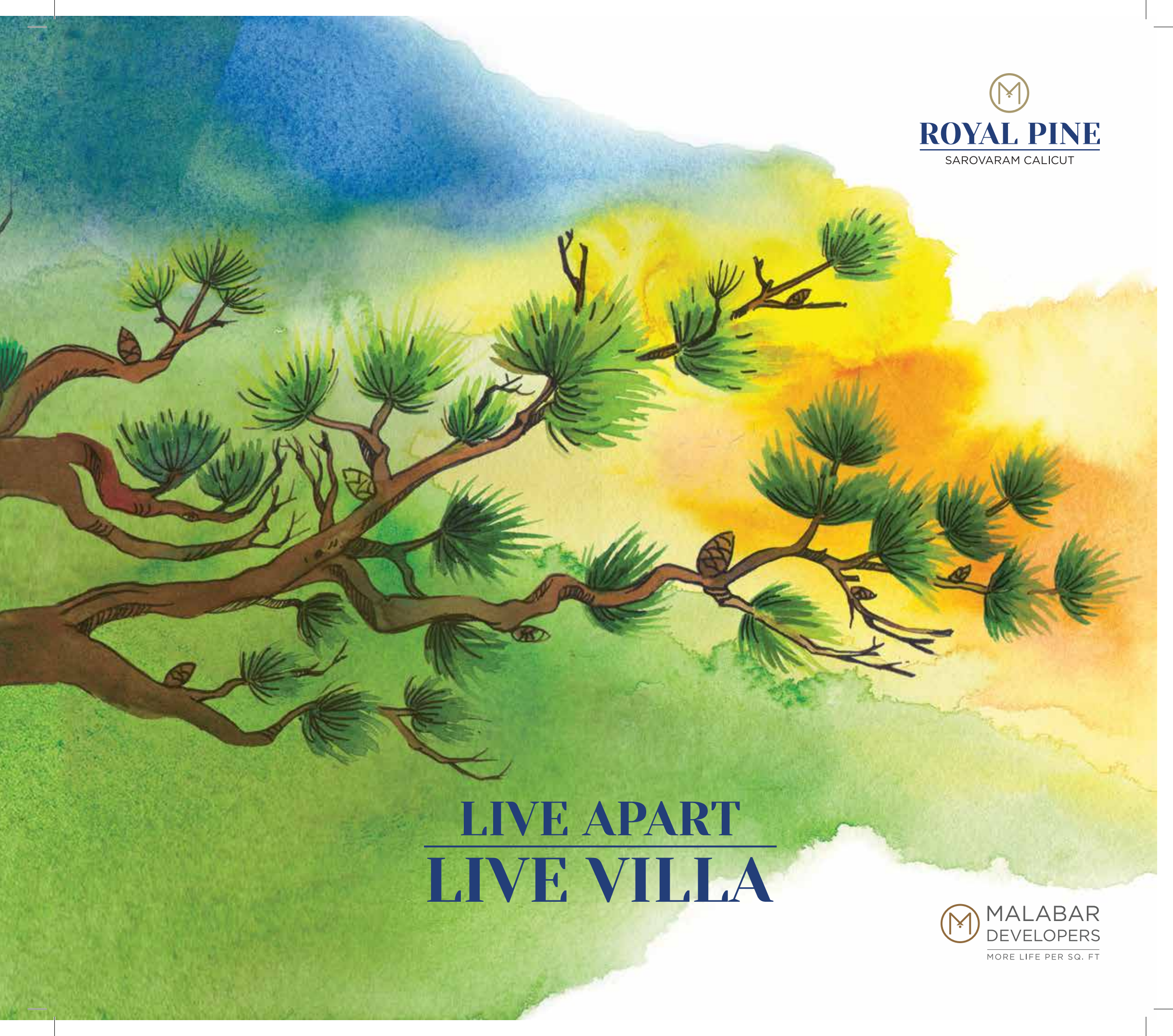




ROYAL PINE

SAROVARAM CALICUT



LIVE APART

LIVE VILLA



**MALABAR
DEVELOPERS**

MORE LIFE PER SQ. FT





Immerse in the glory of Sarovaram

At the heart of Calicut lies Sarovaram. Spread over 200 acres of Wetlands, it is without a doubt a paradise. It is a dream destination for those who seek nature in its purest form.

