

CAPKON — Crest

K-RERA/PRJ/KNR/143/2025
rera.kerala.gov.in



The Pride Of CALICUT
Now Rises In KANNUR

WHERE ELEGANCE BECOMES YOUR ADDRESS

Capkon Crest is a well planned residential project offering spacious 2 and 3 BHK apartments in one of Kannur's prime locations. Each home is designed to ensure maximum comfort, with smart layouts and quality finishes. With excellent connectivity and essential facilities nearby, Capkon Crest is ideal for families and professionals seeking a balanced lifestyle.

25+ YEARS
OF QUALITY
CONSTRUCTION
EXPERTISE

150+ PROJECTS
CREATING
LASTING
IMPRESSIONS

1300+ EMPLOYEES
COMMITTED TO EXCELLENCE

7500+ CUSTOMERS
NURTURING JOY IN EVERY HOME

CHAIRMAN'S REFLECTIONS

It is with immense pride that I reflect on the remarkable journey of Capkon. For over 25 years, we have built more than just projects, we have built trust, enduring relationships, and lasting legacies. Guided by our core values of integrity, quality, and innovation. Every milestone has been a step toward shaping a brighter future for our communities. As we enter a new era, Capkon is embracing opportunities that broaden our horizons. Capkon initiatives such as Capkon City and Capkon Centre represent our vision of delivering integrated solutions that cater to both business and lifestyle aspirations. These developments embody our commitment to creating spaces that are not only modern and functional, but also future ready. Looking ahead, our upcoming projects Capkon Crest in Kannur and Capkon Crest in Kannur, will continue to carry forward the legacy of excellence that defines the Capkon name. I extend my heartfelt gratitude to our valued customers, partners, and our dedicated team. Your unwavering trust and commitment remain the foundation of our success. Together, we will continue to redefine real estate and create communities that inspire progress and prosperity.

ANVAR SADATH C
CHAIRMAN, CAPKON GROUP



Our Projects



CAPKON OASIS
Residential Apartment



LEON CENTRE
Service Apartment



TOWER 5 - LUXURY SPOT
Residential Apartment



Capkon, C1
Residential Apartment

Our story began as Landmark, But today we rise as **CAPKON**



CAPKON CITY
Kerala's First Mixed Use Commercial Township



CAPKON VILLAGE
The Biggest Green Township of Kerala



CAPKON JADE
Residential Apartment



CAPKON PRISTINE
Residential Apartment



CAPKON ZION
Residential Apartment



TOWER - 4
Residential Apartment



BUSINESS CENTRE
Office Space



MAGNUM CENTRE
Residential Apartment



CAPKON CREST
Residential Apartment



MILLENNIA CENTRE
Residential Apartment



E ONE
Service Apartment



CAPKON CENTRE PHASE I & II
Service & Commercial Apartment



TOWER - 2
Residential Apartment



TOWER - 3
Residential Apartment



SPECIFICATIONS

STRUCTURE

- SEISMIC ZONE III – COMPLIANT RCC FRAMED STRUCTURE
- MASONRY WITH STANDARD SOLID CONCRETE BLOCKS AS PER THE STANDARD.

ELECTRICALS

- CONCEALED CONDUITS WITH HIGH GRADE COPPER WIRES CONNECTIONS \ FRC BRANDED CABLES WITH ADEQUATE POINTS FOR POWER & LIGHTING.
- A/C PROVISION FOR ALL BEDROOMS, LIVING & DINING.
- GEYSER POINT IN ALL TOILETS.
- MODULAR SWITCHES
- CENTRALIZED CABLING FOR DTH/FTTH/CORE/ – INTERCOM
- ADEQUATE ILLUMINATION FOR COMMON AREA AS PER REQUIREMENT

