



FAVOURITE HOMES

Home; a relationship for life

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that you always wanted

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Club¹

BY FAVOURITE HOMES
2&3 BHK Luxury Apartments

**Ambalamukku,
Trivandrum**

RERA Reg No: K-RERA/PRJ/162/2020
www.rera.kerala.gov.in

Perfect in more ways than

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The Club One is just the home you were looking for. With its unmatched location, contemporary facade, beautiful setting, and top-notch amenities, Club One is sure to become the most coveted residential tower in Trivandrum City.



The
ONE

closest to your heart

Club One is located in Ambalamukku, a sought-after neighbourhood in the heart of Trivandrum. Close to some of the city's most prominent educational institutions, retail stores, restaurants, entertainment hubs, bank branches, government offices and hospitals. If you are looking for the best address in the city, this is the one.

Number

ONE

in every aspect



Club One offers a diverse range of amenities designed to stimulate, enlighten and enrich. It gives you easy access to a rich tapestry of experiences and puts a world-class lifestyle at your disposal, reminding you to live a life that is beyond ordinary.



SOLAR POWERED LIGHTS IN PASSAGES



ELEVATOR AND BED LIFT WITH
AUTOMATIC RESCUE DEVICE



CCTV VISITOR SURVEILLANCE



USB CHARGING PORT IN ALL BEDROOMS



AUTOMATIC SENSOR LIGHTS IN PARKING AREAS



PARTY AREA WITH BARBEQUE COUNTER.



CAR WASH RAMP



VIDEO DOOR PHONE

You
can't
top
this

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FIBER TO HOME INTERNET FACILITY.



FOOT LAMP IN MASTER BEDROOM
TO LIGHT YOUR WAY



GAS LEAK DETECTOR



SHOPPING TROLLEYS FOR IN HOUSE USE



Built by a trusted

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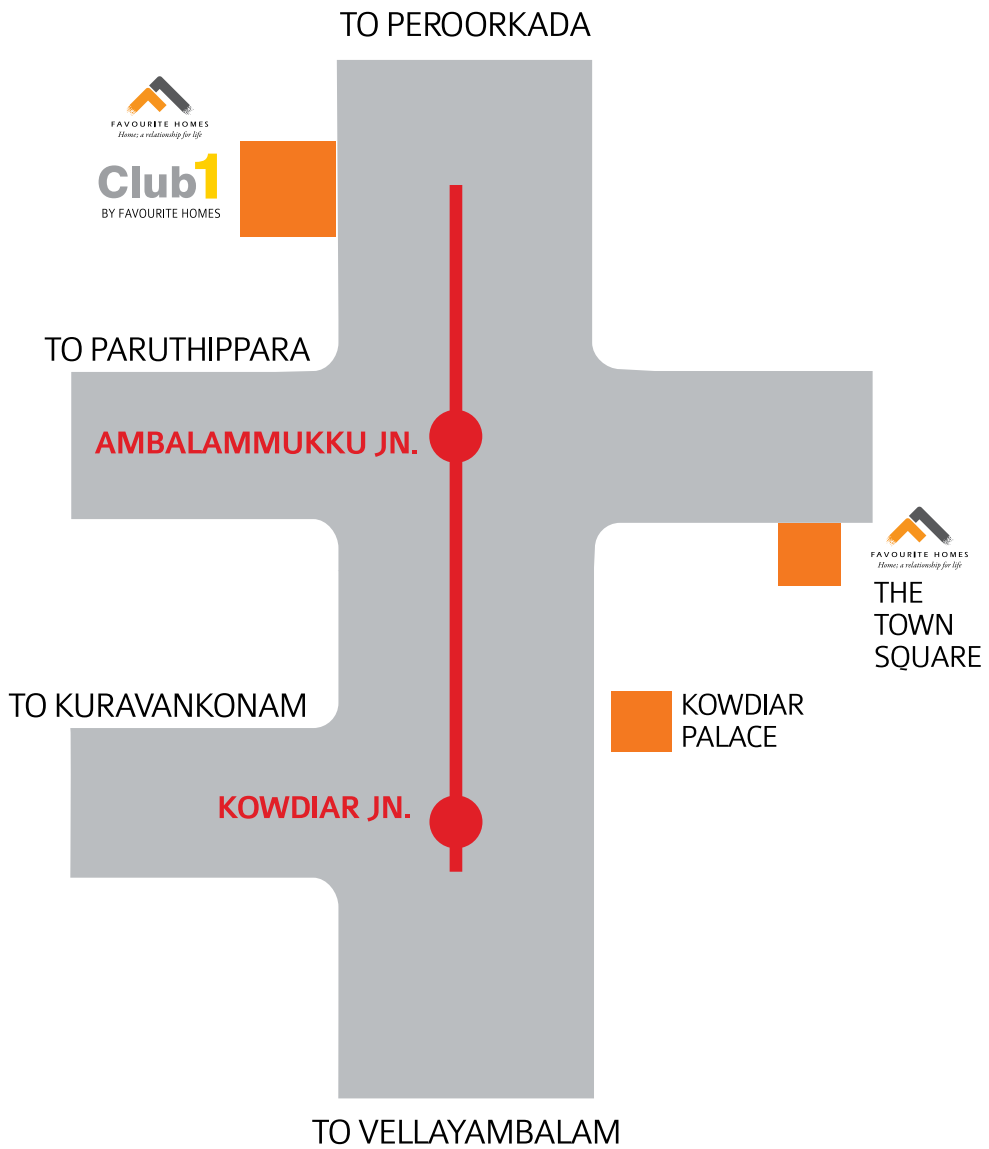
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Every apartment in this residential development has the unique stamp of Favourite Homes - a household name today, thanks to its reputation for timely completion, adherence to quality and affordable pricing. The 20-year-old company, with a sterling track record, has built over 2 million sq. ft. of residential space till date.





