K-RERA/PRJ/TVM/216/2024

“LET'S UNLOCK A BRIGHTER TOMORROW”

CORDON Elegance

Nalanchira-Mukkolakkal Road
2,3 & 3.5 BHK Luxury Apartments

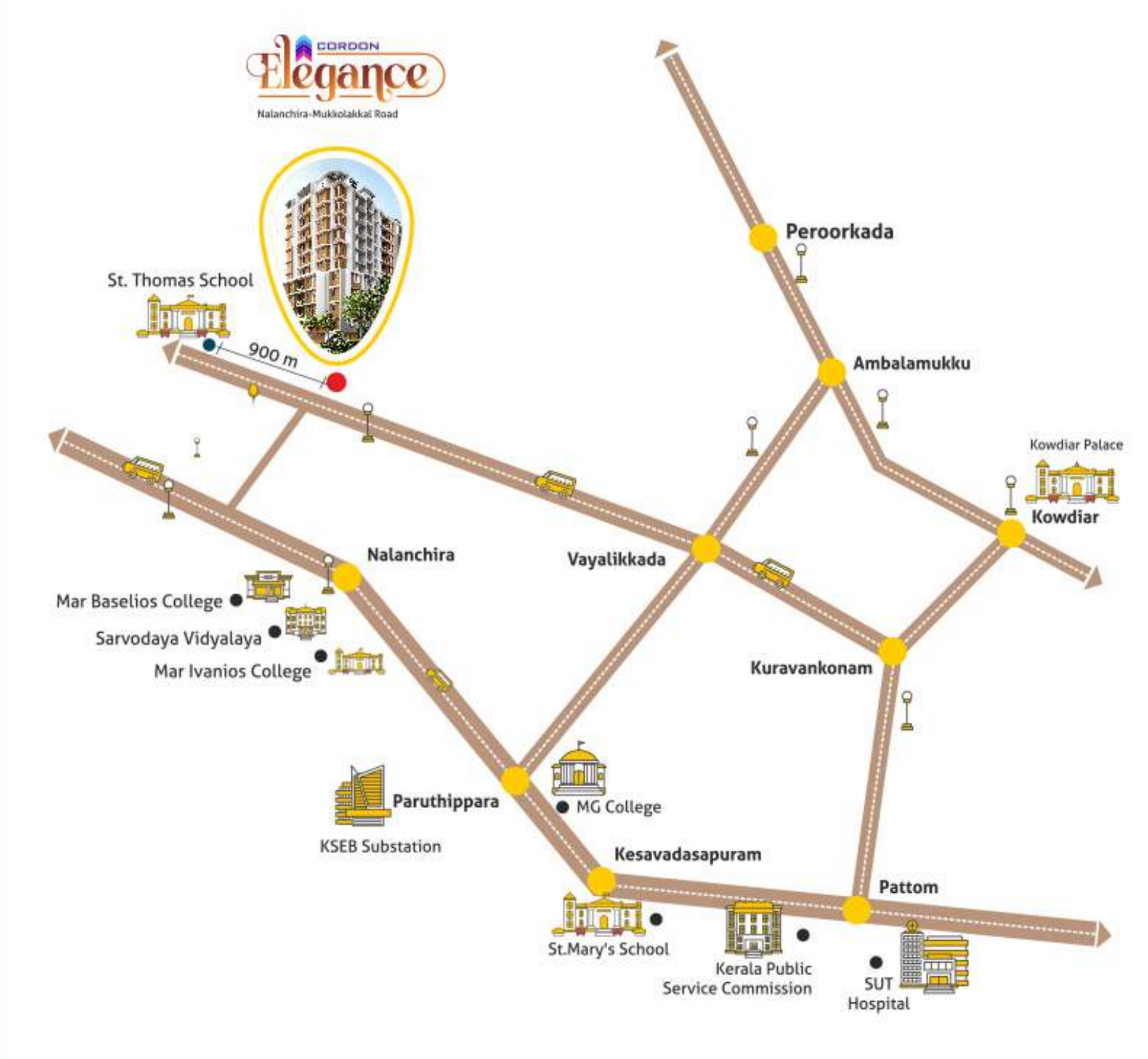
CORDON Elegance
Nalanchira-Mukkolakkal Road
2,3 & 3.5 BHK Luxury Apartments

K-RERA/PRJ/TVM/216/2024

Strong foundation. Secure future.

Discover the epitome of modern living at Cordon Elegance, strategically nestled near esteemed educational institutions at Nalanchira, Thiruvananthapuram. Just as a strong foundation is vital for stability and longevity in construction, education is equally crucial for a secure future. With elegant and premium 2, 3 & 3.5 BHK apartments, Cordon Elegance offers a comfortable home and a nurturing environment favourable for learning and growth. Invest in more than just a home; invest in a brighter tomorrow for you and your loved ones. Welcome to Cordon Elegance, a community built on the pillars of progress and prosperity.

CORDON Elegance
Nalanchira-Mukkolakkal Road


St. Thomas School
900 m
Peroorkada
Ambalamukku
Kowdiar Palace
Kowdiar
Nalanchira
Vayalikkada
Kuravankonam
Mar Baselios College
Sarvodaya Vidyalaya
Mar Ivanios College
Paruthippara
KSEB Substation
MG College
Kesavadasapuram
St.Mary's School
Kerala Public Service Commission
Pattom
SUT Hospital

Prime location. Premium living.

Elevate your lifestyle and enjoy the ultimate urban convenience at one of the most preferred locations of Thiruvananthapuram. Situated near Nalanchira-Mukkolakkal Road, Cordon Elegance ensures unparalleled access to top educational institutions, healthcare facilities, shopping centres, and entertainment hubs. The easy connectivity to major transportation routes makes commuting hassle-free. With the conveniences of urban living and the tranquility of serene surroundings, Cordon Elegance makes every moment incredibly joyful.

SCHOOLS	
St. Thomas Central School	900 m
Sarvodhaya Vidyalaya	2.1 Km
St. Joseph's English School	3.8 Km
St. Mary's School	4.2 Km
St. Shantal English Medium School	4.9 km
Nirmala Bhavan School	5.2 Km
Holy Angels ISC Girls School	5.3 Km
Christ Nagar Central School	5.8 km
Mary Nilayam Senior Secondary School	6.2 km
St. Joseph's Higher Secondary School	7.6 km

COLLEGE	
Mar Ivanios College	2.7 km
Mar Baselios College of Engineering and Technology	3.1 km
Mahatma Gandhi College	3.7 km
Sree Chitra Tirunal Institute for Medical Sciences & Technology	6 km
University College	7.2 km
Government College for Women	7.4 km
LBS Institute Of Technology for Women	9.1 km

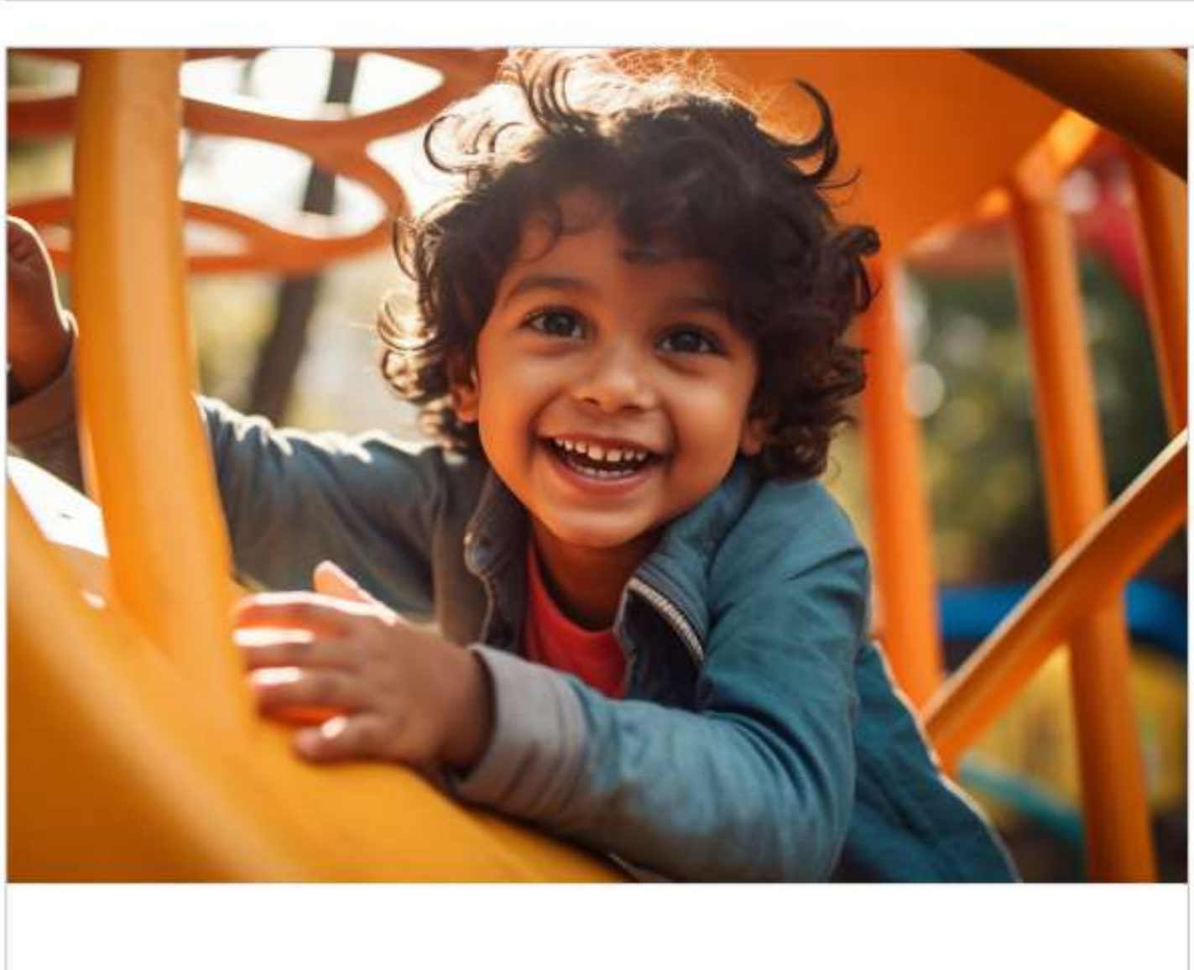
HOSPITALS	
Santhwana Hospital	3.3 km
SUT Royal Hospital	4.1 km
Govt. Medical College	5.6 km
Cosmopolitan Hospital	5.8 km
Sree Uthradom Thirunal (SUT) Hospital	5.9 km
GG Hospital	6.2 km
Sree Avittam Thirunal (SAT) Hospital	6.1 km
Jubilee Memorial Hospital	7 km
Sri Ramakrishna Ashrama Hospital	7.4 km
General Hospital Trivandrum	7.6 km
SK Hospital	8.2 km

