

**GRAND CEDAR**

KOWDIAR, TRIVANDRUM

OC RECEIVED : E5/BA/203/15



WHO  
DEFINES  
GRAND?



CAN  
GRAND  
BE  
CAPTURED?



HERE  
WE HAVE.  
GRAND  
CEDAR.





# A GRAND ICON.

Grand Cedar is Kowdiar's landmark residential destination with its iconic address, visual treat, green paradise and path-breaking design.

An aerial photograph of a lush green golf course. The image shows several sand traps of various shapes, some with golfers nearby. A winding path or road is visible through the trees. The overall scene is vibrant and scenic, showcasing the natural beauty of the golf course.

# A GRAND VIEW.

Here it all begins with the view. What surrounds Grand Cedar is nothing short of spectacular. Panorama is the word that describes this massive lifestyle project. This is where Trivandrum's one and only 'elite' golf course lies. Guaranteed to offer uninterrupted view of the ever iconic Golf Links- here, the air is definitely rich.

Featuring 37 luxuriously scaled homes carved in the urban aesthetics of uptown living, Grand Cedar is reserved exclusively for the privileged few.

# A GRAND LIVING.

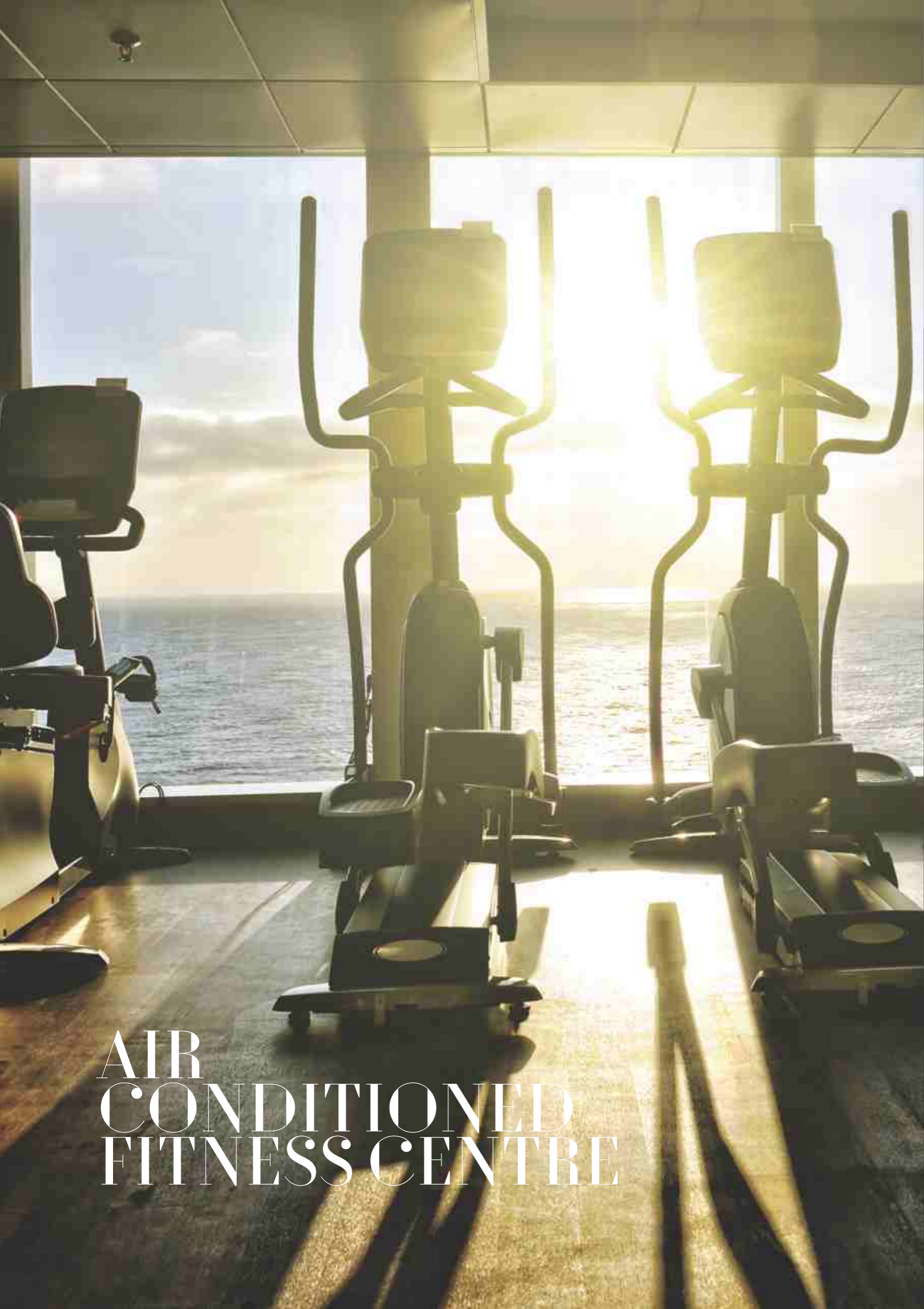




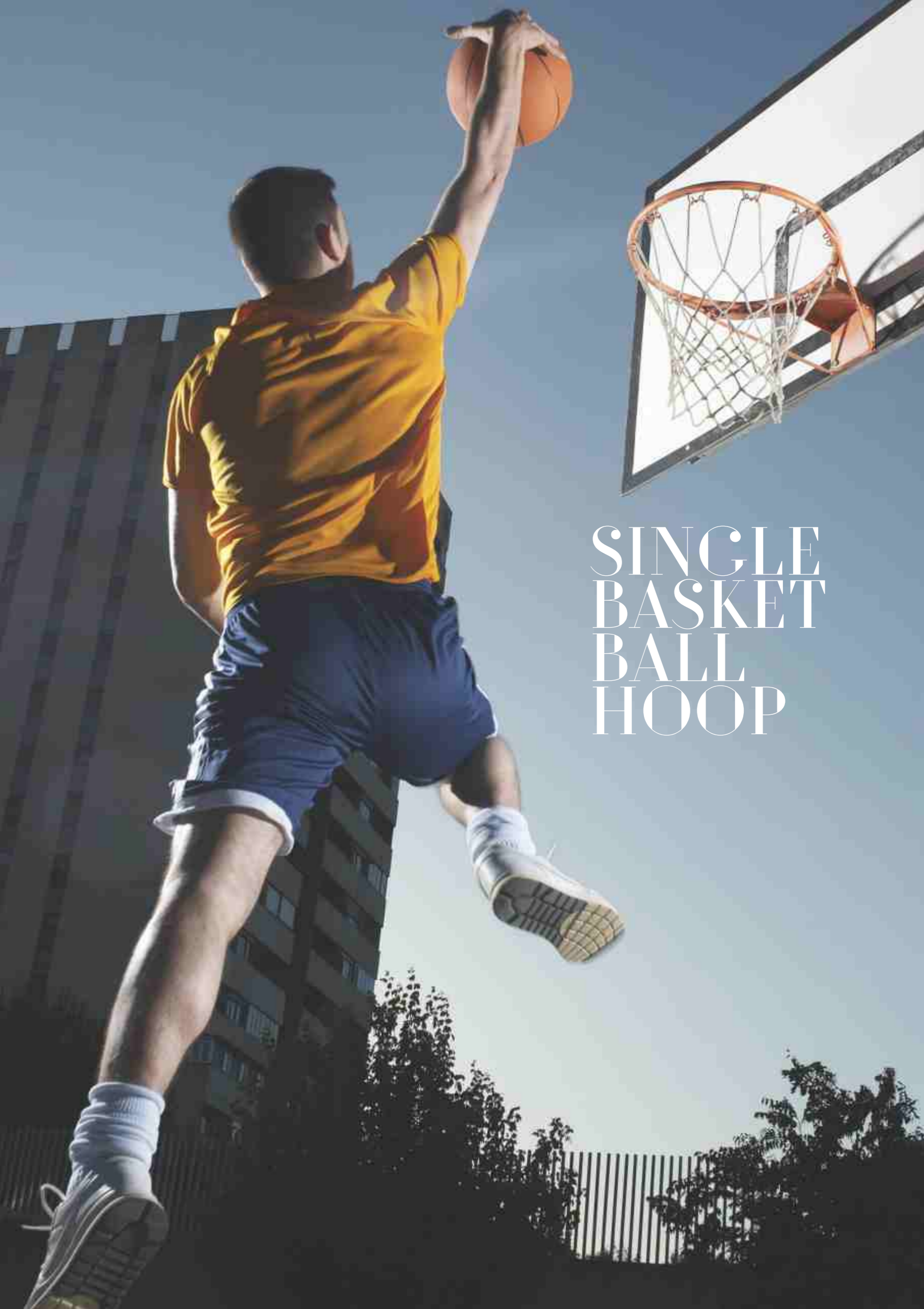
# A GRAND SPREE.

