



CORDON

IMPERIAL GARDENS

— The centre of luxury & lifestyle —

VAZHAYILA, PEROORKADA

K-RERA/PRJ/006/2020



www.cordonbuilders.com

Imperial Life
Amid Nature.



Sapphire

Emerald

K-RERA/PRJ/006/2020

Sapphire

Emerald





Royal Life is all yours.

Cordon Builders and Constructors Pvt. Ltd. is proud to present to you “Imperial Gardens.” Have YOU dreamt of owning an apartment in one of the most prime locations in Trivandrum? That dream is coming true with this first step you have taken by choosing us. Imperial Gardens is the true epitome of luxury. Located at Vazhayila, one of Trivandrum’s most sought after residential areas, Imperial Gardens offers 2BHK and 3BHK luxury apartments for making a HOME for your loved ones, with all prime amenities.

Sprawling across a land area of 1.55 Acres with over 40% of open area to give you a truly lavish lifestyle, Imperial Gardens offers two towers – Sapphire and Emerald. Sapphire offers 44, 2&3 BHK apartments in Ground + 10 Floors and Emerald offers 66, 2&3 BHK apartments in Ground + 10 floors. These twin towers are nestled peacefully in a completely serene environment providing you an extremely upscale lifestyle.



Luxury
is all yours.

An abode of opulence, Sapphire regally offers you 2 and 3 BHK apartments with best of amenities that you can feel to the fullest. It has 44 stylish apartments laid out in G + 10 floors with less common wall sharing. More than a home, it's your leisure arena. You can swim, play, jog and relax at the lap of luxury. Spend some quality time with your beloved ones at Sapphire. Choose a unique style of living.

Amenities of Imperial Gardens (Sapphire & Emerald)

- Semi furnished Lobby with provision for Wi-Fi
- Air-conditioned Multi-purpose Hall
- Air-conditioned Gymnasium • Swimming Pool
- Children's Play Area • Badminton Court
- Half Basketball Court • Amphitheatre
- Access Controlled Security System in 3 Basement floors
- Sewage Treatment Plant
- Provision for 24 x 7 security • Generator Back-up
- Two fully automatic lifts - one passenger lift and one bed lift
- Provision for Electric car charging
- Drivers Room and Toilet
- Provision for Intercom



