

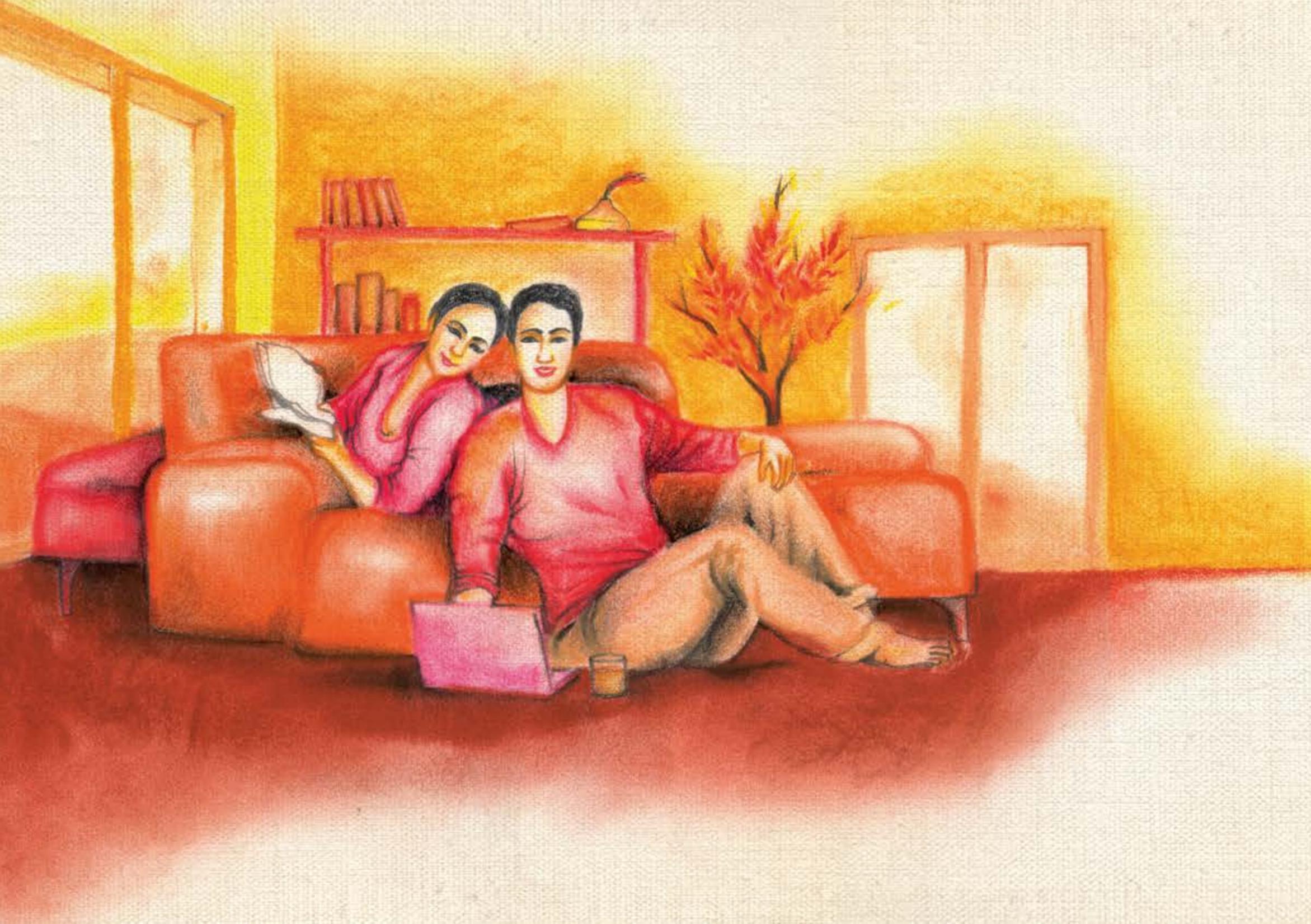
GRAND OAK
CHEROOTY NAGAR, CALICUT

**LIVE HERE.
LIVE MORE.**



**MALABAR
DEVELOPERS**
MORE LIFE PER SQ. FT

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There is more than lifestyle here. There is love.

Grand Oak is a vision to achieve luxury living at the heart of the city, yet with tons of space to enjoy family time leisurely. We have strived to give you the best of all worlds with these beautiful homes that are waiting for you. Live the life that you aspire of at a home that ensures to deliver just that. Our dedication towards building homes to suit your style has given birth to Grand Oak. The finest of all, built just for you.



