

THE  
CRADLE  
OF GOOD  
LIFE



A home is the origin of  
beginnings, the seat of celebrations.  
It is at home that one can truly experience  
freedom and tap into joy of  
the purest kind. With more than 30 years of  
experience in building grand living spaces,  
Beacon Projects promises a life of  
good beginnings. So step up and get  
comfortable in the  
plush cradle of good life.





# THE SEAT OF GRAND BEGINNINGS

Located in Poojappura, the heart of Trivandrum,  
you cannot come across a better backdrop for your life.  
This is a locale known for a vibrant time in history when  
the King of Travancore presided over the Mahanavami  
celebrations. Now this blessed piece of land is surrounded  
by educational institutions and pockets of recreation.  
Embark on a life of convenience, comfort,  
and grand beginnings at Mayfair.





# THE LOUNGE OF LEISURE

- Health Club
- Landscaped Gardens
- Children's Play Area
- Multipurpose Hall with Banquet Facility
- Air-Conditioned Suite Room
- Generator Back-Up
- Waste Management Facility
- Biometric Entry System





# THE FOUNDATION OF COMFORT

14 Floors • 23 Apartments • 1+2+3 BHK





BEACON  
**MAYFAIR**  
APARTMENTS  
POOJAPPURA









# THE THRONE OF SPLENDOUR

Open your eyes to a life of celebrations  
at Mayfair. Settle into the throne of splendour  
and experience a life of grand beginnings. Located in  
Poojappura, a locale rooted in the rich tradition  
of history, Mayfair is your private space, your  
kingdom of peace and prosperity.





