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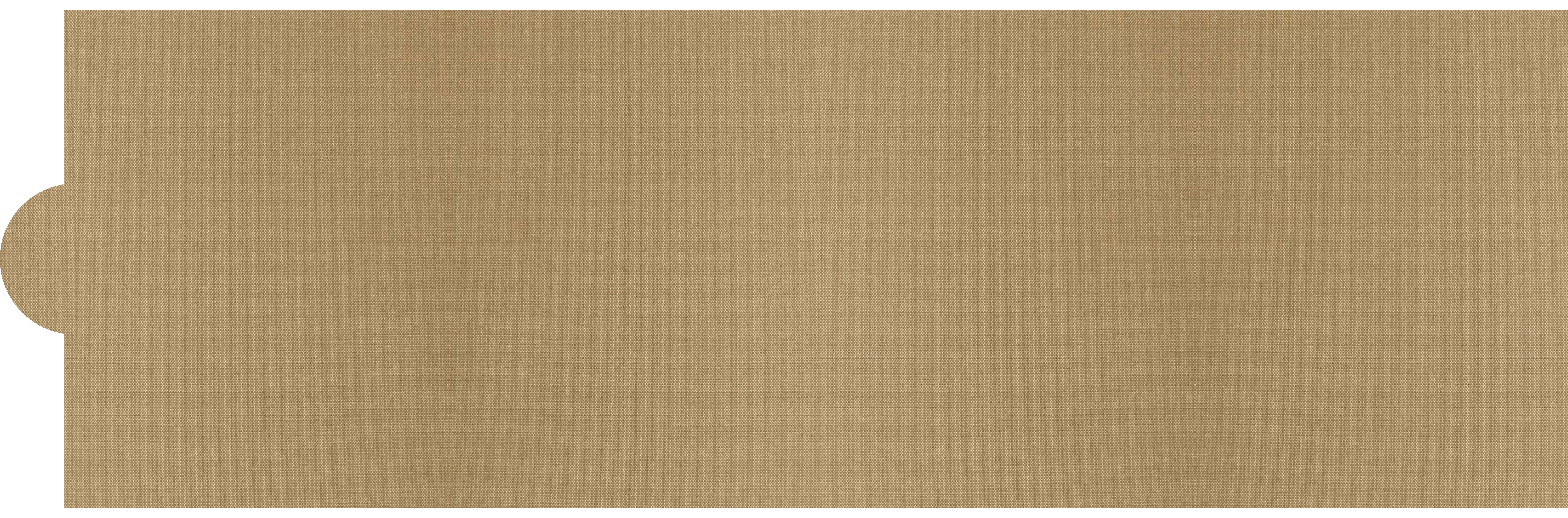
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| Cochin | Kottayam | Thiruvananthapuram | Kannur | Perinthalmanna | Dubai |

THE  
EARTHLY  
ROYALTY



**ROYAL MULBERRY**  
MALAPARAMBA, CALICUT









**ROYAL MULBERRY**

MALAPARAMBA, CALICUT

Architectures are thoughtful designs of space. Some stand out tall and take our breath away. Some breathe in an air of luxury and yet some others are just about making the world a much simpler and convenient place to live in.

**Royal Mulberry** - a thoughtful design concept by Malabar Developers.



# location map



Estadio Sports Center	750 M
Malaparamba Junction	1 Km
Civil Station	3 Km
Private Bus Stand	6.0 Km
KSRTC Bus Stand	6.5 Km
Mananchira Square	6.7 Km
Calicut Beach	7.3 Km
Railway Station	7.5 Km

<b>Hospital</b>	
Iqraa Hospital	1.5 Km
Nirmala Hospital	3.8 Km
Baby Memorial Hospital	4.5 Km
Medical College	5.5 Km

<b>Schools &amp; Colleges</b>	
Providence Women's College	250 M
Veda Vyasa Vidyalayam	500 M
Silver Hills	2.4 Km
School of Mathematics	3.5 Km
IIM Calicut	8 Km
NIT Calicut	16 Km

<b>Churches &amp; Temples</b>	
Mosque	2.5 Km
St. Antony's Church	3.2 Km
Koottanchery Temple	3.5 Km

<b>Super Markets</b>	
Devans Super Market	300 M
Daymart Super Market	2 Km

it's all about  
convenience!

