

**SILVER**  
**LINDEN**  
UPSCALE HOMESIMEENCHANDA, CALICUT

# SCALE UP YOUR LIFE

**OC RECEIVED : TP7/111347/11**



 **MALABAR  
DEVELOPERS**

Administrative Office:

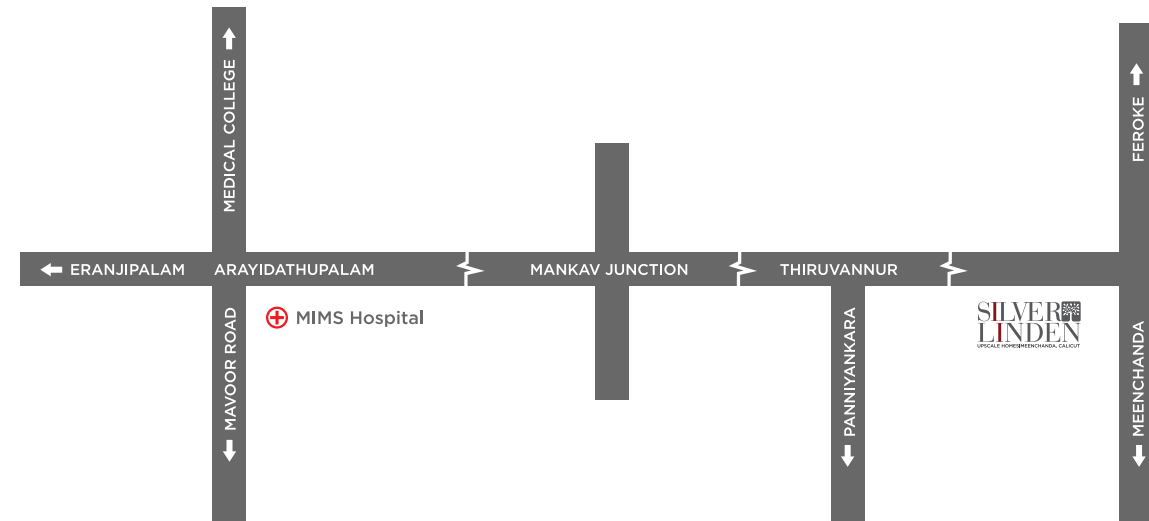
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**For Sales Enquiries Call: 9605 000 916**



# ROUTE MAP



## DISTANCES TO MAJOR DESTINATIONS

Mankav	2.3 km	Railway Station	5.0 km
Aster MIMS	3.7 km	Mofussil Bus Stand	6.2 km
Baby Memorial Hospital	5.5 km	Airport	21.0 km
Medical College	9.5 km	Mosque	300 mtr
Presentation School	7.5 km	Temple	100 mtr
GVHSS	1.0 km	Church	3.5 km
Super Market	200 mtr		
RP Mall	6.0 km		



Over all site plan

COMFORT. CONVENIENCE. LUXURY.

# ALL ON A WHOLE NEW SCALE

Silver Linden Upscale Home is a unique living experience that offers you a luminous lifestyle like never before. Silver Linden is yet another premium luxury project from Malabar Developers, the pioneer builder of South India, reputed for their aesthetic designs, scientifically engineered structure and thoughtful space planning.

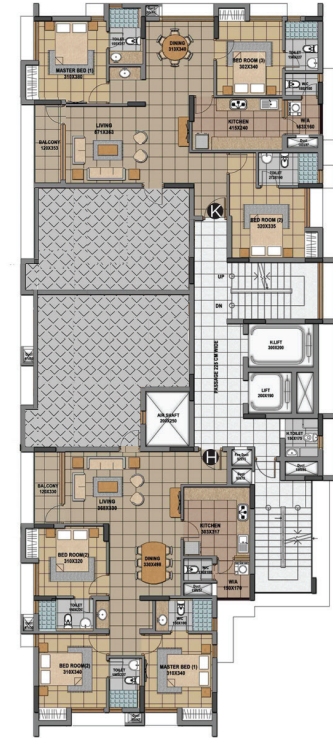
Calicut's first luxury twin towers, beautifully located in the most scenic and serene ambience of Mini Bypass, is just 100 meters away from the Meenchanda Junction. A convenient location providing easy access to key points throughout the city. This ultra-high-rise apartment offers the ultimate urban living experience.

With its grand towers soaring 14 stories having 139 apartments including 2 BHK and 3 BHK layouts and 5 premium Row Houses, Silver Linden is surely the centrepiece of this fastest growing residential area.