location map

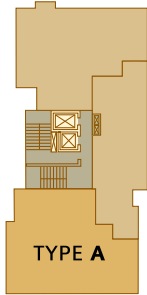




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FLOOR
PLANS



TYPE A

KEY PLAN



TYPE: A

3 BHK (1st - 12th, 14th - 16th)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SUPER BUILTUP AREA
1232 sq.ft	71 sq.ft	1721 sq.ft

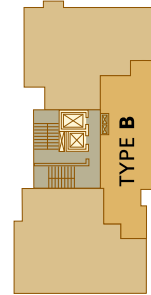
All dimensions may vary slightly during construction. Furniture layout are indicative only.



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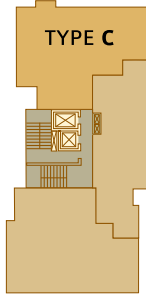
KEY PLAN

TYPE: B

2 BHK (1st -12th & 14th)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SUPER BUILTUP AREA
813 sq.ft	103 sq.ft	1240 sq.ft

All dimensions may vary slightly during construction. Furniture layout are indicative only.



KEY PLAN



TYPE: C
3 BHK (1st -12th & 14th)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SUPER BUILTUP AREA
1166 sq.ft	64 sq.ft	1636 sq.ft

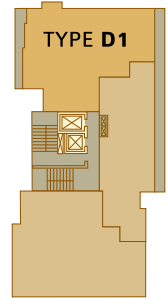
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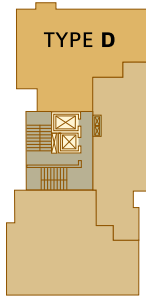
KEY PLAN



TYPE: 15 D1
3 BHK

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SUPER BUILTUP AREA	OPEN TERRACE AREA	TOTAL AREA
1056 sq.ft	56 sq.ft	1481 sq.ft	105 sq.ft	1586 sq.ft

All dimensions may vary slightly during construction. Furniture layout are indicative only.



KEY PLAN



TYPE: 16 D
3 BHK

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SUPER BUILTUP AREA
1056 sq.ft	56 sq.ft	1481 sq.ft

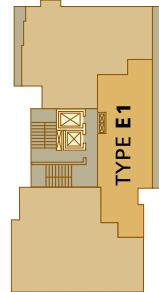
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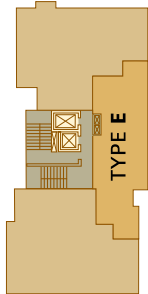


KEY PLAN

TYPE: 15 E1
2 BHK

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SUPER BUILTUP AREA	OPEN TERRACE AREA	TOTAL AREA
757 sq.ft	22 sq.ft	1061 sq.ft	112 sq.ft	1173 sq.ft

All dimensions may vary slightly during construction. Furniture layout are indicative only.



KEY PLAN



TYPE: 16 E
2 BHK

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	SUPER BUILTUP AREA
757 sq.ft	22 sq.ft	1061 sq.ft

All dimensions may vary slightly during construction. Furniture layout are indicative only.



