

A Higher Quality Of Urban Living!

MERITUS

Commercial Cum Residential Project

Landmark
— **Merit****us**

📍 Thiruvannur, Calicut

Landmark — Meritus

Welcome to the higher quality of urban living in Calicut, where the best of comforts, conveniences and connectivity offers you an unparalleled lifestyle. Equipped with all the uppy assets, these homes come with superior interiors that have been carefully designed by expert interior designers for an opulent feel. We combine comfort with luxury.





Landmark Meritus is a sleek residential and commercial project that includes 126 units of 2 and 3 BHK apartments and more than 20,000 Sq.ft of commercial space located at Thiruvannur in Calicut with contemporary style & sophisticated interiors. Landmark Meritus is an epitome of comfort and conveniences topped with modern interiors and quality fixtures & fittings. With close proximity to all conveniences such as schools,hospitals,temples, LULU mall & convention centre, bus and railway station with added perks of a 5,000 Sq.Ft grand party area and infinity pool. Landmark Meritus lets you reinvent and rediscover the life you always dreamt of and the commercial space associated makes it a world of its own.

A new wave of modern lifestyle

The planning and design of our apartment incorporate modern thinking to ensure an auspicious environment. The grandeur of stunning living spaces and tranquility at your convenience when you have a wide range of amenities to choose for leisure. The commercial complex correlated with the tower opens up limitless business opportunities and contributes to transforming the property to a world of its own. Your beloved family can embrace each new day with confidence in the blessings of good fortune to come.



Landmark — Meritus

126
UNITS

2 BHK
1,020-1,370
Sq.Ft

3 BHK
1,296-2,416
Sq.Ft

AMENITIES & LIFESTYLE

- A/C Grand Lobby With Wifi
- Landscaped Rooftop Party Area
- Rooftop Infinity Pool
- Reading Lounge
- A/C Fitness Centre
- Indoor Play Area
- Semi Basket Ball Court
- Guest Suites
- Association Rooms

CONVENIENCE

- High Speed Elevators
- Backup Generator
- Smart Home Security
- Car Wash Area
- Electronic Pabx System
- Centralised Gas Supply
- General Store
- Common Toilets And Wash Rooms



A/C GRAND LOBBY

Contemporary outlook and nuanced design elements along with key furniture pieces add opulence and flavour to the A/C grand lobby.



ROOFTOP INFINITY POOL

The expansive and scenic roof top infinity pool offers a relaxing and dreamy getaway for spending copious amount of your recreational time.



A/C FITNESS CENTRE

Best equipped and spacious A/C fitness centre offers an elevated fitness experience that helps you achieve your fitness goals.



READING LAUNCH

The reading lounge ensures a perfect place for a peaceful reading time or a place to just relax and work in an ambient atmosphere.



KIDS PLAY AREA

The soft kids play area features a wide range of fun activities provides your kids a great way to burn their energies and to connect with new friends.



20000
Sq.Ft
Commercial
Space



22
Units



140 Mtr
Road
Frontage

Commercial Area Detail

SHOP	CARPET SQFT	EXTERNAL WALL SQFT	SHARE OF COMMON AREA	TOTAL
1	1568	86	347	2001
2	1386	49	301	1736
3	1528	49	331	1908
4	1028	38	224	1290
5	607	42	136	785
6	356	18	79	453
7	356	18	79	453
8	272	25	62	359
9	550	48	125	723

Ground Floor

First Floor

10	1542	104	346	1992
11	694	43	155	892
12	690	47	146	843
13	388	32	88	508
14	437	10	94	541
15	941	58	210	1209
16	265	30	62	357
17	443	40	102	585
18	291	29	67	387
19	251	23	58	332
29	258	22	59	339
21	395	31	90	516
22	854	82	196	1132