Grand Cedar doesn't just come to a halt with the upscale view. Along with the optimized viewing that creates an intimate experience with the lush green foliage, get set to be royally spoiled for choices over the endless spree of amenities.





AIR  
CONDITIONED  
FITNESS CENTRE

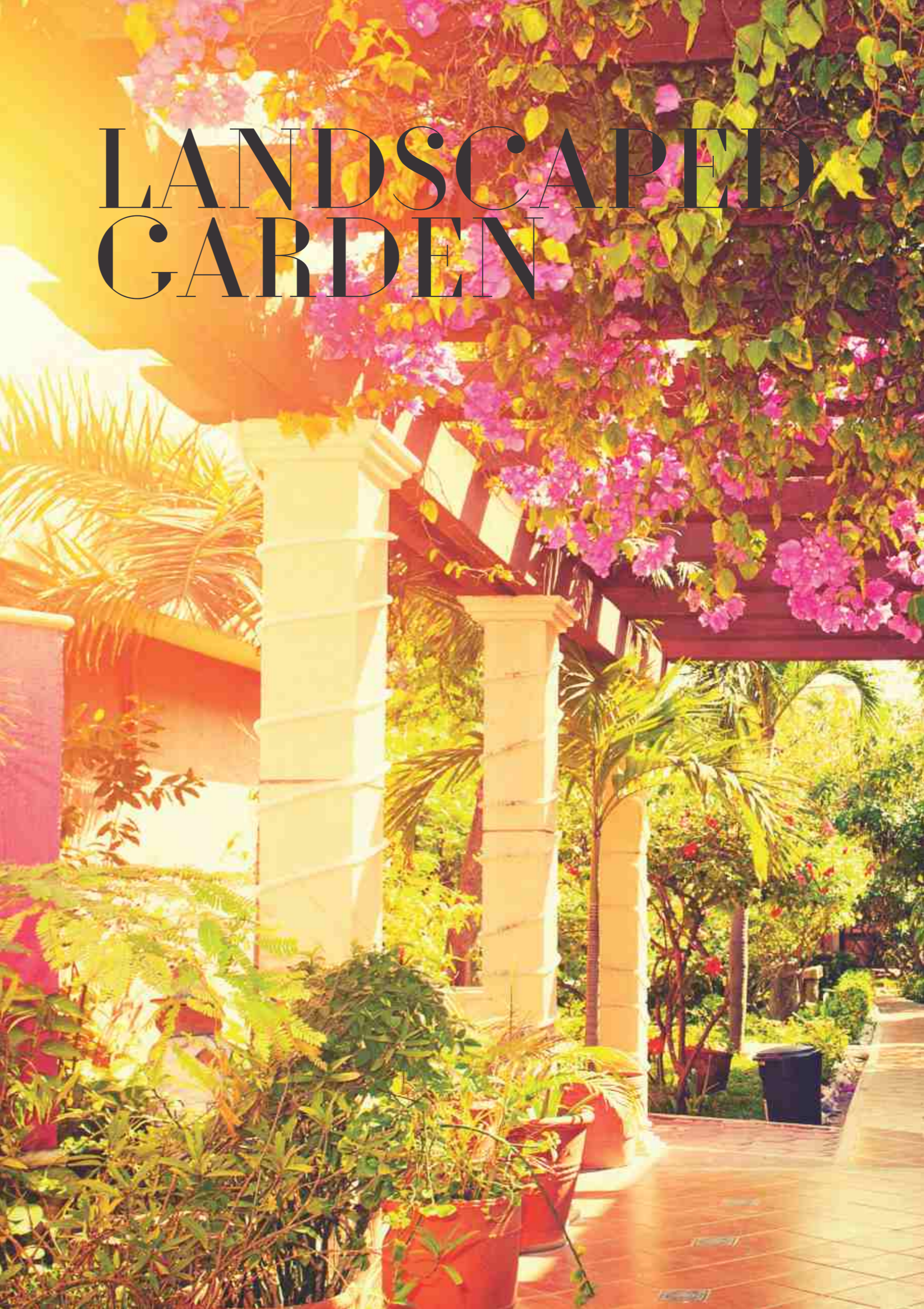


SINGLE  
BASKET  
BALL  