MALBAR GROUP

A bird's eye view

Brand Malabar stands for the highest quality possible in any enterprise we establish and make flourish. Our flagship undertaking, Malabar Gold & Diamonds has a prominent presence all across India and abroad as well. The group has gradually diversified and explored multiple sectors and have found great success in every endeavour due to the commitment and dedicated efforts to scale newer heights.



Malabar Group now comprises of:

- Jewellery Manufacturing & Wholesaling
- Real Estate Development and Hospitality Services
- Retail and Distribution of Luxury Branded Watches
- Advertisement & Publicity Services
- Charitable Institutions
- Eham Total Home Solutions

We will always pursue our belief in excellence and deliver only what we deem best.

When it comes to homes we offer our aptitude to add **MORE LIFE PER SQUARE FEET.**

Building Experience:

- Completed more than **1.6 Million sqft** commercial and residential spaces in different parts of India
- **7.1 Million** sqft has already been earmarked for construction of commercial, hospitality, office and retail spaces
- **7.2 Million** sqft of residential projects already in the pipeline

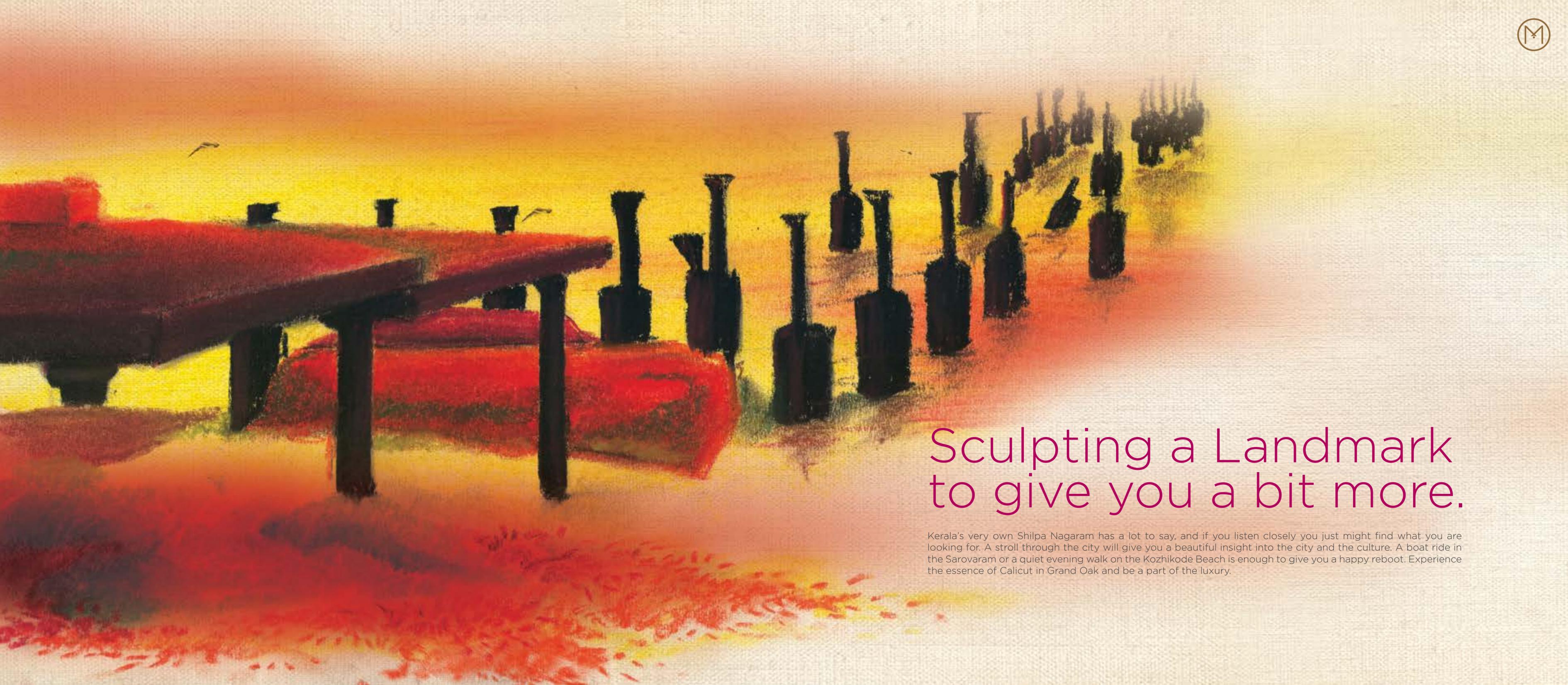


Devoting More Life per Square Feet.