AIRPORT	
TVM International Airport	10.3 km

RAILWAY STATION	
TVM North	10.8 Km
TVM South	17.3 Km
TVM Central	8.3 Km

DISTANCE TO MAIN CENTERS OF TRIVANDRUM

Civil Station	2.6 km	Govt. Secretariat	7.6 km
Kowdiar	4.6 km	East Fort	9.6 km
Pattom	5.2 km	Technopark	11.6 km
Vellayambalam	6.5 km	Kerala Public Service Commission	5 km

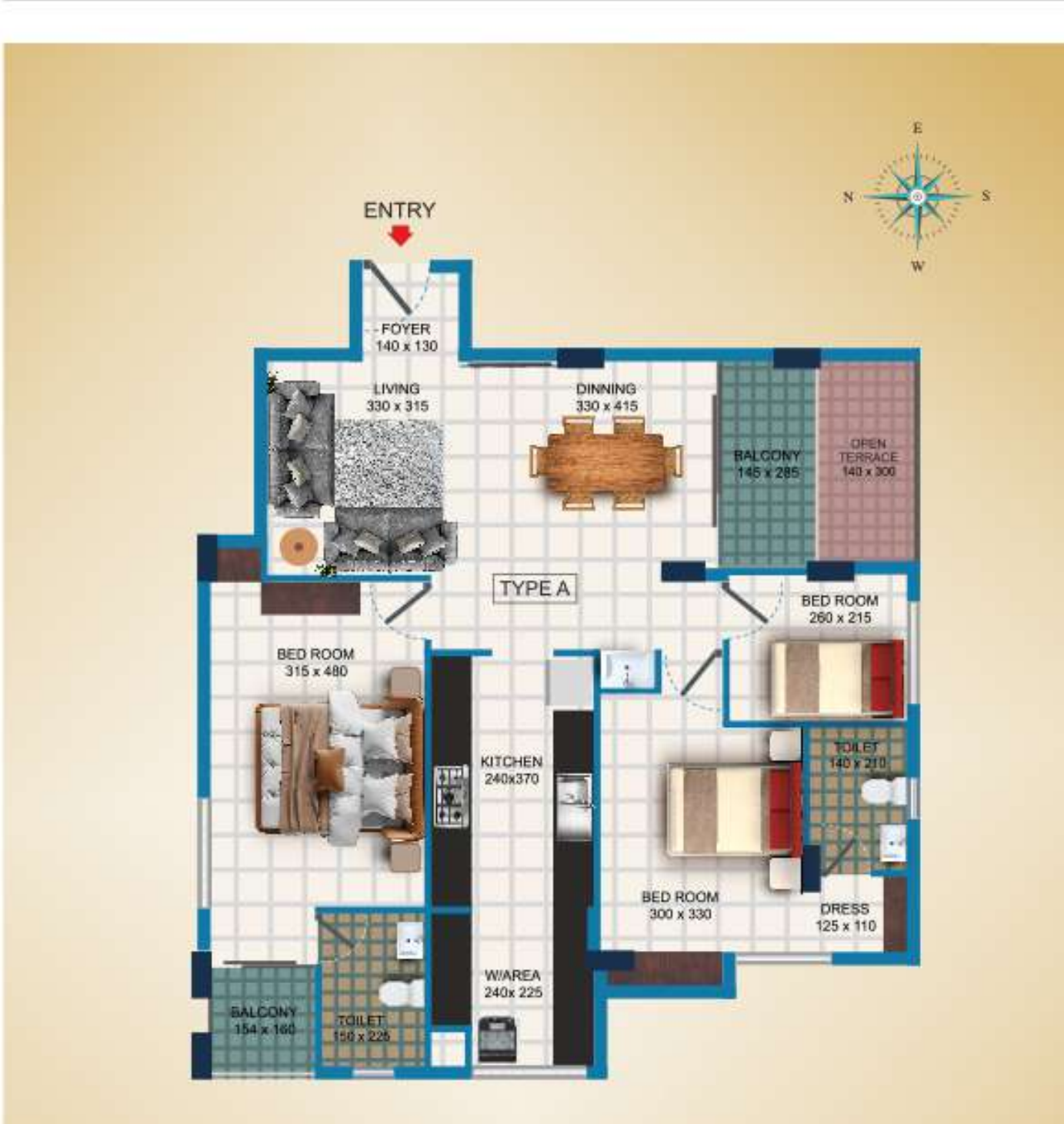


Superior amenities. Elegant lifestyle.

Experience elegant living at Cordon Elegance with an abundance of contemporary amenities. Enjoy relaxing by the poolside, staying fit at the air-conditioned gymnasium, or celebrating your special occasions with your loved ones at the open-roof party area. Embrace a vibrant lifestyle with nearby access to shopping centers, restaurants, and cultural attractions. All these best-in-class amenities and conveniences ensure you live your best life at Cordon Elegance.

Amenities

- AC Multipurpose Hall
- AC Gymnasium
- Two Lifts- One for passengers and one for stretcher
- Furnished Main Lobby with provision for Wi-Fi
- Barbeque Counter
- Kid's play area
- Security cameras on the Ground and First Floor
- Video Door Phone
- Generator backup for lifts, pumps, common lighting & designated points in the apartment
- Swimming Pool with kid's pool
- Provision for Intercom facility
- Sewage treatment plant or public sewer system
- Biometric access in the Ground and First floor Lobby
- Water storage Sump and Overhead Water tanks
- Split AC provision in Master Bedroom
- Open-Rooftop Party Area
- Provision for Internet connection in each apartment
- Toilet for differently abled
- Provision for electric car/scooter charging
- 5KWA Solar Panel
- Automatic Gate


ENTRY
FOYER 140 x 130
LIVING 330 x 315
DINNING 330 x 415
BALCONY 145 x 285
OPEN TERRACE
TYPE A
BED ROOM 280 x 215
BED ROOM 315 x 480
KITCHEN 240x370
TOILET
BED ROOM 300 x 330
DRESS 125 x 110
W/AREA 240x 225
BALCONY
TOILET
N
E
S
W

TYPE 2A - 3BHK/ 2 TOILETS + OPEN TERRACE

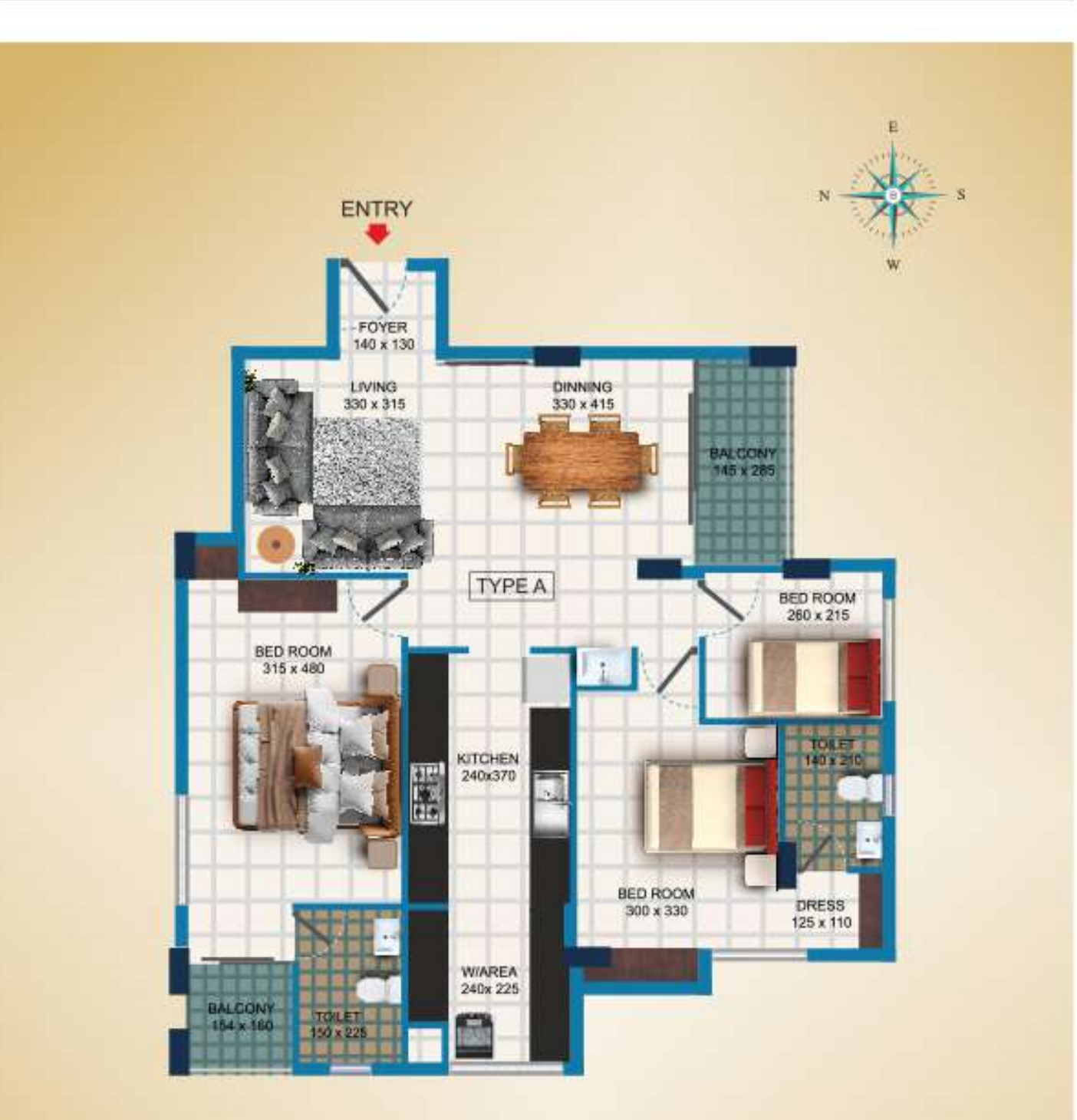
2nd Floor Open Terrace 45 Sq. Ft.