HOOP

# KID'S PLAY AREA

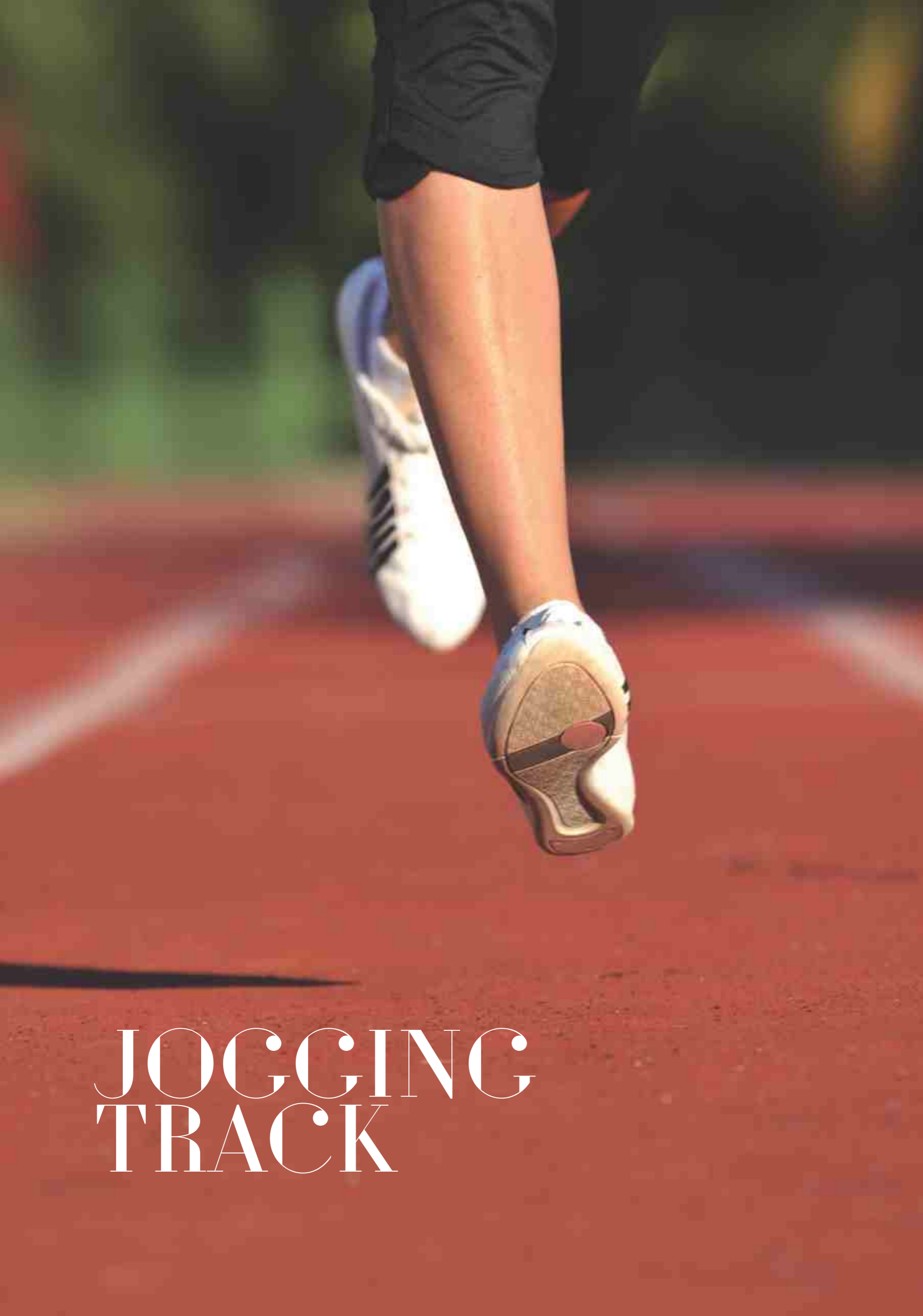


# LANDSCAPED GARDEN





ARTIST'S  
IMPRESSION  
OF ROOFTOP  
INFINITY  
POOL AREA  
WITH PARTY  
DECK SPACE



JOGGING  
TRACK

INDOOR GAMES,  
TABLE TENNIS,  
POOL TABLE



# SPECIFICATIONS



## 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



## 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
