



Premium luxury apartments

**MORE THAN AN
ADDRESS,
IT'S AN ICON OF
EXCELLENCE**



AN ELEGANT EXTERIOR TO
MATCH THE THOUGHTFULLY
DESIGNED INTERIOR SPACE

UNCOMPROMISING LIFESTYLE FROM A BUILDER OF GLORIFIED LEGACY



Golden nest, premium luxury apartment is a unique residential project from PVS Builders & Developers, the construction and property development arm of the KTC group, a corporate entity with an illustrious legacy of over six decades.

With brilliantly designed spacious rooms and over 20 top class amenities like swimming pool and health club, Golden nest is a perfect example of affordable luxury, refined aesthetics, high-end amenities and strategic location qualifies Golden Nest as a top choice for home seekers.

Strategically located at Mundayad, Kannur and enjoying close proximity to the new NH-66, 6 lane Kannur bypass, also makes Golden nest an ideal investment opportunity.

Welcome to Golden nest, the perfect choice for an iconic living at affordable prices.

THE NEXT LEVEL OF COMFORT

AMENITIES



Lifestyle

- Grand entrance lounge
- Air conditioned mini theatre with 5.1 audio system
- Wi-Fi enabled meeting room with reading facility
- Landscape gardening



Convenience

- Toilet facility for Janitors/Drivers.
- High speed passenger and service elevator with ARD, Intercom.etc.
- Differently abled toilet and wash room
- Sewage treatment plant
- Rain water harvesting
- Centralised gas supply
- EPABX system
- Backup generator for lifts / light loads up to 1250W in each apartment
- Access for differently abled to ground floor lobby.
- Car parking for all flats
- Two wheeler parking and guest parking space
- Common EV charging point
- Rubber corner guards to avoid vehicle damage
- Dummy conduit provision flexible for TV / telephone and internet connectivity in Living room and master bed room.
- Room for care taker
- Biobins/Bio waste processor for solid bio waste management



SOMETIMES A WORKOUT IS ALL THE THERAPY YOU NEED



Recreation

- Swimming pool
- Kids pool
- Sauna room
- Steam bath
- Whirlpool
- Air conditioned fitness centre
- Children's play area
- Billiards table/Pool table
- Table tennis
- Chess / Carrom
- Pool deck and roof top party area
- Video gaming arcade



Safety

- Biometric access control in main lobby
- All round compound walls surrounding the community
- Guard room
- Fire fighting and control system as per standard norms.
- Lightning arrestor
- Surveillance camera in ground floor common area
- Aviation lamp
- MS safety grills for all windows
- MS / GI balcony railings of height 1.2 metres from FFL
- Automatic rescue device facility for lifts

SPECIFICATIONS



CIVIL:

- All RCC works as per IS: 456.
- All external walls are in Laterite / cement block masonry.
- Internal walls in single brick / solid block masonry.

FLOORING:

- High quality vitrified flooring with spacer using tiles of Kajaria / RAK / Somany or equivalent in living / dining, bedrooms and kitchen.
- Anti-Skid ceramic floor tiles of Kajaria / RAK / Somany or equivalent with spacer in toilets and balcony.

KITCHEN:

- Granite kitchen counter with dado tile (Kajaria / RAK / Somany or equivalent) up to 2 feet.
- Single bowl stainless steel sink with drain board (Nirali / Franke / Hindware or equivalent)
- Water purifier point.
- Washing machine point.
- Exhaust fan point.
- Power points for appliances.
- Domestic LPG connection for all apartments.

DOORS & WINDOWS:

- Fully finished pre-hung doors with veneer / paint finish, hardwood core, architraves for main doors and moulded skin internal doors.
- Powder coated aluminium windows with glass and sliding doors for balconies.
- High quality door locks (Godrej / Spider / Yale or equivalent).

PAINTING:

- All rooms with 2 coats putty & emulsion. (Asian Paints / Dulux / Berger or equivalent).
- External walls: 2 coats of exterior emulsion over primer coat (Asian Paints / Dulux / Berger or equivalent).

ELECTRICAL:

- Three phase connection with independent KSEB meters for each apartment.
- Concealed wiring using PVC conduits.
- Provision for TV and telephone in living room and master bedroom.
- AC points in all bedrooms and living / dining room.
- Modular switches Schneider / Legrand or equivalent.
- Wires-Finolex / RR Kabel or equivalent.
- Geyser point and exhaust fan points in all bathrooms.
- Backup generator for elevators, common areas and power supply restricted to 1250W per flat.
- DB, MCB, ELCB - Schneider / Legrand or equivalent.
- Solar power backup for common area upto 1KW .
- Common EV charging facility. Additional charging facility shall be provided at extra cost (as per KSEB norms.)

