



Landmark — Marquis

NELLIKKODE, THONDAYAD BYPASS

Marquis (noun)

A nobleman ranking above an earl and below a duke.

— *Oxford English Dictionary.*

Origin:

Middle English (via Old French): from medieval Latin marchio, 'ruler of a border province'.

Landmark —— Marquis

*A residence reserved for those who command
legacy and stature*



Landmark — Marquis



The *Prestige* of Address. The Assurance of a Vision.

Landmark Marquis, rising along NH 66 at Nellikkode, stands as a testament to refined living. It celebrates legacy, distinction, and a lifestyle that reflects sophistication. A home here is more than a residence, it is an expression of who you are.

Residential Building Type	B+G+15 Floors	60 2 & 3 BHK Units
60.82 Cents Land Area	1,08,580 Sq. Ft. Built-Up Area	

*Own a home
that defines
your stature.*



Where *location* becomes *legacy*!

Set in Calicut's most connected urban neighbourhood, Marquis is surrounded by the city's finest healthcare, education, retail, and leisure destinations making everyday life effortless and enriched.



HiLITE Mall

• 4 Min | 1.9 KM

Lulu Mall

• 17 Min | 7.1 KM

Railway Station

• 26 Min | 10.6 KM

Govt. Medical College

• 8 Min | 2.8 KM

Aster MIMS

• 21 Min | 8.1 KM

Calicut University

• 21 Min | 17.4 KM

Thodayad Junction

• 10 Min | 3 KM

Farook College

• 15 Min | 10.3 KM

Calicut International Airport

• 33 Min | 22.9 KM







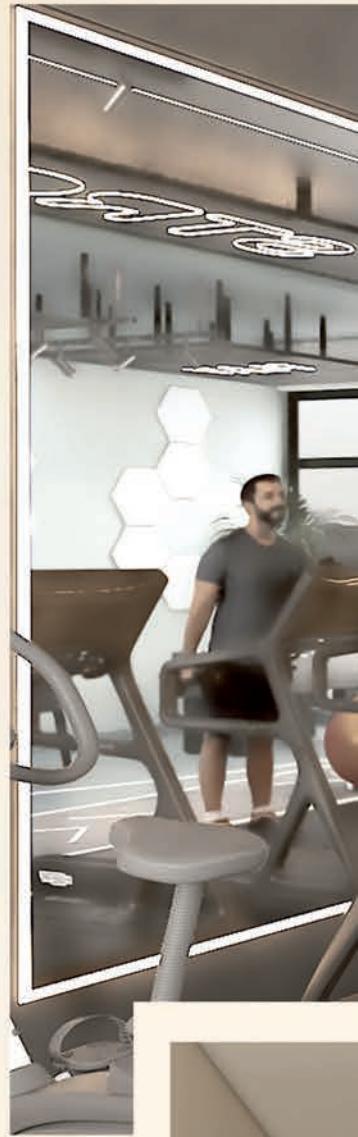
Not for Everyone. Only for the *Chosen Few!*

Every residence at Landmark Marquis is created for those who value refinement and depth in their living spaces. This is not about numbers, it is about belonging to a circle of distinction.

*Because true luxury is reserved,
not displayed.*

An Elevated Lifestyle *Designed for the Distinguished.*

Experience a curated collection of leisure and wellness spaces, from the rooftop pool to the private guest suites, crafted to complement the finer aspects of life.



