



WELCOME TO THIRUVANANTHAPURAM'S

Most Distinguished Address



CORDON

MAGNUM

SIMPLY MAGNIFICENT



VAZHUTHACAUD

1, 2 & 3 BHK SUPER LUXURY RESIDENCES



K-RERA/PRJ/TVM/109/2026

A legacy built on trust.

Over 12 lakh square feet of residential and commercial spaces delivered since 2011. A distinguished presence in Thiruvananthapuram's most sought-after real estate locations. With multiple landmark developments, thousands of happy families, and more than 15 years of expertise, Cordon Builders has built a legacy founded on trust, quality, and enduring craftsmanship. At Cordon Builders, we have many reasons to take pride in what we do. But above all, we value the confidence our customers place in us. With an experienced and dedicated team of professionals, we create beautiful, thoughtfully crafted living environments, not just buildings. And that is why we continue to be one of Thiruvananthapuram's most trusted developers.

All projects

2012	INVESTNET TECHNOLOGIES KURAVANKONAM	2013	CORDON RK AVENUE KALLAMBALAM
2014	RAJAKUMARI SHOPPING MALL ATTINGAL	2014	CORDON KALYAN ROYALE KOWDIAR
2014	RUBY TOWERS NILAMEL	2016	SUT ROYAL HOSPITAL ULLOOR
2016	CORDON SREEVALSAM SASTHAMANGALAM	2017	CORDON KINGS VILLAE KOWDIAR
2019	CORDON PROVIDENCE KURAVANKONAM	2019	CORDON VISWAAS KURAVANKONAM
2020	CORDON TRINITY VAZHUTHACAUD	2020	CORDON KAUSTHUBHAM PIPINMOODU
2020	CORDON USHASS VAZHAYILA	2022	CORDON LAUREL SASTHAMANGALAM
2022	CORDON VISTA THYCAUD	2025	CORDON IMPERIAL GARDENS - SAPPHIRE VAZHAYILA, PEROORKADA

ONGOING PROJECTS



CORDON CRYSTAL PARK
OPP.INFOSYS CAMPUS,
KAZHAKKOOTTAM



CORDON IMPERIAL GARDENS - EMERALD
VAZHAYILA, PEROORKADA



CORDON ELEGANCE
NALANCHIRA-
MUKKOLAKKAL ROAD



CORDON VISTARA
KAZHAKKOOTTAM



K-RERA/PRJ/
TVM/109/2026



CORDON
MAGNUM
SIMPLY MAGNIFICENT





K-RERA/PRJ/
TVM/109/2026



The finest luxury isn't
measured by distance.
It's measured by access.

NESTLED BEHIND **HYATT REGENCY**
VAZHUTHACAUD

Magnificent in
Location



The Address

Magnificent in
Living



The Experience

Magnificent in
Craftsmanship



The Details



MAGNIFICENT IN

Location

BEHIND HYATT REGENCY, VAZHUTHACAUD

Cordon Magnum places you in Thiruvananthapuram's most prestigious neighbourhoods, where business, hospitality, education and leisure converge.

Hyatt Regency	2 min
Kowdiar	6 min
Secretariat	5 min
Thiruvananthapuram Central Railway Station	10 min
Thiruvananthapuram International Airport	20 min



MAGNIFICENT IN

Living

ROOM TO LIVE BEAUTIFULLY

Every Cordon Magnum residence is designed with one purpose: to elevate everyday living. Spacious layouts, well-proportioned rooms, private balconies, and thoughtful planning come together to create homes that offer exceptional comfort, enduring privacy, and timeless elegance.



MAGNIFICENT IN **Craftsmanship**

THE FINEST BRANDS, THE FINEST HANDS

Built on quality without compromise, Cordon Magnum brings together premium materials, world-class brands, and thoughtful craftsmanship to create homes that are beautiful, durable, and made to stand the test of time.

