YOUR TIME TO RISE

There comes a time

when you know it is time to move higher.

To a home that reflects how far you have come

and the heights you aspire to reach.

Presenting an address created for that moment -

when it is truly your time to rise.

CORDON

FOR YOU, FOREVER..



Artistic Perspective

YOUR TIME TO ASCEND

Your time to ascend is here. Rising with a distinctive architectural presence, Cordon Olympus takes everyday living to a higher level. From its elegant elevation to thoughtfully designed residences, every aspect reflects an aspiration to move beyond the ordinary and embrace a more elevated way of life.

CORDON

OLYMPUS

PANGAPPARA, TRIVANDRUM

K-RERA/PRJ/TVM/166/2026
rera.kerala.gov.in



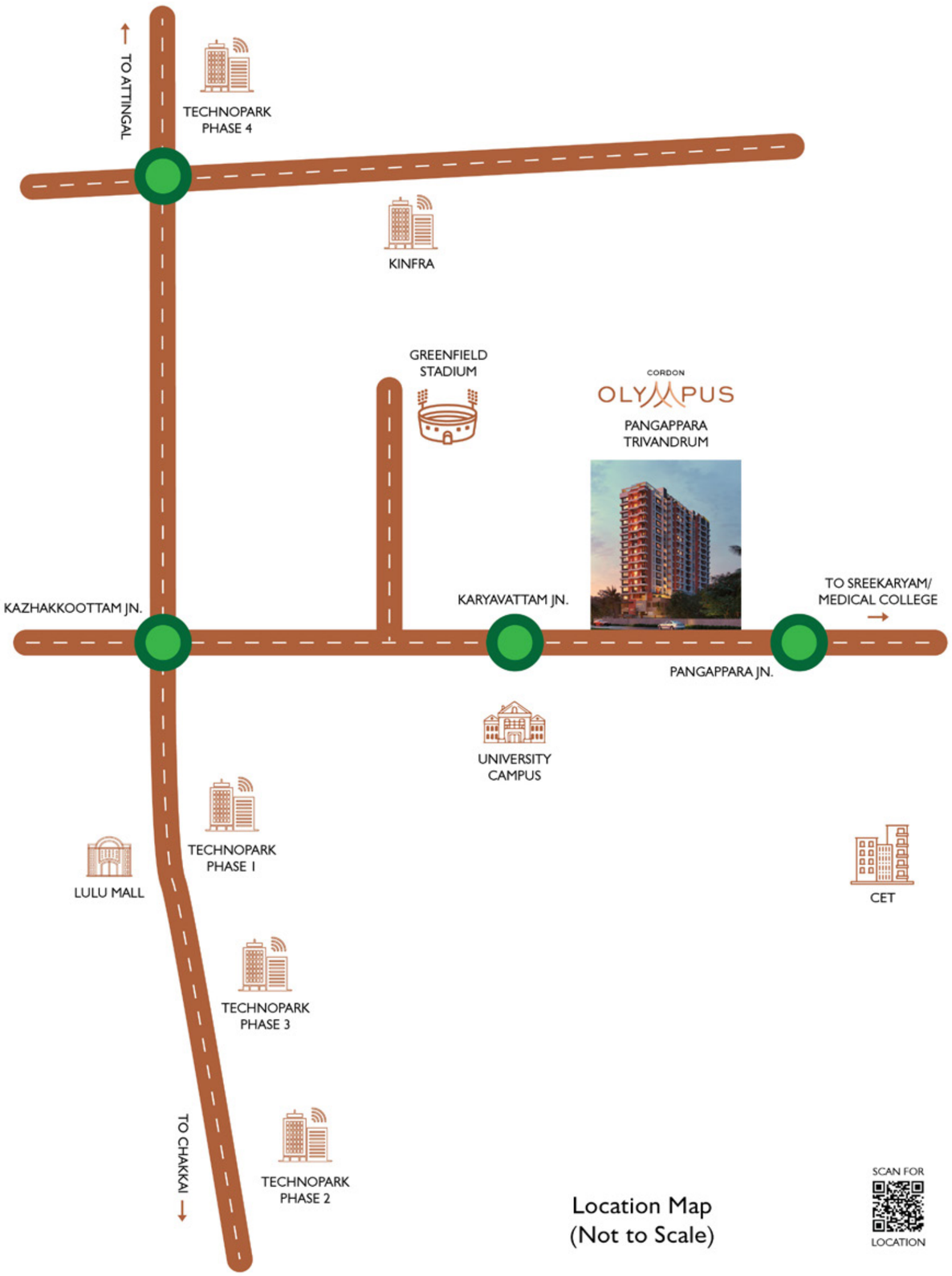
YOUR TIME TO DISCOVER

Your time to discover a location where possibilities are always within reach is here. With the Kerala University Campus, Greenfield Stadium and Technopark Main Campus close by, Cordon Olympus places education, technology, recreation and connectivity within easy reach - opening up more ways to live, work and invest.









Location Map
(Not to Scale)

SCAN FOR LOCATION

Schools

Loyola School - 3.8 KM
Bambino International Montessori School - 4 KM
The School Of The Good Shepherd - 6.5 KM
Sabarigiri International School - 7 KM
MGM School - 7.6 KM

Colleges

Government College Karyavattom - 1.8 KM
College of Engineering Trivandrum (CET) - 3.1 KM
Mar Ivanios College - 9.3 KM

Hospitals

Medical College Health Centre, Pangappara - 1 KM
AJ Hospital - 3.2 KM
IMB Hospital - 3.9 KM
Cosmopolitan Hospital - 7.5 KM
KIMSHEALTH - 8.1 KM
Ananthapuri Hospital - 12.6 KM