**TOWER 1**  
 Typical Floor plan  
 2,6 & 10th

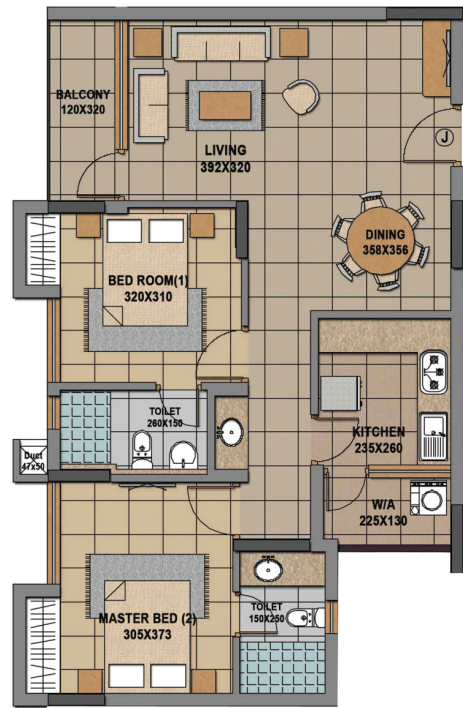
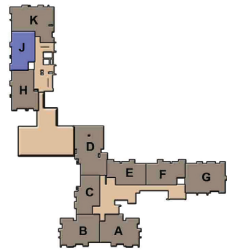


**TOWER 1**  
 12th Floor plan

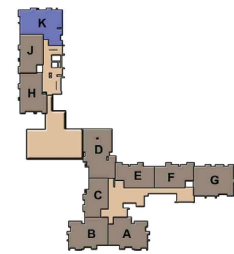


**TOWER 2**  
 Typical Floor plan  
 2,6,10 & 14th

■ Dimensions may vary slightly during construction ■ Furniture and fixture are indicative only



Unit - J, Area - 1123 Sq.ft



Unit - K, Area - 1614 Sq.ft

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# PROXIMITY ON A NEW SCALE

Experience luxury living at its most intimate. Silver Linden with a distinctive design, rises above all as a signature statement of futuristic lifestyle. Indulge in myriad of entertainment and leisure options in the vicinity including malls, parks and more. Conveniently located with easy access to the most happening spots of the city, reputed educational and healthcare institutions.

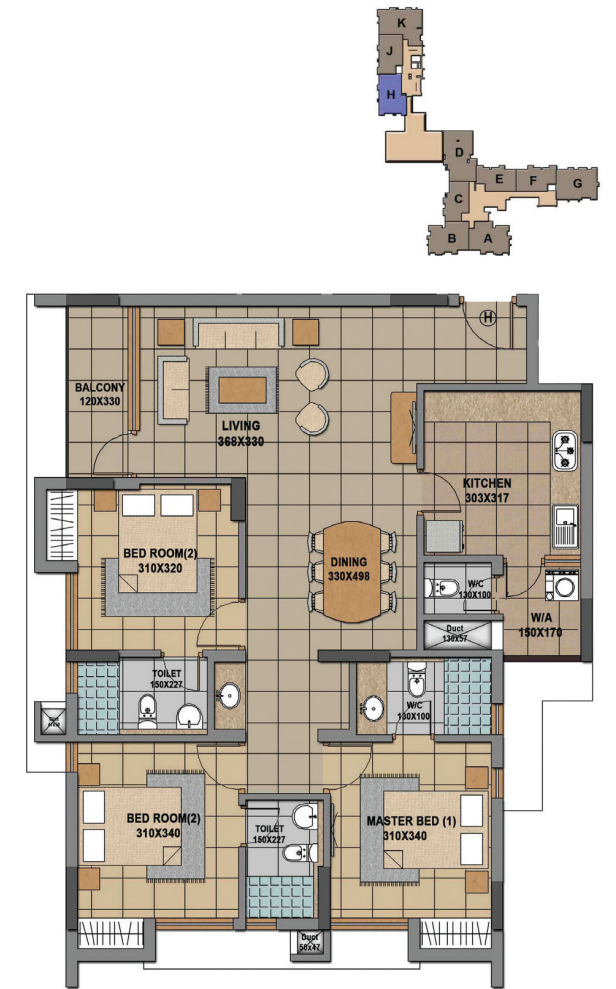
# LIFE IS WORTH SCALING UP

This ultra modern and elegant, twin tower project promises a truly world-class living experience. It will epitomize luxury with exquisite designs and grandeur looks. These apartments are clubbed with all the world class facilities and lifestyle amenities.