Live Magnificently with 33 amenities

LEISURE & WELLNESS



ROOFTOP SWIMMING POOL



ROOFTOP TODDLER'S POOL



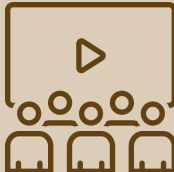
YOGA DECK AT TERRACE



AIR-CONDITIONED MULTIPURPOSE HALL



BARBECUE COUNTER AT TERRACE



HOME THEATRE - 9 RECLINER SEATS



SKY PARTY AT TERRACE



POOL DECK WITH WOODEN RECLINERS

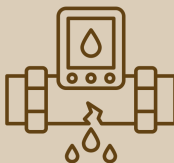


AIR CONDITIONED FULLY EQUIPPED FITNESS CLUB



DEDICATED CHILDREN'S PLAY ZONE

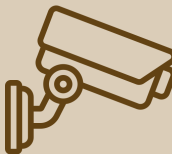
SAFETY & SECURITY



GAS LEAK DETECTORS



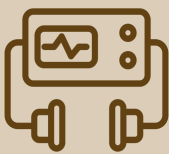
VIDEO DOOR PHONE



CCTV IN COMMON AREAS

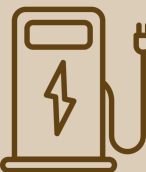


ACCESS CONTROL SYSTEM



AUTOMATED EXTERNAL DEFIBRILLATOR

ARRIVAL & CONVENIENCE



3 ELECTRIC-CAR CHARGING POINTS



MAID'S ROOM WITH TOILET



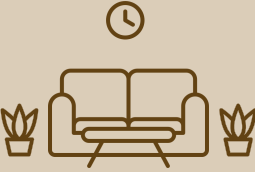
DRIVER'S ROOM WITH TOILET



CAR WASHING FACILITY



TOILET AT GROUND FLOOR FOR DIFFERENTLY ABLED



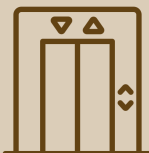
GARDENED LOBBY



FURNISHED LOBBY WITH WI-FI



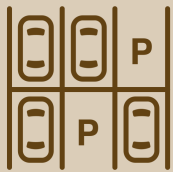
LETTER BOARDS & NAME BOARD



TWO ELEVATORS - PASSENGER & STRETCHER



INTERNET PROVISION IN EVERY APARTMENT



MULTI-LEVEL CAR PARKING*



PIPED MUSIC IN MAIN LOBBY

CARE & SUSTAINABILITY



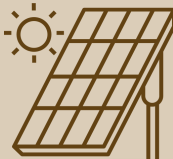
SENSOR LIGHTS IN PARKING AREAS



AUTOMATIC POWER BACK-UP



BIO-DEGRADABLE WASTE MANAGEMENT



SOLAR PANELS FOR COMMON FACILITIES (UPTO 5 KW)



WATER STORAGE SUMP & OVERHEAD TANKS



PARKING FOR THE DIFFERENTLY ABLED

* At Extra Cost From The Allottee

Location Map



SREE UTHRADOM THIRUNAL (SUT) HOSPITAL (4.9 KM)



GOVT. COLLEGE FOR WOMEN (600 M)



UNIVERSITY COLLEGE (2.2 KM)



CARMEL HSS (1.2 KM)

TO AIRPORT (8.5 KM)



HYATT REGENCY (25 M)



SECRETARIAT (2.5 KM)



CORDON MAGNUM
SIMPLY MAGNIFICENT
VAZHUTHACAUD

CV.RAMAN PILLAI ROAD

K.ANIRUDHAN ROAD

SCHOOLS

CARMEL HSS	1.2 KM
GOVT. MODEL HSS	1.6 KM
HOLY ANGEL'S CONVENT	1.6 KM
CHRIST NAGAR SCHOOL	2.4 KM
ST. MARY'S HSS	2.8 KM
KENDRIYA VIDYALAYA, PANGODE	3.3 KM
SARVODAYA VIDYALAYA	3.3 KM

COLLEGES

GOVT. COLLEGE FOR WOMEN	600 M
GOVT. AYURVEDA COLLEGE	2.2 KM
UNIVERSITY COLLEGE	2.2 KM
GOVT. LAW COLLEGE	3.2 KM
MAHATMA GANDHI COLLEGE	4.4 KM
MAR IVANIOS COLLEGE	5.9 KM
GOVT. MEDICAL COLLEGE	6.9 KM
ALL SAINT'S COLLEGE	7.0 KM
COLLEGE OF ENGINEERING (CET)	10.3 KM

HOSPITAL

GENERAL HOSPITAL	1.3 KM
PRS HOSPITAL	2.8 KM
COSMOPOLITAN HOSPITAL	3.1 KM
SUT HOSPITAL	4.9 KM
GG HOSPITAL	5.4 KM
REGIONAL CANCER CENTRE	6.1 KM
ANANTHAPURI HOSPITAL	6.8 KM
GOVT. MEDICAL COLLEGE	7.1 KM
SREE CHITRA TIRUNAL INSTITUTE	7.3 KM
KIMS HOSPITAL	7.6 KM

RECREATION CENTRES

KALABHAVAN THEATRE	700 M
CHANDRASEKHARAN NAIR STADIUM	2.0 KM
PRIYADARSHINI PLANETARIUM	2.3 KM
NAPIER MUSEUM & ZOO	2.5 KM
KANAKAKKUNNU PALACE	2.6 KM
MALL OF TRAVANCORE	7.3 KM
LULU MALL	9.0 KM
SHANGHUMUGHAM BEACH	9.9 KM

HOTELS & CONVENTION

HYATT REGENCY	25 M
TAGORE THEATRE	1.0 KM
THE SOUTH PARK	1.8 KM
HYCINTH BY SPARSA	2.0 KM
RESIDENCY TOWER	2.1 KM
MASCOT HOTEL	2.2 KM
HILTON GARDEN INN	2.3 KM