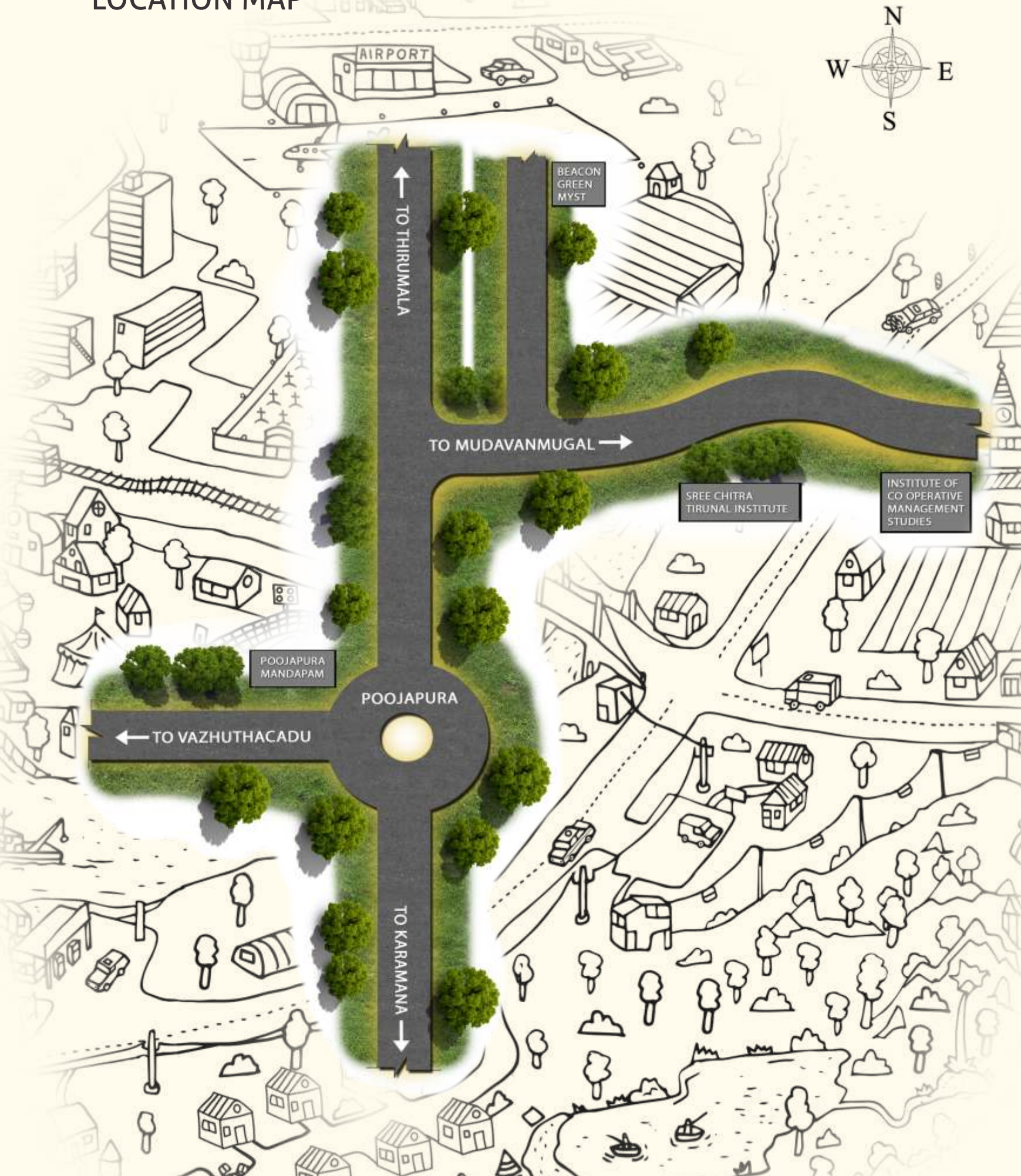
# THE COUCH OF CONVENIENCE

- Mudavanmugal - **700** metres
- Sri Chitra Biomedical Technology Wing- **300** metres
- Poojappura Junction- **800** metres
- Institute of Cooperative Management Studies - **50** metres
- Beacon Greenmyst - **1.5** km
- Vazhuthacaud - **1** km
- SBI Local Head Office - **900** metres
- Thirumala - **2** km



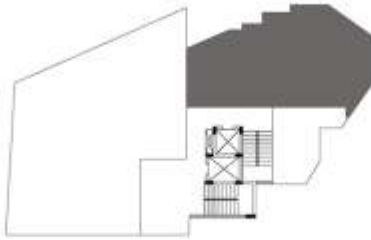
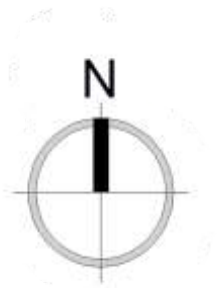


# LOCATION MAP





# FLOOR PLANS



KEY PLAN

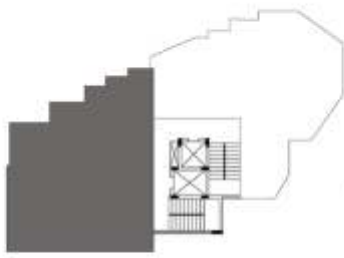


**TYPE - A (2 BHK)**  
**SALEABLE AREA - 1310 Sq:ft**  
**GROUND FLOOR**

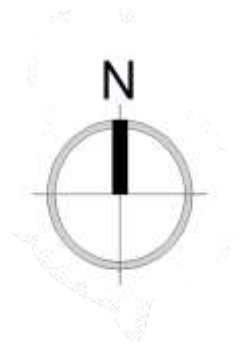
|                  |                 |
|------------------|-----------------|
| 1. LIVING/DINING | 8.10 M x 3.50 M |
| 2. BED           | 4.36 M x 3.27 M |
| 3. BALCONY       | 2.63 M x 1.50 M |
| 4. TOILET        | 1.50 M x 2.20 M |
| 5. TOILET        | 1.50 M x 2.45 M |
| 6. BED           | 3.50 M x 3.33 M |
| 7. KITCHEN       | 2.86 M x 3.80 M |
| 8. WORK AREA     | 1.68 M x 2.20 M |
| 9. BALCONY       | 1.80 M x 3.10 M |

Furniture and fixtures are indicative only. Slight variation may occur in area/dimensions. All dimensions are in metres.