Semi furnished Lobby with provision for Wi-Fi



Badminton Court



Amphitheatre



Air-conditioned Gymnasium



Access Controlled Security System



Air-conditioned Multi-purpose Hall



Swimming Pool

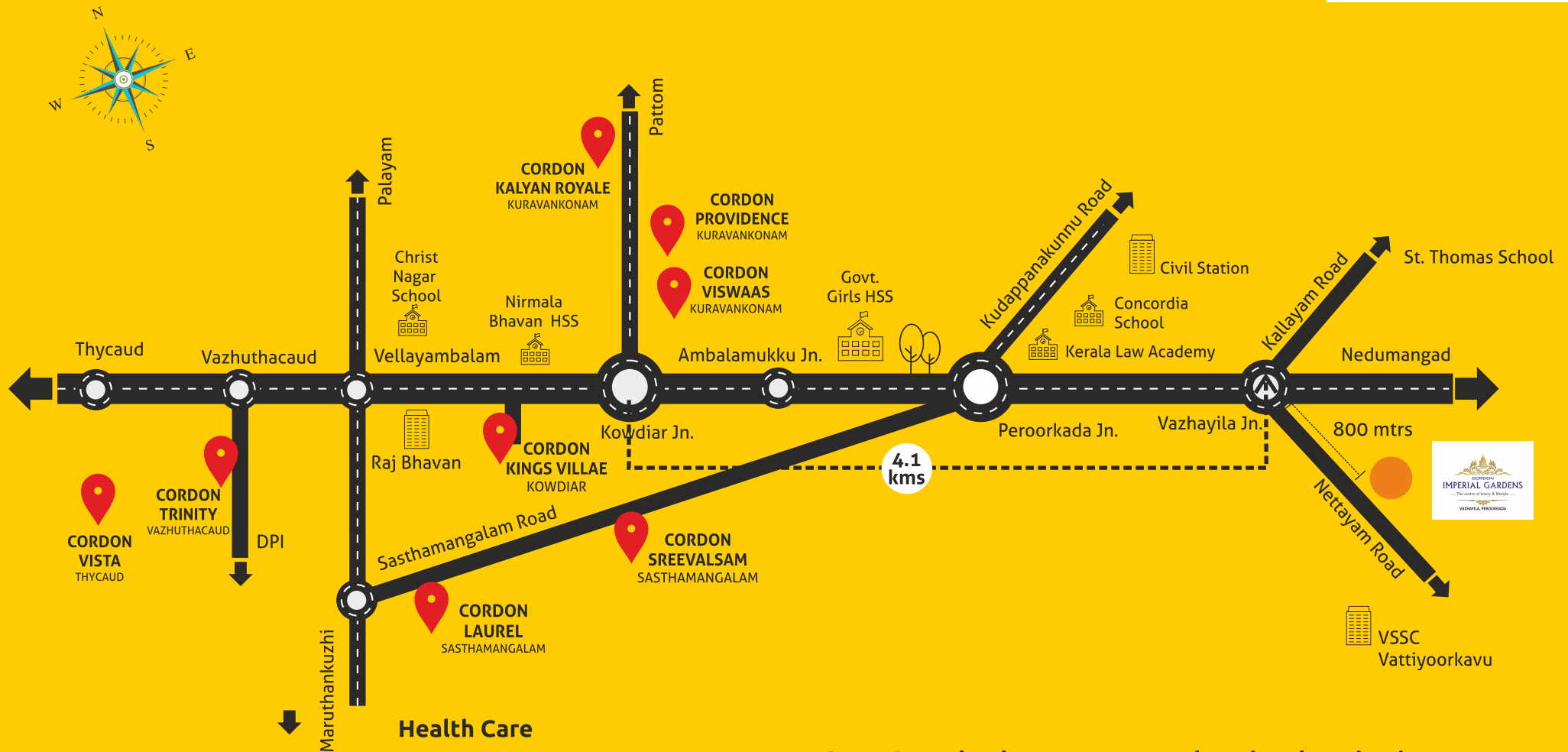


Children's Play Area



Generator Back-up

Location Map



Recreation Centres

Kowdiar Park	4 KM
Kanakakunnu Palace	6 KM
Napier Museum	6 KM
Kovalam	21KM
Ponmudi	47 KM

Health Care

J J Hospital	2 KM
ESI Hospital	2 KM
DPMS Hospital	2.5 KM
Santhwana Hospital	3 KM
Ramakrishna Mission Hospital	5.5 KM
SUT Hospital	6.7KM
Medical College	7.9 KM
KJK Hospital	8.5 KM

