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K-RERA/PRJ/273/2020
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THE *GAME* CHANGER

K-RERA/PRJ/273/2020

Landmark
—Trade Centre

LEON CENTRE
The Apartment - Hotel NH Bypass, Calicut

The Perfect Pitch

The Leon Centre is a part of the Landmark Trade Centre located at the Kozhikode bypass. An opulent township with a mall- which has everything a shopaholic's heart desires, a business center with 300+ office spaces- enough to situate even the biggest of companies and four residential towers but Leon centre is not an apartment or a hotel, it's an investment.





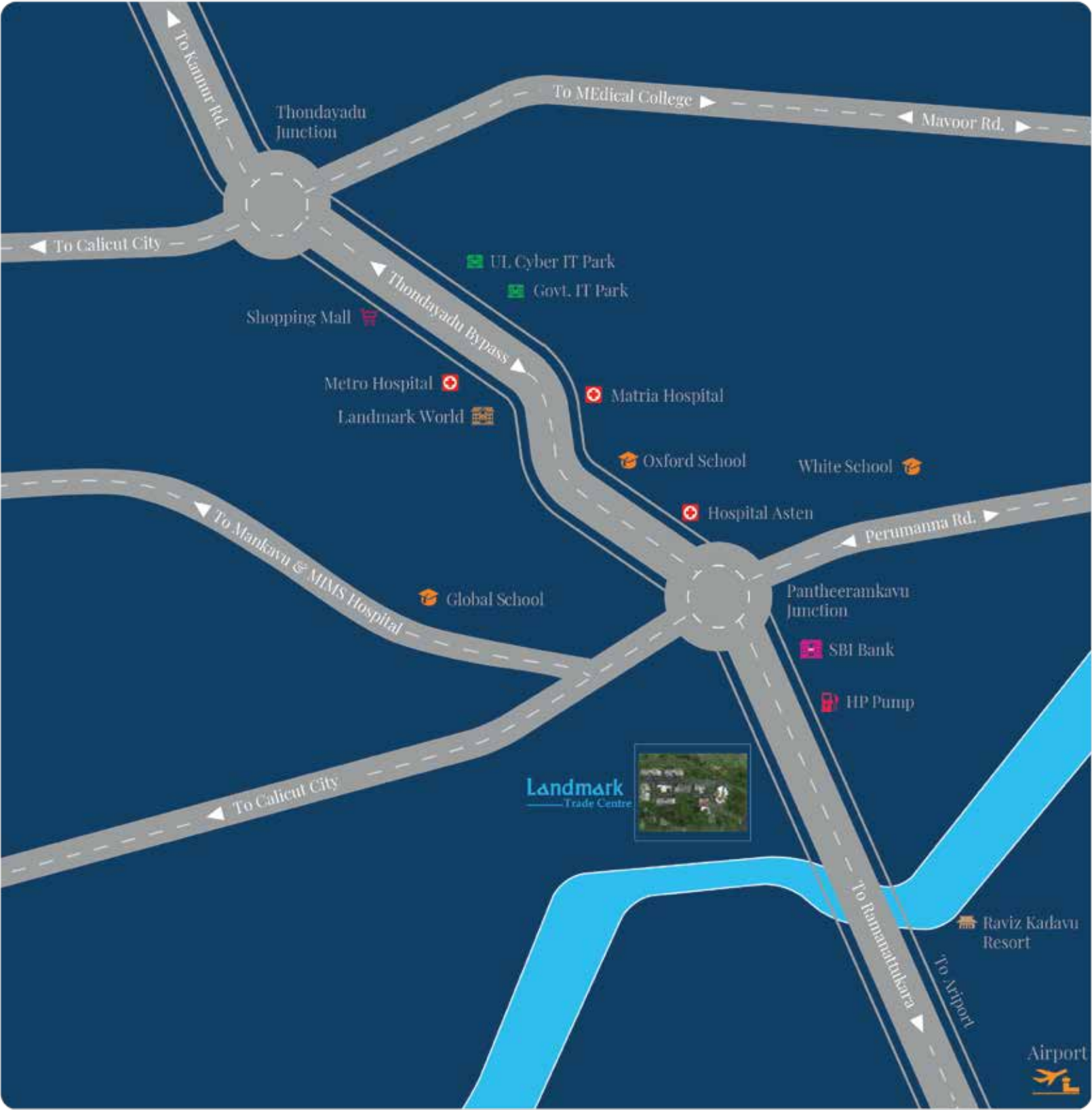
Small is Beautiful

A studio apartment of the best quality- the finest of fitting and an impeccable finish, that could be more. Leon centre is an investment, one that would yield considerably more than an apartment because of its short-term rental advantage. Each studio is less than 800sqft, like a small apple and just like an apple this studio with its tax benefits is really sweet.