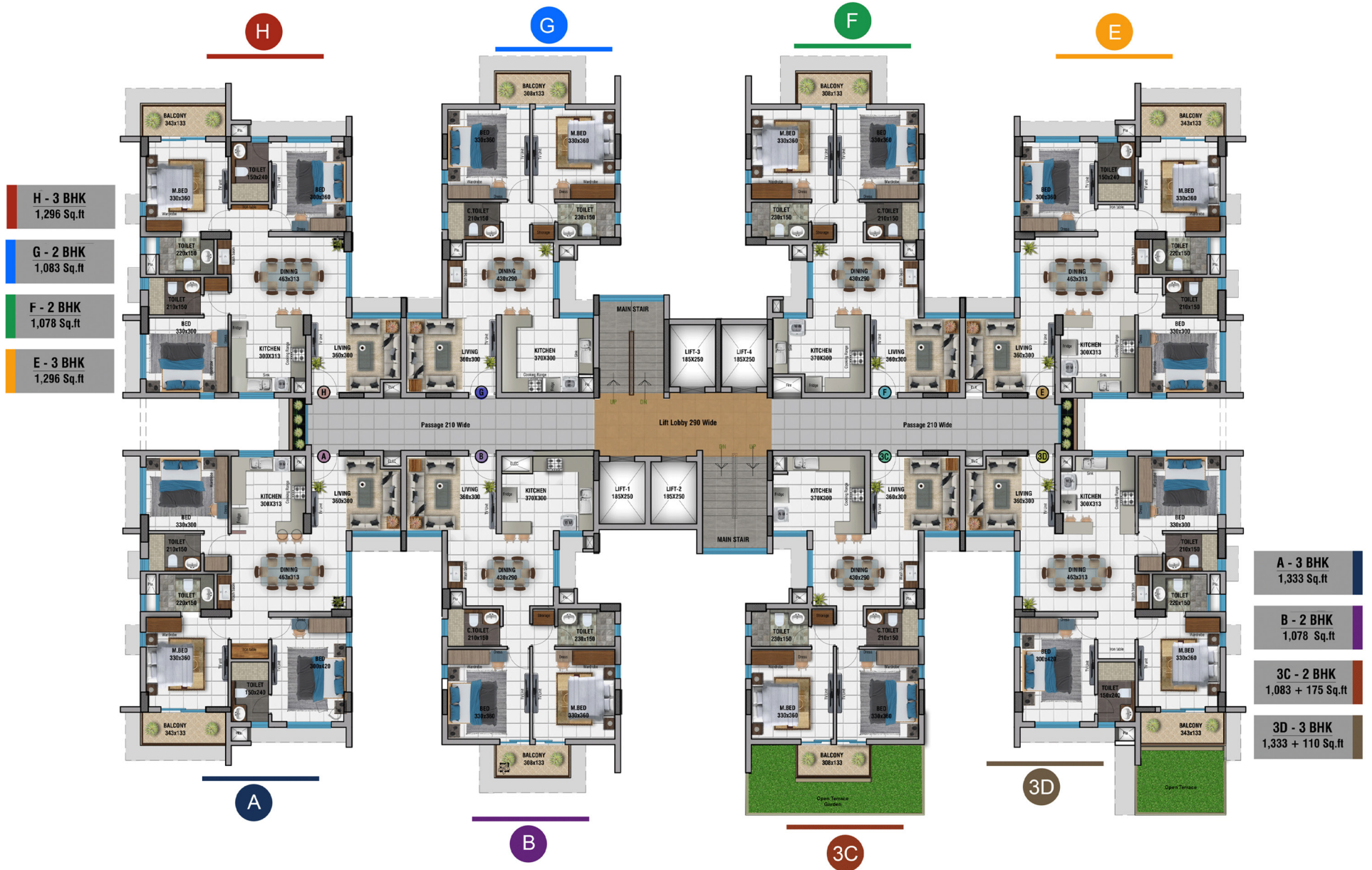


Basement Floor

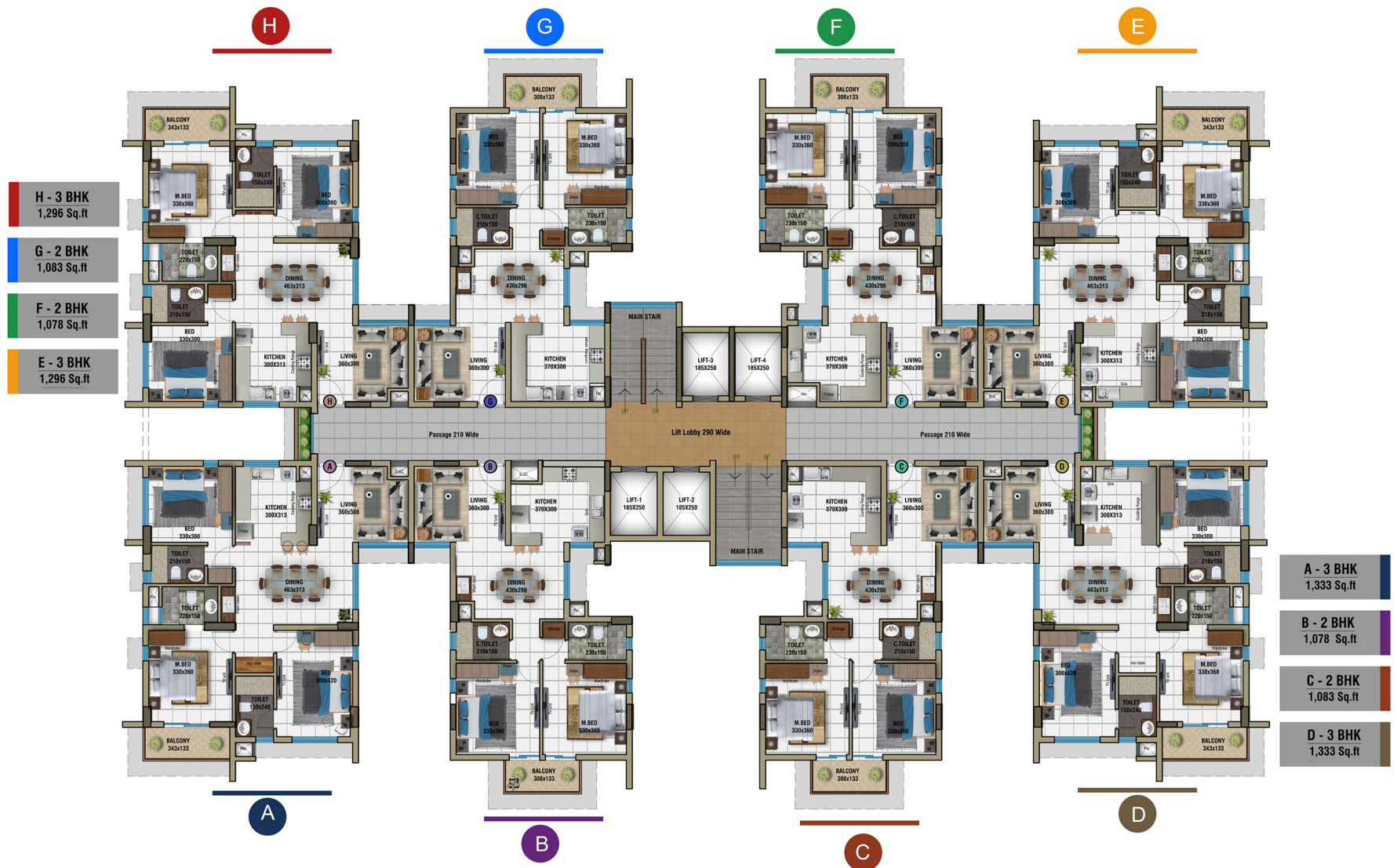




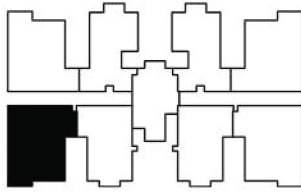




Third Floor



Typical Floor