Rooftop Party Lounge



Fully Equipped Gym



Guest Suite



Children's Play Area



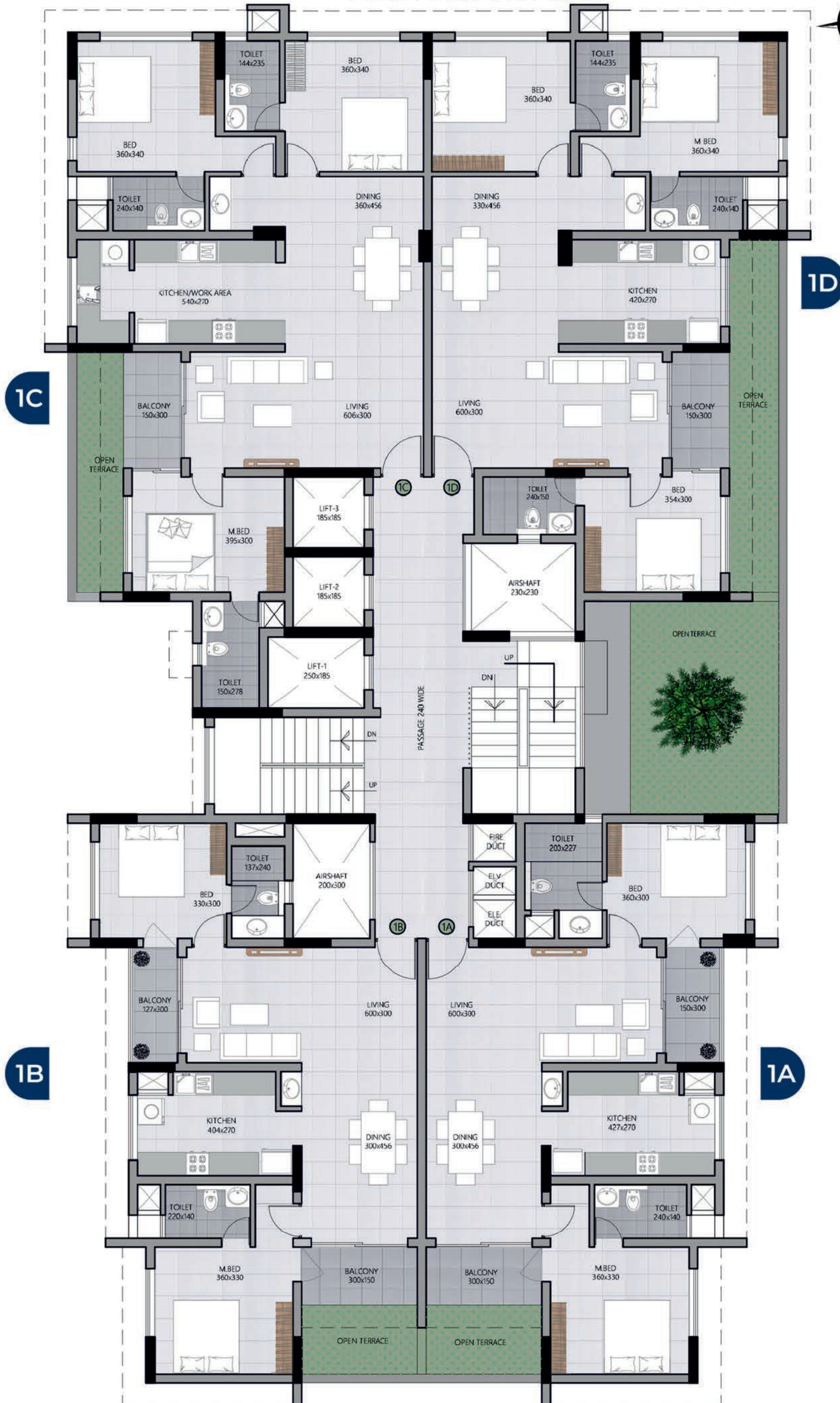
Rooftop Pool

BASEMENT FLOOR PLAN

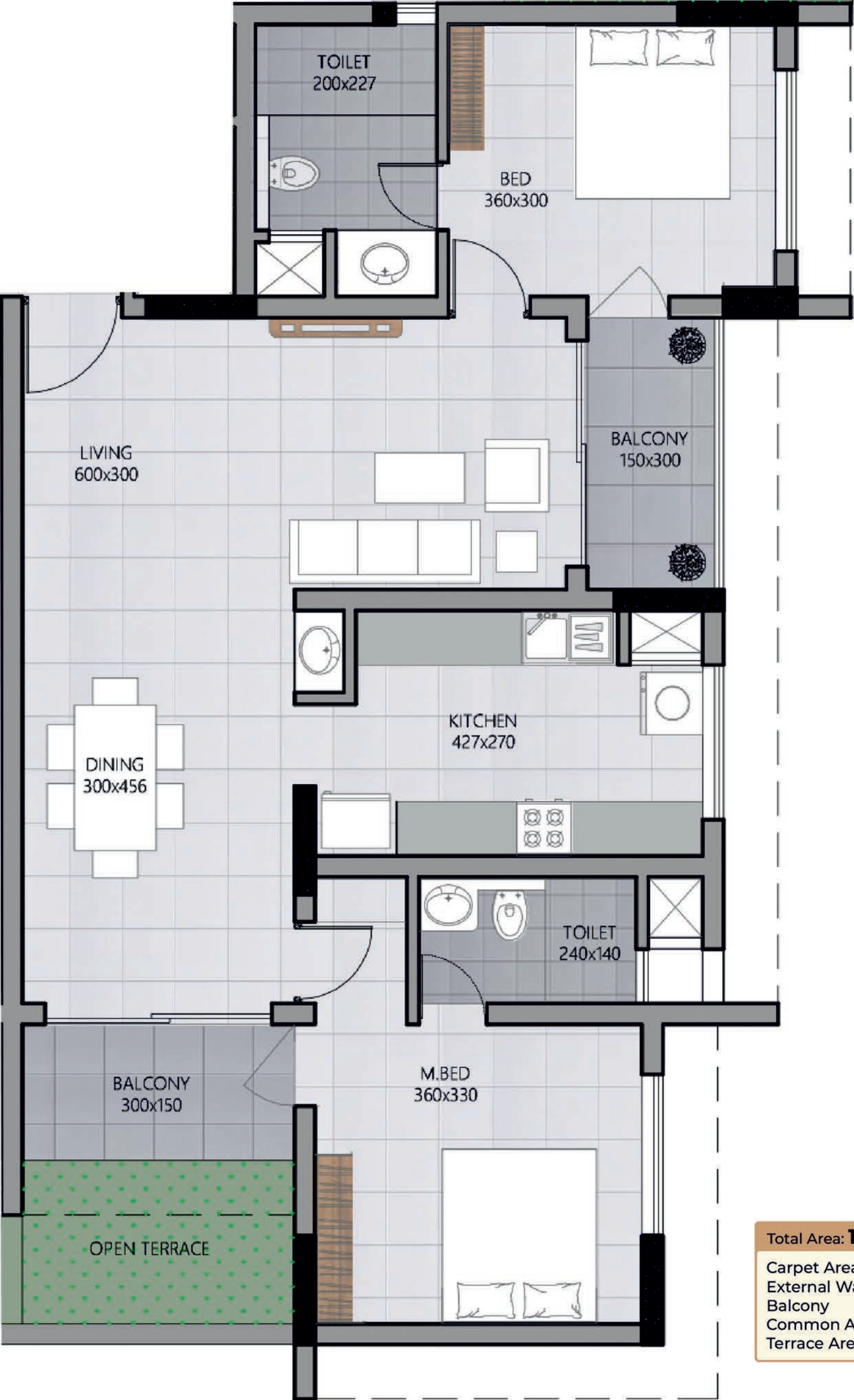




FIRST FLOOR PLAN

