

Frieze
A part of Landmark World

www.landmarkbuilders.co.in



Over *1000*
Happy Landmark Owners
With some of the *Landmark*
Projects all over.

Calicut Landmark Builders

Calicut Landmark Builders, an ISO 9001:2008 certified Company, have the renowned name in the builders segment in Kerala, strategically situated in Malabar Region, Calicut.

Our projects are testimony for the quality and commitment of the Company. Thoughtfully designed commercial and residential properties, and timely completion of projects enable Calicut Landmark to become one of the most sought after Companies for all construction requirements.

Calicut Landmark is backed by an inhouse team of Architects and Engineers, a dedicated and thoroughly committed workforce. We follow the best practices in the industry like procuring quality materials, conformance to international standards and with a commitment to schedules.

Carefully chosen locations, our projects are aesthetically appealing, functionally effective and decidedly upmarket. Welcome to a classic life style where class and finesse reign supreme.



Landmark World

Landmark World Luxury Township offers 7 elegant towers set in 4.6 scenic acres. Rising tall in this coveted location are 5 residential towers on an average of 20 floors each, and 2 commercial high-rises. Elevating Acropolis to 'landmark' status, not just in Calicut, but in south India. The project offers Studio, 1, 2, 3 and 4 BHK apartments, duplexes and penthouses. The multilevel car parking more than adequately covers the needs of owners and guests alike.



“Landmark World is positioned in one of Calicut's fastest developing location. Set right on the NH 17 Bypass, it offers easy access to all important points within the City.”



IT Park	1km
Airport	20 km
School	1 km
College	2.5 km
Arayidathu Palam Jn.	6.5 km
Thodayad Jn.	4.2 km
Railway Station	8.5km
Kadavu Resort	5 km
MIMS Hospital	6 km
Medical College	5.4 km

Location

Layout



Residential

Pilaster
Transom
Metope
Frieze
Entasis

Residential cum
Commercial

Abacus



Amenities

JOGGING TRACK • BADMINTON COURT • PLAZA WITH WATER BODY • MULTI-LEVEL CAR PARKING • OFFICE & COMMERCIAL SPACES • SUPERMARKET • SKY BRIDGE • HELIPAD IN ENTASIS TOWER • BUS BAY • GENERATOR • STP • CAR WASH • ASSOCIATION HALL • ATM CENTRES • KIDS CRÈCHE / PLAY SCHOOL • VISITORS LOUNGE • MUSIC ROOM • DANCE ROOM / YOGA • HOME CARE OFFICE • DOCTORS CLINIC • LIBRARY • BUSINESS CENTRE WITH VIDEO CONFERENCING • INDOOR GAMES • 24 X 7 SECURITY • CLUB HOUSE • 90 SEATING THEATER • FAMILY SWIMMING POOL • KIDS POOL • POOL SIDE PARTY AREA • ROOF TOP PARTY AREA • 4 GUEST SUITE • SPA • JACUZZI • CHANGE • SHOWER • MASSAGE ROOM • RECREATION HALL • HEALTH CLUB • KIDS PLAY AREA • SEE SAW • SWING • TUNNEL ETC. • SAND PIT • LADIES SWIMMING POOL • POOL SIDE PARTY AREA FOR LADIES • BEAUTY PARLOUR • MULTIPURPOSE HALL • LAWN...



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Imagine a Space with Serenity & Luxury

The project is designed with a unique concept of no wall sharing luxurious sky villas which provide uninterrupted cross ventilation and stunning scenic views around. 100% power back up, round the clock water supply and Hi- tech security through centralised CCTV and intercom facility to make the life peaceful and hassle free.

Frieze is home to two, three & four (Duplex) bedroom premium luxury living space, which compliment the lifestyle of its residents. Each living space is equipped with state-of-the-art facilities to give you the best of modern living.

We've paid attention to every little detail to offer you the finest in luxury living.

How Frieze stand tall!