Worship Centres

Christ The King RC Church - 1 KM
St. Christopher's RC Church - 1.9 KM
Ambalathinkara Mosque - 1.9 KM
Sreekaryam Juma Masjid - 2.7 KM
Puliyoorkodu Sri Krishna Swami Temple - 2.8 KM
Madavoorpara Shiva Temple - 5.5 KM

Transportation

Kazhakkoottam Railway Station - 5.8 KM
Trivandrum Central Railway Station - 12.2 KM
Thiruvananthapuram KSRTC Bus Stand - 12.3 KM
Thiruvananthapuram International Airport - 13.1 KM

IT Centres

Technopark Phase I - 4.7 KM
Technopark Phase III - 4.7 KM
Infosys/UST Campus - 6.8 KM
Technopark Phase II - 6.9 KM
Technopark Phase IV- 9.3 KM

Lifestyle & Recreation

Akkulam Tourist Village - 6.4 KM
O by Tamara - 8.3 KM
LuLu Mall - 9.7 KM
Mall of Travancore (MOT) - 12.8 KM





YOUR TIME TO GROW

Your time to grow your wealth through an address positioned within one of Thiruvananthapuram's important growth corridors. With its proximity to Technopark and a thriving ecosystem of education, employment and infrastructure, Cordon Olympus brings together the promise of contemporary living and the potential of a strategically located investment.

YOUR TIME TO CELEBRATE



Artistic Perspective

Your time to celebrate the life you have built, the milestones you have achieved and the people who make it meaningful. At Cordon Olympus, 2 & 3 BHK luxury residences bring together contemporary design, refined finishes and thoughtfully planned spaces - creating a home that celebrates your journey and everything yet to come.

YOUR TIME TO BELONG



Artistic Perspective

LIVING

A welcoming space designed for togetherness, where conversations flow freely, comfort comes naturally and every gathering feels at home.

YOUR TIME TO CONNECT



Artistic Perspective

DINING

Bring everyone closer around a table designed for shared meals, memorable conversations and the simple pleasure of being together.

YOUR TIME TO CREATE



Artistic Perspective

KITCHEN

Thoughtfully planned for contemporary lifestyles, the kitchen brings together functionality, efficiency and elegant design to make everyday cooking a more rewarding experience.

YOUR TIME TO UNWIND



Artistic Perspective

BEDROOM

A private sanctuary designed to help you slow down, switch off and wake up refreshed for everything tomorrow has in store.

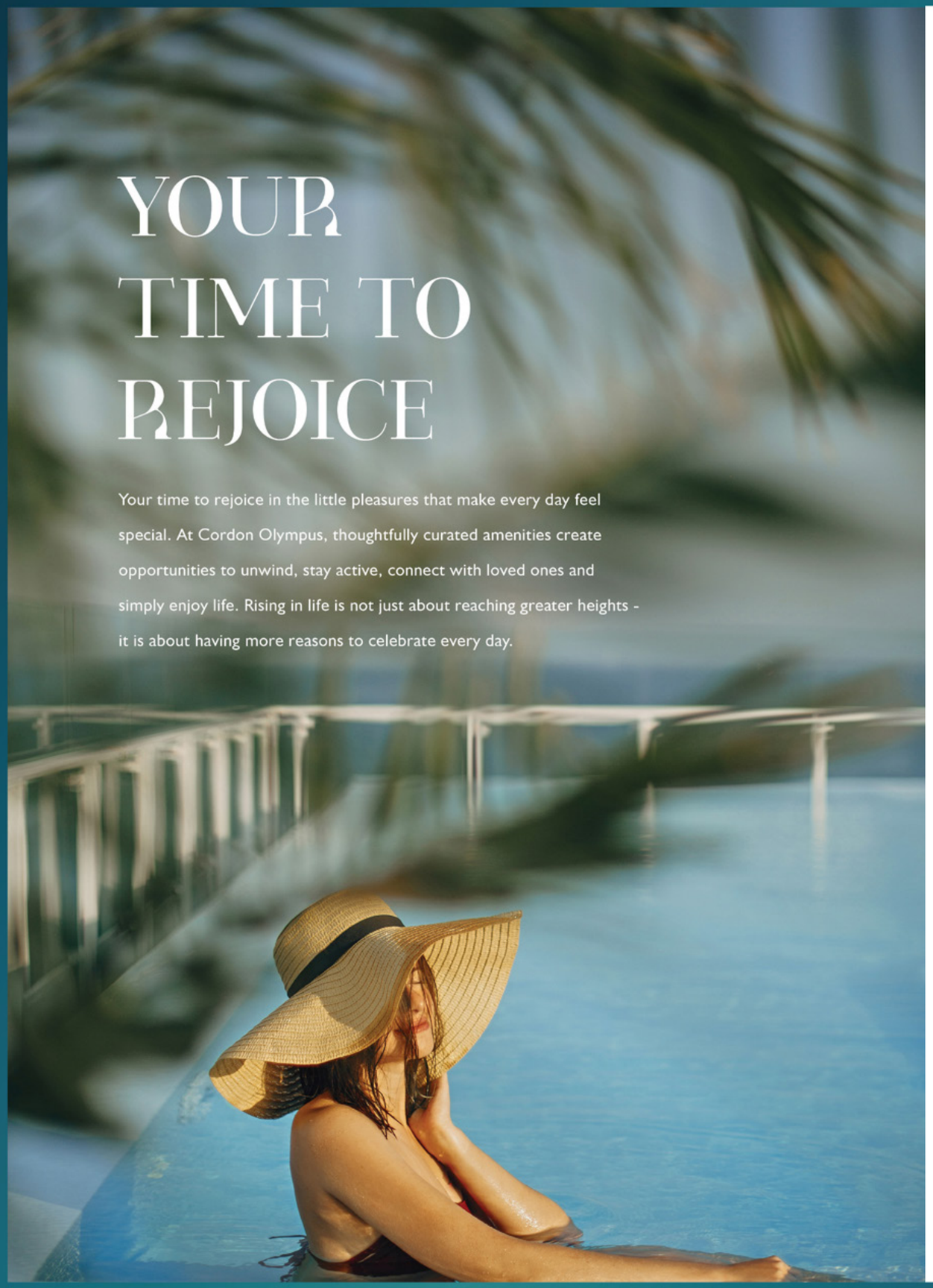
YOUR TIME TO BREATHE



Artistic Perspective

BALCONY

Step outside, take in the view and let the day slow down. Your private balcony offers a refreshing pause above the everyday.