Life is a celebration and we are here to craft the perfect venue for you to experience all the highs in life that you deserve. With us, life abounds with all the comforts and perks of high living. We go the distance to ensure that life will never be the same again for you and your loved ones.

Dedicated to making... More moments per square feet.
Committed to creating... More joy per square feet.
Devoted to forming... More comfort per square feet.

We stand for More Life per Square Feet.

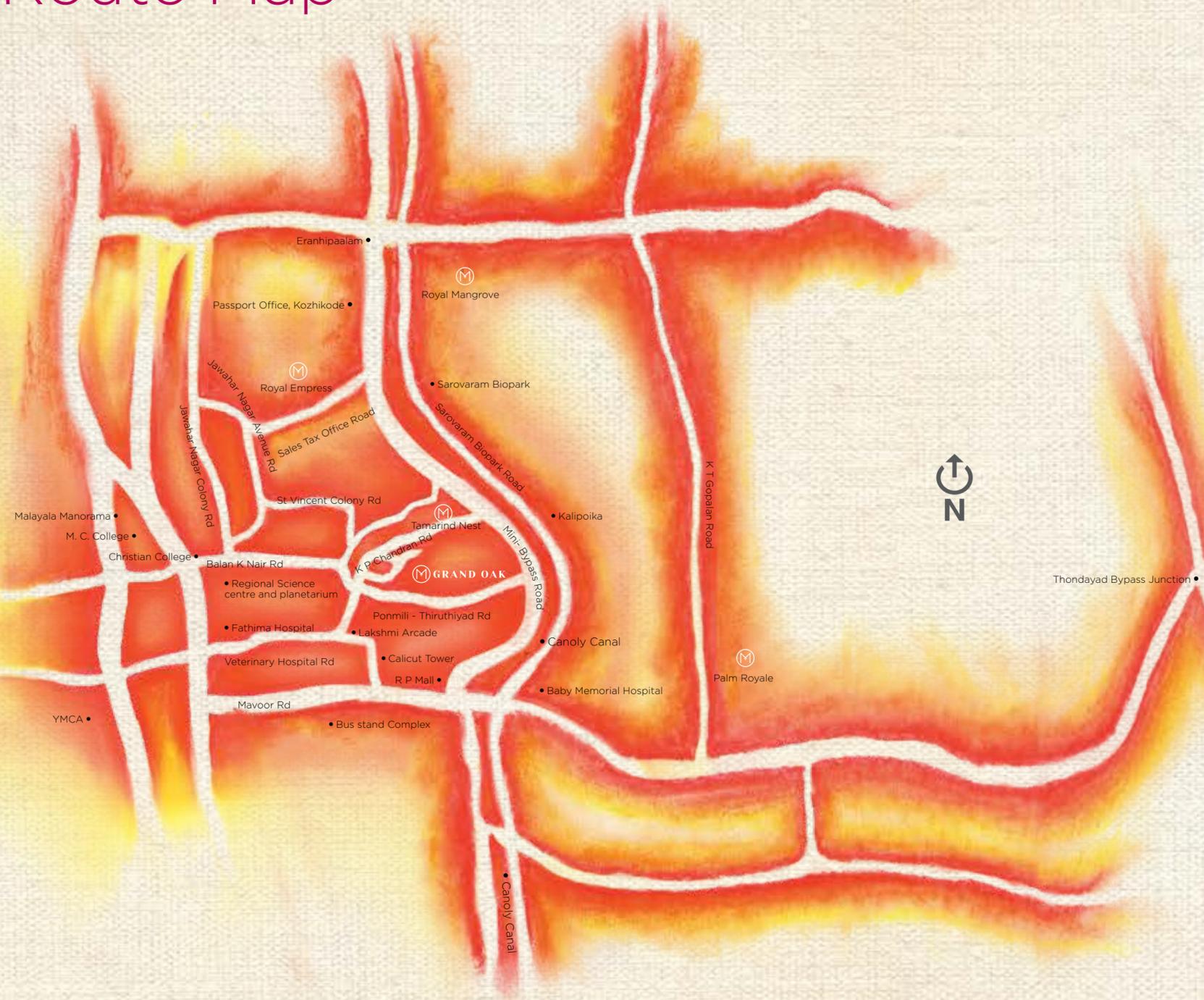


Sculpting a Landmark to give you a bit more.