Plinth Area	Carpet Area	Super Built Up Area
1096 Sq.Ft	As per RERA 935 Sq.Ft Balcony 64 Sq.Ft Total 999 Sq.Ft	1425 Sq.Ft

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

KEY PLAN

St. Thomas Residential School
900m
Nalanchira-Mukkolakkal Road


ENTRY
FOYER 140 x 130
LIVING 330 x 315
DINNING 330 x 415
BALCONY 145 x 285
TYPE A
BED ROOM 260 x 215
BED ROOM 315 x 480
KITCHEN 240x370
TOILET 140 x 210
BED ROOM 300 x 330
DRESS 125 x 110
W/AREA 240x 225
BALCONY
N
E
S
W

TYPE A - 3BHK/ 2 TOILETS

3rd to 4th Floors

Plinth Area	Carpet Area	Super Built Up Area
1096 Sq.Ft	As per RERA 935 Sq.Ft Balcony 64 Sq.Ft Total 999 Sq.Ft	1425 Sq.Ft

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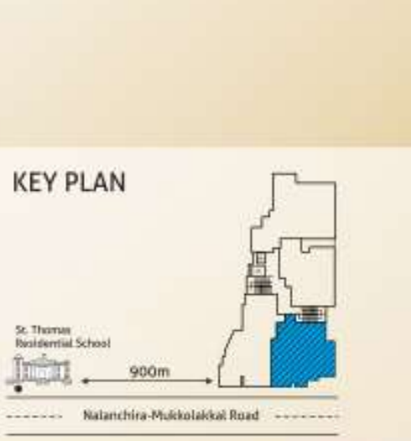
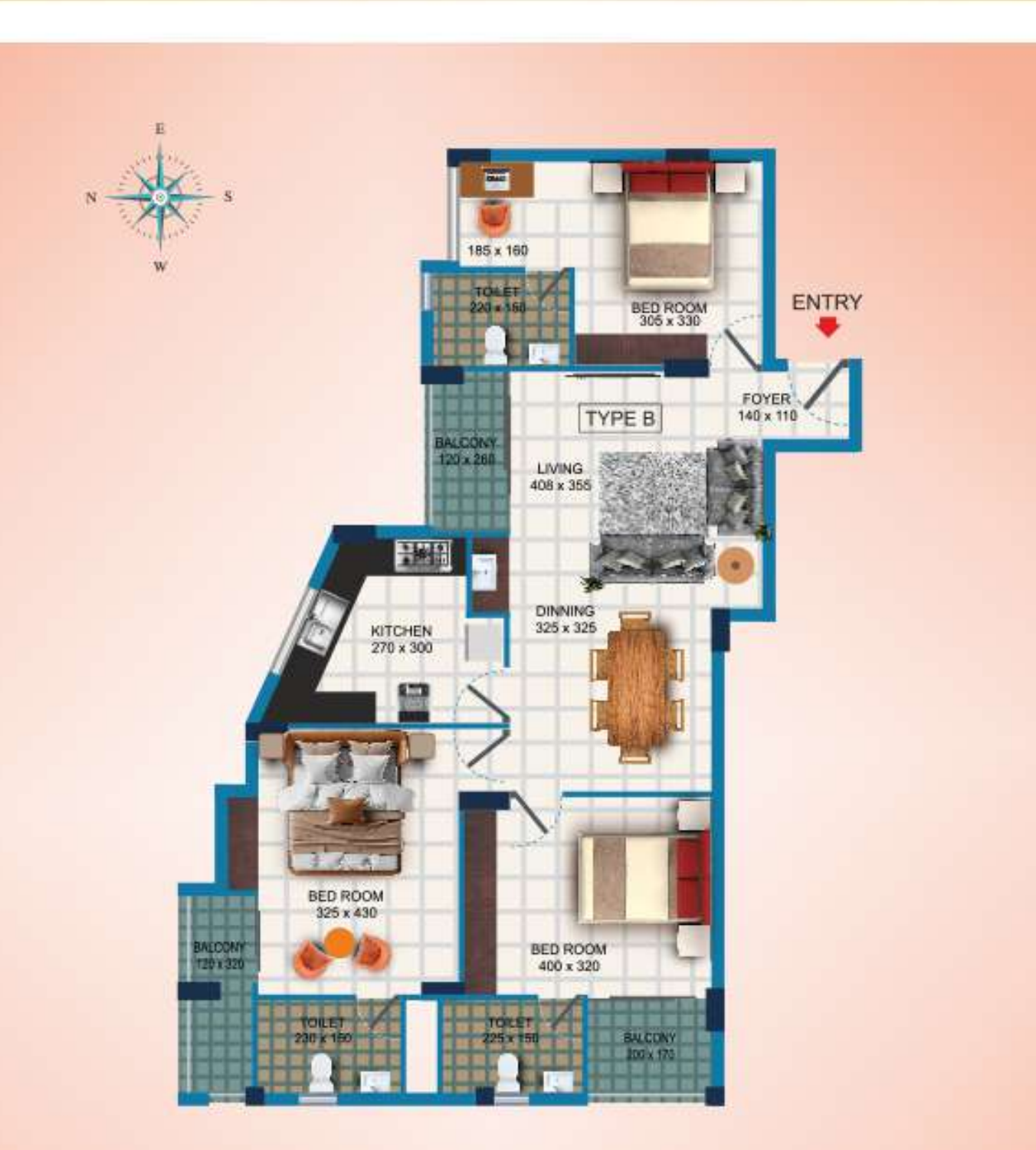

St. Thomas Residential School
900m
Nalanchira-Mukkolakkal Road


ENTRY
FOYER 140 x 110
BED ROOM 305 x 330
TYPE B
LIVING
DINING
KITCHEN
BED ROOM
BED ROOM 400 x 305
BALCONY
N
E
S
W

TYPE B - 3BHK

2nd to 4th Floors

Plinth Area	Carpet Area	Super Built Up Area
1192 Sq.Ft	As per RERA 1017 Sq.Ft Balcony 65 Sq.Ft Total 1082 Sq.Ft	1560 Sq.Ft

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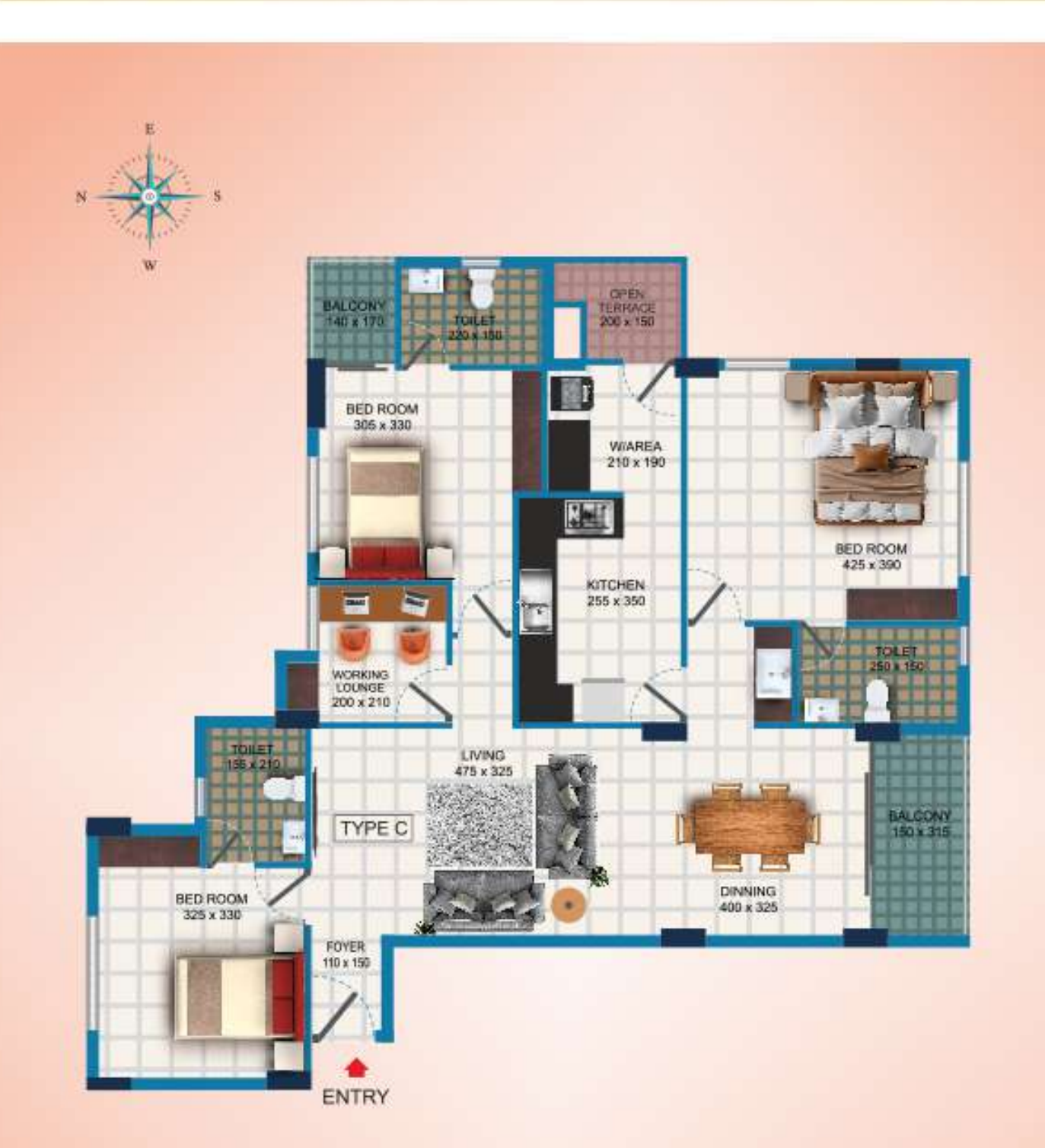
St. Thomas Residential School
900m
Nalanchira-Mukkolakkal Road


BED ROOM
WORKING LOUNGE
W/AREA
KITCHEN
BED ROOM
OPEN TERRACE
LIVING
TYPE C
DINNING
BALCONY
BEDROOM
FOYER
ENTRY
N
E
S
W

TYPE 3C - 3BHK + WORKING LOUNGE + OPEN TERRACE

3rd Floor Open Terrace 28 Sq. Ft.