YOUR TIME TO REJOICE

Your time to rejoice in the little pleasures that make every day feel special. At Cordon Olympus, thoughtfully curated amenities create opportunities to unwind, stay active, connect with loved ones and simply enjoy life. Rising in life is not just about reaching greater heights - it is about having more reasons to celebrate every day.

LIFESTYLE AMENITIES

AMENITIES AT GROUND LEVEL

- GUEST WAITING LOUNGE
- DOUBLE HEIGHT LOBBY
- LUSH LANDSCAPE
- REFLEXOLOGY PATHWAY
- OUTDOOR GYM
- LEISURE SITTING BENCHES
- GERIATRIC FRIENDLY ZONE
- OUTDOOR KIDS' PLAY AREA
- FURNISHED LOBBY WITH PROVISION FOR WI-FI
- CARETAKER'S ROOM WITH TOILET

AMENITIES AT FIRST FLOOR

- JANITOR'S/MAID'S SPACE WITH TOILET
- DRIVERS' ROOM WITH TOILET

AMENITIES AT SECOND FLOOR

- AC GUEST SUITE
- MEDICAL CARE UNIT WITH LIFECARE EQUIPMENTS
- LIBRARY/ TUITION/ CO-WORKING SPACE
- MULTIPURPOSE HALL WITH OPEN PARTY AREA
- 14-SEATER HOME THEATRE
- FULLY EQUIPPED AC UNISEX GYM
- INDOOR GAMES ROOM
- TODDLERS' PLAY ROOM

AMENITIES AT TERRACE FLOOR

- SWIMMING POOL WITH TODDLER'S POOL AND OPEN SHOWER
- PARTY LOUNGE
- VIEW POINT AT POOL DECK
- PANTRY
- BARBEQUE CORNER
- ROOFTOP PARTY AREA
- SKYWALK
- ROOFTOP YOGA AREA
- FURNISHED GAZEBO



YOUR TIME TO LIVE SMARTER

At Cordon Olympus, a better lifestyle goes hand in hand with a better tomorrow. Thoughtfully integrated sustainable features such as rainwater harvesting, solar power generation and efficient waste management make everyday living easier and more responsible. They conserve precious resources, reducing environmental impact and creating a greener future for generations to come.

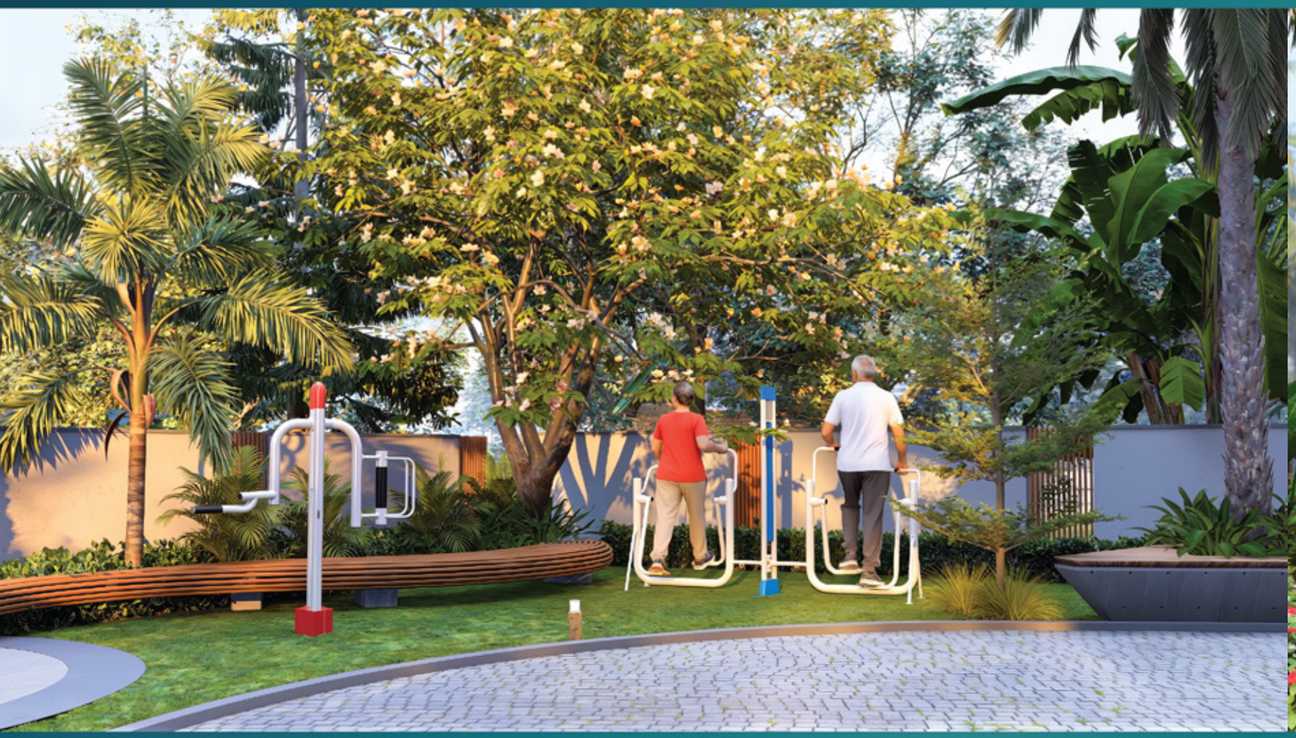
SUSTAINABLILTY FEATURES

- 8 ELECTRICAL CAR CHARGING PROVISIONS IN VISITORS' PARKING
- SEWAGE TREATMENT PLANT
- RAIN WATER HARVESTING SYSTEM
- BIODEGRADABLE WASTE MANAGEMENT SUPPORTED BY CCCM
- SOLAR PANELLING UP TO 5 KWA
- WATER STORAGE SUMP AND OH WATER TANKS