KSRTC BUS STATIONS

VAZHUTHACAUD BUS STOP	500 M
THAMPANOOR BUS STAND	2.2 KM

RAILWAY STATIONS

THIRUVANANTHAPURAM CENTRAL	2.2 KM
THIRUVANANTHAPURAM PETTAH	4.2 KM
NEMOM	8 KM
KOCHUVELI	10 KM

AIRPORT

THIRUVANANTHAPURAM INTERNATIONAL AIRPORT	8.5 KM
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HOME THEATRE

A private cinematic experience in unmatched comfort



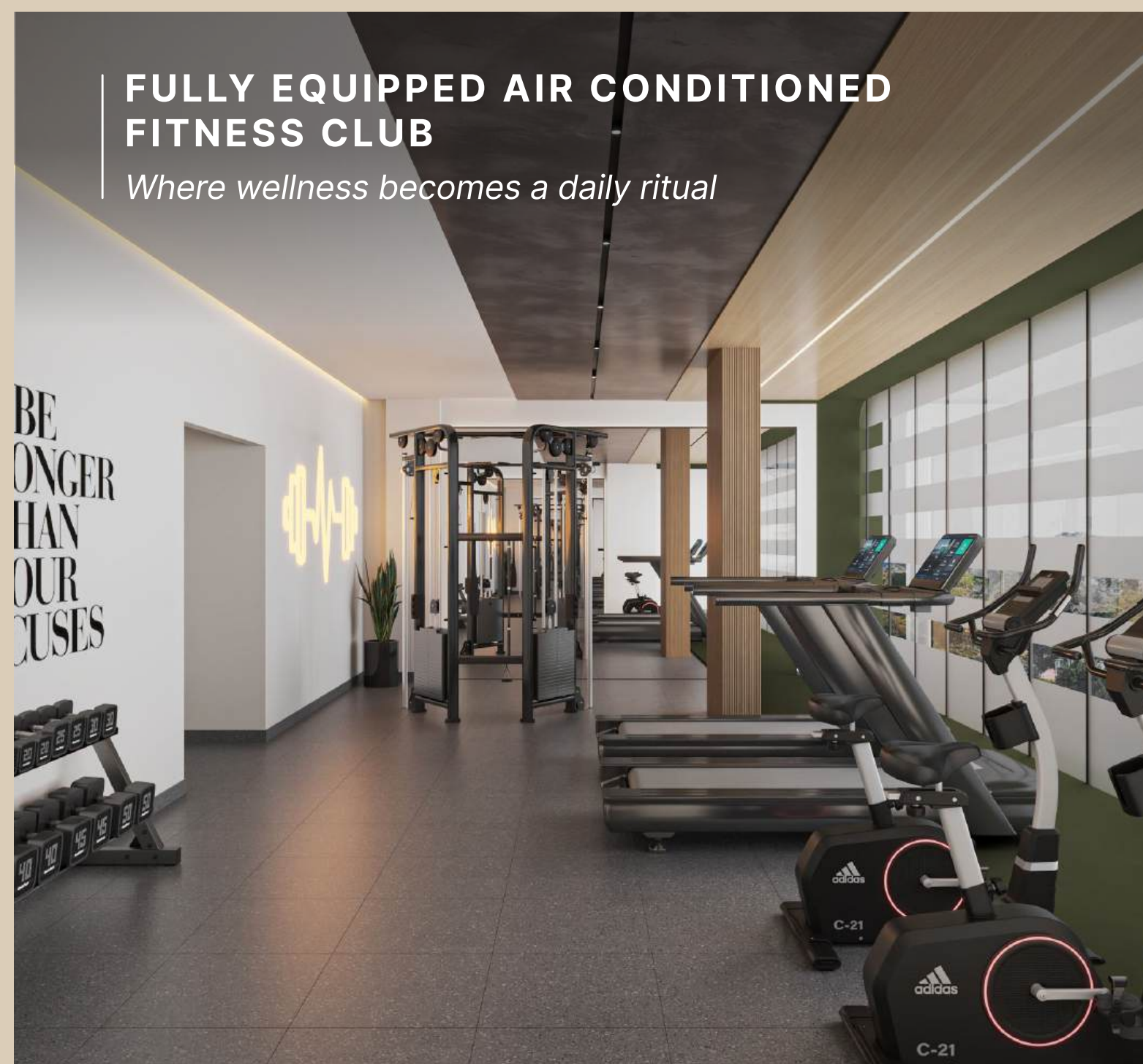
AIR-CONDITIONED MULTIPURPOSE HALL

Designed for every celebration



FULLY EQUIPPED AIR CONDITIONED FITNESS CLUB

Where wellness becomes a daily ritual



GRAND FURNISHED LOBBY

An arrival that sets the tone



CHILDREN'S PLAY ZONE

A world of adventure, just steps from home



ALL IMAGES ARE ARTIST'S IMPRESSION

YOGA DECK
Serenity under open skies



POOL DECK
Moments of quiet indulgence by the water



OPEN PARTY TERRACE
A rooftop destination for life's finest moments



THE RESIDENCES

Designed Around the Way You Live.

Every Cordon Magnum residence - from the pied-à-terre to the grand three-bedroom - is planned to the same generous standard. Certified areas below; detailed plans on the pages that follow.

	TYPE	CONFIG	FLOORS	SALEABLE (sq. ft.)	CARPET (sq. ft.)	BALCONY (sq. ft.)	PLINTH (sq. ft.)	TERRACE (sq. ft.)	
	A	2 BHK	1st - 3rd	1,238	784	94	967	0	
	B	2 BHK	1st - 3rd	1,238	800	87	967	0	
	2C	3 BHK	2nd	1,857	1,177	153	1,451	88	
	C	3 BHK	3rd - 11th	1,857	1,177	153	1,451	0	
	4D	3 BHK	4th	1,597	1035	107	1248	517	
	D	3 BHK	5th - 11th	1597	1035	107	1248	0	
	E	1 BHK	1st	307	202	0	240	0	

All areas in square feet, as per approved drawings; minor variations may occur during construction.

THE RESIDENCES

Type A - 2 BHK

1ST-3RD FLOORS

- Spacious Living & Dining

Master Bedroom with Dress & En-suite

Dry Balcony
- One Private En-suite Bedroom

Modern Kitchen with Utility Area

Two Leisure Balconies



TYPE - A 2 BHK 1st TO 3rd FLOOR	SALEABLE AREA	CARPET AREA	BALCONY AREA	PLINTH AREA
	1238 SQ.FT	784 SQ.FT	94 SQ.FT	967 SQ.FT

Dimensions in centimetres. Furniture shown is indicative and not part of the offering.