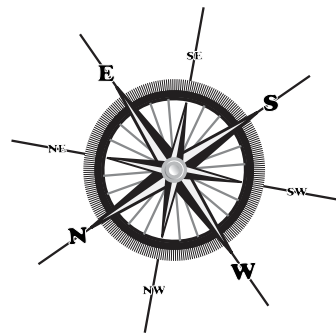
- Breathtaking Sky Villas
- No wall sharing
- Larger & spacious apartments
- 2 nos. Hi speed passenger lifts
- 1 structure lift with one side glass
- Fully enabled security features
- Video door phone
- CCTV in common areas
- Recreation area
- Grand Visitors Lobby with reception
- Roof top party area
- Drivers Room
- Servant Room

Frieze Floor Plans



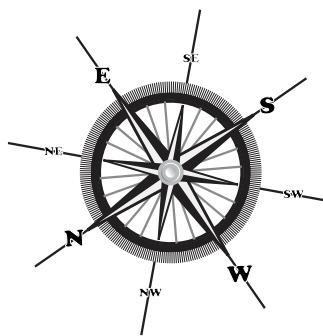
Floor Plan 1st Floor

Type A (3BHK) Type B (2BHK) Type C (2BHK)



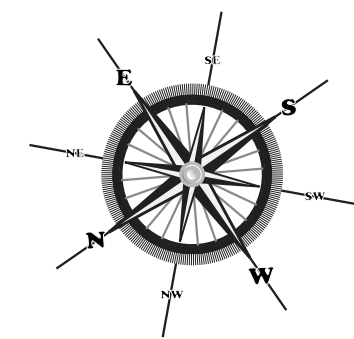
Typical Floor Plan 2nd - 11th

Type A (3BHK) Type B (2BHK) Type C (2BHK)



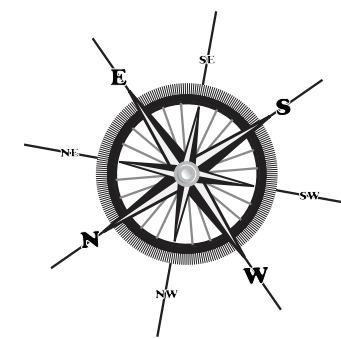
Typical Floor Plan 12th, 14th, 16th

Type A (3BHK) Type D (Duplex) Type E (Duplex)



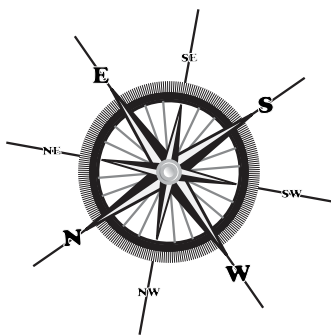
Typical Floor Plan 13th, 15th, 17th

Type A (3BHK) Type D (Duplex) Type E (Duplex)



Eighteenth Floor Plan

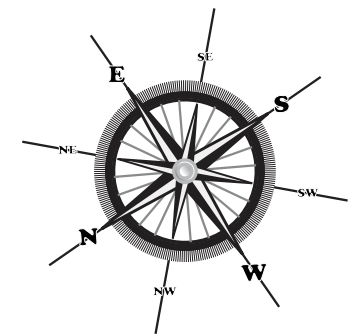
Type D (Duplex) Type E (Duplex) Type F (Duplex)



Type D (Duplex) Type E (Duplex) Type F (Duplex)

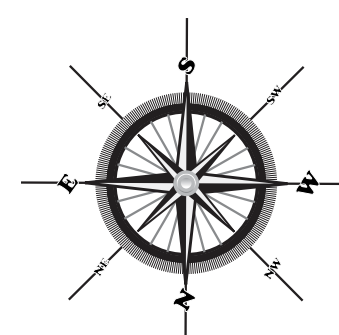
Type D (Duplex) Type E (Duplex) Type F (Duplex)

