



**MALABAR
DEVELOPERS**

MORE LIFE PER SQ. FT

Malabar Developers

41/2266, Ground Floor, Malabar Gate, Ram Mohan Road,
Calicut, Kerala, India-673004. Tel: 0495 2726916

Regional office:

Malabar Cochin Arcade, 40/515-A, 7th floor, Opp. to Grand Hotel, MG Road, Ernakulam-682011, Mob: 9747015916

www.malabardevelopers.com



GRAND CYPRESS

KADAVANTHRA, KOCHI



AN ADDRESS THAT ADDS TO YOUR STATUS

If you are familiar with Kochi, you are familiar with Kadavanthra. At Grand Cypress, You are close to all city comforts, yet away from the rush and rapid pace of city life. A haven for those who have arrived in life, homes for an exquisite lifestyle.

**MORE
LIFE^{PER}
SQ.FT.**



HOMES THAT ARE **MORE THAN DWELLING PLACES**

Malabar Developers is guided by a simple philosophy; that to create a home, we have to put in more than the raw materials. Homes should realize the dreams and aspirations of its inhabitants and reflect their personality. Homes that enhance their living standards. We bear this objective in mind right from the conception of a project. With G+12 floors that house eleven 3 BHK homes, 2BHK, 3BHK & 4BHK Duplex and a total of 35 homes, Grand Cypress dots the skyline with its aesthetic appeal. Every aspect is thoughtfully taken care of, our wide basement parking spread over two levels is well equipped to meet the parking needs.

**MORE
LIFE^{PER}
SQ.FT.**



**MORE
LIFE^{PER}
SQ.FT.**



ARCHITECTURE THAT SPELLS CLASS

Thoughtful planning, functional designs, and precision engineering give shape to our projects. Each pencil stroke was given keeping in mind the latest international design and architectural trends.

**MORE
LIFE^{PER}
SQ.FT.**





HOMES THAT OFFER **MORE THAN INFINITY**

On the top floor of Grand Cypress is a serene infinity pool that seems into the azure horizon. For you to relax, refresh and rejuvenate . .