4th to 16th



TYPICAL FLOOR 2nd to 16th



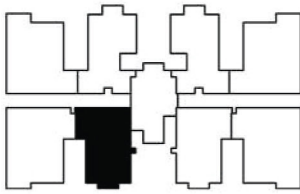
Type - A

Saleable Area
1333 Sq.Ft

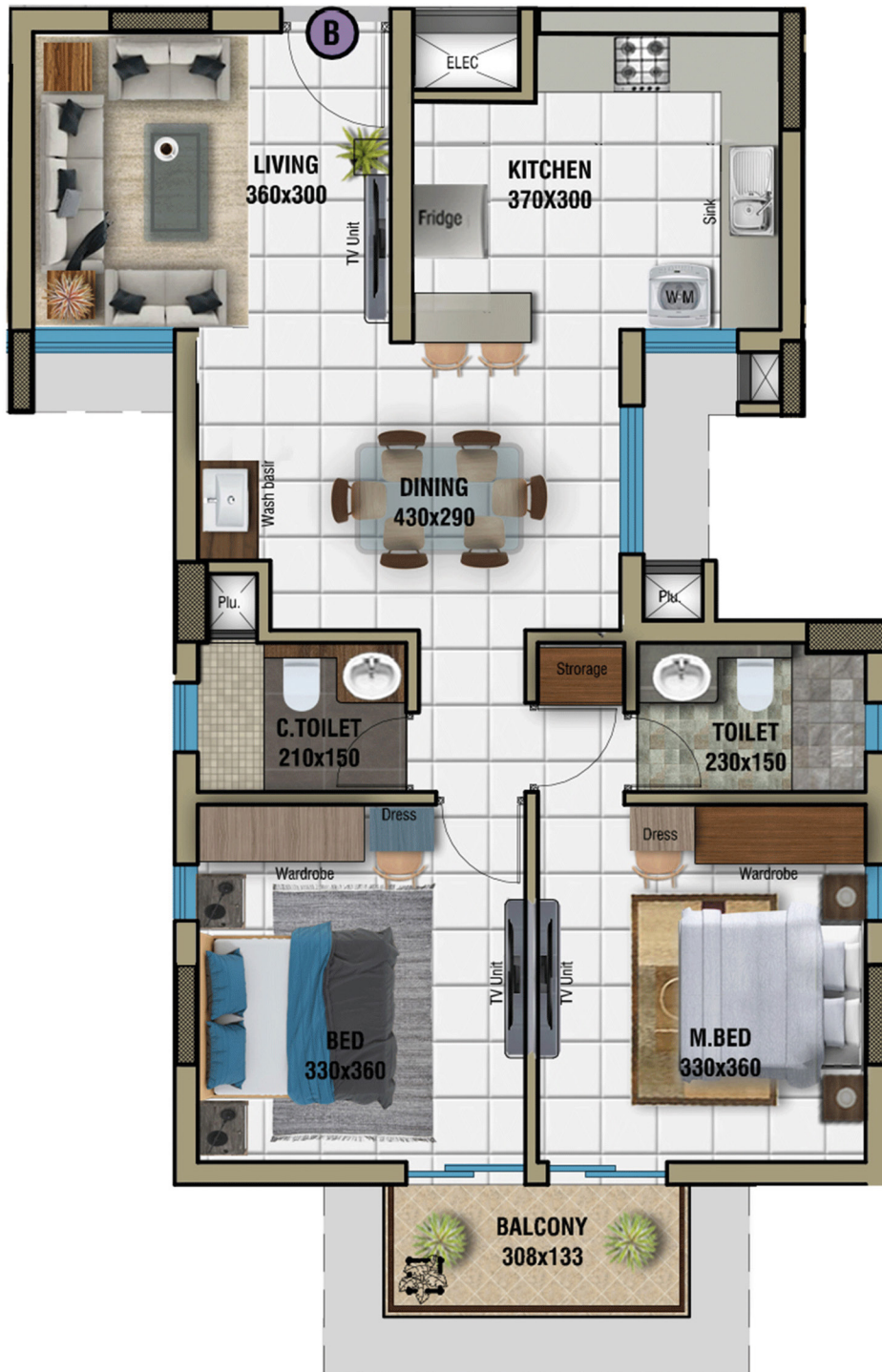
3 Bedroom

- Living, Dinning
- Kitchen
- Balcony
- 3 Toilet

Carpet Area	977 Sq.Ft
External Walls	94 Sq.Ft
Exclusive Balconies	49 Sq.Ft
Common Area	213 Sq.Ft
Total Area	1443 Sq.Ft



