



YOUR STOREY IN HISTORY







## - SEAWILLOW - HISTORY REPEATS ITSELF

Welcome to Seawillow and book your place in history. Yes, you will be living in one of the finest residential settings in the world, in an area replete with history.

It is just 500 meters away from the place where the Don Francisco De Almeida, first Portuguese Viceroy, laid the foundation stone for St. Angelo Fort on 23rd October, 1505. It is next to the place where Arakkal Museum is situated.

It is in a place from where the Arabian Sea, the dense coconut trees, the fishing boats and natural harbor Moppila Bay can be seen. It is also the place where many projects are underway, to beautify the area while retaining its antiquity. Golden jubilee ecological park, the place to refresh and recharge is just a walk away.

**IT IS AS GOOD AS IT CAN GET  
FOR A GREAT LIFESTYLE!**





OPEN YOUR **WINDOW**  
TO THE **BEAUTY** OF  
**THE ARABIAN SEA!**

#### **MORE LIFE PER SQ.FT**

At Malabar Developers - a synonym of trust, tradition and integrity - our objective is to provide wide array of constructional solutions by adopting suitable technologies for ascertaining qualitative works and timely delivering of projects, fulfilling customers expectations and improving with every step. Teamed with professionals equipped with dedication, competence and extensive experience in construction industry, we elegantly design residential and commercial spaces and the satisfied customers stand testimony to our credentials as better builders.





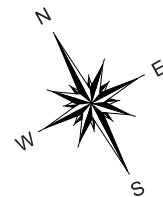
## EXPERIENCE THE WHISPERS OF MAJESTY

The majesty of history, the grandeur of nature and the comfort of modern life blend in harmony at Seawillow with echoes of serenity inside and outside. Because you have chosen to live a life of joy and comfort, we have taken no chances. It is luxury, comfort and style all the way with grandness sparkling in every detail. Added to this are some remarkable features and amenities to make your life truly outstanding. Seawillow indeed sets new standards for a happy family living.

