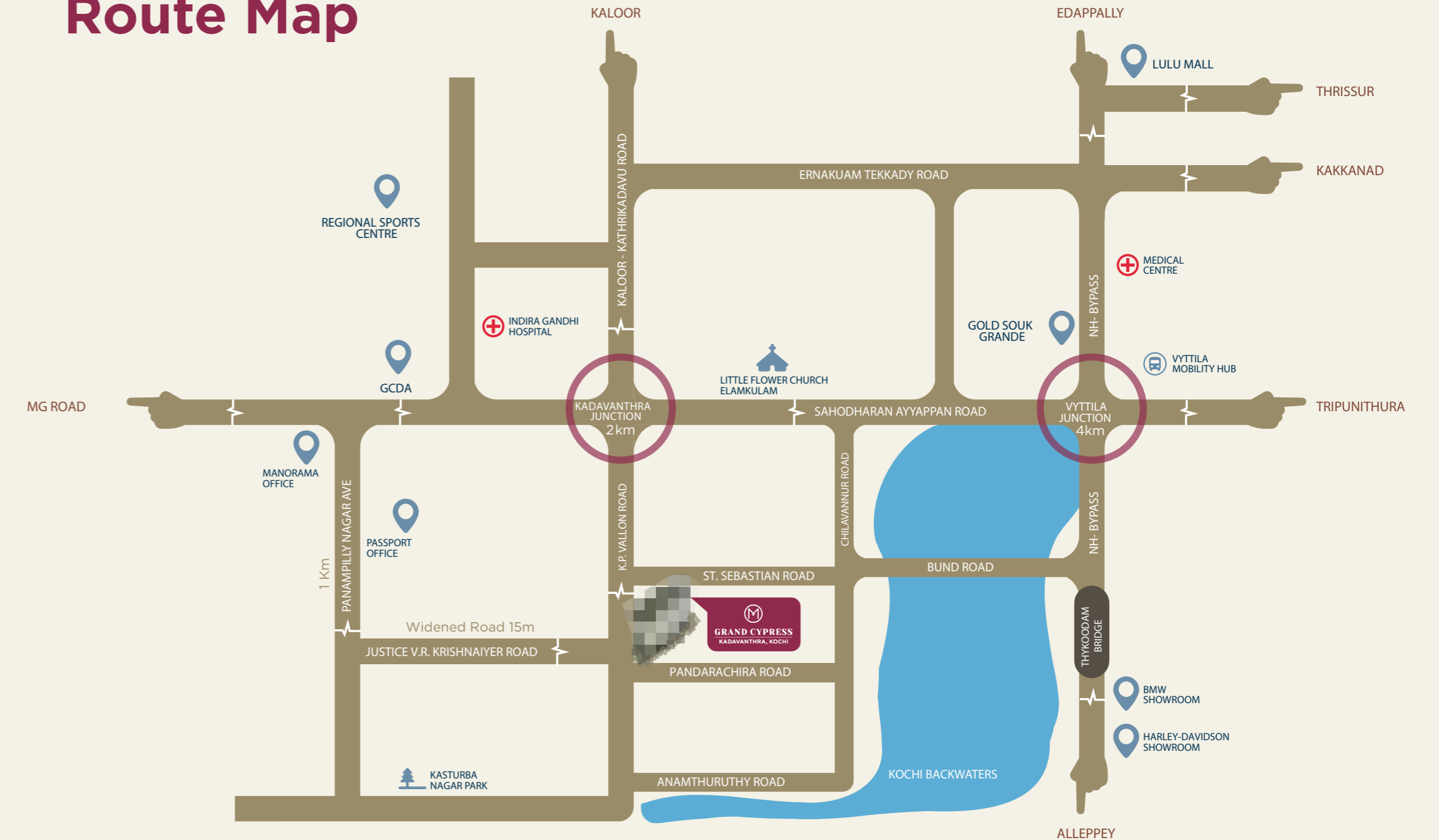
## Hospitals

|                        |      |    |
|------------------------|------|----|
| Indira Gandhi Hospital | 2.30 | km |
| Medical Trust Hospital | 3.40 | km |
| Lake Shore Hospital    | 7.60 | km |
| Silverline Hospital    | 1.50 | km |