Govt. Organizations

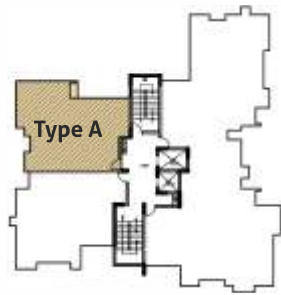
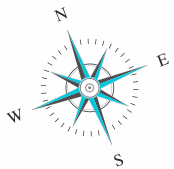
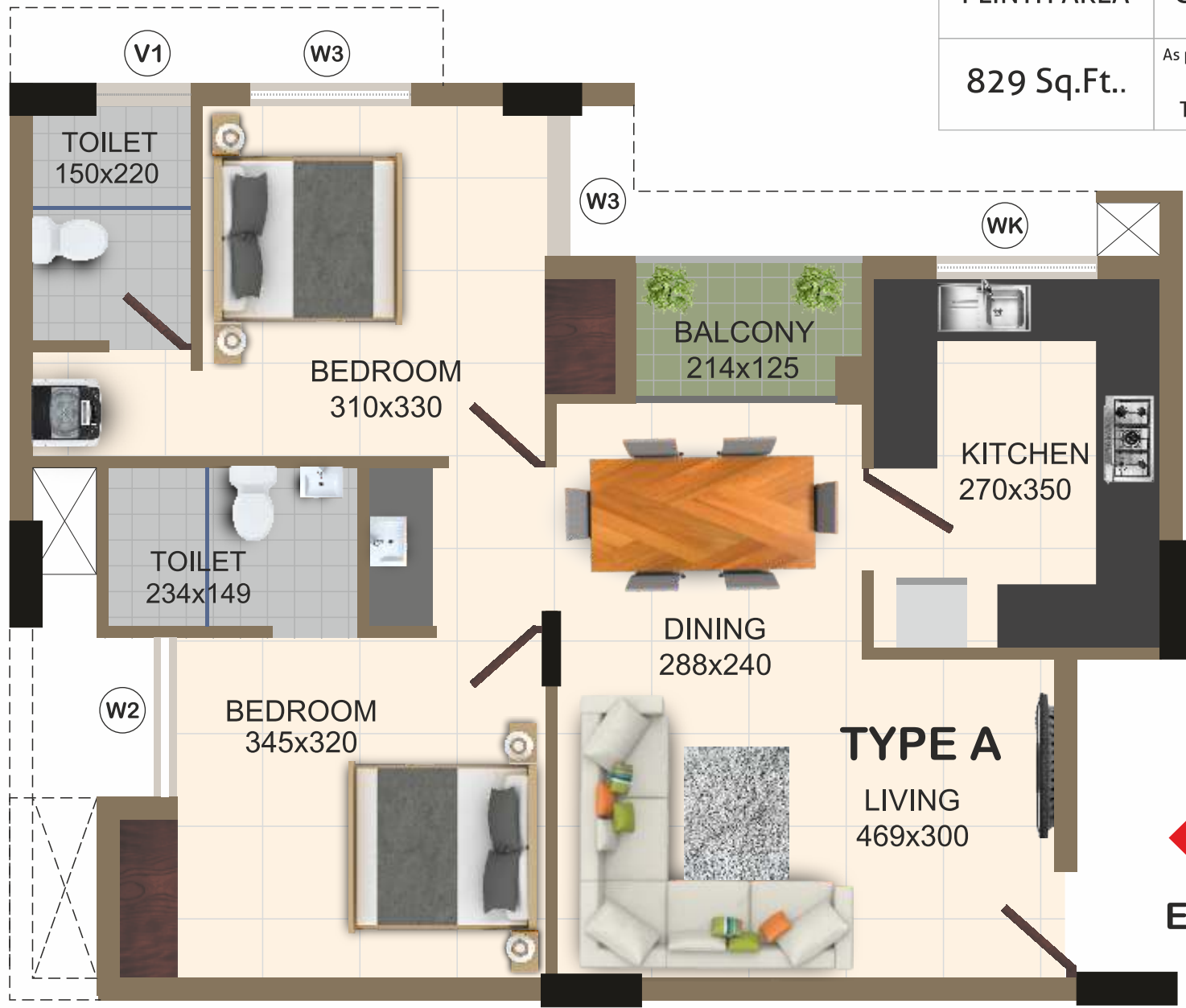
Civil Station	4 KM
VSSC Vattiyoorkavu	4 KM
Raj Bhavan	5 KM
Secretariat	7 KM
Central Railway Station	9 KM
Airport	12 KM
VSSC Valiyamala	15 KMS

Educational Institutions

Kerala Law Academy	2 KM
Nirmala Bhavan HSS	4.7 KM
St. Thomas School	5 KM
Christ Nagar HSS	5 KM
Mar Ivanios College	9 KM
Mar Baselios College of Engineering	9 KM
Mohandas College of Engineering	14 KM

SAPPHIRE
TYPE A - 2BHK (GF to 6th Floor)

PLINTH AREA	CARPET AREA	SUPER BUILT UP AREA
829 Sq.Ft..	As per RERA : 720 Sq.Ft. Balcony : 28 Sq.Ft. Total : 748 Sq.Ft.	1036 Sq.Ft.