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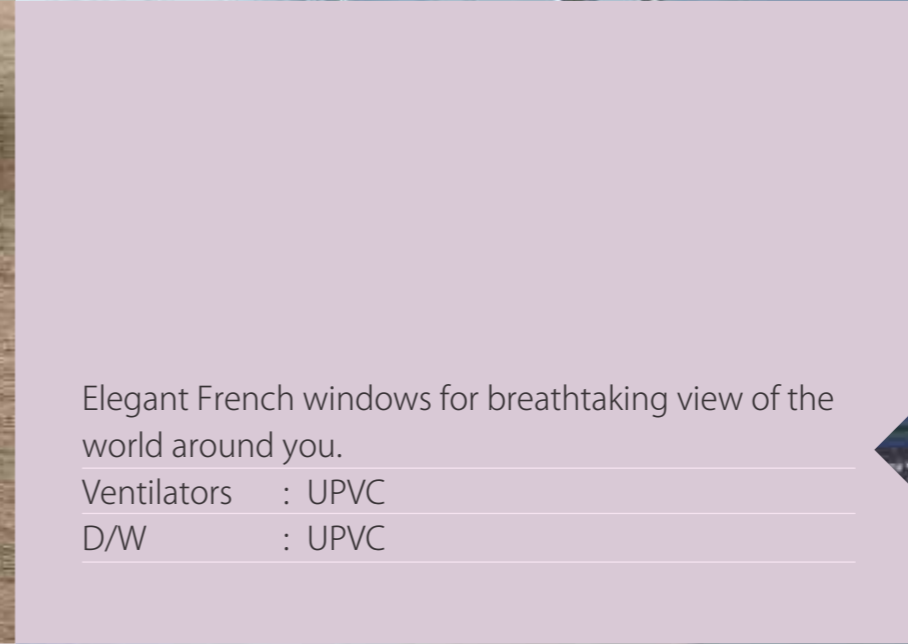
Sanitary Brands	:	Toto / Kohler / equivalent
Type	:	Wall hung with concealed cistern



## 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



## WINDOWS

Elegant French windows for breathtaking view of the world around you.