## Close to Conveniences

|                                |       |    |
|--------------------------------|-------|----|
| Panampilly Nagar               | 1.00  | km |
| Banks                          | 0.50  | km |
| Kadavanthra Junction           | 2.00  | km |
| Manorama Junction              | 2.50  | km |
| MG Road                        | 3.40  | km |
| Panampilly Nagar               | 1.00  | km |
| Gold Souk                      | 5.00  | km |
| Palarivattom                   | 8.00  | km |
| Info Park                      | 14.00 | km |
| Rajiv Gandhi Indoor Stadium    | 2.40  | km |
| Edappally Junction (Lulu Mall) | 10.00 | km |
| Marine Drive                   | 6.00  | km |
| Super Market                   | 0.60  | km |

## Route Map





# ENSURING SAFETY AND SECURITY

Top on our priority list is the safety and privacy of our esteemed clients. Modern surveillance systems man the area 24x7 with the aid of state-of-the-art gadgets.

**MORE  
LIFE<sub>PER</sub>  
SQ.FT.**



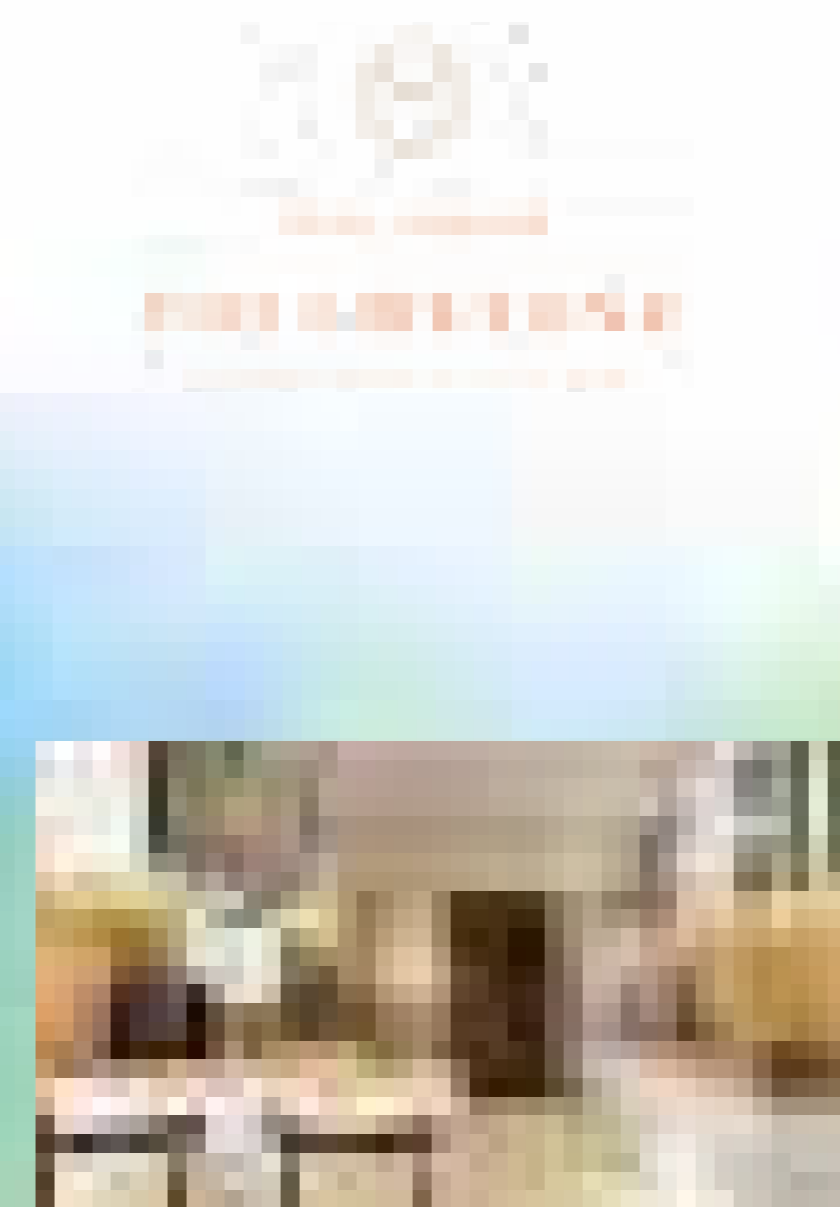


**Green thumb**  
ORGANIC FARM

## THE GRASS IS GREENER WITH **GREEN THUMB**

Green spaces all around you. Maintained grandly,  
the way you like it.

Malabar's Green Thumb initiative is a unique service we provide at our homes to maintain and improve your homes and the green spaces around you for good.



## Keeping **your homes** more than neat...

Malabar Developers presents a novel convenience to make and maintain your home as beautiful as it can be. We know what will work and what will suit, plus your valuable inputs and suggestions make the recipe for a dream home.