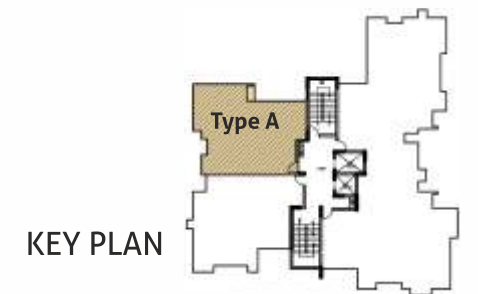
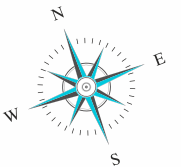
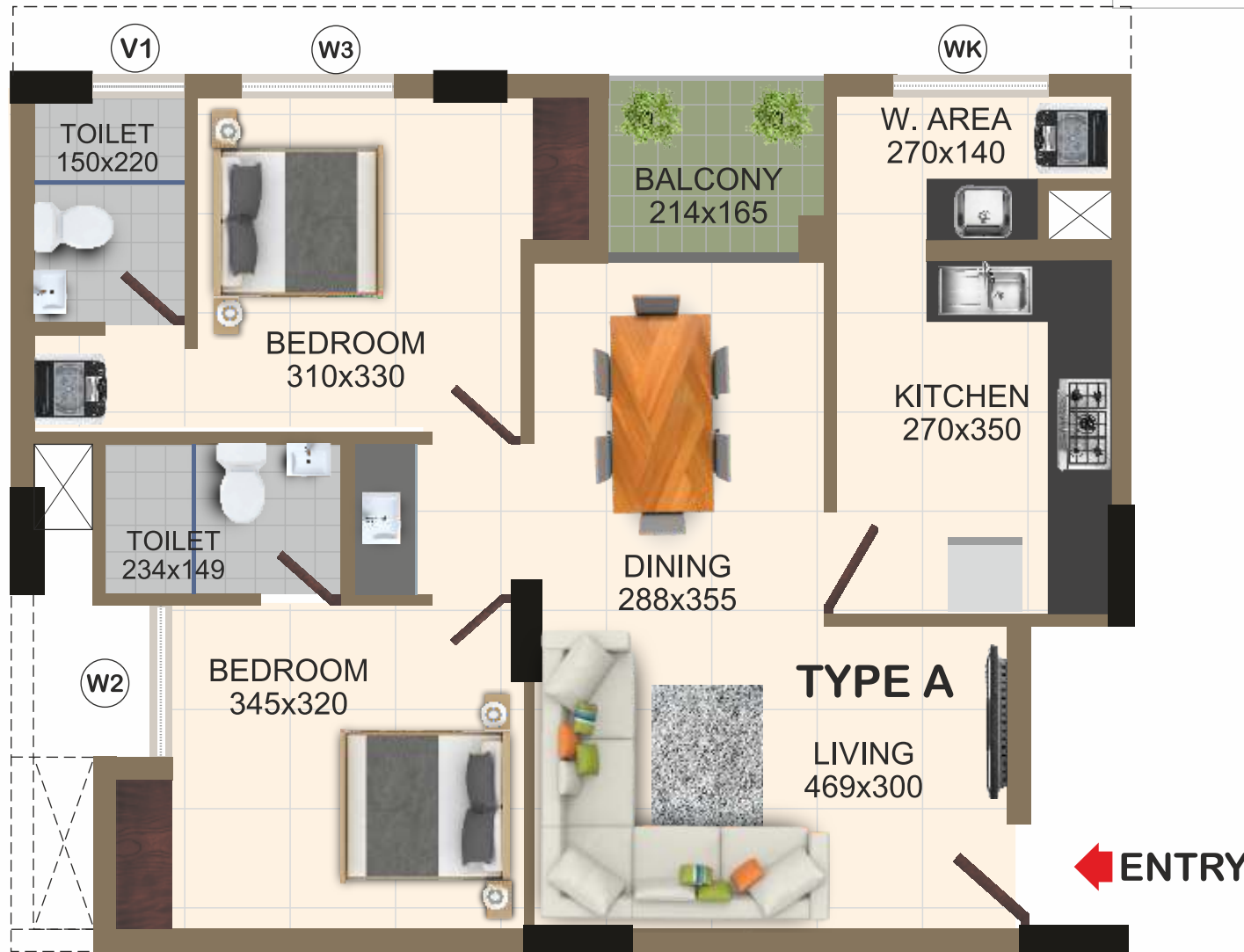


KEY PLAN

•Dimensions may vary during construction •Furniture and fixtures are indicative only •All dimensions are in centimeters