Set in the quaint backdrop of Malaparamba, Calicut, the 2 & 3 BHK Royal Mulberry, beside the national highway gives exclusive access to a lifestyle of unrivalled sophistication. Step into the most happening streets of Calicut - the Florican Hill Road, located near the Providence Women's College at Malaparamba, and know, you are well connected - schools, colleges, hospitals, malls - you name it and you'd find it here. Assuring the best of lifestyles at the quietude of your home cocooned in nature's embrace and well within the city limits, makes this irreconcilable residential space in Calicut, a matter of exclusivity.







**bold architecture  
meets nature**

French windows encircling the apartments with vegetable garden spaces along with great indoor ventilation, bring in fresh air. The depth and richness brings a soft romance to the thoughtful space at Royal Mulberry.





swimming pool

a host  
of amenities

Royal Mulberry celebrates ease and recreation with a carefully selected range of luxury amenities for every resident to enjoy, including a pool deck and rooftop track taking in the panoramic skyline view of the city. Experience privacy, comfort and convenience in one setting.





landscaped terrace

earth  
made green

Come home to the greener side of life at Royal Mulberry. We took a step further and brought you closer to nature with green plants growing on in the outsides of your brick walls. The effect is uplifting, the canvas rich with possibilities.



air conditioned gym



recreation area



Pool Table | Snooker Table | Chess Board | Deck Area

# specification



## FLOORING

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

Living / Dining	:	Vitrified 60x60 / Equivalent
Bedrooms	:	Vitrified 60x60 / Equivalent
Kitchen	:	Vitrified 60x60 / Equivalent
Work Area	:	Vitrified 60x60 / Equivalent
Balcony	:	Vitrified 60x60 / Equivalent
Toilets - Floor	:	Anti-skid Ceramic / Equivalent
Cladding	:	Porcelain / Equivalent



## ELECTRICAL

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

Switches	:	Legrand / MK / Equivalent
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## JOINERIES

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

Main Door	:	Designer Veneered Flush Door / Equivalent
Internal Doors	:	Moulded Panel Doors / Equivalent
Toilet Doors	:	Flush Doors / Equivalent





### PLUMBING

Elegant sanitary fittings to add that glitter of beauty to the bathrooms.

CP Fittings : Roca / Grohe / Equivalent- Mixer With Diverter

Sanitary : Roca / Vitra / American Standard / Equivalent

Type : Wall Hung With Concealed Cistern / Equivalent



### PAINTING

Painting walls into masterpieces with subtle strokes and texture.

Wall : Putty + Emulsion

Ceiling : Putty+ Distemper

External : Waterproof Emulsion

Toilet Ceiling : Grid With Metal Ceiling



### WINDOWS

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

Ventilators : UPVC / Equivalent

Door / Window : UPVC / Equivalent



### ELEVATORS

Fully automatic high speed elevators to lift your spirits

Lift : Stainless Steel Door In Ground  
Floor, Stainless Steel Car-anti Scratch

Lift Cladding : Vitrified Tiles / Equivalent



### PARKING

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

Parking : VDF with Epoxy / Equivalent



### COMMON AREA

Step in to one of the most beautiful common area that is there, with our beautiful interiors, magnificent design and the roof so high above that you will feel as though you have entered a chapel.

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

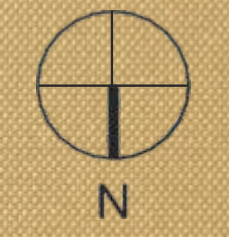
Disclaimer : All measurements, elevations, colour schemes and specifications shown in the brochure are subject to minor variations without specific or general notice. All such alterations /variations are purely at the discretion of the builder.

**floor plans**

The text "floor plans" is centered on a textured, light brown background. It is flanked by decorative swirls: a larger one above the 'r' and a smaller one below the 'p'. The swirls are composed of thin, dark lines.