WELL EQUIPPED HEALTH CLUB

Amenities Proposed

- Swimming pool with toddler's pool
- Well equipped Air Conditioned health club
- Well equipped Children's play area
- Rooftop party area with Barbeque counter
- Multipurpose Hall/Association Room
- Indoor recreation area with equipments
- Solar Powered Lights for Passages
- Video Door Phone
- Car Wash Ramp
- Foot Lamp in Master Bedroom
- Gas leak detector
- Fiber to home internet facility
- USB Charging port in all bedrooms
- Elegantly furnished stylish Entrance Lobby
- Reticulated Gas Supply
- Access control system
- Automatic sensor lights in parking area





- Separate room for Maid and Driver with toilet
- Intercom to apartments from security cabin and among apartments
- Bio-degradable waste management system/Incinerator
- CCTV visitor surveillance
- Elevator and bed lift with automatic rescue device
- Shopping Trolleys for in house use
- Automatic Power backup for common areas
For individual Apartments backup shall be provided for all points excluding AC and power points subject to a maximum of 1000 Watts
- Profiled rubber column corner guards with reflective sticker in parking area
- Round the clock Security
- Independent Letter Box
- Care Taker Lounge
- Common electric transformer, Electrical unitized substation

ROOFTOP SWIMMING POOL WITH TODDLER'S POOL.



Specifications

COMMON AREA

- Lift and main entrance lobby quartz stone / Italian marble / Vitrified Slab, as per the Architect's design. False ceiling in lobby.
- Staircases shall have granite tile / Vitrified tile flooring with MS hand railing.

FOUNDATION & STRUCTURE

Suitable foundation as per the soil test. RCC frame structure with concrete block partitions.

Concrete grade as decided by the structural consultant.

FLOORING & TILING –APARTMENT

- Superior Quality Vitrified tiles 80cm x 80cm RAK or equivalent.
- Toilets: Ceramic tile concepts for full wall height and vitrified /antiskid tiles for flooring.
- Servants Toilet: Ceramic tile 30cm X 30cm for floor and 30cm X 45cm for wall.
- Kitchen & Work area : Antiskid Ceramic / vitrified tiles for floor. Kitchen Counter with Granite / Quartz stone and glazed tile dadoing 60cm above the kitchen and work area counter.
- Balconies: Rustic / antiskid / ceramic tiles with railings.

SANITARY & PLUMBING FIXTURES

- Western Style wall - hung EWC of American Standard / RAK or equivalent make shall be provided in all attached bathrooms with concealed in wall cisterns of KOHLER / American Standard / Geberit or equivalent.
- Health Faucets of KOHLER / Grohe or equivalent make shall be provided in all bathrooms.
- Star white Porcelain wash basins of American Standard / KOHLER equivalent make shall be provided in all attached bathrooms.
- Dining wash counter with Quartz stone with table top star white porcelain wash basin RAK / KOHLER or equivalent.
- Single bowl Stainless Steel Sink with drain board in Kitchen.
- Single bowl Stainless Steel Sink in work area.
- Overhead showers of KOHLER or equivalent make shall be provided in all bedroom toilets.
- Bathroom Accessories: Towel rods and soap dish shall be provided in all bedroom toilets.
- Washing Machine Point: One cold water inlet and drainage outlet for a washing machine shall be provided in work area.
- All water supply lines shall be ISI marked CPVC pipes. Drainage lines and storm water drain pipes shall be in PVC.

- KWA / bore well water supply through under ground sump and over head tank.

DOORS & WINDOWS

- Front door: Front Entrance Door shall be of seasoned teak wood with architrave. Inside doors wooden frame with laminated flush door.
- All hardware shall be in C.P. Brass (tower bolt, ball stopper etc) and hinges with ball bearings.
- All openable windows shall be fitted with friction stay hinges allowing the windows to stay open in any position.
- Window : Three track powder coated aluminum frame with sliding window in two track and one pane of insect screen also shall be provided in bedrooms.
Access to the balcony shall be large window up to the lintel level using powder coated aluminum with glass fixed / sliding / openable shutters which ensure plenty of light and natural ventilation.
- Entrance door shall have hardware such as Magic Eye & Door stopper.

ELECTRICAL

- Concealed copper wiring using FINOLEX / V – GUARD / HAVELLS or equivalent make. Cables with modular plate switches. Centralized cabling system for all electrical and communication requirements.
- All switches shall be Legrand / L&T or equivalent make and conveniently placed at the entrance and bedside on all bedrooms.
- Adequate ELCB and MCB Legrand / L&T / Siemens or equivalent shall be provided in each apartment.
- Adequate light points, fan points, 6/6 ampere power points controlled by ELCB & MCB shall be provided.
- Geyser points in all bedroom toilets.
- Fresh air fan point shall be provided in all toilets and kitchen.
- Foot lamp in master bedroom.
- USB charging port in all bedrooms.
- Provision for hot water connection shall be provided for overhead shower in each attached toilet.
- Light fixtures shall be provided in common areas and external areas.
- Provision for telephone and Internet shall be provided in the apartment through Fibre To The Home (FTTH).
- Automatic power backup for common areas.