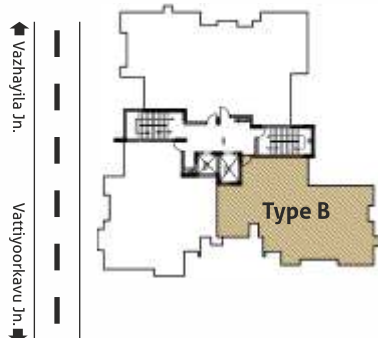
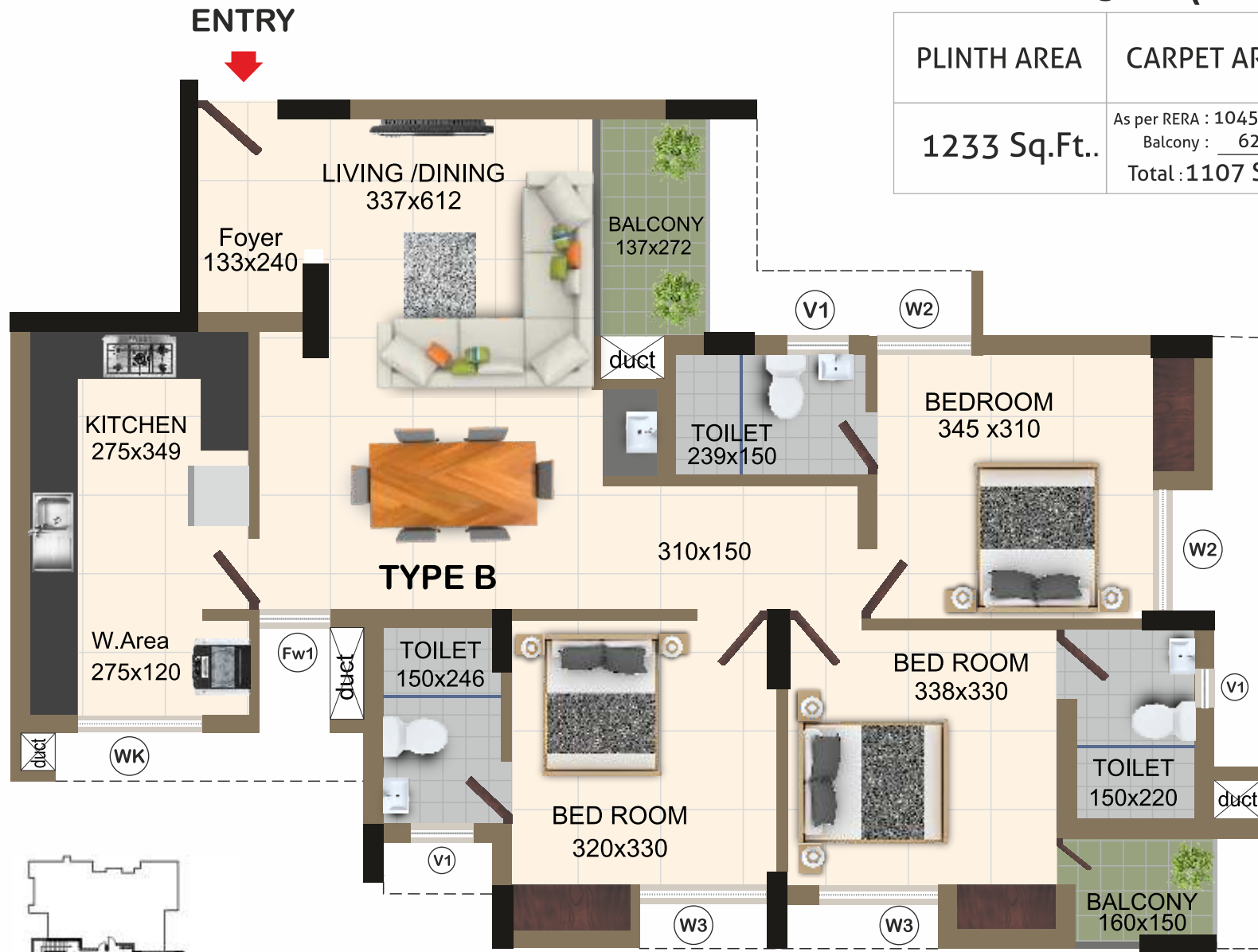
SAPPHIRE TYPE A - 2BHK (7th to 10th Floor)

PLINTH AREA	CARPET AREA	SUPER BUILT UP AREA
931 Sq.Ft.	As per RERA : 807 Sq.Ft. Balcony : 36 Sq.Ft. Total : 843 Sq.Ft.	1164 Sq.Ft.

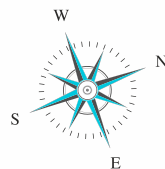


SAPPHIRE TYPE B - 3BHK (GF to 10th Floor)

PLINTH AREA	CARPET AREA	SUPER BUILT UP AREA
1233 Sq.Ft..	As per RERA : 1045 Sq.Ft. Balcony : 62 Sq.Ft. Total : 1107 Sq.Ft.	1541 Sq.Ft.



