



CAPKON — Zion



ABOUT US

Calicut's Landmark Developers is now Landmark Capkon. Evolving with you and for you.

At Capkon, the building is more than what we do. It's who we are. Every project we take on carries a commitment to quality, trust, and innovation, establishing us as a respected name in the industry. With over 150 projects completed, we're proud to have shaped some of the region's most celebrated landmarks and earned a trusted reputation by consistently delivering quality, on time, with a focus on integrity and transparency.

Guided by a seasoned team with rich experience in business and engineering, every blueprint, every brick, and every building is a testament to the values we live by. Integrity, transparency, and respect for the environment. These aren't just ideals; they're the cornerstones of our work. Each of our projects is designed with utmost precision and purpose, merging sustainability with quality that stands the test of time, honoring both our clients and the world around us.

Land is an investment that has stood the test of time. Today, investing in real estate is not just about owning property, it's about securing quality, comfort, and future value. Every Landmark Capkon property is built with a vision for the future, adding value, character, and sustainability to the communities we serve.

Our team's passion is evident in every detail, creating spaces that don't just meet expectations but elevate everyday living. Experience the Landmark Capkon difference as we reshape real estate, leaving lasting impressions with every project. Each cornerstone is laid with quality and purpose, crafted with a meticulous eye for excellence.

ZION — “YOUR PIECE OF PARADISE”

We are proud to introduce Landmark Capkon's Zion, a luxury residential complex that offers the pinnacle of exclusive comfort and convenience in affordable living. Every detail is thoughtfully curated for luxury with practical elegance to celebrate the best of city living.

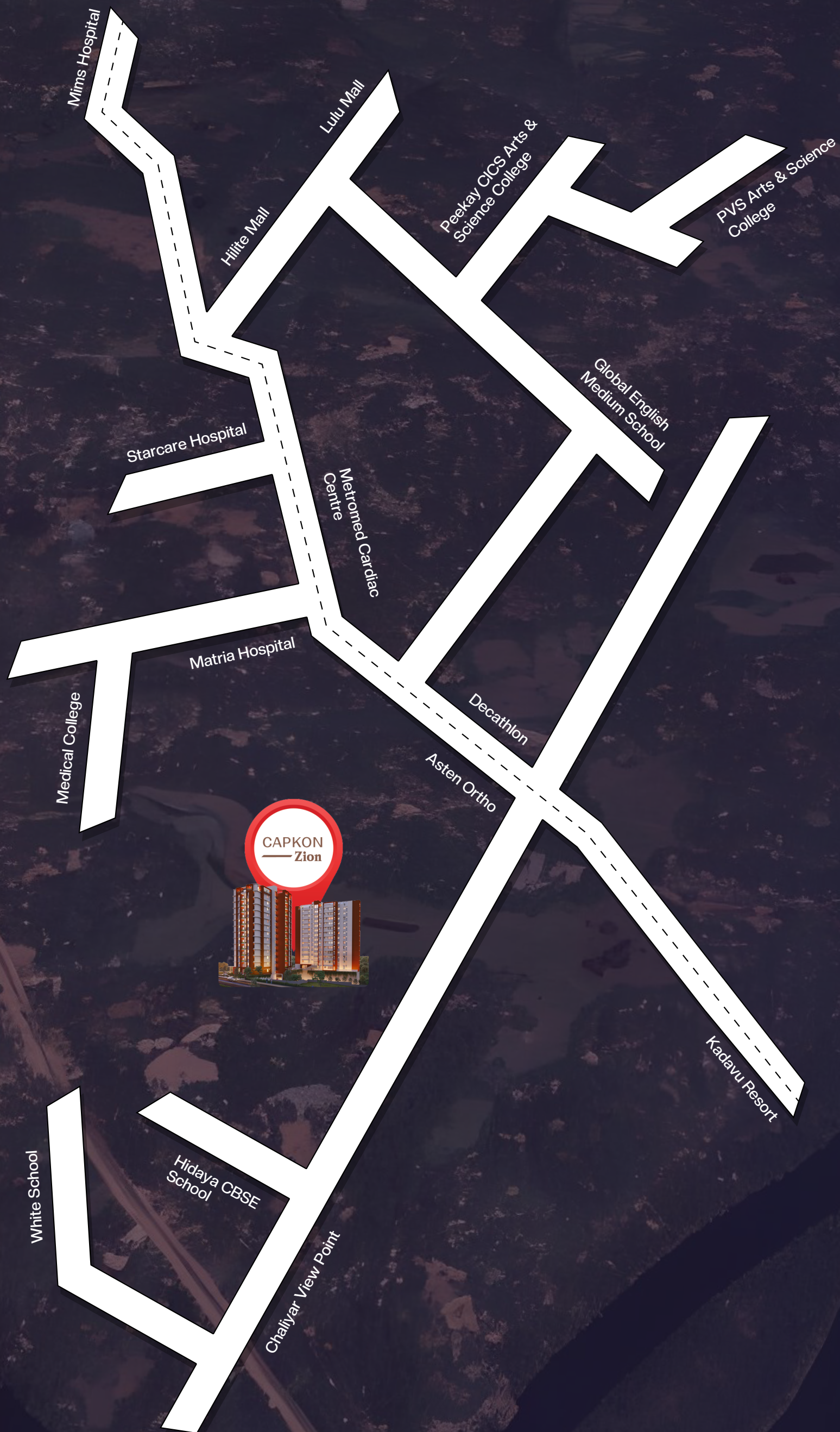
The apartments at Zion are designed to maximise natural light and ventilation while preserving your privacy and peace with minimal shared walls. Each unit features generous living spaces, high-end finishes, and a selection of contemporary amenities, all meticulously designed for comfort and sophistication. Capkon Zion is an exceptional living experience that you'll love calling home, day after day, for years to come.