UTILITY FEATURES

- 1 TON AC IN MASTER BEDROOM OF ALL UNITS
- ACCESS CONTROL SYSTEM AT ENTRANCES OF BUILDING
- SENSOR LIGHTS IN PARKING AREA
- ELEVATORS - 2 PASSENGER AND 1 BEDLIFT
- INTERCOM FROM SECURITY CABIN, CARETAKER, ELEVATORS TO APARTMENTS AND AMONG APARTMENTS
- AUTOMATIC POWER BACK-UP
- TOILET FOR DIFFERENTLY ABLED AT GROUND FLOOR
- PARKING FOR DIFFERENTLY ABLED AT GROUND FLOOR
- INDEPENDEDNT LETTER BOX AND NAME BOARD
- PIPED MUSIC SYSTEM IN MAIN LOBBY
- PROVISION FOR INTERNET CONNECTION IN EACH APARTMENT
- COMMON TOILET FOR RECREATIONAL FLOOR
- ONE COMMON CAR WASH PROVISION
- CCTV SURVEILLANCE IN COMMON AREAS (PARKING FLOORS, RECREATION FLOOR, PLAY AREAS AND LIFTS)
- DISHWASHER PROVISION IN ALL UNITS

YOUR TIME TO GET MOVING



Artistic Perspective

OUTDOOR GYM

Take your fitness outdoors in a refreshing setting designed to keep you active, energised and motivated.

YOUR TIME TO SLOW DOWN



Artistic Perspective

GERIATRIC FRIENDLY ZONE

A thoughtfully designed space where seniors can relax, socialise and enjoy unhurried moments in comfort and good company.

YOUR TIME TO HEAL



Artistic Perspective

MEDICAL CARE UNIT WITH LIFECARE EQUIPMENTS

Everyday wellbeing comes with greater peace of mind when essential healthcare support is thoughtfully considered within your community.

YOUR TIME TO GET AHEAD



Artistic Perspective

CO-WORKING SPACE

A productive workspace that brings focus and convenience closer to home, helping you make the most of your time and ambition.

YOUR TIME TO EXPLORE



Artistic Perspective

TODDLERS' PLAY ROOM

A safe, engaging space where little explorers can play, learn and discover new experiences at their own pace.

YOUR TIME TO COME TOGETHER



Artistic Perspective

MULTIPURPOSE HALL

From celebrations to community gatherings, a versatile space designed to bring people together for occasions big and small.

YOUR TIME
TO BE YOUR BEST



Artistic Perspective

FULLY EQUIPPED AIR-CONDITIONED UNISEX GYM

Stay committed to your fitness goals with a well-equipped space designed to make working out an integral part of everyday living.

YOUR TIME
TO ESCAPE



Artistic Perspective

HOME THEATRE

Sit back, settle in and immerse yourself in the magic of the big screen - without ever having to leave home.

YOUR TIME TO RISE ABOVE



Artistic Perspective

SWIMMING POOL WITH TODDLERS' POOL & OPEN SHOWER

Take a refreshing dip above the city and experience leisure from a higher perspective, with the skyline unfolding around you.

YOUR TIME TO CELEBRATE HIGHER



Artistic Perspective

ROOFTOP PARTY AREA

Take your celebrations to the rooftop, where open skies, panoramic views and great company come together for unforgettable occasions.

YOUR TIME TO FIND YOUR BALANCE



Artistic Perspective

ROOFTOP YOGA AREA

Begin or end your day with mindful movement in an open-air setting created for calm, clarity and a deeper sense of wellbeing.

YOUR TIME TO REWIND



Artistic Perspective

FURNISHED GAZEBO

A tranquil retreat to sit back, enjoy the surroundings and savour a few quiet moments away from the pace of everyday life.

YOUR TIME TO SIZZLE



Artistic Perspective

BARBEQUE CORNER

Bring friends and family together for relaxed outdoor gatherings, great food and the kind of moments that linger long after the evening ends.

YOUR TIME TO SOAK IT ALL IN



Artistic Perspective

POOL DECK VIEW POINT

Pause at the edge of the sky and take in sweeping views that remind you how far you have risen - and how much more lies ahead.

YOUR TIME TO ENJOY



Artistic Perspective

INDOOR GAMES ROOM

Unwind, challenge your friends and embrace your competitive spirit in a lively space designed for indoor recreation, friendly rivalries and memorable moments.

YOUR TIME TO IMAGINE



Artistic Perspective

LIBRARY

Step into a world of ideas, stories and possibilities. A peaceful retreat where books spark imagination, perspectives expand and the pleasure of discovering something new is always within reach.