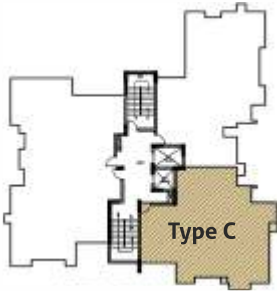
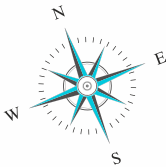
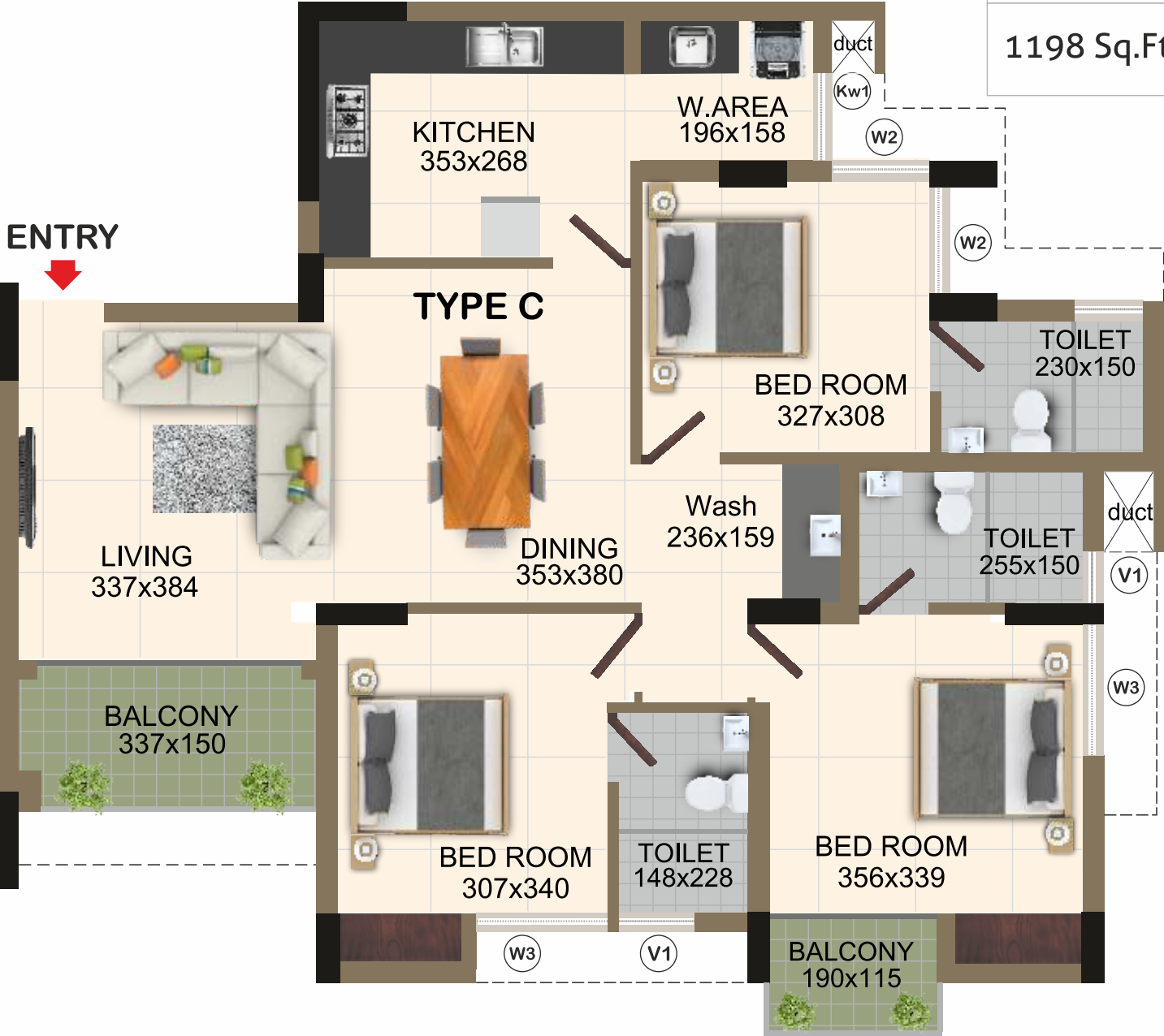
KEY PLAN



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SAPPHIRE
TYPE C - 3BHK (GF to 10th Floor)

PLINTH AREA	CARPET AREA	SUPER BUILT UP AREA
1198 Sq.Ft..	As per RERA : 1021 Sq.Ft. Balcony : 74 Sq.Ft. Total : 1095 Sq.Ft.	1498 Sq.Ft.