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

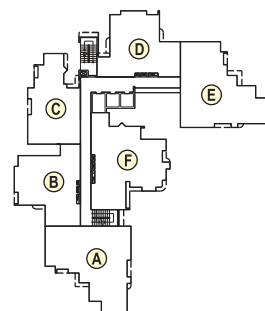


## TYPICAL FLOOR PLAN [4<sup>th</sup> to 19<sup>th</sup> floor]



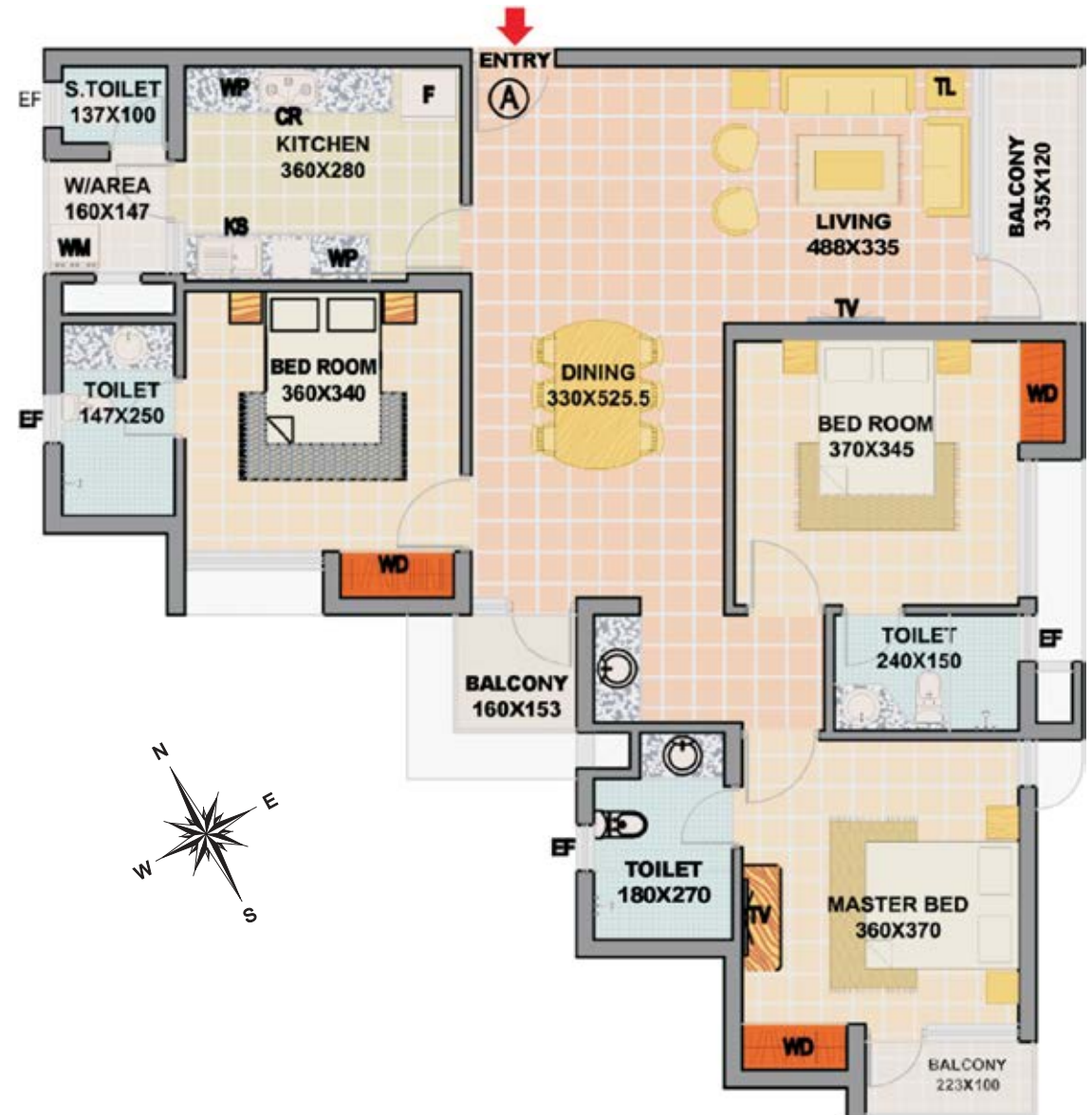
### LEGEND:

- TV : TELEVISION POINT.
- TL : TELEPHONE POINT.
- WD : SPACE FOR WARDROBE.
- AC : SPACE FOR AIR CONDITIONER.
- F : SPACE FOR FRIDGE.
- CR : SPACE FOR COOKING RANGE.
- KS : STAINLESS STEEL KITCHEN SINK.
- WM : SPACE FOR WASHING MACHINE.
- EF : OPENING FOR EXHAUST FAN
- WP : WORKING PLATFORM.



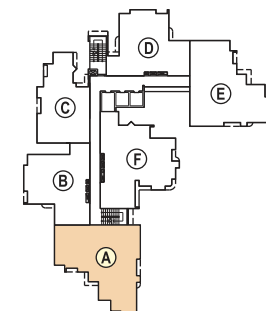
- \* Dimensions may vary slightly during construction.
- \* Furniture and fixtures are indicative only.
- \* All dimensions are in centimeters.
- \* Plans and areas are subjected to minor changes.

## TYPE A-3 BED UNIT [Flat area = 1713 sq.ft.]



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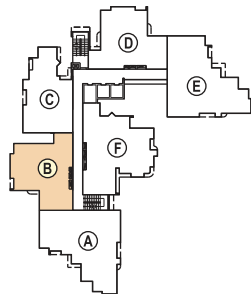
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**TYPE B-2 BED UNIT**  
[Flat area = 1319 sq.ft]



