



ROYAL MANGROVE

SAROVARAM, KOZHIKODE

Upscale liveable luxury

by



MALABAR
DEVELOPERS

MORE LIFE PER SQ. FT

Life amidst nature



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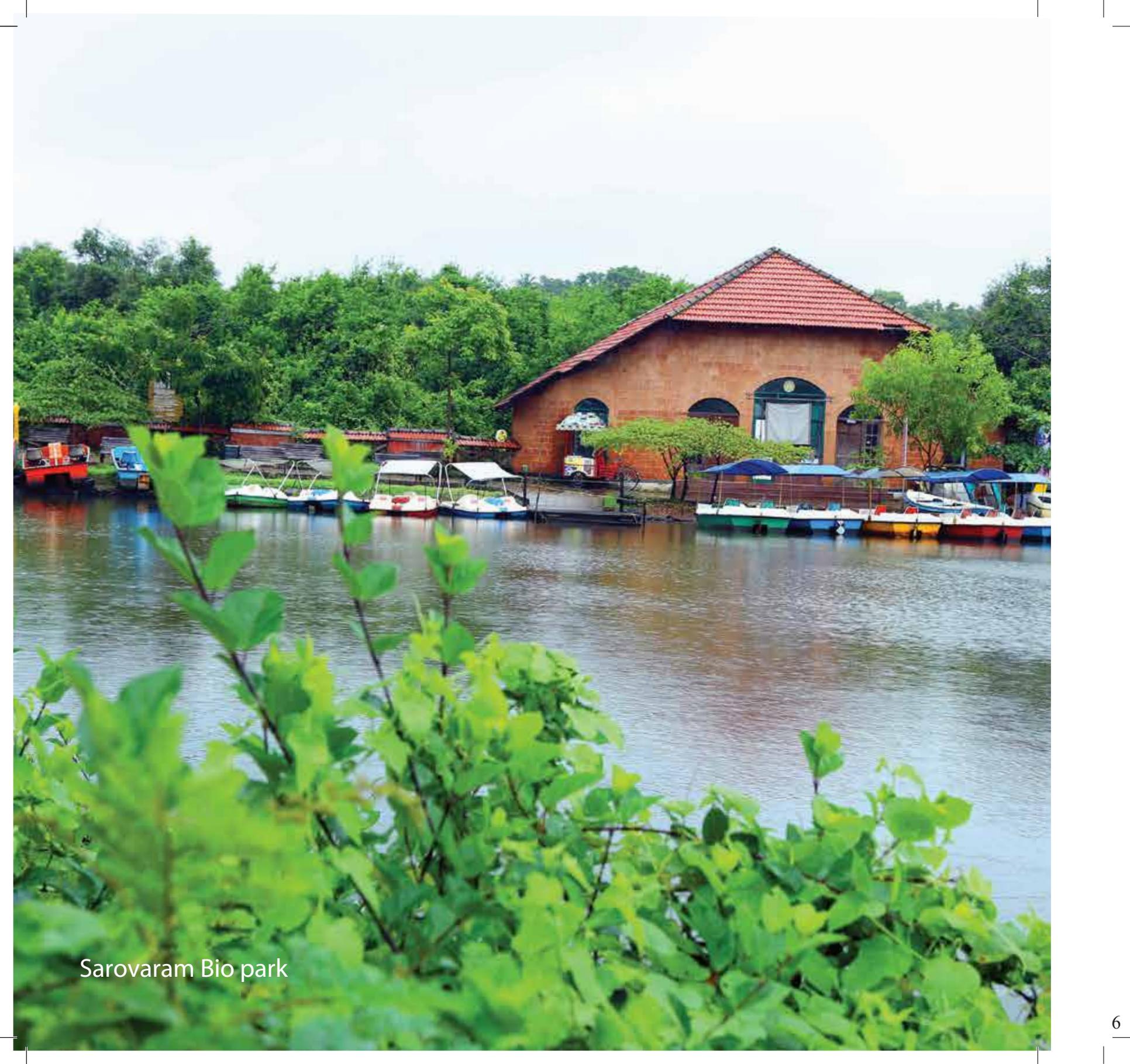




The Royal Mangrove offers uncluttered and expansive homes with complete privacy, and creates a sense of community. An extensive range of thoughtful amenities built-in for simplicity and convenience makes The Royal Mangrove one of the most desirable addresses for the discerning.

