



Q DEVELOPERS
Crafting Lifestyles





STAYING ROOTED

Home. The place where it all comes together. Our role in it? The creators.

Q Developers as a team believe in quality homes at affordable prices as the need of the hour.

A group of talented professionals move towards this dream staying rooted to the values of cultural architecture.







THE VENTURE



The first signature home from Q Developers at Calicut. Any place in Calicut is an ideal location. And then, when we still rave about the location, there sure is something to it. 18 signature villas with 3,4 and 5 BHK options spread across 2 acres of land, built in contemporary architecture is set in close proximity to the Airport, Cyber Park and popular schools like Sadhbhavana World School and Bharatiya Vidya Bhavan, hospitals like Metro International Cardiac Centre, Apollo Cradle and Medical College and lifestyle centres like Hilite Mall, RP Mall and Focus Mall. Tucked in nature's haven, this is THE VENTURE.



THE INSIDE

Interiors. Presentation always counts. And for this, you need to distill your tastes and ideas to suit your space needs.

This is where our minds come into play. Every detail artfully conceived, carefully drawn and passionately created - the concept born in your imagination brought to life gives you the BEST of the insides.



WORLD CLASS AMENITIES

Dwellers will admire the exquisite signature villas as it includes a multitude of high-end features and many gorgeous amenities like the Gymnasium, Swimming Pool, Children's Play Area, Clubhouse, Multipurpose Halls, Badminton Court, Table Tennis, Billiards , Party Lawn, Basketball Court, Play Field , Jacuzzi & Steam and Landscaped Gardens.



CRAFTING LIFESTYLES

Panache. Stylishly elegant and confident defines our dream project and customers. The booming real estate sector in Kerala inspired us to establish Q Developers. But for this, it is important to understand the client - you.

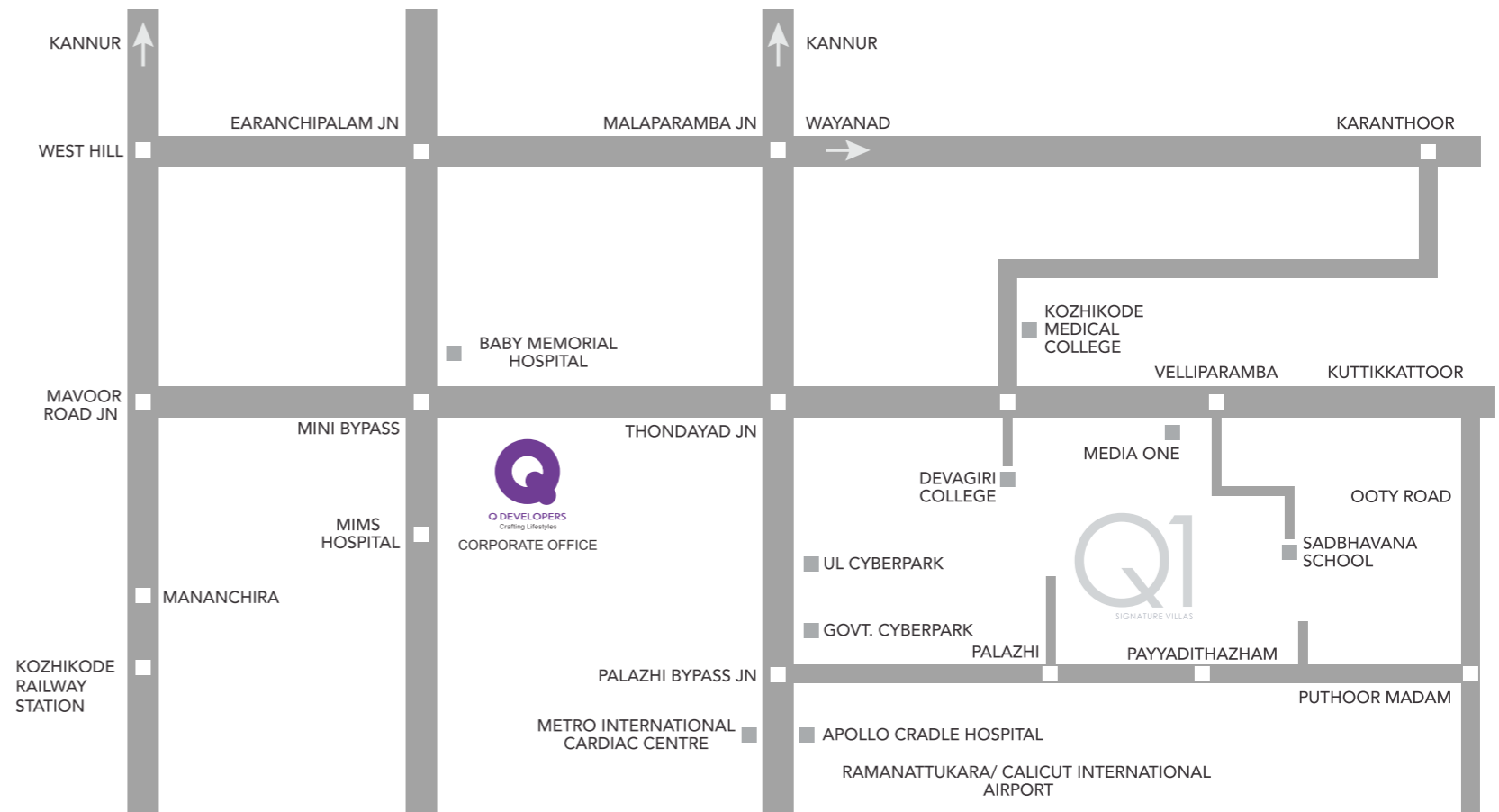
This is where we come into action- A personal Q touch by a team of professionally talented in-house designers.

We are your **personal** lifestyle crafters.





LOCATION MAP





SITE LAYOUT



VILLA TYPE - A

TOTAL 2726.00 SQ.FT



GROUND FLOOR 1394.00 SQ.FT



FIRST FLOOR 1332.00 SQ.FT

SPECIFICATIONS

Foundation: Random rubble masonry

Structure: Laterite stone masonry for walls

Roof Slab: Reinforced cement concrete

Flooring: Parquet floors with wooden finish for master bedroom, superior quality vitrified tiles for the rest of the floors

Doors: Front main doors and kitchen outer door of teak wood; Internal doors - wooden frame with flush doors in veneer finish,
UPVC doors for open terrace, balcony and patio areas

Windows: UPVC sliding windows, front side structural glazing in good quality aluminum sections

Kitchen: Rustic tile flooring with glazed dado tile upto 60 cms from counter top, granite slab for counter tops

Toilet: Anti-skid tiles on floor and wall tiles upto 7 feet height

Plumbing: Concealed plumbing with CP fittings of American standard or equivalent

Sanitary: Fittings of American Standard or equivalent

Painting: Putty finished emulsion paint for interiors, weather proof paint for exterior, melamine polish for teak wood doors,
enamel paint for grills

Electrical: Three phase, concealed copper wiring with wire of standard brands like RR, V-guard or equivalent,
with modular switches of Legrand or equivalent with ELCB, MCB and DG backup for common area lightings.

Water Supply: 24 hrs water supply from overhead tank



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Call: +91 90208 11111 | **W:** www.qdevelopers.in

T: +91 495 4090000 | E: info@qdevelopers.in

Corporate Office: Q Developers, 6th Floor, MPS Tower, Opp. Federal Tower,
Mavoor Road, Arayidathupalam, Calicut - 673004, Kerala, India