

RERA REG NO
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RERA.KERALA.GOV.IN



CAPKON

Pristine

Chevarambalam Bypass, Near Medical College, Calicut



**A HOME
THAT INSPIRES**



Grand Lobby



Fitness Studio



Leisure Pool

AMENITIES & KEY HIGHLIGHTS

COMMON AMENITIES

- Elegant lobby with guest lounge
- WIFI provision for lounge
- Provision for EV charging (16 A normal charging point)
- External lights
- Landscaped recreation area

BUILDING AMENITIES

- Association room and associated open seating space
- Sewage Treatment Plant with ultra filtration plant
- Urban forestry
- Lift lobby on all apartment floor
- Solar power for common area lighting
- Under ground and overhead storage tank
- Provision for KWA \JAICA water supply scheme
- 3 High speed Elevator

SECURITY AMENITIES

- Gateway with security cabin
- 24x7 security service
- CCTV surveillance for selected areas
- Access control system
- Motion sensed Lights in parking and lobbies

COMMUNITY AMENITIES

- Parking provision for visitors
- Open Co - working space in terrace floor
- Multipurpose association room
- suite Room For Guest
- Caretaker room
- Drivers/maids' room
- Open reading space in terrace

APARTMENT AMENITIES

- Water meter system for all apartments
- Provision for centralized gas supply for all apartments
- Balcony space for all apartment
- Provision for waste management system
- Covered parking for residents
- DG backup for selected points
- Biometric/digital lock for main doors in apartments
- Two level parking

RECREATIONAL AMENITIES

- Air-conditioned fitness room
- Open workout/yoga area in terrace floor
- Reflexology path
- Performance space in terrace floor
- Roof top party area with dining space in terrace floor
- Indoor gaming area
- Swimming pool with kids' pool
- Recreational area associated with the pool
- Pool lounge
- Family gathering space in terrace floor
- Tot lot area for kids
- Rooftop landscape area
- Roof top observatory
- Barbecue pit
- Open Kids play area
- Swing lawn



STRUCTURE

- Seismic Zone III – compliant RCC framed structure
- Masonry with standard solid concrete blocks as per the standard

ELECTRICAL

- Concealed conduits with high grade copper wires connections
FRC branded cables with adequate points for power & lighting
- A/C provision for all bedrooms and geyser point in master bed toilet
- Modular switches
- Centralized cabling for FTTH/CORE/INTERCOM/DTH
- Adequate illumination for common area as per requirement

FLOORING – COMMON AREAS

- Entrance Lobby & Lounge
- Granite./ Imported Marble finish
- Common Lobby
- Premium quality vitrified tile flooring

FLOORING – APARTMENT

- Balcony / Toilet
- Premium quality anti skid tiles done with tile spacer
- Bathrooms
- Premium quality designer tile dado up to false ceiling done with tile spacer
- Apartment area
- Premium quality vitrified tile flooring for entire apartment except balcony & toilets

DOORS AND WINDOWS

- Main door – Pre hung flush door with branded hardware & Digital locker/Biometric
- Bed room doors - Pre hung flush door with branded hardware
- Toilet door-Pre hung flush door with branded hardware
- Windows – clear glazed aluminum windows with shutters in track sliding system

PAINTING

- Durable exterior grade paint as per specification/design intent
- 2 coat Premium quality emulsion over 2 coats of putty and 1 coat of primer for all internal walls
- 2 coat Premium quality emulsion over 1 coat of putty and 1 coat of primer for all internal ceilings

SANITARYWARE

- Sanitary ware – white color premium branded Wall mount EWC with concealed flush tank Premium Wash basin, and other accessories
- CP fittings – Premium branded cp fittings, concealed diverter and other accessories.

KITCHEN & UTILITY

- Semi furnished kitchen with granite work top, sink and provision for water purifier
- Glazed tile dado above work top
- Provision for washing machine

STANDBY POWER & GENERTOR

- DG back-up for lifts, pumps & common area
- Sufficient power back up for Apartment

COMMON AMENITIES

- Grand Lobby
- Caretaker room
- Gymnasium
- Indoor games
- Guest suite
- Association Hall

- Landscaped pathway
- Outdoor children's play area
- Roof top recreation area
- Floor to floor 310cm
- 2 Level parking
- Covered car parking on ownership basis
- Recreation area with Swimming pool
- Fire protection systems as per Govt standards
- High speed lifts – 3 No.s
- Underground & overhead storage tanks of suitable capacity
- Provision for KWA\JAICA water supply scheme
- Safe, environment friendly Sewage Treatment Plant (STP) with ultra filtration plant
- Water metering facility for apartments

HANDRAILS

- Balcony Handrail: SS Handrail With toughened glass
- Stair Handrail: SS Handrail with glass in main lobby
- M S Handrail in all other floors

SECURITY/SAFETY

- CCTV Coverage
- Intercom facility for all apartments





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GROUND FLOOR



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FIRST FLOOR





1. ASSOCIATION HALL
2. GUEST SUITE
3. GYMNASIUM
4. SWIMMING POOL
5. KIDS POOL
6. POOL DECK
7. CLUB LOBBY
8. GAME STATION







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TYPE C - 2 BHK · SALEABLE AREA | 1131 SQFT



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TYPE D - 3 BHK · SALEABLE AREA | 1364 SQFT





1. BARBEQUE CORNER
2. OPEN FAMILY GATHERING SPACE
3. OPEN FITNESS CENTRE
4. OPEN PARTY AREA
5. OPEN TERRACE RECREATION AREA

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ROOF TOP



Note :

The dimensions and specifications of the columns may vary according to the structural drawings and these are excluding plastering and tile thickness.

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LANDMARK CAPKON