A watercolor illustration of a landscape. On the left, a bright sun in shades of yellow and green creates a soft glow. In the center, there are rolling hills in various shades of green and blue. To the right, a body of water is depicted with light blue and white washes. In the foreground on the right, there are some green plants and a small tree. The overall style is soft and artistic.

Witness beauty everyday!

Witness the majesty of nature and embrace it every day. Wake up to the beautiful sun, run along the beautiful jogging tracks and set yourself free, drift off in a star studded night, gaze upon a view like none other which is yours forever, all this without having to move away from the city, for we believe in living. At Royal Pine, you just live.





MALABAR GROUP

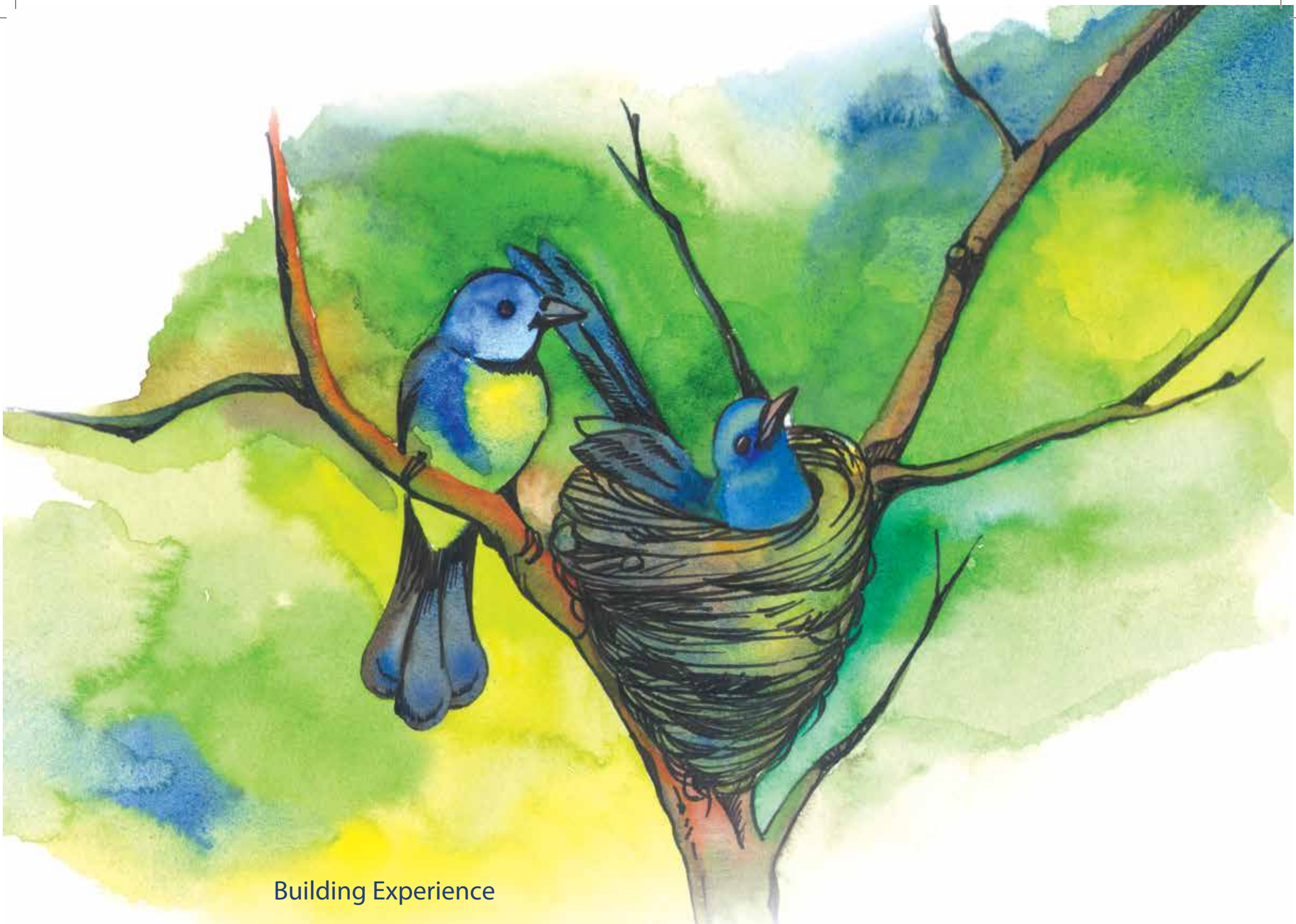
A BIRD'S EYE VIEW

Brand Malabar stands for the highest quality, transparency and trust. Our flagship undertaking, Malabar Gold & Diamonds has a prominent presence across India and abroad as well. The group has gradually diversified and explored multiple sectors and have found great success in every endeavour due to our commitment with honest and dedicated efforts to scale newer heights.

Malabar Group now comprises of:

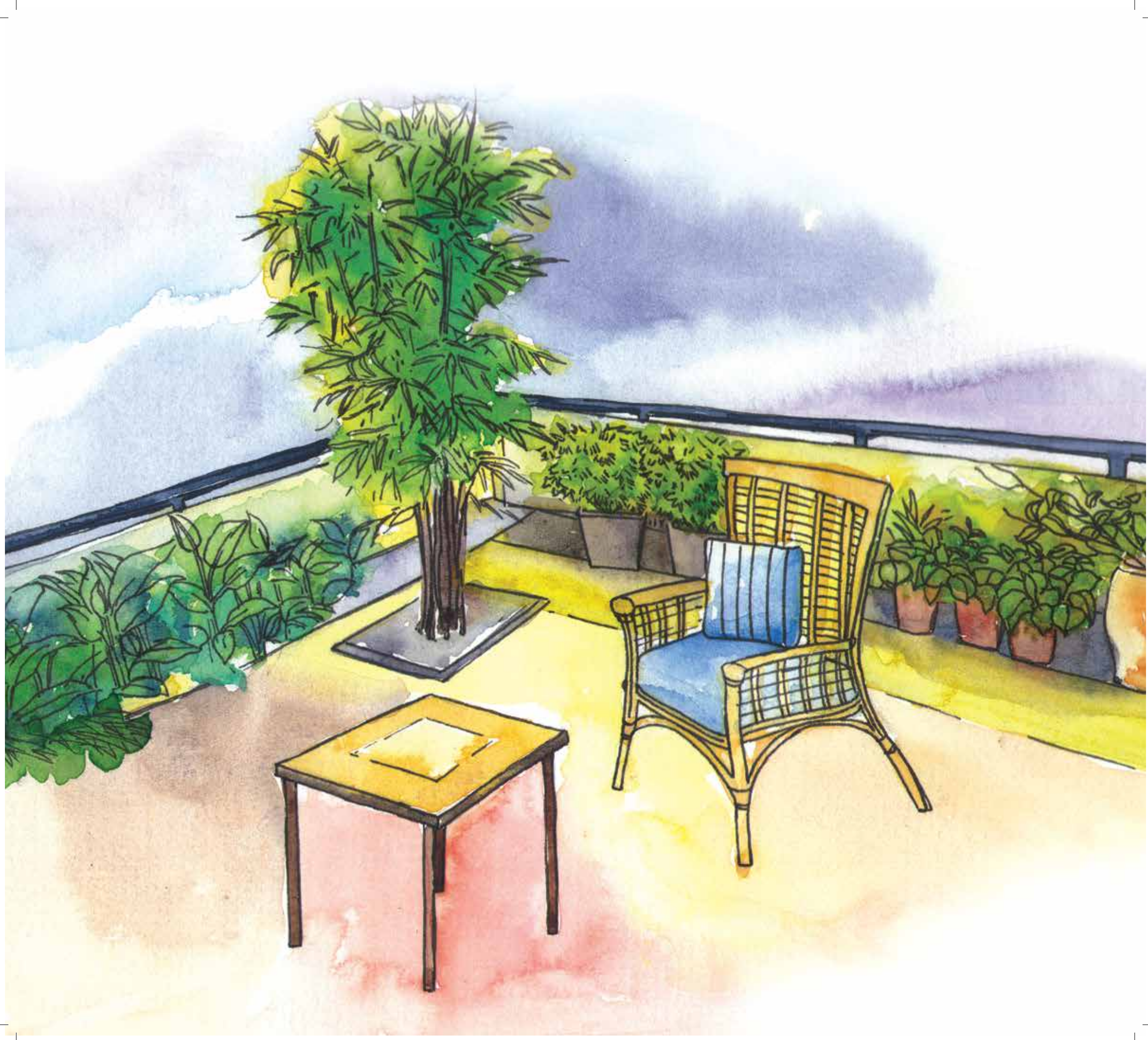
- Jewellery Manufacturing & Wholesaling
- Real Estate Development and Hospitality Services
- Retail Distribution of Luxury Branded Watches
- Advertisement & Publicity services
- Charitable Institutions
- Information Technology
- Branded Furniture and Lighting
- Interior Designing