TYPICAL FLOOR 2nd to 16th



Type - B

Saleable Area
1078 Sq.Ft

2 Bedroom

- Living, Dinning
- Kitchen
- Balcony
- 2 Toilet

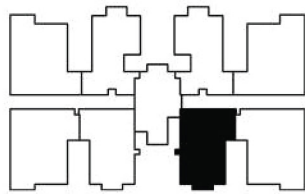
Carpet Area 767 Sq.Ft

External Walls 95 Sq.Ft

Exclusive Balconies 44 Sq.Ft

Common Area 172 Sq.Ft

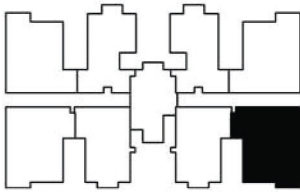
Total Area 1078 Sq.Ft



TYPICAL FLOOR 4th to 16th



Type - C	Saleable Area 1083 Sq.Ft
2 Bedroom ● Living, Dinning ● Kitchen ● Balcony ● 2 Toilet	
Carpet Area	771 Sq.Ft
External Walls	95 Sq.Ft
Exclusive Balconies	44 Sq.Ft
Common Area	173 Sq.Ft
Total Area	1083 Sq.Ft



TYPICAL FLOOR 4th to 16th



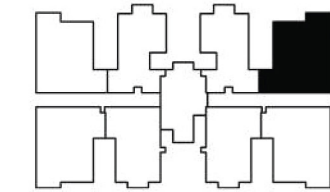
Type - D

Saleable Area
1333 Sq.Ft

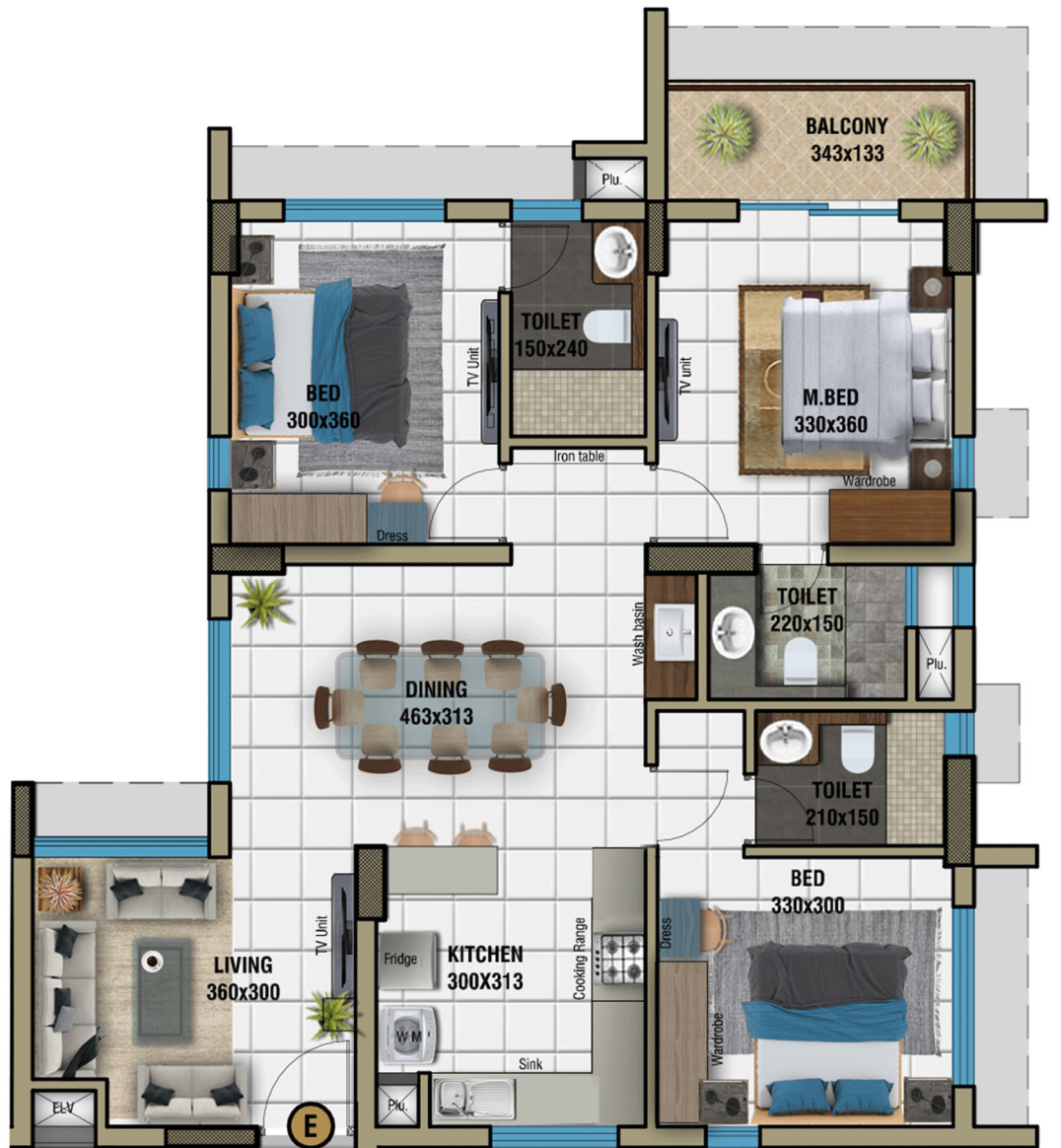
3 Bedroom

- Living, Dinning
- Kitchen
- Balcony
- 3 Toilet

Carpet Area	977 Sq.Ft
External Walls	94 Sq.Ft
Exclusive Balconies	49 Sq.Ft
Common Area	213 Sq.Ft
Total Area	1333 Sq.Ft



TYPICAL FLOOR 2nd to 16th



Type - E

Saleable Area
1296 Sq.Ft

3 Bedroom

- Living, Dinning
- Kitchen