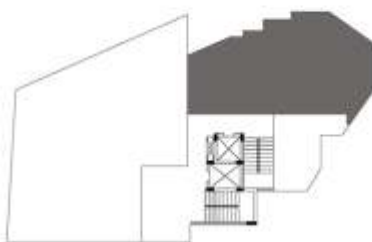
KEY PLAN



**TYPE - B (3 BHK)**  
**SALEABLE AREA - 1735 Sq:ft**  
**FIRST FLOOR TO SEVENTH FLOOR**

|              |                 |
|--------------|-----------------|
| 1. LIVING    | 3.58 M x 3.50 M |
| 2. DINING    | 3.98 M x 4.83 M |
| 3. BED       | 3.46 M x 3.72 M |
| 4. TOILET    | 1.42 M x 2.40 M |
| 5. TOILET    | 1.42 M x 2.40 M |
| 6. BALCONY   | 6.43 M x 1.80 M |
| 7. BED       | 4.23 M x 4.22 M |
| 8. WORK AREA | 2.58 M x 1.62 M |
| 9. KITCHEN   | 2.98 M x 3.09 M |
| 10. BALCONY  | 2.70 M x 1.50 M |
| 11. TOILET   | 1.50 M x 2.60 M |
| 12. BED      | 3.24 M x 3.32 M |





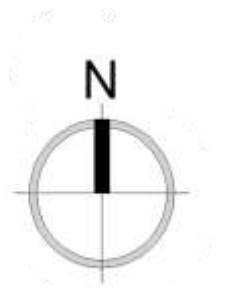
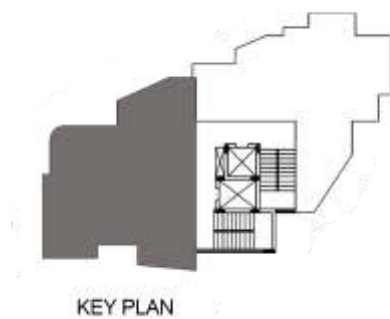
KEY PLAN



**TYPE - C (3 BHK)**  
**SALEABLE AREA - 1642 Sq:ft**  
**FIRST FLOOR TO SEVENTH FLOOR**

|                  |                 |
|------------------|-----------------|
| 1. LIVING/DINING | 8.10 M x 3.50 M |
| 2. BALCONY       | 1.80 M x 3.10 M |
| 3. TOILET        | 2.21 M x 1.50 M |
| 4. BALCONY       | 3.00 M x 1.80 M |
| 5. BED           | 3.34 M x 4.07 M |
| 6. BED           | 4.36 M x 3.27 M |
| 7. BALCONY       | 2.63 M x 1.50 M |
| 8. TOILET        | 1.50 M x 2.20 M |
| 9. TOILET        | 1.50 M x 2.24 M |
| 10. BED          | 3.50 M x 3.33 M |
| 11. KITCHEN      | 2.86 M x 3.90 M |
| 12. WORK AREA    | 1.68 M x 2.20 M |

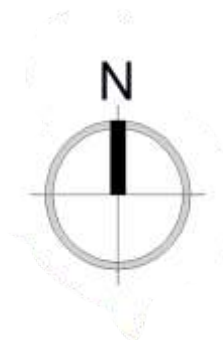
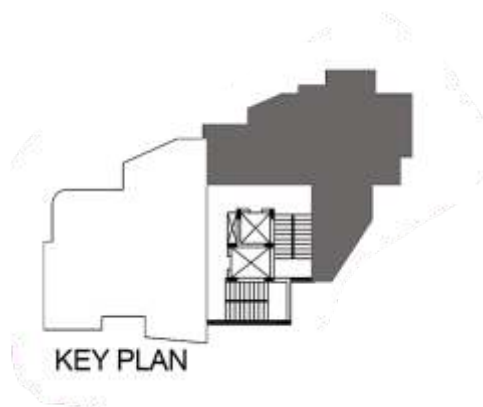