### Interior Design

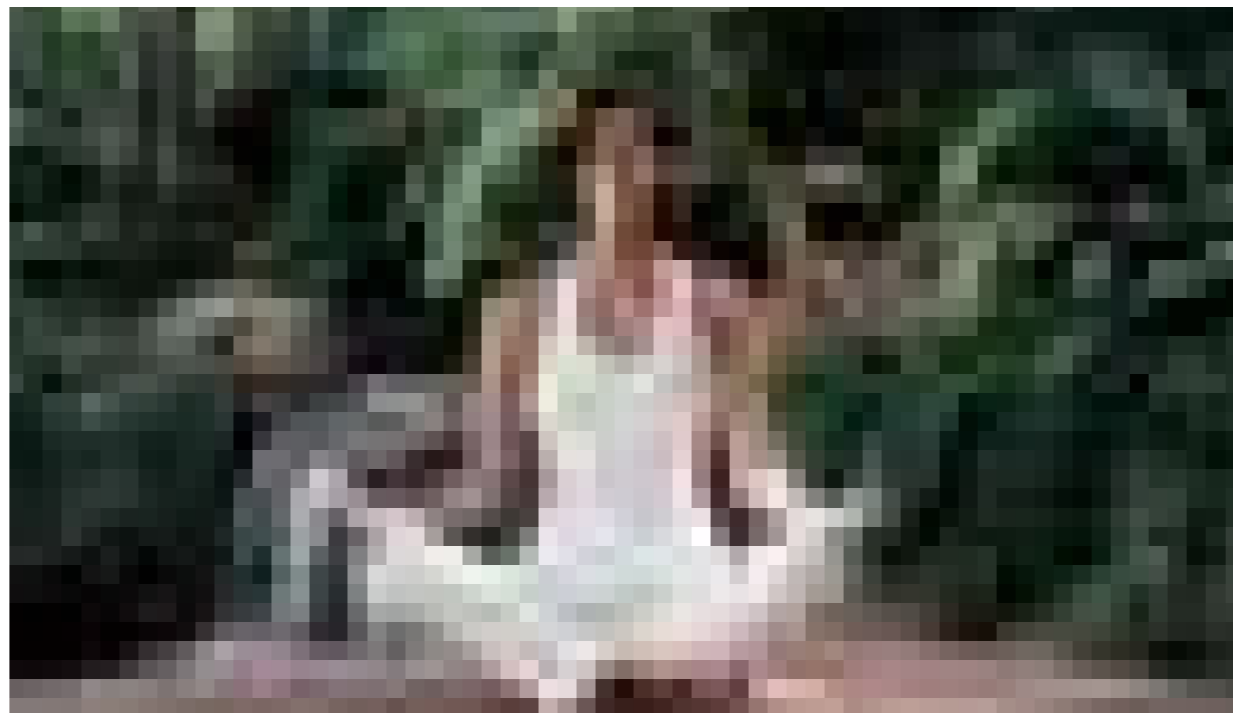
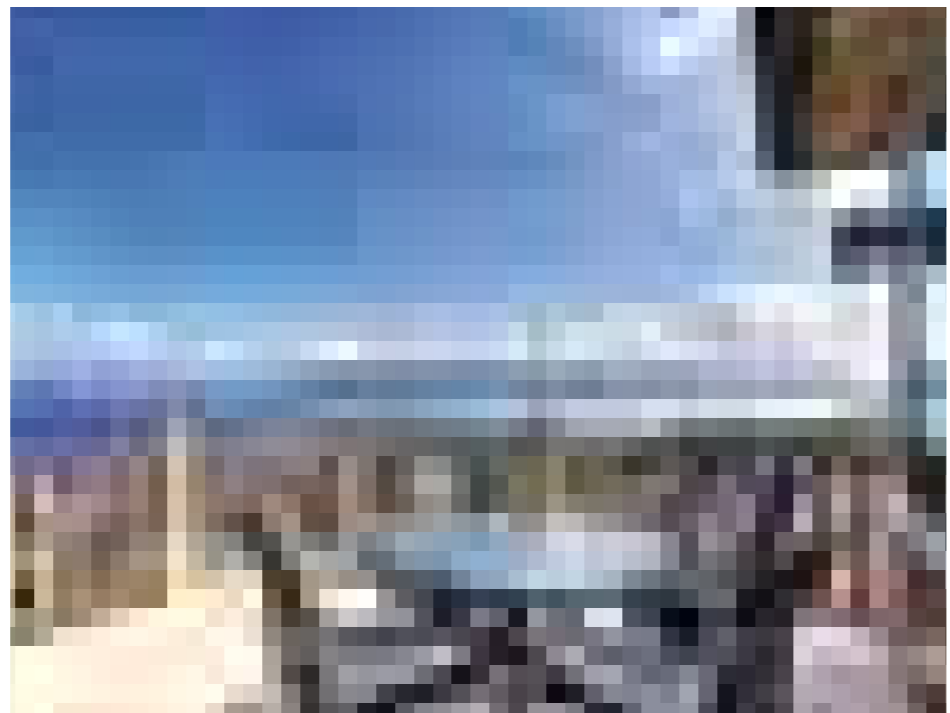
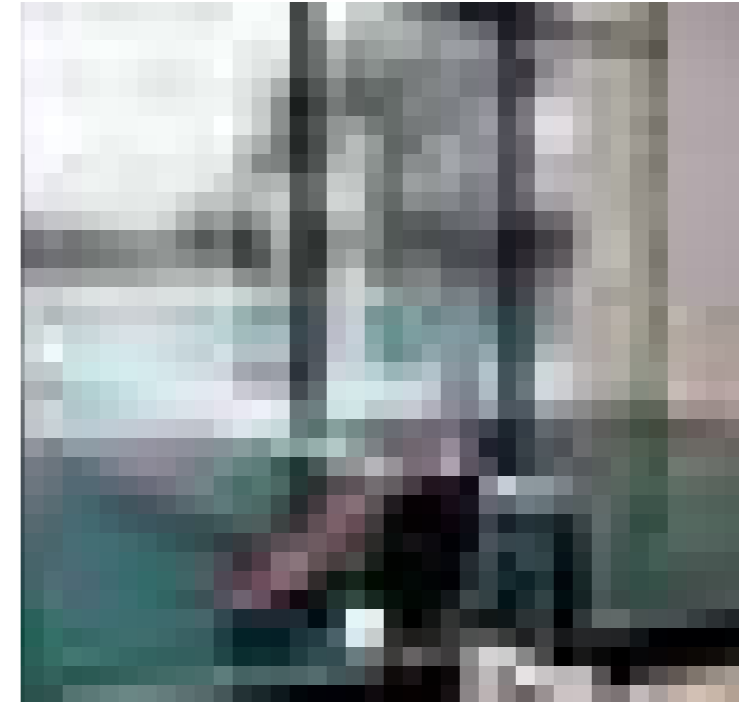
Our interior designers are experts in what they do and will help you personalize your home to your liking with sufficient support from our side. The team will take care of all requirements and implementations so you do not have to worry about anything.