Plinth Area	Carpet Area	Super Built Up Area
1322 Sq.Ft	As per RERA 1142 Sq.Ft Balcony 63 Sq.Ft Total 1205 Sq.Ft	1718 Sq.Ft

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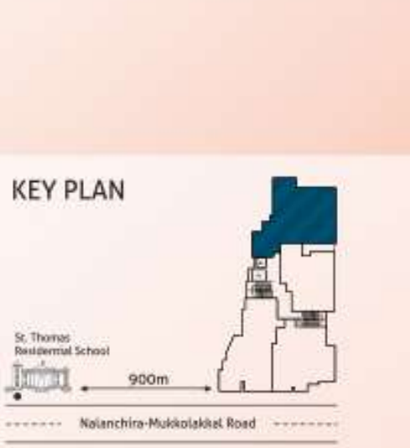
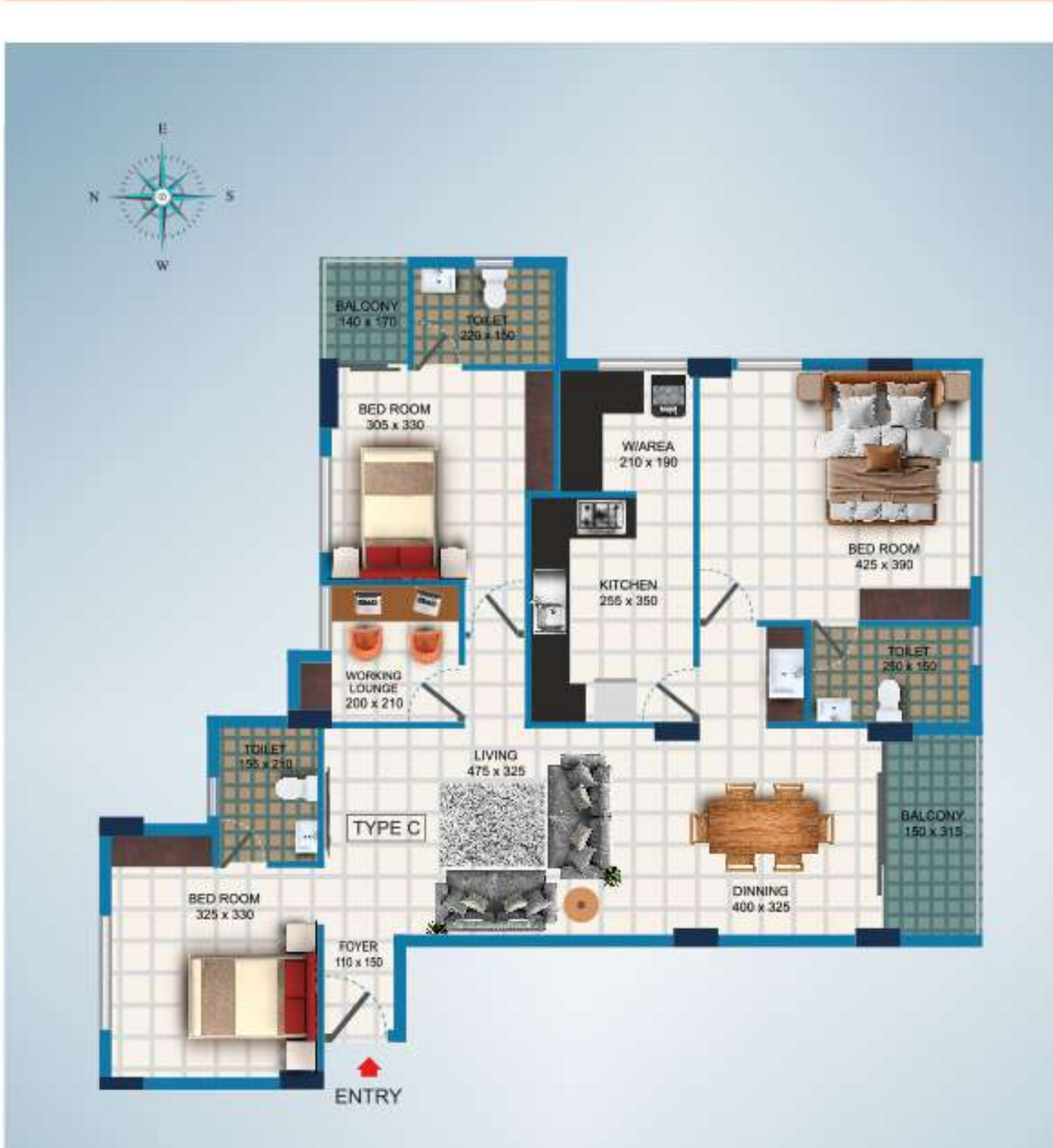
KEY PLAN


St. Thomas Residential School
900m
Nalanchira-Mukkolakkal Road


BED ROOM
WORKING LOUNGE
W/AREA
KITCHEN
BED ROOM
LIVING
TYPE C
DINNING
BALCONY
BEDROOM
FOYER
ENTRY
N
E
S
W

TYPE 4C - 3BHK + WORKING LOUNGE

4th Floor

Plinth Area	Carpet Area	Super Built Up Area
1322 Sq.Ft	As per RERA 1142 Sq.Ft Balcony 63 Sq.Ft Total 1205 Sq.Ft	1718 Sq.Ft

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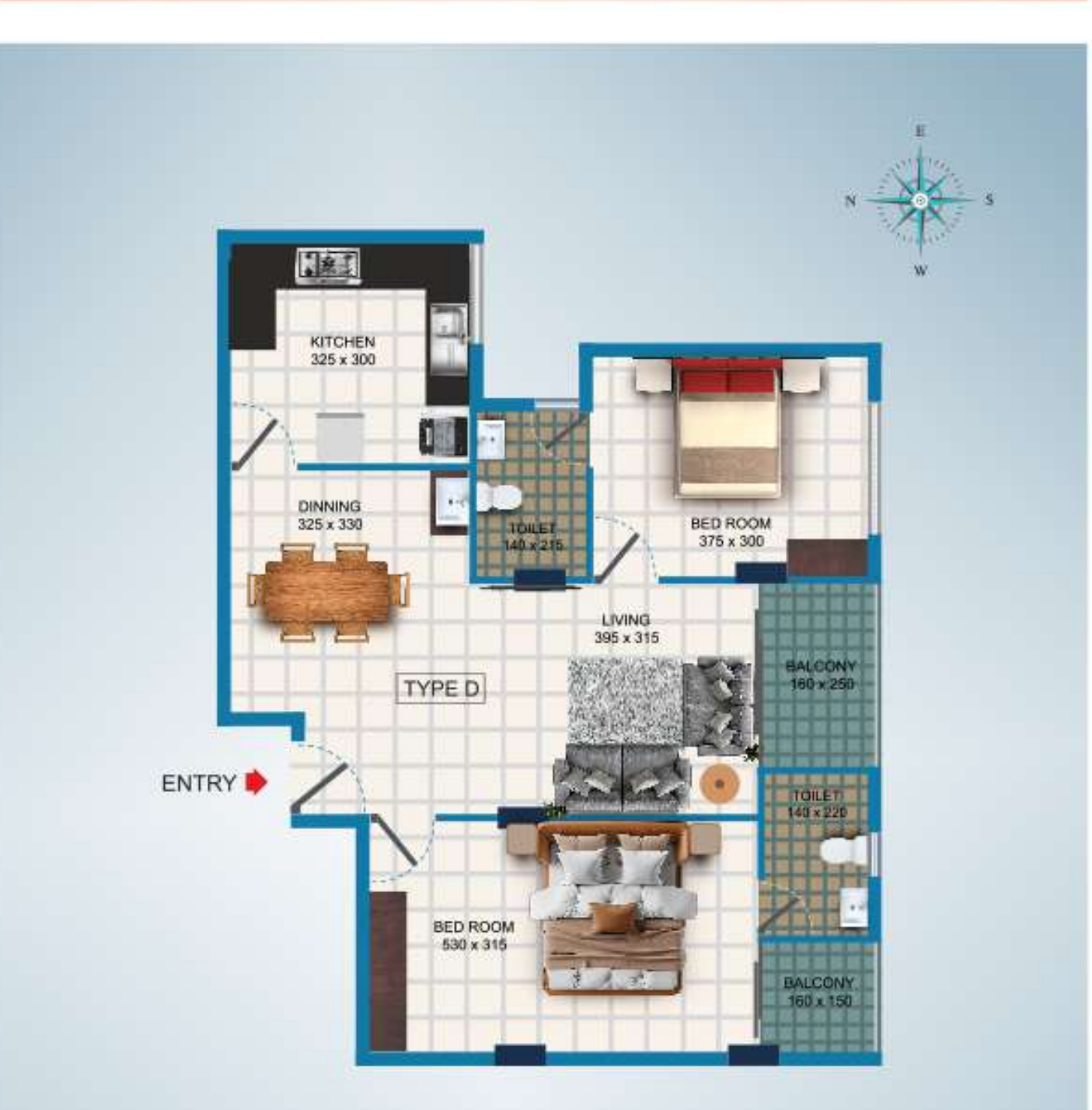
KEY PLAN

St. Thomas Residential School
900m
Nalanchira-Mukkolakkal Road


KITCHEN 325 x 300
DINNING 325 x 330
TOILET 140 x 215
BED ROOM 375 x 300
LIVING 395 x 315
BALCONY 160 x 250
TYPE D
ENTRY
TOILET 140 x 220
BED ROOM 530 x 315
BALCONY 160 x 150
N
E
S
W

TYPE D - 2BHK

2nd to 4th Floors

Plinth Area	Carpet Area	Super Built Up Area
932 Sq.Ft	As per RERA 783Sq.Ft Balcony 60 Sq.Ft Total 843 Sq.Ft	1212 Sq.Ft