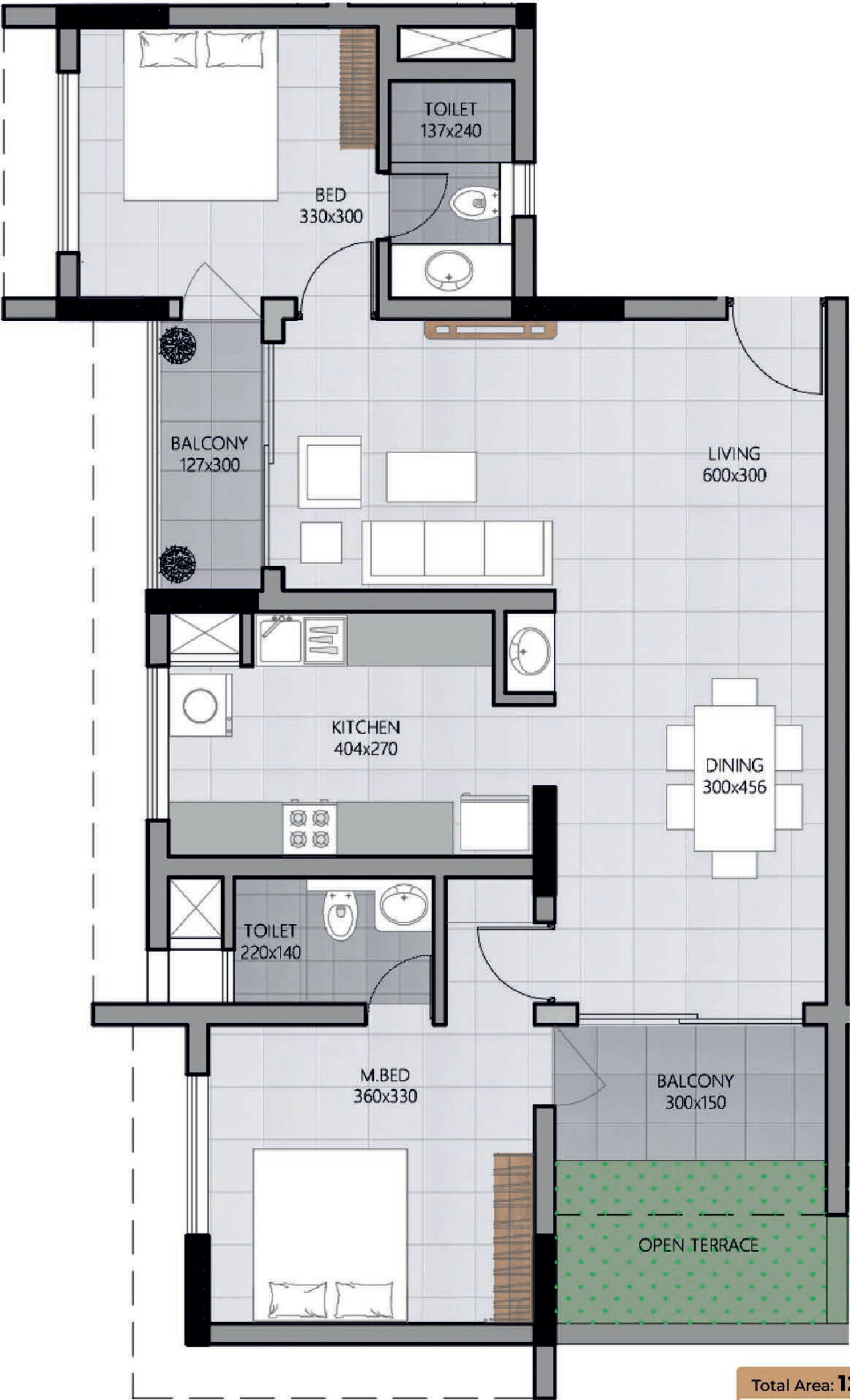


First Floor | 2 BHK – Type 1A



Total Area: 1298+68 Sq.Ft.		
Carpent Area	896	Sq.Ft.
External Walls	85	Sq.Ft.
Balcony	97	Sq.Ft.
Common Area	220	Sq.Ft.
Terrace Area	68	Sq.Ft.