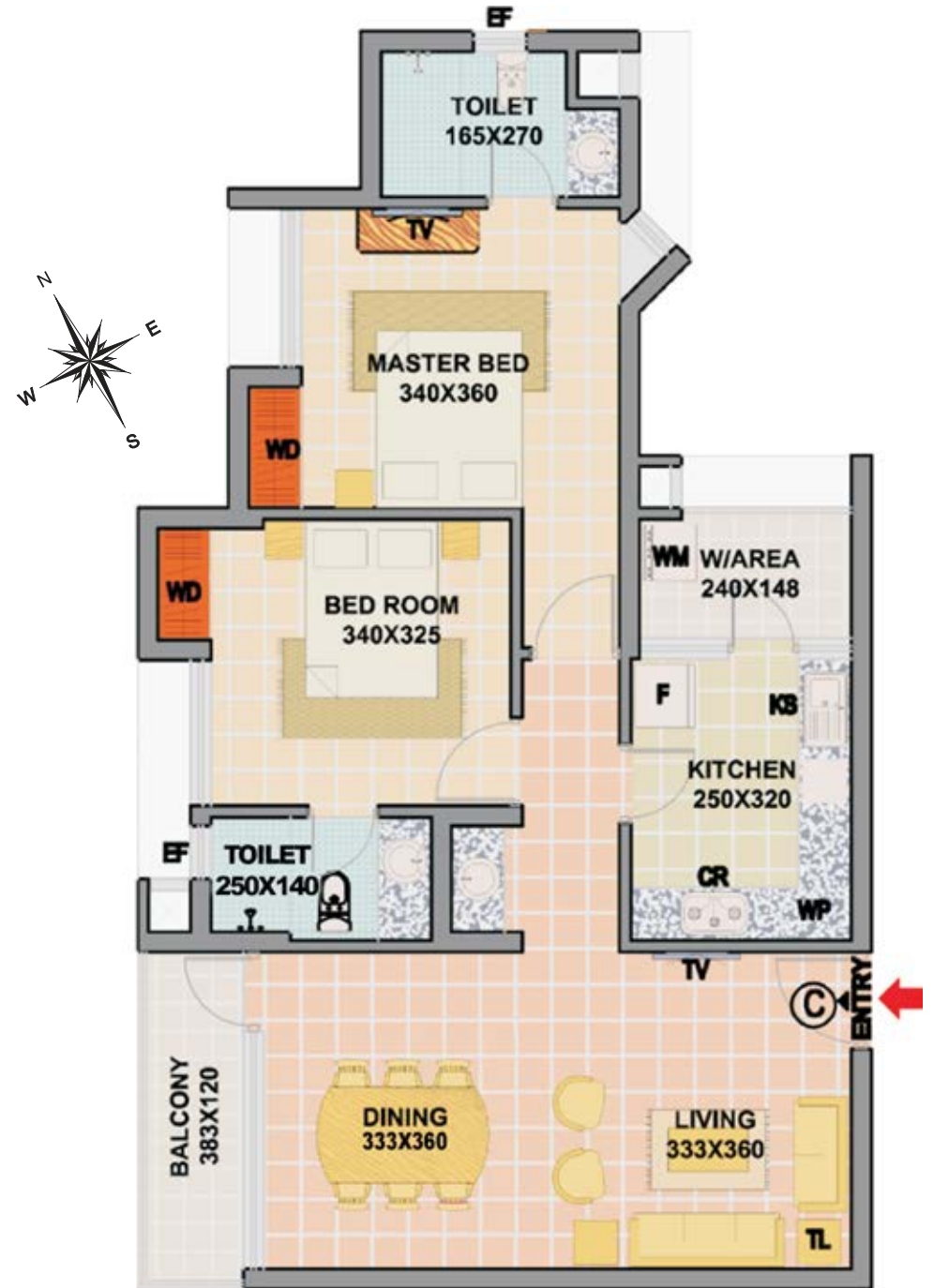
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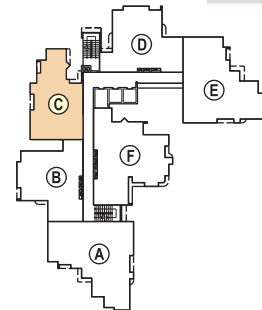
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**TYPE C-2 BED UNIT**  
[Flat area = 1213 sq.ft]