### Maintenance

Any maintenance or repair job that needs to be attended to will be timely and swiftly taken care of by the touchstone team so that you have no inconvenience and also do not have to bother about finding any repair personnel on your own.

### Rental

If you wish to rent out your home we arrange all formalities, legalities, contracts, agreements, rent collection and every aspect required so you need not divert your time in any sort of follow up.



## Amenities:

Fully Air Conditioned Association Room.  
Fully Air Conditioned Fitness Centre.

Indoor Games  
Table Tennis  
Pool Table.

Kids Club  
Gaming Zone (Kinetic or equivalent).

### ROOFTOP AMENITIES

Infinity Pool  
Sky Deck  
Kids' Play Area  
Yoga Deck  
Landscaped Terrace  
Jogging Track / Walking Track  
Party Area



# HOMES BUILT TO LAST LONG

Committed to quality from start to finish, right from the raw materials, to each brand and accessory that is used in the electrical, sanitary, flooring and painting jobs, we make sure that your home does not leave room for complaints. We ensure the quality through constant monitoring at all stages of construction. Experience life on a magnificent scale at Grand Cypress. . Truly, More life Per Square Feet



## Flooring

Fine marble and vitrified tiles selected with special detailing and crafted to delight you.

|                 |                            |
|-----------------|----------------------------|
| Living/Dining   | Vitrified 100x100 / Marble |
| Bedrooms        | Vitrified 80x80 / 100x100  |
| Kitchen         | Vitrified ANTISKID         |
| Work Area       | Vitrified ANTISKID         |
| Balcony         | WPC Panels / Equivalent    |
| Toilets - Floor | Vitrified ANTISKID         |
| Wall            | Vitrified / Equivalent     |



## Joineries

Ravishing plush and high end veneer doors for the rooms.

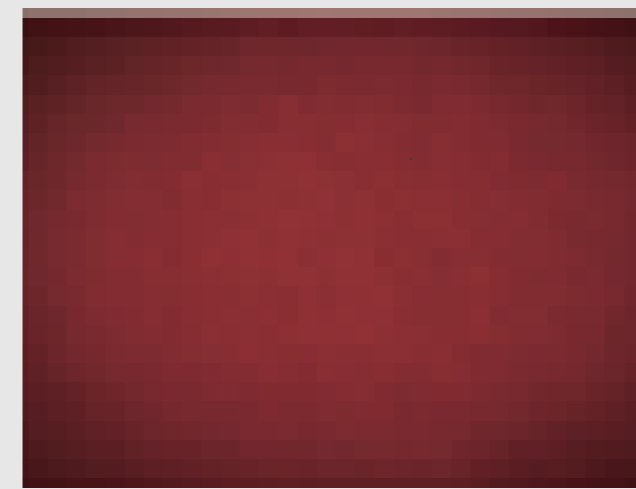
|                |  |
|----------------|--|
| Main Door      | Pre Hung - Flush Doors (Decorative Veneered) |
| Internal Doors | Pre Hung - Flush Doors (Decorative Veneered) |
| Toilet Doors   | Pre Hung - Painted                           |



## Electrical

Modular switches and panels with designs that leave you in awe.

|              |  |
|--------------|--|
| Switches     | Schindler, Legrand Arteor / Equivalent |
| Power Backup | 2 KVA                                  |
| Automation   | Optional                               |



## Painting

Quality branded paints with subtle strokes and texture.

|          |   |
|----------|---|
| Wall     | Putty + Emulsion                        |
| Ceiling  | Putty + Emulsion                        |
| External | Texture Paint as per Design Requirement |



## Plumbing

Elegant sanitary fittings to add beauty to the bathrooms.

|                 |  |
|-----------------|--|
| Fittings        | Kohler/Hansgrohe/Equivalent Mixer With Diverter, Hand Shower (Master Bath) and Wide Shower Heads |
| Sanitary Brands | Toto/Kohler/Equivalent   |
| Type            | Wall Hung with Concealed Cistern   |



