



**HOME IS WHERE
YOUR HEART IS**



TRITON

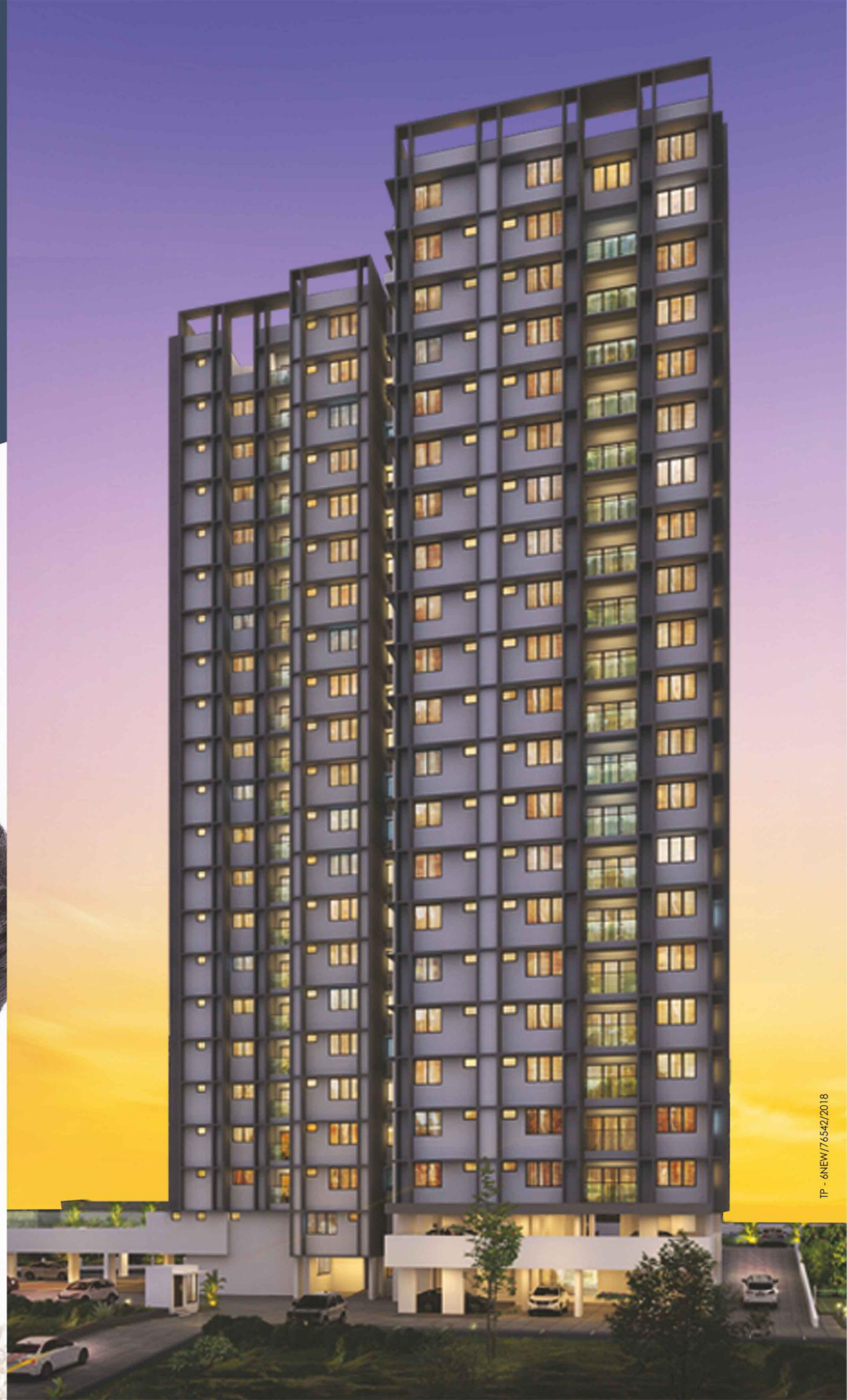
—CRESCENT—

PREMIUM APARTMENTS

Nr. Pottammal Jn. Calicut

LIVE IDEALLY

Triton Crescent Premium Apartments Near Pottammal Junction, Calicut, is yet another prestigious project from the most preferred homemakers of Calicut. Beautifully nestled in the most sought after and vibrant residential location in the city. Well connected and easily accessible to every convenience and comforts of life.