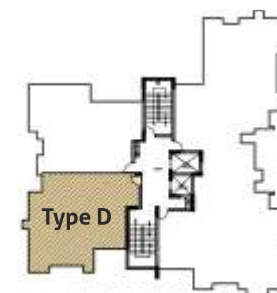
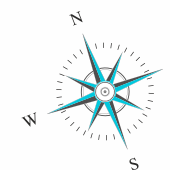
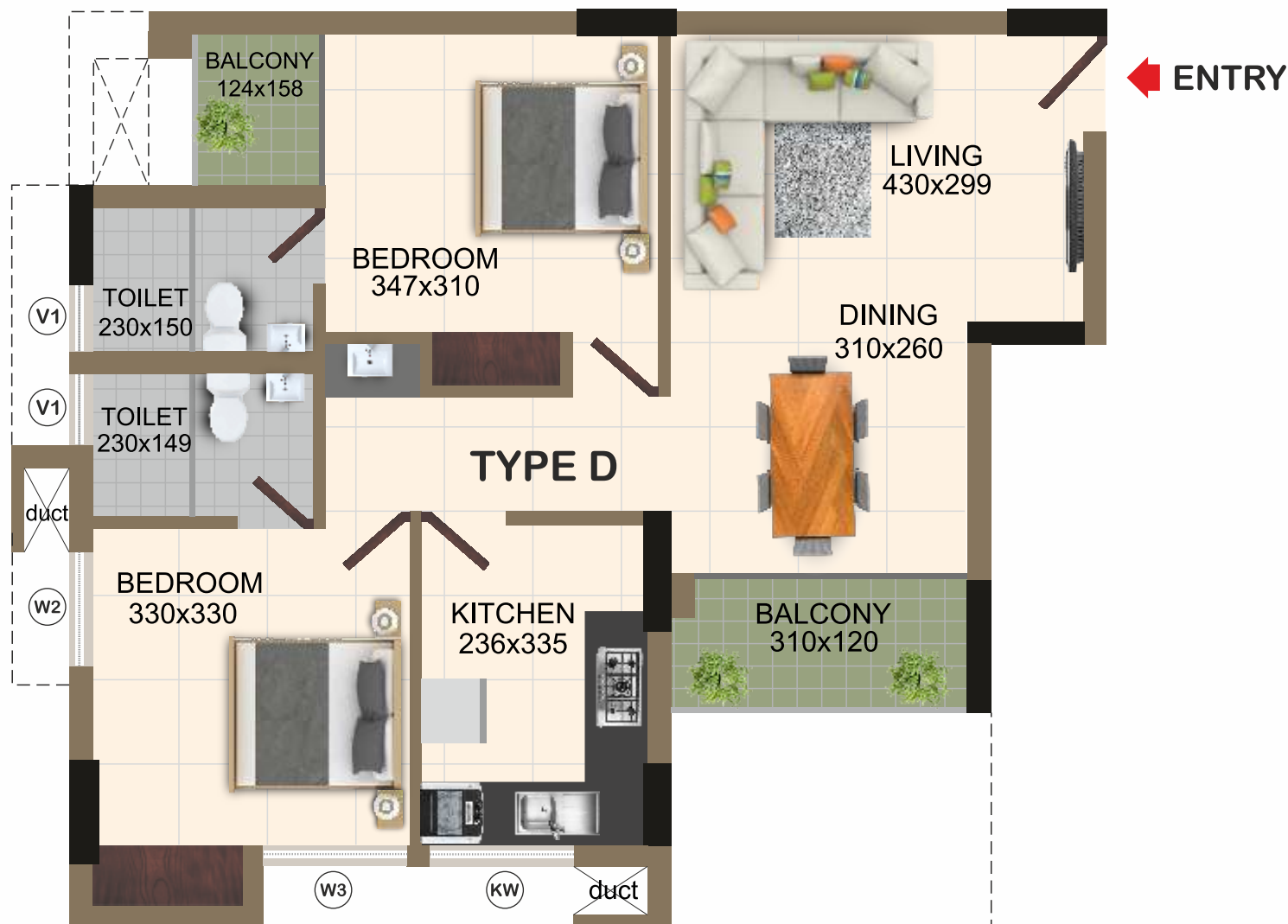


KEY PLAN

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SAPPHIRE TYPE D - 2BHK (GF to 10th Floor)

PLINTH AREA	CARPET AREA	SUPER BUILT UP AREA
870 Sq.Ft..	As per RERA : 733 Sq.Ft. Balcony : 58 Sq.Ft. Total : 791 Sq.Ft.	1088 Sq.Ft.