A SIGNATURE ADDRESS

Life's essentials, right at your doorstep. A location like no other, placing you at the heart of everything that matters, with easy access to schools, hospitals, malls, and highways. Zion offers a home that adapts to your lifestyle, providing everything for everyone. This is more than just a connected address. It's a perfectly positioned home offering the best of both worlds - complete connectivity and convenience.





PROXIMITY

SCHOOLS, COLLEGES

- White School – 7.8 Km
- Hidayah CBSE School – 400m
- Peekay CICS Arts & Science College – 4.9 Km
- PVS Arts & Science College – 3.8 Km
- Global English Medium School – 3.5 Km

SHOPPING

- Hilite Mall – 4.5 Km
- LULU Mall – 9 Km
- Decathlon – 3 Km

HOSPITALS

- Mims Hospital – 9.5 Km
- Medical College – 8 Km
- Starcare Hospital – 6 Km
- Metromed Cardiac Centre – 4.5 Km
- Matria Hospital – 4.5 Km
- Asten Ortho Hospital – 2 Km

OTHERS

- Kadavu Resort – 4 Km
- Chaliyar View Point – 1 Km



Fulfilled Living

SPECIFICATIONS



Structure



Electrical



Kitchen & Utility



Flooring - Common Areas



Flooring - Apartment



Doors & Windows



Painting



Sanitaryware



Standby Power & Generator



Handrails



Common Aminities



STRUCTURE :

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

ELECTRICAL :

- Concealed conduits with high-grade copper wires; FRC-branded cables with adequate points for power and lighting.
- A/C provision for all bedrooms and geyser points in the master bathroom.
- Modular switches.
- Centralised cabling for communication (FTTH).
- Adequate illumination for the common areas as per requirements.

KITCHEN & UTILITY :

- Semi-furnished kitchen with granite worktop, single bowl sink with drain-board, and provision for a water purifier.
- Glazed tile dado above the worktop.
- Provision for a washing machine.