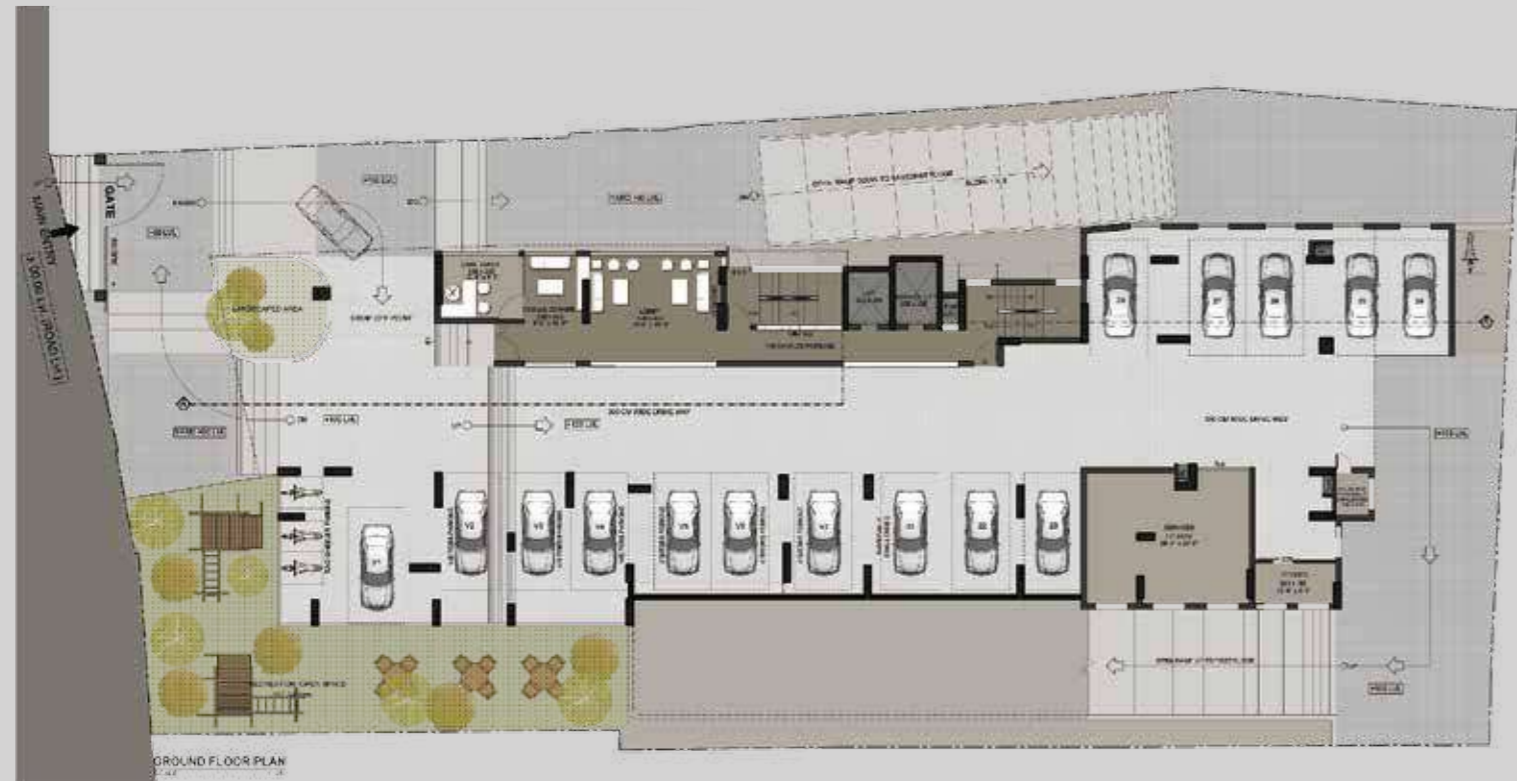
**MORE
LIFE_{PER}
SQ.FT.**

YOUR SLICE OF PARADISE IN THE HEART OF KOCHI

Lush green gardens and indoor plants add to the ambience of Grand Cypress.
Everybody longs for a life amidst greenery.
Natural elements influence us by its soothing effect.
Our blissful environment is sure to enhance your affinity to nature.

**MORE
LIFE_{PER}
SQ.FT.**





GROUND LEVEL



2nd FLOOR PLAN





TYPICAL FLOOR PLAN
(3rd to 8th Floor)



10th & 12th FLOOR PLAN



9th FLOOR PLAN



TERRACE FLOOR PLAN



UNIT A

2nd Floor
 Area- 2871 Sq. Ft. (266.77 Sq.m.)
 Deck Area- 659 Sq.ft.



UNIT A

3rd to 8th Floors
 Area- 2871 Sq. Ft. (266.77 Sq.m.)
 Deck Area- 107 Sq.ft.



UNIT B

2nd Floor
 Area- 1424 Sq.ft. (132.38 Sq.m.)
 Deck Area- 320 Sq.ft.



UNIT B

3rd to 8th Floors
 Area- 1424 Sq.ft. (132.38 Sq.m.)
 Deck Area- 30 Sq.ft.



UNIT C

2nd Floor
 Area- 1422 Sq.ft. (132.15 Sq.m.)
 Deck Area- 285 Sq.ft.



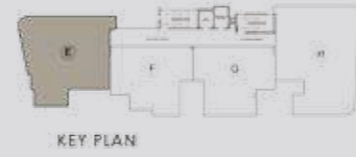
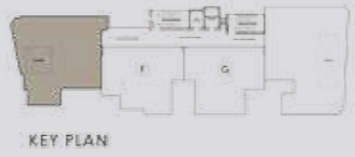
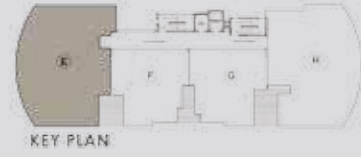
UNIT C

3rd to 8th Floors
 Area- 1422 Sq.ft. (132.15 Sq.m.)
 Deck Area- 30 Sq.ft.