Comfort Zones

Nature trail • Swimming Pool A/C Gym • Association room • Pool table • Table Tennis Tot lots • Creche • Children's play area Library space Roof top party area • Landscaped garden 24hr security system and CCTV Video door-phone Generator back-up for apartments



Sarovaram Bio park

Open your windows to the Sarovaram Bio Park. A multi-crore, eco-friendly bio-park meant for conservation of the wetlands. Spread over 200 acres, the bio park is rich in mangrove species, mangrove associate species and a range

Picture Perfect

of other flora and fauna. The Sarovaram Bio Park project area consists of a canal walkway, boating facilities, otter park, butterfly park among many other sights to savour.



ERANJIPALAM JUNCTION


ROYAL MANGROVE
SAROVARAM, KOZHIKODE



OLD PASSPORT OFFICE



ROYAL EMPRESS

JAWAHAR NAGAR



SAROVARAM
850 METERS



KP Chandran Rd

MINI BYPASS




BABY MEMORIAL
HOSPITAL
3.6 km

Location map

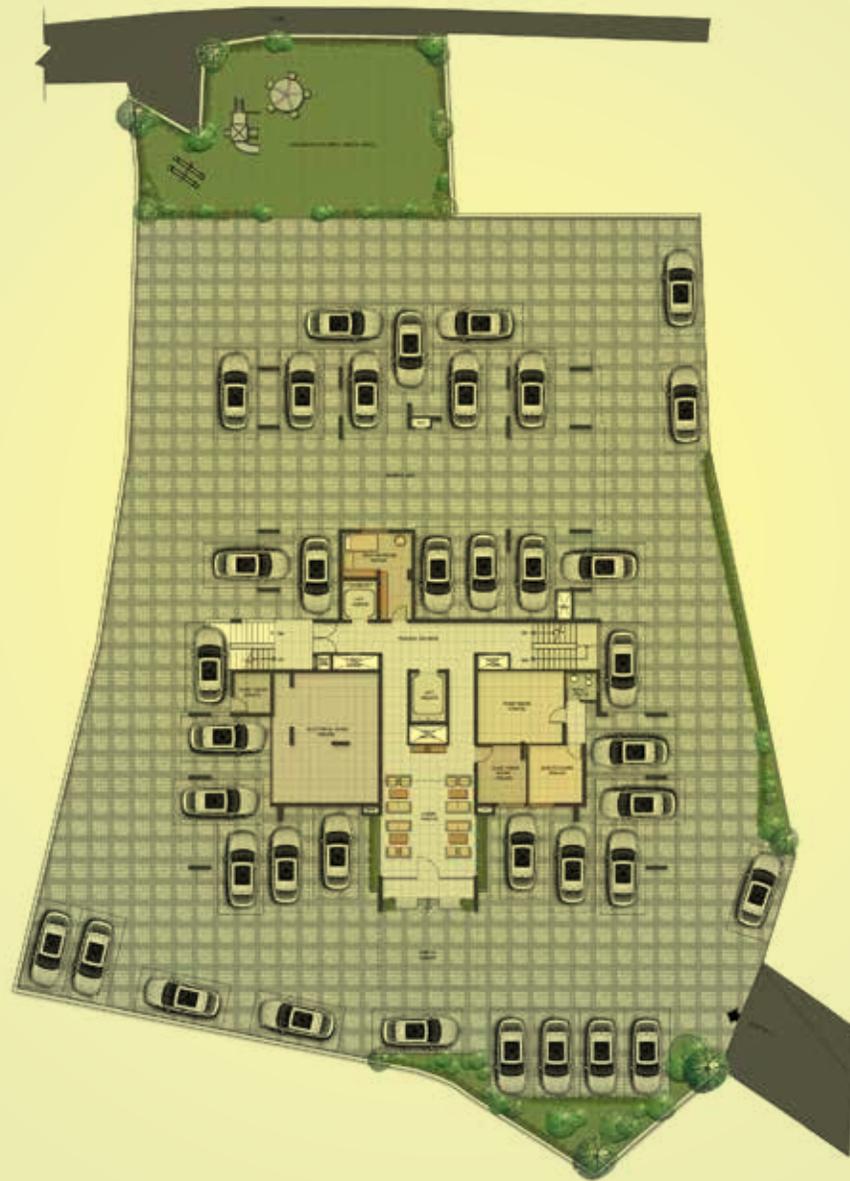
MINI BYPASS

The Royal Mangrove is set close to the Sarovaram Bio Park, right next to the NH Bypass between Eranjipalam and the Baby Memorial Hospital. It enjoys excellent connectivity through rail, road and air travel. It is also in close proximity to various schools, hospitals and IT hubs. Stayaway from the busy life and yet stay connected.