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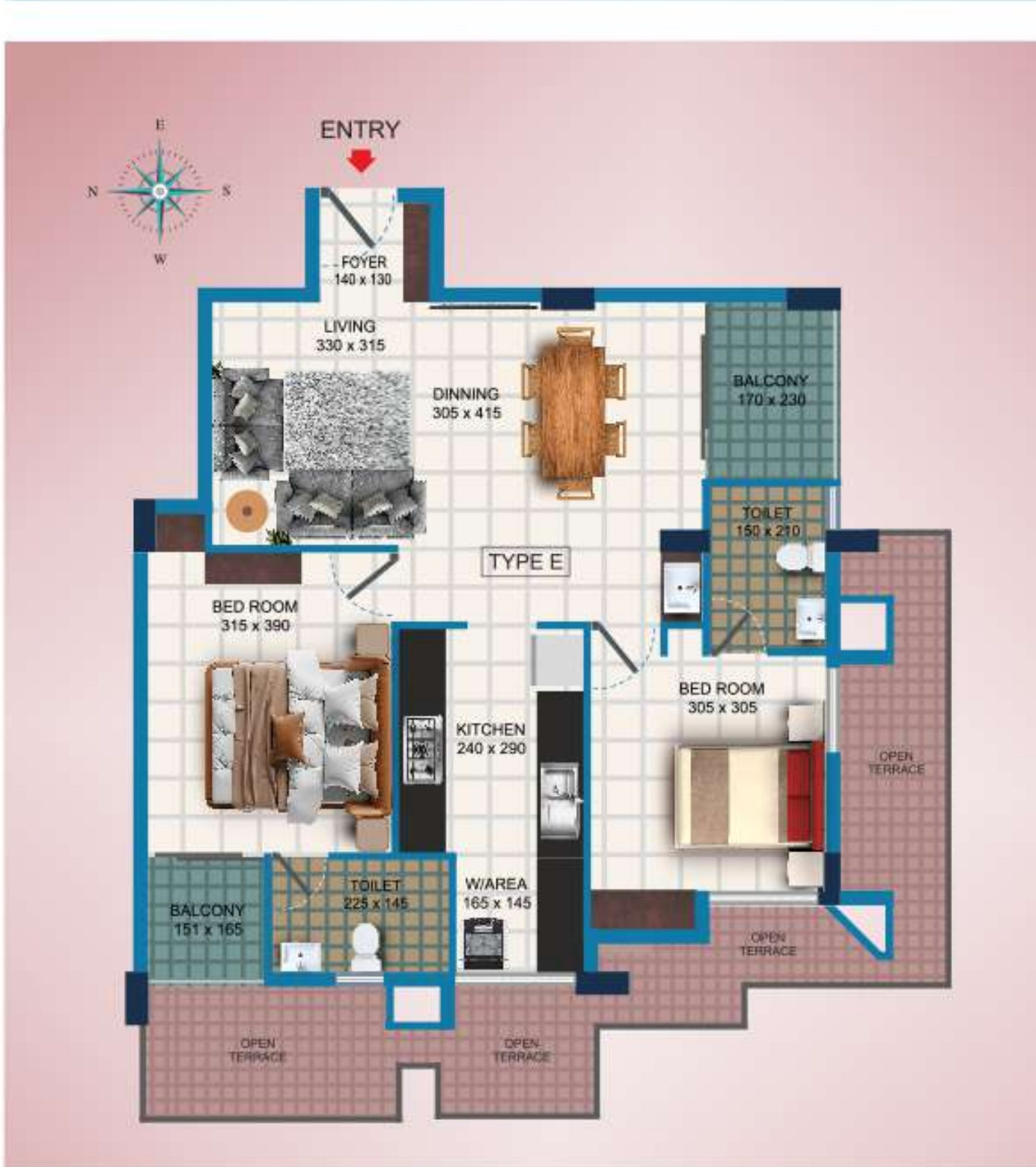
KEY PLAN

St. Thomas Residential School
900m
Nalanchira-Mukkolakkal Road


ENTRY
FOYER 140 x 130
LIVING 330 x 315
DINNING 305 x 415
BALCONY
TOILET
TYPE E
BED ROOM 315 x 390
KITCHEN 240 x 290
BED ROOM 305 x 305
OPEN TERRACE
BALCONY
TOILET
W/AREA 165 x 145
N
E
S
W

TYPE 5E - 2BHK + OPEN TERRACE

5th Floor Open Terrace 218 Sq. Ft.

Plinth Area	Carpet Area	Super Built Up Area
860 Sq.Ft	As per RERA 723 Sq.Ft Balcony 60 Sq.Ft Total 783 Sq.Ft	1118 Sq.Ft

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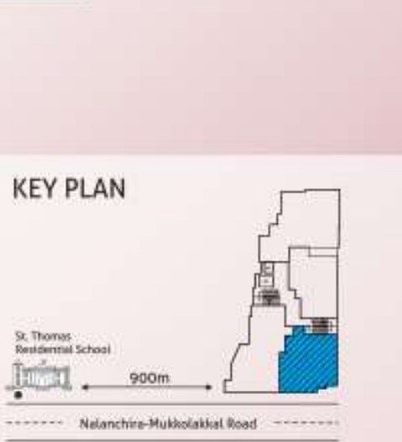
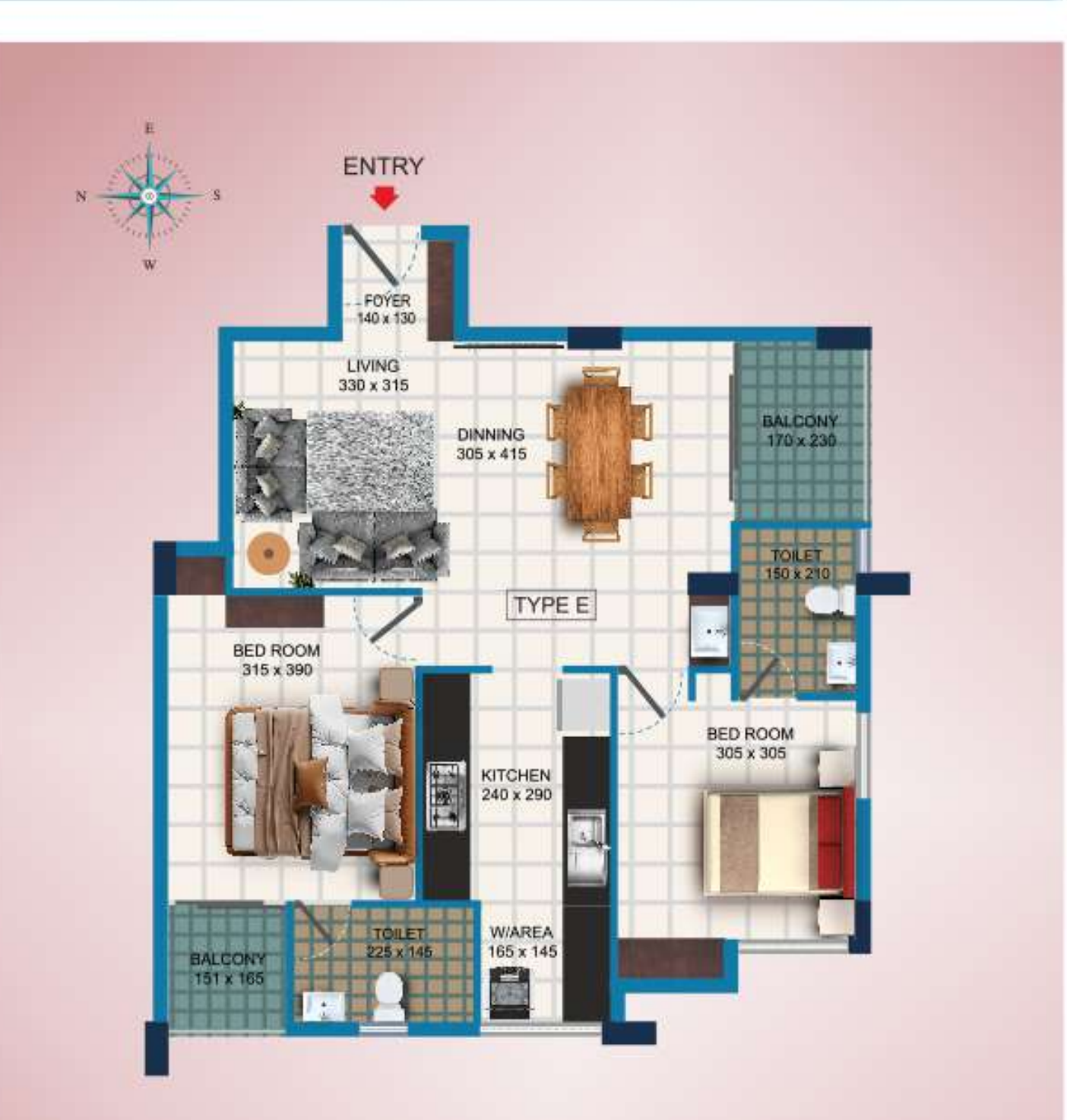
KEY PLAN


St. Thomas Residential School
900m
Nalanchira-Mukkolakkal Road


ENTRY
FOYER 140 x 130
LIVING 330 x 315
DINNING 305 x 415
BALCONY 170 x 230
TOILET 150 x 210
TYPE E
BED ROOM 315 x 390
KITCHEN 240 x 290
BED ROOM 305 x 305
BALCONY 151 x 165
TOILET 225 x 145
W/AREA 165 x 145
N
E
S
W

TYPE E - 2BHK

6th to 10th Floors

Plinth Area	Carpet Area	Super Built Up Area
860 Sq.Ft	As per RERA 723 Sq.Ft Balcony 60 Sq.Ft Total 783 Sq.Ft	1118 Sq.Ft

•Dimensions may vary during construction •Furniture and fixtures are indicative only
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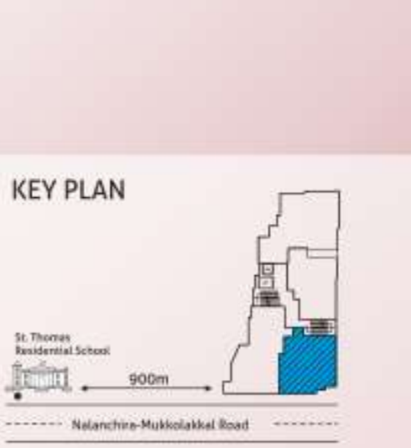
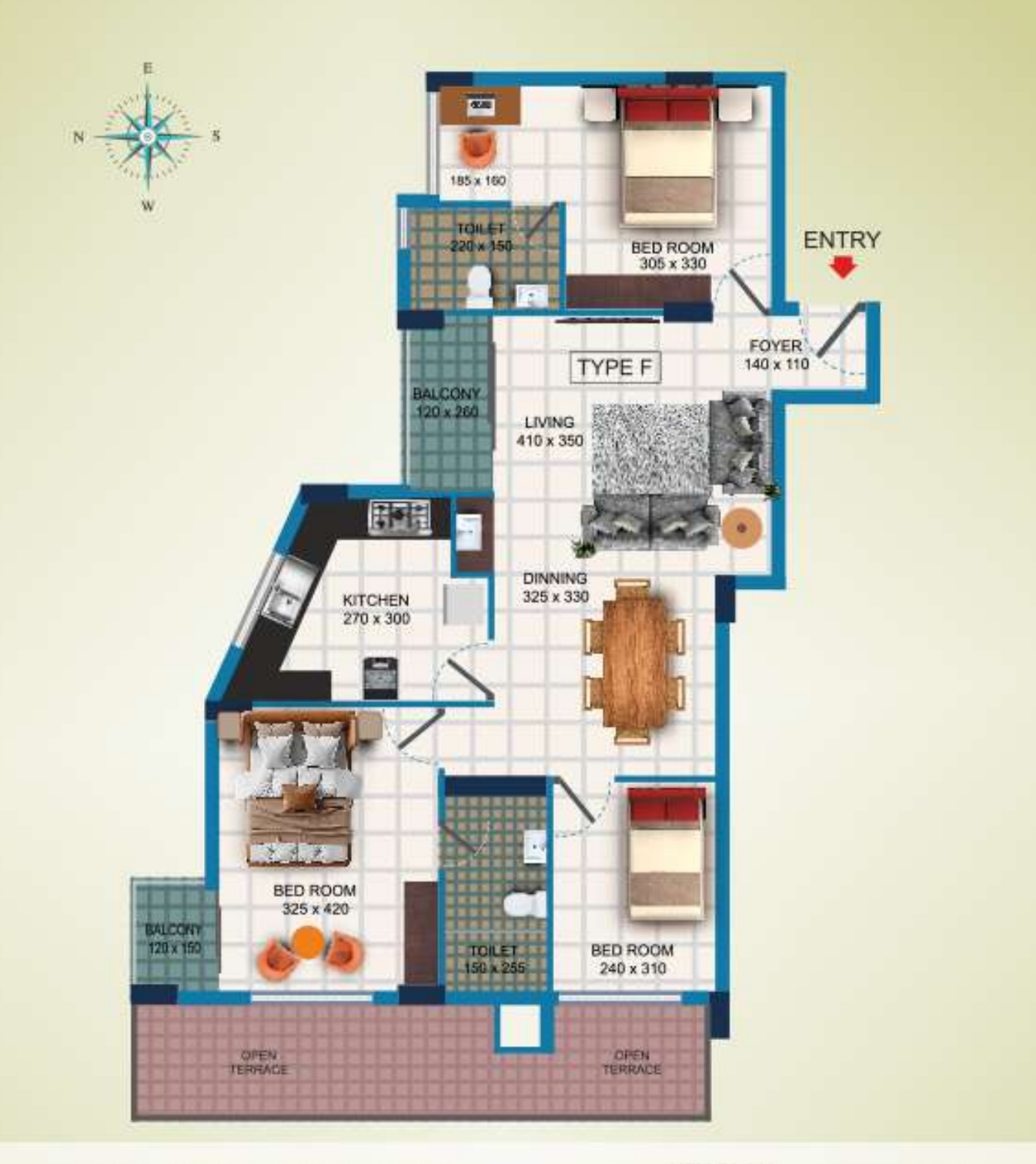
KEY PLAN