SANITARY & CP FITTINGS:

- Sanitary fixtures of premium make (CERA / Parryware / Jaquar or equivalent).
- Wall hung EWC and wash basins in all toilets.
- Premium quality CP bath fittings with mixers, Shower, towel rod and soap dish. (Jaquar / Kohler or equivalent).
- Granite counter top wash basin in dining area of all flats.

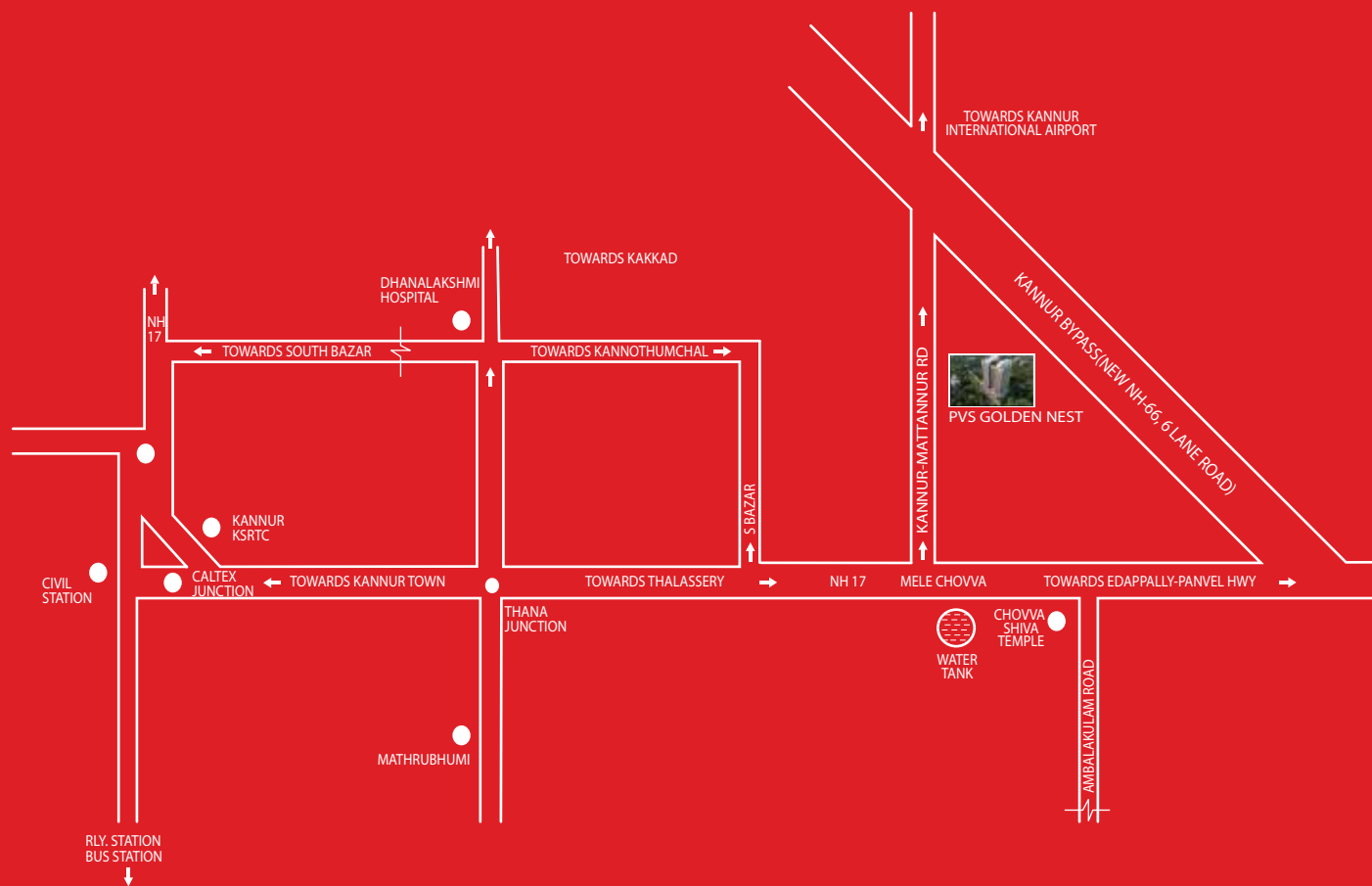
SECURITY/SAFETY FEATURES:

- Surveillance camera in ground floor common area.
- Standard fire safety features.
- Lightning arrestor.