FLOORING – COMMON AREAS

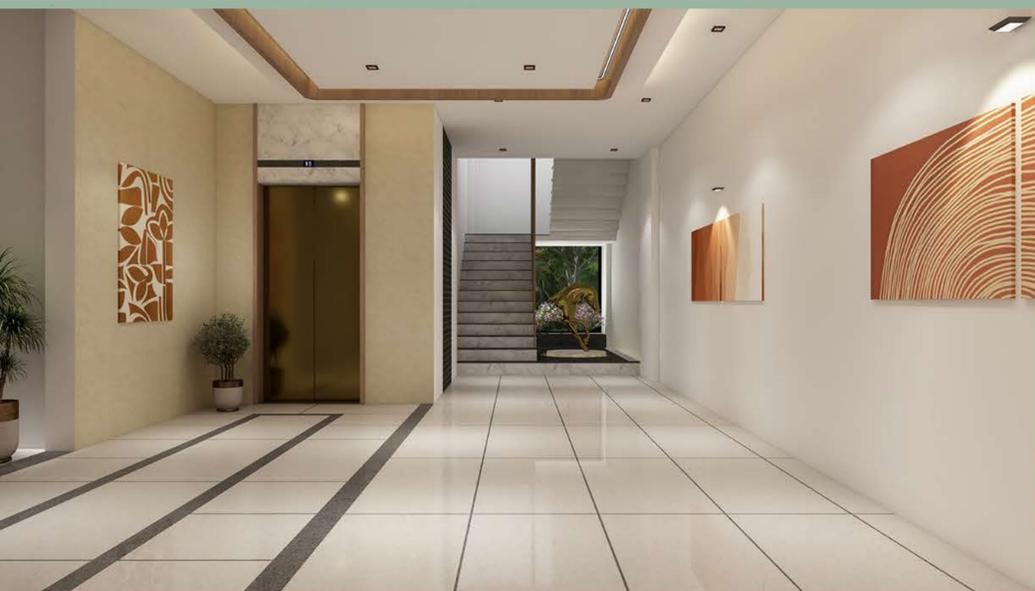
- ENTRANCE LOBBY & LOUNGE: GRANITE/ IMPORTED MARBLE FINISH.
- COMMON LOBBY : PREMIUM QUALITY VITRIFIED TILE FLOORING

FLOORING – APARTMENT

- APARTMENT AREA : PREMIUM QUALITY VITRIFIED TILE FLOORING FOR THE ENTIRE APARTMENT EXCEPT BALCONY & TOILETS.
- 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.

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 A TRACK SLIDING SYSTEM



PAINTINGS

- 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.
- LIMITED POWER BACK UP FOR APARTMENT

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.



COMMON SERVICES:

- COVERED CAR PARKING ON OWNERSHIP BASIS.
- FIRE PROTECTION SYSTEMS AS PER GOVT STANDARDS.
- 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.
- FLOOR TO FLOOR 290CM
- 2 LEVEL PARKING
- AUTOMATIC ACCESS CONTROL SYSTEM
- TWO HIGH SPEED LIFTS
- SECURITY SURVEILLANCE
- WASTE MANAGEMENT SYSTEM
- RAINWATER HARVESTING SYSTEM
- GENERATOR BACKUP
- WATER METERING



AMENITIES & KEY HIGHLIGHTS

- LEISURE POOL
- INDOOR GAMES ZONE
- OPEN PARTY AREA
- GUEST SUITE ROOM
- CARETAKER ROOM
- RECREATION AREA
- READING ROOM
- ASSOCIATION HALL.
- GRAND LOBBY
- MAIDS ROOM
- LANDSCAPED PATHWAY
- OUTDOOR FITNESS ZONE
- OUTDOOR CHILDREN'S PLAY AREA
- OUTDOOR GATHERING PAVILION
- EV CHARGING POINT - PROVISSION
- WELL LANDSCAPED EXTERIOR AND INTERIOR

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EXPERIENCE LUXURY WITH OUR
ROOFTOP INFINITY POOL
OVERLOOKING THE SKYLINE



THE SPLAS HAPPY



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NESS

CAPKON

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BUILD A FITNESS REGIME
AT AIR CONDITIONED
GYMNASIUM WITH
ULTRA MODERN EQUIPMENT



