



GRAND MAPLE

BAKER JN., KOTTAYAM

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WHY SETTLE FOR LESS ?



PREMIUM APARTMENTS BY:



**MALABAR
DEVELOPERS**

MORE LIFE PER SQ. FT



MORE LIFE PER SQ. FT.

OVER 1.6 MILLION SQ. FT. OF QUALITY LIVING & COMMERCIAL SPACES

FUTURE PLAN

RESIDENTIAL

7.2

million sq.ft

COMMERCIAL

7.1

million sq.ft



An experience built with millions of square feet of quality residential and commercial construction, with highly trained, motivated and talented team lead by a visionary leadership.

We, at Malabar Developers - a synonym of trust, tradition and integrity-always innovating, integrating and incorporating to bring the best in the world of construction. It is the property development division of Malabar group, famous for Malabar Gold and Diamonds. A brand which earned solid trust from millions of customers across the world.

Malabar Developers aims to provide quality construction services to a large clientele upholding excellent standards in design and construction.

The company holds a solid, fully-operational portfolio of luxury residential projects, shopping mall and modern office spaces totaling over 1.6 million sq. ft. throughout South India.

Malabar Developers is all set to set new benchmarks in the industry with over 7.1 million sq.ft. of commercial spaces in different parts of India and residential spaces of over 7.2 million sq.ft. on the anvil.

LAND OF LETTERS, LATEX & LAKES

Grand DESTINATION

Kottayam, the land of letters, latex and lakes, is one of the most vibrant and prosperous towns in Kerala. This glorious city still retains its timeless heritage making it a unique blend of old and new. This marvelous town successfully blends culture, tourism, commerce and creativity into a dynamic fusion. The stunning location offers a peaceful environment with the vibrancy of city life.



Grand URBAN LIFE



Grand Maple. Premium apartments at Baker Junction, Kottayam. The towering tribute to the glorious city. An ideal template for city living. This soaring 14 storey building marks out a distinctive new presence in this historic location. And it offers a superb selection of two and three bedroom apartments.

This is a world-class address, closely linked to the richest aspects of city's long heritage. Grand Maple is all set to become a byword for excellence in design and exclusive, luxurious living.

Grand DESIGN

Grand Maple is meant for those who want the luxurious lifestyle where everything is within their reach. And for those who wish to have the comfort of apartment living and the convenience of a mall.

What's more, thoughtful planning creates a feel of individual homes with no wall sharing or areas where wall is shared its minimal adding more privacy and exclusivity.



Grand SETTING

The pinnacle of contemporary city living, light, spacious and built to high specifications, Grand Maple is the new benchmark for modern city living with luxury design through out.

A home that gives you privacy, space, greenery and at the same time it offers you the vibrancy of community life. Leave behind the hustle and bustle of life as you enter the tranquil surroundings of Grand Maple.



Grand LEISURE



Leave your troubles behind, relax and unwind amongst the most opulent facilities at Grand Maple. Enjoy unique leisure facilities which provide an intimate sanctuary for you to escape life's stresses. Roof-top pool and party space offer a luxurious resort like experience. Residents will also enjoy exclusive access to the gymnasium, steam room and sauna.

Grand SECURITY

Security is a priority and the high-tech security system gives home owners complete peace of mind. Most modern security system will transform your home into a smart home.



LOADING...

WELCOME TO THE GRAND SECURITY SYSTEM. PLEASE FOLLOW THE INSTRUCTIONS ON THE SCREEN. THE SYSTEM IS CURRENTLY IN THE PROCESS OF UPDATING THE DATABASE. PLEASE WAIT FOR THE PROCESS TO COMPLETE. THE SYSTEM WILL BE AVAILABLE FOR USE AGAIN IN A FEW MINUTES. THANK YOU FOR YOUR PATIENCE.

Grand LANDSCAPE

At Grand Maple, even the landscape makes a fashion statement. The breathtaking landscape creates an experience never seen before. Your home is ensconced in a beautiful, tranquil, landscaped environment.



Grand LOBBY

Grand Maple combines a wide range of facilities including a grand fully air-conditioned, double height entrance lobby.