WATER SUPPLY:

- Ground water source/KWA water connection depending on availability.
- Automatic water level controller in sump tank and overhead tank.

AN UPCOMING LOCATION
WITH A PROMISE...



Schools & Colleges

St.Teresa's AIHSS	7.5 Km
St.Michael's AIHSS	6.8 Km
Ursuline Senior Secondary School	7.9 Km
Chovva Higher Secondary School	2.4 Km
CHM Higher Secondary School	1.3 Km
Chinmaya & Chintech Chala	7 Km
NIFT, Kannur	20.6 Km
University of Kannur	5.7 Km
S N College	4.4 Km

Shopping Destinations

Secura Centre, Tazhe Chovva (Shopping Mall)	3.9 Km
Capitol Mall, Thana	4.8 Km
Mele Chovva Junction	2.2 Km
Kalyan Silks	3.7 Km
Smile Hyper Market, Varam	3 Km

Transportation

Kannur bypass, New NH 66 (6 Lane)	500 M
Kannur Railway station	6.6 Km
Kannur South Railway Station	3.9 Km
KSRTC Stand, Caltex	4.9 Km
Kannur Central Bus Terminal, Thavakkara	6.9 Km
Kannur International Airport	22 Km

Hospitals

Speciality Hospital	3.8 Km
Dhanalakshmi Hospital	4.2 Km
Aster MIMS	8.1 Km
Baby Memorial Hospital	8.1 Km
Kannur Govt Hospital	6.5 Km

Tourism Destinations

Payyambalam Beach	8.2 Km
Saint Angelo Fort	7.5 Km
Muzhupilangad Beach	14 Km
Arakkal Museum	5.7 Km

Sports

Kannur Indoor Stadium, Mundayad	500 M
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Place of Worship

Temple	1.6 Km
Juma Masjid	500 M
Church	1.5 Km



UPPER GROUND FLOOR PLAN

- | | |
|--------------------------------|---------------------------|
| F - MAIN LOBBY | M - COMMON TOILET |
| G - CARE TAKER ROOM | N - LIFT |
| H - DIFFERENTLY ABLED TOILET | O - STAIRCASE |
| I - DRIVER'S/ JANITOR'S TOILET | P - CHILDREN'S PLAY AREA |
| J - HOME THEATRE | Q - SERVICE DUCT |
| K - ASSOCIATION ROOM | R - BUILDING SERVICE AREA |
| L - INDOOR GAMES | S - RAMP FOR HANDICAPPED |

• Dimensions may vary slightly during construction.
• Furniture and fixtures are indicative only.
• Structural members may slightly vary after final design.
• Carpet area is calculated as per structural measurement and may slightly vary with respect to plastering and tiling thickness.



1st FLOOR PLAN

1- LIFT

2- STAIRCASE

3- SERVICE DUCTS/ SHAFTS

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TYPICAL FLOOR PLAN (2nd floor to 12th floor)

- 1- FIRE LIFT
- 2- STAIRCASE
- 3- LIFT
- 4- STAIRCASE
- 5- SERVICE DUCTS

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13th FLOOR PLAN

- 1- GYM
- 2- COMMON TOILETS
- 3- SAUNA ROOM
- 4- STEAM ROOM
- 5- WHIRLPOOL
- 6- SERVICE DUCTS/ SHAFTS
- 7- LIFT
- 8- STAIRCASE