Ventilators	:	UPVC
D/W	:	UPVC



## ELECTRICAL

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

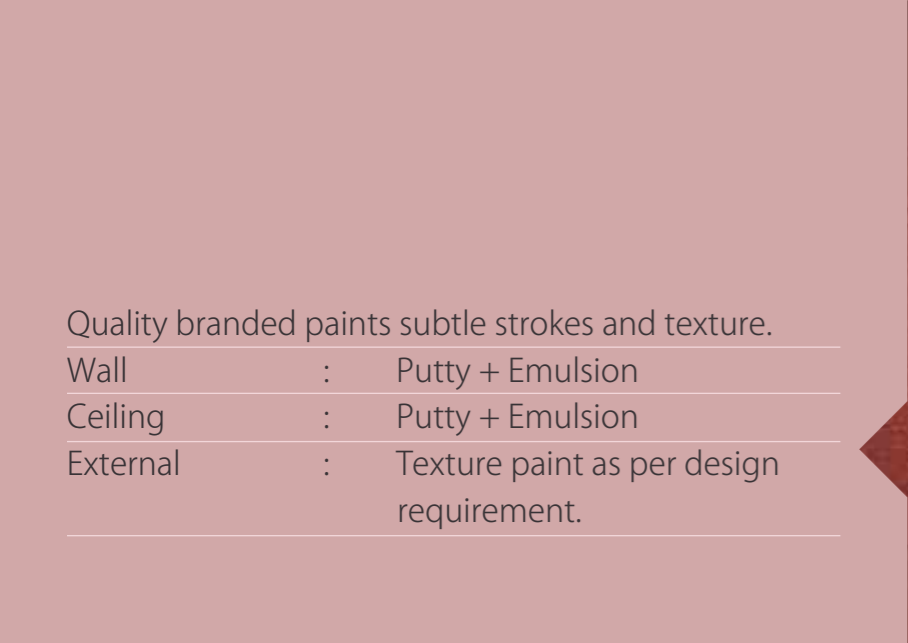
Switches	:	Schindler, Legrand Arteor / equivalent
Power Backup	:	2KvA
Automation	:	Optional



## HOME SAFETY

Homes that make you feel safe and secure.

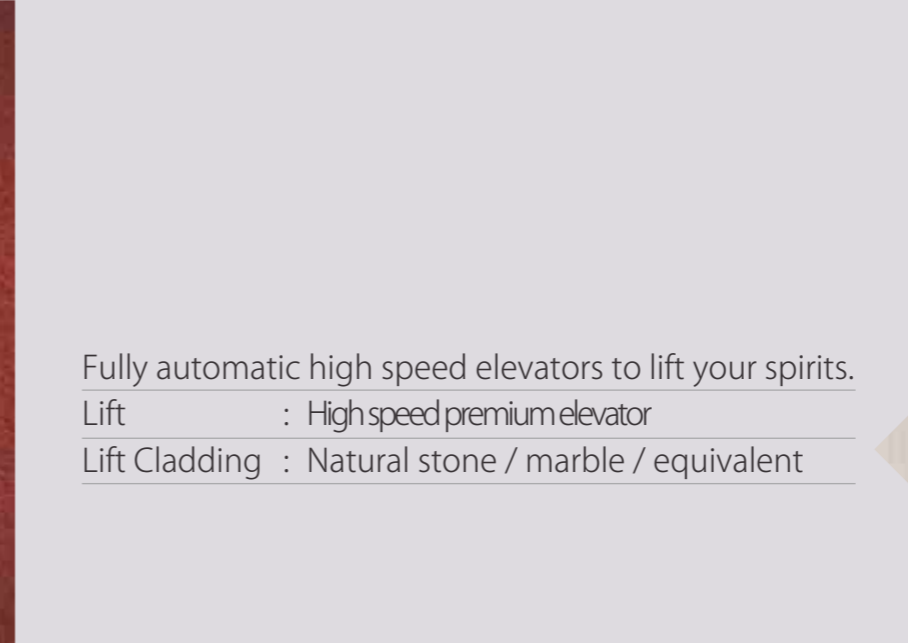
Intercom	:	
Electronic keyless door lock	:	
24x7 security	:	



## PAINTING

Quality branded paints subtle strokes and texture.

Wall	:	Putty + Emulsion
Ceiling	:	Putty + Emulsion
External	:	Texture paint as per design requirement.



## ELEVATORS

Fully automatic high speed elevators to lift your spirits.