The high-rise buildings add a unique feel with its cutting edge architecture, modern amenities and historical charm. Silver Linden is considered simply the finest of Calicut's upscale residence.



Unit - H, Area - 1513 Sq.ft  
Deck Area - 476 Sq.ft

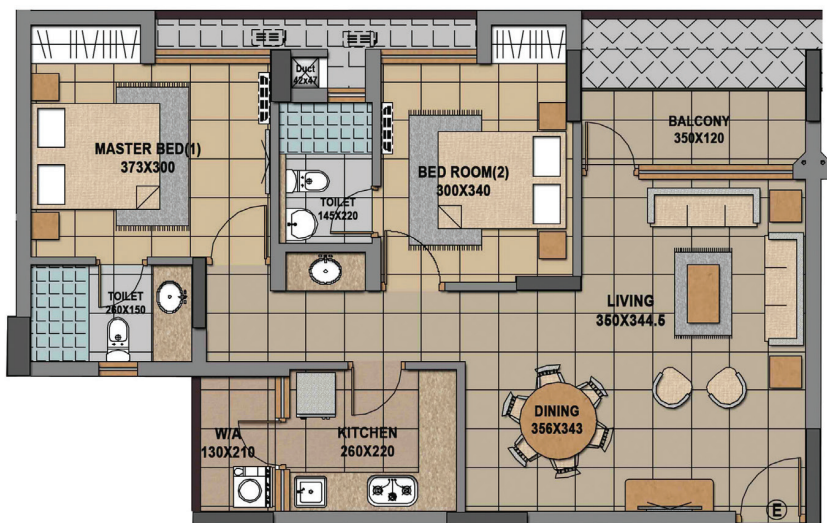
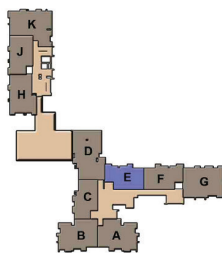


Unit - H, Area - 1513 Sq.ft

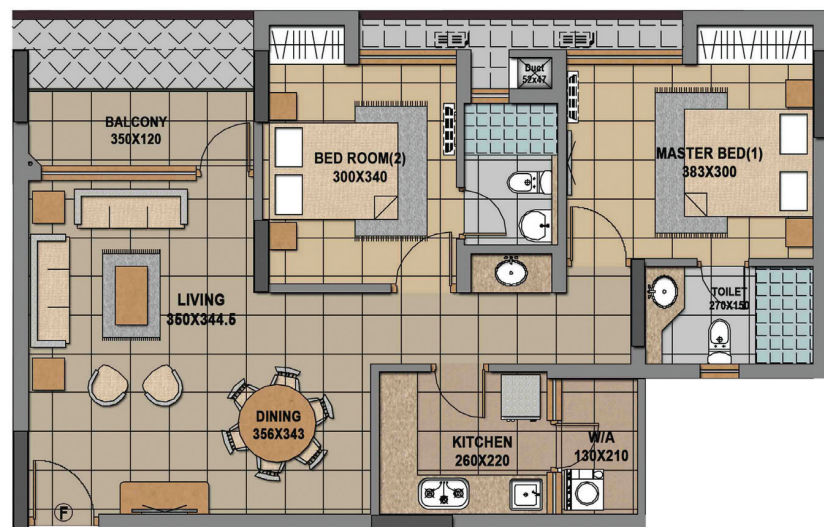
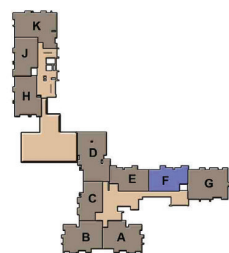
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Unit - E, Area - 1107 Sq.ft