Kerala's very own Shilpa Nagaram has a lot to say, and if you listen closely you just might find what you are looking for. A stroll through the city will give you a beautiful insight into the city and the culture. A boat ride in the Sarovaram or a quiet evening walk on the Kozhikode Beach is enough to give you a happy reboot. Experience the essence of Calicut in Grand Oak and be a part of the luxury.



Route Map



Location is more than just a landmark. It's a Statement.

If you know Calicut, you know Cherooty Nagar. All your aspirations are given voice here, right in the heart of the city. The calm roads with graceful trees in this prime area give you a sense of home even before you reach yours. With everything you want in your life in just a short walk, this is the place to be. Located in the heart of the city, Cherooty Nagar is the most sought out residential area of the city.

It's more about Convenience.

At Grand Oak, you will never be far away from any of your conveniences and necessities. What more, even the luxuries and entertainment places are just outside your doorstep. You will find everything around your home. Experience a unique close proximity to schools, colleges, transportation facilities, malls, hospitals and more.



Homes that are more than just a building.

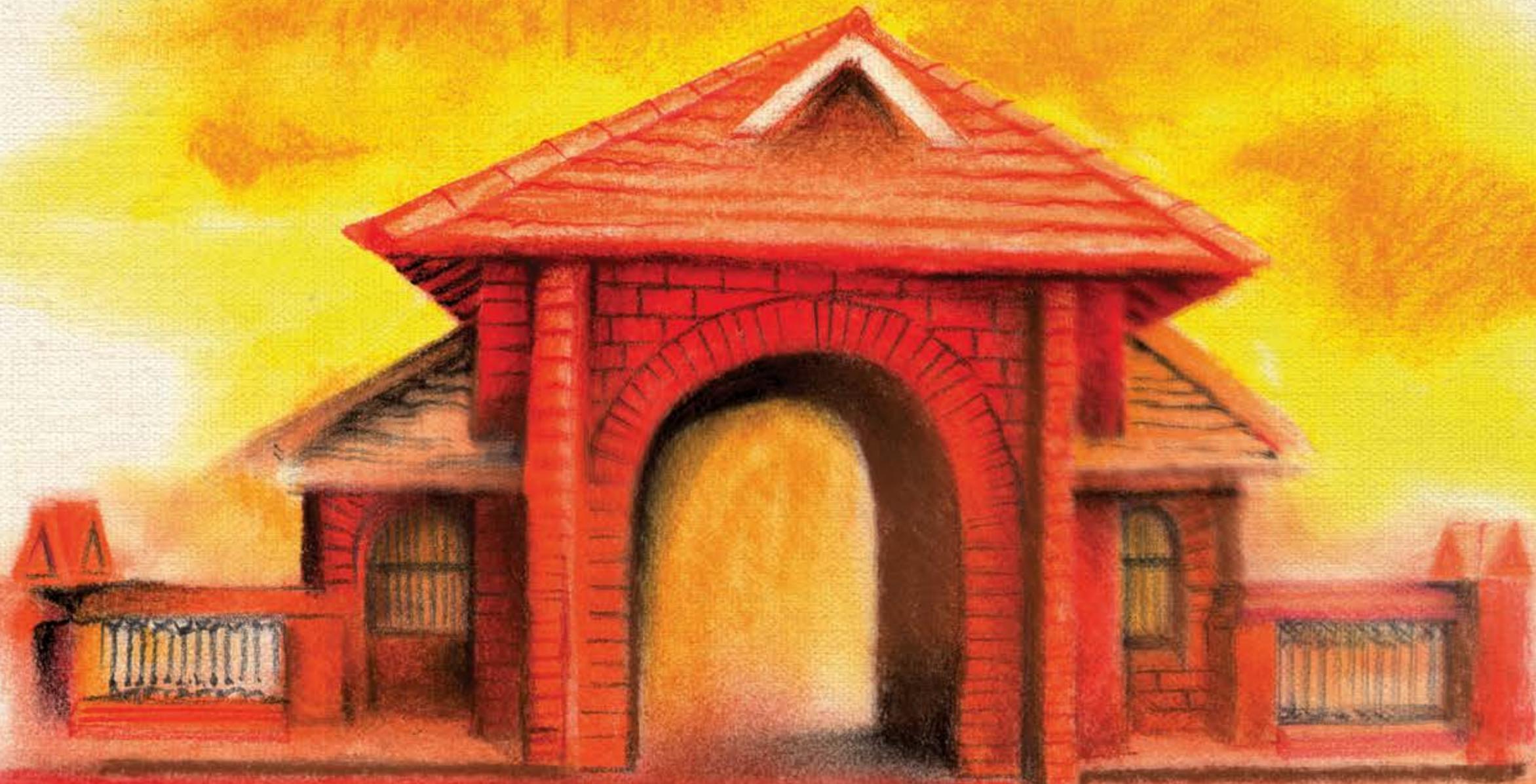
Welcome to the world of Malabar, where we believe that to create a home we have to put in more than just the raw materials. Each home speaks to the people living in a unique way. At the Grand Oak, it is this relationship that we strive to build and we can say with pride that we have. So, come and experience the grandeur of Grand Oak.