For individual apartments back up shall be provided in all points, excluding A/C and power plug points, subject to a maximum of 1000 watts.

- Independent KSEB meter for each apartments.
- Common electrical transformer.

WATER SUPPLY

KWA/Bore well water supply through under ground sump and overhead tank.

AIR –CONDITIONING

Split A/C live point in all bedrooms.

PAINT FINISH

- Premium Emulsion paint shall be applied in the common areas, utility, service areas.
- Acrylic cement based putty with Premium emulsion paint shall be applied inside apartment.
- Weather shield exterior grade emulsion / texture paint for external wall.

ELEVATORS

Two lifts. One passenger lift and one bed lift with automatic rescue device.

CABLE TV; TELEPHONE

- Provision for cable TV connection in living room and master bedroom.
- Provision for telephone shall be provided in living room and master bedroom.

SECURITY

- Video door phone, Access Control system, CCTV Visitor Surveillance.
- Intercom from security cabin to individual apartments and among apartments.
- Lightning Arrester.

CAR PARK

Covered car parking at extra cost.



TERMS AND CONDITIONS

1. Favourite Constructions Pvt. Ltd. reserves the right to accept or reject any application.
2. On allotment agreement shall be entered into between the builder and the purchaser for the allotment of undivided share of land and construction. Value of the undivided share of land and construction shall be shown in the payment schedule / agreement.
3. The sale deed of the undivided share of land shall be registered in the name of the purchaser on receipt of the entire payment.
4. This is a time bound project. In case payments are not made as per agreement signed, the builder reserves the right to cancel the allotment. In such case the amount paid till such cancellation will be returned only after re-allotment to another party and without any interest and subject to deduction of expenses and damage.
5. Once allotted and the agreements are signed the prices are firm.
6. All payments to be made by local cheques or DD favouring Favourite Constructions Pvt Limited.
7. The buyer shall compulsorily be a member of the house owners association constituted by the builder after handing over. The Association shall carry out all necessary routine and annual maintenance and repairs to the common areas, exterior wall of the building, common installations and fittings and shall make payment of water and electrical charges for common facilities, services etc. Maintenance charges/ deposits are to be made by each owner regularly and on time. The maintenance shall be carried out by the builder till the formation of owners association which will take over the maintenance within a period of six months from the date of handover. Maintenance deposit/advance is collected from all the owners by the builder and after appropriating the expenses incurred by the builder during the period the maintenance was done by them, the builder shall transfer the balance amount to Association after its formation.
8. All transactions are subject to Trivandrum jurisdiction only. This brochure is only for information and does not constitute a legal document.
9. All notices and letters sent by registered post to the buyers address as mentioned in the agreement or to the buyers Email Id as mentioned in the agreement will be considered as having been received by the buyer and will be treated as proper communication.
10. This document is conceptual and not a legal offering by the company for advertising and is to be used for general information only. All measurements and specification given in this brochure are subject to minor variation. Furniture layout is only an indication for space utilization. Visuals and photographs may not represent actuals or may be indicative only. Computer generated images, walkthroughs and render images are the artist's impression and are indicative in nature and general information only. The super built up area is inclusive of proportionate share of common areas and wall thickness.

ON GOING PROJECTS



THE SERENE BAY
384 BHK Luxury Villas
Kazhakkootam



THE CARMEL HEIGHTS
283 BHK Luxury Apartments
Pongumoodu



THE GARDENIA
283 BHK Luxury Apartments
Near CET, Sreekaryam

**FAVOURITE
VALUE PLUS**



LE ROYALE
283 BHK Luxury Apartments
Palayam



THE VINTAGE
283 BHK Luxury Apartments
Kesavadasapuram



THE GRAND AVENUE
283 BHK Luxury Apartments
NH Bypass, Near Lulu Mall



THE SPRING WOODS
283 BHK Lifestyle Apartments
Kazhakkootam

READY TO OCCUPY



THE PETALS
3 BHK Luxury Villas
Pothencode



THE PARK
283 BHK Luxury Apartments
Nalanchira



THE TOWN SQUARE
283 BHK Luxury Apartments
Ambalamukku



MEMBER
CREDAI



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