THE RESIDENCES

Type B - 2 BHK

1ST-3RD FLOORS

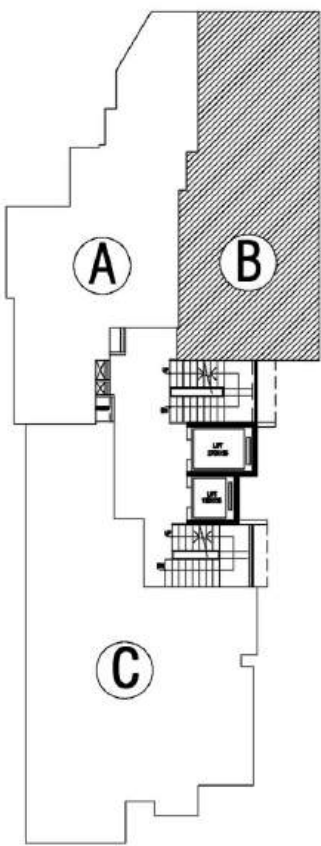
Expansive Living & Dining

Master Bedroom with Dress & En-suite

One Private En-suite Bedroom

Dual Private Balconies

Designed for Comfort & Privacy



KEY PLAN



TYPE - B 2 BHK 1st TO 3rd FLOOR	SALEABLE AREA	CARPET AREA	BALCONY AREA	PLINTH AREA
	1238 SQ.FT	800 SQ.FT	87 SQ.FT	967 SQ.FT

Dimensions in centimetres. Furniture shown is indicative and not part of the offering.