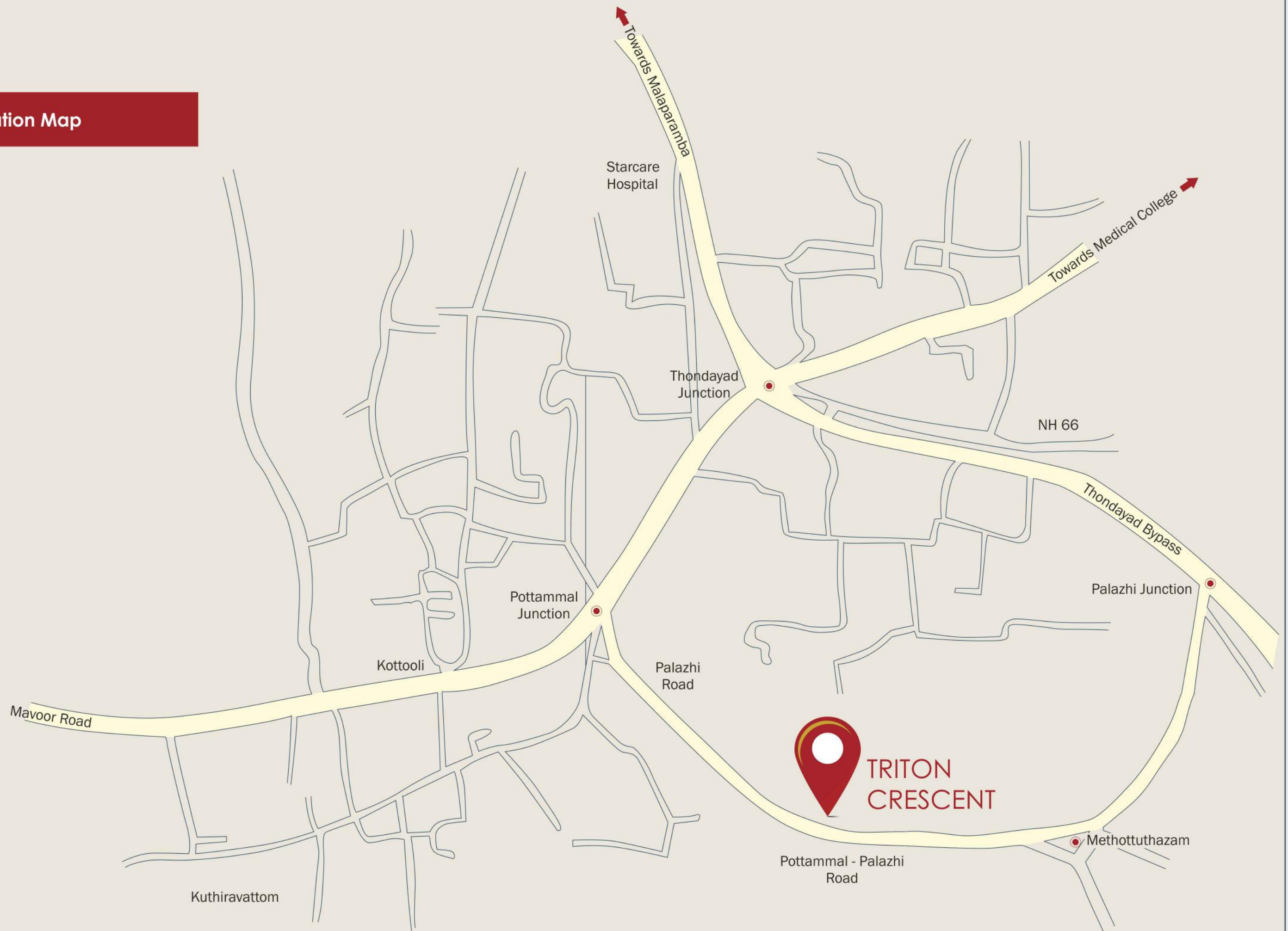
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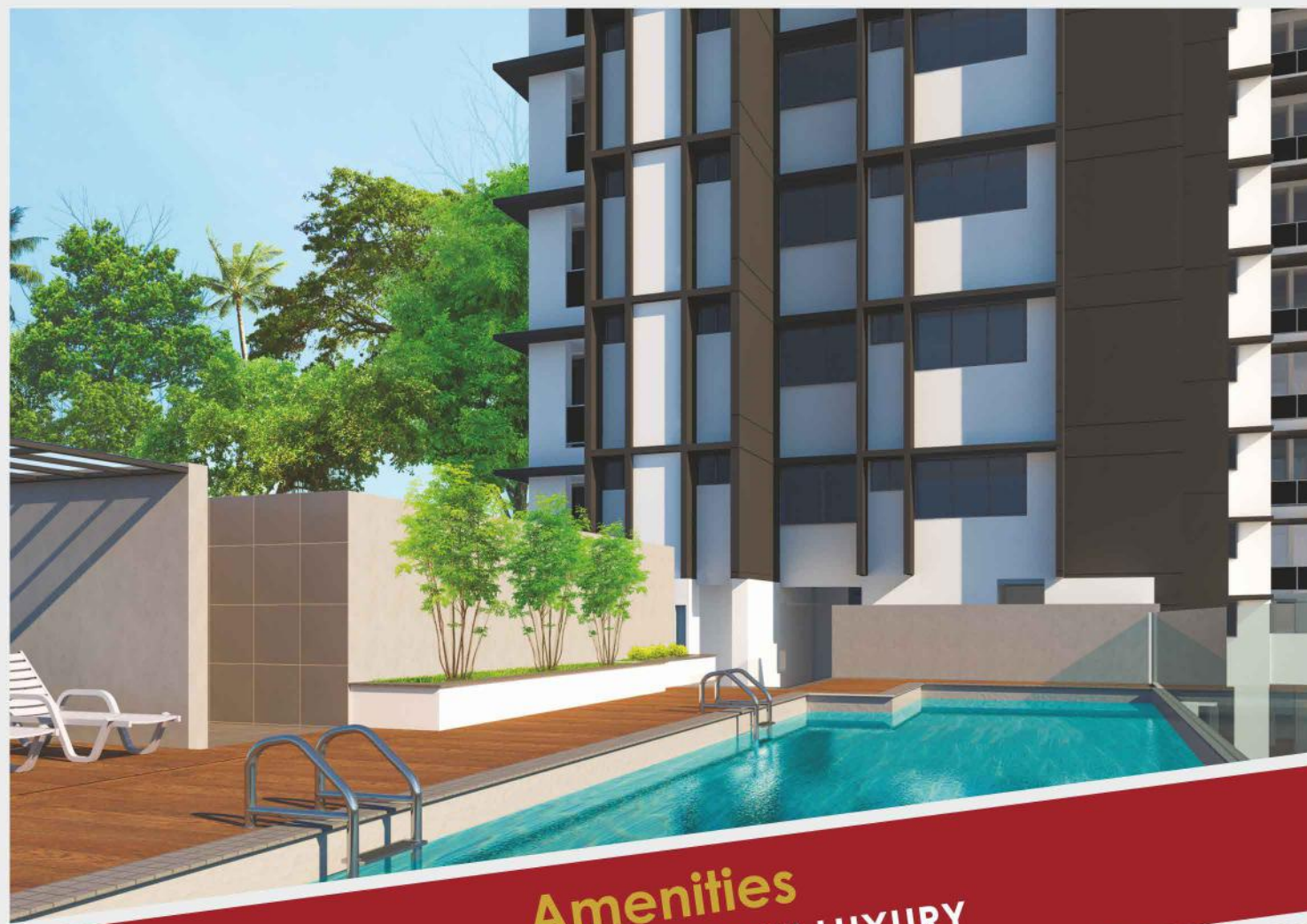
LIVE HAPPILY

Triton Crescent Premium Apartments presents 97 elegantly designed homes with panoramic views spread across 22 floors consisting of 2, 3 & 4 BHK apartments loaded with all modern amenities, creating a living beyond compare.

Location Map



▶ Pottammal Jn.	: 600 mts	▶ Hi Lite Mall	: 3.2 Kms
▶ Thodayad Jn.	: 1.2 Kms	▶ KSRTC Bus Stand	: 3.5 Kms
▶ Palazhi Jn.	: 1.7 Kms	▶ Bhavans School	: 3.4 Kms
▶ Starcare Hospital	: 1.7 Kms	▶ Focus Mall	: 3.6 Kms
▶ Cyber Park	: 2.2 Kms	▶ Medical College	: 4 Kms
▶ Baby Memorial Hospital	: 2.4 Kms	▶ Devagiri College	: 5 Kms
▶ Presentation School	: 2.7 Kms	▶ Railway Station	: 5.2 Kms
▶ New Bus Stand	: 2.8 Kms	▶ Meitra Hospital	: 8.3 Kms
▶ Aster MIMS Hospital	: 2.8 Kms	▶ Airport	: 26 Kms



Amenities
LIVE ELEGANT. LIVE IN LUXURY



- ▶ Children's play area
- ▶ Swimming Pool
- ▶ Home Theatre
- ▶ Tuition Room
- ▶ Gymnasium
- ▶ Indoor Game Area
- ▶ Spa

- ▶ Drivers Rest Room
- ▶ Outdoor Badminton Court
- ▶ Party Hall
- ▶ Meeting room/Association room
- ▶ Spacious lobby area
- ▶ Backup Power for selected points inside the apartment



- ▶ Cable TV connection in living room & master bedroom
- ▶ Intercom facility, concealed conduit wiring for telephones in living room, master bedroom and toilets
- ▶ CCTV surveillance
- ▶ 24x7 Security
- ▶ Biometric Access Control System for common entrance doors

- ▶ Covered car parking facility at extra cost
- ▶ Water treatment system
- ▶ Sewage treatment system and rain water harvesting system
- ▶ Solar powered lights for selected points in common area
- ▶ One Bed Lift & Two Passenger lifts

Specifications

All structural RCC works shall abide by IS 456 standard and latest code.