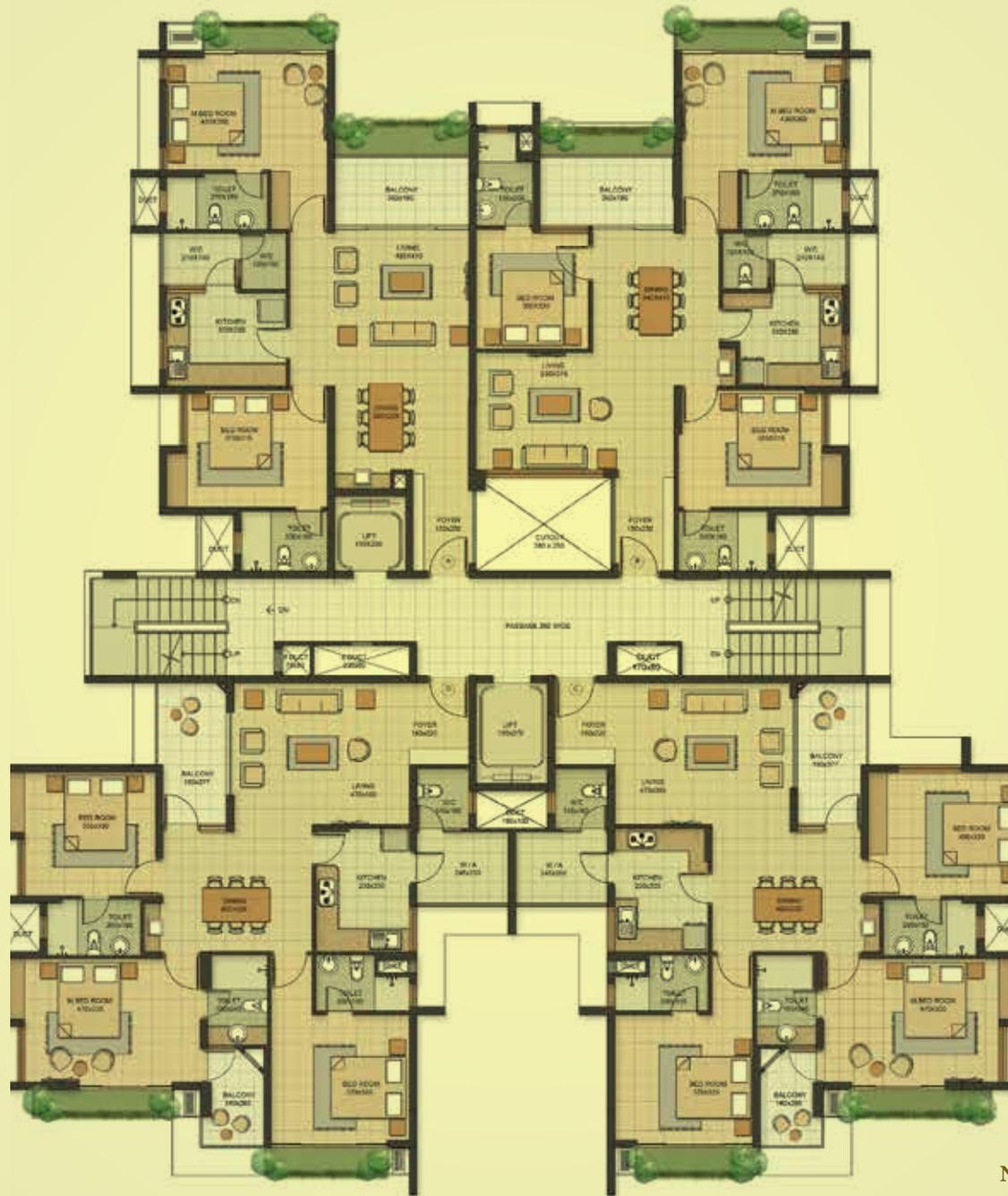
Nexus Point

Sarovaram biopark-850 meters Malabar Hospital -
400 mtrs • Baby Memorial Hospital - 3.6 km Silver Hills
School - 4.9 km Focus mall - 4 km RP mall - 4 km Bus
Depot - 4 km • Railway Station - 4 km Airport - 30 km
Malabar Christian college - 4 km