Type - 2C 3BHK

2ND FLOOR

Expansive Living & Dining

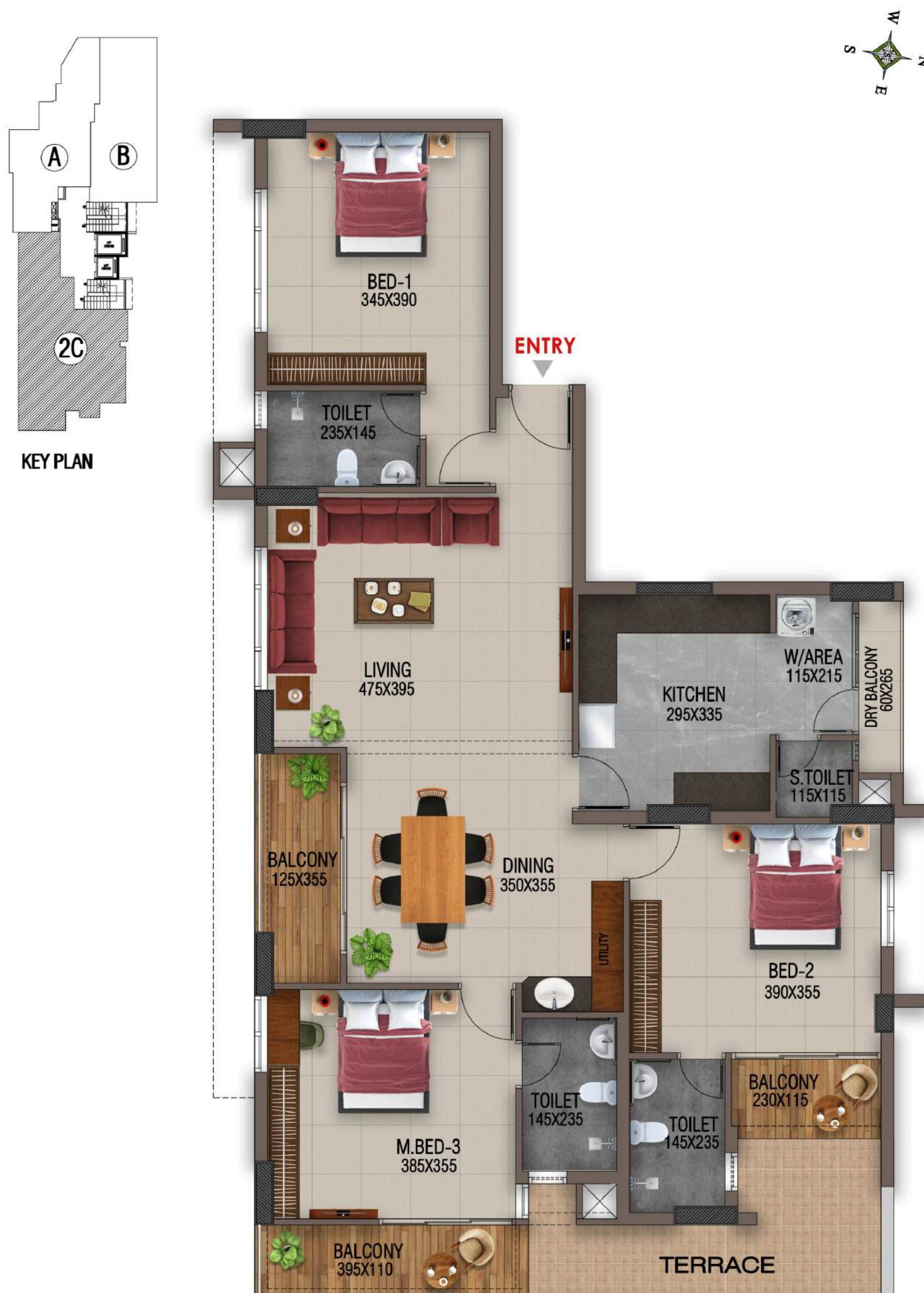
88 SQFT OPEN TERRACE

Master Bedroom with Dress & En-suite

Dual Private Balconies

One Private En-suite Bedroom

Designed for Comfort & Privacy



TYPE - 2C 3 BHK 2nd FLOOR	SALEABLE AREA	CARPET AREA	BALCONY AREA	PLINTH AREA	TERRACE AREA
	1857 SQ.FT	1177 SQ.FT	153 SQ.FT	1451 SQ.FT	88 SQ.FT

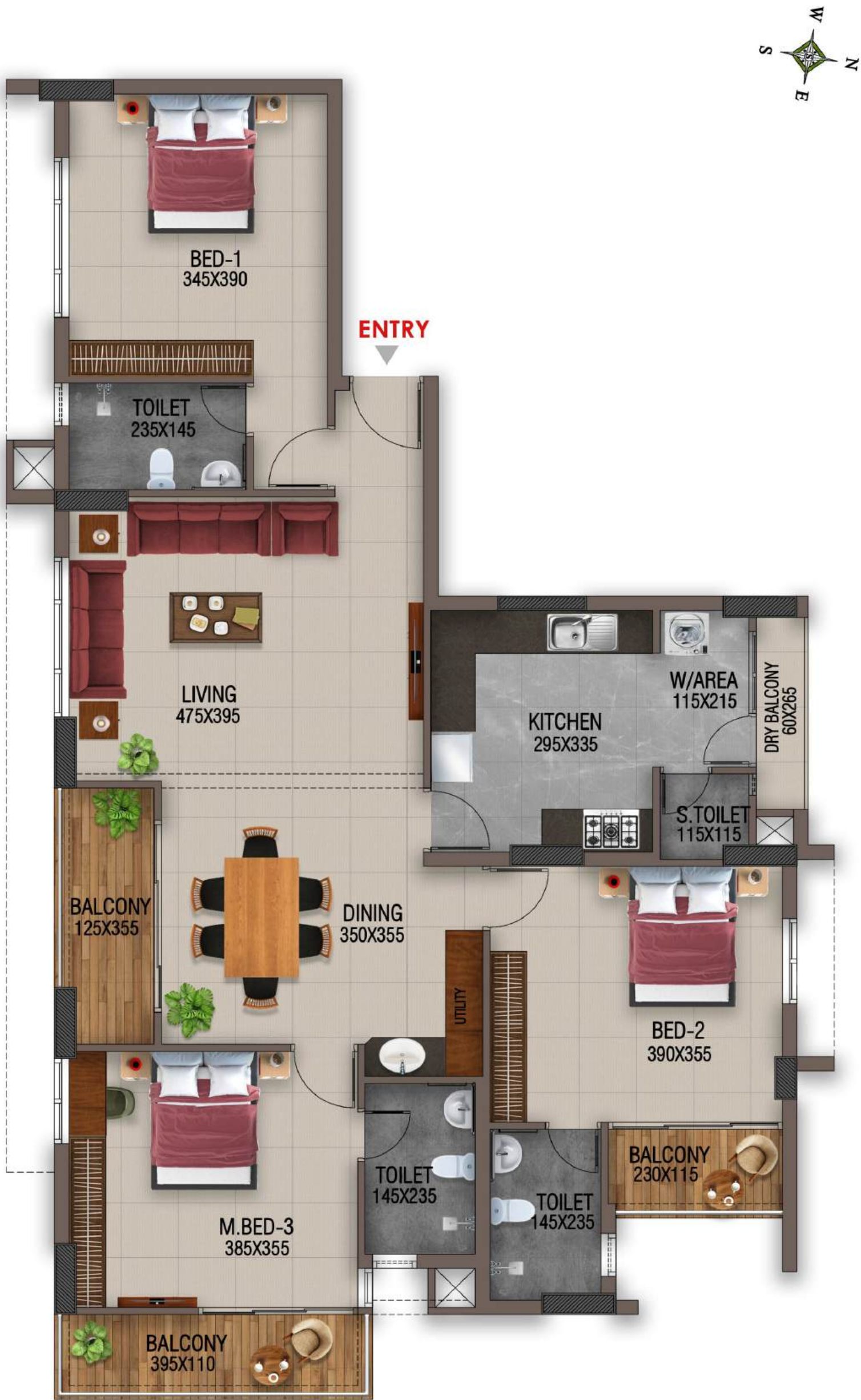
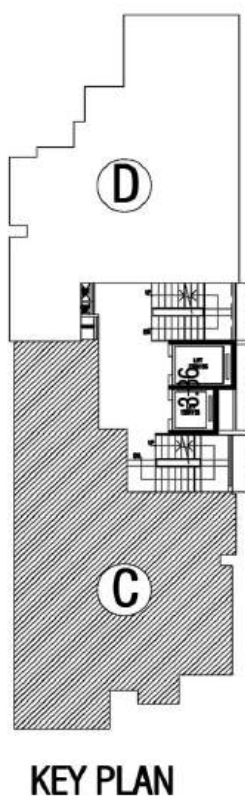
Dimensions in centimetres. Furniture shown is indicative and not part of the offering.