Sorrounded by Beautiful

For the most part, hotels worry about getting customers, with the Leon Centre you won't have to. With a regular inflow of business travellers coming to the Trademark Business Centre, your room will always have a customer. Additionally, being located on the bypass with close proximity to airports, hospitals and other hotspots the demand for a space for short-term usage is high but the supply is low- the perfect opportunity.





LOCATION HIGHLIGHTS

SCHOOLS

The Oxford School	1.5km
Global English School	2km
Farook College	4km
Devagiri CMI Public School	6km
Calicut University	11km

HOSPITALS

Asten Specialty Orthopaedic	1km
Metromed International Cardiac	3km
Matria Hospital	3km
Starcare	6km
Aster MIMS	7km
Medical College	7km
Airport	18km
Railway Station	10km
KSRTC	11km
Shopping Mall	2km
Calicut Beach	12km
Goverment IT Park	5km
UL Cyber Park	5km
Decathlon	2km



Amenities

COMMUNITY FEATURES

- Automated access control at the entrance
- Grand lobby with an Italian marble finish
- 3 levels of parking based on ownership
- 1 service and 2 passenger lifts
- Clubhouse (a paid amenity)
- Well-equipped fitness studio
- Leisure pool

- Gate complex
- Children’s play zone
- Outdoor gaming zone
- Changing rooms (near the pool)
- Indoor games & party area/multi-purpose hall
- Indoor & outdoor WI-FI connectivity
- Jogging track
- Poolside party lawn & Ample green space

ECO FEATURES

- Tree promenade & Meditation deck
- Sewage treatment plant
- Waste management system
- Rainwater harvesting system
- Landscaped roads and pathways

TECHNICAL FEATURES

- Stand-by generator for lights and fans
- Firefighting system (sprinkler, smoke detectors, fire hydrants) installed at proper locations.

OTHER KEY HIGHLIGHTS

PROJECT HIGHLIGHTS

Three high-speed elevators.

Spacious grand lobby with waiting area for guests.

Well landscaped exterior and interior spaces

All units designed to allow natural light and ventilation

Adequate covered space.

24-hour security system.

Wi-fi zone with guest login.

Kwa water through sump and overhead tank.

100% generator backup.

3 phase connection with independent kseb meters.

Tv and internet cabling.

Granite flooring and false ceiling in common lobby & corridors

Access controlled lobby.



Surveillance camera in all common areas.

PAID AMENITIES

Common pantry, cafeteria, food court and prayer

Halls for gents and ladies.

Gymnasium, fitness zone.

Meeting rooms, conference halls, and board rooms.