Unit - F, Area - 1113 Sq.ft

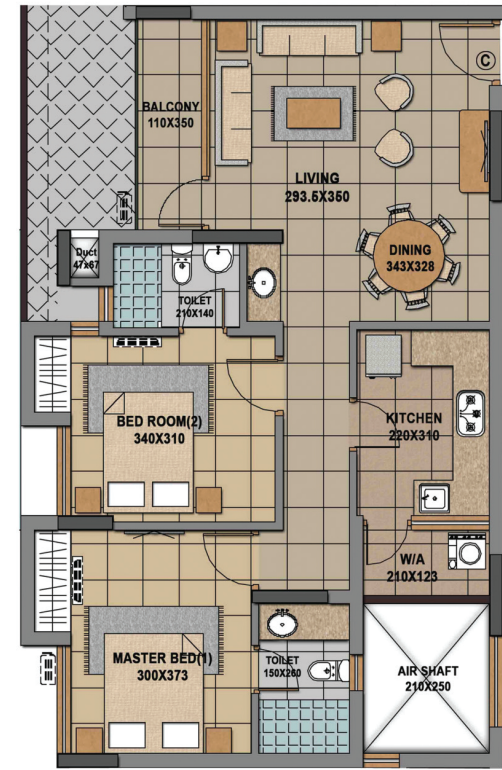
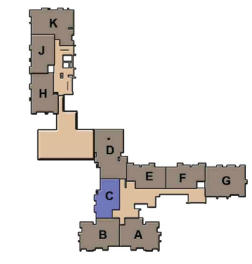
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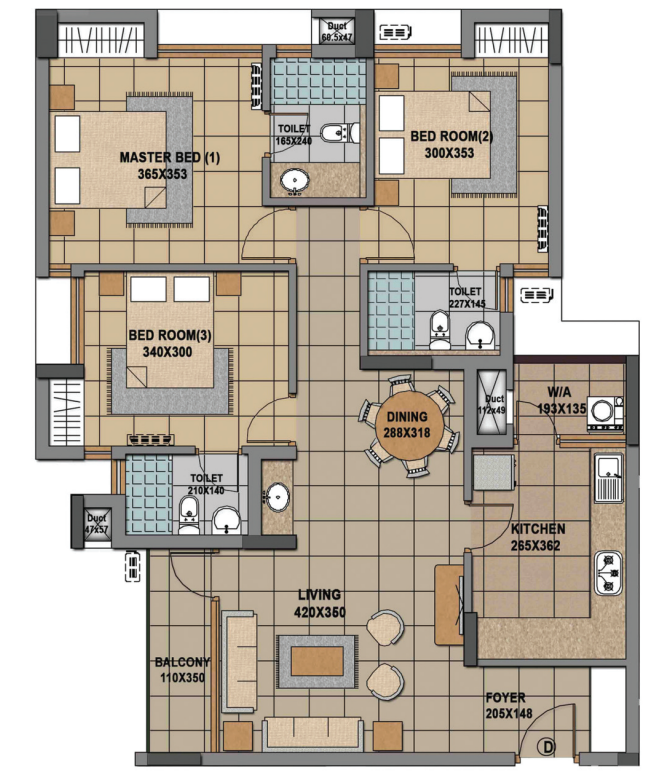
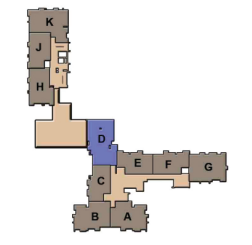
# SILVER LINDEN

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All specifications as per construction agreement only.



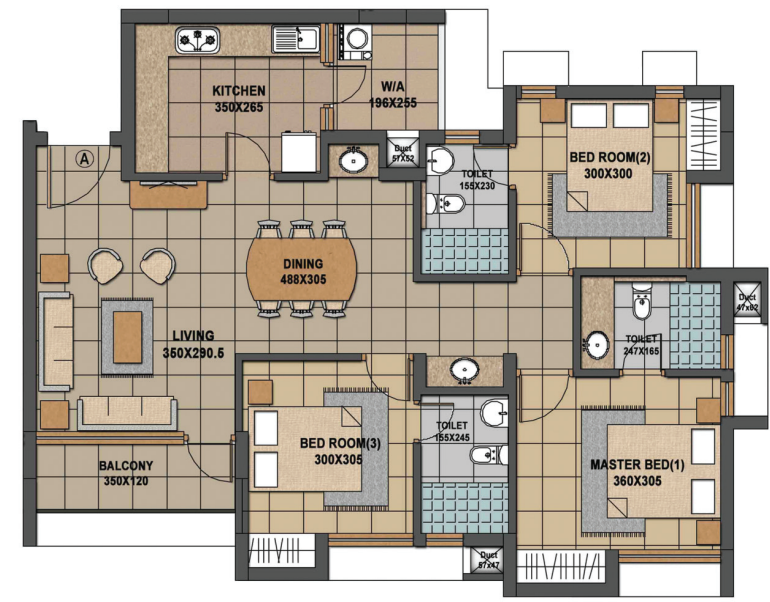
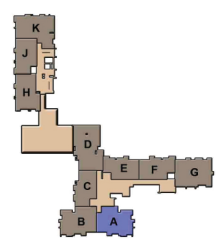
Unit - C, Area - 1085 Sq.ft