GROUND FLOOR PLAN





FIRST FLOOR PLAN



2<sup>ND</sup> TO 7<sup>TH</sup> FLOOR PLAN



8<sup>TH</sup> FLOOR PLAN

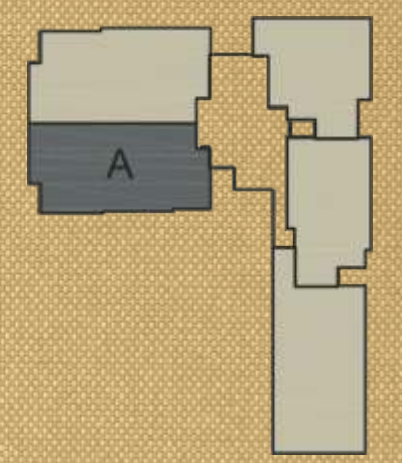


9<sup>TH</sup> & 10<sup>TH</sup> FLOOR PLAN





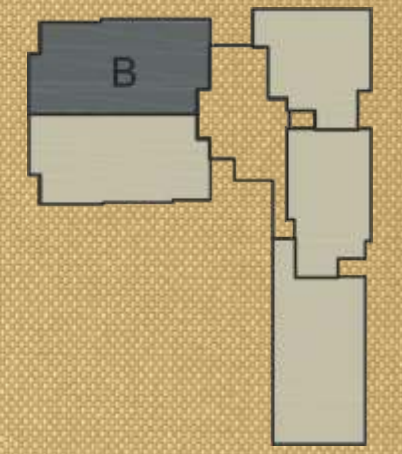
TERRACE FLOOR PLAN



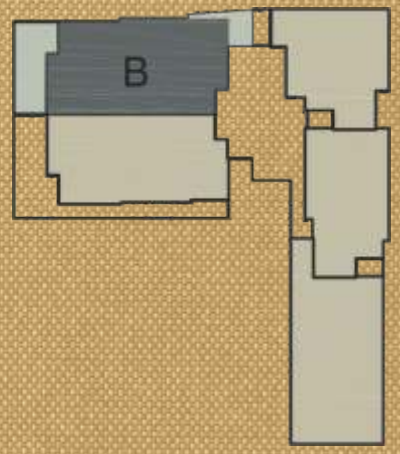
**UNIT A (3 BHK)**  
2<sup>ND</sup> TO 7<sup>TH</sup> FLOOR  
Area: 1470 Sq.Ft. (136.66 Sq. M)



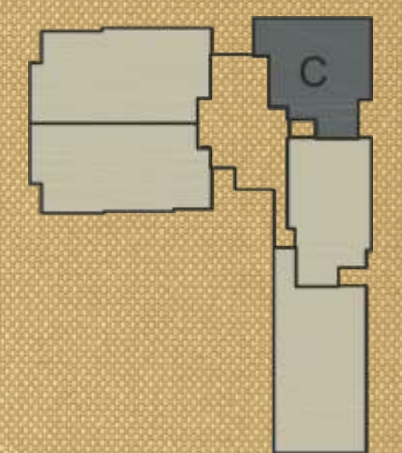
**UNIT A (3 BHK)**  
**FIRST FLOOR**  
Area: 1470 Sq.Ft. (136.66 Sq. M)  
Deck Area: 511.28 Sq.Ft.



**UNIT B (3 BHK)**  
 2<sup>ND</sup> TO 7<sup>TH</sup> FLOOR  
 Area: 1577 Sq.Ft. (146.56 Sq. M)



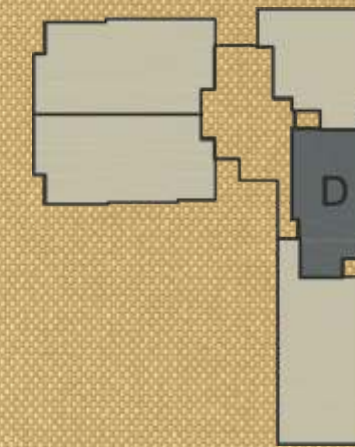
**UNIT B (3 BHK)**  
**FIRST FLOOR**  
Area: 1577 Sq.Ft. (146.56 Sq. M)  
Deck Area: 342 Sq.Ft.



**UNIT C (2 BHK)**  
2<sup>ND</sup> TO 7<sup>TH</sup> FLOOR  
Area: 1082 Sq.Ft. (100.52 Sq. M)



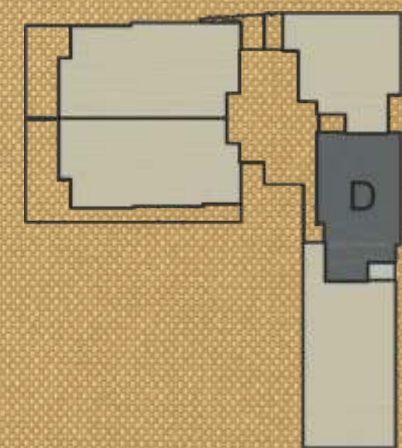
**UNIT C (2 BHK)**  
**FIRST FLOOR**  
Area: 1082 Sq.Ft. (100.52 Sq. M)  
Deck Area: 51 Sq.Ft.