- Balcony
- 3 Toilet

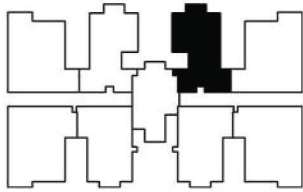
Carpet Area 946 Sq.Ft

External Walls 94 Sq.Ft

Exclusive Balconies 49 Sq.Ft

Common Area 207 Sq.Ft

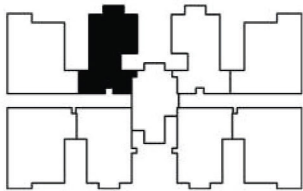
Total Area 1296 Sq.Ft



TYPICAL FLOOR 2nd to 16th



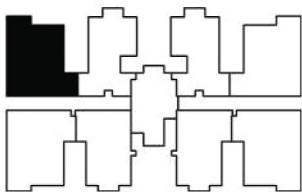
Type - F	Saleable Area 1078 Sq.Ft
2 Bedroom ● Living, Dinning ● Kitchen ● Balcony ● 2 Toilet	
Carpet Area	764 Sq.Ft
External Walls	98 Sq.Ft
Exclusive Balconies	44 Sq.Ft
Common Area	172 Sq.Ft
Total Area	1078 Sq.Ft



TYPICAL FLOOR 2nd to 16th



Type - G	Saleable Area 1083 Sq.Ft
2 Bedroom ● Living, Dinning ● Kitchen ● Balcony ● 2 Toilet	
Carpet Area	766 Sq.Ft
External Walls	100 Sq.Ft
Exclusive Balconies	44 Sq.Ft
Common Area	173 Sq.Ft
Total Area	1083 Sq.Ft



TYPICAL FLOOR 2nd to 16th



Type - H

Saleable Area
1296 Sq.Ft

3 Bedroom

- Living, Dinning
- Kitchen
- Balcony
- 3 Toilet

Carpet Area	946 Sq.Ft
External Walls	94 Sq.Ft
Exclusive Balconies	49 Sq.Ft
Common Area	207 Sq.Ft
Total Area	1296 Sq.Ft