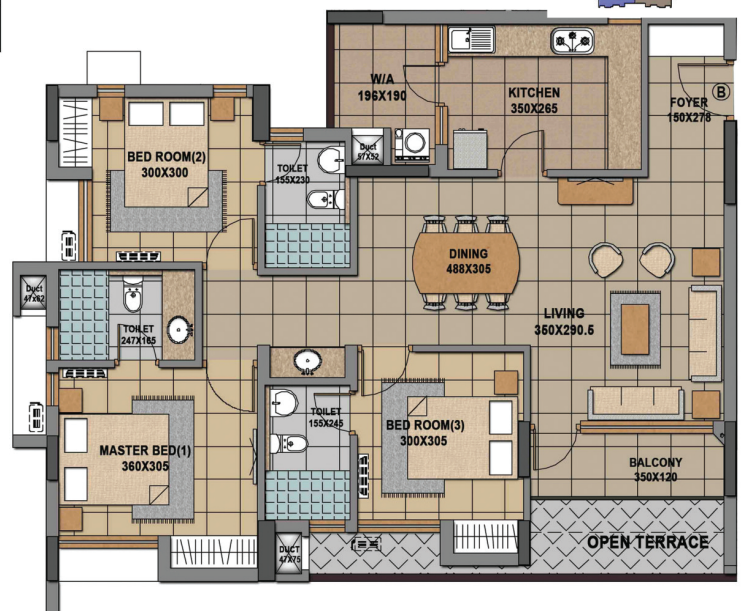
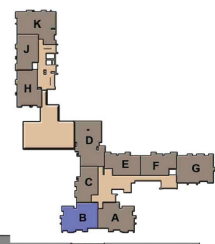
Unit - D, Area - 1449 Sq.ft