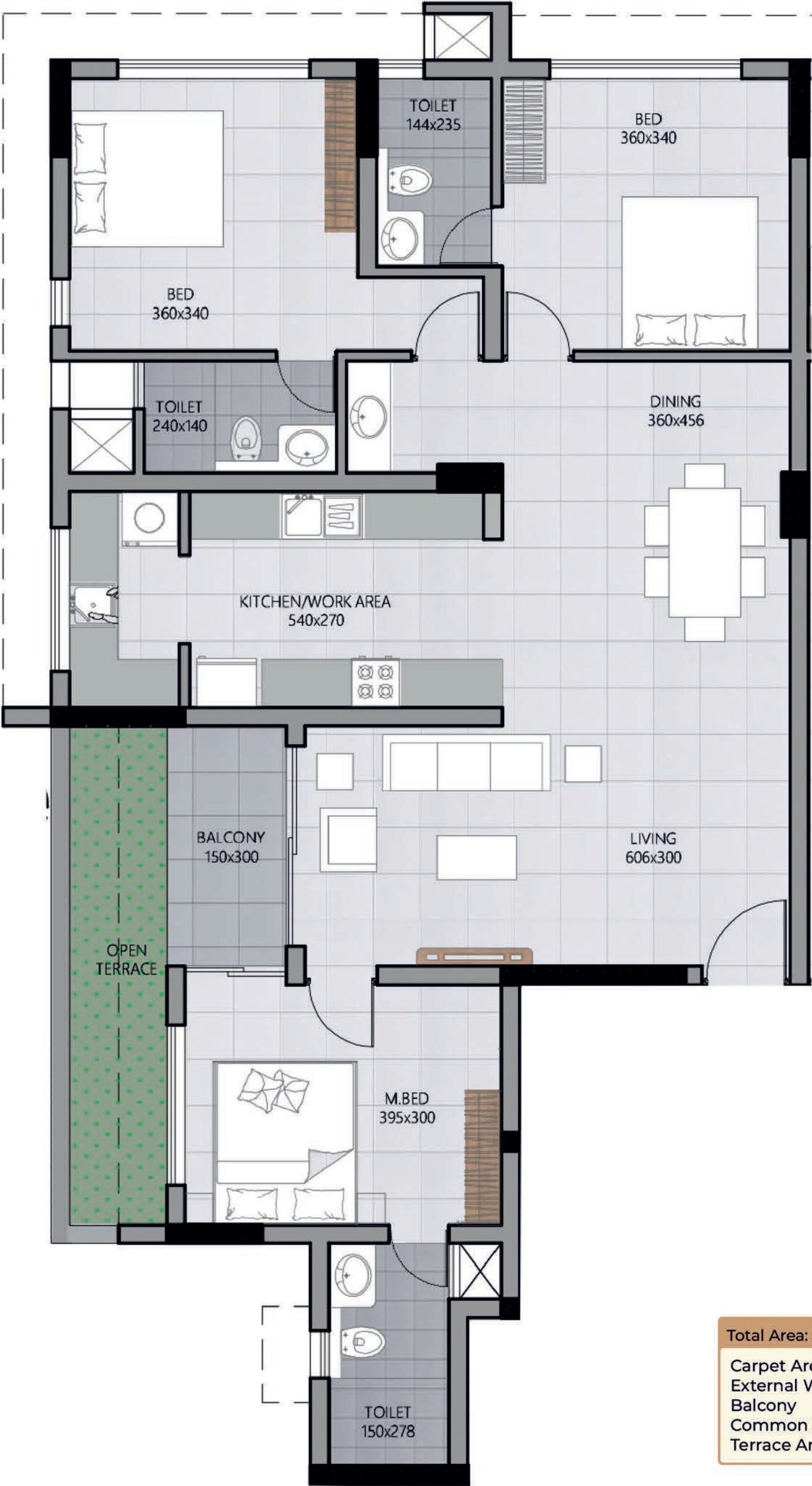
First Floor | 2 BHK – Type 1B



Total Area: **1231+68 Sq.Ft.**

Carpet Area	847	Sq.Ft.
External Walls	86	Sq.Ft.
Balcony	89	Sq.Ft.
Common Area	208	Sq.Ft.
Terrace Area	68	Sq.Ft.