Terrace Floor

Landmark Meritus Commercial Specification



Structure	:	Built on solid foundation ,the sturdy framed structure with columns and beams provides a secure frame work for the entire building.
Electrical & Plumbing	:	Concealed conduits with high grade copper wires connections / FRC cable.VGuard or equivalent brands for 24/7 safety and adequate points for power and lighting. Internal Roof : Premium distemper in white colour over 1 coat Putty & 1 Coat primer.
Painting	:	External & common Areas : Good quality weather - shielded paints keep your investment looking as good as new.(Asian or Equivalent brands)
Flooring	:	Premium quality vitrified tiles for common areas. Toilet flooring with premium quality ceramic tiles.
Dado Tiling	:	Wall dado up to false ceiling with premium brand ceramic tiles in toilets makes Maintenance and cleaning a breeze.
Sanitary Fixtures	:	Premium quality sanitary fixtures
Water Supply	:	Underground and overhead storage tanks of suitable capacity in addition to water source from captive well which means no more water worries. Provision for KWA/JAICA water supply scheme.
Sewage System	:	Safe,environment friendly Sewage Treatment Plant (STP) with Ultra Filtration plant that are harmonious with its surroundings as per PCB norms
Elevator	:	1 No.(185*185 cm) elevators
Generators	:	Round the clock stand by generator for uninterrupted power supply in Common areas
Security Arrangements	:	CCTV in common areas & round the clock security service
Fire & Safety	:	As per Fire Norms

* Specifications mentioned above are subject to changes as may be required by the authorities.

Apartment Specification

Homes created from the finest materials

STRUCTURE :

- > Seismic Zone 111 - Compliant RCC framed structure
- > Masonry with standard solid concrete blocks as per specification.

ELECTRICAL

- > Concealed conduits with high grade FRC Cables with adequate points for power and lighting
- > A/C provision in bedroom and Geyser point in all Bed Toilet
- > Modular Switches
- > Centralized cabling for DTH - Intercom
- > Adequate illumination for common area as per requirement

FLOORING - COMMON AREAS

Entrance Lobby & Lounge :

- > Granite/Imported Marble finish

Common Lobby

- > Premium quality double charged 80*80 vitrified tile flooring

FLOORING - APARTMENT

- > Premium quality double charged 80*80 vitrified tile flooring for entire apartment except Balcony & Toilets.

Balcony/Toilet :

- > Premium quality anti skid tiles.

Bathrooms

- > Premium quality designer tile dado up to false ceiling.

DOORS AND WINDOWS

- > Main door - Prehung veneer flush door with branded hardware.
- > Bedroom doors - Prehung flush door with branded hardware.
- > Toilet doors - Prehung flush door with water proof coating and branded hardware.
- > Windows - Clear glazed aluminium windows with shutters in track sliding system.

PAINTING

- > Long lasting paint for exterior :
- > Premium quality emulsion over 2 coats of putty and 1 coat of primer for all internal walls.
- > Premium quality emulsion over 1 coat of putty and 1 coat of primer for all internal ceilings.

SANITARY WARE

- > Concealed diverters, Wall mount EWC with concealed cistern, Premium Wash basins, and other accessories.
- > Branded CP & Sanitary Fittings

KITCHEN & UTILITY

- > Semi furnished kitchen with Granite work top, Single bowl sink and provision for water purifier
- > Glazed tile dado above worktop -60cm Height
- > Provision for Washing Machine in Utility/Kitchen

STANDBY POWER & GENERATOR

- > 100% DG back-up for lifts, pumps & common area lighting

HOME & SECURITY

- > CCTV for all common areas
- > Access controlled Entrance gate and Lobby

COMMON AMENITIES

- > Covered car parking on ownership basis
- > Centralized Gas Supply
- > Fire protection systems as per Govt standards
- > 4 high speed lifts
- > Underground and overhead storage tanks of suitable capacity
- > Provision for KWA/JAICA water supply scheme
- > Sewage Treatment Plant(STP) with Ultra Filtration Plant

IMPORTANT PLACES NEAR-BY THE PROJECT LOCATION

- Railway Station **4 KM**
- LuLu Mall, Mankavu **2 KM**
- Aster Mims Hospital, Mankavu **3 KM**
- Moffusil Bus Stand **5 KM**





Landmark — Meritus

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