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Unit - A, Area - 1394 Sq.ft



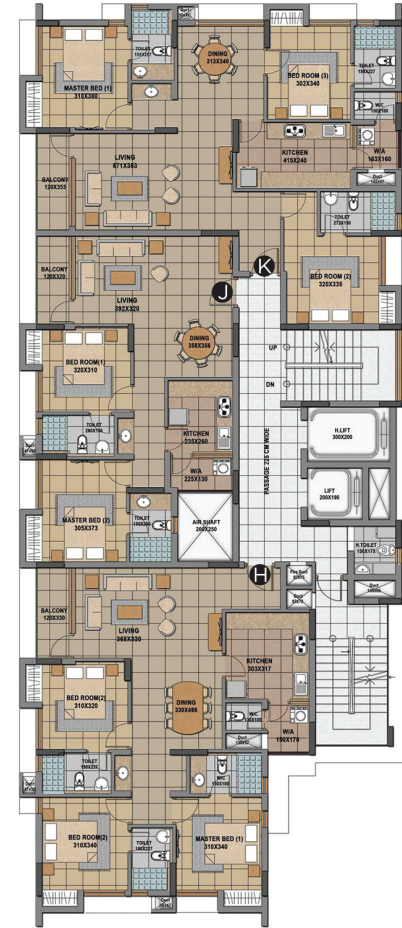
Unit - B, Area - 1436 Sq.ft

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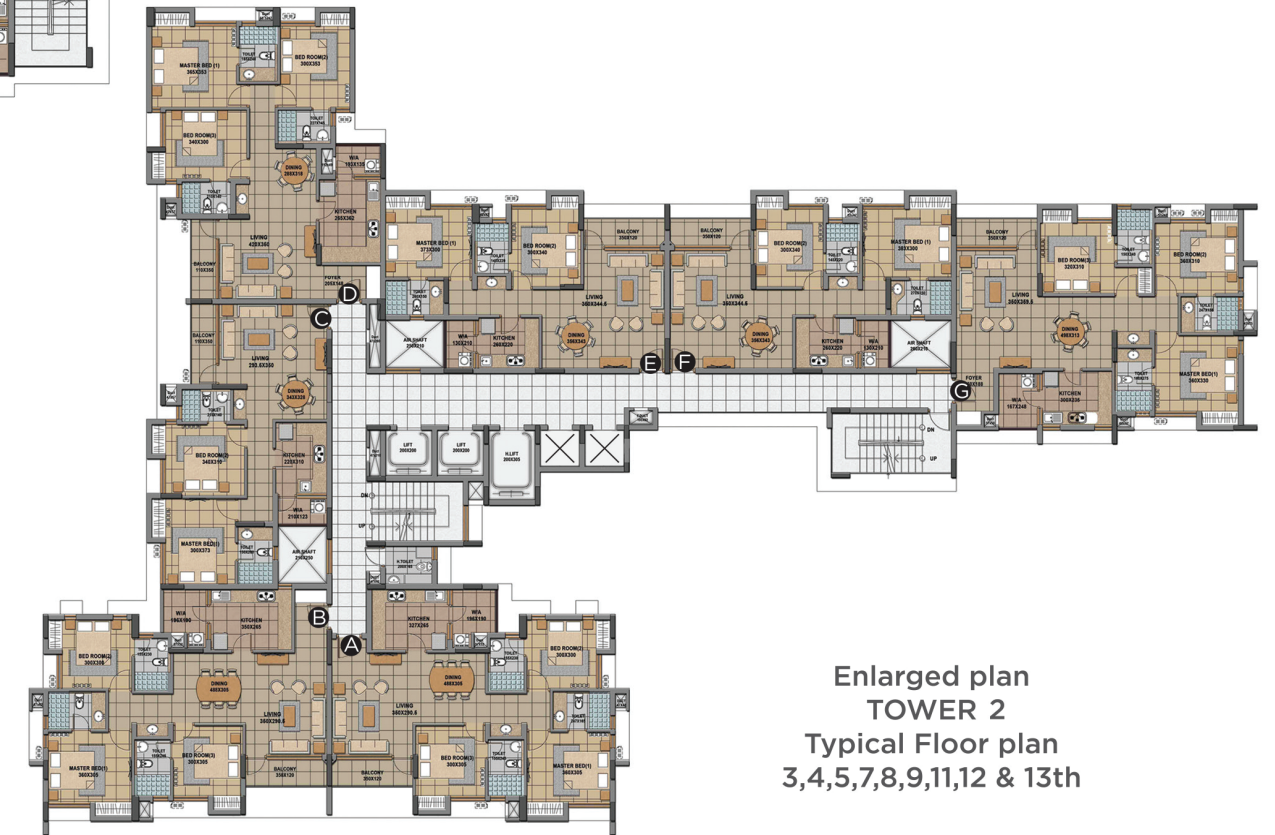


# QUALITY POLICY

We've worked with the finest architects and development teams to deliver the most enduring homes. No wonder, each home is a benchmark in quality and is always at par with international standards. Simply put, we have changed the concept of quality and luxury by choosing only branded products, fittings and accessories to ensure top quality.