Party area on the terrace



TOWNSHIP AMENITIES

Common pantry, cafeteria, food court and prayer

Clubhouse, convention center for 1000 pax

24 hours coffee shop

Landscape pathways and roads



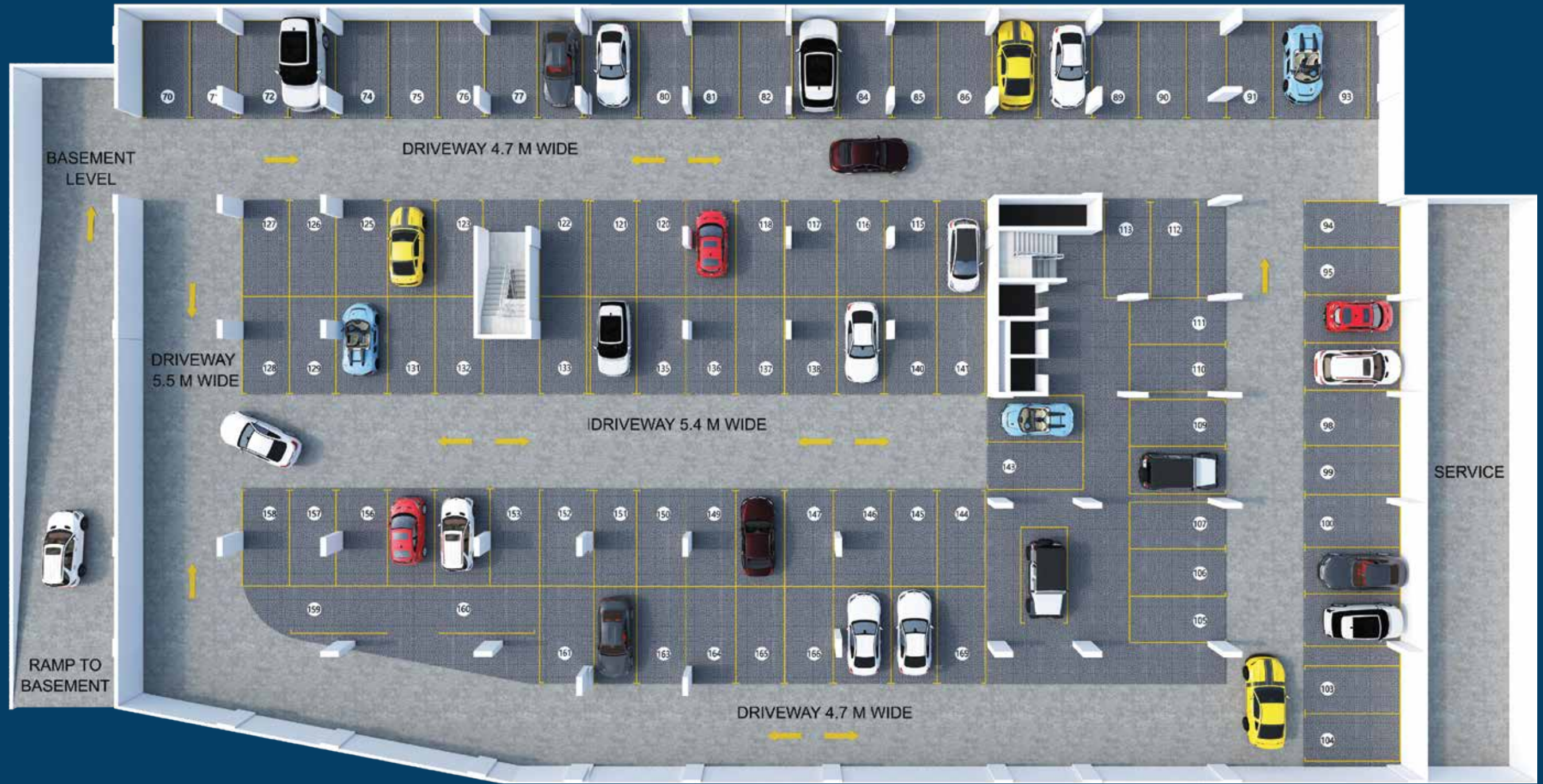


LANDMARK TRADE CENTRE MASTER PLAN

- 1 MILLENIA CENTRE
- 2 MARVEL CENTRE
- 3 MAGNUM CENTRE
- 4 FUTURE DEVELOPMENT
- 5 TOWER 4
- 6 BUSINESS CENTRE
- 7 HOTEL & CONVENTION CENTRE
- 8 TOWN CENTRE