Frieze Individual Unit Plans



Type FA - 3 BHK - 2454 + 355 SqFt

1st Floor



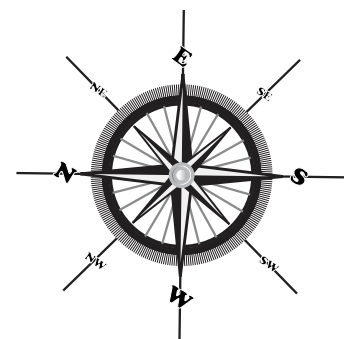
Type FB - 2 - 1860 + 333 SqFt

1st Floor



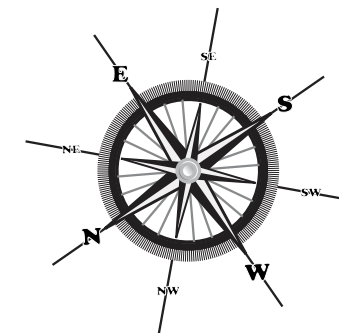
Type FC - 2 BHK - 1883 + 344 SqFt

1st Floor



Type A - 3 BHK - 2454 SqFt

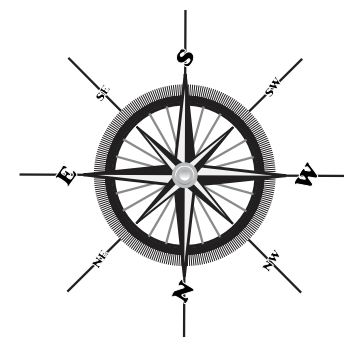
2nd Floor - 17th Floor





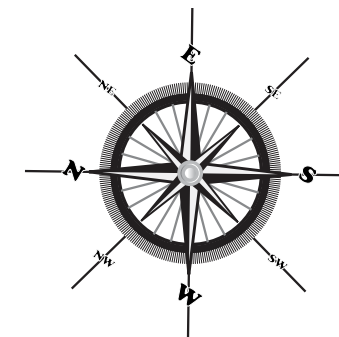
Type B - 2 BHK - 1860 SqFt

2nd Floor - 11th Floor



Type C - 2 BHK - 1883 SqFt

2nd Floor - 11th Floor





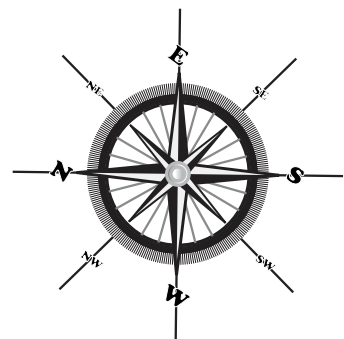
Type D - Duplex - 3601 SqFt

Lower Floor (12th, 14th, 16th, 18th)



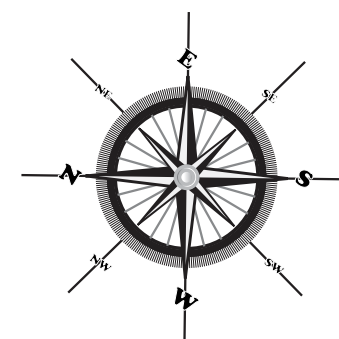
Type D - Duplex - 3601 SqFt

Upper Floor (13th, 15th, 17th, 19th)



Type E - Duplex - 3638 SqFt

Lower Floor (12th, 14th, 16th, 18th)



Type E - Duplex - 3638 SqFt

Upper Floor (13th, 15th, 17th, 19th)



Type F - Duplex - 4762 SqFt

Lower Floor (18th)



Type F - Duplex - 4762 SqFt

Upper Floor (19th)

Specification

Structure

Seismic Zone III compliant structure. Partition walls in solid cement block finished with cement plaster 1.5 and ceiling finished with cement plaster 1.3.

Electrification

Concealed wiring with first quality branded cables and modular switches with ISI standard. There will be provision for geyser in all toilets and A.C. points in all Bedrooms, Living room & Entertainment room (If Applicable)

Plumbing

Concealed plumbing work with ISI standard in Toilets, Kitchen & Work area.

Sanitary Fittings

Premium quality wall Hang EWC with concealed flush tank in all bed room toilets. Wall hang extended two piece EWC in all other toilets. Counter top Wash basin with Vanity counter in Master toilet & wash basin with Half pedestal in other toilets except servant toilet. Double bowl sink with drain board in Kitchen, single bowl sink with sink mixer (without drain board) in Work area and provision for Dish washer in work area. All taps will be C.P finish branded. Glass shower partition in Master toilet.

Doors & Windows

Front door in teak wood and all other doors hard wood frame with double skin moulded shutter. Windows & Sliding doors in premium quality aluminium sections. Double skinned moulded doors with aqua coating for toilets.