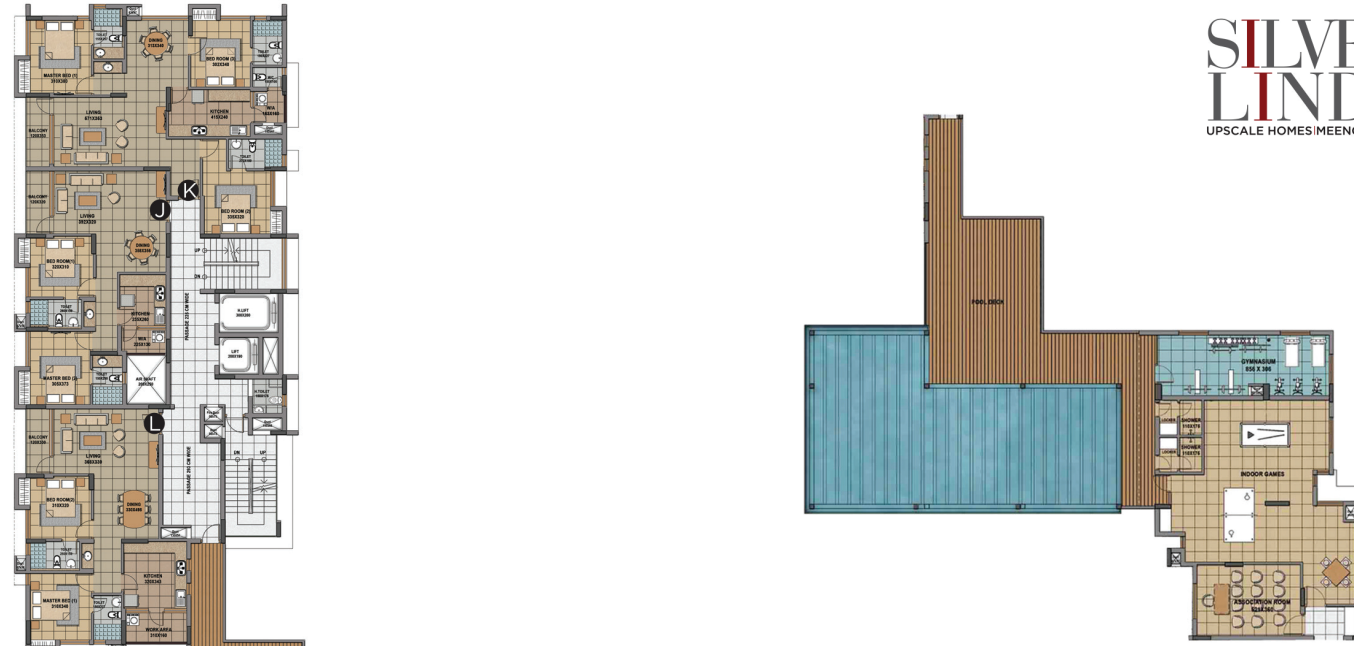


Enlarged plan  
TOWER 1  
Typical Floor plan  
3,4,5,7,8,9,& 11th

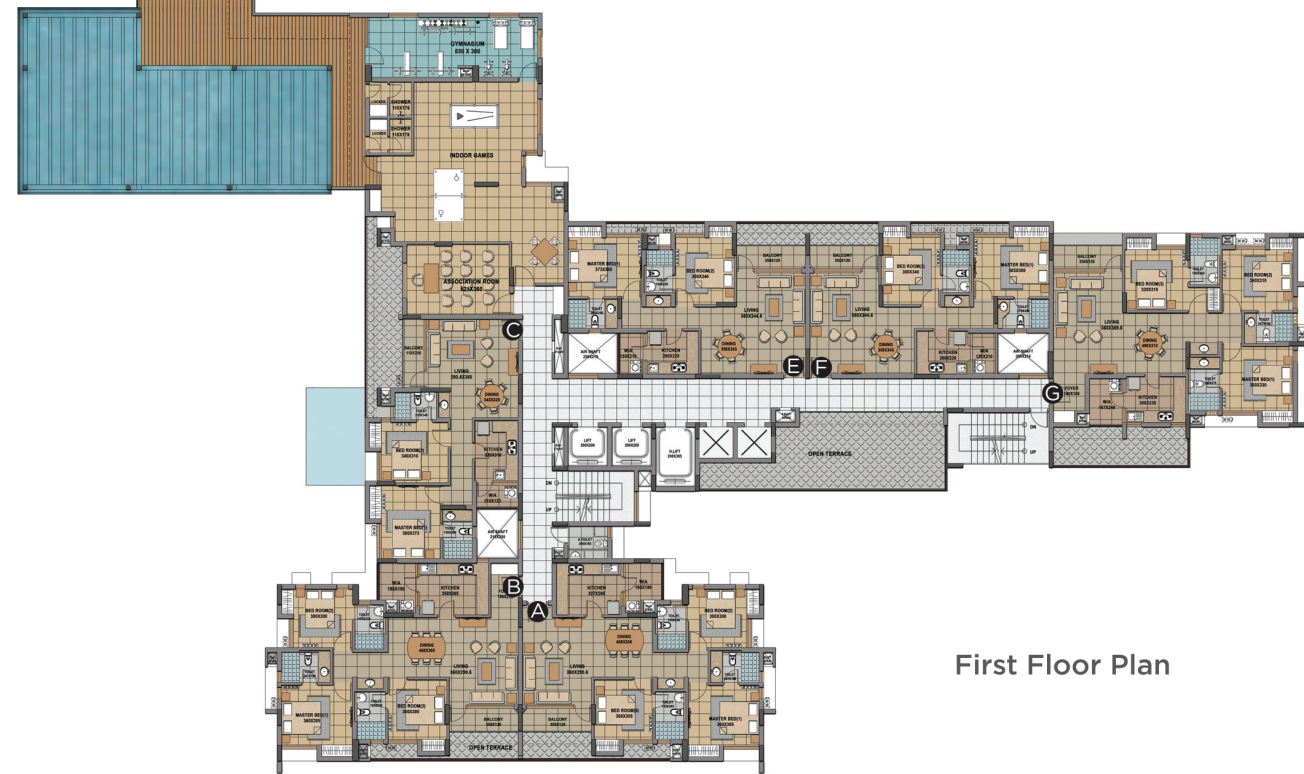


Enlarged plan  
TOWER 2  
Typical Floor plan  
3,4,5,7,8,9,11,12 & 13th

For overall orientation see first floor plan.