YOUR TIME TO EMBRACE THE SKY

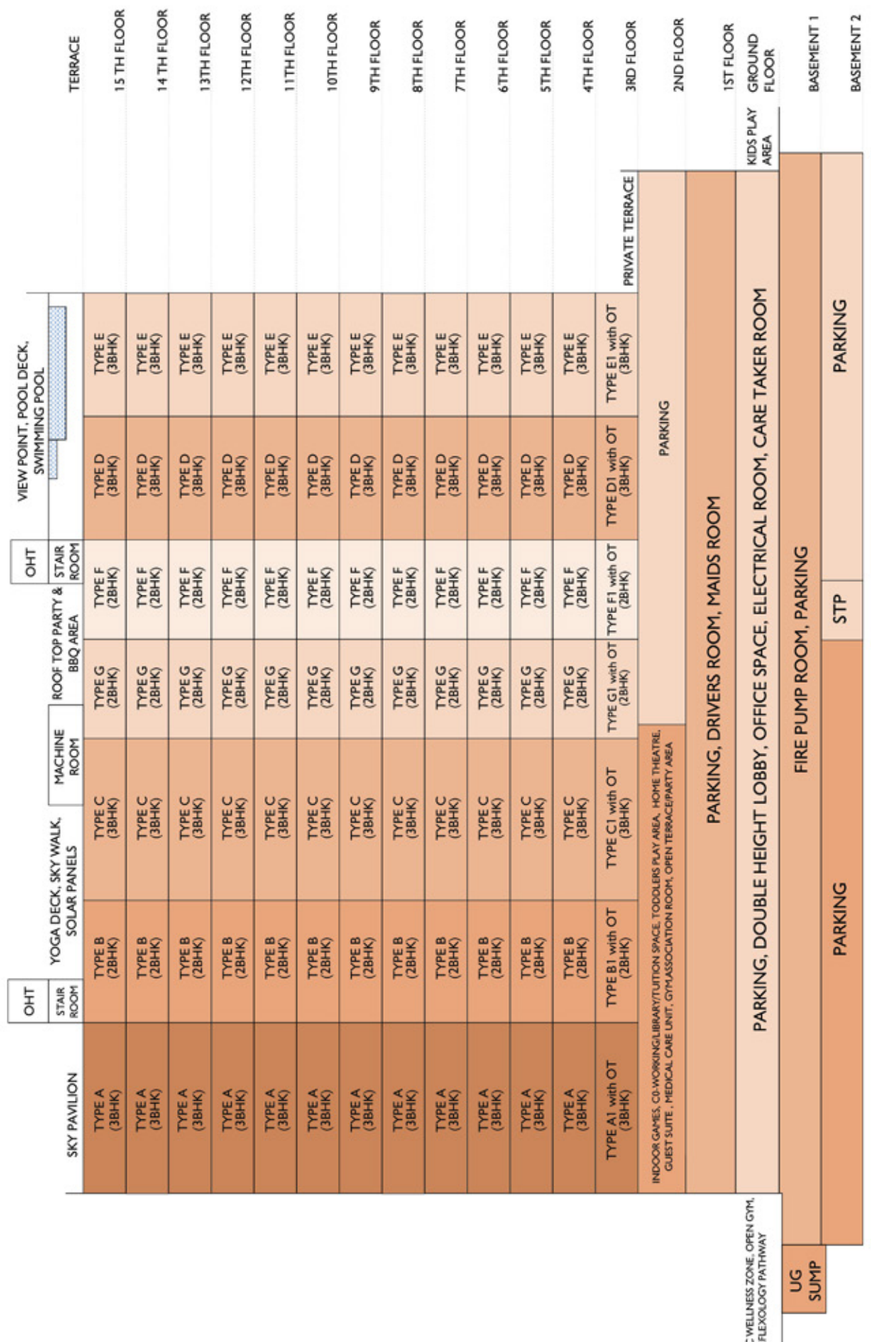


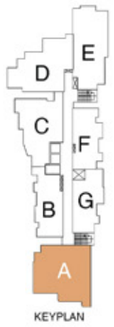
Artistic Perspective

SKY WALK

Rise above the everyday and take in life from a refreshing new perspective. Enjoy a unique elevated experience, where open skies, expansive views and moments of tranquillity come together, making every step a pleasure.

CORDON OLYMPUS | SCHEMATIC SECTION





KEYPLAN

CORDON OLYMPUS | TYPE A

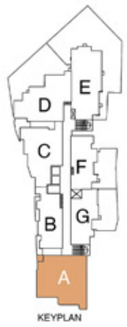




Type A
3BHK (4TH TO 15TH FLOOR)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	PLINTH AREA	SUPER BUILTUP AREA
1229 sq.ft	128 sq.ft	1462 sq.ft	1828 sq.ft

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



KEYPLAN

CORDON OLYMPUS | TYPE A1

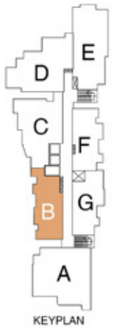




Type A1 (with Open Terrace)
3BHK (3RD FLOOR)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	PLINTH AREA	SUPER BUILTUP AREA	TERRACE AREA
1229 sq.ft	128 sq.ft	1462 sq.ft	1828 sq.ft	24 sq.ft

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



CORDON OLYMPUS | TYPE B



Type B
2BHK (4TH TO 15TH FLOOR)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	PLINTH AREA	SUPER BUILTUP AREA
683 sq.ft	72 sq.ft	817 sq.ft	1022 sq.ft

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



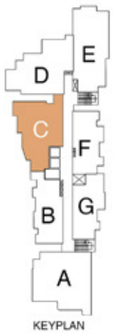
CORDON OLYMPUS | TYPE B1



Type B1 (with Open Terrace)
2BHK (3RD FLOOR)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	PLINTH AREA	SUPER BUILTUP AREA	TERRACE AREA
683 sq.ft	72 sq.ft	817 sq.ft	1022 sq.ft	109 sq.ft