Interior finish

2 coat First quality interior emulsion over one coat of interior primer and two coat of cement based putty.

External finish

2 coat First quality exterior emulsion over one coat of exterior cement primer.

Floor finish

Laminated Wooden Flooring for Master Bedroom and Entertainment Room (If Applicable) and floor finish with 80x80cm branded vitrified tiles in all rooms except toilets. Superior quality Vitrified tiles / ceramic tiles for floor and walls up to false ceiling in toilets.

Fire fighting

As per Govt. standard norms.

Water source

KWA connection.

Terms & Conditions

1. The applicant will have to pay 30% of the total cost of the apartment along with the application. Allotment will be made only on receipt of completed application forms along with the initial payment as stipulated. Balance amount is to be paid as per the payment schedule in the agreement executed between the purchaser and builder.

2. The allotment will be strictly provisional and subject to all laws/ notification/conditions as may be imposed by the Government and/or local authorities as the case may be.

3. The basic sale price of the apartments will depend on the rate prevalent at the time of acceptance of the application by the builder and the super built-up area of the apartments.

4. Super built-up area is defined as the total built-up area including balconies of the apartments plus a pro rata share of the common areas/facilities of the building.

5. Super built-up area as determined by the builder shall be final and binding of applicant. Any increase/decrease in sale price on account of change of super built-up area as determined of the builder, shall be final and binding of applicant.

6. The stamp duty registration charges, legal and other incidental expenses to be incurred in connection with the documentation, execution and registration of agreement to sell, and the sale deed will be paid separately, on demand by the applicant.

7. The basic sale price of the apartments does not include: Building Tax, Sales Tax, Service Tax, etc. and all taxes and dues that may be payable on completion of the apartment.

8. Covered Car parking at extra cost.

9. All payments by the applicant to the builder will be made by Demand Draft/ local cheques in favour of Calicut Landmark Builders and Developers [India] Pvt. Ltd, payable at Calicut only and outstation cheques will be subjected to an additional service charge.

10. The applicant has seen the tentative layout and plans of the scheme. In case of change in layout plans as a result of conditions imposed or directions issued by any statutory authority and the applicant shall have no objection whatsoever to the changes which may have to be so implemented.

11. The applicant shall not be entitled to substitute his name by any other nominee after the registration, without the prior approval of the builder, who may in his sole discretion refuses or permit the same on such terms and conditions as it may be deem fit.

12. The applicant shall get his complete address registered with the builder at the time of registration and he shall be responsible to inform the builder by registered A D letter about subsequent changes, if any, in the said address failing which all demands, notices and letters posted at the above registered address will be deemed to have been received by the applicant at the time when those should ordinarily reach such address and the applicant shall be responsible for any default payment and other consequences that might occur therefore.

13. In case there are joint applicants, all communications shall be sent by the builder to the applicant whose name appear first, which shall, for all purpose be considered as served on all applicants and no separate communication shall be necessary to the other applicant.

14. The applicant, if residing outside India, shall be solely responsible and liable for complaints with the provisions of the Foreign Exchange Regulations Act, 1973, and any other applicable laws including those of remittance of payments and shall obtain all the requisite permissions prescribed under any law for the acquisition of immovable property.

15. On completion of the construction and on the applicant making full payments, including taxes, fees, etc., Document of sale of undivided share of land will be executed in favour of the applicant and the applicant shall be the absolute owner of the apartment and the builder shall have no claim whatsoever in respect of the applicant. All the disputes arising out of or in any way connected with this projects shall be deemed to have arise in Calicut, and only the courts in Calicut shall have the jurisdiction to determine the same

16. This brochure is not a legal offer.

17. Furniture and fixtures shown in the drawings are indicative only.

18. Dimensions may slightly change during construction.



Calicut Landmark Builders and Developers [India] Pvt. Ltd
Landmark World, NH 17 Bypass, Calicut. Kerala - 673014.

Phone : +91 495 - 2436600

Mobile : +91 9388 32 32 32

Email : marketing@landmarkbuilders.co.in

Web: www.landmarkbuilders.co.in