Architecture that crafts more than class.

Architecture is the essence of every home and Grand Oak beams with craftsmanship that will leave you awestruck. Each pencil stroke was given keeping in mind the sophistication that is required to give you the subtle hint of beauty whilst adding to it a touch of care.





For those who want more than just a view.

The simple joys of life are the defining moments in your lifetime. The poetic view from the gallant French windows of Grand Oak let you gaze into the horizon as you enjoy a beautiful moment with your loved ones. At Grand Oak, the world is a beautiful Vista.



Homes that offer more than infinity.

On the top floor of the Grand Oak flows a serene infinity pool. Take a dip in it and relive peace even in the most happening locality of Calicut.

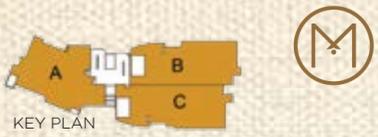
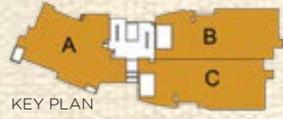




Get more than closer to nature. In the heart of Calicut.

Life amidst greenery is what every person aspires of. No matter how far we have come, we can never forget our roots... Going back to the nature is very easy in Grand Oak as we have brought nature to you with our beautiful gardens.

Floor Plan



Dimensions may vary slightly during construction.
Furniture and fixtures are indicative only.
Plans and areas are subjected to minor changes.



KEY PLAN



Unit - A
 Area - 2322 sqft
 2nd, 5th, 8th & 11th Floor
 Landscaped Area - 150 sqft



Unit - A
 Area - 2266 sqft
 3rd, 6th & 9th Floor
 Landscaped Area - 150 sqft

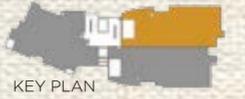
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Unit - A
 Area - 2215 sqft
 4th, 7th & 10th Floor
 Landscaped Area - 150 sqft



Pool Area - Rooftop



KEY PLAN



Unit - B
 Area - 2088 sqft
 2nd, 4th, 6th, 8th & 10th Floor
 Landscaped Area - 121 sqft



Unit - B
 Area - 2228 sqft
 3rd, 5th, 7th, 9th & 11th Floor
 Landscaped Area - 67 sqft



Unit - B
 Area - 1944 sqft
 12th Floor
 Landscaped Area - 94 sqft
 Terrace Area - 141 sqft



Unit - B
 Area - 2489 sqft
 13th Floor
 Landscaped Area - 40 sqft

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 Plans and areas are subjected to minor changes.



KEY PLAN



Unit - C
 Area - 2163 sqft
 2nd, 4th, 6th, 8th & 10th Floor
 Landscaped Area - 139 sqft



Unit - C
 Area - 2301 sqft
 1st, 3rd, 5th, 7th, 9th & 11th Floor
 Landscaped Area - 83 sqft



KEY PLAN



Unit - D (Duplex)
 Total Area - 3623 sqft
 Landscaped Area - 125 sqft
 Terrace Area - 204 sqft

Unit - D (Duplex)
 Area - 1529 sqft
 13th Floor (Upper)
 Landscaped Area - 52 sqft



KEY PLAN



Unit - E (Duplex)
 Total Area - 3147 sqft
 Landscaped Area - 172 sqft
 Terrace Area - 321 sqft

Unit - E (Duplex)
 Area - 1325 sqft
 13th Floor (Upper)
 Landscaped Area - 92 sqft



Unit - D (Duplex)
 Area - 2094 sqft
 12th Floor
 Landscaped Area - 73 sqft
 Terrace Area - 204 sqft



Unit - E (Duplex)
 Area - 1822 sqft
 12th Floor (Lower)
 Terrace Area - 321 sqft
 Landscaped Area - 80 sqft