Lift	:	High speed premium elevator
Lift Cladding	:	Natural stone / marble / equivalent



## PARKING

Wide parking area with dedicated parking for your set of wheels.

Parking : VDF with Epoxy  
column wrap for parking

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)

## SECURITY



## COMMON AREAS

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 / equivalent

Yard : Cobble Stone / Granite /eEquivalent















Fire Stair Doors : With Dorma / equivalent

## MODULAR KITCHEN



Stainless Steel Modular Kitchen (Optional)



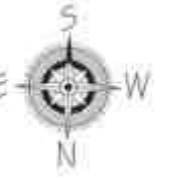
 Kowdiar Palace	0.5km	 Museum	2km
 Pattom PSC Office	3km	 Palayam Mosque, Church & Market	3km
 Shankumugham Beach	12km	 Statue Govt. Secretariat	3.5km
 Airport	8km	 East Fort Sree Padmanabhaswami Temple & City Bus Terminal	5 km
 Kovalam	15km	 Vellayambalam Christ Nagar School	2.5km
 Medical College	6km	 Vazhuthacaud Cotton Hill School & Women's College	3km
 Raj Bhavan	2km	 Thampanoor Railway Station & KSRTC	5km

# LOCATION MAP

Disclaimer: All measurements, elevations, colour schemes and specifications shown in the brochure are subject to minor variations without specific or general notice. All such alterations / variations are purely at the discretion of the builder.



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN (2ND - 9TH FLOORS)



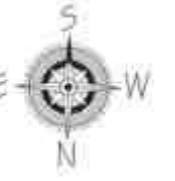
FIRST FLOOR PLAN



10TH - 11TH FLOOR PLAN



13TH FLOOR PLAN



TERRACE FLOOR PLAN



14TH FLOOR PLAN



UNIT A (3 BHK)  
FIRST FLOOR  
AREA : 1818 SQFT (168.98 SQM)  
DECK AREA : 1159 SQFT

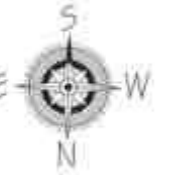
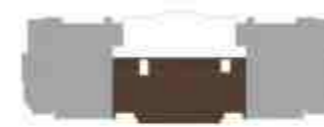




**UNIT A (3 BHK)**  
2ND - 9TH FLOORS  
AREA : 1818 SQFT (168.98 SQM)  
DECK AREA : 96 SQFT



**UNIT A (3 BHK)**  
10TH - 11TH FLOORS  
AREA : 1762 SQFT (163.79 SQM)  
DECK AREA : 139 SQFT



**UNIT B**  
FIRST FLOORS  
AREA : 1835 SQFT (170.49 SQM)  
DECK AREA : 345 SQFT



**UNIT B**  
2ND - 9TH FLOORS  
AREA : 1835 SQFT (170.49 SQM)  
DECK AREA : 39 SQFT



**UNIT B**  
 10TH - 11TH FLOORS  
 AREA : 1775 SQFT (164.92 SQM)  
 DECK AREA : 68 SQFT



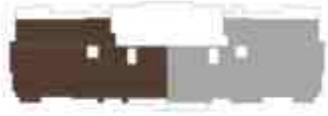
**UNIT C**  
 FIRST FLOOR  
 AREA : 1818 SQFT (168.93 SQM)  
 DECK AREA : 326 SQFT



**UNIT C**  
 2ND - 9TH FLOORS  
 AREA : 1818 SQFT (168.93 SQM)  
 DECK AREA : 96 SQFT



**UNIT C**  
 10TH - 11TH FLOORS  
 AREA : 1799 SQFT (167.22 SQM)  
 DECK AREA : 96 SQFT



**UNIT D**  
12TH FLOOR  
AREA : 2389 SQFT (221.99 SQM)  
DECK AREA : 269 SQFT



**UNIT D**  
13TH FLOOR  
AREA : 2389 SQFT (221.99 SQM)  
DECK AREA : 192 SQFT



**UNIT E**  
12TH FLOOR  
AREA : 2376 SQFT (220.80 SQM)  
DECK AREA : 252 SQFT



**UNIT E**  
13TH FLOOR  
AREA : 2376 SQFT (220.80 SQM)  
DECK AREA : 137 SQFT



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, IT services, corporate gifts and packaging division, distribution of branded watches, electronics retail division and branded furniture. Our corporate culture and work environment is based on the principles of trust, transparency, teamwork and integrity.