THE RESIDENCES

Type C - 3 BHK

3RD-11TH FLOORS

- Grand Living & Dining
- Two Private En-suite Bedroom
- Three Private Balconies
- Master Bedroom with Dress & En-suite
- Utility with Dry Balcony
- Maid's Toilet



TYPE - C 3 BHK	SALEABLE AREA	CARPET AREA	BALCONY AREA	PLINTH AREA
3rd TO 11th FLOOR	1857 SQ.FT	1177 SQ.FT	153 SQ.FT	1451 SQ.FT

Dimensions in centimetres. Furniture shown is indicative and not part of the offering.

THE RESIDENCES

Type - 4D 3BHK

4TH FLOOR

Expansive Living & Dining

517 SQFT OPEN TERRACE

Master Bedroom with Dress & En-suite

One Private En-suite Bedroom

Dual Private Balconies

Designed for Comfort & Privacy



TYPE - 4D 3 BHK 4th FLOOR	SALEABLE AREA	CARPET AREA	BALCONY AREA	PLINTH AREA	TERRACE AREA
	1597 SQ.FT	1035 SQ.FT	107 SQ.FT	1248 SQ.FT	517 SQ.FT

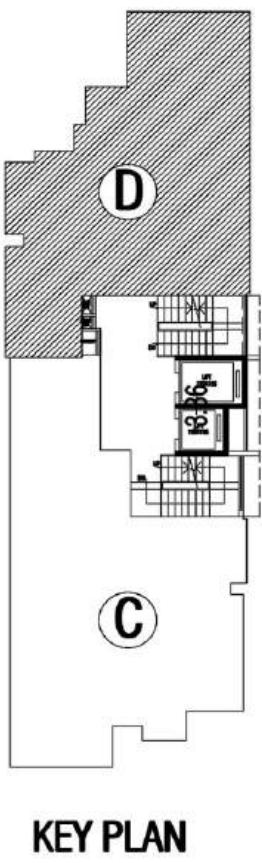
Dimensions in centimetres. Furniture shown is indicative and not part of the offering.

THE RESIDENCES

Type D - 3 BHK

5TH-11TH FLOORS

- Expansive Living & Dining
- Master Suite with Private Balcony
- Two Spacious Bedrooms
- Dining Balcony for Outdoor Living
- Seamlessly Planned Layout
- Utility with Dry Balcony



TYPE - D 3 BHK	SALEABLE AREA	CARPET AREA	BALCONY AREA	PLINTH AREA
5th TO 11th FLOOR	1597 SQ.FT	1035 SQ.FT	107 SQ.FT	1248 SQ.FT