UNIT D

3rd to 8th Floors
 Area- 2858 Sq.ft. (265.61 Sq.m.)
 Deck Area- 114 Sq.ft.



LOWER



UPPER

UNIT E DUPLEX

9th & 10th Floor
 Area- 3860 Sq.ft. (358.69 Sq.m.)
 Deck Area- 873 Sq.ft.



LOWER



UPPER

UNIT E DUPLEX

11th & 12th Floor
 Area- 3860 Sq.ft. (358.69 Sq.m.)
 Deck Area- 177 Sq.ft.



LOWER



UPPER

UNIT F DUPLEX

9th & 10th Floor
 Area- 2703 Sq.ft. (251.20 Sq.m.)
 Deck Area- 156 Sq.ft.



LOWER



UPPER

UNIT G DUPLEX

9th & 10th Floor
 Area- 2768 Sq.ft. (257.28 Sq.m.)
 Deck Area- 126 Sq.ft.



LOWER



UPPER

UNIT F DUPLEX

11th & 12th Floor
 Area- 2703 Sq.ft. (251.20 Sq.m.)
 Deck Area- 59 Sq.ft.



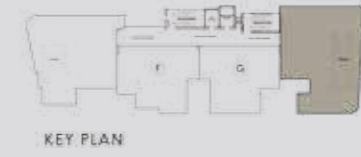
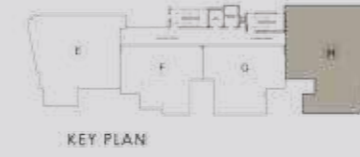
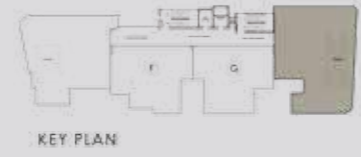
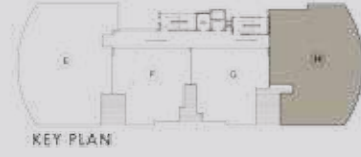
LOWER



UPPER

UNIT G DUPLEX

11th & 12th Floor
 Area- 2768 Sq.ft. (257.28 Sq.m.)
 Deck Area- 59 Sq.ft.



LOWER



UPPER

UNIT H DUPLEX

9th & 10th Floor
 Area- 4353 Sq.ft. (404.51 Sq.m.)
 Deck Area- 608 Sq.ft.



LOWER



UPPER

UNIT H DUPLEX

11th & 12th Floor
 Area- 4353 Sq.ft. (404.51 Sq.m.)
 Deck Area- 235 Sq.ft.

Home is just about nesting in the right place

Kadavanthra is a prime location of Cochin city. K. P. Vallon Road leads to Kochu Kadavanthra and South Thevara, residential areas in the city. Adjacent locations include Panampilly Nagar, Thevara and is well connected to all major locations in Cochin and centres of conveniences.

Schools

Bhavans Vidya Mandir	1.30 km
Kendriya Vidyalaya	2.70 km
Toc H	3.3 km

Colleges

Sacred Heart College	2.00 km
Maharajas College	4.60 km
St.Teresa's College	5.20 km

Government Institutions

Regional Sports Centre	2.5 km
Passport Office	1.10 km
Cochin Corporation	4.5 km
Civil Station	11.5 km

Transportation

Upcoming Metro Station	2.00 km
South Railway Station	4.20 Km
Vytilla Hub	4.30 km
North Railway Station	7.00 km
Kaloor Bus Stand	5.20 km
Cochin Airport	32.0 km

Temple/Church/Mosque

St.Sebastian Church	0.05 km
Kadavanthra Devi Temple	0.90 km
Thevara Juma Masjid	1.60 km