## Windows

Elegant French Windows for breathtaking view of the world around you

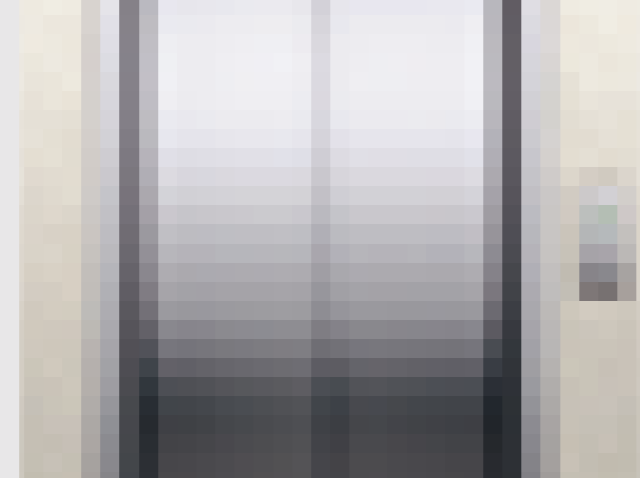
|                |      |
|----------------|------|
| Ventilators    | UPVC |
| Doors, Windows | UPVC |



### Home Safety

Homes that make you feel safe and secure.

- Intercom
- Electronic Keyless Door Lock
- 24x7 Security



### Elevators

Fully automatic high speed elevators to lift your spirits.

- Lift High Speed Premium Elevator
- Lift Cladding Natural Stone/ Marble or Equivalent



### Security

Expert security team with cutting edge technology to keep you safe. CCTV, Boom Barriers and other dedicated precautions.

- Boom barriers with RFID
- CCTV cameras at vantage points and any blind corners as required.
- Access controlled lobby entrance.
- Disabled grab bars (Optional)
- Panic button (Optional)



### Parking

wide parking area with dedicated parking for your set of wheels

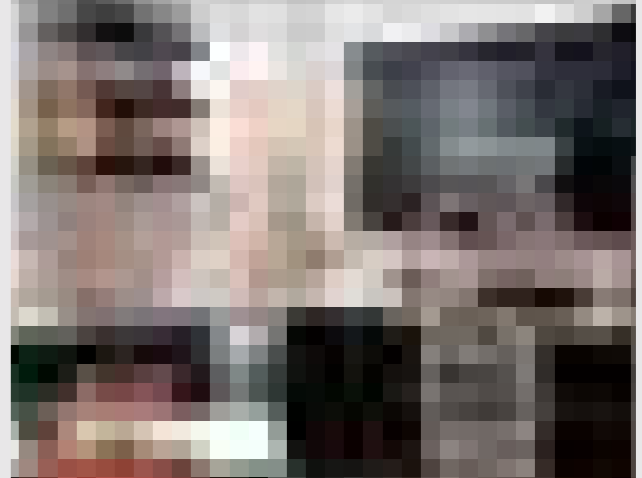
- Parking VDF with Epoxy
- Column wrap for parking



### Common Area

Beautifully crafted common areas like lobby, hallways etc to give your visitors the first feel of a paradise you call home.

- Lobby Natural Stone/Marble
- Yard Cobble Stone/Granite or Equivalent
- Common Area Floor Vitrified - 30x60, 60x120
- Fire Stairs' Doors With Dorma /equivalent Handle Bars



### Modular Kitchen

- Stainless steel modular kitchen (optional)

## TERMS & CONDITIONS

All measurements, elevations, colours and specifications shown in the brochure are subject to minor variations without specific or general notice. All such alteration/variation shall be purely at the discretion of the builder.



## MALABAR GROUP

A professionally managed corporate business conglomerate, Malabar Group is primarily engaged in jewellery retailing through the flagship company Malabar Gold & Diamonds. Diverse interests of Malabar Group also include property development, I.T. services, branded furniture. Our corporate culture and work environment is based on the principles of trust, transparency, teamwork and integrity.



