



MORE
space to live



Florican Hill, Malaparamba, Calicut



25 *Stories of love*

For over two *decades*, we've been *crafting stories*

Stories of love, happiness and comfort.

Stories of peace, luxury and satisfaction.

In the *heart* of Calicut, where *dreams come alive*,

The most *sought-after place* to call home.

For those who seek the *finest in their life*,

Presenting our 25th *story of love*

 FLORICAN
CRESCENT
LUXURY APARTMENTS

CRAFTING BENCHMARKS IN HOMEMAKING

Crescent Builders stands as Calicut's most trusted and preferred name in homebuilding since 2002. With over two decades of experience, we've built a legacy of excellence, reliability and trust. Our unwavering commitment to quality, integrity and transparency has earned us the loyalty of discerning home buyers. Every Crescent project embodies these values, making our homes timeless symbols of craftsmanship and quality.

As we continue to push boundaries, Crescent Builders is redefining standards in comfort, aesthetics and reliability-delivering homes that provide peace of mind and complete satisfaction.



24⁺ PROJECTS



2⁺ MILLION SQ. FT.
Living Spaces



1000⁺
Happy Families



Building Trust
SINCE **2002**



WHERE LUXURY & SERENITY

Come to life



K-RERA/PRJ/KKD/227/2024
rera.kerala.gov.in

FLORICAN CRESCENT

LUXURY APARTMENTS





K-RERA/PRI/KKD/227/2024
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MORE SPACE FOR LUXURY

Welcome to Florican Crescent at Florican Hill, Malaparamba. The abode of luxury. An unparalleled collection of 62 stunning two and three bedroom homes. Nestled in the most coveted location in Calicut, Florican Crescent features thoughtful layouts, abundant natural light and intelligently designed spaces. Enjoy luxurious living in a dynamic and truly natural environment, with vibrant city life just steps away. An exquisite haven. A place where nature and luxury live in harmony. Step into your world of enchanting luxury.