We always pursue our belief in excellence and deliver only what we deem best. When it comes to homes, we offer our aptitude to add **MORE LIFE PER SQ. FT.**



Building Experience

- Completed almost 5 lakh sqft commercial spaces in different parts of India
- Another 50 lakh sqft has already been earmarked for construction of commercial, hospitality, office and retail spaces.
- Already constructed residential spaces of over 13 lakh sqft and another 50 lakh sqft of residential spaces are in the pipeline.





Live a different class of homes

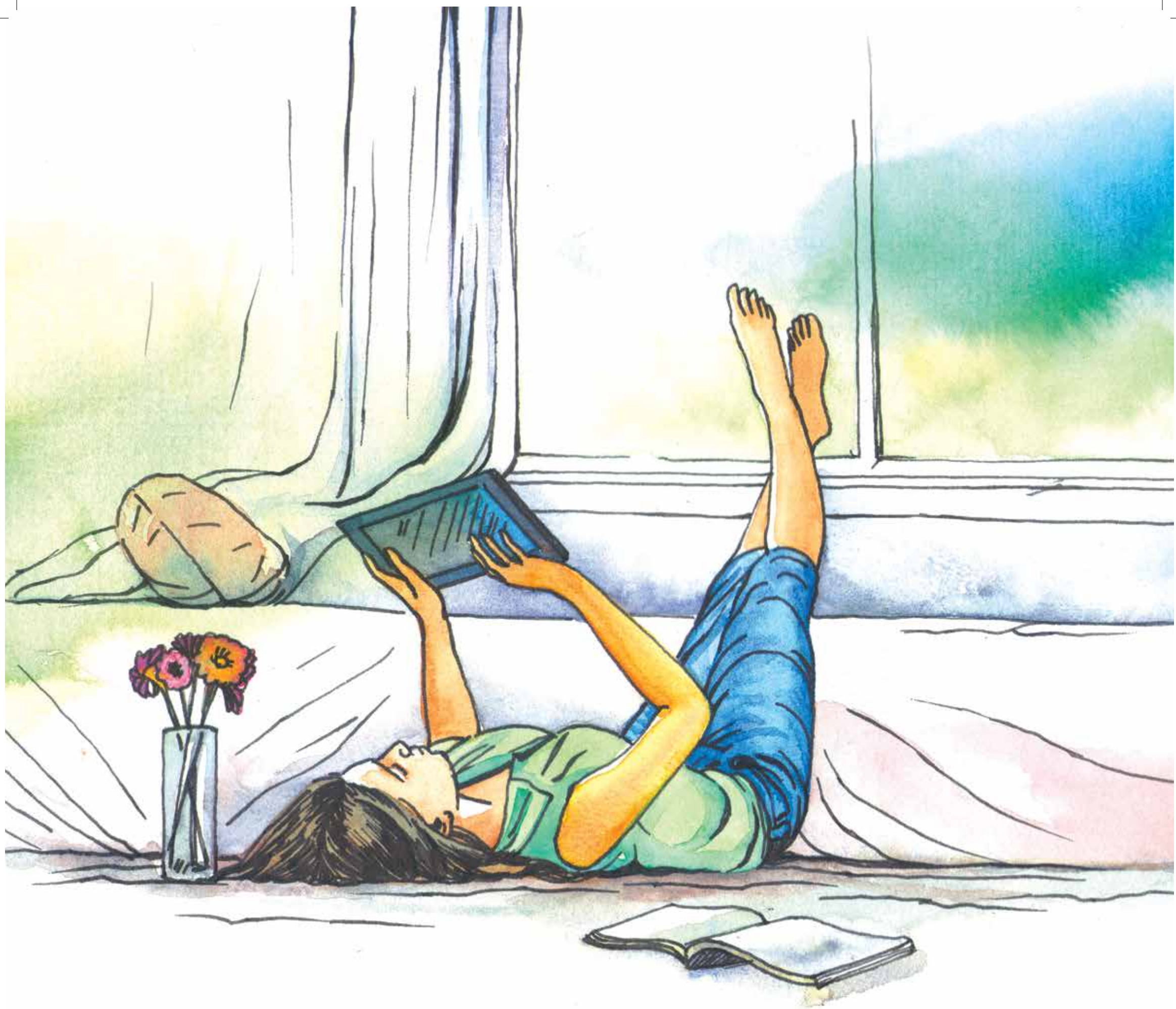
We offer you, not just an apartment, which is too ordinary. You deserve more. Live in a home that is Unique... Spacious... and away from the buzz of the city which would let your mind wander. Homes that give you a sense of individual villas in your apartment. In a plot of around sixty cents, with sixty apartment units, witness the new age of living. At Royal Pine, you just live.



No wall sharing*... Embrace them.

At the Royal Pine, you don't have to share your walls with your neighbours. Experience a unique sense of privacy in these luxurious homes and enjoy being with yourself and your loved ones more than ever. At Royal Pine, you just live.

*Select apartments only



Space built just for you!

Experience what it is like to live in the heart of the city with space all around you. Live a life you have dreamed of and live it right here, right now. Look beyond the horizon, you have earned it. Gaze into a future, for you know, this space is all yours for the rest of your life.

At Royal Pine, you just live.





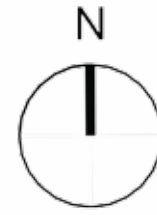


M
ROYAL PINE

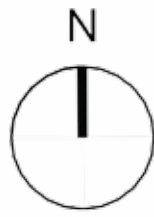


ROYAL PINE

SAROVARAM CALICUT



GROUND FLOOR PLAN



FIRST FLOOR PLAN

- Dimensions may vary slightly during construction.
- Furniture are indicative only.
- All dimensions are in centimeters, feet and inches.
- Plans and areas are subjected to minor changes.

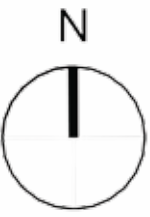


SECOND FLOOR PLAN

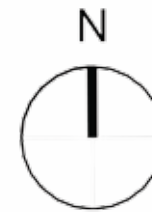


TYPICAL FLOOR PLAN

- Dimensions may vary slightly during construction.
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- Plans and areas are subjected to minor changes.