Enlarged Clubhouse Plan



First Floor Plan

# AMENITIES FOR LUXURY LIVING

- Infinity Pool with deck and Kid's Pool  
Length: 15 mtr, Width: 5 mtr, Height: 1.2 mtr
- Air Conditioned well equipped Gymnasium
- Roof top Party Area
- Single Basket Ball Court
- Indoor Games (Table Tennis, Snooker)
- Children's Play Area



- Furnished Association Room
- 24 hours Security & Fire Safety System
- Generator back up
- Provision for car wash
- Sewage Treatment Plant
- Caretaker Room
- Driver's Room
- Common Library Space & Tuition Centre

- Creche with Kid's care Centre
- Landscaped Areas
- Two Wheeler parking & Visitors' Car parking
- Grand Air Conditioned entrance Lobby
- Centralized Gas system enabled
- Garbage Chute
- Treated Water Supply
- Provision for Net Connectivity
- Provision for Cable TV
- Intercom facility



# SPECIFICATIONS

**Flooring:** Full body premium vitrified tiles.

**Kitchen:** Black Granite countertop with stainless steel sink and drain board. 2 Ft dado with Ceramic Tiles above the counter. Provision for Water Purifier. Provision for Washing machine in work area. Provision for Dishwasher. Centralized Gas System.

**Bathrooms:** High-quality Anti-skid flooring. Wall tiles up to door height. (2.1 mtr) Master Bath has a full-length granite counter top with wash basin. Hot and cold water mixers in the 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. Panelled internal doors with the hardwood frame (Irul or equivalent). All doors with high-quality Hardware of Stainless Steel/ Brass finish.

**Windows:** UPVC windows.

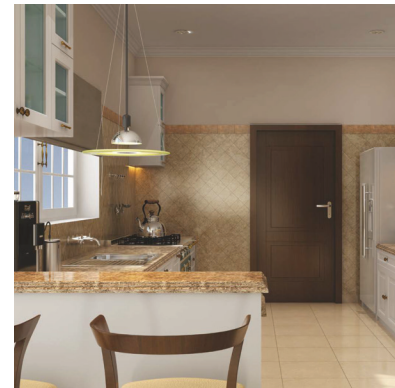
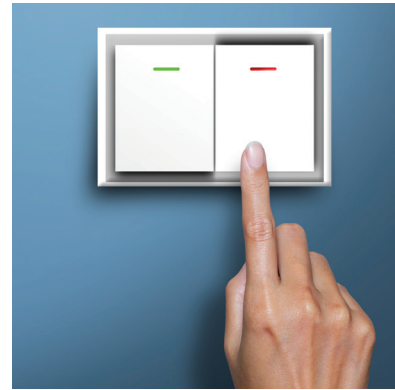
**Plumbing:** Premium brand sanitary ware and chrome plated fittings. High-quality PVC water pipelines, Drainage and Storm water pipes.

**Electrical:** Three phase power supply with superior quality PVC insulated FRLS cables. Modular switches: Legrand / MK / Crabtree / Equivalent. AC provision for all bedrooms and Living room.

**Generator:** Generator power back up for lifts, common area lights and water pumps. 500 Watts power back up for each apartment.

**Painting:** Interior surfaces: Living, dining & bedrooms, premium emulsion paint over putty coating. Exterior surfaces: two coat exterior grade emulsion over primer coating.

**Structure:** Earthquake resistant RCC framed structure, Exterior walls are 20 cm laterite/brick masonry.



## BUILT ON SOLID TRUST

An experience built with millions of square feet of quality residential and commercial construction, with a highly trained, motivated and talented team lead by a visionary leadership.

We, at Malabar Developers - a synonym of trust, tradition and integrity - always innovating, integrating and incorporating to bring the best in the world of construction. It is the property development division of Malabar group, famous for 'Malabar Gold & Diamonds'. A brand which earned solid trust from millions of customers across the world.

Malabar Developers aims to provide quality construction services to a large clientele upholding excellent standards in design and construction.

The company holds a solid, fully - operational portfolio of luxury residential projects, Shopping mall and modern office spaces totalling over 10 lakhs square feet throughout South India.

We have already completed series of projects across South India. Half a dozen projects are underway and a few more on the anvil.

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