WORK WITH VIEW



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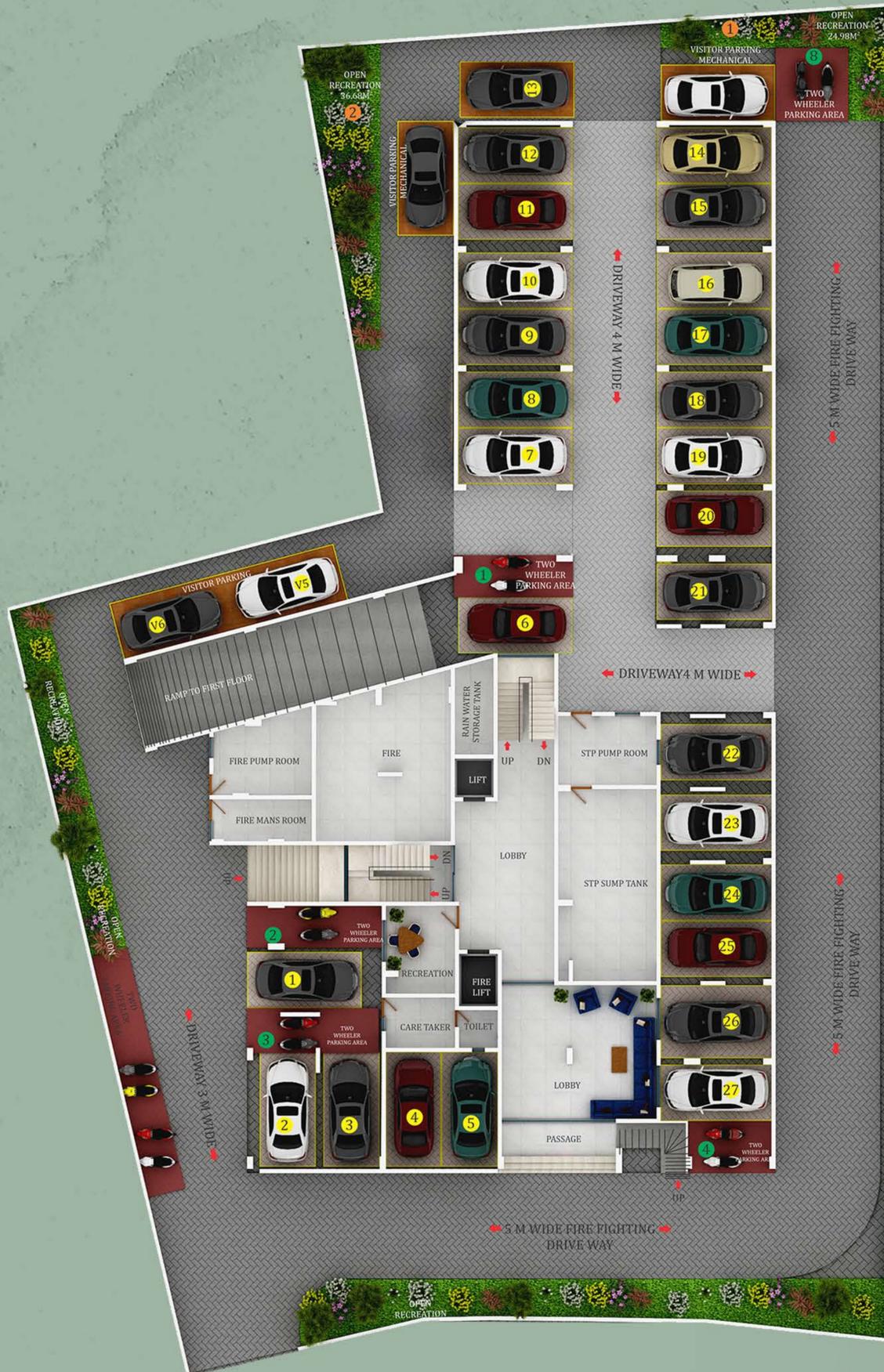
CELEBRATE UNFORGETTABLE
MOMENTS AT OUR STUNNING
ROOFTOP PARTY AREA AND
GATHERING PAVILION



UNDER THE SKY

DER OPEN KY





GROUND FLOOR PLAN

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NOTE :
 Dimensions may vary slightly during construction | Furniture and fixtures are indicative only | All dimensions are in centimeters | Structural members may slightly vary after final design |
 Carpet area as per Kerala RERA is the area excluding external walls and balcony/verandah | Carpet area is calculated as per structural measurement and may slightly vary with respect to plastering and tiling thickness