THIRTEENTH FLOOR PLAN



TERRACE FLOOR PLAN

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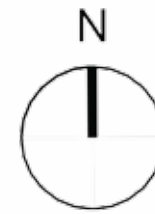
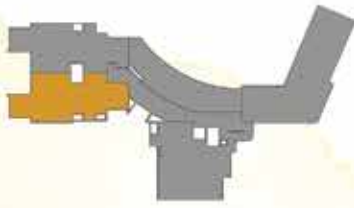


UNIT - A (3 BHK)

1ST - 12TH FLOORS

AREA - 1531 SQFT (142 SQM)

LANDSCAPE AREA - 76 SQFT



UNIT - A (3 BHK)

13TH FLOOR

AREA - 1497 SQFT (139 SQM)

LANDSCAPE AREA - 89 SQFT

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



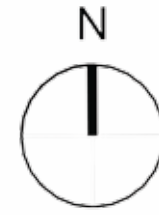
LOWER



UPPER

UNIT - B (4 BHK) DUPLEX

5TH & 6TH, 7TH & 8TH, 9TH & 10TH,
 11TH & 12TH FLOORS (OPTIONAL)
 AREA - 2417 SQFT (225 SQM)
 LANDSCAPE AREA - 100.07 SQFT



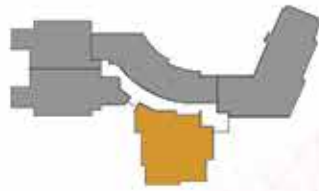
UNIT - C (3 BHK)

1ST - 12TH FLOORS

AREA - 1600 SQFT (149 SQM)

LANDSCAPE AREA - 73 SQFT

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- Furniture and fixtures are indicative only.
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UNIT - D (3 BHK)

2ND - 13TH FLOORS

AREA - 1628 SQFT (151 SQM)

LANDSCAPE AREA - 58 SQFT



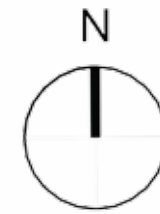
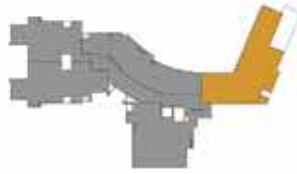
UNIT - E (2 BHK)

3RD & 4TH FLOORS

AREA - 1409 SQFT (131 SQM)

LANDSCAPE AREA - 44 SQFT

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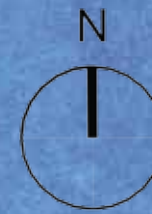
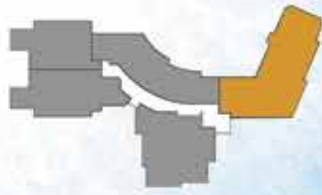


UNIT - F (3 BHK)

5TH FLOOR

AREA - 1953 SQFT (182 SQM)

LANDSCAPE AREA - 97 SQFT



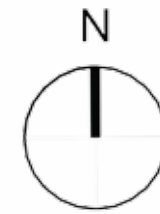
UNIT - G (4 BHK)

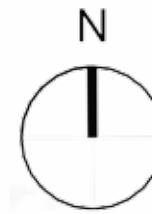
6TH - 12TH FLOORS

AREA - 2250 SQFT (209 SQM)

LANDSCAPE AREA - 119 SQFT

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





UNIT - B (2 BHK)

1ST - 4TH FLOORS

AREA - 1222 SQFT (114 SQM)

LANDSCAPE AREA - 50 SQFT

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

Route Map



Home is just about nesting in the right place

Sarovaram, right in the heart of Calicut is just the perfect place to start a new life. With a beautiful view of the Bio Park, close proximity to the NH Bypass, abundant greenery all around, Sarovaram shall be the perfect address and Royal Pine, the perfect home.

