

YOUNIQUE

A UNIQUE HOME FOR A UNIQUE YOU



GRAND REDWOOD

SASTHAMANGALAM, TRIVANDRUM

YOUNIQUE RESIDENTIAL ADDRESS

A home at Grand Redwood is not for everybody. But ordained for a chosen few - 18 families to be precise.

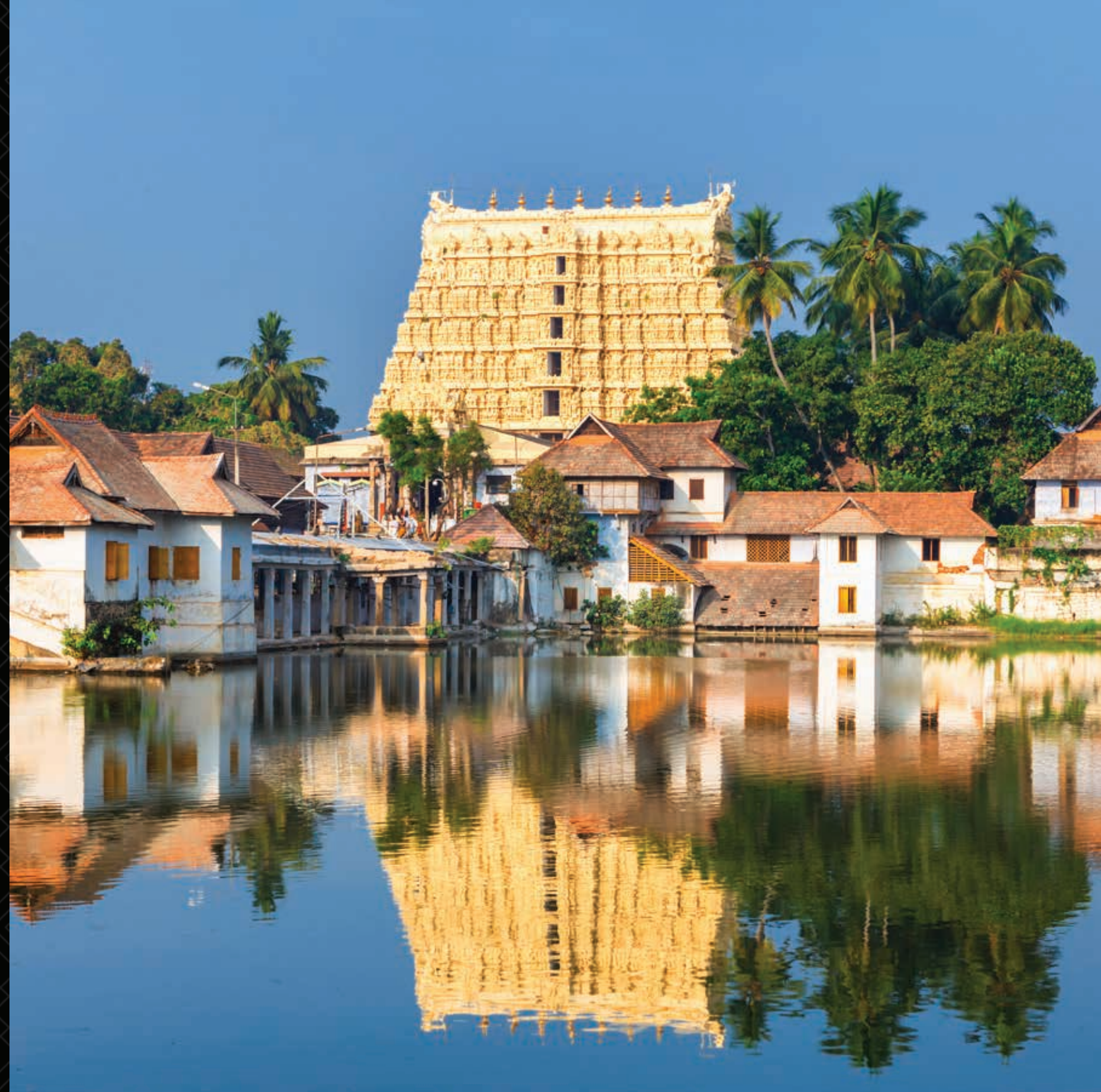
If the imposing facades inspire awe, then wait till you discover the numerous little details we have delved into to create a residential address that embodies your penchant for the finer things in life.

