



BEACON[®]
PROJECTS

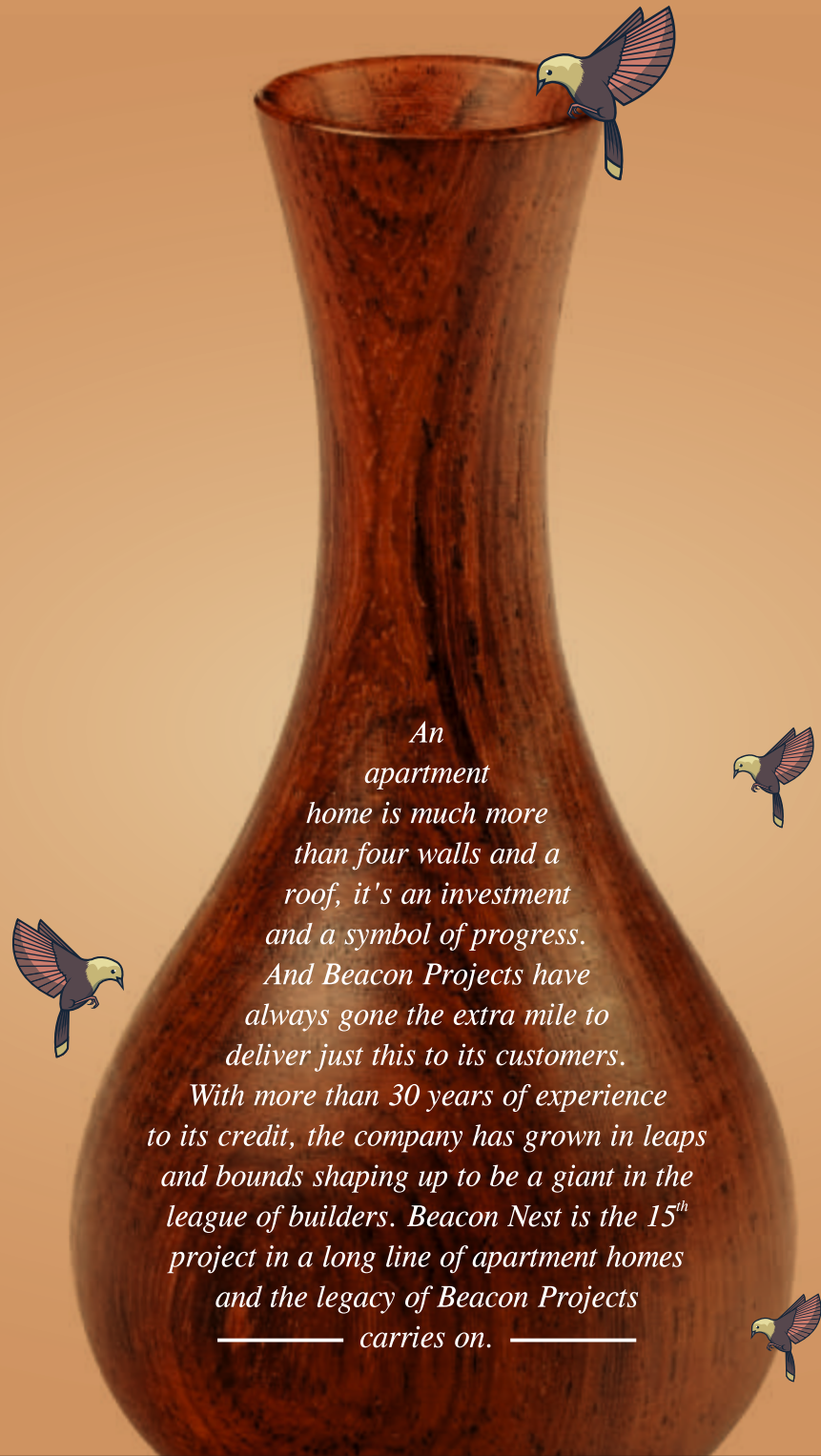
THE NEST
of **GOOD**
LIFE.



A
LEGACY
of GOOD
LIFE.

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The images shown is for illustration purpose only.



*An
apartment
home is much more
than four walls and a
roof, it's an investment
and a symbol of progress.
And Beacon Projects have
always gone the extra mile to
deliver just this to its customers.*

*With more than 30 years of experience
to its credit, the company has grown in leaps
and bounds shaping up to be a giant in the
league of builders. Beacon Nest is the 15th
project in a long line of apartment homes
and the legacy of Beacon Projects
————— carries on. —————*



With a new era underway, life is already moving at a breakneck pace and it has become important to slow down. To pull the brakes. To Pause. To revel in the moments in between. So, come unwind and experience a lifestyle of sheer leisure.

A LIFESTYLE *of* LEISURE.



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Inspired by sustainable yet flexible designs seen in nature, we present Beacon Nest, an elegant 2&3 BHK apartment project where everything has been handpicked for maximum comfort and convenience. The apartment project comprises 21 units across a total of 5 floors and is reported to be a top residential landmark in the city.

THE EMBODIMENT of COMFORT.