Grand KITCHEN

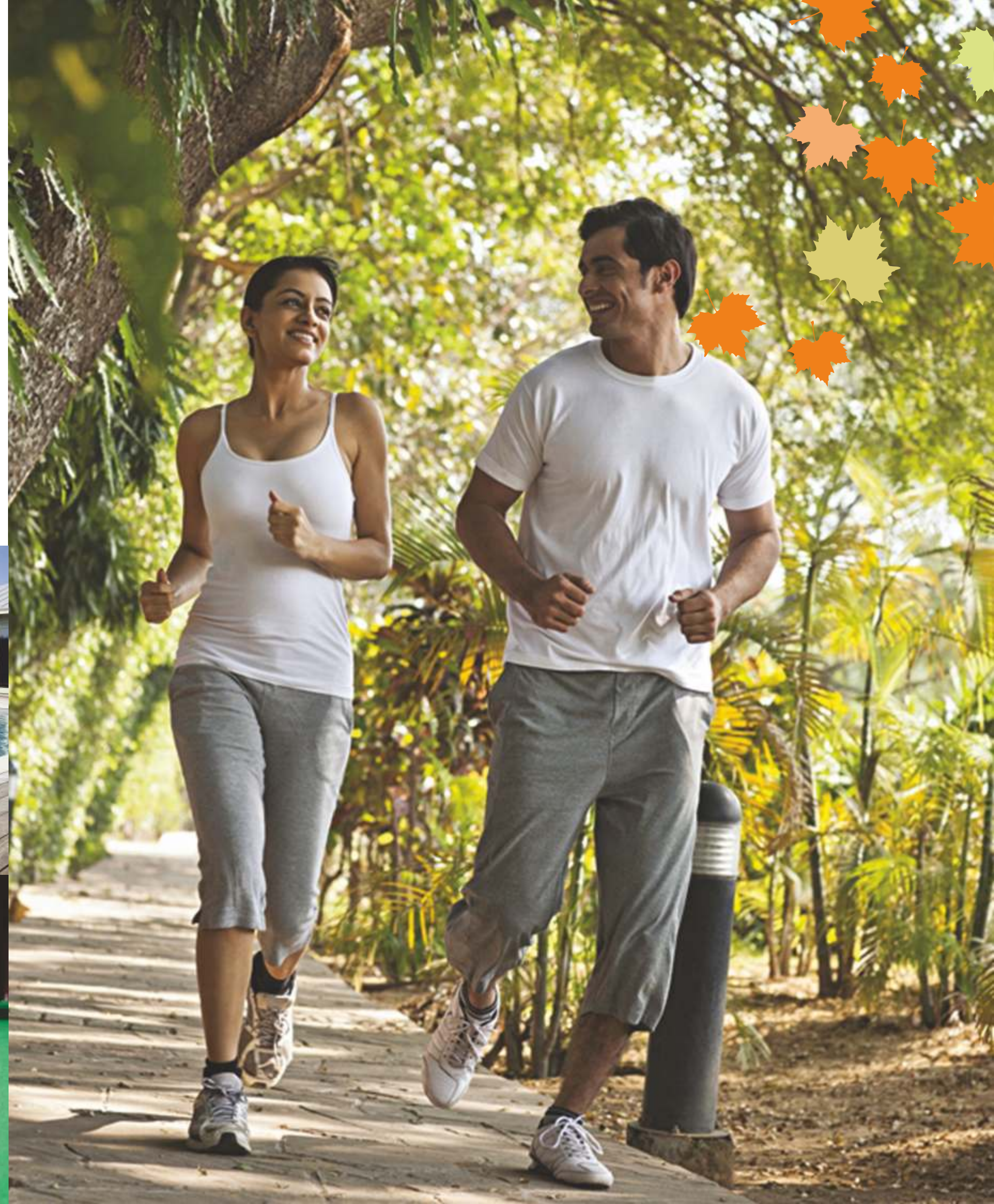
The apartments display a combination of intelligent, contemporary design and attention to fine detail including an exceptional kitchen.