**TYPE - D (2 BHK)**  
**SALEABLE AREA - 1349 Sq:ft**  
**EIGHTH & NINTH FLOOR**

|                   |                 |
|-------------------|-----------------|
| 1. LIVING/ DINING | 7.56 M x 3.50 M |
| 2. UTILITY        | 2.96 M x 1.20 M |
| 3. BED            | 3.46 M x 3.72 M |
| 4. BALCONY        | 3.96 M x 1.50 M |
| 5. TOILET         | 1.42 M x 2.40 M |
| 6. TOILET         | 1.42 M x 2.40 M |
| 7. BED            | 3.24 M x 3.11 M |
| 8. DRESS          | 3.24 M x 1.85 M |
| 9. BALCONY        | 1.80 M x 3.20 M |
| 10. KITCHEN       | 4.85 M x 2.70 M |





**TYPE - E (2 BHK)**  
**SALEABLE AREA - 1198 Sq:ft**  
**EIGHTH & NINTH FLOOR**

|            |                 |
|------------|-----------------|
| 1. LIVING  | 3.34 M x 4.07 M |
| 2. BALCONY | 1.70 M x 1.80 M |
| 3. DINING  | 4.16 M x 3.50 M |
| 4. BED     | 4.36 M x 3.27 M |
| 5. TOILET  | 3.10 M x 1.40 M |
| 6. KITCHEN | 1.72 M x 2.07 M |
| "          | 2.67 M X 3.02 M |
| 7. TOILET  | 2.23 M x 1.50 M |
| 8. BED     | 3.30 M x 3.50 M |

Furniture and fixtures are indicative only. Slight variation may occur in area/dimensions. All dimensions are in metres.



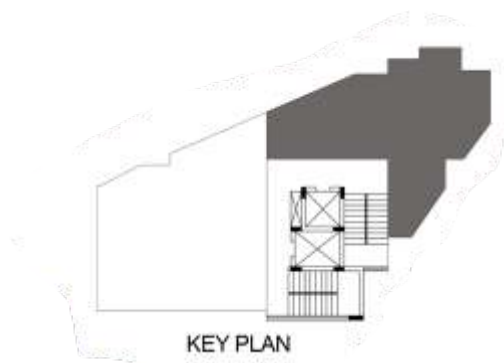


**TYPE - F (2 BHK)**  
**SALEABLE AREA - 1069 Sq:ft**  
**TENTH & ELEVENTH FLOOR**

|    |               |                 |
|----|---------------|-----------------|
| 1. | LIVING/DINING | 6.18 M x 3.50 M |
| 2. | WASH          | 1.42 M x 1.20 M |
| 3. | BED           | 3.46 M x 3.72 M |
| 4. | TOILET        | 1.42 M x 2.40 M |
| 5. | BED           | 3.80 M x 3.70 M |
| 6. | KITCHEN       | 2.60 M x 3.00 M |
| 7. | TOILET        | 2.60 M x 1.20 M |
| 8. | BALCONY       | 2.10 M x 2.30 M |

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**TYPE - G(1BHK)**  
**SALEABLE AREA - 879 Sq:ft**  
**TENTH & ELEVENTH FLOOR**

|    |               |                 |
|----|---------------|-----------------|
| 1. | LIVING/DINING | 6.80 M x 3.50 M |
| 2. | WASH          | 1.81 M x 1.50 M |
| 3. | KITCHEN       | 2.60 M x 3.50 M |
| 4. | TOILET        | 2.70 M x 1.50 M |
| 5. | BED           | 3.60 M x 3.30 M |
| 6. | BALCONY       | 1.60 M x 2.80 M |