**LEGEND:**

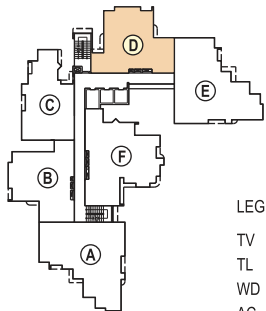
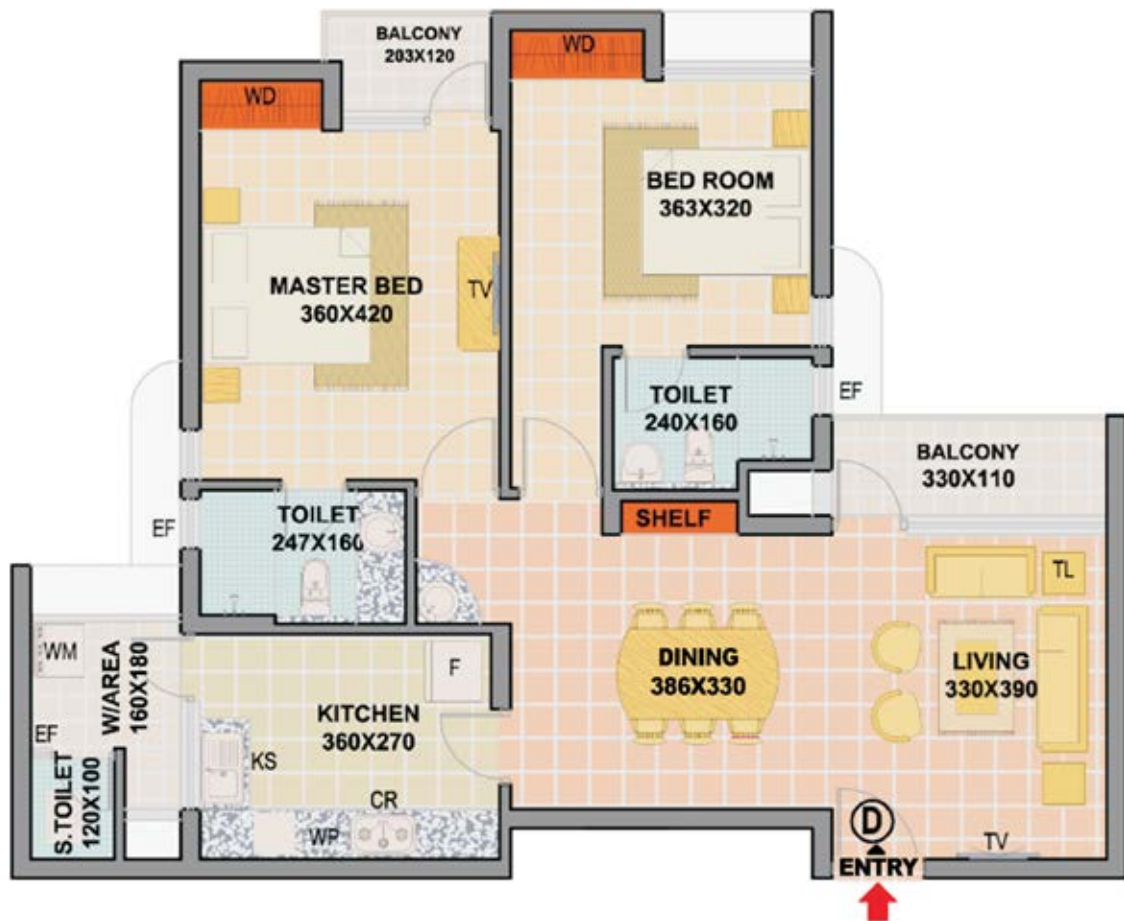
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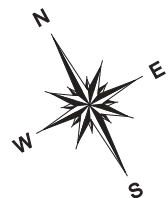