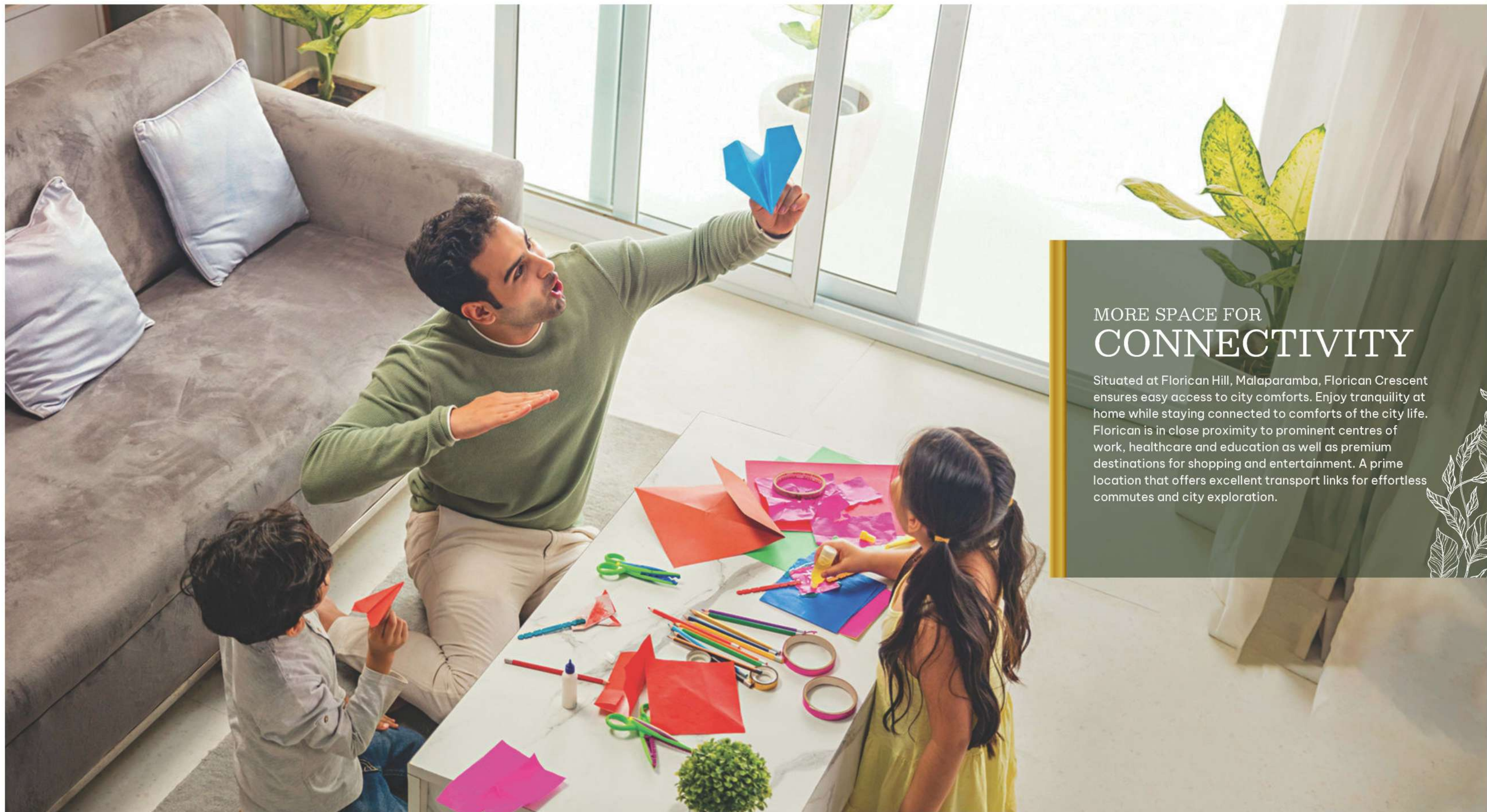




MORE SPACE FOR RECREATION

Florican Crescent Luxury Apartments offers more than just a home; it's a lifestyle. Our exclusive entertainment floor includes top-notch amenities and provides ample space for all your recreational needs. Embrace health, wellness and relaxation in your new home.

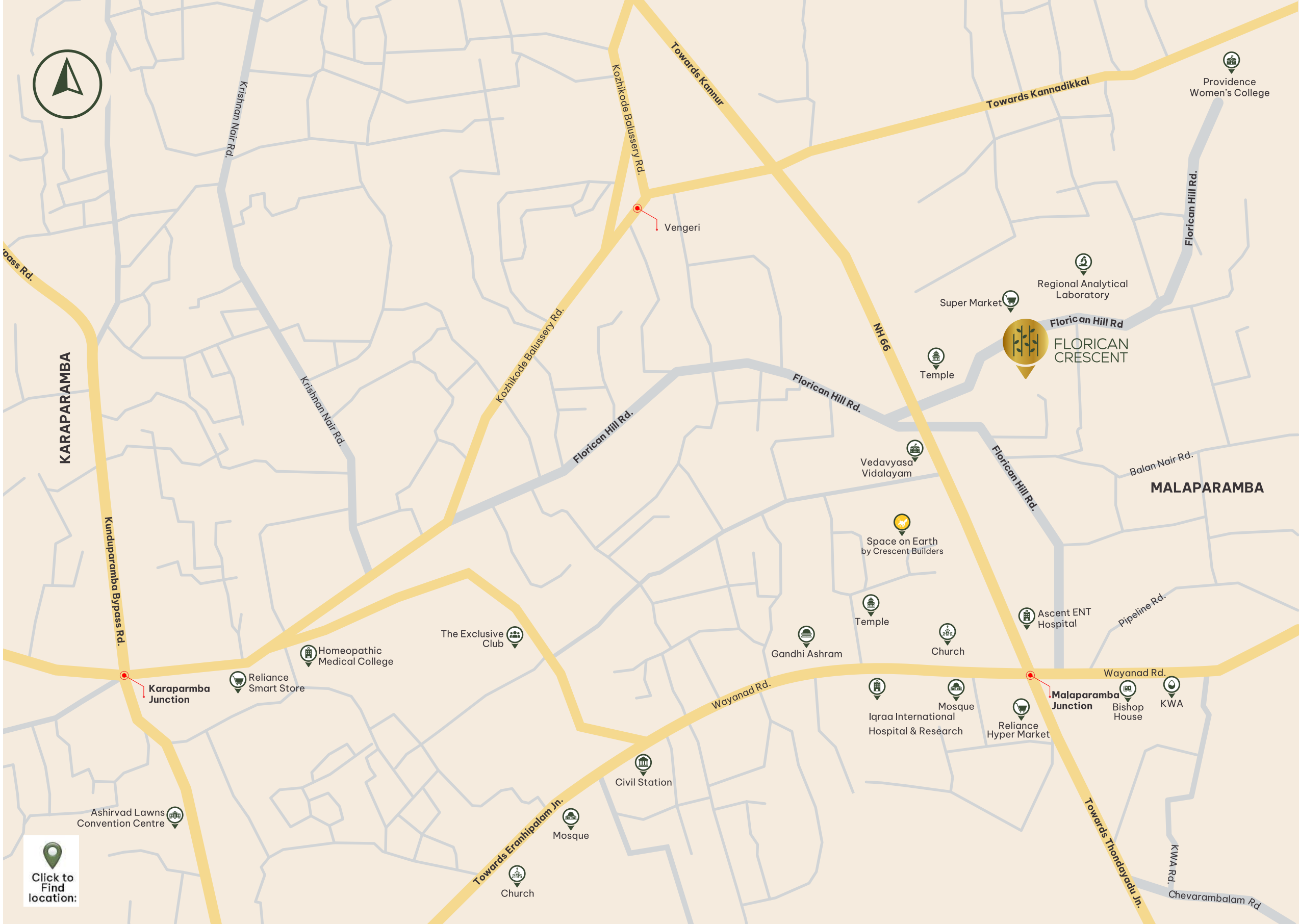




MORE SPACE FOR CONNECTIVITY

Situated at Florican Hill, Malaparamba, Florican Crescent ensures easy access to city comforts. Enjoy tranquility at home while staying connected to comforts of the city life. Florican is in close proximity to prominent centres of work, healthcare and education as well as premium destinations for shopping and entertainment. A prime location that offers excellent transport links for effortless commutes and city exploration.