St. Thomas Residential School
900m
Nalanchira-Mukkolakkal Road


BED ROOM 305 x 330
ENTRY
FOYER 140 x 110
TYPE F
LIVING 410 x 350
KITCHEN 270 x 300
DINNING 325 x 330
BED ROOM 320 x 420
BED ROOM 240 x 310
BALCONY
TOILET
OPEN TERRACE
N
E
S
W

TYPE 5F - 3BHK/ 2 TOILETS + OPEN TERRACE

5th Floor Open Terrace 120 Sq. Ft.

Plinth Area	Carpet Area	Super Built Up Area
1032 Sq.Ft	As per RERA 889 Sq.Ft Balcony 46 Sq.Ft Total 935 Sq.Ft	1342 Sq.Ft

•Dimensions may vary during construction •Furniture and fixtures are indicative only
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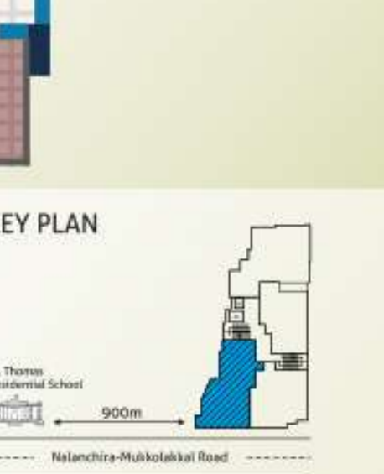
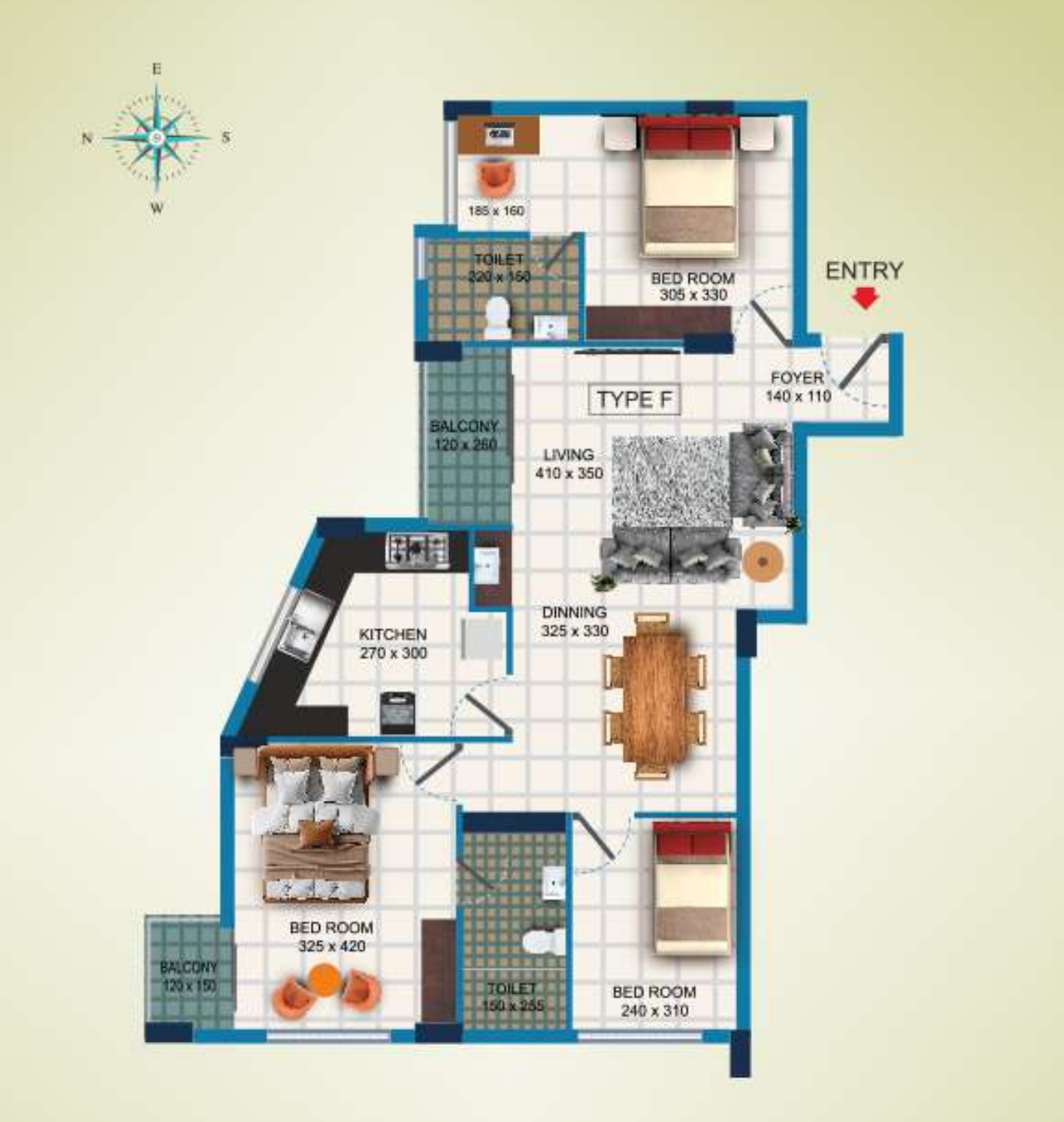
KEY PLAN


St. Thomas Residential School
900m
Nalanchira-Mukkolakkal Road


BED ROOM 305 x 330
ENTRY
FOYER 140 x 110
TYPE F
LIVING 410 x 350
KITCHEN 270 x 300
DINNING 325 x 330
BED ROOM 320 x 420
BED ROOM 240 x 310
BALCONY
TOILET
N
E
S
W

TYPE F - 3BHK/ 2 TOILETS

6th to 10th Floors

Plinth Area	Carpet Area	Super Built Up Area
1032 Sq.Ft	As per RERA 889 Sq.Ft Balcony 46 Sq.Ft Total 935 Sq.Ft	1342 Sq.Ft

•Dimensions may vary during construction •Furniture and fixtures are indicative only
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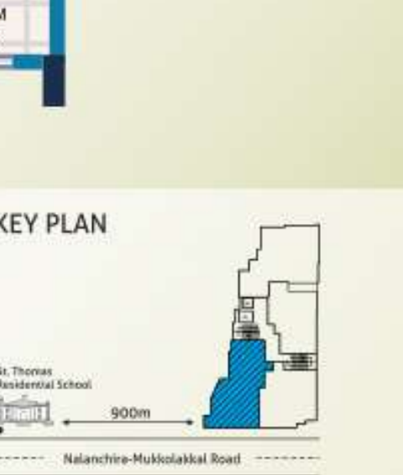
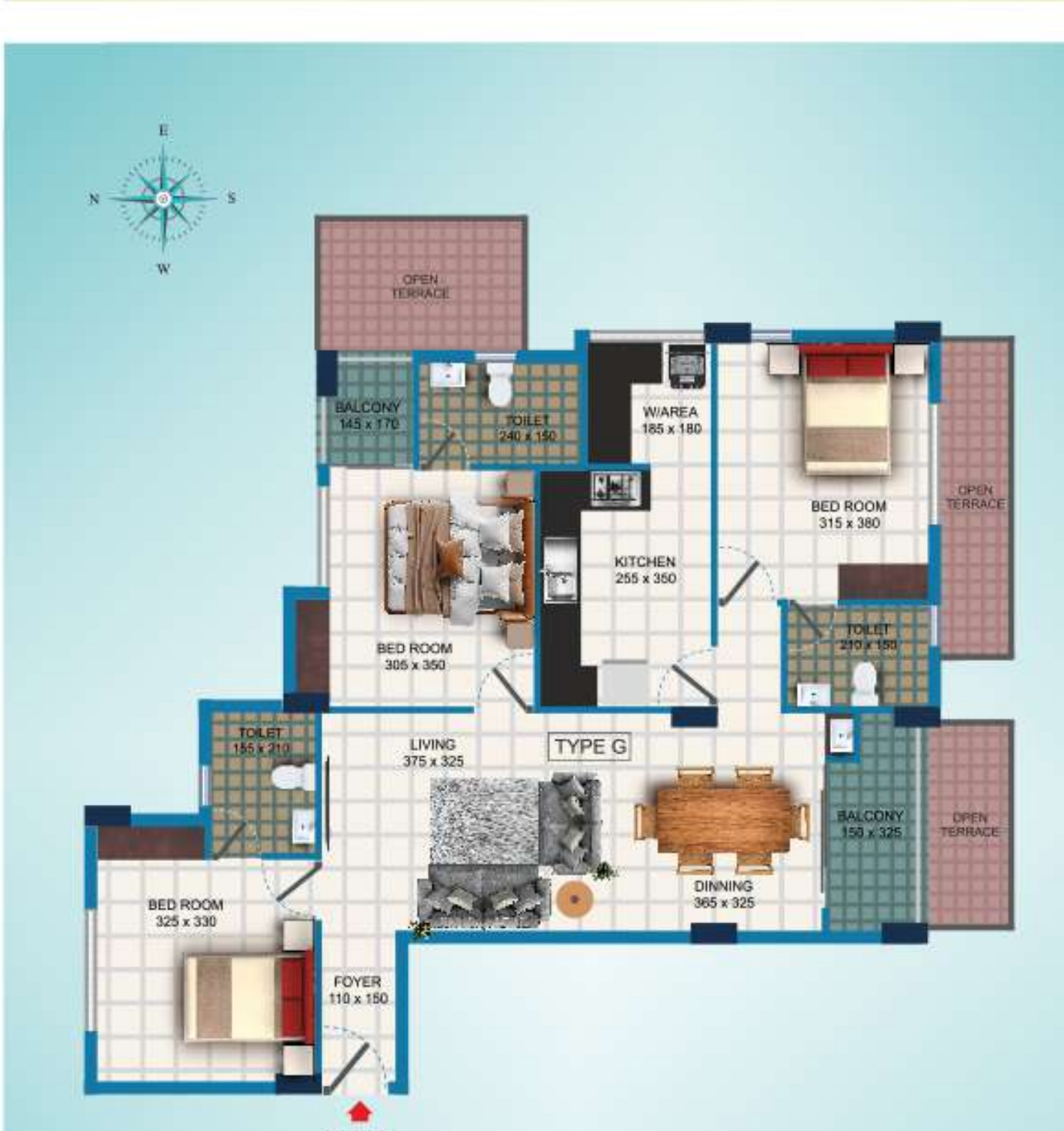
KEY PLAN