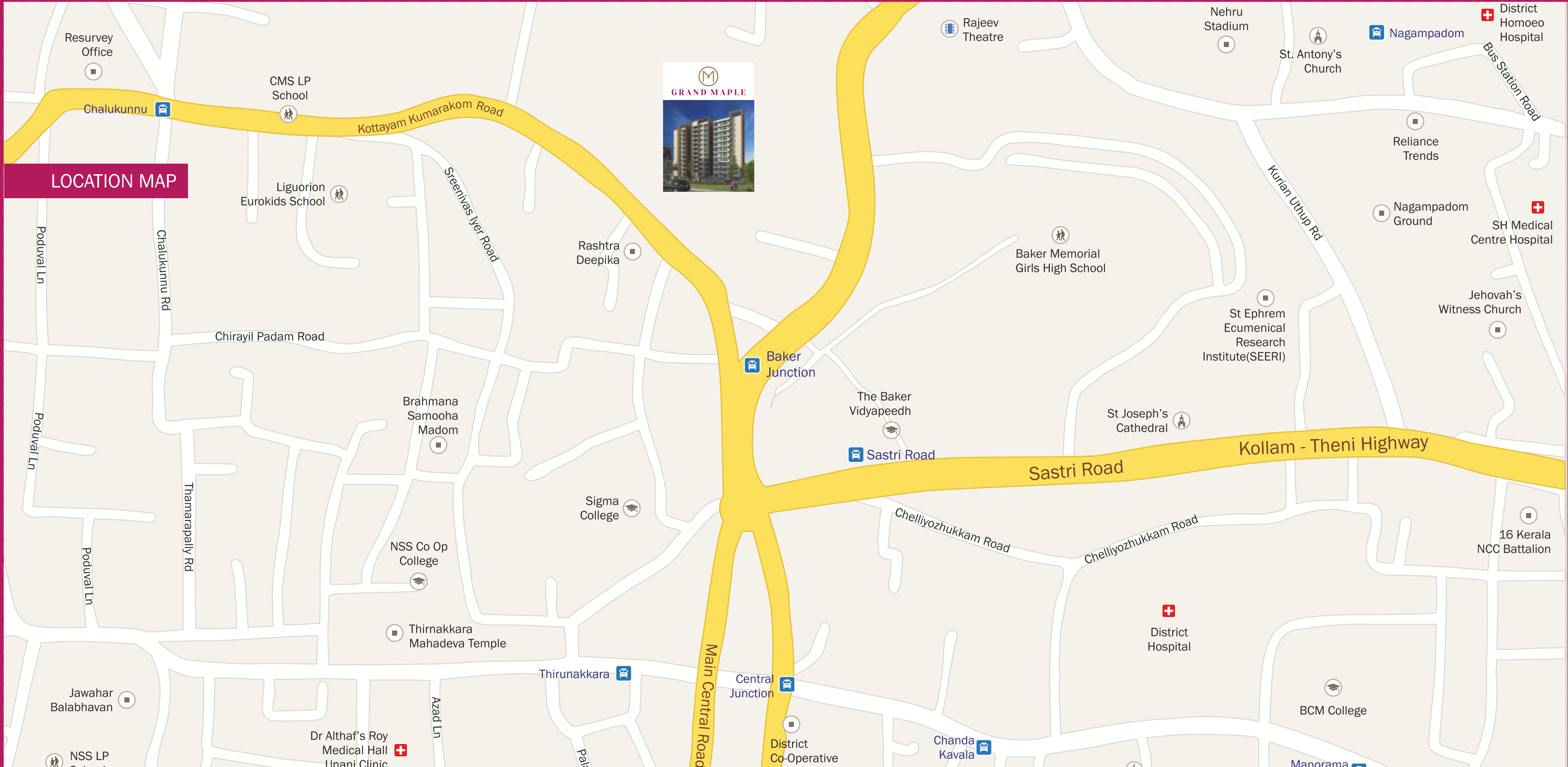


Grand COMFORT

Grand Maple delights residents with fresh ideas that bring joy to living. Children's play area, lushly landscaped outdoor spaces and spa. These are just some of the innovative amenities. Here, you will find amenities you have yet to imagine and spaces you never want to leave.

- Swimming pool
- Air conditioned indoor recreational room
- Air conditioned game zone
- Meeting room
- Jogging track/ Walking track
- Landscaped garden
- Children's play area
- A/C Fitness centre
- Basket ball court
- Centralised Gas
- Access controlled lobby entrance
- FTTH ready
- Car wash area
- Boom barrier at gate
- Intercom facility
- Exquisitely landscaped terrace party area
- Driver's room and toilet
- Surveillance camera in prominent area





Grand LOCATION

In the heart of Kottayam, Grand Maple is just moments from the hub of happenings. Perfectly located for access to culture and entertainment, fashion and shopping, hotels and fine dining, as well as having close proximity to a range of city's well known educational centres of excellence.