FIRST FLOOR PLAN

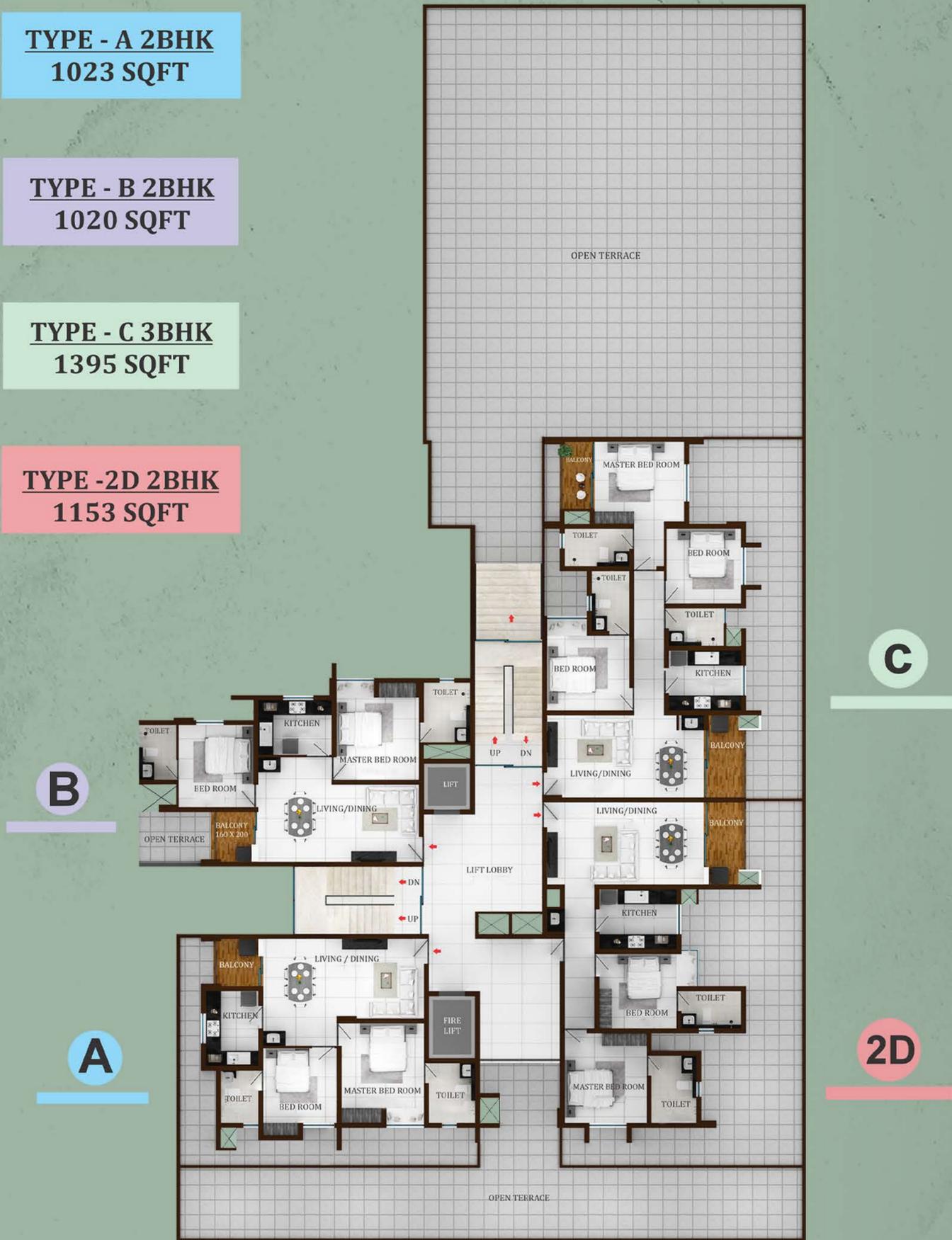


TYPE - A 2BHK
1023 SQFT

TYPE - B 2BHK
1020 SQFT

TYPE - C 3BHK
1395 SQFT

TYPE - 2D 2BHK
1153 SQFT



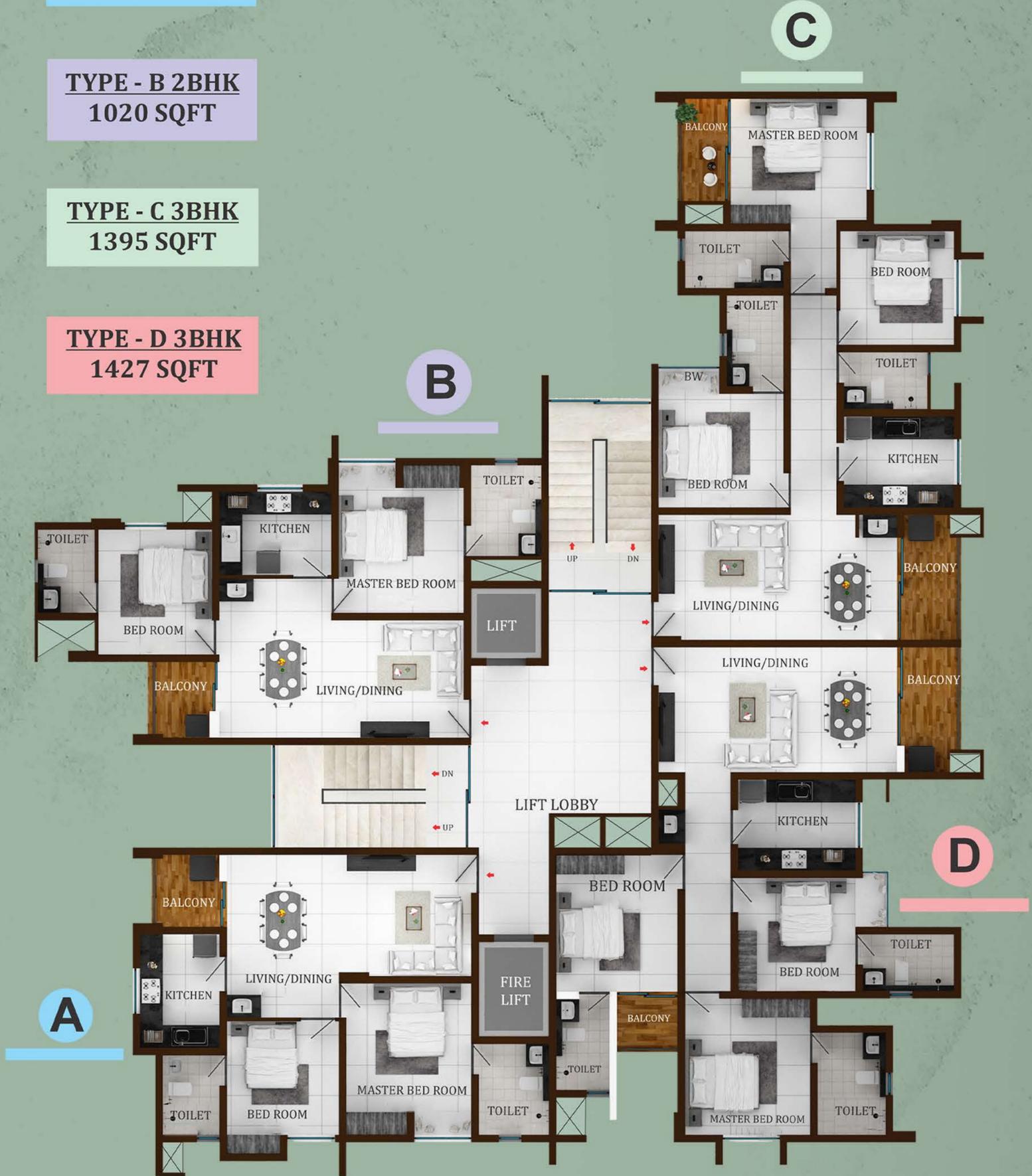


TYPE - A 2BHK
1023 SQFT

TYPE - B 2BHK
1020 SQFT

TYPE - C 3BHK
1395 SQFT

TYPE - D 3BHK
1427 SQFT



3RD TO 14TH FLOOR

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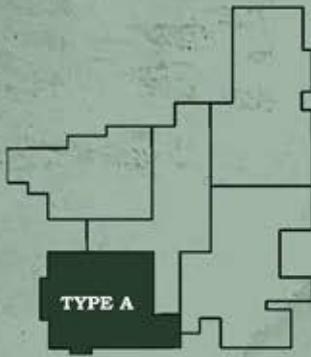
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TERRACE FLOOR PLAN

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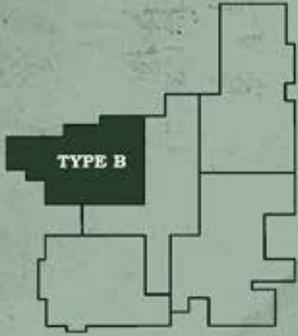
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TYPE A - 2 BHK