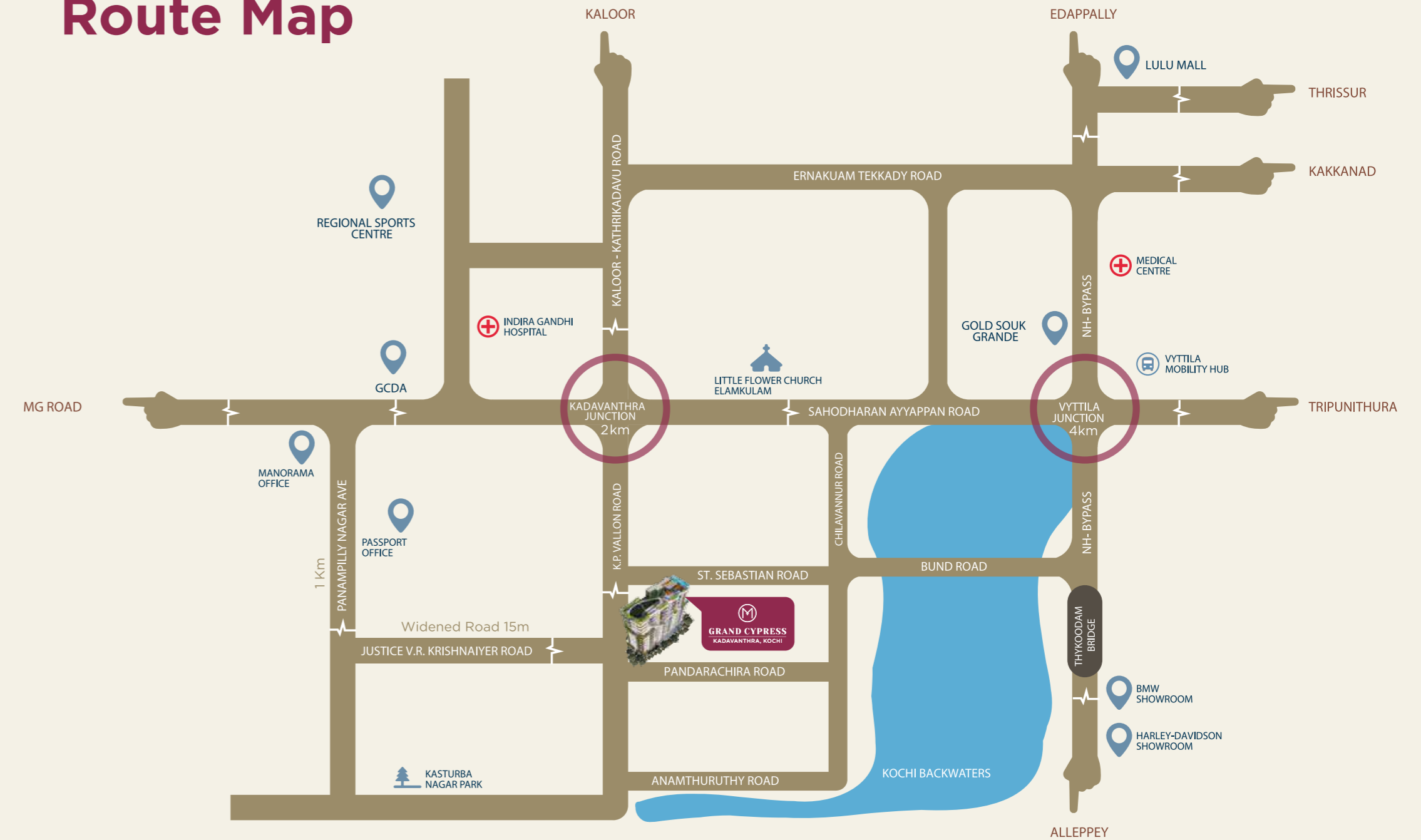
Hospitals

Indira Gandhi Hospital	2.30 km
Medical Trust Hospital	3.40 km
Lake Shore Hospital	7.60 km
Silverline Hospital	1.50 km

Close to Conveniences

Panampilly Nagar	1.00 km
Banks	0.50 km
Kadavanthra Junction	2.00 km
Manorama Junction	2.50 km
MG Road	3.40 km
Panampilly Nagar	1.00 km
Gold Souk	5.00 km
Palarivattom	8.00 km
Info Park	14.00 km
Rajiv Gandhi Indoor Stadium	2.40 km
Edappally Junction (Lulu Mall)	10.00 km
Marine Drive	6.00 km
Super Market	0.60 km

Route Map





ENSURING SAFETY AND SECURITY

Top on our priority list is the safety and privacy of our esteemed clients. Modern surveillance systems man the area 24x7 with the aid of state-of-the-art gadgets.