An experience that can be best described as truly 'yunique.'



YOUNIQUE LOCATION

Foreseeing the stature of Grand Redwood and that of its future occupants, it was only natural that we build this imposing residential address in Thiruvananthapuram, the capital city of Kerala State and a land with close association to royalties of yore. In fact, Sasthamangalam, where Grand Redwood is taking shape, has had its own trysts with the regality and grandeur. History tells us that the Sasthamangalam Mahadevar (Shiva) Temple is one of the four major temples frequented by the Kings of Travancore, in the past. Today, Sasthamangalam is a perfect example of old world charm in perfect sync with contemporary living. Grand redwood is where you can escape from all the din and bustle of city life, yet stay connected to all the amenities a city offers.



YOUNIQUE LANDSCAPE

Fully realizing that eco-sensitivity and sustainable development is the only way ahead, Grand Redwood has been evolved around sustainability. For one, we have set aside 30% of our property as lung space. Grand Redwood will feature sweeping swathes of flora, interspersed with glistening water bodies, pathways and play areas where your little ones can frolic without a care.



YOUNIQUE ARCHITECTURE

The architecture at Grand Redwood is the perfect amalgamation of engineering prowess and artistic expression. The imposing eleven-storey structure surrounded by undulating greenery will grab your immediate attention. Step into the plush lobby then proceed further and you'll find yourself in a new realm of comfort and opulence. With just two apartments per floor, it's not hard to imagine the space available all to yourself to life up that life you always aspired for.



YOUNIQUE LIVING

Every apartment at Grand Redwood is an ode to gracious living. Just 2 apartments for every floor translate to space in abundance. Space for quality time with family. Space to restart a long forgotten passion. Space to dream. Space to do nothing at all. Combine this with bright and airy rooms that come endowed with the finest creature comforts you could ask for, and you have a haven of luxury and opulence, to call all your own.





• Rooftop Swimming Pool



• Air Conditioned Health Club



• Indoor Games - Snooker, Table Tennis



• Meeting Room

YOUNIQUE AMENITIES

We believe that having come this far in life, you deserve the time, space and opportunities to revel in all those pleasures - big and small - you have rightly earned. At Grand Redwood, avenues to play, pause, pamper, workout, unwind, rejuvenate, socialize, entertain and be entertained, abound. You also have access to facilities and services that add up to making for a lifestyle meant to be enjoyed at an unhurried pace.



• Jogging Track / Walking Trail



• Children's Play Area



• Car Wash Area



• Intercom Facility



• Centralized Gas



• Access Controlled Lobby Entrance



• Exquisitely Landscaped Terrace Party Area



• Caretaker's Room & Toilet

YOUNIQUE SPECIFICATIONS



ELECTRICAL

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

Switches : Schindler, Legrand Arteur / equivalent

Power Backup : 2KvA

Automation : Optional

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



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

PAINTING

Quality branded paints, subtle strokes and textures.

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



PARKING

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

Parking : VDF with Epoxy column wrap for parking

WINDOWS

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

Ventilators : UPVC

D/W : UPVC



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)
- Main Door : Digital and Hard Key Access (Yale / Equivalent)



HOME SAFETY

Homes that make you feel safe and secure.

Intercom

Electronic keyless door lock

24x7 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

ELEVATORS

Fully automatic high speed elevators to lift your spirits.

Lift : High speed premium elevator

Lift Cladding : Natural stone / marble / equivalent



MODULAR KITCHEN

Stainless Steel Modular Kitchen (Optional)

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 shall be purely at the discretion of the builder. The elevation, colour, design and number of floors shown in the Grand Redwood master plan are only indicative and are subject to change as per the approved designs.



Green thumb.
ORGANIC FARM

YOUNIQUE KITCHEN GARDEN

Green Thumb is an eco-friendly initiative by Malabar Developers, aimed at promoting self-reliance and sustainable development through organic farming. Green Thumb will encourage homemakers to cultivate a range of organic produce in their kitchen garden. The entire activity - right from sourcing of seeds to nourishment and care of the plants will be overseen by the best horticultural consultants/professionals in the country.