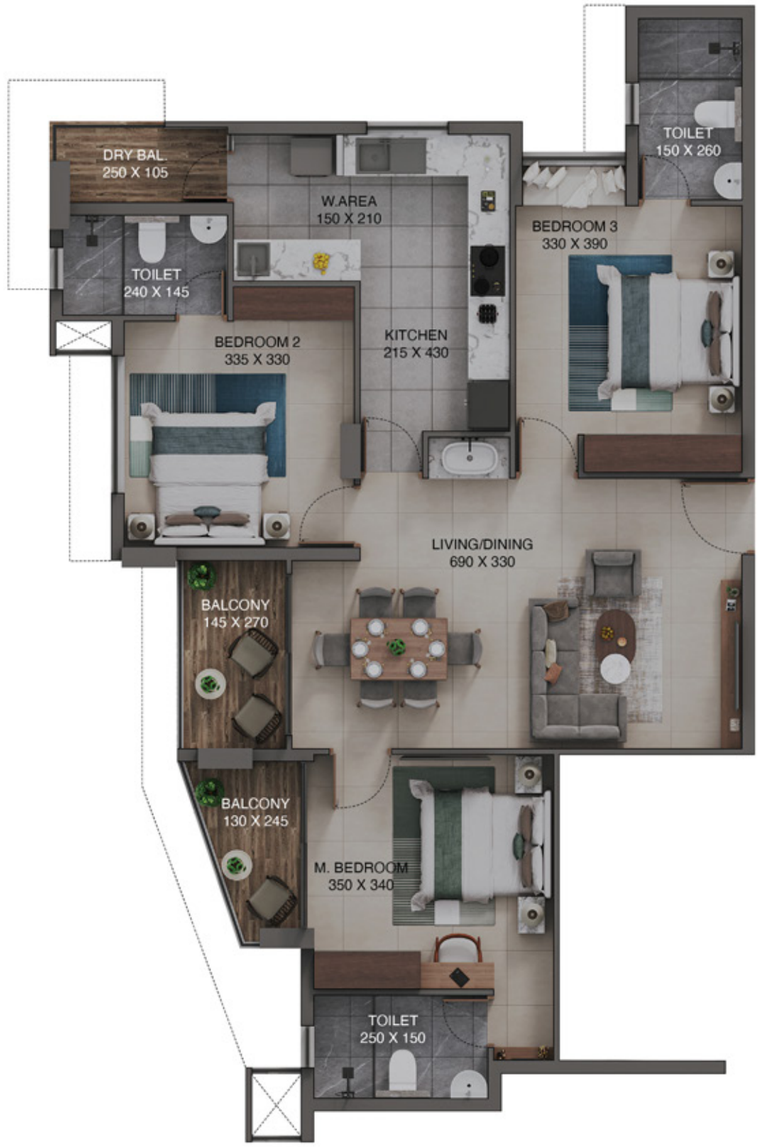
Dimensions may vary during construction. Furniture and fixtures are indicative only. All dimensions are in centimeters



KEYPLAN

CORDON OLYMPUS | TYPE C

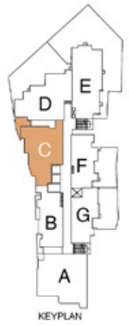




Type C
3BHK (4TH TO 15TH FLOOR)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	PLINTH AREA	SUPER BUILTUP AREA
974 sq.ft	113 sq.ft	1211 sq.ft	1514 sq.ft

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



KEYPLAN

CORDON OLYMPUS | TYPE C1

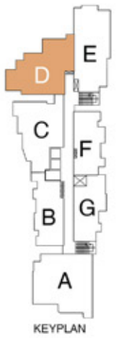




Type C1 (with Open Terrace)
3BHK (3RD FLOOR)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	PLINTH AREA	SUPER BUILTUP AREA	TERRACE AREA
974 sq.ft	113 sq.ft	1211 sq.ft	1514 sq.ft	110 sq.ft

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



KEYPLAN

CORDON OLYMPUS | TYPE D

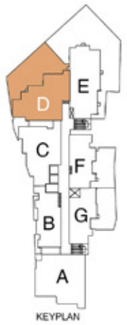




Type D
3BHK (4TH TO 15TH FLOOR)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	PLINTH AREA	SUPER BUILTUP AREA
1019 sq.ft	132 sq.ft	1258 sq.ft	1574 sq.ft

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



KEYPLAN

CORDON OLYMPUS | TYPE D1

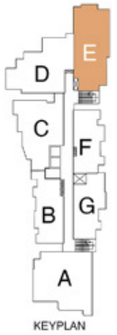




Type D1 (with Open Terrace)
3BHK (3RD FLOOR)

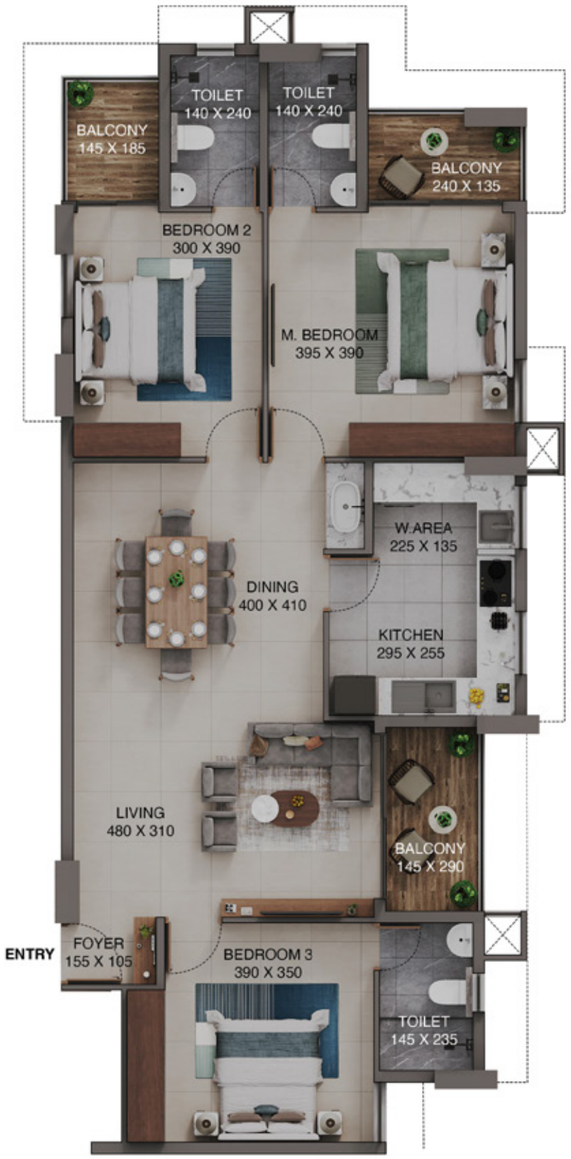
RERA CARPET AREA	EXCLUSIVE BALCONY AREA	PLINTH AREA	SUPER BUILTUP AREA	TERRACE AREA
1019 sq.ft	132 sq.ft	1258 sq.ft	1574 sq.ft	1040 sq.ft