**MORE
LIFE_{PER}
SQ.FT.**



Green thumb

ORGANIC FARM

THE GRASS IS GREENER WITH **GREEN THUMB**

Green spaces all around you. Maintained grandly,
the way you like it.

Malabar's Green Thumb initiative is a unique service we provide at our homes to maintain and improve your homes and the green spaces around you for good.



MALABAR **TOUCHSTONE** INTERIOR DESIGN & AFTER SALES



Keeping **your homes** more than neat...

Malabar Developers presents a novel convenience to make and maintain your home as beautiful as it can be. We know what will work and what will suit, plus your valuable inputs and suggestions make the recipe for a dream home.

Interior Design

Our interior designers are experts in what they do and will help you personalize your home to your liking with sufficient support from our side. The team will take care of all requirements and implementations so you do not have to worry about anything.

Maintenance

Any maintenance or repair job that needs to be attended to will be timely and swiftly taken care of by the touchstone team so that you have no inconvenience and also do not have to bother about finding any repair personnel on your own.

Rental

If you wish to rent out your home we arrange all formalities, legalities, contracts, agreements, rent collection and every aspect required so you need not divert your time in any sort of follow up.



Amenities:

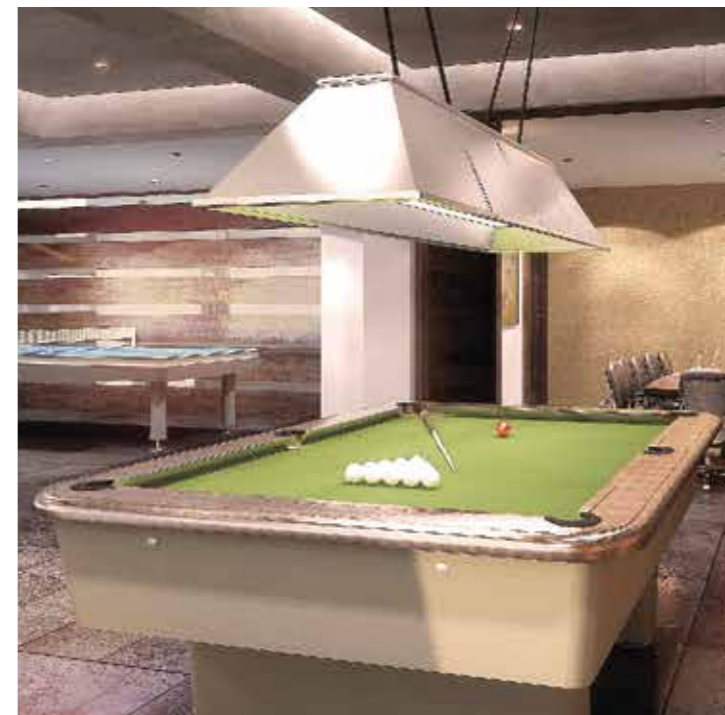
Fully Air Conditioned Association Room.
Fully Air Conditioned Fitness Centre.

Indoor Games
Table Tennis
Pool Table.

Kids Club
Gaming Zone (Kinetic or equivalent).

ROOFTOP AMENITIES

Infinity Pool
Sky Deck
Kids' Play Area
Yoga Deck
Landscaped Terrace
Jogging Track / Walking Track
Party Area





HOMES BUILT TO LAST LONG

Committed to quality from start to finish, right from the raw materials, to each brand and accessory that is used in the electrical, sanitary, flooring and painting jobs, we make sure that your home does not leave room for complaints. We ensure the quality through constant monitoring at all stages of construction. Experience life on a magnificent scale at Grand Cypress. . Truly, More life Per Square Feet



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



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



Electrical

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

Switches	Schindler, Legrand Arteor / Equivalent
Power Backup	2 KVA
Automation	Optional



Painting

Quality branded paints with subtle strokes and texture.