SALEABLE AREA - 1023 sqft

CARPET AREA - 695 sqft EXCLUSIVE AREA - 117 sqft COMMON AREA - 211 sqft

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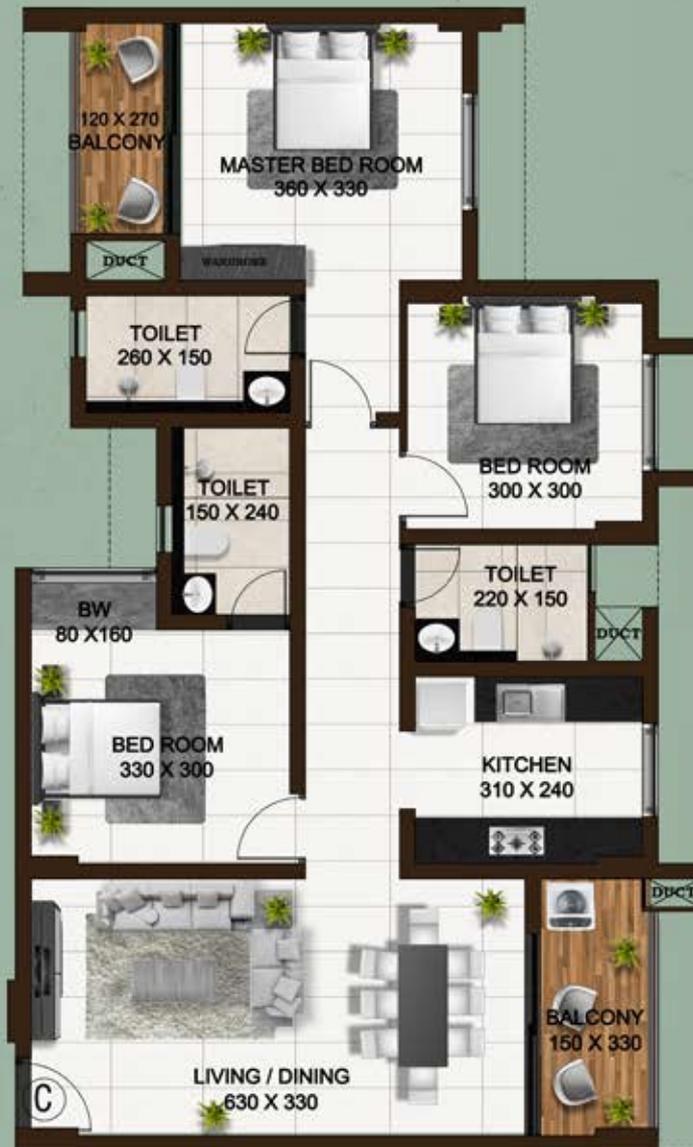
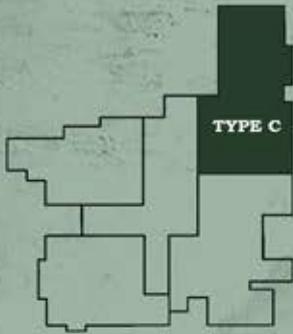
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TYPE B - 2 BHK

SALEABLE AREA - 1020 sqft

CARPET AREA - 687 sqft EXCLUSIVE AREA - 122 sqft COMMON AREA - 211 sqft

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TYPE C - 3 BHK

SALEABLE AREA - 1395 sqft

CARPET AREA - 930 sqft EXCLUSIVE AREA - 177 sqft COMMON AREA - 288 sqft

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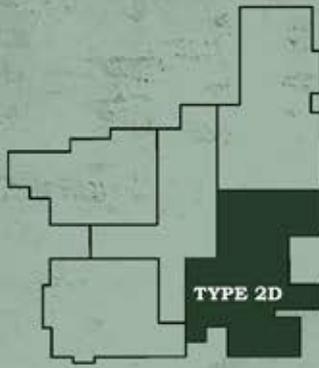
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TYPE D - 3 BHK

