

## HEIGHTS OF **LUXURY** HOUSE OF **TRUST**



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Home is the biggest sentiment and most treasured possession of man. One is born into, grows up and leaves behind a home filled with love, happiness and endless cherished memories. To build such a space, one takes time, energy, creativity and of course, money. It is an unforgettable milestone, the greatest achievement in life.

The single most required quality one seeks in a builder is trust. And the greatest character of a home is flawlessness. Put the two together and where else would you find such an amalgamation of great qualities, but at Kalyan Developers. The realtor has taken the Kerala real estate by storm, becoming the state's most trusted real estate developer.





We build homes with the same dedication we bring to crafting exquisite pieces of jewellery, with love and attention to the smallest detail. We do this because like family heirlooms, homes are very much a part of our souls, they reflect our tastes and aspirations. Your home is where you spend the most important moments of your life, where you laugh, cry and experience the world even as you are protected from it. With Avanti, we endeavour to bring you a home that truly belongs to you and you alone. A home that is an expression of who you are, the sum total of your hopes and dreams. A home that is, in reality, an extension of yourself. We hope that Avanti will become for you the centre point of a lifetime of happiness, filled with the love and warmth of your family.

**T. S. Kalyanaraman**  
Chairman



# THE CONTEMPORARY & CLASSY AWAIT

A tower of grace, Avanti by Kalyan Developers stands tall in the capital city.

Featuring 74 luxury homes of 2 & 3 BHK, spanning across 1005 to 1540 sq.ft., Avanti is modern, stylish and the epitome of comfort. Every home is created with the home buyer in mind. Every nook and corner, made to perfection. Life at Avanti is beyond just home. It harmonises world-class features with home-like tranquillity and convenience.

The opulent lifestyle encompasses amenities like rooftop swimming pool, a state-of-the-art fitness centre, landscaped lawn and more. Close to all desires of the city – office campuses, schools, hospitals, upcoming malls, and more, Avanti is set in the latest most coveted locality of Trivandrum.

**AVANTI**  
BYPASS TRIVANDRUM

# LOCATION MAP



UST Global	200 m
Infosys & Technopark Phase II	300 m
MGM School	1 km
Bus Junction	3 km
KIMS Hospital	4 km
Technopark I	4 km
Kendriya Vidyalaya	4.2 km
Kochuveli Railway Station	4.7 km
Good Shepherd School	6 km
College of Engineering	6 km
International Airport	7 km
All Saints College	8 km

## SURROUNDED ONLY BY THE BEST

Say goodbye to traffic and endless boredom.

Live at the heart of all that you need and desire.

Avanti is amidst all the most coveted places in Trivandrum. The project is in proximity to office campuses like UST Global, Technopark Phase II & Infosys. Also, nearby are proposed shopping centre

LuLu Mall, Kochuveli 2nd Terminal

Railway Station, and various educational institutions

of repute. Set beside the NH Bypass, Avanti is, undoubtedly, a home made of dreams. A place where you can enjoy the luxury of all worlds. A place that

satiates all known desires.





## COMMON AMENITIES

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- Rooftop Swimming Pool
- Fitness Centre
- Multi-Purpose Hall
- Children's Play Area
- Designer Lobby and Lounge
- Access Control
- Intercom
- Video Door Phone
- Round-the-Clock Security
- Disabled-Friendly Access
- Centralised Gas Supply
- Generator backup for Common Amenities and Apartment
- State-of-the-Art Sewage Treatment Plant
- Rainwater Harvesting



# HEALTH EQUALS **HAPPINESS**

Find no time to work out?

Now at Avanti, you get to sweat

it out to your heart's content

at the state-of-the-art fitness centre.

Embrace a lifestyle that blends

together both health and happiness.







MANY  
**EVENTS**  
ANY  
**TIME**

Bring together your loved ones and celebrate your favourite events at the multi-purpose hall. Furnished and well-equipped, the space at Avanti is guaranteed to make any show a success.





## UNWIND IN LUXURY

The perfect space to relax,  
meet people or wait for company.

The visitors' lounge is set  
in a luxurious ambience  
with plush couches.