OVERALL SITE PLAN

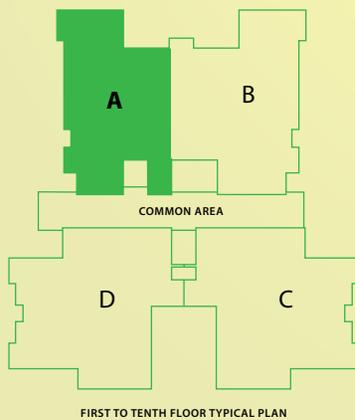


TYPICAL FLOOR PLAN

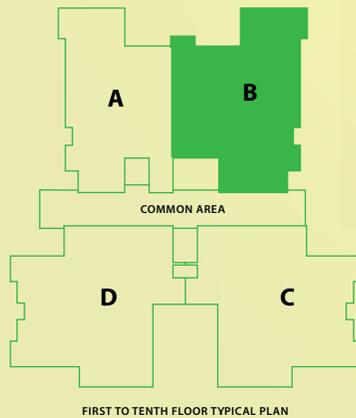


TYPE [A]
2BHK

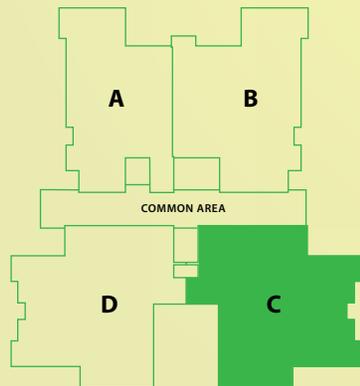
sq. ft.
1301



TYPE [B]
3BHK
sq. ft.
1488



TYPE [C]
3BHK
sq. ft.
1701

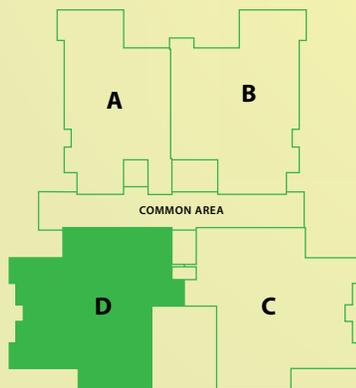


FIRST TO TENTH FLOOR TYPICAL PLAN



TYPE [D]
3BHK

sq. ft.
1690

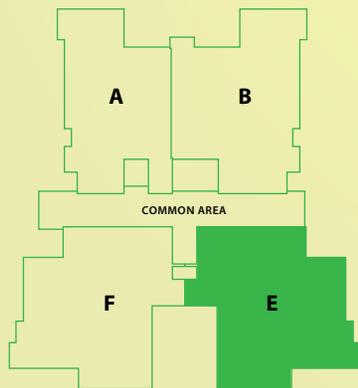


FIRST TO TENTH FLOOR TYPICAL PLAN



TYPE [E]
3BHK

sq. ft.
1653

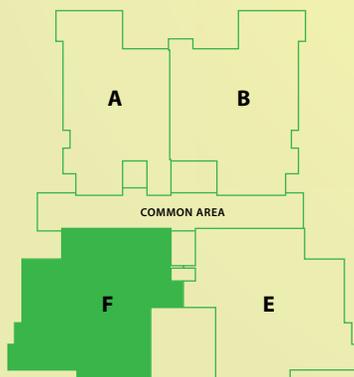


ELEVENTH & TWELFTH FLOOR TYPICAL PLAN



TYPE [F]
3BHK

sq. ft.
1653



ELEVENTH & TWELFTH FLOOR TYPICAL PLAN



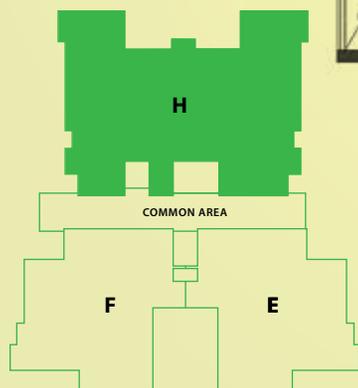
13th FLOOR PLAN Pent House

sq. ft.
2790



TYPE [H]
4BHK(optional)

sq. ft.
2790



SPECIFICATIONS

FLOORING: Premium vitrified tiles.

KITCHEN: Black granite counter top with stainless steel sink and drain board. 2 feet dado with ceramic tiles above counter. Provision for water purifier, washing machine in work area, dishwasher and centralized gas system.

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. Hot and cold water mixers in shower. Wall mounted closet (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 and CP fittings: GROHE
High quality PVC water pipelines, drainage and storm water pipes.

ELECTRICAL: Three phase power supply with superior quality PVC insulated
FRLS cables. Modular switches: Legrand Arteor. A/C provision for all
bedrooms and living rooms.

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.

MODEL APARTMENT







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