## MALABAR DEVELOPERS

MORE LIFE PER SQ. FT

Established in 1995, Malabar Developers is the realty and property development division of Malabar Group. The developer has to its credit an impressive track record of residential apartments as well as commercial properties. We go by our conviction in excellence and deliver only what we deem best. When it comes to living spaces, we strive our best to add MORE LIFE PER SQ. FT



## MALABAR GROUP CSR INITIATIVES

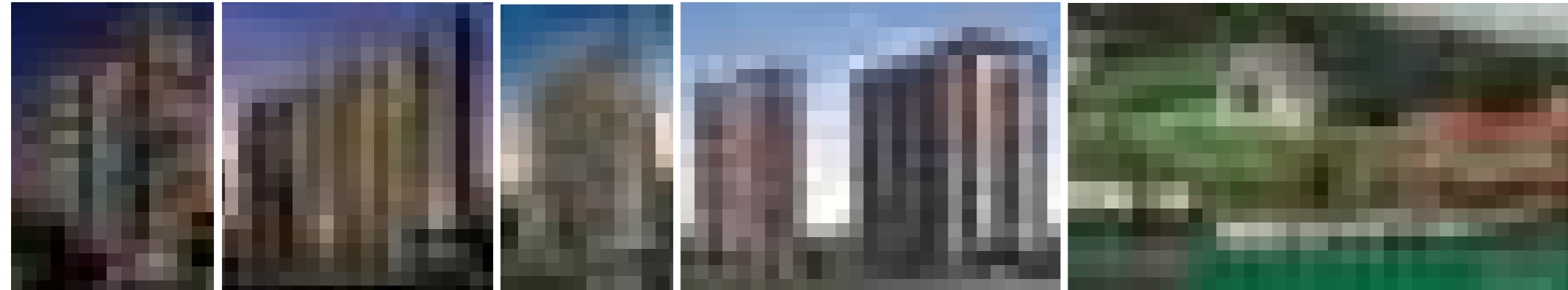
The social wing of the Malabar Group focuses on implementing the Corporate Social Responsibility initiatives of the Group. The initiatives are directed towards enabling communities through various projects in the areas of education, medical aid and health care services, women empowerment, environment protection and housing development. Malabar Developers earmarks a portion of the profit for housing development for the less privileged.

**Be a part of Charity** : Malabar housing Charitable Trust is one among the 17 social and charitable trusts in India who have been awarded the rare privilege of tax exemption for donors. You can also avail the benefits under section 35 AC of income tax act 1961, by donating to the trust.



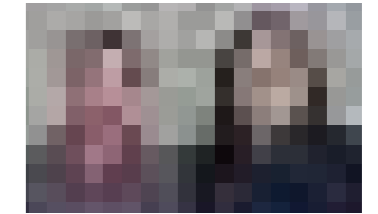
Artistic impression of the proposed Corporate office of Malabar Group, Kozhikode.

Ongoing Projects



Our Pillars of External Support

ARCHITECTURE



STRUCTURAL

M/S GEO STRUCTURALS PVT LTD

ELECTRICAL

M/S EC CENTRE

PLUMBING

M/S BHAVANI

FIRE

M/S BHAVANI

UPCOMING PROJECTS

**1.4 MILLION SQ.FT**  
IN THIRUVANANTHAPURAM,  
KOTTAYAM, COCHIN, THRISSUR,  
CALICUT, KANNUR AND  
PERINTHALMANNA ARE EXPECTED  
TO BE LAUNCHED SOON.

ONGOING PROJECTS  
RESIDENTIAL AND COMMERCIAL

**1.66 MILLION SQ.FT**

COMPLETED PROJECTS  
RESIDENTIAL AND COMMERCIAL

**1.8 MILLION SQ.FT**

ANOTHER

**10 MILLION SQ.FT**  
HAVE ALREADY BEEN EARMARKED  
FOR CONSTRUCTION OF RESIDENTIAL,  
COMMERCIAL, HOSPITALITY, OFFICE  
AND RETAIL SPACES.