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K- RERA/PRJ/TVM/004/2024

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THE VANTAGE POINT *of* VAZHUTHACAUD.

In nature, your vantage point gives you your advantage and Beacon Nest with its positioning in Vazhuthacaud, ensures you get the advantage of location.







A BIRD'S *eye* VIEW.

Kowdiar Palace

*Manaveeyam
Veedhi*

*Cotton Hill
Girls' School*

Poojappura



All India Radio



*Govt. Women's
College*

*Kanakakunnu
palace*

Railway Station

Museum

*Trivandrum
International Airport*

LuLu Mall

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NATURE *meets* NURTURE.

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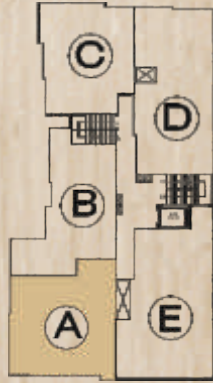
At Beacon Nest, a wholesome living experience awaits you effectively combining modern design solutions with the beauty of nature.



*Fitness Centre • Biometric Entry System • Generator Back-Up • Furnished Lobby • Reticulated Gas Supply • Driver's Room • Cable / Internet Connectivity
5KWA Solar Panel • Charging Point for Electric Vehicle*



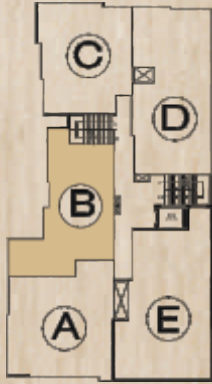
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TYPE: A
2BHK (1st to 4th FLOOR)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	PLINTH AREA	SUPER BUILTUP AREA
830 SQ.FT.	47 SQ.FT.	940 SQ.FT.	1194 SQ.FT.

*All dimensions may vary slightly during construction. Furniture layout are indicative only. All dimensions are in centimeters.

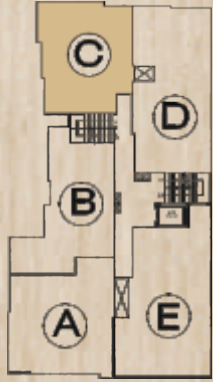


TYPE: B
2BHK (1st to 4th FLOOR)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	PLINTH AREA	SUPER BUILTUP AREA
660 SQ.FT.	97 SQ.FT.	840 SQ.FT.	1067 SQ.FT.

*All dimensions may vary slightly during construction. Furniture layout are indicative only. All dimensions are in centimeters.

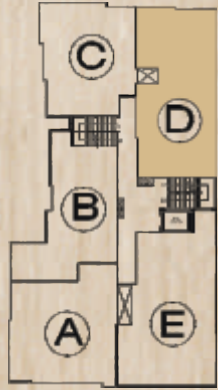




TYPE: C
2BHK (1st to 4th FLOOR)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	PLINTH AREA	SUPER BUILTUP AREA
704 SQ.FT.	58 SQ.FT.	829 SQ.FT.	1052 SQ.FT.

*All dimensions may vary slightly during construction. Furniture layout are indicative only. All dimensions are in centimeters.



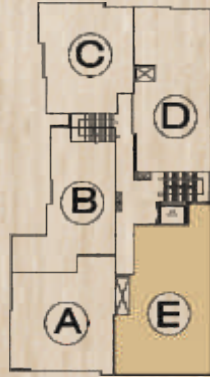
TYPE: D

3BHK (GROUND & 1st to 4th FLOOR)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	PLINTH AREA	SUPER BUILTUP AREA
889 SQ.FT.	81 SQ.FT.	1065 SQ.FT.	1353 SQ.FT.

*All dimensions may vary slightly during construction. Furniture layout are indicative only. All dimensions are in centimeters.





TYPE: E
3BHK (1st to 4th FLOOR)

RERA CARPET AREA	EXCLUSIVE BALCONY AREA	PLINTH AREA	SUPER BUILTUP AREA
965 SQ.FT.	98 SQ.FT.	1155 SQ.FT.	1466 SQ.FT.

*All dimensions may vary slightly during construction. Furniture layout are Indicative only. All dimensions are in centimeters.



BUILDING SPECIFICATIONS.