All exterior & interior walls are in solid concrete block/ Laterite.



Engineered wood front door with view finder. Engineered wood frames with panelled shutters for interior doors.

All cement mortar plastering in 1:3, 1:5 or as applicable.



Engineered wooden flooring for master bed & vitrified tiles for the balance area of the apartment and rustic tiles for kitchen and balcony area.

Plastic emulsion over putty for interior walls & ceilings, premium quality paint for exterior. Enamel paints for grills and handrails.

Concealed copper wiring and adequate light fan and plug points, good quality modular switches, three-phase connection with independent KSEB meters.

Bare Kitchen with provision for sink, dishwasher and washing machine in kitchen/work area.

KWA water and well water through sump and overhead tank.

Granite / Vitrified tile finished lobbies.



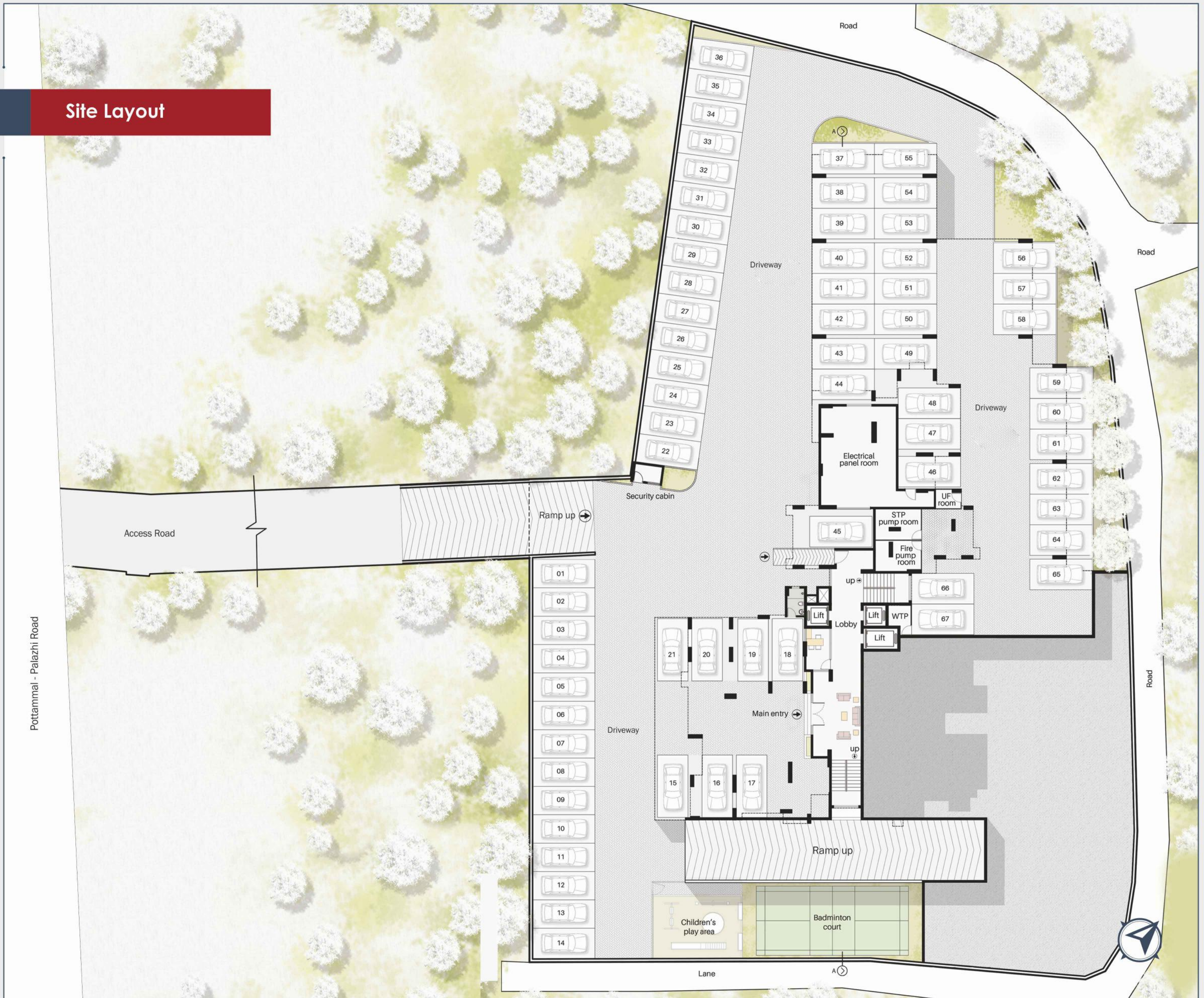
Ceramic tile for the floor and wall tiles up to 210 cm height in bathrooms. Concealed piping with ceramic sanitary fittings and Premium quality c/p fitting with diverter for hot and cold water, soap dish, towel rod and provision for exhaust and geyser in toilets.

Fire fighting arrangements as per KMBR and Kerala Fire Service Rules.



UPVC / Aluminium window systems with MS grills.