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



Windows

Elegant French Windows for breathtaking view of the world around you

Ventilators	UPVC
Doors, Windows	UPVC



Home Safety

Homes that make you feel safe and secure.

Intercom	
Electronic Keyless Door Lock	
24x7 Security	



Elevators

Fully automatic high speed elevators to lift your spirits.

Lift	High Speed Premium Elevator
Lift Cladding	Natural Stone/ Marble or Equivalent



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)



Parking

wide parking area with dedicated parking for your set of wheels

Parking	VDF with Epoxy Column wrap for parking



Common Area

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
Yard	Cobble Stone/Granite or Equivalent
Common Area Floor	Vitrified - 30x60, 60x120
Fire Stairs' Doors	With Dorma /equivalent Handle Bars



Modular Kitchen

	Stainless steel modular kitchen (optional)

TERMS & CONDITIONS

All measurements, elevations, colours and specifications shown in the brochure are subject to minor variations without specific or general notice. All such alteration/variation shall be purely at the discretion of the builder.



MALABAR
GROUP

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, I.T. services, branded furniture. Our corporate culture and work environment is based on the principles of trust, transparency, teamwork and integrity.



MALABAR
DEVELOPERS
MORE LIFE PER SQ. FT

Established in 1995, Malabar Developers is the realty and property development division of Malabar Group. The developer has to its credit an impressive track record of residential apartments as well as commercial properties. We go by our conviction in excellence and deliver only what we deem best. When it comes to living spaces, we strive our best to add MORE LIFE PER SQ. FT



MALABAR GROUP
CSR INITIATIVES

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, medical aid and health care services, women empowerment, environment protection and housing development. Malabar Developers earmarks a portion of the profit for housing development for the less privileged.

Be a part of Charity : Malabar housing Charitable Trust is one among the 17 social and charitable trusts in India who have been awarded the rare privilege of tax exemption for donors. You can also avail the benefits under section 35 AC of income tax act 1961, by donating to the trust.



Artistic impression of the proposed Corporate office of Malabar Group, Kozhikode.



Ongoing Projects



UPCOMING PROJECTS
1.4 MILLION SQ.FT
IN THIRUVANANTHAPURAM,
KOTTAYAM, COCHIN, THRISSUR,
CALICUT, KANNUR AND
PERINTHALMANNA ARE EXPECTED
TO BE LAUNCHED SOON.

ONGOING PROJECTS
RESIDENTIAL AND COMMERCIAL
1.66 MILLION SQ.FT

COMPLETED PROJECTS
RESIDENTIAL AND COMMERCIAL
1.8 MILLION SQ.FT

ANOTHER
10 MILLION SQ.FT
HAVE ALREADY BEEN EARMARKED
FOR CONSTRUCTION OF RESIDENTIAL,
COMMERCIAL, HOSPITALITY, OFFICE
AND RETAIL SPACES.

Our Pillars of External Support

ARCHITECTURE



STRUCTURAL

M/S GEO STRUCTURALS PVT LTD

ELECTRICAL

M/S EC CENTRE

PLUMBING

M/S BHAVANI

FIRE

M/S BHAVANI



MALABAR
DEVELOPERS

WITH
YOU.
ALWAYS.

M24
SERVICES



INTRODUCTION

Malabar Developers has gone out to prove that we are more than just a builder. We realized, in these challenging times, it is not enough to have just a home, but to have a home surrounded by convenience. M24 is a list of 24 services introduced by Malabar Developers, to all its loyal customers to ensure that you are always a step ahead and have an edge, wherever you are in the world. This was the least we could do. And following are the list of services giving an insight into the range of services we provide you.

INSURANCE

For the next 10 years, your apartments are covered by insurance against a series of possible damages caused by natural calamities like earthquakes, fire and so on.