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



CORDON OLYMPUS | TYPE E

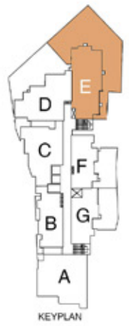




Type E
3BHK (4TH TO 15TH FLOOR)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	PLINTH AREA	SUPER BUILTUP AREA
1058 sq.ft	123 sq.ft	1282 sq.ft	1603 sq.ft

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



CORDON OLYMPUS | TYPE E1

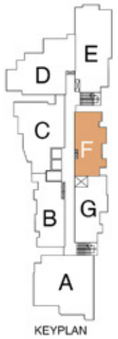




Type E1 (with Open Terrace)
3BHK (3RD FLOOR)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	PLINTH AREA	SUPER BUILTUP AREA	TERRACE AREA
1058 sq.ft	123 sq.ft	1282 sq.ft	1603 sq.ft	1983 sq.ft

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



CORDON OLYMPUS | TYPE F



Type F
2BHK (4TH TO 15TH FLOOR)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	PLINTH AREA	SUPER BUILTUP AREA
641 sq.ft	55 sq.ft	787 sq.ft	984 sq.ft

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



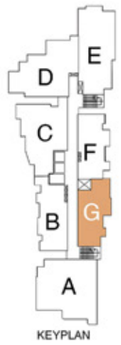
CORDON OLYMPUS | TYPE F1



Type F1 (with Open Terrace)
2BHK (3RD FLOOR)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	PLINTH AREA	SUPER BUILTUP AREA	TERRACE AREA
641 sq.ft	55 sq.ft	787 sq.ft	984 sq.ft	534 sq.ft

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



KEYPLAN

CORDON OLYMPUS | TYPE G

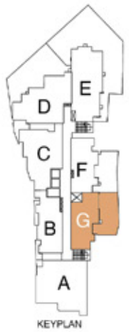




Type G
2BHK (4TH TO 15TH FLOOR)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	PLINTH AREA	SUPER BUILTUP AREA
645 sq.ft	63 sq.ft	795 sq.ft	994 sq.ft

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



KEYPLAN

CORDON OLYMPUS | TYPE G1





Type G1 (with Open Terrace)
2BHK (3RD FLOOR)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	PLINTH AREA	SUPER BUILTUP AREA	TERRACE AREA
645 sq.ft	63 sq.ft	795 sq.ft	994 sq.ft	535 sq.ft

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

YOUR TIME TO TRUST



When you invest in a home that represents your aspirations, trust matters. It is now your time to trust in a builder committed to quality, thoughtful construction and lasting value. At Cordon Builders, every home is approached with integrity, attention to detail and a commitment to standards that inspire confidence in your choice.

YOUR PROPERTY. OUR RESPONSIBILITY.

CONNECT by CORDON



CONNECT by CORDON offers end-to-end property management, covering tenant management, utilities, interiors, resale and more for a seamless ownership experience.

OUR SERVICES

RENTAL ASSIST

From tenant screening and lease support to move-in and rent collection, we make tenant management effortless. Choose from our Basic, Plus, or Premium plans.

INTERIORS & FURNISHING

Elevate your space with ready-made 2BHK/3BHK packages, custom-crafted interiors by vetted experts, or smart, tenant-focused modular setups.

UTILITY & BILL MANAGEMENT

Complete payment tracking for utilities, maintenance, and taxes so you never miss a deadline.

RESALE SUPPORT

From strategic marketing and verified buyer matching to pricing advice and legal checks, we handle your entire home sale.

HOME MAINTENANCE

On-demand repairs, AC care, and annual deep cleaning by trusted experts to keep your property in top shape.

PEST CONTROL

Proactive pest control solutions for apartments and common areas, ensuring a healthier living environment.

ONGOING PROJECTS



CORDON MAGNUM
Vazhuthacaud, Trivandrum
1, 2 & 3 BHK Luxury Flats
K-RERA/PRJ/TVM/109/2026



CORDON ELEGANCE
Nalanchira-Mukkolakkal Road
2, 3 & 3.5 BHK Luxury Apartments
K-RERA/PRJ/TVM/216/2024



CRYSTAL PARK
Opp. Infosys Campus, Kazhakkoottam
1,2,3 BHK Luxury Apartments
K-RERA: K-RERA/PRJ/TVM/018/2024



CORDON VISTARA
Kazhakkoottam, Trivandrum
2 & 3 BHK Luxury Apartments
K-RERA/PRJ/TVM/041/2025



CORDON IMPERIAL GARDENS - EMERALD
Vazhayila, Peroorkada
2 & 3 BHK Luxury Apartments
K-RERA/PRJ/006/2020

COMPLETED PROJECTS



CORDON USHASS
Vazhayila, Trivandrum



CORDON RK AVENUE
Kallambalam, Trivandrum



CORDON KAUSTHUBHAM
Pipinmoodu, Trivandrum



CORDON KALYAN ROYALE
Kuravankonam, Trivandrum



CORDON KINGS VILLAE
Kowdiar, Trivandrum



CORDON SREEVALSAM
Sasthamangalam, Trivandrum



CORDON LAUREL
Sasthamangalam, Trivandrum



CORDON VISWAAS
Kuravankonam, Trivandrum



CORDON TRINITY
Vazhuthacaud, Trivandrum



CORDON VISTA
Thycaud, Trivandrum



CORDON PROVIDENCE
Kuravankonam, Trivandrum



Cordon Imperial Gardens – Sapphire
Vazhayila, Trivandrum

TECHNICAL SPECIFICATIONS

STRUCTURE

- RCC pile foundation and pile caps designed based on approved soil test reports.
- RCC framed structure with solid/hollow concrete block masonry partitions.