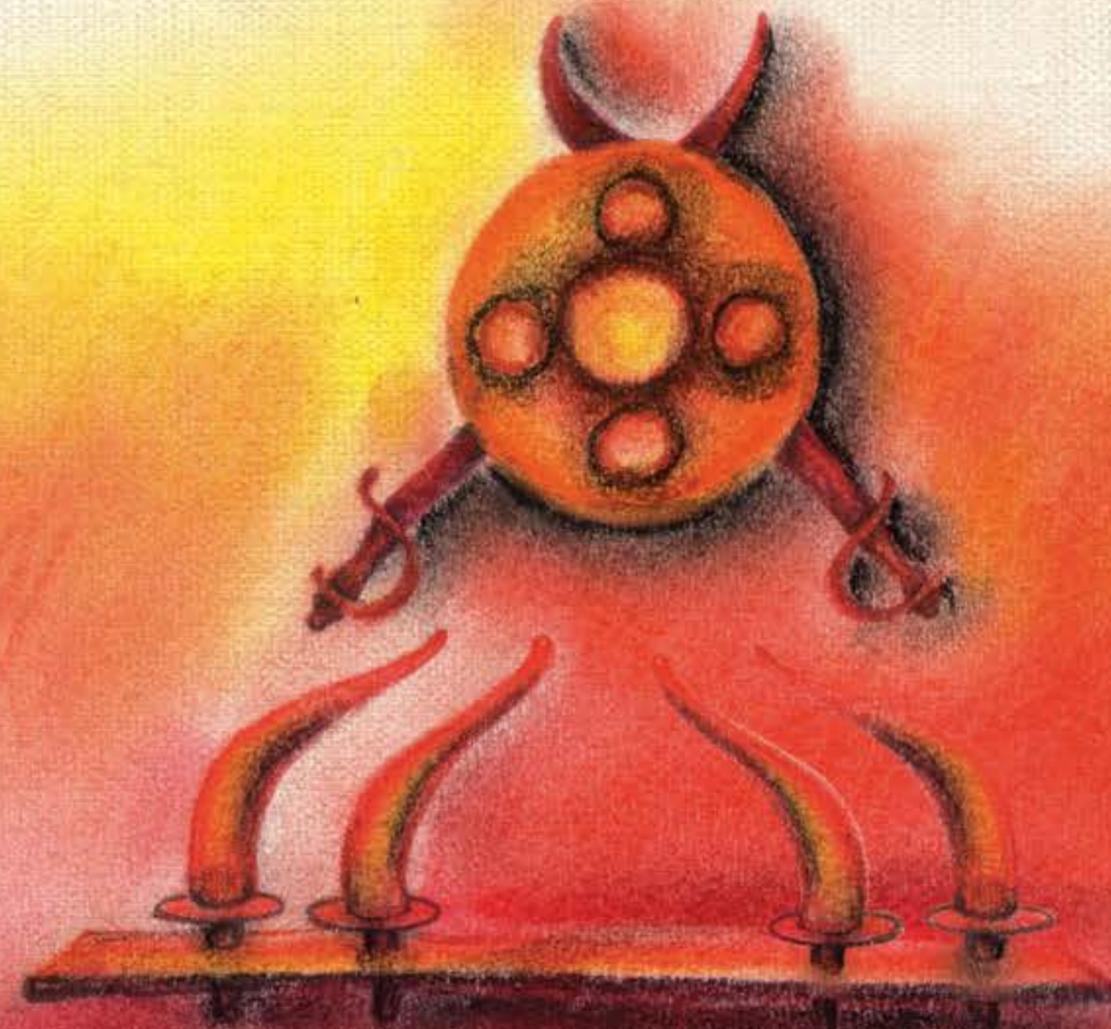
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Guaranteeing more than security.

Your safety is something that cannot be compromised with. We have taken a step ahead to ensure you are safe. Grand Oak has more than just basic security. We have ensured that your safety and security in your home or the premises shall never be compromised come what may. State-of-the-art and advanced technology along with conventional systems have been put in place to make sure peace is guaranteed at all times.

- Boom Barriers with RFID
- CCTV cameras on all vantage points and any blind corners as required
- Access Controlled Lobby Entrance
- Intercom Facility
- 24X7 Security
- Disabled Grab Bars (Optional)
- Panic Button (Optional)





Green thumb,
ORGANIC FARM

The grass is greener with GreenThumb.

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.