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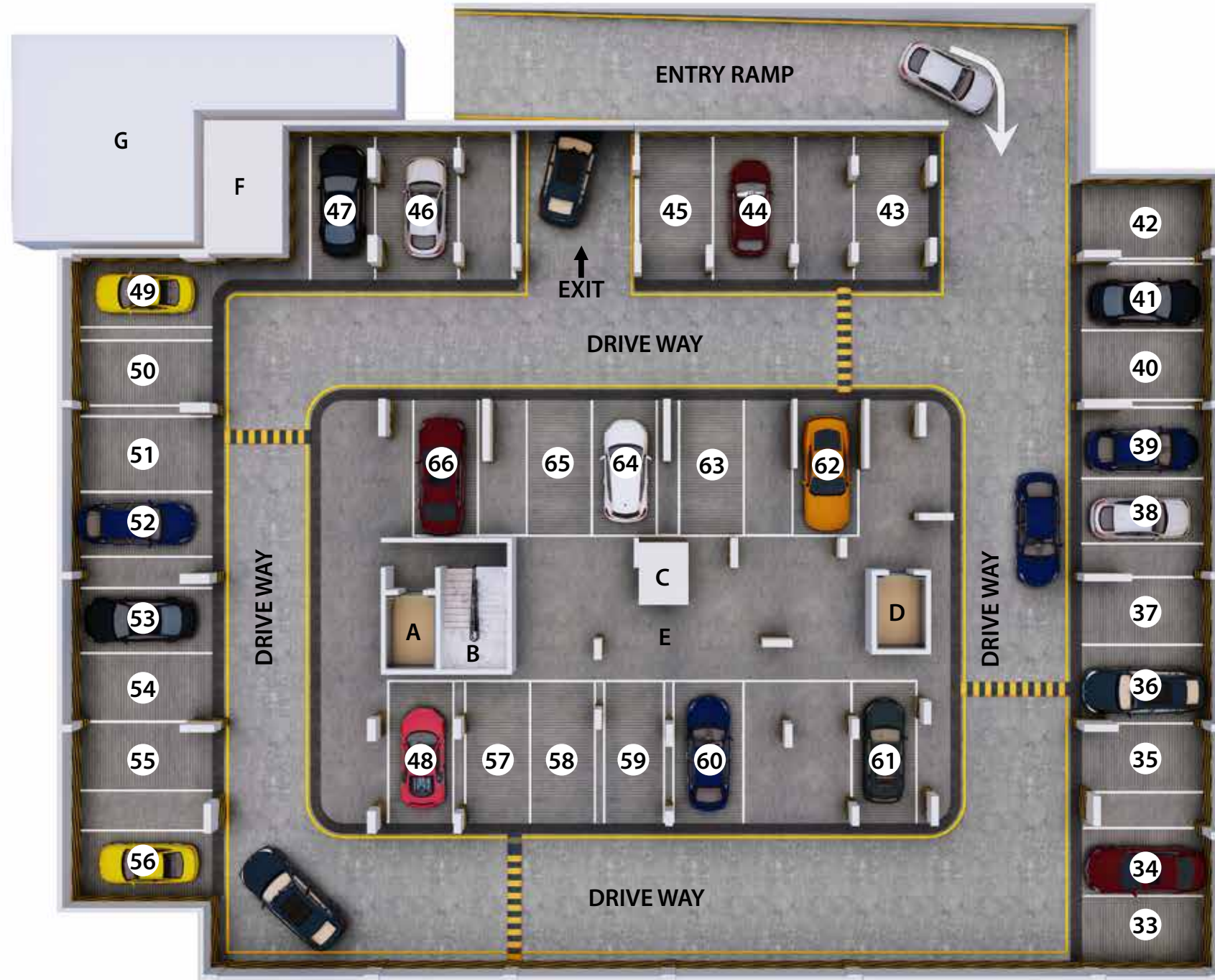


TERRACE FLOOR PLAN

A- SWIMMING POOL

B- ROOF TOP PARTY AREA

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MIDDLE GROUND FLOOR PLAN

- A - FIRE LIFT
- B - STAIRCASE
- C - FIRE DUCT
- D - LIFT
- E - BUILDING SERVICE AREA
- F - FIRE PUMP ROOM
- G - UNDERGROUND SUMP

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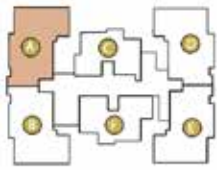
LOWER GROUND FLOOR PLAN

- A - FIRE LIFT
- B - STAIRCASE
- C - FIRE DUCT
- D - LIFT
- E - BUILDING SERVICE AREA
- F - SEWAGE TREATMENT PLANT (STP)
- G - STP PLANT ROOM

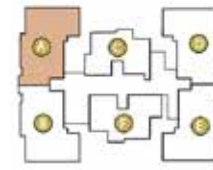


STEP UP TO THE
BRIGHTER LIFE AHEAD.



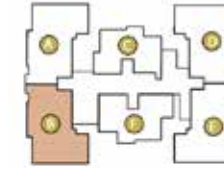
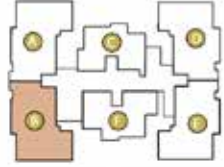


A - TYPE - 3 BHK	
1st floor	
Saleable area :	1674 sq.ft
Carpet area as per RERA :	1109 sq.ft
Open terrace area :	251 sq.ft



A - TYPE - 3 BHK	
2nd floor to 13th floor	
Saleable area :	1674 sq.ft
Carpet area as per RERA :	1109 sq.ft