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.



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, media 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 35AC of Income Tax Act 1961, by donating to the trust.

# ONGOING PROJECTS

Residential and Commercial - 1.66 Million SQ. FT



**GRAND OAK**  
CHEROOTY NAGAR, CALICUT



**GRAND MAPLE**  
BAKER JN., KOTTAYAM



**ROYAL MANGROVE**  
SAROVARAM, KOZHIKODE



**SILVER LINDEN**  
UPSCALE HOMES, CALICUT



**malabar hills**  
premium green villas  
For an exceptional living  
Perinthalmanna



**Green County**  
LUXURY HOMES  
Peruvayal, Calicut



**MALL OF TRAVANCORE**



**GRAND CYPRESS**  
KADAVANTHRA, KOCHI

MORE  
GRAND  
ALIFE.

## UPCOMING PROJECTS

**1.4 Million Sq.Ft**

in Thiruvananthapuram, Kottayam, Cochin, Thrissur, Calicut, Kannur and Perinthalmanna are expected to be launched soon.

## ONGOING PROJECTS

**1.66 Million Sq.Ft**

of space is being built into wonderful home spaces at Cochin, Calicut, Perinthalmanna, Kottayam and Thiruvananthapuram.

## COMPLETED PROJECTS

**1.8 Million Sq.Ft**

of residential and commercial space.

## ANOTHER

**10 Million Sq.Ft**

has already been earmarked for construction of residential, commercial, hospitality, office and retail spaces.

Malabar Developers brings out the first of its kind in Trivandrum - The Mall of Travancore.



JEWELLERY  
MANUFACTURING  
& WHOLESALING



**MALABAR**  
GOLD & DIAMONDS  
CELEBRATE THE BEAUTY OF LIFE



CHARITABLE  
INSTITUTIONS



**MALABAR GROUP**  
CSR INITIATIVES



ELECTRONICS  
AND IT  
PRODUCTS  
RETAIL DIVISION

**Giz Mo**



**ATNA**  
TECHNOLOGIES

INFORMATION  
TECHNOLOGY



RETAIL  
AND DISTRIBUTION  
OF LUXURY  
BRANDED WATCHES



**MALABAR**  
WATCHES



BRANDED  
FURNITURE  
AND LIGHTING



**SOLIDITY**  
CONTRACTORS LLP

CIVIL  
CONSTRUCTION  
WING



**megatrade**

CORPORATE GIFTS,  
JEWELLERY  
ACCESSORIES,  
SECURITY SYSTEM  
SOLUTIONS,  
PACKAGING





MALABAR

**TOUCHSTONE**

HOME CARE & AFTER SALES

## 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 the 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.

## GRAND INTERIOR

### Malabar Touchstone

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 input and suggestions make the recipe for a dream home.

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.



Green thumb

ORGANIC FARM

An initiative from malabar developers

# GREEN GOES GRAND.

There is nothing more valuable than merging the vast green freshness into living. And the grass only gets greener with the Green Thumb. Malabar's Green Thumb initiative is a unique service provided to maintain and improve your homes and the green spaces around for good. And when it comes to procuring your own produce, there is nothing more fruitful.





**MALABAR  
DEVELOPERS**

MORE LIFE PER SQ. FT

Corporate Office:

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Calicut - 673 004 Ph: 9605000916

Administrative Office:

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Regional Office:

3rd Floor, Sita Tower, Althara Junction, Vellayambalam,  
Trivandrum - 695010 Ph: 0471-2766926

| Cochin | Kottayam | Thiruvananthapuram | Kannur | Perinthalmanna | Dubai |