POLICY COVER

1. Fire
2. Lightning
3. Explosion/Implosion (excluding loss/damage to Boilers due to their own explosion/implosion)
4. Aircraft damage
5. Riot, Strike, Malicious damage
6. Act of God Perils: Storm, Cyclone, Typhoon, Tempest, Hurricane, Tornado, Flood & Inundation, Landslide/Rockslide
7. Impact damage due to rail road vehicle/animal by direct contact not belonging to insured

8. Subsidence & landslide including Rockslide
9. Bursting and/or overflowing of Water tanks, apparatus & pipes
10. Missile Testing operations
11. Leakage from automatic sprinkler installations
12. Bush fire (loss due to Forest fire is excluded)

Other Expenses Covered

- 1) Architects, Surveyors and Consulting Engineers' Fees upto 3% of the claim amount
- 2) Expenses incurred for removal of debris to clear the site upto 1% of the claim amount

Add On Cover: Earthquake and STFI



1

PRIVILEGE CLUB

Be a part of our privilege club and get introduced to a host of services that could give you an extra edge over the other. Our tie-up with hospitals, restaurants and some of our sister concerns has given you the access to gift vouchers, discounts and other services, the details of which we have listed.

Contact Customer Relation Department.

DISCOUNTS AVAILABLE

MALABAR WATCHES

MALABAR GOLD

EHAM DIGITAL

NEERAI RESTAURANT

KEYS HOTEL

HOSPITALS (MIMS)

MARINA CONVENTION CENTER



2

HOUSEKEEPING AND CLEANING

We have the human workforce and the technology. All we need is your consent to do all the cleaning and tidying around. The world is so demanding, we often find no time to even pick up the misplaced pen or let alone the dry clothes. So to take some work off your hands, this service offers to help you with the dusting and cleaning.

Contact Facility Department.

Flat Cleaning

- **Bedroom**

- Window Cleaning
- Door Cleaning
- Floor Cleaning
- Toilet and Furniture Cleaning

- **Toilet**

- WC Cleaning
- Flush Tank Cleaning
- Fittings Cleaning
- Floor & Wall Cleaning
- Door Cleaning

- **Balcony**

- Handrails Cleaning
- Floor Cleaning
- Window &
Window Glass Cleaning
- Door Cleaning

- **Hall**

- Furniture Cleaning
- Wash Basin Cleaning
- Mirror Cleaning
- Door Cleaning

- **Kitchen**

- Kitchen Slab Cleaning
- Sink Cleaning
- Pipe Fittings Cleaning
- Kitchen Equipment Cleaning



3

PROPERTY MAINTENANCE

Your insides need to be neat and tidy, true. But so do your outsides – prim and trim. And we do that. Once you are enrolled in our property maintenance service, then there's no looking back at all! Everything from pool to the STP, lifts, generator, pumps, painting the outsides, landscaping and more will be taken care of by us.

Contact Facility Department.



4

BILLS PAYMENT

Not enough time to pay all the bills on time?
Worry not! We have thought it out. We do the
paying up of your KSEB, building tax, cable TV,
gas and water for you – on time. And we send
you the reports every month. Life could not get
any better.

Contact Facility Department.



5

INTERIOR DESIGN SUPPORT

Insides matter, as much as the outsides.
They reflect who you are to a large extent,
making it doubly important to have the pros do it.
Collaborate with us to bring out the best for
you, the way you want it.

Contact Customer Relation Department.



6

RENOVATION SUPPORT

Tired of waking up to the same old, same old?
Renovate and change right away! Be it kitchen
renovation or toilet renovation, we are here to
help you design, rework and completely change
the outlook of your home.

Contact Customer Relation Department.



7

TRAVEL DESK

Make your travel hassle free. Just give us the dates and consider your travel done. From pick up to drop and any other chauffeuring services including airport pick ups and drops, our people are just a call away.

Contact our Travel Desk.



8



9

NEWSLETTER & MAGAZINES

In love with our work? Or would like to keep up with our updates and would like to know what we are upto? Our periodicals will keep you updated on our new projects, new launches and other happenings.

Contact Customer Relation Department.

MOBILE APPLICATION

Times are changing. People want quick responses and even quicker results. Which is why our team helps you do just that. Have a problem? Get onto our app, see what it could do to get you help faster. It's all in the app these days!

Contact Customer Relation Department.