# Building specifications

|                        |  |
|------------------------|--|
| Foundation & Structure | Earthquake resistant RCC framed structure.   |
| Flooring               | Vitrified tiles of size 60 cms × 60 cms for the entire apartment.  |
| Doors and Windows      | Teak wood entrance door. Attractive factory-made internal doors. Powder-coated aluminium sliding windows with glazed shutters.   |
| Kitchen                | Kitchen counter with granite top and single bowl with drain board stainless steel sink. Glazed tiles above the counter to a height of 45 cms.  |
| Toilet                 | Flooring and dadoing up to lintel level with glazed tiles. Concealed piping with white sanitary fixtures and CP fittings. Hot and cold mix tap with shower. Geyser point in all bedroom toilets. |
| Painting               | Emulsion with putty finish for inside walls. Melamine finish for front door. Enamel paint for other doors.   |
| Electrical             | Concealed conduit wiring with PVC insulated copper cables for light, fan, and plug points. AC point in all bedrooms, etc., controlled by ELCB and MCB with independent KSEB metres.              |
| Telephone and TV       | Concealed conduits for telephone and cable TV in drawing room and master bedroom.  |
| Lift                   | One lift stopping at all residential and parking floors.   |
| Generator              | Generator back-up for lift, common lights, water pumps, etc., 5 points for each apartment.   |
| Security               | 24-hour-security arrangements.   |
| Water Supply           | Round-the-clock water supply through sump and overhead tank.   |
| Firefighting           | Modern firefighting arrangements.  |
| Water Proofing         | Leak-proof fibre glass lining for all toilets.   |

## Amenities

Air-conditioned suite room • Fitness centre • Spacious lobby • Cable/Internet connectivity  
Proximity entry system (biometric) • Reticulated gas supply • Driver's dormitory



# Terms and conditions

Once allotted and agreement signed, the prices are firm. All payments are to be made only by Demand Draft or by local cheques favouring Beacon Projects Pvt. Ltd., payable at Trivandrum. Possession shall be given to the customer on settling of all the dues to the company. Beacon Projects Pvt. Ltd. reserves the right to accept or reject any application. Statutory Deposits, part of transformer cost/cable such as Building Tax, Construction Workers Welfare Fund, VAT and Service Tax to be paid by the buyer.

## **Payment Schedule**

25% of the total contracted amount to be paid on signing of the agreement and balance in instalments as in agreement through post-dated cheques or in a mutually agreed basis as provided in the agreement.

## **Maintenance**

Owners' Association/Trust will be formed on handing over the possession of the apartments. Membership in the above Association/ Trust is compulsory, not optional. The Owners' Association/Trust will carry out all necessary routine annual maintenance and repairs of common area and exterior wall of the building, common installation and fittings and payment of electrical and water charges for common facilities and services. Maintenance charges/deposits are to be paid by each owner regularly and on time. The maintenance will be carried out by the builder till the formation of the Owners' Association, which will take over the maintenance. Maintenance deposit/advance is collected from all the owners by the builder and after appropriating the expenses incurred by the builder during the period of maintenance done by them. The builder shall transfer the balance amount to the Association.

## **Documentation**

As per government norms.  
All disputes are subject to Trivandrum jurisdiction only.



CALL: 98471 77709, 98958 19330

#### DELIVERED PROJECTS



BEACON  
green Leaves  
APARTMENTS

KANJIRAMPARA



BEACON  
green Heights  
APARTMENTS

MEDICAL COLLEGE



BEACON  
green Lillies  
APARTMENTS

VETTAMUKKU  
NEAR POOJAPURA



BEACON  
green Grace  
LUXURY APARTMENTS

ALATHARA  
NEAR TECHNOPARK



BEACON  
green Myst  
LUXURY APARTMENTS

POOJAPURA



BEACON  
green Square  
LUXURY APARTMENTS

ESWARAVILASAM ROAD  
VAZHUTHACAUD

#### ONGOING PROJECTS



BEACON  
Colors  
APARTMENTS

MANNANTHALA



BEACON  
Sky  
APARTMENTS

ANAYARA



BEACON  
terrace  
APARTMENTS

MANNANTHALA



BEACON  
Fort view  
APARTMENTS

WEST FORT  
TRIVANDRUM

**BEACON**<sup>®</sup>  
PROJECTS

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TRIVANDRUM