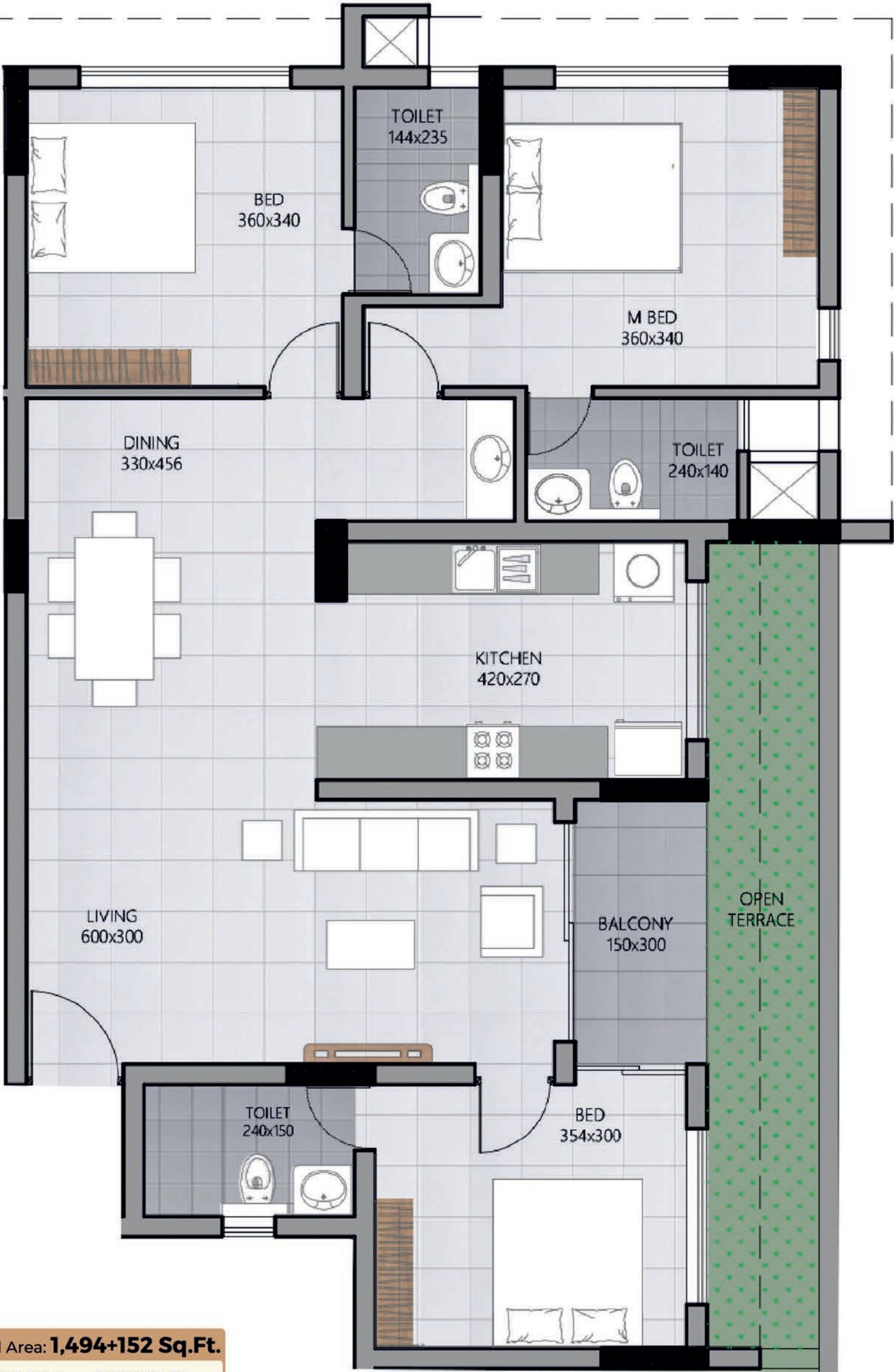
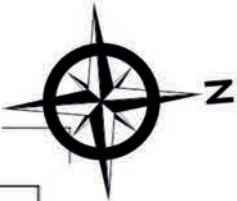
First Floor | 3 BHK – Type 1C



Total Area: **1,591+100 Sq.Ft.**

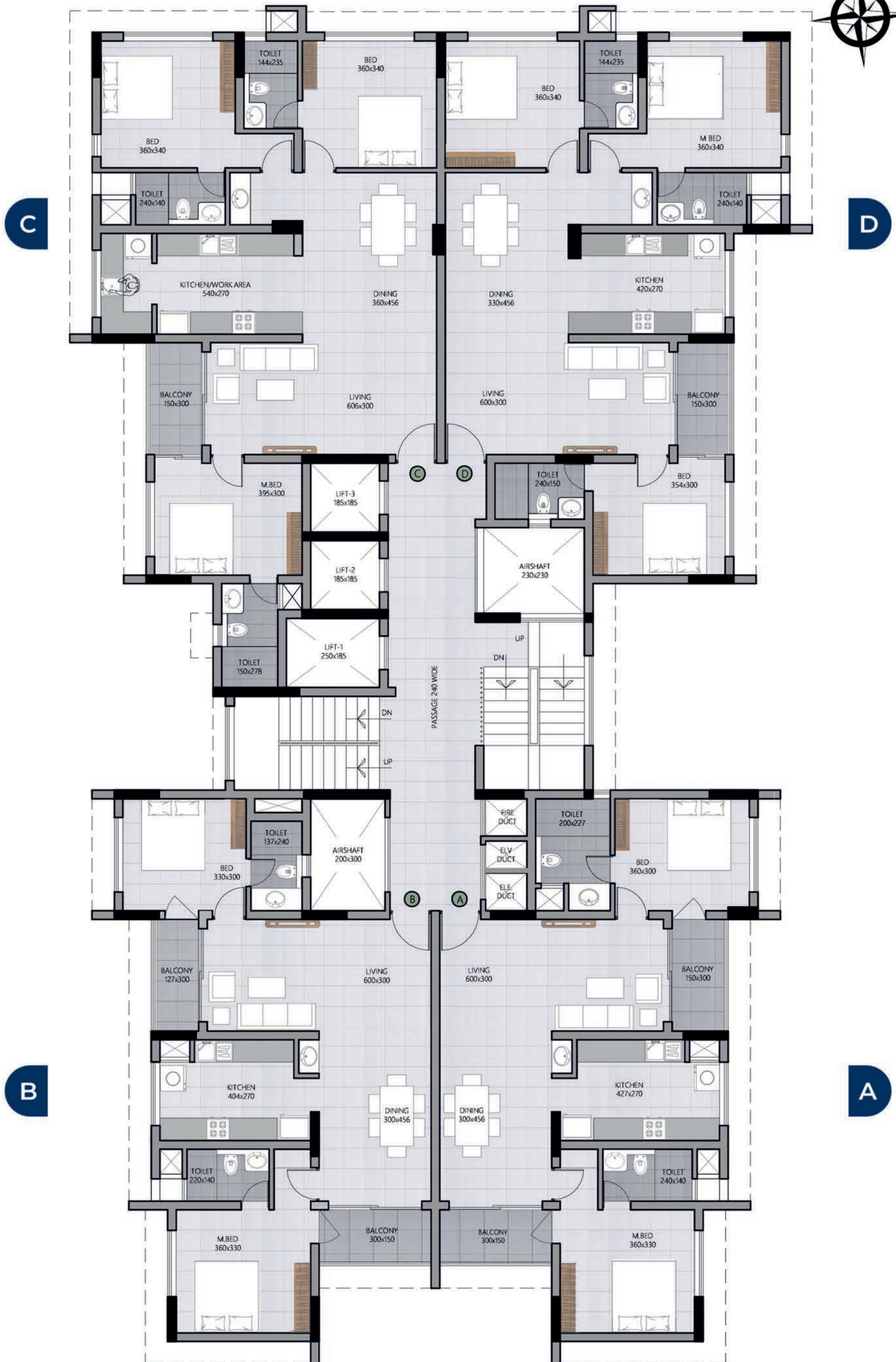
Carpet Area	1159	Sq.Ft.
External Walls	114	Sq.Ft.
Balcony	48	Sq.Ft.
Common Area	269	Sq.Ft.
Terrace Area	100	Sq.Ft.