10



11

LANDSCAPE ASSISTANCE AND DESIGN

Nothing beats a great landscaped garden out front. Tell us all your ideas, and let us assist you create something as beautiful and unique as you, out front!

Contact Customer Relation Department.

RENTAL SERVICE

The old tenants moved out? Thinking of putting up your home for rent? We have it all figured out. We help you find the new tenants, giving you a hassle free time.

Contact Facility Department.



12

RESALE

Nothing more tiring than the thought of reselling. The best rates for your home always matter. And also someone trustworthy to sell it for you. Like a friend, maybe. We have it all sorted out. Our team of experts with all the current knowledge of the market will help you sell your home!

Contact Facility Department.

ANNUAL MEDICAL CHECK-UP

Prevention is any day better than cure. And so very oft, we take our good health for granted. The reason being, the shockingly alarming bill that follows. Which is why, we've taken an extra step to ensure you know that we care – an annual medical check-up camp in co-ordination with Malabar Charity.

Contact Facility Department.



14

ORGANIC GARDEN

Greens, Greens and Greens. Food tastes good when served fresh. And it is always a good thing to have a veggie garden right there in your backyard. There's nothing like the feeling you get when you could simply go pick out stuff and serve it to your loved ones. Our organic farming space cultivated in association with the organic farm division give you the opportune to having your very own farm garden. By associating ourselves with Green Thumb, we assist you in starting your own organic farm, as per the availability.

Contact Customer Relation Department.



15

ELECTRICAL MAINTENANCE SUPPORT

When you make additions to your house, or rearrange a few things here and there or even otherwise, if there ever is an electrical problem, our maintenance team will only be too thrilled to help you out within 24 hours of having registered the complaint.

Contact Facility Department.



16



17

PLUMBING MAINTENANCE

If there's one thing that cannot be predicted, it is the leaky pipelines. You never know when something is about to happen. Which is why, we have a dedicated plumber present in our team to look into every leak and breakages, if any, within 24 hours of having registered the complaint.

Contact Facility Department.

SECURITY SERVICE

You are safe in our hands. Our in-house security service ensures round the clock protection, monitoring the area.

Contact Facility Department.



18



19

PEST CONTROL

There is nothing more annoying than when your home space is infected with pests. Worry not. By associating ourselves with PCI and other equivalent contractors, we help you manage them with ease.

Contact Facility Department.

FINANCIAL ASSISTANCE AND ADVICE

Have issues availing loans? We have the solution. Our projects are approved by all the major banks and to top it off, we assist you in availing home loans, taking you steps closer to owning your dream home.

Contact Customer Relation Department.



20



21

SHIFTING ASSISTANCE

Moving out? Or better still, moving in? We know it is a tediously tiring job. And requires tones of patience. Which is why, we extend our hand in helping you with the shifting.

Contact Facility Department.



22

VENDOR'S CAMP

Your home will never go out of style. Meet with the representatives of leading electrical, plumbing, flooring brands used in your home, and get to know the latest trends and designs from them or simply, avail their assistance, every year, at the vendor camps arranged by us!

Contact Facility Department.



23

WASTE MANAGEMENT

It is not possible to manage waste on a day to day basis. Which is why, we have a cleanliness team who will collect the waste and process it with the help of bio bins.

Contact Facility Department.

24 / 7 CALL CENTER

If you've ever got a problem, we are all ears for you. Our dedicated 24x7 call centre is available to help you out with, well, anything you name. We're only a call away.

Our varied list of services was thoughtfully planned out for the benefit of our loyal customers. Keeping in mind several factors, the list was conceived to redefine convenience and as a means of extended support, to anybody and everybody from our family. We hope you make the maximum out of it and enjoy your time with us here. And feel free to reach out to us incase there is anything we could assist you with.

Call our Call Center.



24

Our varied list of services were thoughtfully planned out for the benefit of our loyal customers. Keeping in mind several factors, the list was conceived to redefine convenience and as a means of extended support, to anybody and everybody from our family. We hope you make the maximum out of it and enjoy your time with us here. And feel free to reach out to us incase there is anything we could assist you with.