FLOORING – COMMON AREAS :

Entrance Lobby & Lounge

- Granite/Imported Marble finish or premium quality vitrified tiles.

Common Lobby

- Premium quality vitrified tile flooring.

FLOORING – APARTMENT :

Apartment Interiors

- Premium quality vitrified tile flooring throughout the apartment, except for the balcony and bathrooms.

Balcony/Bathroom

- Premium quality anti-skid tiles installed with tile spacers.

Bathrooms (Dado)

- Premium quality designer tile dado up to the false ceiling, installed with tile spacers.

DOORS AND WINDOWS :

Main Door

- Pre-hung veneer flush door with branded hardware.

Bedroom Doors

- Pre-hung flush doors with branded hardware.

Toilet Doors

- Pre-hung flush doors with branded hardware.

Windows

- Clear glazed aluminium windows with track sliding shutters.

PAINTING :

- Durable exterior-grade paint as per specification and design intent.
- **Internal Walls:** Two coats of premium quality emulsion over two coats of putty and one coat of primer.
- **Internal Ceilings:** Two coats of premium quality emulsion over one coat of putty and one coat of primer.

SANITARYWARE :

Sanitary Fixtures

- Premium branded white wall-mounted EWC with concealed flush tanks.
- Premium branded washbasin and other accessories.

CP Fittings

- Premium branded CP fittings, concealed diverter, and other accessories.

STANDBY POWER & GENERATOR :

- 100% DG backup for lifts, pumps, and common areas.
- Sufficient power backup for apartments.

HANDRAILS :

Balcony Handrails

- SS handrail with toughened glass or MS handrail as per design.

Staircase Handrails

- SS handrail with glass in the main lobby.
- MS handrail on all other floors.