MALABAR
DEVELOPERS
HOME CARE DIVISION



MALABAR
TOUCHSTONE
HOME CARE & AFTER SALES

Discover a whole new way to take care of your home. With Malabar Developers' Home Care Division, you can eliminate the stress that comes with home care and home maintenance. Our home care wing offers a host of services to home owners with a view to make their life more

comfortable.

Malabar Developers have included everything to help you care for your new home-inside and out from remittance of taxes to paint your home. Just a nominal fee is charged for our services.

CARE FOR YOUR HOME

INTERIOR DESIGN

Our full-fledged interior design wing will help you personalize your home through excellent interior designing. After detailed drawings and estimations the interior work will be executed by our professional, experienced team.

MAINTENANCE

Our home care team will be right there beside you from the time of the handing over of your home, onwards. We'll take care of all repairs and maintenance your home requires time to time. Every maintenance work including electrical and plumbing fixtures and other finishing items will be taken care of. There will be a periodical inspection as well.

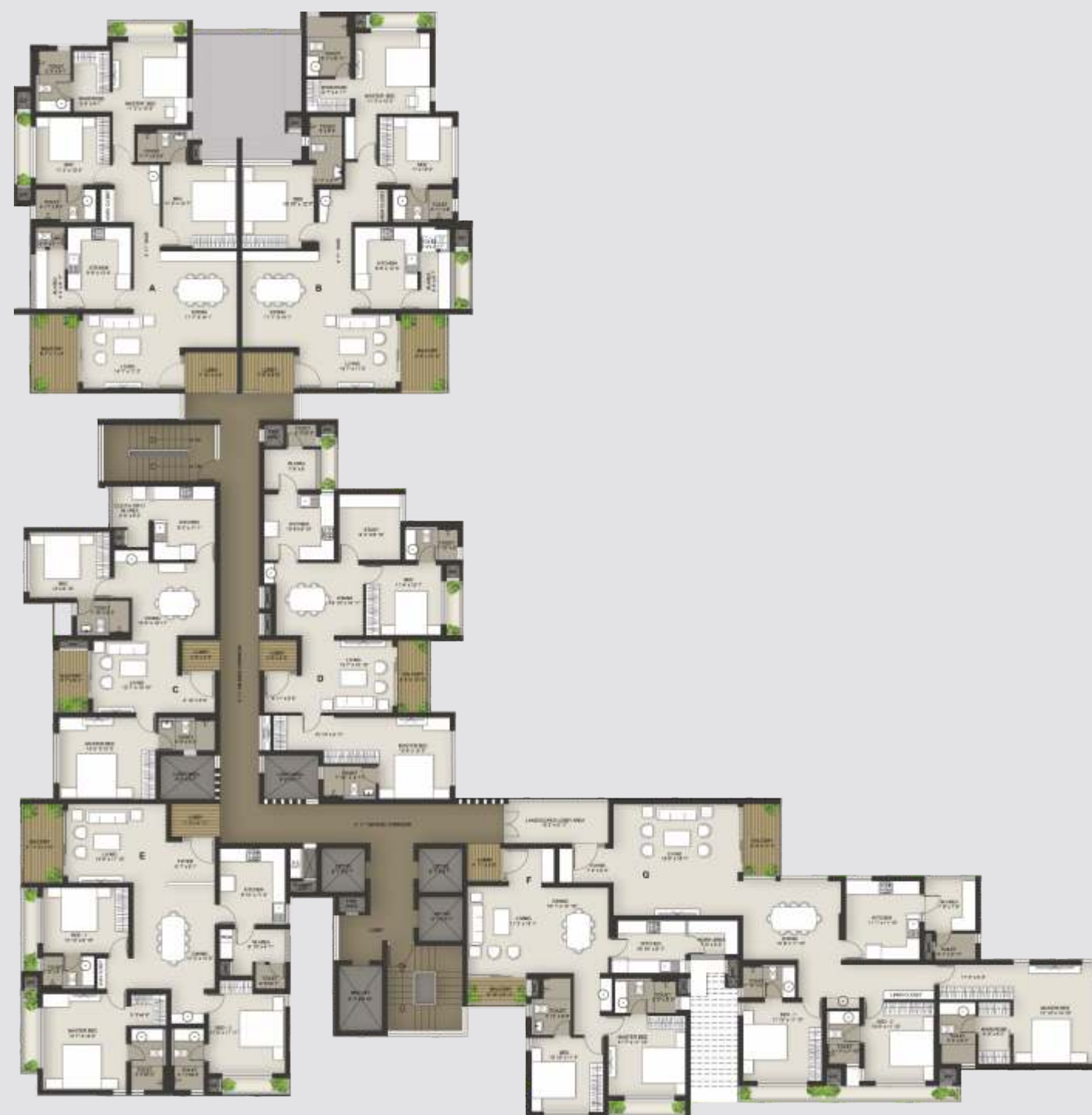
RENTALS

For our home owners who wish to give their homes for rent, we arrange to rent out their homes. Our home care wing will handle all co-ordinating activities like the writing up of agreements, collection and deposit of rent in bank accounts etc. are handled by our home care wing.





SITE PLAN



TYPICAL FLOOR PLAN



FIRST FLOOR PLAN



FLAT TYPE: A
AREA: 1843 SQ. FT.





FLAT TYPE: D
AREA: 1534 SQ. FT.



FLAT TYPE: E
AREA: 1920 SQ. FT.





FLAT TYPE: F
AREA: 1282 SQ. FT.



FLAT TYPE: G
AREA: 2394 SQ. FT.

SPECIFICATIONS

- **FLOORING:** Premium vitrified tiles
- **KITCHEN:** Granite counter top with stainless steel sink and drain board. 2 feet dado with ceramic tiles above counter. Provision for water purifier. Provision for washing machine in work area. Provision for dishwasher.
