

# CAPKON

RERA REG NO  
K-RERA/PRJ/KKD/266/2024  
RERA.KERALA.GOV.IN



**YOUR  
HAPPY  
ADDRESS**

# CAPKON

Pristine

2/2.5/3 BHK APARTMENTS



**Grand Lobby**



**Fitness Studio**



**Leisure Pool**





GROUND FLOOR



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

**TYPE A | 2 BHK**  
1117 SQ FT

**TYPE B | 2 BHK**  
1148 SQ FT

**TYPE C | 2 BHK**  
1131 SQ FT



**TYPE F | 2.5 BHK**  
1212 SQ FT

**TYPE E | 3 BHK**  
1364 SQ FT

**TYPE D | 3 BHK**  
1364 SQ FT



TYPE A - 2 BHK · SALEABLE AREA | 1117 SQFT



TYPE B - 2 BHK · SALEABLE AREA | 1148 SQFT



TYPE C - 2 BHK · SALEABLE AREA | 1131 SQFT



TYPE D - 3 BHK · SALEABLE AREA | 1364 SQFT



TYPE E - 3 BHK · SALEABLE AREA | 1364 SQFT



TYPE F - 2.5 BHK · SALEABLE AREA | 1212 SQFT



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















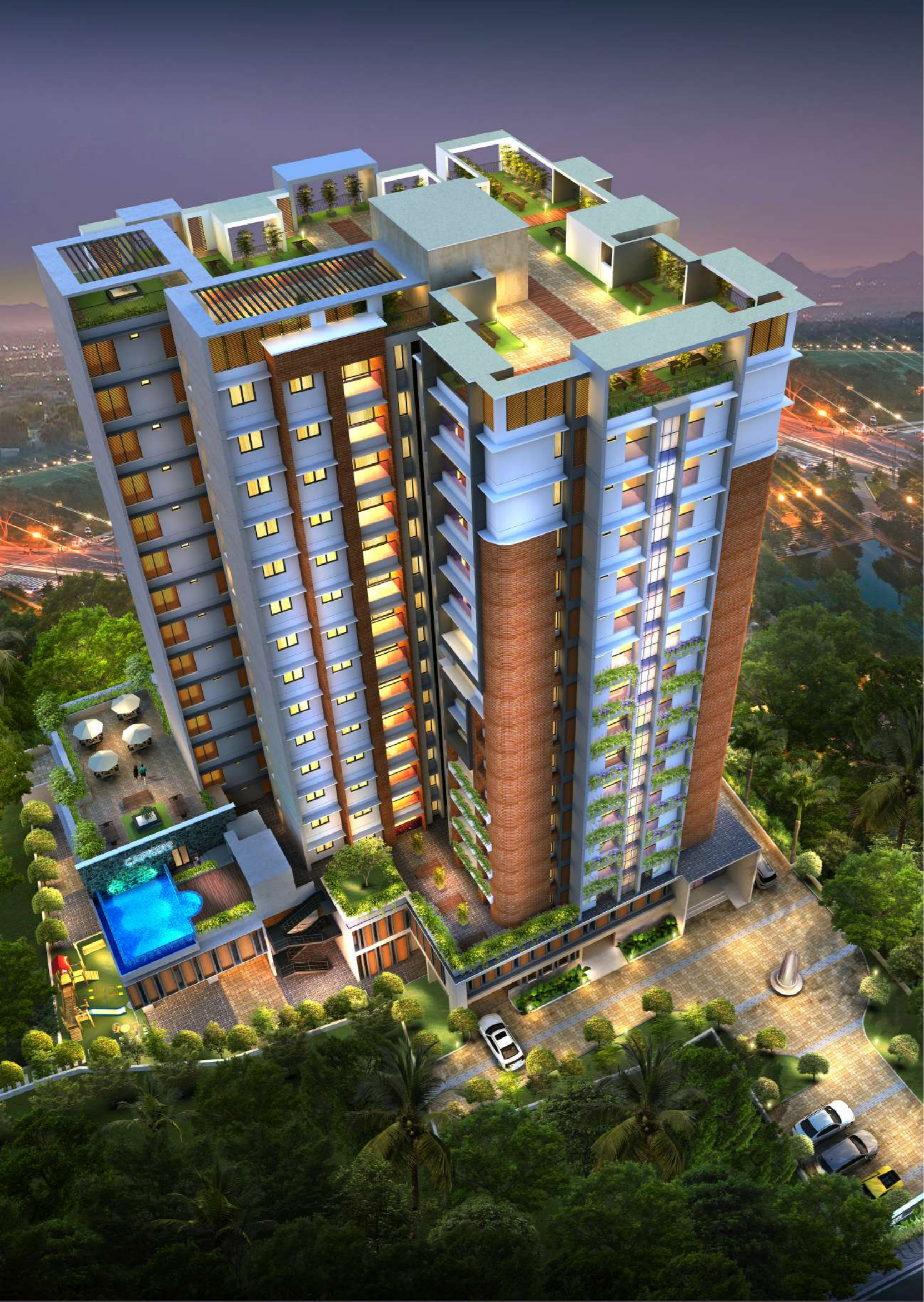
**Note :**

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

Brochure images are indicative and may not reflect actuals. Products, technologies, and specifications are for representation only and subject to change by the builder or authority.