First Floor | 3 BHK – Type 1D

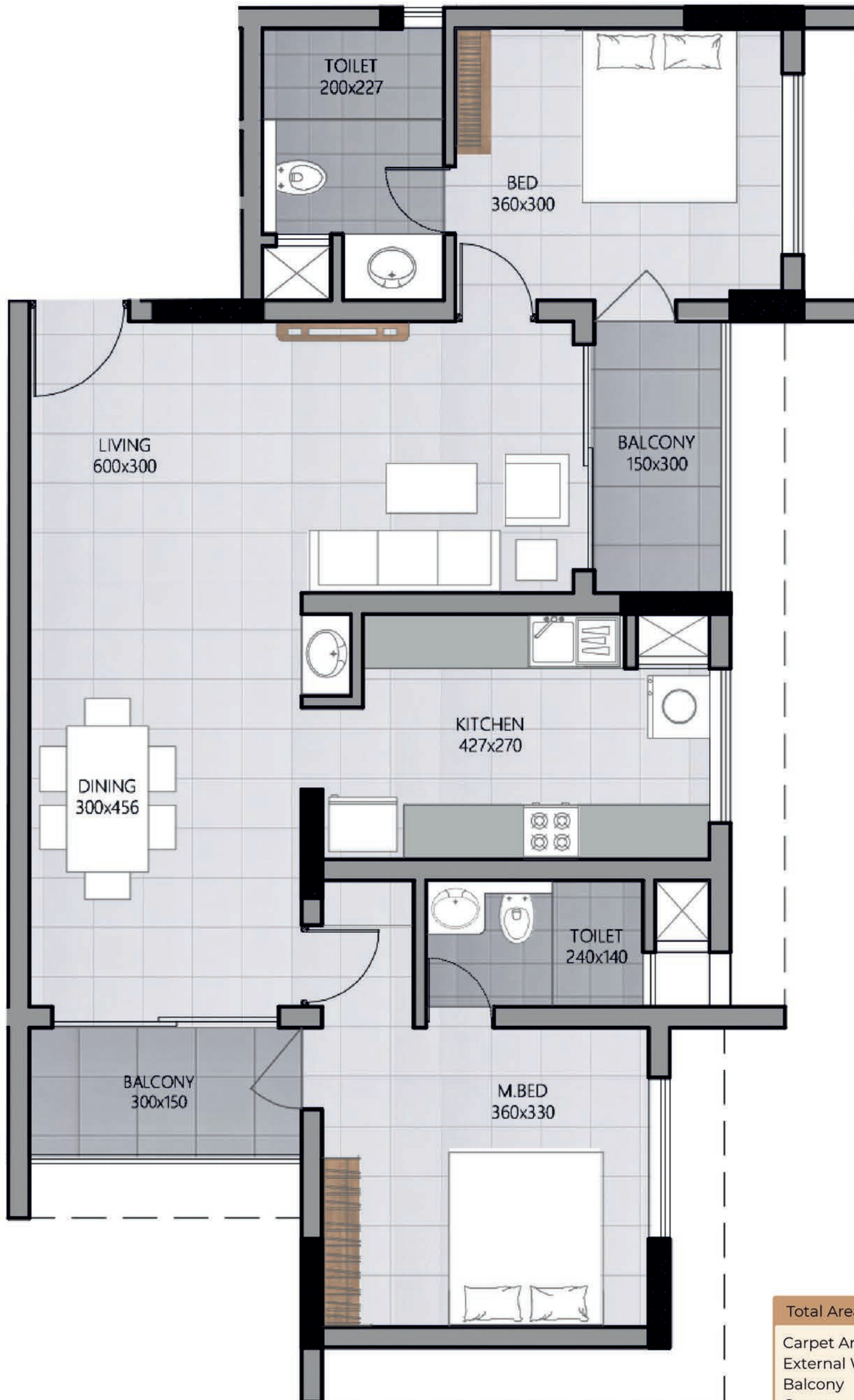


Total Area: 1,494+152 Sq.Ft.	
Carpets Area	1,093 Sq.Ft.
External Walls	100 Sq.Ft.
Balcony	48 Sq.Ft.
Common Area	253 Sq.Ft.
Terrace Area	152 Sq.Ft.