BASEMENT FLOOR PLAN



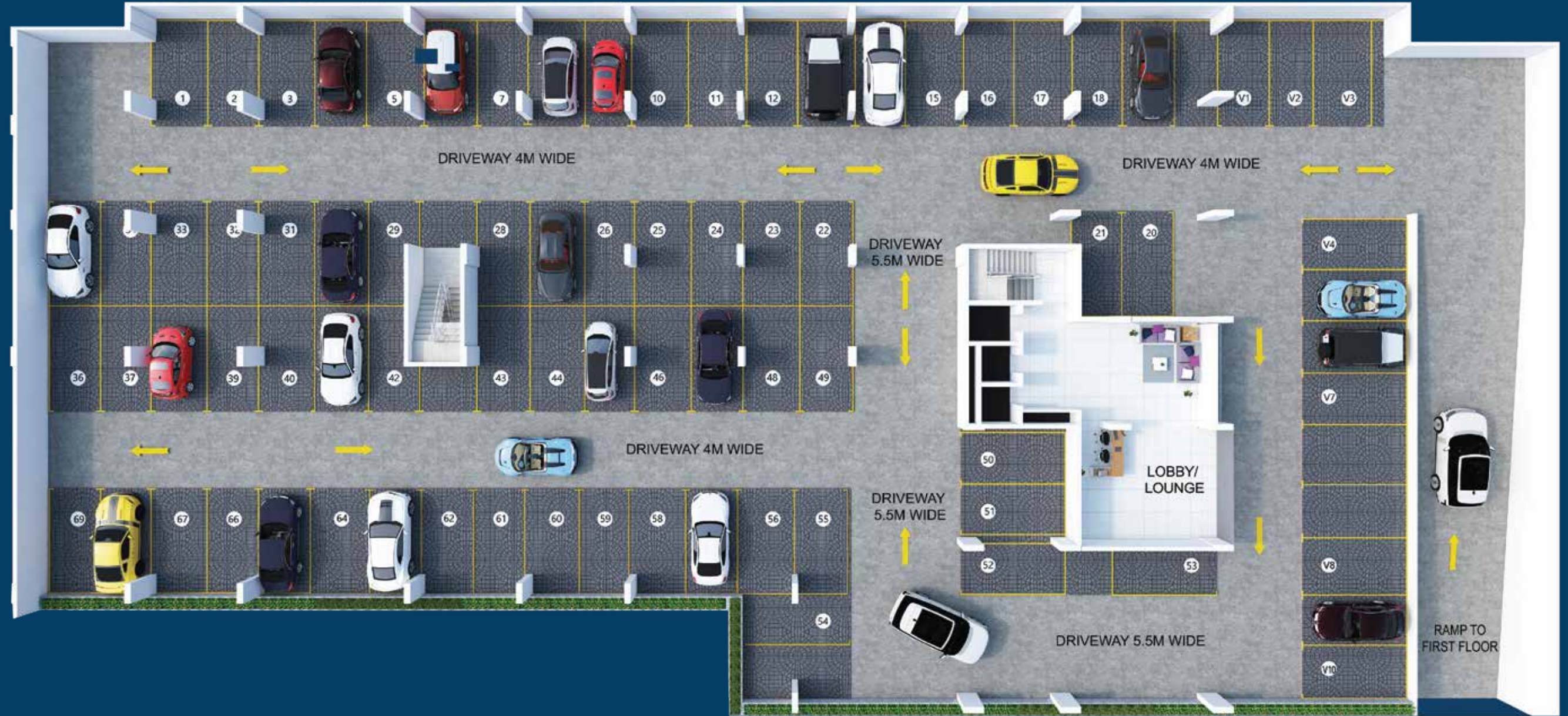


GROUND FLOOR PLAN





FIRST FLOOR PLAN





SECOND FLOOR PLAN
WITH PODIUM





TYPICAL FLOOR PLAN 1

A - 488 sqft

B - 487 sqft

C - 487 sqft

D - 487 sqft

E - 487 sqft

F - 491 sqft

G - 520 sqft



S - 730 sqft

R - 491 sqft

Q - 491 sqft

P - 491 sqft



H - 464 sqft

J - 465 sqft

K - 520 sqft

L - 721 sqft

N - 496 sqft

M - 689 sqft



ROOFTOP PLAN





UNIT PLAN A

Carpet area : 294 sq.ft
Built up area : 376 sq.ft
Super built up area : 488 sq.ft



UNIT PLAN B

Carpet area : 294 sq.ft
Built up area : 368 sq.ft
Super built up area : 487 sq.ft





UNIT PLAN C

Carpet area : 294 sq.ft
Built up area : 368 sq.ft
Super built up area : 487 sq.ft



UNIT PLAN D

Carpet area : 294 sq.ft
Built up area : 368 sq.ft
Super built up area : 487 sq.ft





UNIT PLAN E

Carpet area : 294 sq.ft
Built up area : 368 sq.ft
Super built up area : 487 sq.ft



UNIT PLAN F

Carpet area : 295 sq.ft
Built up area : 371 sq.ft
Super built up area : 491 sq.ft





UNIT PLAN G

Carpet area : 311 sq.ft
Built up area : 393 sq.ft
Super built up area : 520 sq.ft



UNIT PLAN H

Carpet area : 278 sq.ft
Built up area : 351 sq.ft
Super built up area : 464 sq.ft





UNIT PLAN J

Carpet area : 279 sq.ft
Built up area : 352 sq.ft
Super built up area : 465 sq.ft



UNIT PLAN K

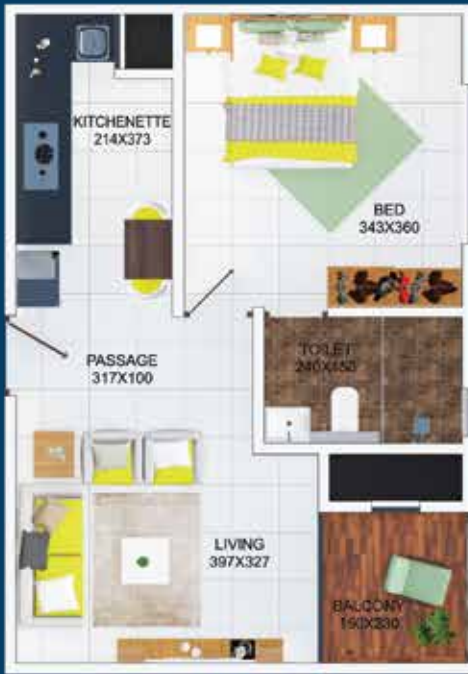
Carpet area : 317 sq.ft
Built up area : 393 sq.ft
Super built up area : 520 sq.ft