St. Thomas Residential School
900m
Nalanchira-Mukkolakkal Road


OPEN TERRACE
W/AREA 195 x 180
BED ROOM 315 x 380
KITCHEN 255 x 300
BED ROOM 300 x 360
LIVING 375 x 325
TYPE G
DINNING 360 x 325
BALCONY
OPEN TERRACE
BED ROOM 325 x 330
FOYER 110 x 150
ENTRY
N
E
S
W

TYPE 5G - 3BHK + OPEN TERRACE

5th Floor Open Terrace 154 Sq. Ft.

Plinth Area	Carpet Area	Super Built Up Area
1129 Sq.Ft	As per RERA 961 Sq.Ft Balcony 64 Sq.Ft Total 1025 Sq.Ft	1468 Sq.Ft

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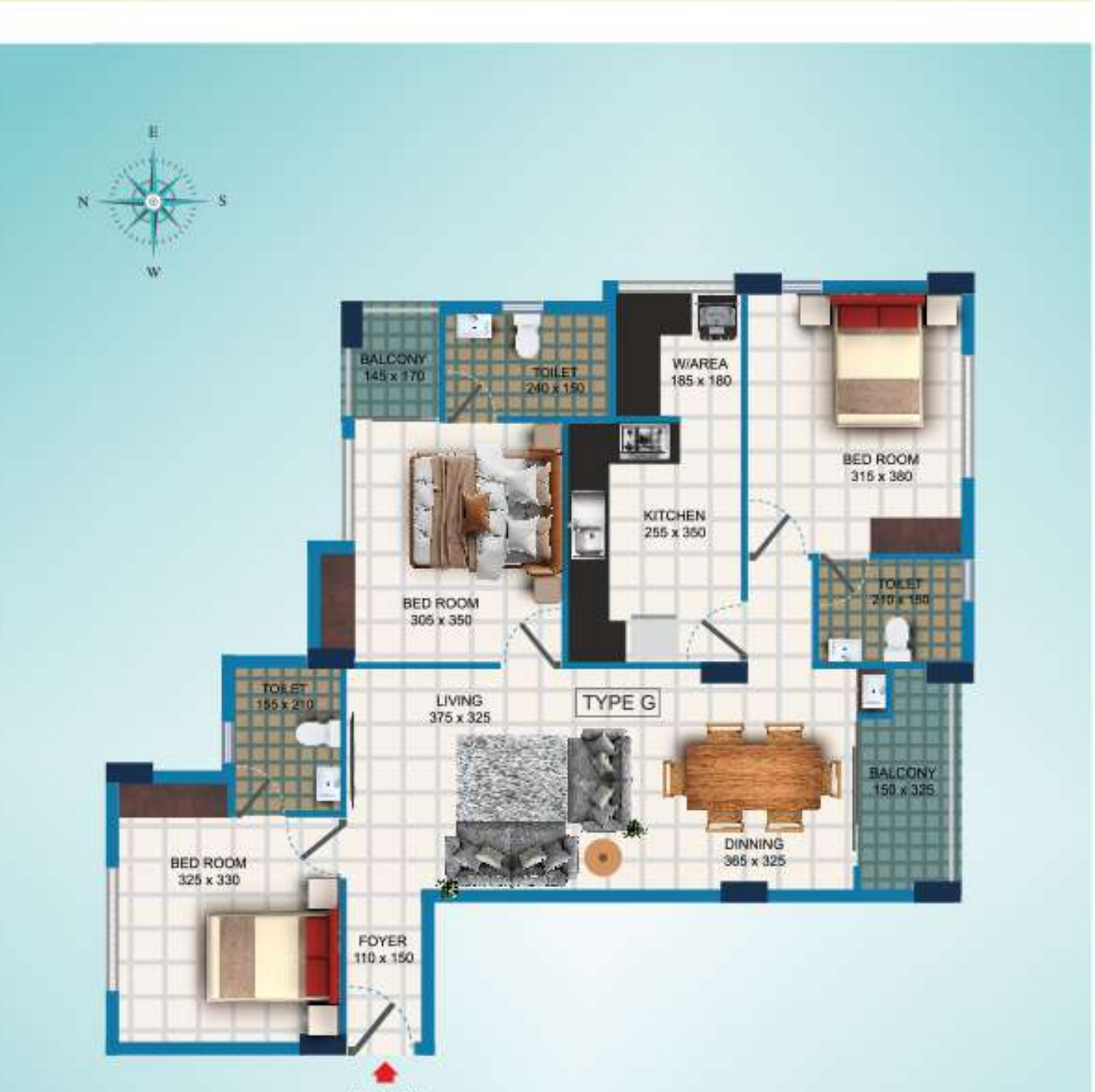
KEY PLAN

St. Thomas Residential School
900m
Nalanchira-Mukkolakkal Road


W/AREA 195 x 180
BED ROOM 315 x 380
KITCHEN 255 x 300
BED ROOM 300 x 360
LIVING 375 x 325
TYPE G
DINNING 360 x 325
BALCONY
BED ROOM 325 x 330
FOYER 110 x 150
ENTRY
N
E
S
W

TYPE G - 3BHK

6th to 10th Floors

Plinth Area	Carpet Area	Super Built Up Area
1129 Sq.Ft	As per RERA 961 Sq.Ft Balcony 64 Sq.Ft Total 1025 Sq.Ft	1468 Sq.Ft

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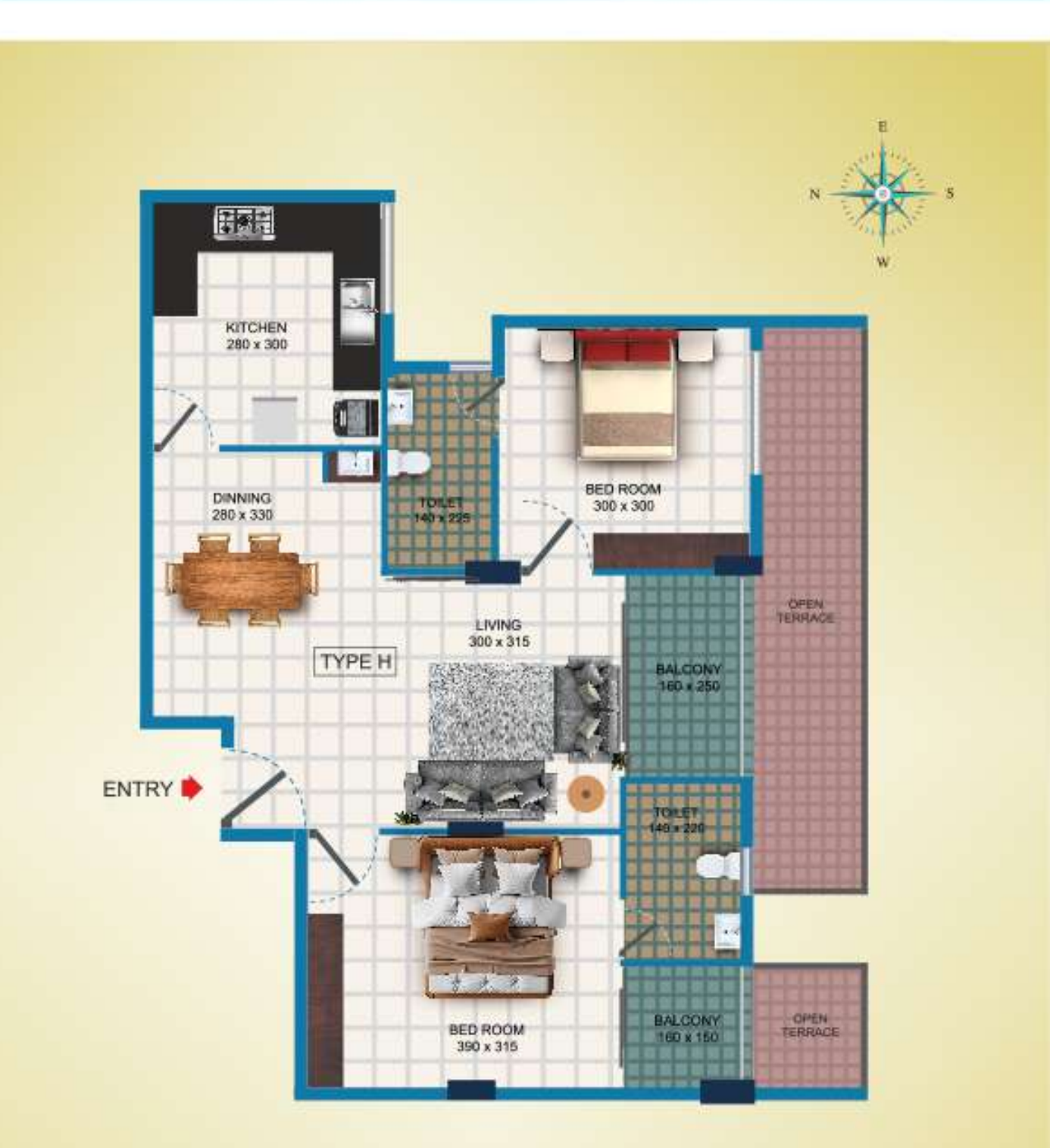
KEY PLAN

St. Thomas Residential School
900m
Nalanchira-Mukkolakkal Road


KITCHEN 280 x 300
DINNING 280 x 330
BED ROOM 300 x 300
TYPE H
LIVING 300 x 315
OPEN TERRACE
BALCONY
ENTRY
BED ROOM 390 x 315
N
E
S
W

TYPE 5H - 2BHK + OPEN TERRACE

5th Floor Open Terrace 119 Sq. Ft.