**TYPE D-2 BED UNIT**  
[Flat area = 1323 sq.ft]



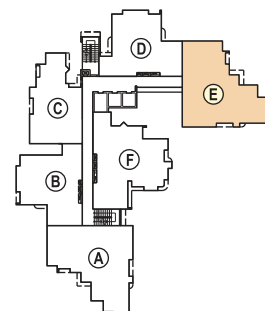
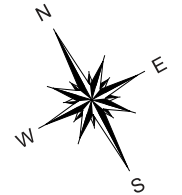
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**TYPE E-3 BED UNIT**  
[Flat area = 1713 sq.ft]

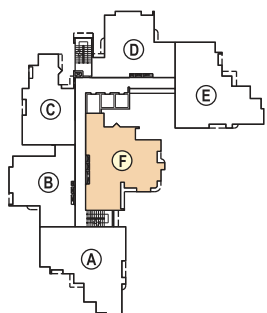


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**TYPE F-3 BED UNIT**  
[Flat area = 1654 sq.ft]



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**AMENITIES**

- Swimming pool with jacuzzi.
- Fully equipped A/C fitness centre.
- A/C mini theatre.
- Indoor games / Snooker parlour.
- Children's play area.
- Video door phone system.
- Grand AC entrance lobby.
- A/C master bedroom.
- Intercom facility between apartments and guard house.
- Rain water harvesting.
- Creche.
- First aid room.
- Roof top party area.
- Common library space.
- 24 hours security.
- Internet connection and EPBAX.
- Generator backup.
- Provision for net connectivity.
- Provision for Cable TV connection.
- Car parking with visitors' car facility.
- CCTV with separate security monitoring office.
- Landscaped garden.
- Association room.

**SPECIFICATIONS**

**STRUCTURE:** RCC framed structure. Outside 20cm thick laterite/brick wall, inside 10 cm thick wire cut brick wall.

**DOOR:** Hardwood frame (irul or equivalent). Teak wood for the front door. Paneled moulded for inner doors.

**PAINTING:** Living, dining and bedrooms - emulsion finish over putty coating. Outside-exterior emulsion.

**TOILETS:** Wall tiles up to 2.1 m height. Provision for geyser in the master bedroom.

**GENERATOR:** For lifts, common lights, water pump etc. Selected points in apartments.

**GENERAL FLOORING:** Vitrified tiles.

**WINDOWS:** UPVC frame with MS grills and glass.

**KITCHEN:** Granite top working table. Stainless steel sinks with drain board.

**ELECTRICAL:** Three phase power supply with concealed wiring and modular switches.







## LOCATION MAP



## TERMS AND CONDITIONS

- All payments are to be made as per schedule of payments provided in the price list. M/s Malabar Developers (P) Ltd., reserves the right to change, without notice, the price and schedule of payment before allotment is confirmed. Once the allotment is confirmed the price is firm.
- Taxes and levies, stamp duties, fees and other expenses incidental to the registration of the documents, K.S.E.B/KWA deposits, transformer and underground cable distribution charges and other expenses incidental to power and water connection charges, building tax, property tax and any other taxes applicable, contribution towards Kerala Construction workers welfare Fund, One-time village building tax and other statutory charges shall be met by the applicant. However, no responsibility shall be accepted for any delay beyond company's control in obtaining these services from statutory bodies and the applicant shall meet all expenses incurred for providing temporary supplies for occupation of the premises.
- Dimensions and details provided in the accompanying literature are approximate and are subject to alteration,
- The builder reserves the right to accept/reject the application. This will not confer any contractual right on the applicant.
- The allotment letter confirming the booking shall be issued on receiving the final building license.





**CREDAI**

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**Call: +91 9961 555 916 | UAE: +971 55 2301 916**

Email: [sales@malabardevelopers.com](mailto:sales@malabardevelopers.com) | [www.malabardevelopers.com](http://www.malabardevelopers.com)

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PROPERTY DEVELOPMENT DIVISION OF MALABAR GOLD & DIAMONDS