FOUNDATION AND STRUCTURE:	RCC framed structure with red brick / solid / hollow block partitions.
FLOORING AND TILING:	80 x 80 cm vitrified tile flooring for all apartments in living, dining and bedrooms. Antiskid /matt finish ceramic flooring tiles for balcony, kitchen, toilets and work area. Glazed or matt finish ceramic tiles for toilet walls.
DOORS AND WINDOWS:	Main Entrance Door: Factory-made laminated solid door with hardwood frame. Attractive factory-made internal doors. Powder-coated aluminium frames with glazed shutters (openable / sliding) and MS safety grills with enamel painted finish for windows. Door to balcony will be powder-coated aluminium with fixed / open or sliding glazed shutters.
SANITARY & PLUMBING:	Sanitary Fittings: EWC wall-mounted with flushing cistern. Provision for counter / wall- mounted wash basin in dining area. Wall-mounted wash basin for all bedroom attached toilets inside the apartments. All sanitary and CP fittings shall be provided. All sanitaryware items will be in white colour. Provision for hot water connection for shower in each attached bathroom. Towel rods / towel ring, soap dish and health faucet shall be provided for all inside bedroom attached toilets. Kitchen / Work Area counter with granite top, sink and tiling above the counter comes under the client's scope.
ELECTRICAL:	Concealed three phase wiring with ISI marked quality, PVC insulated copper cables, modular switches, adequate light points, fan points, 6A /16A power plug points controlled by ELCB and MCB. Two light points, one fan point and two 6A sockets will be provided for living, dining and bedrooms and four 6A sockets and three 16A sockets in kitchen / work area. Light fixtures shall be provided for the common areas and external areas. Provision for geyser points in all bedroom attached toilets and exhaust fan point in all toilets inside the apartments and the kitchen. Provision for telephone and internet shall be provided in the living room and master bedroom. Power back-up with generator will be provided for all common services and for individual apartments, however back-up will be provided for one light and fan point in each room and one TV point in the living room.
PAINTING:	Cement-based putty, one coat of primer and two coats of emulsion paint shall be provided for internal areas. Two coats of weather shield exterior grade paint over one coat of primer will be applied on the external surface.
AIR CONDITIONING:	Provision for split AC point in all bedrooms will be provided.
WATER SUPPLY:	Borewell / open well and KWA water supply. KWA water-supply based on Govt. norms.
LIFT:	One lift that stops at all residential and parking floors.
CABLE TV:	Provision for cable TV connection in living room and master bedroom.
FIRE SAFETY:	Fire protection systems as per rules.
SECURITY:	Provision for intercom from security cabin to individual apartments. Access control system for lobby area in Ground & First floor. CCTV cameras in gate, parking floors and reception area.



GOOD LIFE TERMS & CONDITIONS.

GENERAL:

- Once allotted and the agreement signed, the prices are firm.
- All payments shall be made by DD or local cheques in favour of 'Beacon Projects Pvt. Ltd.' payable at Trivandrum.
- All measurements shown in this brochure are subject to minor variations without specific or general notices.
- Statutory deposits, GST and any other statutory levies subsequently enforced by Govt. bodies, required deposits for obtaining KSEB power supply, KWA water supply, Apartment Owners Association, Construction Workers Welfare Fund and other relevant deposits are to be paid by the buyer.
- The company reserves the right to accept or reject any application from buyers.
- The company reserves the right to cancel the allotment in case payments are not made as per the terms of the signed agreement. In such cases, previous payments if made, will be returned without interest, booking amount and incidental expenditure shall be deducted according to RERA rule.
- We have not authorized any agency to make any oral promises or assurances on our behalf with regard to the specifications of the apartments in question. Purchasers have to rely only upon the terms of the buyer's sale agreement which is a comprehensive document containing all the Terms and Conditions applicable between the parties.
- All transactions are subject to Trivandrum jurisdiction only.
- Reasonable care has been taken to guarantee exactness in the preparation of information in this brochure, buyers should rely only on the buyer's sale agreement. Visual representation including models, drawings, illustrations, photographs and art renderings etc. are illustrative artistic impressions only. The information contained herein, the fittings, finishes, features and other display in the show units or elsewhere, are for general guidance only, and are subject to change and should not be fully relied upon since we reserve the rights to modify features, any unit, or any part thereof as may be approved or required by the company or required by our architects, or by the relevant statutory authorities.

DOCUMENTATION:

Documentation of an apartment comprises of two parts:

- On allotment, RERA agreement will be executed between the builder and the purchaser; for the sale of undivided share of land and Construction Agreement to build an apartment.
- The sale deed for the undivided share of land and apartment super built-up area and carpet area will be registered in favour of the purchaser on receipt of the entire payments. Stamp duty, documentation charges, registration charges and incidental expenses for the registration of the sale deed shall be borne by the buyer.

MAINTENANCE:

An Owner's Association will be formed following the handing over process with the possession of the apartments, membership in the above association is mandatory. The Owner's Association will carry out all necessary routine and annual maintenance and repairs to common area and exterior wall of the building, common installation and fittings, payment of electrical and water charges for common facilities and services. Maintenance and charges/deposits are to be paid by each owner regularly and timely. The maintenance deposit / advance is collected from all the owners by the builder and after appropriating the expenses incurred by the builder during the period the maintenance was done by them, the builder shall transfer the balance amount to the account of the Owner's Association.



DELIVERED PROJECTS



KANJIRAMPARA



MEDICAL COLLEGE



VETTAMUKKU
NEAR POOJAPPURA



ALATHARA
NEAR TECHNOPARK



POOJAPPURA



ESWARAVILASAM ROAD
VAZHUTHACAUD



MANNANTHALA



MANNANTHALA



ANAYARA



WEST FORT



ENCHAKKAL



DPI VAZHUTHACAUD



**ONGOING
PROJECTS**



POOJAPPURA



AAKULAM



JAWAHAR NAGAR
NEAR, SASTHAMANGALAM

CREDAI
THIRUVANANTHAPURAM



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