Site Layout



Pottammal - Palazhi Road

Access Road

Ramp up

Security cabin

Road

Driveway

Electrical panel room

Driveway

STP pump room

Fire pump room

up

Lift

Lobby

Lift

WTP

up

Ramp up

Children's play area

Badminton court

Lane

A

Road

Road



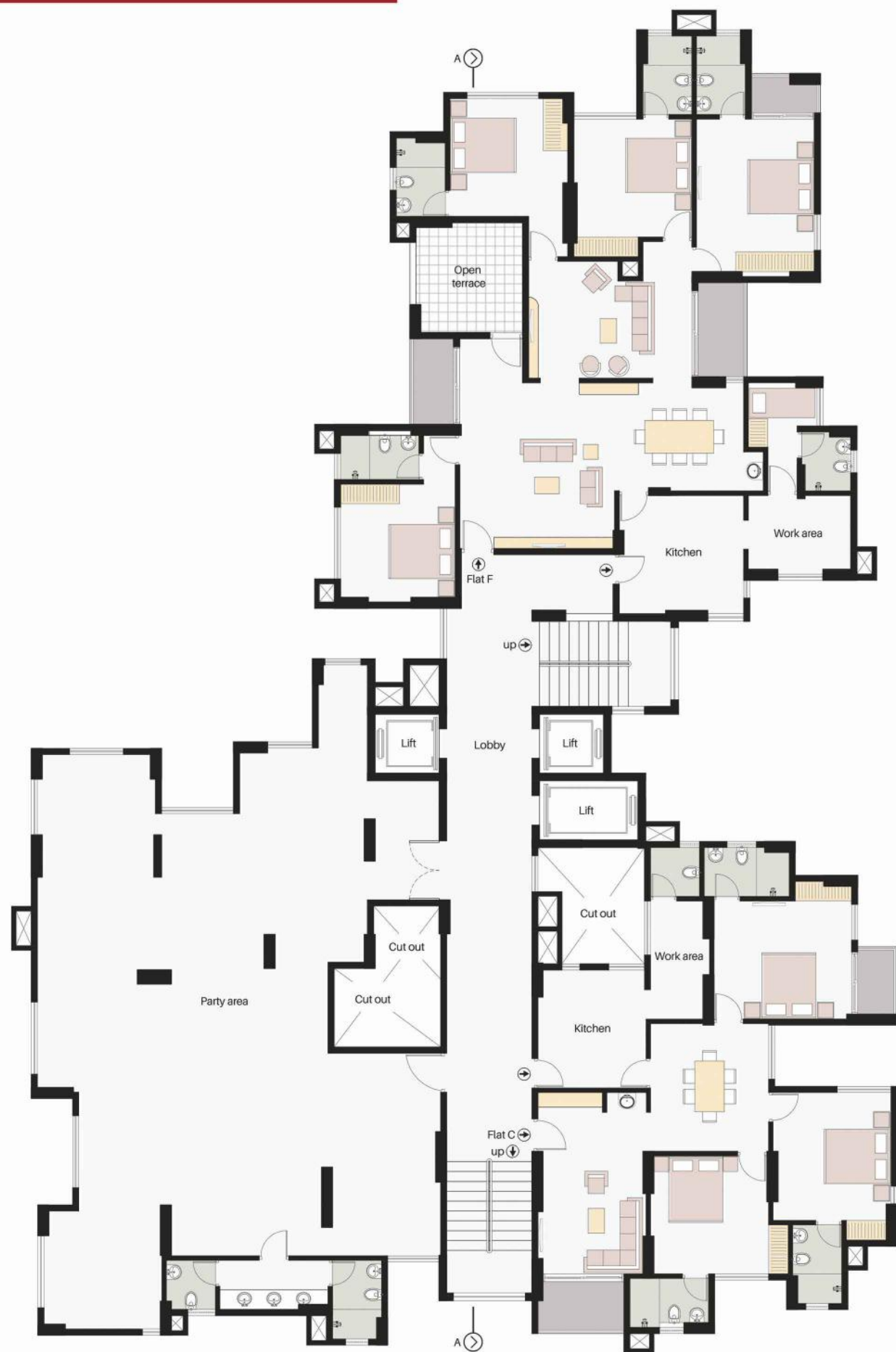
First Floor Plan



Typical Floor Plan - 2 - 20



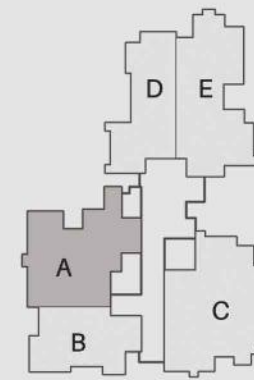
21st Floor Plan



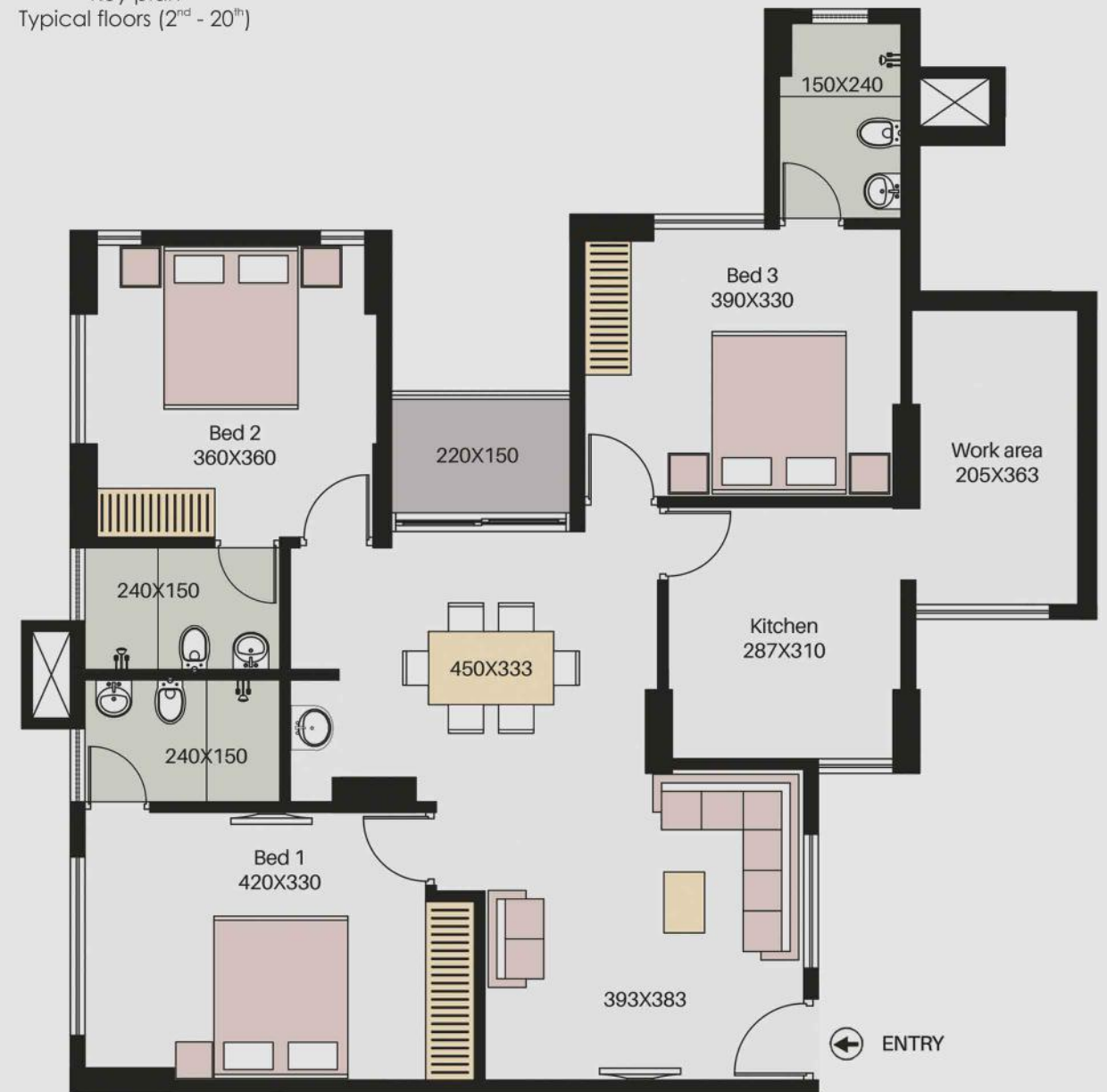
Terrace Floor Plan



3D View of TYPE A



Key plan
Typical floors (2nd - 20th)