SALEABLE AREA - 1427 sqft

CARPET AREA - 942 sqft EXCLUSIVE AREA - 191 sqft COMMON AREA - 294 sqft

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TYPE 2D



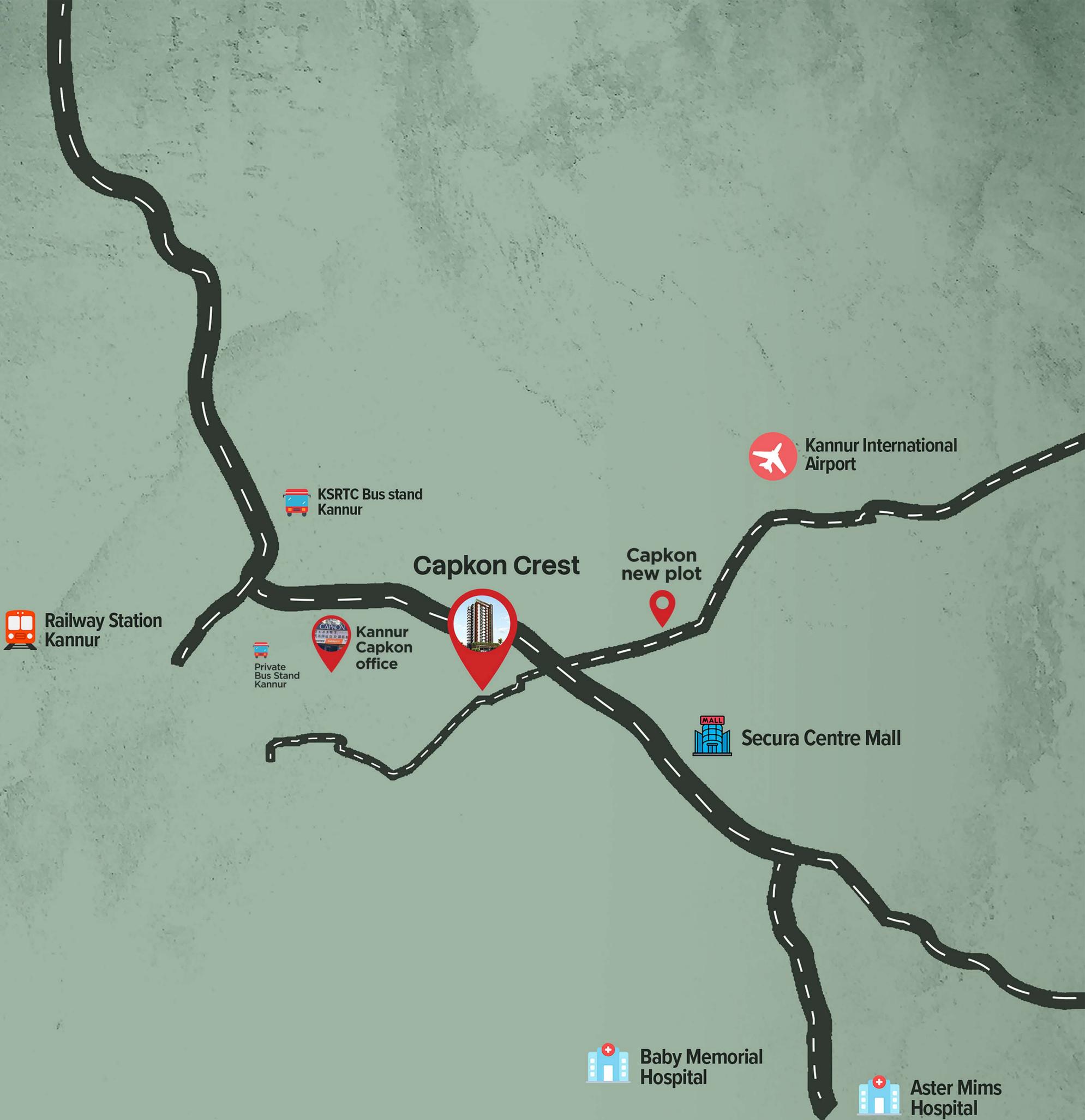
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TYPE 2D - 2 BHK

SALEABLE AREA - 1153 sqft

CARPET AREA - 767 sqft EXCLUSIVE AREA - 148 sqft COMMON AREA - 238 sqft

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DESIGNED TO KEEP YOU CLOSE TO WHAT MATTERS MOST

Perfectly positioned in Kannur with quick access to everywhere and major transit routes, Capkon Crest ensures effortless connectivity, bringing everyday comfort and a truly seamless lifestyle within easy reach.



 Capkon office,
Kannur



CAPKON

Our story began as Landmark
But today, We rise as **CAPKON**