<b>AMENITIES</b>			GUEST SUITE ROOMS
	EV CHARGING		INDOOR GAMES
	CCTV		SWIMMING POOL WITH KIDS' POOL & LOUNGE
	RETICULATED GAS SYSTEM		TERRACE PARTY AREA
	READING SPACE		OUTDOOR CHILDREN'S PLAY AREA
	CO-WORKING SPACE		OUTDOOR CHIT-CHAT SPACE

	OPEN YOGA & MEDITATION SPACE		DRIVERS' ROOM
	OPEN COMMUNITY EVENT SPACES		SKY LOUNGE & ROOFTOP GARDENS
	TUITION ROOM		OPEN WORKOUT ZONE
	MAIDS' ROOM		LUSH GREEN GARDEN
	AIR-CONDITIONED FITNESS ROOM		VIDEO GAMING AREA
	BARBEQUE CORNER		Wi-Fi



### **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 & GENERATOR**

- 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

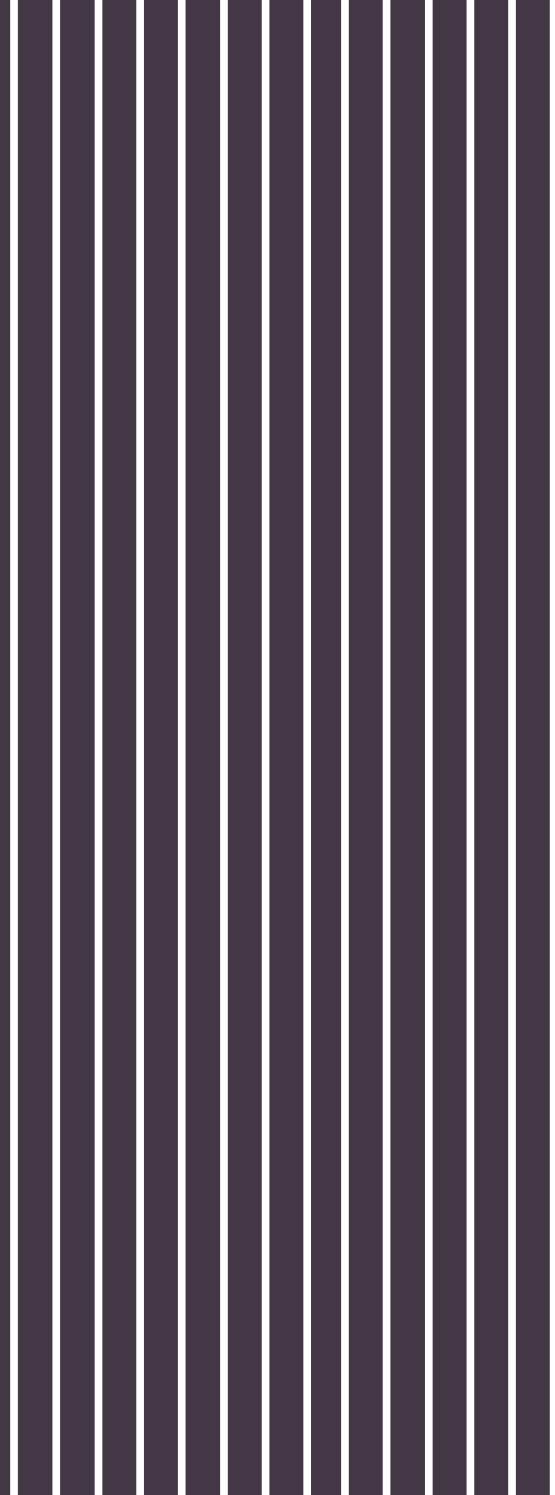
- Landscaped pathway
- Outdoor children's play area
- Roof top recreation area
- Floor to floor 310cm
- 2 Level parking
- Covered car parking on ownership basis
- Recreation area with Swimming pool
- Fire protection systems as per Govt standards
- High speed lifts – 3 No.s
- Underground & overhead storage 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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