TYPICAL FLOOR PLAN (2nd to 15th)



2 BHK – Type A



Total Area: **1,298 Sq. Ft.**

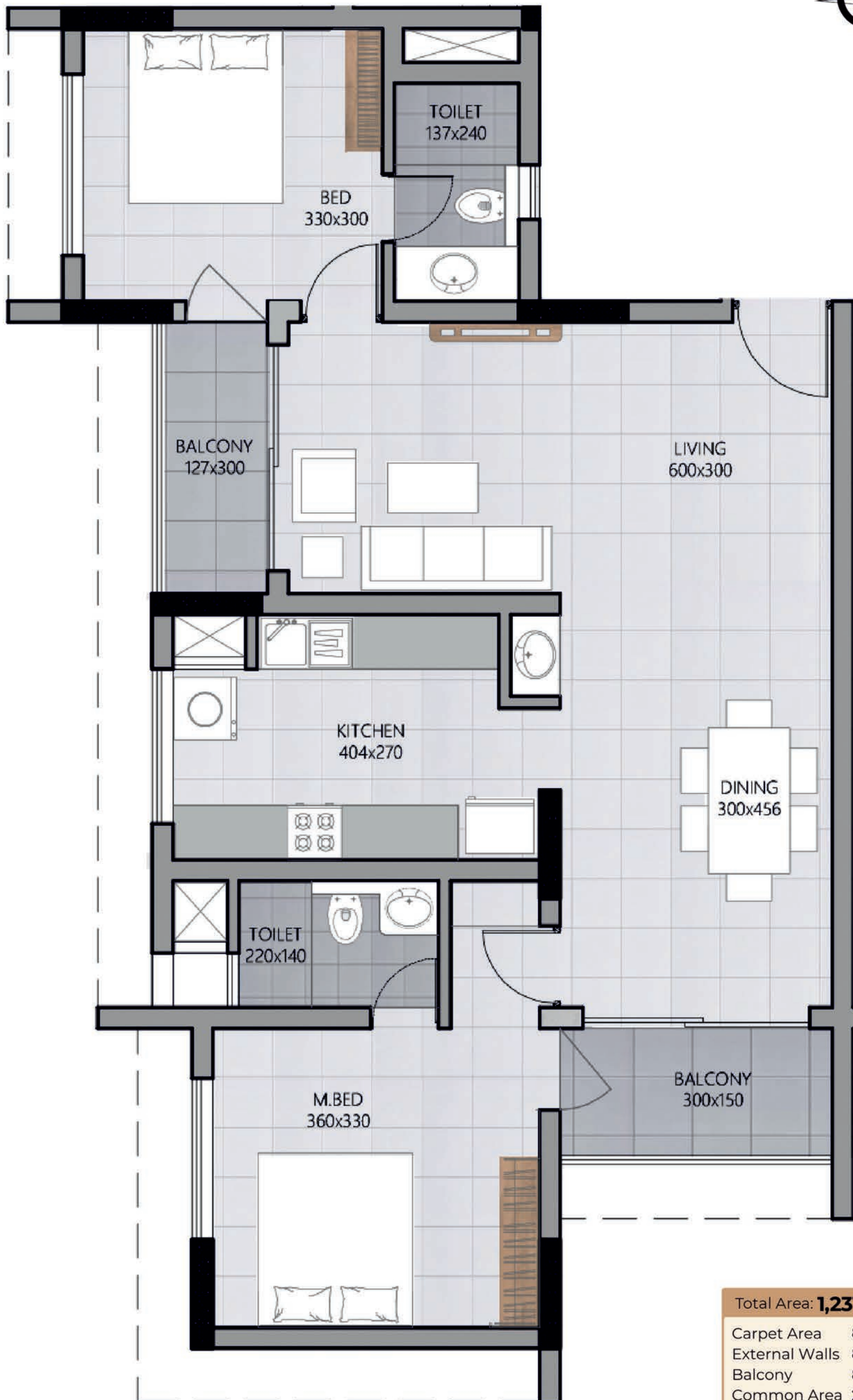
Carpet Area **896 Sq. Ft.**

External Walls **85 Sq. Ft.**

Balcony **97 Sq. Ft.**

Common Area **220 Sq. Ft.**

2 BHK – Type B



Total Area: **1,231 Sq. Ft.**

Carpet Area **847 Sq. Ft.**

External Walls **86 Sq. Ft.**

Balcony **89 Sq. Ft.**

Common Area **208 Sq. Ft.**

3 BHK – Type C



Total Area: **1,591 Sq. Ft.**

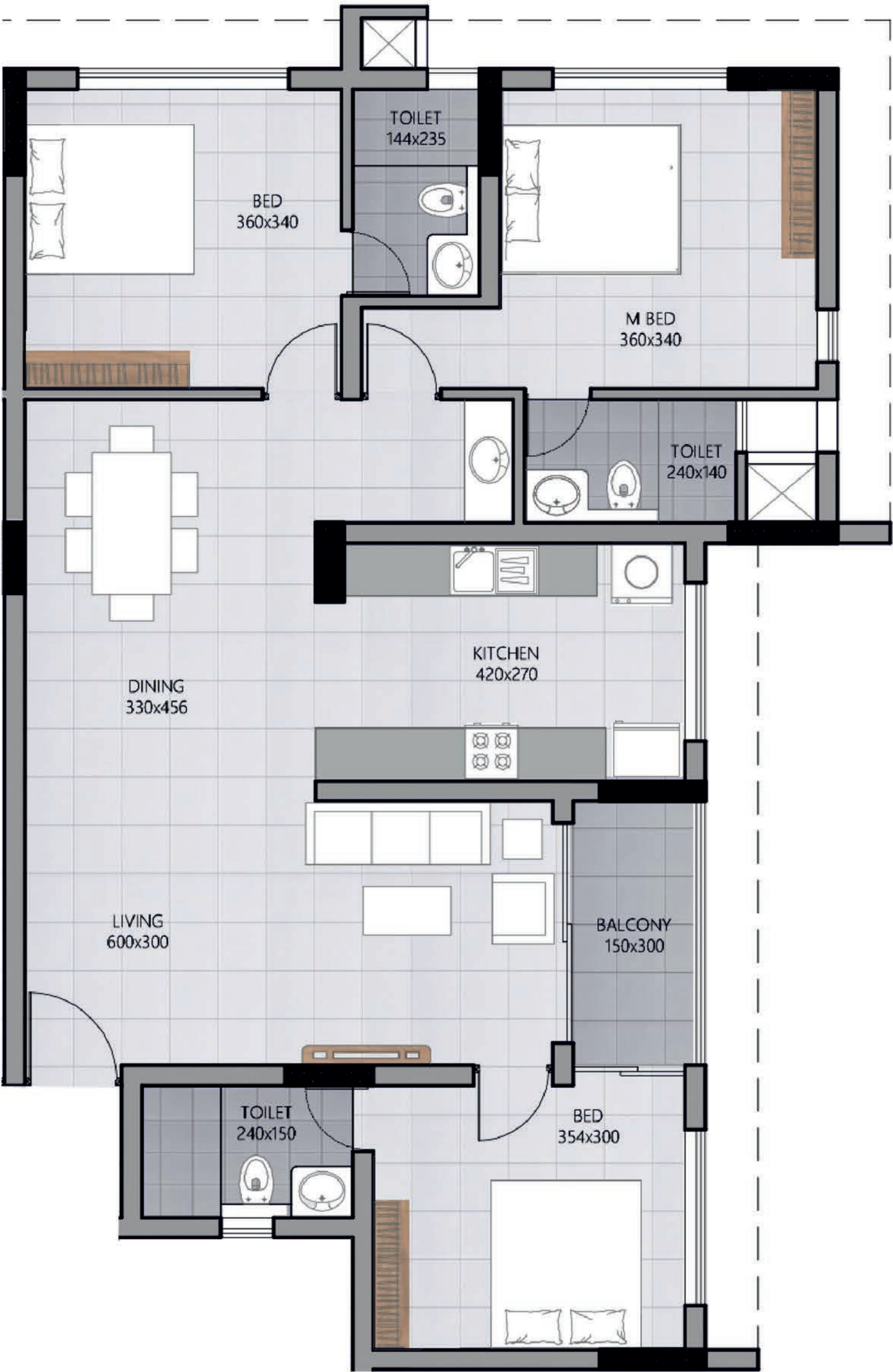
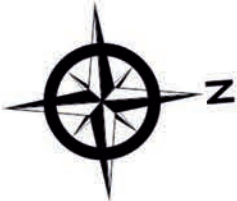
Carpets Area **1,159 Sq. Ft.**

External Walls **114 Sq. Ft.**

Balcony **48 Sq. Ft.**

Common Area **269 Sq. Ft.**

3 BHK – Type D



Total Area: **1,494 Sq. Ft.**

Carpet Area **1,093 Sq. Ft.**

External Walls **100 Sq. Ft.**

Balcony **48 Sq. Ft.**

Common Area **253 Sq. Ft.**

TERRACE FLOOR PLAN



Specifications & Technical Excellence

- **Structure**

Foundation - RCC Foundation designed to suit the sub strata.

- **Superstructure & wall RCC framed structure**

All outside walls are in solid block masonry and all inside walls are in single brick/solid block masonry.

- **Flooring**

Vitrified tiles for floors and toilet dadoing.

- **Windows**

Aluminium Jindal 27 Series windows, 15 mm thickness, with MS grills.

- **Doors**

Main Door - Prehung veneer flush door with branded hardware, hard wood frames & moulded shutters for inside doors.

- **Interior Painting**

Premium interior emulsion paint.

- **Electricity**

Concealed wiring. Adequate fan & light points. ELCB and MCB as applicable. Superior quality modular switches.

- **CP & Sanitary Fittings**

Reputed brands' wall hung sanitary fixtures with concealed cistern in all toilets. Reputed brands' CP fittings.

- **Security Systems**

CCTV coverage for selected common areas.

- **Exterior Painting**

Premium exterior emulsion paint.

Disclaimer: The 3D images, walkthrough, and other visual representations presented herein are artistic impressions created for illustrative purposes only.



CREATING

LANDMARKS

For over 25 years, Landmark Builders has been shaping Calicut with trust, craftsmanship, and vision. Each project is more than just a building; it represents a promise kept, a community nurtured, and a timeless transformation in the city's landscape. Landmark Marquis invites you to be part of this legacy of prestige, quality, and 25 years of trusted excellence.

2000+
Happy Customers

100+
Commercial Units

15+
Projects Delivered

25
Years of Excellence





The Landmark Advantage.

Unlike most developers, ***Calicut Landmark Builders has its own in-house team of architects, engineers,*** and project specialists ensuring uncompromised quality, optimized timelines, and complete accountability.

Precision, integrity, and design excellence, that's the Landmark way!

Landmark — Marquis

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