- **BATHROOMS:** High quality anti-skid flooring. Wall tiles up to door height (2.1 mt). Master bath has full-length granite counter top with wash basin and under counter cabinet. Hot and cold water mixers in shower. Concealed wall mounted (EWC) with health faucet. Provision for geyser in all bathrooms (excluding maid's toilet)
- **DOORS:** Elegant seasoned teak wood entrance door. Paneled internal doors with hard wood frame (Irul or equivalent). All doors with high quality hardware of stainless steel/brass finish.
- **WINDOWS:** UPVC windows
- **PLUMBING:** Premium brand sanitaryware: Roca or equivalent and chrome plated fittings: Roca or equivalent. High quality PVC water pipelines, drainage and storm water pipes. Separate water meter for all apartments
- **ELECTRICAL:** Three phase power supply with superior quality PVC insulated FRLS cables. Modular Switches: Legrand/ MK/ Crabtree/ equivalent. A/C provision for all bedrooms and living rooms. Exhaust fans provided for all bathrooms and kitchen.
- **GENERATOR:** Generator back up for lifts, common area lights and water pumps. 500 watts power back up for each apartment.
- **PAINTING:** Interior surface—living, dining and bedrooms, premium emulsion paint over putty coating. Exterior surfaces – two coat exterior grade emulsion over primer coating.
- **STRUCTURE:** Earth quake resistant RCC framed structure. Exterior walls are laterite/brick masonry.

more **LIFE** per sq. ft.

ONGOING PROJECTS




ROYAL MANGROVE
SAROVARAM, KOZHIKODE


SILVER LINDEN
UPSCALE HOMES, CALICUT


SEAWILLOW
Ayikkara, Kannur


golden cedar
LUXURY APARTMENTS
Perinthalmanna




green county
LUXURY HOMES
Perinthalmanna, Calicut


malabar hills
premium green villas
For an exceptional living
Perinthalmanna

COMPLETED PROJECTS




GRAND MAPLE
BAKER JN., KOTTAYAM
PREMIUM APARTMENTS

LAND OWNED BY



JOY ARAKKAL

LAND DEVELOPED BY


MALABAR DEVELOPERS
MORE LIFE PER SQ. FT



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DEVELOPERS

MORE LIFE PER SQ. FT

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