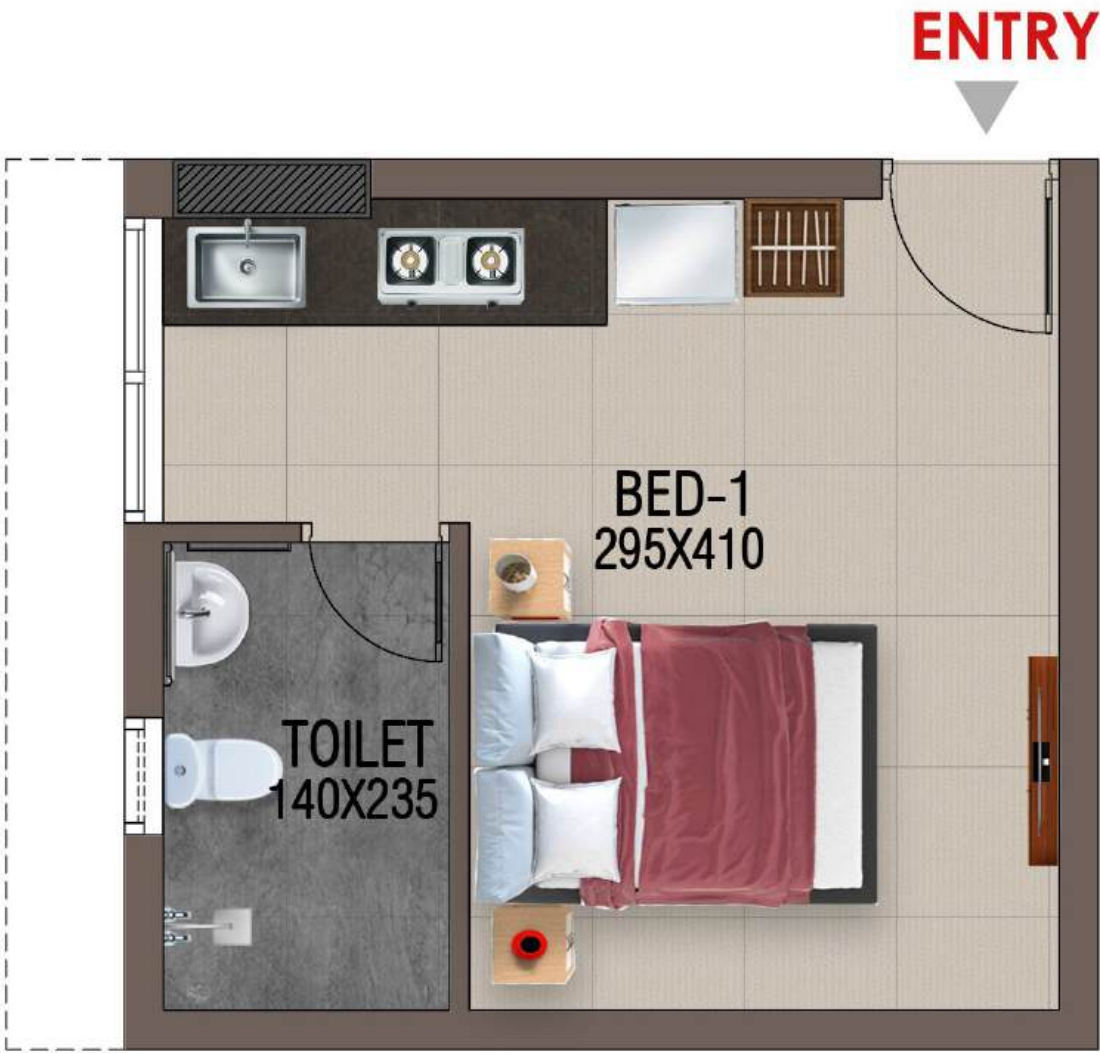
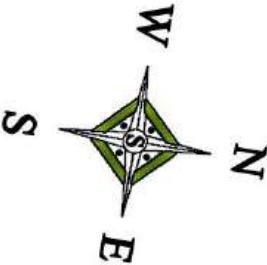
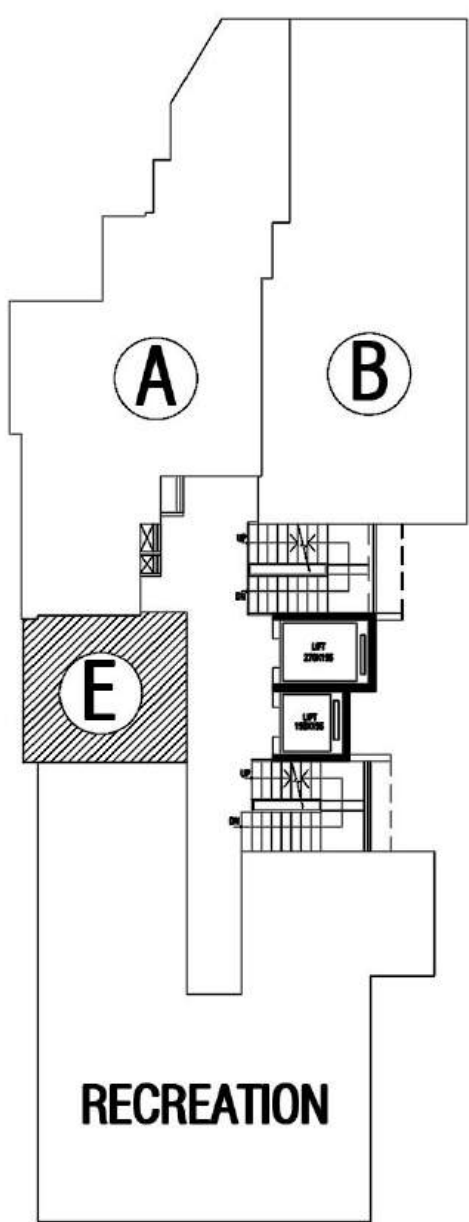
Dimensions in centimetres. Furniture shown is indicative and not part of the offering.

THE RESIDENCES

Type E - 1 BHK

1ST FLOOR

- Studio-Style Residence
- Integrated Kitchenette
- Smart Space Planning



TYPE - E 1 BHK 1st FLOOR	SALEABLE AREA	CARPET AREA	PLINTH AREA
	307 SQ.FT	202 SQ.FT	240 SQ.FT

Dimensions in centimetres. Furniture shown is indicative and not part of the offering.

Craft & substance.

MAGNIFICENT IN DETAILS

STRUCTURE

- ♦ RCC pile / Raft foundation on approved soil reports; RCC framed structure with solid / hollow concrete block masonry.

FLOORING & TILING

- ♦ Elegant 80×80 cm / 120×60 cm vitrified tile flooring in the lobby, as per the architect's design.
- ♦ Staircases with vitrified/ceramic tiles and MS/GI enamel-painted handrails.
- ♦ Exterior finished with paver tiles, grooved screed concrete, and landscaped areas.
- ♦ Premium 120×60 cm vitrified tiles (Kajaria, Somany, Livenza, Johnson, Simpolo) for Living, Dining & Bedrooms.
- ♦ Anti-skid / Matte finish ceramic tiles for Balconies, Kitchen, Toilets, and Work Area.
- ♦ Toilet walls finished with glazed/matte ceramic tiles up to the false ceiling.
- ♦ Kitchen with granite countertop and 60 cm high glazed / Matte finish ceramic tile backsplash.
- ♦ Granolithic flooring for car parking areas.

SANITARY & PLUMBING

- ♦ Wall-mounted EWC with concealed cistern from CERA, Jaquar, Grohe, Kohler.
- ♦ Counter / wall-mounted wash basins in dining area and wall-mounted wash basin in attached bathrooms.
- ♦ Premium sanitary ware & CP fittings from CERA, Jaquar, Grohe, Kohler, with all sanitary ware in an elegant white finish.
- ♦ Hot water provision in all attached bathrooms.
- ♦ Towel rods/rings, soap dish, and health faucet provided in all attached bathrooms.
- ♦ Stainless steel single-bowl sink with drain board (Nirali, CERA, Prince) in the kitchen.
- ♦ Provision for water purifier and washing machine in the kitchen.