KEY PLAN

◀ Vazhayila Jn. Vattiyoorkavu Jn. ▶

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SPECIFICATIONS

STRUCTURE:

Foundation with RCC piles and pile cap based on the soil test result. RCC framed structure with solid / hollow block partitions.

FLOORING AND TILING:

Vitrified tile flooring 60 x 60 cm size for the Lobby as per architect's design. Vitrified/Ceramic tile flooring and MS/GI enamel finished handrails for staircase. A combination of paver tiles, screed concrete finishing with grooves and suitable landscaping for the exterior area. Vitrified flooring tiles Kajaria/Nitco/Cera 60cm x60cm for all apartments in Living, Dining and Bedrooms. Antiskid/ Matt finish ceramic flooring tiles Kajaria/Nitco/Somany for balcony, Kitchen, Toilets, and Work Area. Glazed or matt finish ceramic tile concepts for toilet walls of Kajaria/Nitco/Somany brand up to false ceiling height. Kitchen counter Granite top and glazed/matt finish tile dadoing for 45cm above granite top.

DOORS & WINDOWS:

Main entrance door – Engineered polished frame and both side veneered polished flush door shutter. Engineered laminated door frame & laminated flush door for bedroom and kitchen doors. Wood polymer composite material frame with both side mica laminated HDF flush doors for toilet doors. Powder coated aluminium frames with glazed shutters (open-able/sliding) & MS safety grills with enamel painted finish for Windows. Door to Balcony shall be Powder coated aluminium with fixed/open or sliding glazed shutters.

SANITARY & PLUMBING:

Sanitary fittings: EWC floor mounted with flushing cistern of Cera/Parryware/Hindware. Counter/Wall mounted wash basin in dining area and wall mounted wash basin for all bedroom attached toilets inside apartments. All sanitary and CP fittings shall be Cera/Parryware/Hindware. All Sanitary ware items will be white colour. Provision for hot water connection for shower in each attached bathrooms. Towel rods/towel ring, soap dish and health faucet shall be provided for all inside bedroom attached toilets, of Cera/Parryware/Hindware. Stainless steel sink single bowl with drain board NIRALI/Hindware shall be provided for the Kitchen and stainless steel sink single bowl without drain board shall be provided for work area. Provision for fixing water purifier in kitchen will be provided. Provision for washing machine in work area or kitchen.

ELECTRICAL:

Concealed Three phase wiring with ISI marked quality PVC insulated copper cables. Modular switches, adequate light points, fan points, 6A/16A power plug points controlled by ELCB and MCB. Switches shall be Legrand/MK/Schneider make. Two light points, one fan point and two 6A sockets will be provided for living, dining and bedrooms and four 6A socket and three 16A socket in Kitchen/Work Area. Light fixtures shall be provided for the common areas and external areas. Provision for geyser points in all bedroom attached toilets and Exhaust fan point in all toilets inside apartment and kitchen. Provision for telephone and internet shall be provided in the living room and master bedroom. Power backup with Generator will be provided for all common services and for individual apartments however backup shall be provided for one light and fan point in each room and one TV point in living room

PAINTING:

Cement based putty, one coat primer and two coats of Emulsion paint shall be provided for internal areas and weather shield exterior grade paint two coats over one coat of primer for external surface.

ELEVATORS:

Two elevators of which one passengers lift and one bed lift with automatic doors of KONE or Johnson etc. with automatic rescue device.

AIR CONDITIONING:

Provision for Split AC point in Master bedroom will be provided.

WATER SUPPLY:

Bore well and KWA water supply. KWA water supply based on Govt. Norms.

CABLE TV:

Provision for Cable TV connection in living room and master bedroom.

CAR PARKING:

Covered car parking will be provided.

FIRE SAFETY:

Fire protection systems as per rules

SECURITY:

Provision for Intercom from Security cabin to individual apartments. Access control system for Lobby area in 3 basement floors.

COMPLETED PROJECTS



CORDON RK AVENUE
KALLAMBALAM



CORDON KALYAN ROYALE
KOWDIAR



CORDON SREEVALSAM
SASTHAMANGALAM



CORDON KING'S VILLAE
KOWDIAR



CORDON PROVIDENCE
KURAVANKONAM



CORDON TRINITY
Vazhuthacaud



CORDON VISWAAS
KURAVANKONAM



CORDON USHASS
VAZHAYILA



CORDON LAUREL
SASTHAMANGALAM



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