AMENITIES



Air-conditioned resident lounge

Reception desk

Multi-purpose air-conditioned association room

Air-conditioned fitness room

Motion sensors in parking and lobbies

Biometric access for main lobby & selected areas

Swimming pool with kid's pool

Pool side lounge

Leisure seating

Outdoor yoga

Barbeque corner

Terrace party area

Swing lawn

Outdoor children’s play area

Children’s play station

Lush green garden

Visitors’ car parking

Differently abled parking

Two-wheeler parking

EV charging point* - 16 A normal charging point

2 high speed lift in each tower

Fire man’s room /property manager office/ drivers’room

24x7 security surveillance

Generator backup in common areas

Firefighting sprinkler system as per norms

Provision for Cable TV connection / internet broadband

Rain water harvesting

Auto level control for overhead tanks & underground tank

Sump

Provision for centralized gas connection

STP

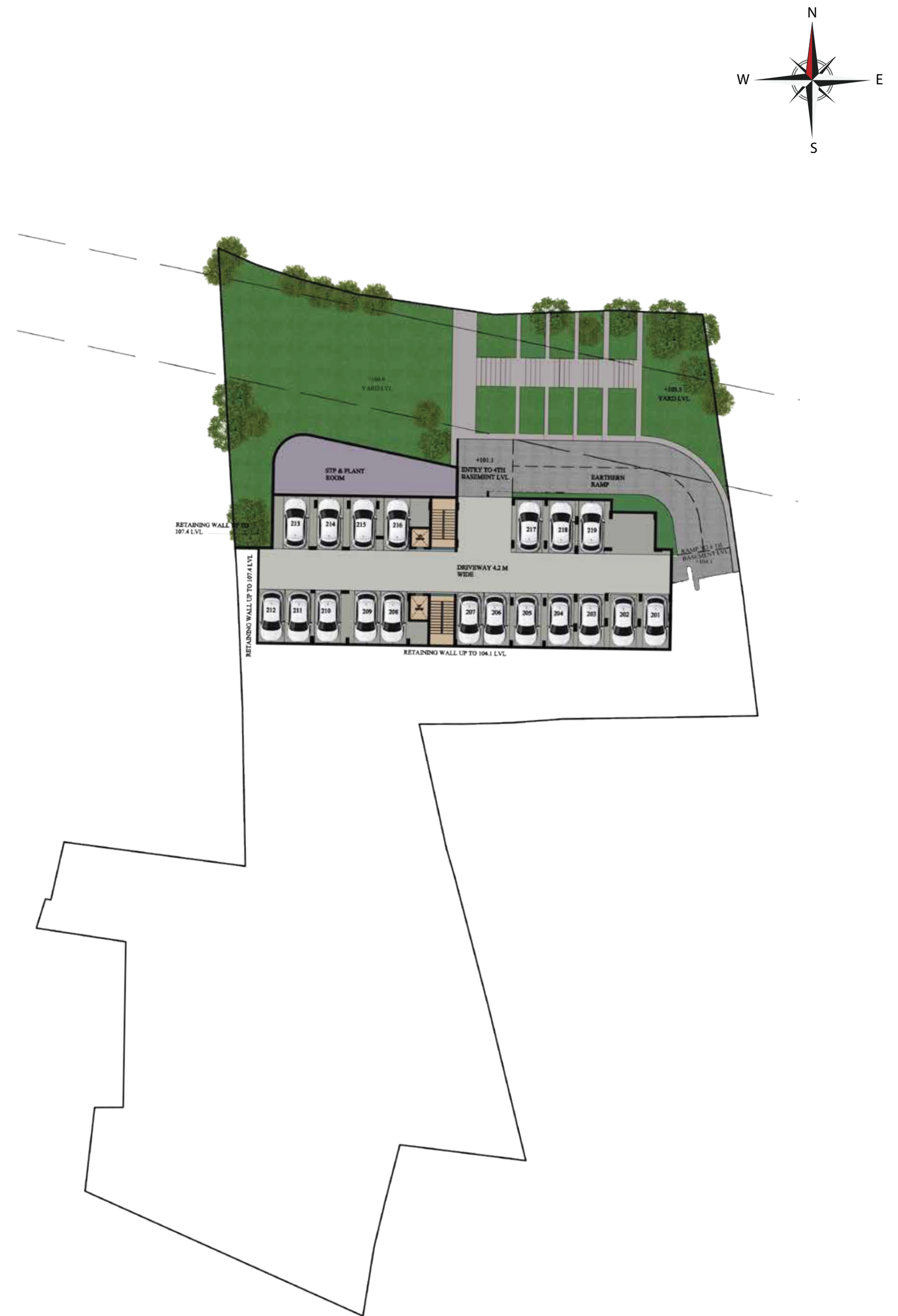
Organic waste converter

Incinerator

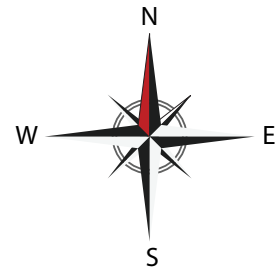
Solar assisted lights in selected areas



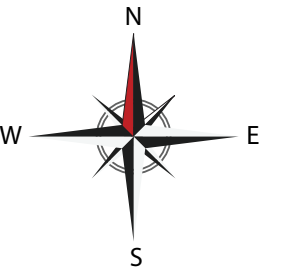
MASTER PLAN



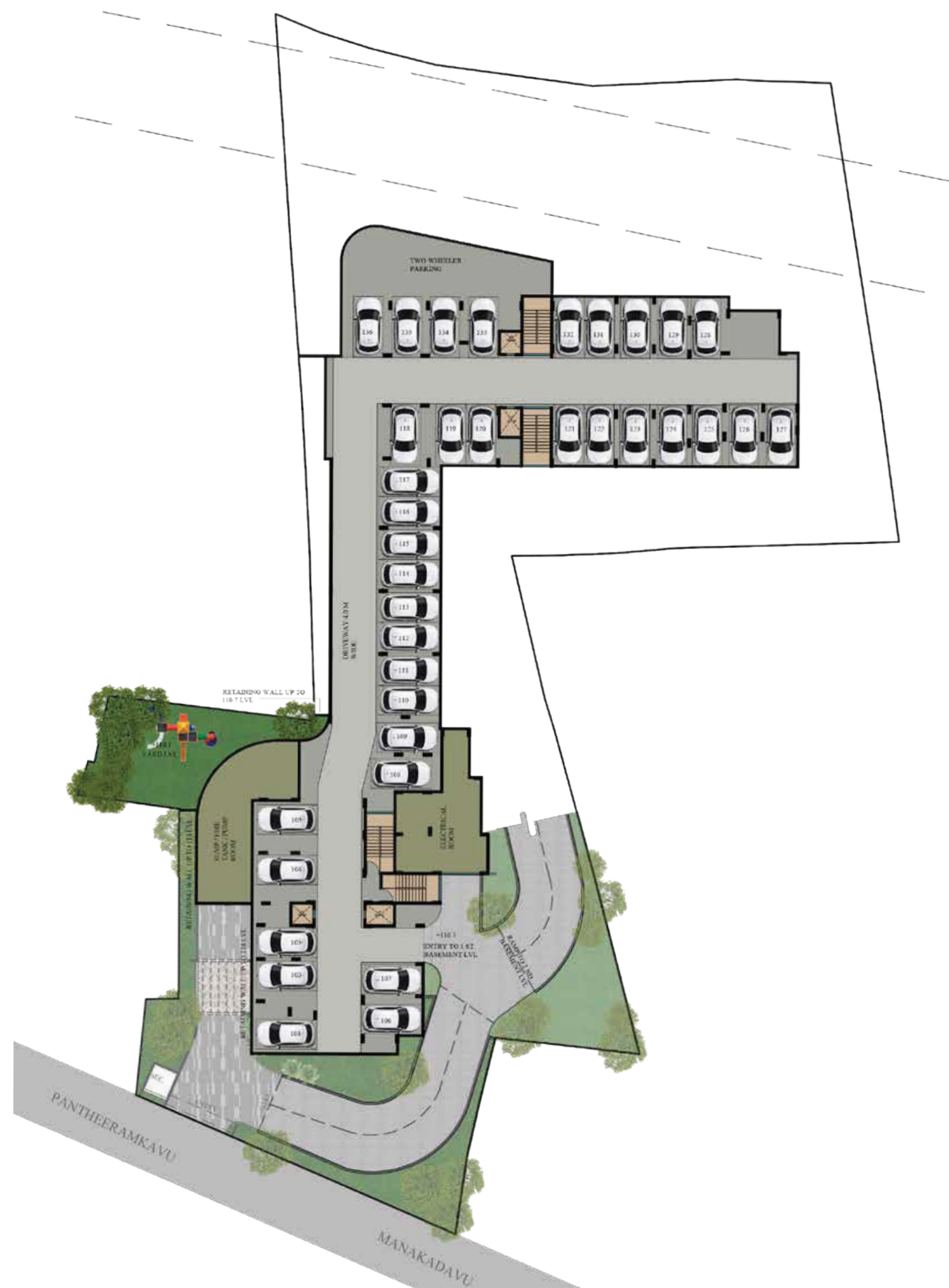
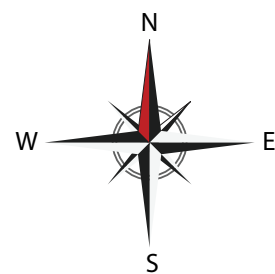
4th BASEMENT FLOOR PLAN