MALABAR

TOUCHSTONE

INTERIOR DESIGN & AFTER SALES

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 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:



Ground level:

Single Basketball Hoop.

Sky Deck:

Kids' Play Area, Yoga Deck, Landscaped Terraces, Jogging Track, Party Area, Rooftop Infinity Pool area with Party Deck space.

First Floor

Fully Air Conditioned and Furnished Association Room.
Fully Air Conditioned Fitness Center

Indoor Games:

Table Tennis, Pool Table.

Kids Club:

Gaming Zone (Kinetic or equivalent).

Homes which are more than perfect... To last long.

When it comes to materials, we have ensured everything is beautiful whilst guaranteeing a long lifespan, for a home is something that grows on you the rest of your life. To experience the beauty of detailing that has gone into the homes and everything around, one has to live here. Experience grace on a daily basis only at Grand Oak... Truly, More Life Per Square Feet.

Specifications:



Flooring

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

Living/Dining	Vitrified 100x100/Marble
Bedrooms	Vitrified 100x100/Marble
Kitchen	Vitrified
Work Area	Vitrified
Balcony	Engineered Wooden Panel / Equivalent
Toilets - Floor	Vitrified
Cladding	Vitrified



Woodwork

Ravishing plush and high end veneer doors for the rooms to keep you safe... Beautifully.

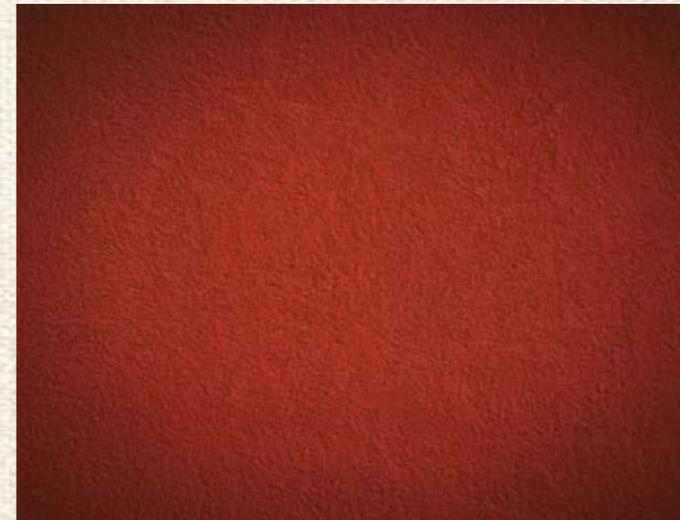
Main Door	Pre Hung Doors - Veneer
Internal Doors	Pre Hung - Veneer
Toilet Doors	Pre Hung - Painted



Electrical

Automation compatible electricals, switches and panels with designs that leave you in awe.

Switches	Automation Compatible (Legrand/Equivalent)
Power Backup	2 KvA



Painting

Painting walls into masterpieces with subtle strokes and texture.

Wall	Putty + Emulsion
Ceiling	Putty + Emulsion
External	Texture



Plumbing

Elegant Kohler/Toto or equivalent sanitary fittings to add that glitter of beauty to the bathrooms.

Fittings	Kohler/Hansgrohe/Equivalent Mixer With Diverter, Hand Shower and Wide Shower Heads
Sanitary Brands Type	Toto/Kohler/Equivalent Wall Hung with Concealed Cistern



Windows

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

Ventilators	UPVC
D/W	UPVC





Home Safety

Intercom, password lock and 24x7 Security.



Elevators

Fully automatic high speed elevators to lift your spirits

Lift
Lift Cladding

High Speed Premium Elevator
Natural Stone/Marble or Equivalent



Security

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



Common Area

Beautifully crafted common areas like lobbies, hallways etc to give your visitors a brief introduction to a paradise you call home.

Lobby	Natural Stone/Marble
Yard	Cobble Stone/Granite or Equivalent
Common Area Floor	Vitrified - 30x60, 60x120
Main Stair	Vitrified Tiles
Fire Stairs	Vitrified Tiles
Duct Doors	UPVC (As Required)
Stair Doors	UPVC
Fire Stairs' Doors	With Dorma Handle Bars



Sundeck

Rest your eyes or read through an entire day in peace at the exclusive rooftop sundeck that runs along the infinity pool.



Parking

Wide parking area with dedicated parking for each home to keep the machines you love safe.