UNIT PLAN L

Carpet area : 432 sq.ft
Built up area : 545 sq.ft
Super built up area : 721 sq.ft



UNIT PLAN M

Carpet area : 416 sq.ft
Built up area : 521 sq.ft
Super built up area : 689 sq.ft





UNIT PLAN N

Carpet area : 302 sq.ft
Built up area : 375 sq.ft
Super built up area : 496 sq.ft



UNIT PLAN P

Carpet area : 294 sq.ft
Built up area : 371 sq.ft
Super built up area : 491 sq.ft





UNIT PLAN Q

Carpet area : 294 sq.ft
Built up area : 371 sq.ft
Super built up area : 491 sq.ft



UNIT PLAN R

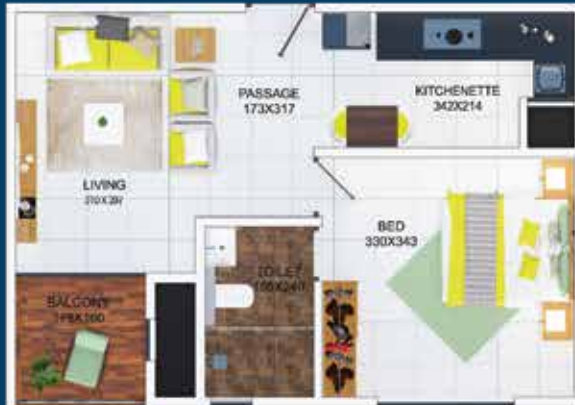
Carpet area : 294 sq.ft
Built up area : 371 sq.ft
Super built up area : 491 sq.ft





UNIT PLAN S

Carpet area : 445 sq.ft
Built up area : 552 sq.ft
Super built up area : 730 sq.ft



Specifications

GENERAL

- Seismic zone II complaint RCC framed structure
- Sewage treatment plant
- KWA/JAICA water connection
- Internal & external walls as per structural requirement

COMMON AREA

- Main entrance lobby with Italian/imported marble floors
- Exterior façade, as per design intent
- Quality signage
- Windows- clear glazed aluminum windows with shutters in the track-sliding system
- Weather proof paint with textured finishes on all external surfaces
- Private balconies and terraces incorporating stainless steel and balustrading

AC & ELECTRICAL

- Geyser provision in toilets
- Modular switches
- Fire resistant electrical wires of a reputed brand
- One earth leakage circuit breaker for each apartment
- Sufficient power outlets with concealed wiring and PVC insulated-copper wires
- Light points & power sockets for various appliances
- Provision for centralized satellite TV systems, telephone points, Internet and intercom
- 100% power backup for the apartment

PAINTING

- Exterior finish: Long-lasting texture painting
- Internal finish: Internal walls and ceilings done in premium emulsion

DOORS

- Premium veneer flush door with branded hardware



FLOORINGS

- COMMON AREAS: Lift, lobby/corridors : Marble/engineered stone/granite
- Staircase: Marble/Granite

FLORRINGS

- APARTMENT: Inside apartment: Vitrified Tiles 80 X 80
- Balcony/utility : Anti-Skid vitrified tiles
- Toilet- Designer tile dado with spacer up to the false ceiling

- BATHROOMS: CP fitting: Kohler/Grohe Sanitary fixtures: Kohler/Roca

SECURITY

- 24 hours manned ground security – Access enabled entry to the- apartments
- CCTV at strategic points for surveillance-lifts, lobby, ramp, basement-etc.
- Visitor management with access control at gate & lobby levels

GENERATOR BACKUP

- 100% power back-up for all apartments, common areas, and services

SPECIFICATION IN DETAIL

INSIDE THE FLAT:	Floors:	Vitrified tiles 80 X 80
	Balcony:	Premium antiskid tiles
	Toilet:	Designer tiles laid with spacers
	Modular switcher:	Legrand
	CP fitting:	Kohler/Grohe
	Sanitary:	Kohler/Roca
	Utility:	Single bowl sink with drainboard
	Doors:	Pre-hung veneer flush door
	Hardware:	Yale
	Balcony handrail:	SS handrail with toughened glass
	Stair handrail:	SS handrail with glass in the main lobby
		MS handrail on all other floors
	Windows:	Sliding aluminum windows with 5mm glass



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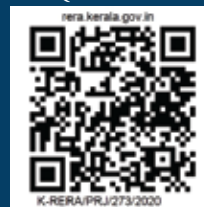
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