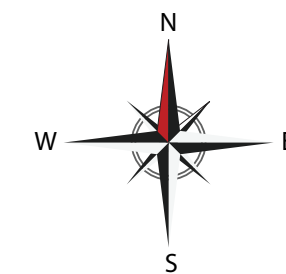
3rd BASEMENT FLOOR PLAN



2nd BASEMENT FLOOR PLAN

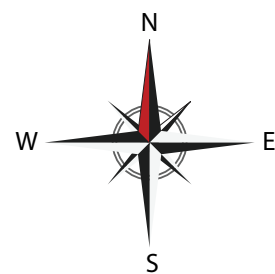


1st BASEMENT FLOOR PLAN



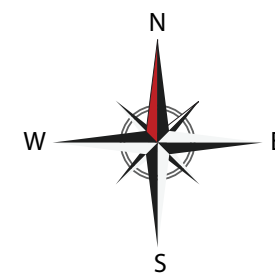
TOWER - 1

GROUND FLOOR PLAN



TOWER - 2

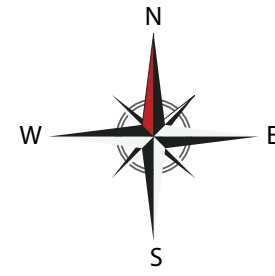
TYPICAL FLOOR



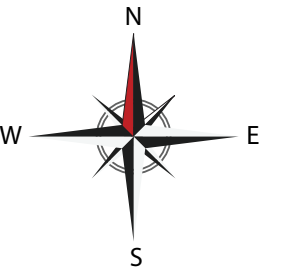
Type - 1

2 BHK

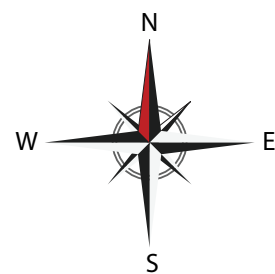
AREA - 876 SQ.FT



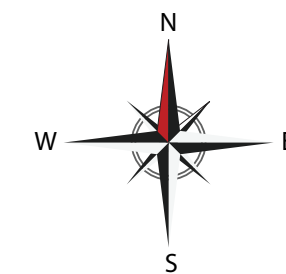
Type - 2 2 BHK AREA - 1013 SQ.FT



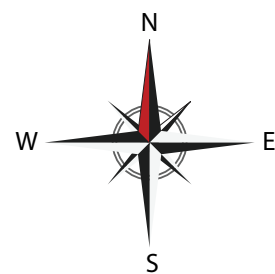
Type - 3 3 BHK AREA - 1437 SQ.FT



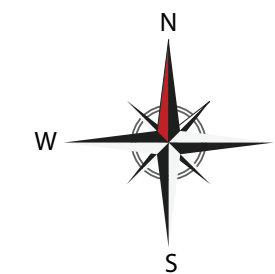
Type - 4 2 BHK AREA - 1078 SQ.FT



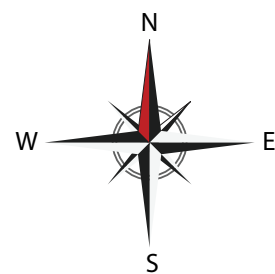
Type - 5 2 BHK AREA - 1092 SQ.FT



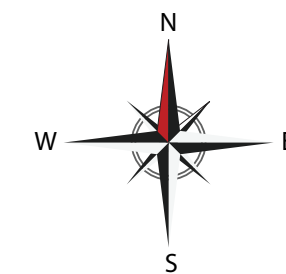
Type - 6 2 BHK AREA - 1026 SQ.FT



Type - 7 2 BHK AREA - 1005 SQ.FT



Type - 8 **3 BHK** **AREA - 1382 SQ.FT**



Type - 9 **2 BHK** **AREA - 1005 SQ.FT**

LET'S GET STARTED!

Want Zion as your new address? Let's make finding your perfect home as simple as living in it. **We're just a call or click away!**

Support :

Have general inquiries or need help navigating your options?
Email us at support@capkon.in

Sales & Marketing :

Curious about Zion or interested in other services?
Reach out to our team of experts at marketing@capkon.in

Phone :

Prefer speaking to us directly?
Call us at **+91 6235 22 77 77**
Available **Monday to Friday, 9 AM to 8 PM.**