DOORS & WINDOWS

- ♦ Main entrance: Engineered laminated/WPC frame with laminated flush shutter on both sides.
- ♦ Bedroom & Kitchen: Engineered laminated/WPC frames with laminated flush shutters.
- ♦ Toilet: Wood polymer composite frames with laminated flush shutters.
- ♦ Windows: UPVC glazed (openable/sliding) shutters with enamel-painted MS safety grills.
- ♦ Balcony doors: UPVC frames with fixed/openable/sliding glazed shutters.

ELECTRICAL

- ♦ Concealed three-phase wiring with ISI-marked PVC insulated copper cables, Legrand/Schneider/Havells modular switches & sockets, protected by ELCB & MCB.
- ♦ Living & Dining: Two ceiling light points, one fan point, and two 6A power sockets each. Bedrooms: Two wall light points, one fan point, and two 6A power sockets.
- ♦ Kitchen & Work Area: Three ceiling light points, one fan point, four 6A sockets, and three 16A sockets.
- ♦ Geyser provision, 6A socket in all attached bathrooms, and exhaust fan points in all toilets and the kitchen.
- ♦ Telephone and internet provision in the Living Room.
- ♦ Generator backup for common services and essential apartment points, covering one light and one fan point in each room and one TV point in the Living Room.
- ♦ Light fixtures shall be provided in common and external areas.

PAINTING

- ♦ Interior: Cement-based putty, primer, and two coats of premium emulsion paint. Exterior: Weather-resistant exterior-grade paint over primer.

ELEVATORS

- ♦ Two elevators (one passenger lift and one bed lift) with automatic doors and Automatic Rescue Device (ARD).
- ♦ Premium brands: Fujitec, Johnson, Schindler, Mitsubishi, KONE, OTIS.

COMFORT & CONNECTIVITY

- ♦ Provision for split air conditioning in the All Bedrooms, with Cable TV connectivity in the Living Room and Master Bedroom, and Internet connectivity in the Living Room.

WATER, PARKING & SECURITY

- ♦ Water supply through borewell and KWA connection, subject to government norms & regulations.
- ♦ Fire protection and safety systems designed in compliance with statutory regulations.
- ♦ Video door phone and provision for intercom connectivity from the Security Cabin to each apartment. Access-controlled lobbies and common amenities, including the Basement, Ground Floor, Terrace Poolside, Multipurpose Hall, Gymnasium, and Home Theatre. CCTV surveillance at entry/exit gates, parking floors, lifts, reception area, and children's play area.
- ♦ Covered car parking for all apartments.



Beyond Construction. Beyond Handover. Beyond Expectations.

CONNECT by CORDON is your all-in-one property management service, handling tenants, utilities, interiors, resale, and more -so you can enjoy hassle-free ownership.

Our Services



RENTAL ASSIST

We help you find and onboard the right tenant through verification, lease support, move-in coordination, and rent collection services. Available in Basic, Plus, and Premium plans.



RESALE SUPPORT

When you're ready to sell, we market your property across key platforms, connect you with verified buyers, provide pricing guidance, and assist with documentation and legal verification.



INTERIORS & FURNISHING

From ready-to-move furnishing packages for 2BHK and 3BHK homes to fully customized interiors executed by trusted and vetted vendors. We also offer tenant-friendly modular setups designed for durability and functionality.



HOME MAINTENANCE

On-demand plumbing, electrical repairs, AC servicing, and annual deep cleaning handled by screened professionals to keep your home in residable condition throughout the year.



UTILITY & BILL MANAGEMENT

We track and manage payments for electricity, water, gas, internet, maintenance charges, land tax, and building tax helping you avoid missed deadlines and penalties, wherever you are.



PEST CONTROL

Scheduled preventive and responsive pest control solutions for apartments and common areas ensuring a cleaner, safer, and healthier living environment.

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.
- 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 without 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 information 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 or when 50% of total units are sold. 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



K-RERA/PRJ/PRJ/006/2020



CORDON
IMPERIAL GARDENS
VAZHAYILA, PEROORKADA

2 & 3 BHK
Luxury Apartments



K-RERA/PRJ/TVM/018/2024



CORDON
CRYSTAL PARK
OPP.INFOSYS CAMPUS,
KAZHAKKOOTTAM

1,2 & 3 BHK
Luxury Apartments



K-RERA/PRJ/TVM/216/2024



CORDON
ELEGANCE
NALANCHIRA-
MUKKOLAKKAL ROAD

2, 3 & 3.5 BHK
Luxury Apartments



K-RERA/PRJ/TVM/041/2025



CORDON
VISTARA
KAZHAKKOOTTAM

2 & 3 BHK
Super Luxury Apartments

COMPLETED PROJECTS



CORDON
RK AVENUE
KALLAMBALAM



CORDON
KALYAN ROYALE
KOWDIAR



CORDON
SREEVALSAM
SASTHAMANGALAM



CORDON
KINGS VILLAE
KOWDIAR



CORDON
PROVIDENCE
KURAVANKONAM



CORDON
TRINITY
VAZHUTHACAUD



CORDON
VISWAAS
KURAVANKONAM



CORDON
USHASS
VAZHAYILA



CORDON
LAUREL
SASTHAMANGALAM



CORDON
VISTA
THYCAUD



MAGNUM

SIMPLY MAGNIFICENT



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