Plinth Area	Carpet Area	Super Built Up Area
782 Sq.Ft	As per RERA 633 Sq.Ft Balcony 60 Sq.Ft Total 693 Sq.Ft	1017 Sq.Ft

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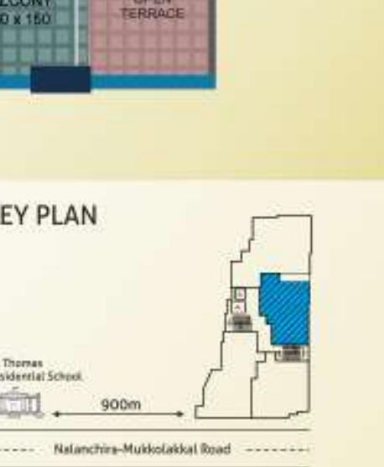
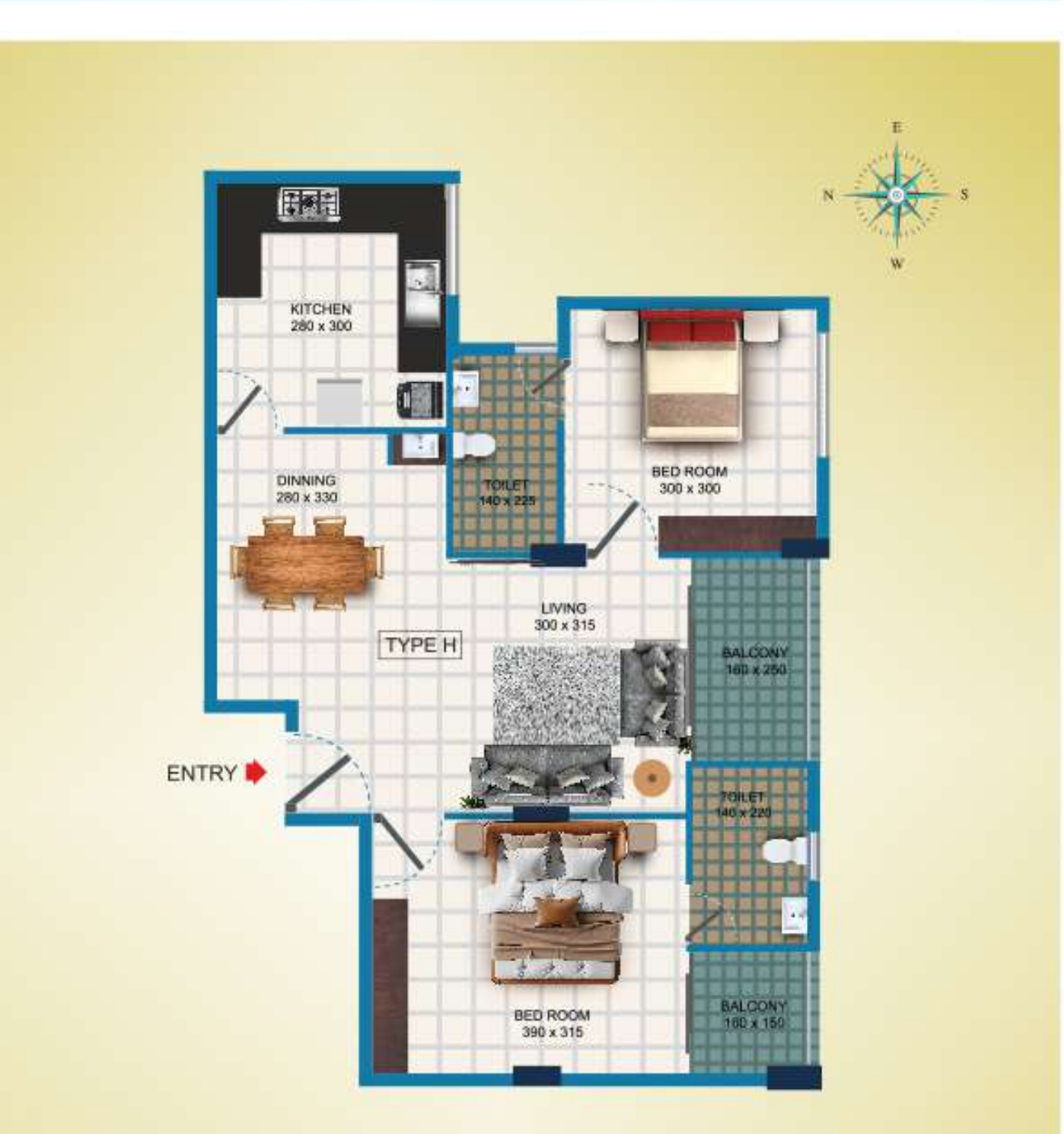
KEY PLAN


St. Thomas Residential School
900m
Nalanchira-Mukkolakkal Road


KITCHEN 280 x 300
DINNING 280 x 330
BED ROOM 300 x 300
TYPE H
LIVING 300 x 315
BALCONY
ENTRY
BED ROOM 390 x 315
N
E
S
W

TYPE H - 2BHK

6th to 10th Floors

Plinth Area	Carpet Area	Super Built Up Area
782 Sq.Ft	As per RERA 633 Sq.Ft Balcony 60 Sq.Ft Total 693 Sq.Ft	1017 Sq.Ft

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

KEY PLAN

St. Thomas Residential School
900m
Nalanchira-Mukkolakkal Road

CORDON Elegance
Nalanchira-Mukkolakkal Road
2,3 & 3.5 BHK Luxury Apartments

K-RERA/PRJ/TVM/216/2024

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 80 x 80cm/120 X 60cm 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/Livenza/Vitero 80x80cm/120x60cm for all apartments in Living, Dining and Bedrooms. Antiskid/ Matt finish ceramic flooring tiles Kajaria/Nitco/Somany/Livenza/Vitero for balcony, Kitchen, Toilets, and Work Area. Glazed or matt finish ceramic tile concepts for toilet walls of Kajaria/Nitco/Somany/Livenza/Vitero brand up to false ceiling height. Kitchen counter Granite top and glazed/matt finish tile dadoing for 45cm above granite top. Granolithic flooring for car parking area.

DOORS & WINDOWS:
Main entrance door – Engineered Laminated frame and both side Laminated 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 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 wall mounted with concealed 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/Cera/Prince shall be provided for the Kitchen. 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/Honeywell/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 for all apartments.

FIRE SAFETY:
Fire protection systems as per rules

SECURITY:
Video door phone for each apartment. Provision for Intercom from Security cabin to individual apartments. Access control system for Lobby area in Ground & First floor. CCTV cameras in gate, parking floors and reception area.

TERMS & CONDITIONS

GENERAL

- Once allotted & agreement signed, the prices are firm
- All payments shall be made by DD or local cheques in favour of 'Cordon Constructors & Realtors Pvt. Ltd.', payable at Trivandrum
- All measurements shown in this Brochure are subject to minor variations without specific or general notices
- Statutory deposits, Building Tax, Sales Tax, Service Tax and such any other statutory levies subseqently enforced by Govt. bodies, required deposits for obtaining KSEB power supply, KWA water supply, Apartment Owners Association, Construction Workers Welfare Fund and other relevant deposits are to be paid by the Buyer
- The Company reserves the right to accept or reject any application from Buyers
- The Company reserves the right to cancel the allotment in case payments are not made as per the terms of signed agreement. In such cases, previous payments if made, will be returned with out interest, booking amount and incidental expenditure shall be deducted as per RERA rule
- We have not authorized any agency to make any oral promises or assurances on our behalf with regard to the specifications of the Apartments in question. Purchasers have to rely only upon the terms of the Buyer's Sale Agreement which is a comprehensive document containing all the Terms and Conditions applicable between the parties
- All transactions are subject to Trivandrum Jurisdiction only
- Reasonable care has been taken to guarantee exactness in the preparation of informations in this Brochure. Buyers should rely only on the Buyers Sale Agreement. Visual representations including models, drawings, illustrations, photographs and art renderings etc are illustrative artistic impressions only. The information contained herein, the fittings, finishes, features and other display in the show units or elsewhere, are for general guidance only, and are subject to change and should not be fully relied upon since we reserve the rights to modify features, any unit, or any part thereof as may be approved or required by the Company or required by our Architects, or by the relevant statutory authorities

DOCUMENTATION

Documentation of an Apartment comprises of two parts

- On allotment, RERA agreement will be executed between the Builder and the Purchaser; for the Sale of undivided share of land and Construction Agreement to build an Apartment.
- The Sale Deed for the undivided share of land and apartment super built up area and carpet area will be Registered in favour of the purchaser on receipt of the entire Payments. Stamp Duty, Documentation Charges, Registration Charges and incidental expenses for the Registration of the Sale Deed will be to the Buyer's account

MAINTENANCE

An Owner's Association will be formed on handing over the possession of the Apartments. Membership in the above Association is mandatory. The Owner's Association will carry out all necessary routine and annual maintenance and repairs to common area and exterior wall of the building, common installation and fittings, payment of electrical and water charges for common facilities and services. Maintenance and charges/deposits are to be paid by each owner regularly and timely. The 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 the account of the owners association.

ONGOING PROJECTS

CORDON **IMPERIAL GARDENS**
VAZHAYILA, PEROORKADA

Twin towers
Total 110 Apartments
Sprawling across a land area of 1.55 Acres
with over 40% of open area for Amenities.

1,2&3 BHK
Luxury Apartments

CORDON **CRYSTAL PARK**
OPP. INFOSYS CAMPUS, KAZHAKOOTTAM

COMPLETED REAL ESTATE 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

CORDON **VISTA**
THYCAUD

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