SERVICES WE PROVIDE

Hard FM Services

- Heating, Ventilation and Air Conditioning
- Electrical Systems (HV&LV)
- Mechanical Systems
- Plumbing System
- Painting • Masonry
- Carpentry/Joinery
- Lifts and Escalators
- Sewage Treatment (STP)
- Swimming Pool & water feature maintenance
- Other Building system/ equipment

Soft FM Services

- Security
- Internal Cleaning
- External Façade Cleaning
- External Surface Cleaning
- Landscaping
- Pest Control
- Waste Management Services

Project Management

- Budget Preparation & Management
- Subcontractor Qualification & Periodical Performance rating

System Solutions

- Computer Aided Maintenance/Facilities Management
- Planned Preventive Maintenance Scheduling
- Procurement
- Stores and Inventory
- Building Management Systems
- Quality Management Systems
- Client Reporting

We operate a centralised 24X7 call centre (1800 420 2424 Toll free) operation at our Calicut office to provide support to our client's facilities using an asset management software system.

Interior Design

Want to lend your home a very personal touch? Our experienced and talented interior design team would be happy to help. From detailed sketches, estimations to project completion, our team of experts will deliver to the highest levels of professionalism, creativity and punctuality.

Maintenance

The very moment you step into your new home, so does our home care experts. Rest assured, they will unobtrusively go about their duty of keeping your home in perfect shape. From mending of electrical and plumbing fixtures to painting or cleaning, our home care service is available 24/7 for a very nominal fee.

YOUNIQUE VALUE ADDITIONS

At Grand Redwood, as with any project from Malabar Developers, our relationship with you does not end once the sale is done. Rather, we find new and innovative ways to keep proactively engaging with you. One such endeavour is the Malabar Developers' Home Care Division envisaged to provide a bouquet of services to make your daily life a breeze.



TYPICAL 1ST TO 8TH FLOOR PLAN

UNIT-A (3BHK)
 1ST TO 8TH FLOOR
 AREA : 1573 SQFT (146.22 SQ.M)
 DECK AREA : 81 SQFT

UNIT-B (3BHK)
 1ST TO 8TH FLOOR
 AREA : 1559 SQFT (144.85 SQ.M)
 DECK AREA : 79 SQFT

FLOOR
 PLANS

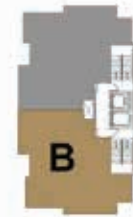


GROUND FLOOR PLAN



UNIT-A (3BHK)
 1ST TO 8TH FLOOR
 AREA : 1573 SQFT (146.22 SQ.M)
 DECK AREA : 81 SQFT

- * Dimensions may vary slightly during construction.
- * Furniture and fixtures are indicative only.
- * All dimensions are in centimeters, feet & inches
- * Plans and areas are subjected to minor changes.



UNIT-B (3BHK)
 1ST TO 8TH FLOOR
 AREA : 1559 SQFT (144.85 SQ.M)
 DECK AREA : 79 SQFT

- * Dimensions may vary slightly during construction.
- * Furniture and fixtures are indicative only.
- * All dimensions are in centimeters, feet & inches
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9TH FLOOR PLAN

UNIT-C (3BHK)

9TH FLOOR

AREA : 2708 SQFT (251.66 SQ.M)

DECK AREA : 278 SQFT



10TH FLOOR PLAN

UNIT-D (3BHK)

10TH FLOOR

AREA : 2708 SQFT (251.66 SQ.M)