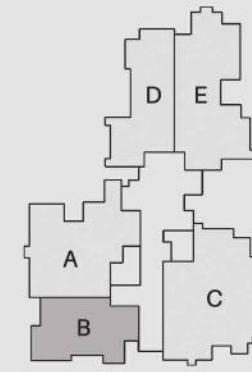
Type A | 3 BHK

2nd to 20th Floors | Area - 1566 sq.ft

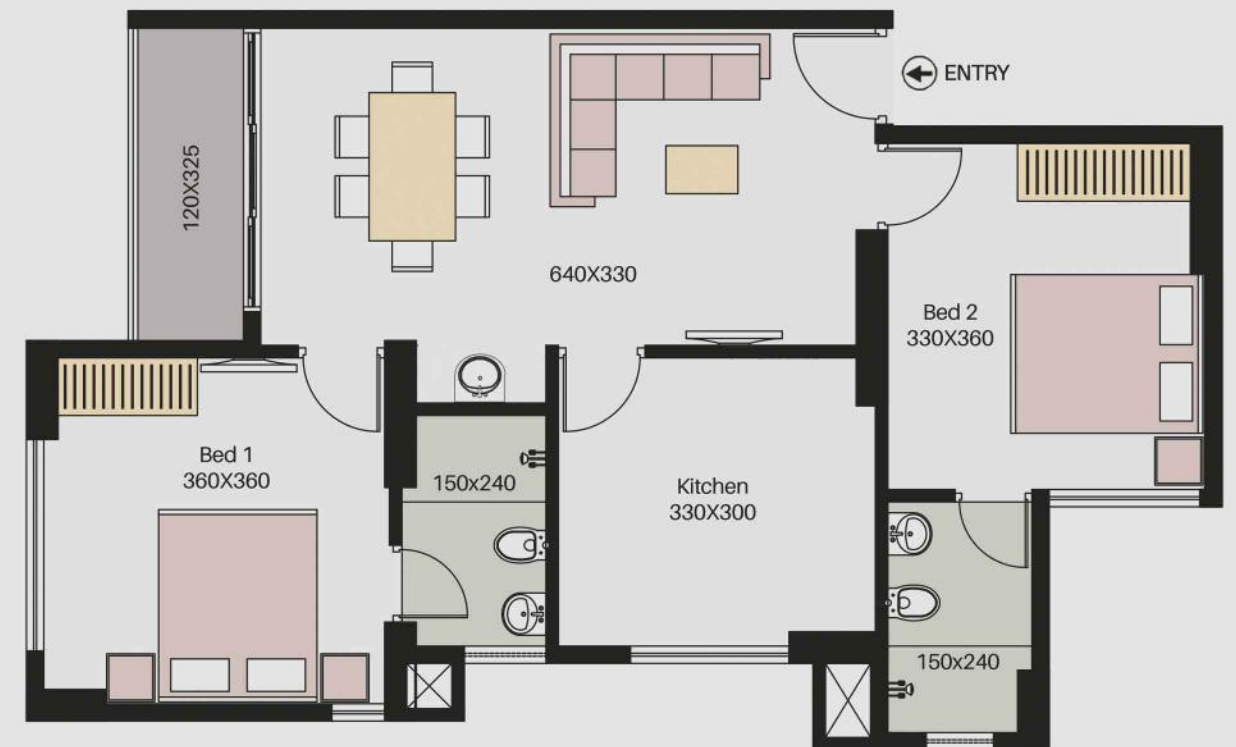
*Furniture & fixtures shown are only indicative.



3D View of TYPE B



Key plan
Typical floors (2nd - 20th)