*Habitat* | Chelakottukara, Thrissur  
Completed & Handed Over



**Sunfields** | Kuttur, Thrissur  
Lifestyle Residences | Completed & Handed Over



**OPAL** | Kuttumukku, Thrissur  
Handed Over



**nexus** | Chungam, Thrissur  
Possession by September 2017





**HERITAGE**

Punkunnam, Thrissur  
Ongoing Project



**CENTRUM**

Pettah, Trivandrum  
Ongoing Project



**SANCTUARE**

Kanjikuzhy, Kottayam  
Possession by February 2018



**SAPPHIRE**

Peroorkada, Trivandrum  
Ongoing Project



**MARVELLA**

Giri Nagar, Kochi  
Ongoing Project



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SPECIFICATIONS & FLOOR PLANS



# SPECIFICATIONS

## STRUCTURE

- B+G+16 storied RCC structure with block masonry plastered with cement mortar

## LIVING / BEDROOM / DINING

- Putty & premium emulsion for all internal walls and ceiling

## TOILETS

- Superior quality ceramic tile flooring
- Superior quality ceramic wall tiling up to false ceiling
- False ceiling wherever applicable
- OBD for ceiling of toilets where false ceiling is not applicable

## KITCHEN

- Superior quality ceramic tile flooring
- Putty & premium emulsion for all internal walls and ceiling
- Kitchen counter - Granite/latest artificial material platform with single bowl sink with drain board

## BALCONIES / WORK AREA

- Superior quality ceramic tile flooring and skirting

## JOINERY

- Main entrance door Veneer flush doors
- Bedroom doors - Laminate/molded door with both sides masonite skin (or equivalent)
- Powder coated aluminum windows made from specially designed and manufactured sections

## ELECTRICAL

- Three phase power supply
- Concealed conduit wiring with copper conductor with adequate light and fan points
- Contemporary modular switches & sockets
- Heater provision in master bedroom
- A/C provision in master bedroom & living room
- Telephone & internet point in living room
- Digital cable TV connection

## PLUMBING

- KWA/borewell water supply through underground and overhead storage tanks of suitable capacity
- Provision for washing machine in work area
- Premium quality branded sanitary fixtures & CP fittings

## LIFT

- One fully automatic passenger lift and one service lift

## GENERATOR

- Generator backup for lifts, common lighting, pumps and selected points in the apartments

## FIRE SAFETY

- Fire system as per norms

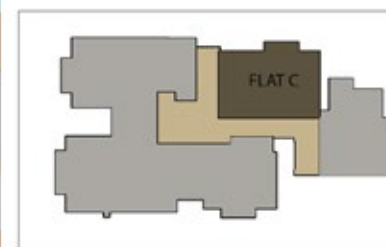
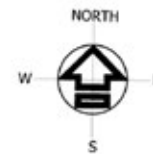
## SEWAGE SYSTEM

- Safe, environment-friendly Sewage Treatment Plant (STP) for apartments as per norms



# TYPICAL FLOOR PLAN

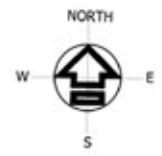




KEY PLAN

**FLAT C**  
 AREA-1160sqft

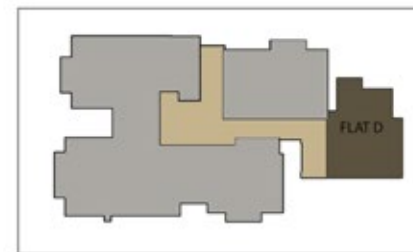
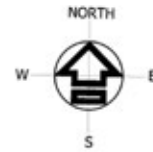




KEY PLAN

**FLAT A**  
AREA-1550 sqft

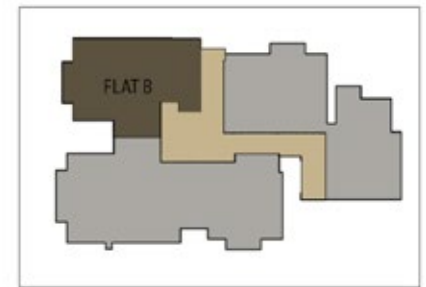
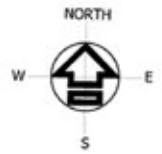




KEY PLAN

## FLAT D

AREA-1005 sqft

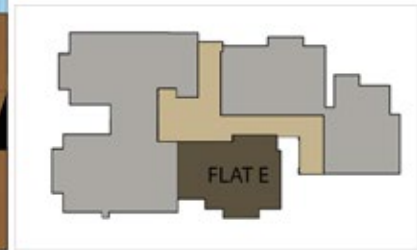
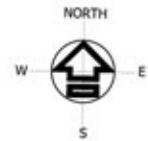


KEY PLAN

## FLAT B

AREA-1540 sqft





KEY PLAN

## FLAT E

AREA-1145 sqft