**UNIT D (2 BHK)**  
2<sup>ND</sup> TO 7<sup>TH</sup> FLOOR  
Area: 1078 Sq.Ft. (100.22 Sq. M)



**UNIT D (2 BHK)**  
**FIRST FLOOR**  
Area: 1078 Sq.Ft. (100.22 Sq. M)  
Deck Area: 38 Sq.Ft.

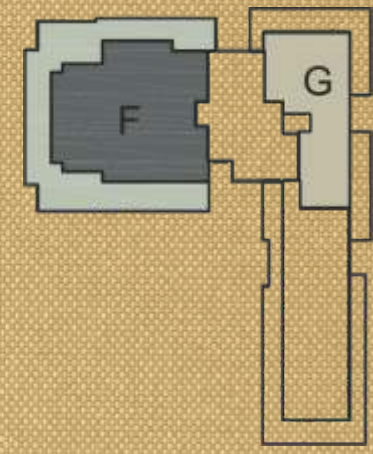


**UNIT E (3 BHK)**  
**1<sup>ST</sup> TO 7<sup>TH</sup> FLOOR**  
Area: 1552 Sq.Ft. (144.26 Sq. M)





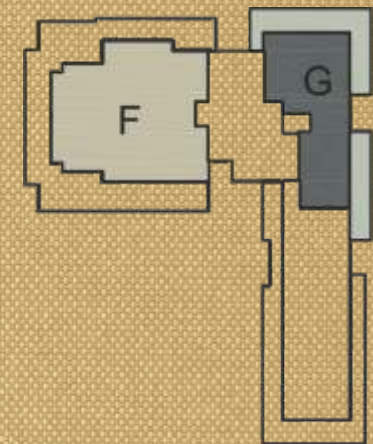
**UNIT F (4 BHK)**  
9<sup>TH</sup> & 10<sup>TH</sup> FLOOR  
Area: 1986 Sq.Ft. (184.60 Sq. M)



**UNIT F (4 BHK)**  
**8<sup>TH</sup> FLOOR**  
Area: 1986 Sq.Ft. (184.60 Sq. M)  
Deck Area: 1217 Sq.Ft.

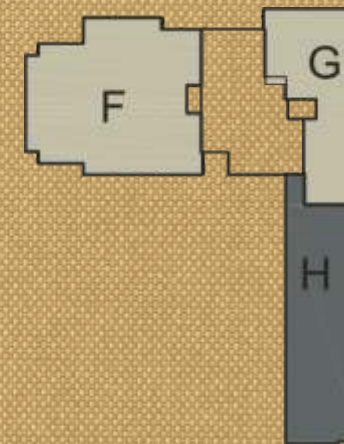
**UNIT G (2 BHK)**  
9<sup>TH</sup> & 10<sup>TH</sup> FLOOR  
Area: 1165 Sq.Ft. (108.23 Sq. M)





**UNIT G (2 BHK)**  
**8<sup>TH</sup> FLOOR**  
 Area: 1165 Sq.Ft. (108.23 Sq. M)  
 Deck Area: 556 Sq.Ft.

**UNIT H (2 BHK)**  
9<sup>TH</sup> & 10<sup>TH</sup> FLOOR  
Area: 1504 Sq.Ft. (139.81 Sq. M)



making  
golden  
dreams  
real

Malabar Developers (P) Ltd., is the real-estate development division of Malabar Group that is into the construction of villas and apartments in different parts of the state, apart from the commercial projects spread all over India and abroad. Creating a superior living environment with commitment to quality is the bottom-line of the brand. Within a short span of time we have already completed many housing projects and still more are nearing completion. Further we have several ongoing projects of villas and apartments across the states and township projects within and outside the state. One of the finest property developers in Kerala, Malabar Developers has vowed to present innovative, efficient and cost effective solutions in residential and commercial spaces.