FLOORING & TILING

- Elegant vitrified tile flooring (120 cm × 60 cm) in the lobby, as per the architect's design.
- Staircases finished with vitrified/ceramic tiles and MS/GI handrails with enamel paint finish.
- Exterior areas finished with a combination of paver tiles, screed concrete with groove patterns, and suitable landscaping.
- Premium vitrified flooring tiles of brands such as KAJARIA, SOMANY, LIVENZA, JOHNSON, SIMPOLO (80 cm × 80 cm) for Living, Dining, and Bedrooms.
- Anti-skid/matt-finish ceramic tiles for Balconies, Kitchen, Toilets, and Work Area.
- Toilet walls finished with glazed/matte ceramic tiles up to false ceiling height.
- Granite countertop for Kitchen with glazed/matte ceramic tile dado up to 60 cm above the counter.
- Granolithic flooring for car parking areas.

DOORS & WINDOWS

- Main entrance door with engineered Laminated/WPC frame and laminated flush shutter on both sides.
- Bedroom and Kitchen doors with engineered Laminated/WPC frames and laminated flush shutters.
- Toilet doors with wood polymer composite frames and laminated flush shutters.
- UPVC windows with glazed shutters (open-able/sliding) and enamel-painted MS safety grills.
- Balcony doors with UPVC frames and fixed/open-able/sliding glazed shutters.

SANITARY & PLUMBING

- Wall-mounted EWC with concealed flushing cistern of reputed brands such as CERA, JAQUAR, GROHE, KOHLER.
- Counter/wall-mounted wash basin in dining area and wall-mounted wash basins in all attached bathrooms.
- Premium quality sanitary ware and CP fittings of CERA/ JAQUAR, GROHE, KOHLER.
- All sanitary ware in elegant white finish.
- Provision for geyser in all attached bathrooms.
- Towel rods/rings, soap dish, and health faucet provided in all attached bathrooms.
- Stainless steel single-bowled sink with drain board of NIRALI/ CERA/ PRINCE in Kitchen.
- Provision for water purifier, dishwasher and washing machine in Kitchen.

ELECTRICAL

- Concealed three-phase wiring with ISI-marked PVC insulated copper cables.
- Modular switches with adequate light, fan, and power points controlled through ELCB and MCB.
- Switches and sockets of LEGRAND/SCHNEIDER/HAVELLS.

LIVING ROOM:
- o Two ceiling light points
- o One fan point
- o Three 6A power sockets.
- o Provision for TV

DINING ROOM:
- o Two ceiling light points
- o One fan point
- o One 6A power socket

MASTER BEDROOM:
- o Two wall light points
- o One fan point
- o Two 6A power sockets
- o Provision for TV

OTHER BEDROOMS:
- o Two wall light points
- o One fan point
- o Two 6A power sockets

KITCHEN AND WORK AREA:
- o Three ceiling light points
- o One fan point
- o Four 6A sockets
- o Four 16A sockets

TECHNICAL SPECIFICATIONS

ELECTRICAL

- Light fixtures provided in common and external areas.
- Provision for geyser points in all attached bathrooms.
- 6A sockets in all attached bathrooms.
- Exhaust fan points provided in all toilets and kitchen.
- Telephone and internet provision in Living room.
- Generator backup for common services and limited backup for apartments, covering:
  - o One light and one fan point in each room
  - o One TV point in Living room

PAINTING

- Internal walls finished with cement-based putty, one coat primer, and two coats premium emulsion paint.
- Exterior surfaces finished with weather-resistant exterior grade paint over primer coat.

ELEVATORS

- Three elevators comprising:
  - o Two passenger lift
  - o One Bed lift
- Automatic doors with Automatic Rescue Device (ARD).
- Reputed brands such as FUJITEC, JOHNSON, SCHINDLER, MITSUBISHI, KONE.

AIR CONDITIONING

- Air Conditioned Master Bedroom.
- Provision for Split Air Conditioner point in all other Bedrooms.

WATER SUPPLY

- Water supply through Borewell and KWA connection, subject to Government norms and regulations.

CABLE TV & INTERNET

- Provision for Cable TV connection in Living room and Master Bedroom.
- Internet provision in Living room.

CAR PARKING

- Covered car parking facility for all apartments.

FIRE & SAFETY

- Fire protection and safety systems implemented as per statutory rules and regulations.

SECURITY & ACCESS CONTROL

- Provision for intercom connectivity from Security cabin to apartments.
- Access control system for Lobby areas at Basements, Ground, First, Second, Terrace Floor Pool side area, Multipurpose Hall, Gymnasium and Home Theatre.
- CCTV surveillance at entry/exit gates, parking floors, lifts, reception area and kids' play 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.
- 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 Owners' 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 Owners' 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.

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CORDON

FOR YOU, FOREVER..

Cordon Constructors & Realtors Pvt. Ltd

Ground Floor, Cordon Sreevalsam, Pipinmoodu, Peroorkada P O, Trivandrum-695005

E mail : marketing@cordonbuilders.com | Website : www.cordonbuilders.com

Member CREDAI Thiruvananthapuram

ISO 9001: 2015 CERTIFIED COMPANY

CRISIL A STANDARD & POOR'S COMPANY

BUILDERS ASSOCIATION OF INDIA ESTD. 1941