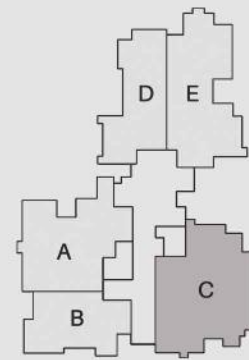
Type B | 2 BHK

2nd to 20th Floors | Area - 1042 sq.ft

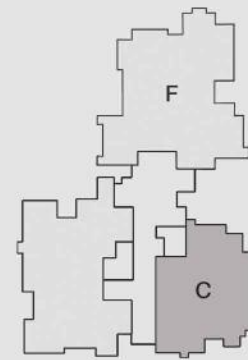
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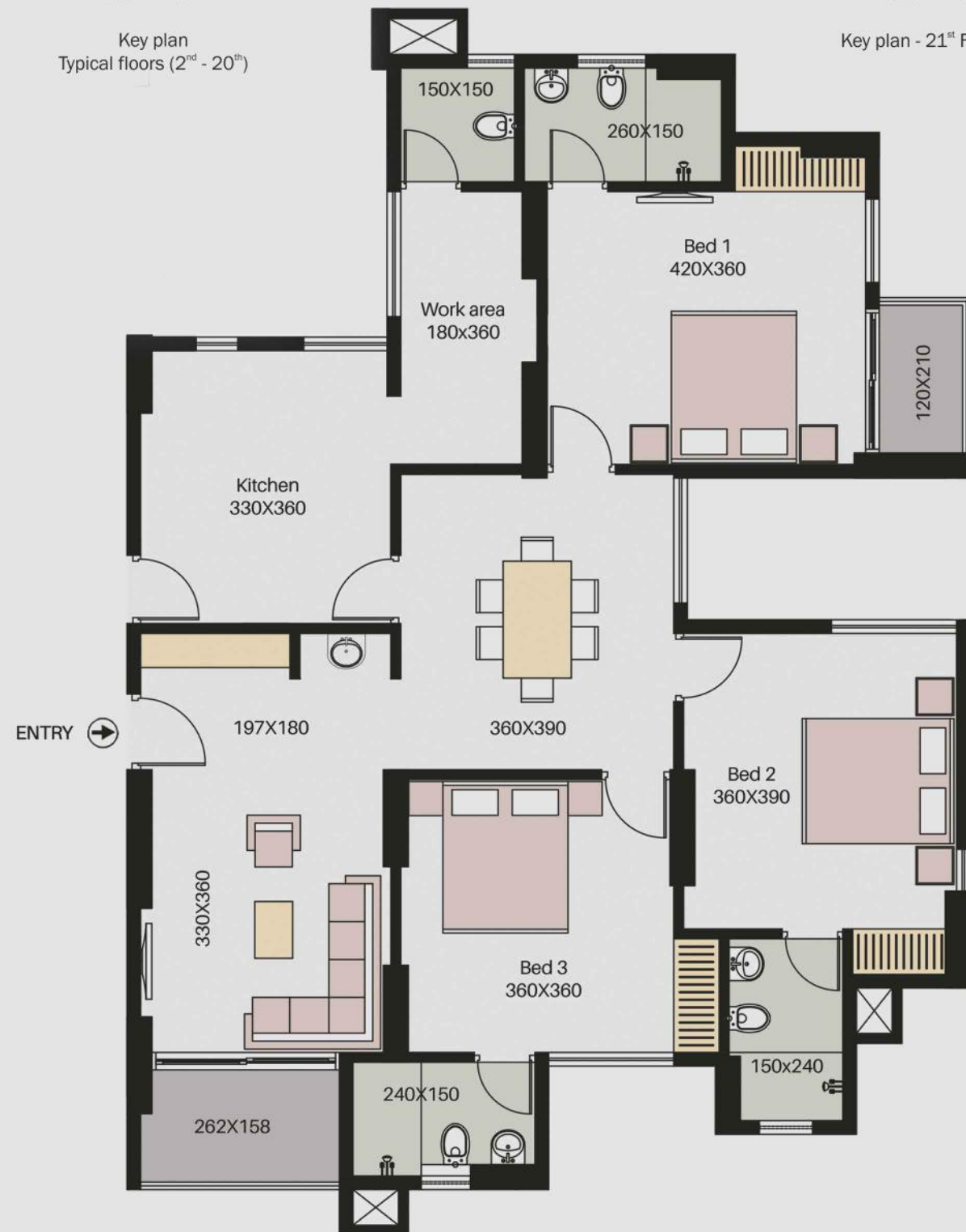
3D View of TYPE C



Key plan
Typical floors (2nd - 20th)



Key plan - 21st Floor



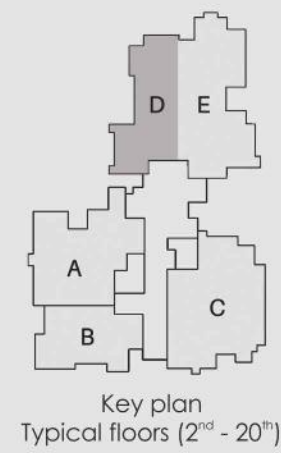
Type C | 3 BHK

2nd to 21st Floors | Area - 1787 sq.ft

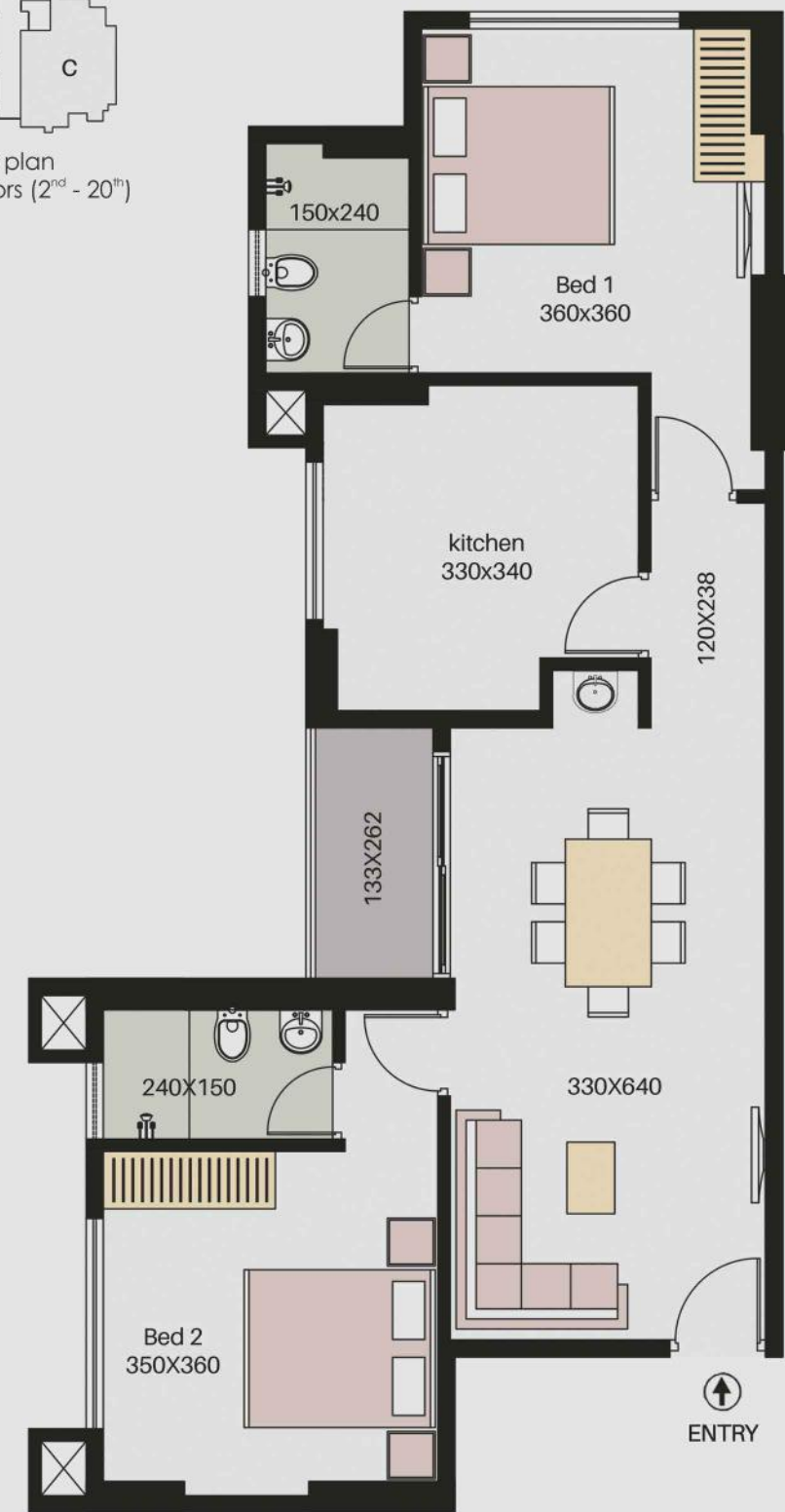
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3D view of TYPE D



Key plan
Typical floors (2nd - 20th)