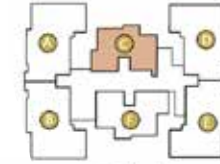
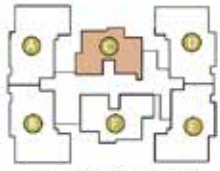




B - TYPE - 3 BHK	
1st floor	
Saleable area :	1669 sq.ft
Carpet area as per RERA :	1110 sq.ft
Open terrace area :	186 sq.ft

B - TYPE 3 BHK	
2nd floor to 13th floor	
Sealable area :	1669 sq.ft
Carpet area as per RERA :	1110 sq.ft





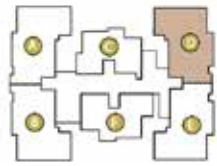
C - TYPE - 2 BHK	
1st floor	
Saleable area : 1155 sq.ft	
Carpet area as per RERA	: 746 sq.ft
Open terrace area	: 295 sq.ft

C - TYPE - 2 BHK	
2nd floor to 13th floor	
Saleable area : 1155 sq.ft	
Carpet area as per RERA	: 746 sq.ft



DIVE INTO NEW LEVELS OF
AFFORDABLE LUXURY

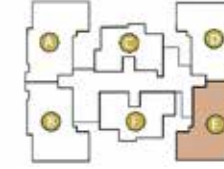
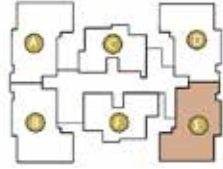




D - TYPE - 3 BHK	
Ground floor	
Saleable area :	1632 sq.ft
Carpet area as per RERA :	1080 sq.ft
Open terrace area :	588 sq.ft

D - TYPE - 3 BHK	
1st floor to 12th floor	
Saleable area :	1632 sq.ft
Carpet area as per RERA :	1080 sq.ft

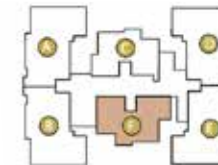
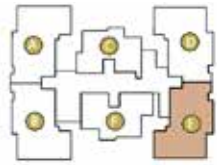




E - TYPE - 3 BHK Ground floor	
Saleable area :	1593 sq.ft
Carpet area as per RERA	: 1053 sq.ft
Open terrace area	: 618 sq.ft

E - TYPE - 3 BHK 1st floor	
Saleable area :	1593 sq.ft
Carpet area as per RERA	: 1053 sq.ft
Open terrace area	: 245 sq.ft

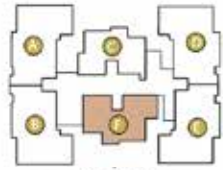




E - TYPE - 3 BHK	
2nd floor to 12th floor	
Saleable area :	1593 sq.ft
Carpet area as per RERA :	1053 sq.ft

F - TYPE - 2 BHK	
1st floor	
Saleable area :	1253 sq.ft
Carpet area as per RERA :	816 sq.ft
Open terrace area :	488 sq.ft





F - TYPE - 2 BHK
2nd floor to 13th floor

Saleable area : 1253 sq.ft

Carpet area
as per RERA : 816 sq.ft



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**DESIGN IS COMING TO TERMS WITH
ONE'S REAL LIFESTYLE. IT IS
CARVING OUT A SPACE ONE CAN
REALLY OWN.**

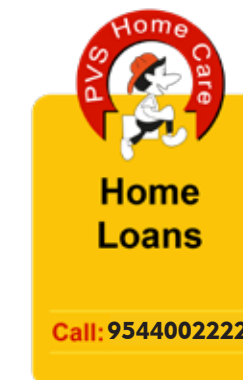
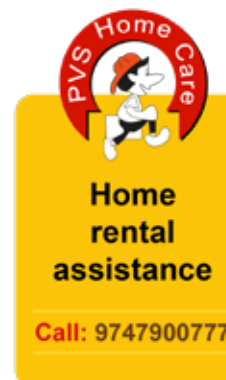
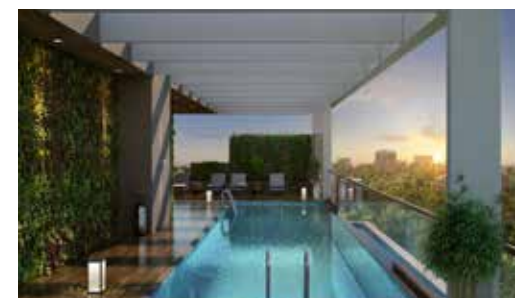




IT'S TIME TO PLAY A GAME
AND HAVE FUN, BECAUSE
YOU DESERVE IT.



**LUXURIOUS LIVING HAS NEVER BEEN
SO AFFORDABLE!**





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