DECK AREA : 136 SQFT



11TH FLOOR PLAN



TERRACE FLOOR PLAN

ABOUT THE PROMOTERS

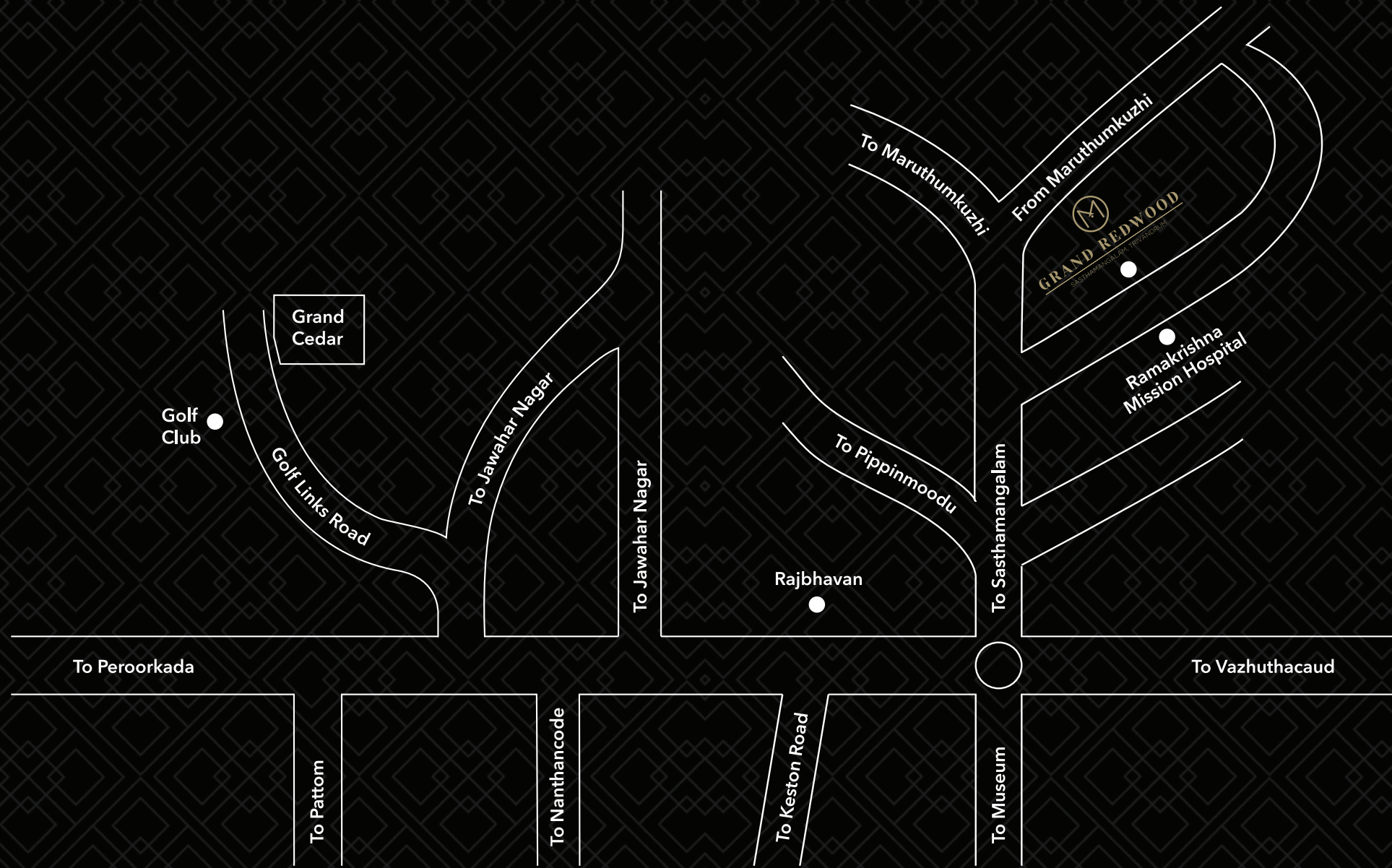
A Professionally managed corporate business conglomerate, Malabar Group is primarily engaged in jewellery retailing through the flagship company Malabar Gold & Diamonds. Diverse interests of Malabar Group also include property development, IT services, corporate gifts and packaging division, distribution of branded watches, electronic retail division and branded furniture. Our corporate culture and work environment is based on the principles of trust, transparency, team work and integrity.

An experience built with millions of square feet of quality residential and commercial construction, Malabar Developers, the real estate and infrastructure development arm of Malabar Group has been transforming landscapes and transcending lifestyles since 1995. Ascent on contemporary architecture, quality construction and green sustainable building practices has positioned Malabar Developers as one of the most preferred real estate companies by discerning house buyers and real estate investors alike.

Having delivered over 2 million Sq. Ft. of residential and commercial space, Malabar Developers is now on a massive expansion drive with property development projects worth Rs. 10,000 crores and has roped Dulquer Salmaan, the youth icon of South Indian film industry as brand ambassador.

With signature projects like Marina Convention Center, a destination for themed weddings and corporate functions at Calicut; Mall of Travancore, the first of its kind shopping mall and commercial hub at Trivandrum; Malabar Integrated Township at Thrissur and Mangalore and Montana Estates, the most exclusive residential enclave at Calicut, Malabar Developers has envisioned to be among the top 10 real estate companies in India, while striving to be most trusted name in the industry by 2020.

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 for the less privileged.



LOCATION MAP



MALABAR DEVELOPERS

Malabar Developers Pvt. Ltd.

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