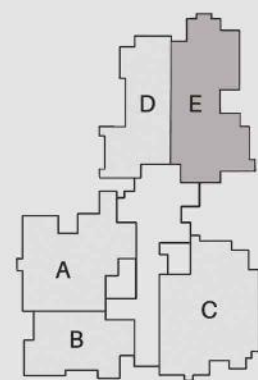
Type D | 2 BHK

2nd to 20th Floors | Area - 1153 sq.ft

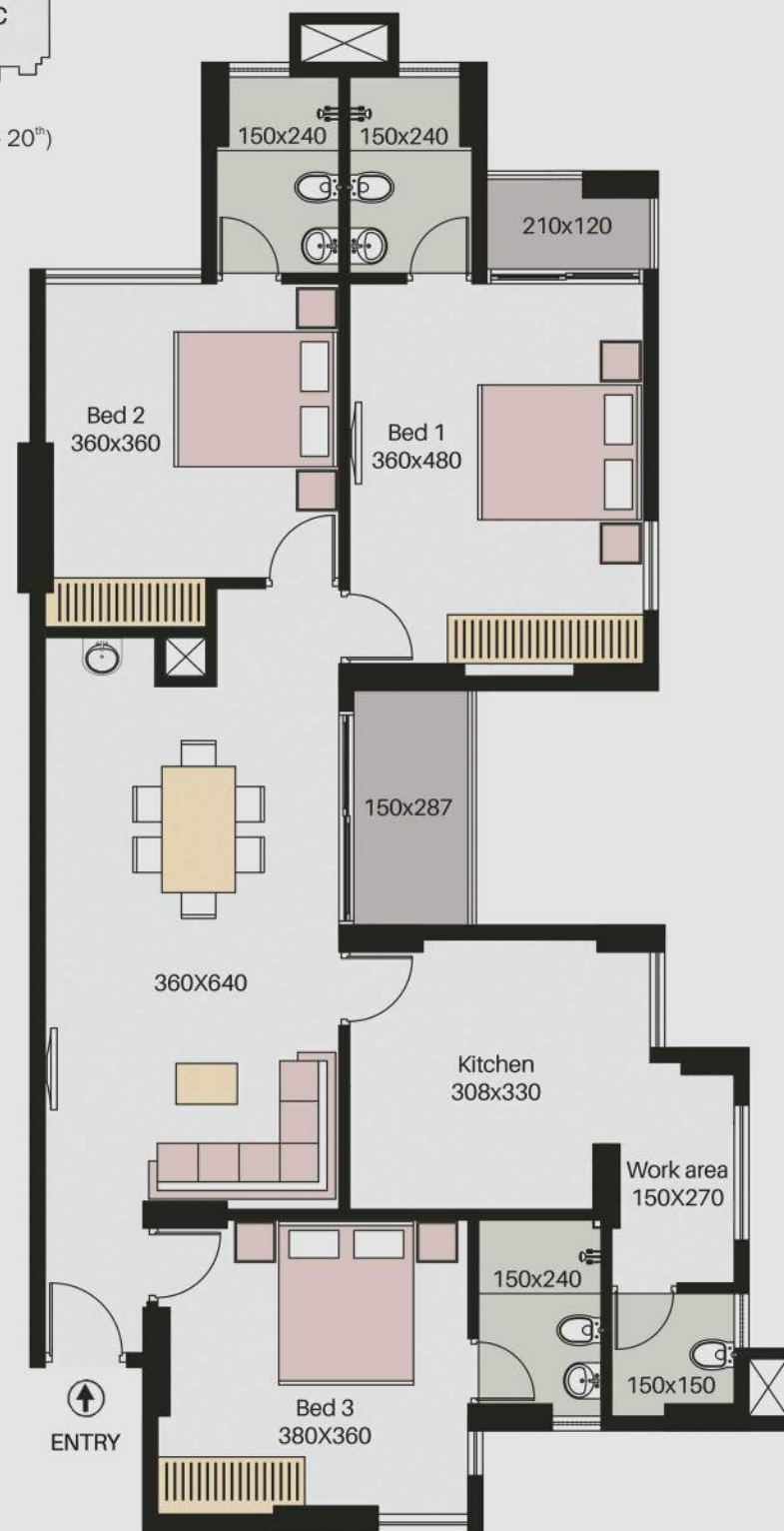
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3D view of TYPE E



Key plan
Typical floors (2nd - 20th)



Type E | 3 BHK

2nd to 20th Floors | Area - 1660 sq.ft

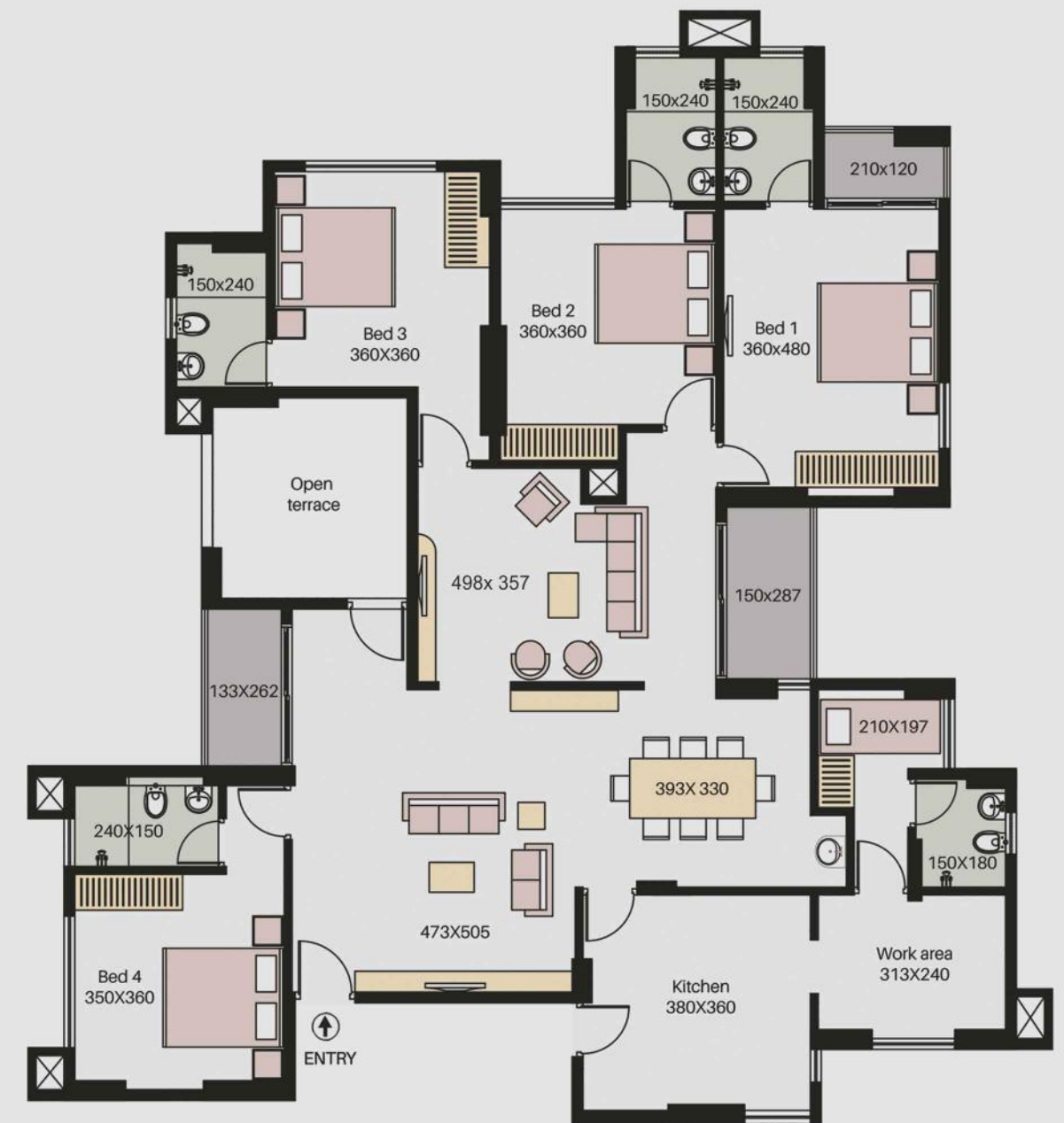
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3D view of TYPE F