Transportation

Airport	29.9	km
Railway Station	3.5	km
New Bus Stand	1.9	km
KSRTC Bus Stand	2.3	km

Govt Offices

Passport Office	500	mtrs
Civil Station	2.2	km

Schools

St Vincent Colony School	700	mtrs
Providence School	2.7	km
Kendriya Vidyalaya	3.3	km
Presentation School	6.3	km
Vedavyasa School	4.3	km

Colleges

St Joseph's College	8	km
Christian College	2.8	km
Govt Engineering College	4	km

Hospitals

Baby Memorial	1.5	km
Medical College	8	km
MIMS	4.6	km

Worship Centres

Azhakudi Temple	300	mtrs
St Vincent Church	700	mtrs
Markaz Mosque	2	km

Clubs

Officers' Club	1.0	km
Exclusive Club	3.5	km
Cosmopolitan Club	3.5	km

Shopping

RP Mall	1.9	km
Focus Mall	2.1	km

Beach	3.5 km
Sarovaram BioPark	50 mtrs
Planetarium	1.3 km
Petrol Bunk	50 mtrs

Amenities:



In House Gym



Pool



Community Garden



Sky Deck



Table Tennis

Recreation Room



Yoga Deck

Roof Top



Snooker Table

Recreation Room



Walking/Jogging track

Terrace Level

Homes which are more than perfect... To last long.

When it comes to materials, we have ensured everything is beautiful whilst guaranteeing a long lifespan, for a home is something that grows on you the rest of your life. To experience the beauty of detailing that has gone into the homes and everything around, one has to live here. Experience grace on a daily basis only at Royal Pine... Truly, More Life Per Square Feet.

Specifications:



Flooring

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

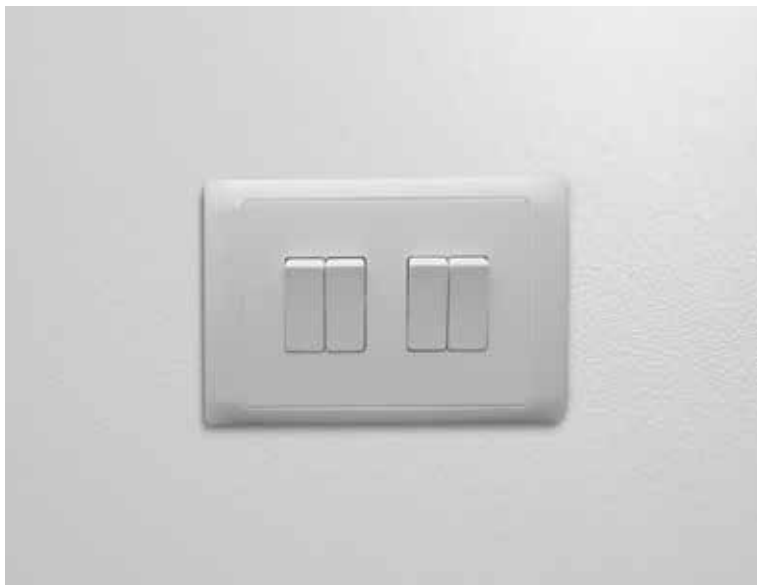
Living/Dining	Vitrified 60x60/equivalent
Bedrooms	Vitrified 60x60/equivalent
Kitchen	Vitrified 60x60/equivalent
Work Area	Vitrified 60x60/equivalent
Balcony	Vitrified 60x60/equivalent
Toilets - Floor	Antiskid Ceramic/equivalent
Cladding	Porcelain/equivalent



Joineries

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

Main Door	Teak wood Doors /Pre Hung/equivalent
Internal Doors Pre	Hung Doors /Engrr wood/equivalent
Toilet Doors	Pre Hung Doors /Engrr wood/equivalent



Electrical

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

Switches

Legrand/MK/equivalent



Plumbing

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

Cp Fittings

Roca/ Grohe/
equivalent- Mixer with diverter

Sanitary

Roca/Toto /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	Water Proof 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 - Antiscratch
Lift Cladding Vitrifictiles/equivalent



Common Area

Step in to one of the most beautiful common areas that is there, with our beautiful interiors, magnificent design and the roof so high above you 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.



Parking

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

Parking VDF with Epoxy/equivalent

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.



The grass is greener with GreenThumb

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

HOME CARE & 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.



MALABAR
DEVELOPERS

MORE LIFE PER SQ. FT

41/2266, Ground Floor,
Malabar Gate, Ram Mohan Road,
Calicut, Kerala, India - 673004.
Tel: 0495 4040916