Parking

VDF with Epoxy
Column wrap for parking

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 Developers' Creations



Seawillow, Kannur



Grand Maple, Kottayam



Green County, Calicut



Malabar Winter Berry, Kannur



Malabar Golden Oak, Calicut



Malabar Hills, Perinthalmanna



Royal Palm, Calicut



Golden Cedar, Perinthalmanna



Royal Empress, Calicut



Silver Linden, Calicut



Royal Mangrove, Calicut

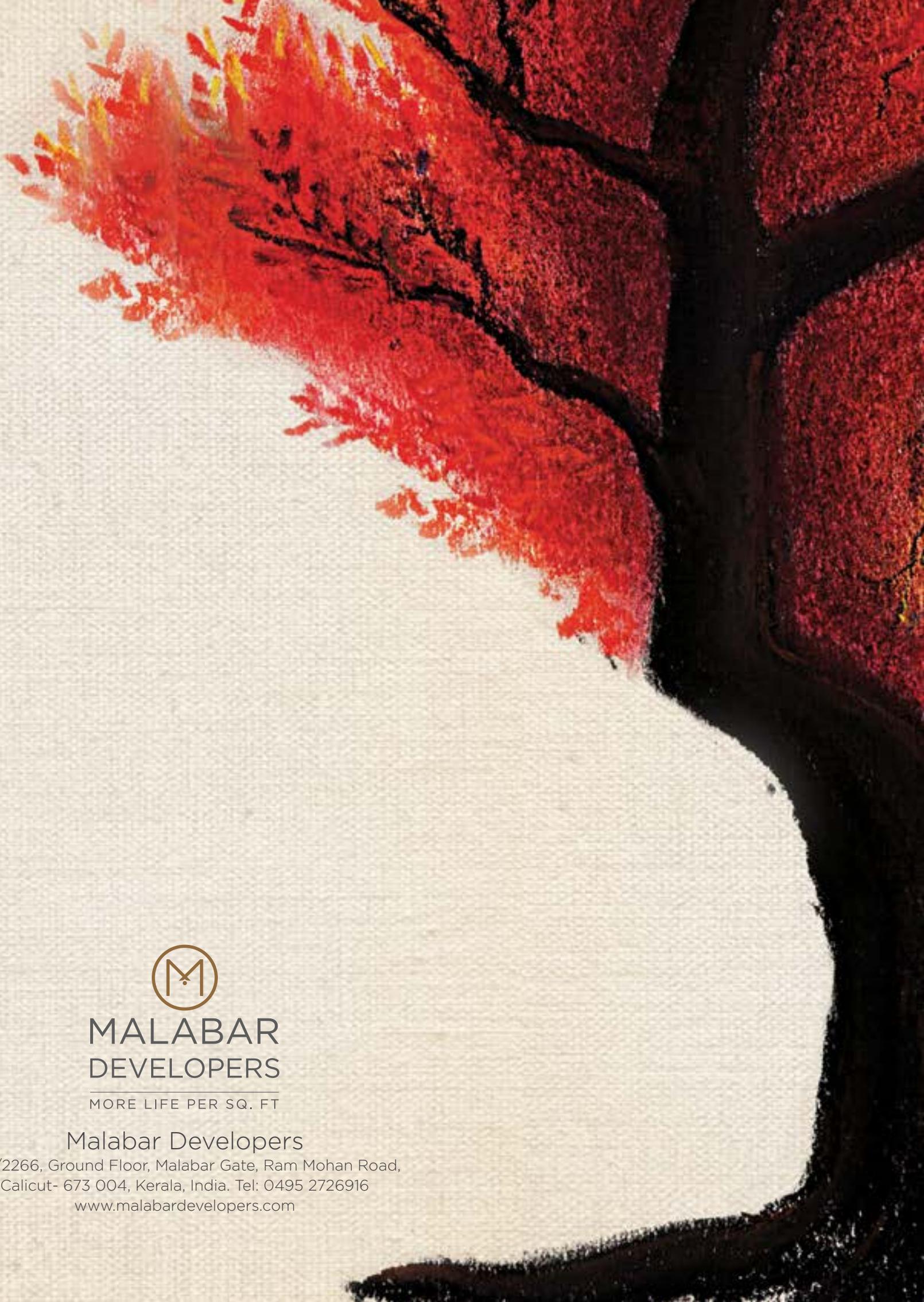


Malabar Tamarind Nest, Calicut



Malabar Cityscape, Calicut





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Malabar Developers

#41/2266, Ground Floor, Malabar Gate, Ram Mohan Road,
Calicut- 673 004, Kerala, India. Tel: 0495 2726916

www.malabardevelopers.com