Key plan - 21st floor



Type F | 4 BHK

21st Floor | Area - 2659 sq.ft

*Furniture & fixtures shown are only indicative.





THE MOST PREFERRED. THE MOST TRUSTED.

At Crescent Builders, Quality has no compromise. Each of our projects epitomizes the statement. For nearly two decades, we have been building homes for those who value functional design, superior craftsmanship and the finest finishes.

We are renowned for combining luxury with the highest standards of construction and architectural design. Our passion for quality, service and customer satisfaction have made us THE MOST PREFERRED HOME MAKERS OF CALICUT.



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CRESCENT VATHIAD
Off Mananchira Square

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CRESCENT IRIS
Kovoor

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CRESCENT ASTER
Karaparamba

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PLATINUM CRESCENT
Nr. Manorama

▲
CRESCENT TULIP
Sarovaram

▲
CRESCENT ZINNIA
Thodayad Junction



▲
CRESCENT MERVUE
Moonalingal

▲
CRESCENT ORCHID
P.T. Usha Road

▲
CRESCENT COURT
Panicker Road

▲
CRESCENT MANSA
Panicker Road

▲
CRESCENT MAYFLOWER
East Nadakkavu

▲
CRESCENT KINGS SPEAR
Mini Bypass Road

OUR SERVICES



Finance Arrangements

All our projects have approval of leading financial institutions & banks and our experienced team offers you assistance in finalizing the best home loan option.



Value-added Services

We assist in rental and resale of apartments.



Home Care

Being boundlessly fortunate to earn the trust and recognition from our valued customers, we are indeed glad to extend exclusive services for your home care, which we hope will make life easier for you.



Interior Design

We have a team which can design and execute interiors to suit our customer's choice and budget. Our customers now have the opportunity to take possession of a fully furnished apartment at the time of project completion itself.



TERMS & CONDITIONS

- ▶ Once allotted and agreement signed, the prices are fixed.
- ▶ All payments to be made only by demand draft/local cheques or RTGS in favour of CRESCENT BUILDERS, payable at Calicut.
- ▶ In case the payments are not made as per the agreement signed, the Builder reserves the rights to cancel the allotment. On cancellation the amount will be returned only after reallocation and without any interest.
- ▶ Acceptance of application form for provisional allotment of Apartments shall be entirely at the discretion of the Builder.
- ▶ The area is inclusive of common area and wall thickness.
- ▶ Statutory deposits and payments such as deposits for power, water and Apartment Owners' Association, share of cost of transformer and its cabling, construction workers' welfare fund, Land tax, Corporation building tax, One time building tax (Revenue), GST, monthly maintenance charges/advance, sale agreement registration charges, the charges for extra work, if any to be paid by the purchaser.
- ▶ Possession shall be given to the purchaser only after settling all the dues to the builder.
- ▶ Builders are not responsible for any delay in water/electric & other service connection due to the delay by the concerned departments.
- ▶ The plans are not drawn to scale and are included only for the purpose of identification. The Measurements shown in the plans are indicative and may vary. Furniture layout is only an indication for space utilisation. The elevation shown in the brochure is an artistic impression only and actual may vary according to the practical site conditions. All measurements and specifications shown in the brochure are subject to minor variations without specific or general notice. All such variations/ alterations shall be purely at the discretion of the builder.
- ▶ Crescent Builders has the rights to accept or reject any application.
- ▶ All transactions are subject to Calicut Jurisdiction.

DOCUMENTATION

- ▶ A land agreement and an agreement to construct, executed between the Builder and the purchaser. The contract value in the agreements cover the cost of construction of the super structure as well as that of undivided share in the land, the land agreements to be registered.
- ▶ A registered sale deed for the undivided share in land and apartment will be executed in favour of the purchaser on receipt of the entire payment. Stamp duty, Registration fees, documentation charges and incidental expenses for the registration of undivided share in the land and apartment will be to the purchaser's account and to be paid at the time of registration.

MAINTENANCE

- ▶ An Owners' Association will be formed on handing over of the possession of the apartments. Membership in the above association is compulsory, not optional. The Owners Association will carry out all necessary routine and annual maintenance and repairs to common areas and exteriors of the building, common installations and fittings, payment of electrical and water charges for common facilities and services.
- ▶ Maintenance charges are to be paid by each owner regularly and on time. The maintenance will be carried out by the builder till the formation of the Owners' Association, who will take over the maintenance. Maintenance charge /advance collected from all the owners by the builder and after appropriating the expenses incurred by the builder during the period of maintenance done by them, the builder shall transfer the balance amount to the Association after its formation.



WHAT WE'VE ACHIEVED

Our unwavering commitment to deliver superior value has brought us a number of recognitions including the ISO Certification, OHSAS 18001:2007 Certification for Occupational Health & Safety Management Systems, CRISIL 5 Star Rating, IGBC Silver Precertification & ICI – Ultra Tech Endowment Award – 2017 for Outstanding Concrete Structure of Kerala (Category : Residential Buildings) for Platinum Crescent.



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Disclaimer: ▶ Soft furnishings/furniture, gadgets are not part of the offering. The product and technology displayed if any, or referred to is for representation purposes only and the builder does not guarantee the use of all of them. Specifications are indicative and are subject to change as decided by the builder or the competent authority. ▶ These are artistic representations only.