CONNECTIVITY THAT BRINGS YOU CLOSER

- ▶ NH 66 : 350mtrs
- ▶ Malaparamba Jn. : 1 Km
- ▶ Eranhipalam Jn. : 3.1 Kms
- ▶ Thodayad Jn. : 3.8 Kms
- ▶ KSRTC Bus Stand : 6.2 Kms
- ▶ New Bus Stand : 6.6 Kms
- ▶ Calicut Beach : 7.7 Kms
- ▶ Railway Station : 8 Kms
- ▶ Airport : 29.1 Kms
- ▶ UL Cyber Park : 6 Kms
- ▶ Cyber Park : 6.4 Kms
- ▶ Hi Lite Mall : 6.9 Kms
- ▶ LuLu Mall : 7.3 Kms
- ▶ Vedavyasa Vidyalayam : 500 Mtr
- ▶ Providence Women's College : 700 Mtr
- ▶ Silver Hills : 3.3 Kms
- ▶ JDT : 3.9 Kms
- ▶ IIM : 12 Kms
- ▶ Iqraa Hospital : 1.4 Kms
- ▶ Starcare Hospital : 3.2 Kms
- ▶ Meitra Hospital : 4.8 Kms
- ▶ Medical College : 5.9 Kms
- ▶ Baby Memorial Hospital : 6.4 Kms



WHERE LUXURY & LIFESTYLE

Come to life



Experience the perfect
blend of greenery & luxury,
where elegance & serenity
complement each other.





Unwind in our
beautifully designed
pool, where tranquility
meets luxury.

SWIMMING POOL

MORE SPACE FOR AMENITIES

Florican Crescent features a range of superior amenities designed to enhance your living experience. From luxurious interiors to convenient facilities, every detail is crafted for your comfort.



CHILDREN'S PLAY AREA



INDOOR GAME ROOM

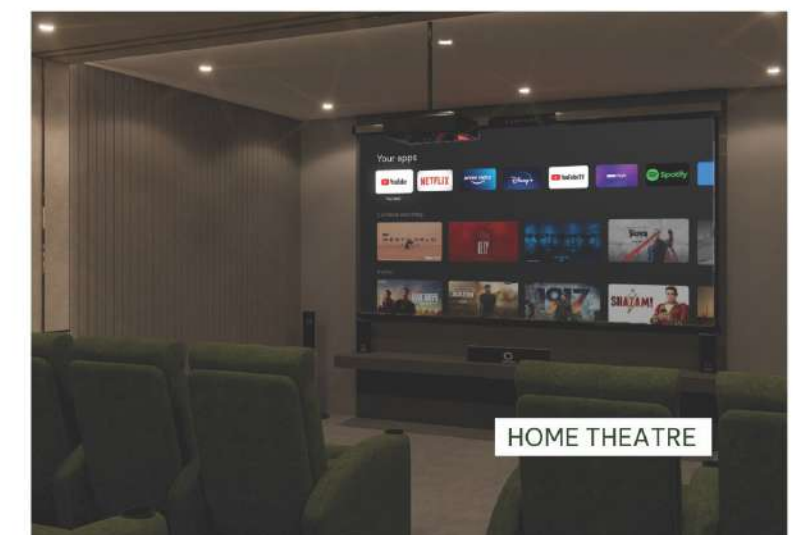


GYM

- ▶ Swimming Pool
- ▶ Gym
- ▶ Children's Play Area
- ▶ Spa
- ▶ Home Theatre
- ▶ Indoor Party Hall
- ▶ Indoor Game Area
- ▶ Tuition Room
- ▶ Association office room & Manager's Room
- ▶ Furnished Guest Suite & Driver's Rest Room
- ▶ Roof Top Party Area
- ▶ Generator power backup for entire common area
- ▶ High speed Wi-Fi connectivity in selected common areas
- ▶ Intercom facility & CCTV surveillance
- ▶ Biometric Access Control System for common entrance doors
- ▶ Water treatment system
- ▶ Sewage treatment system and rain water harvesting system
- ▶ Solar powered lights for selected points in common area
- ▶ Covered car parking facility
- ▶ One Bed Lift & Two Passenger lifts



SPA



HOME THEATRE

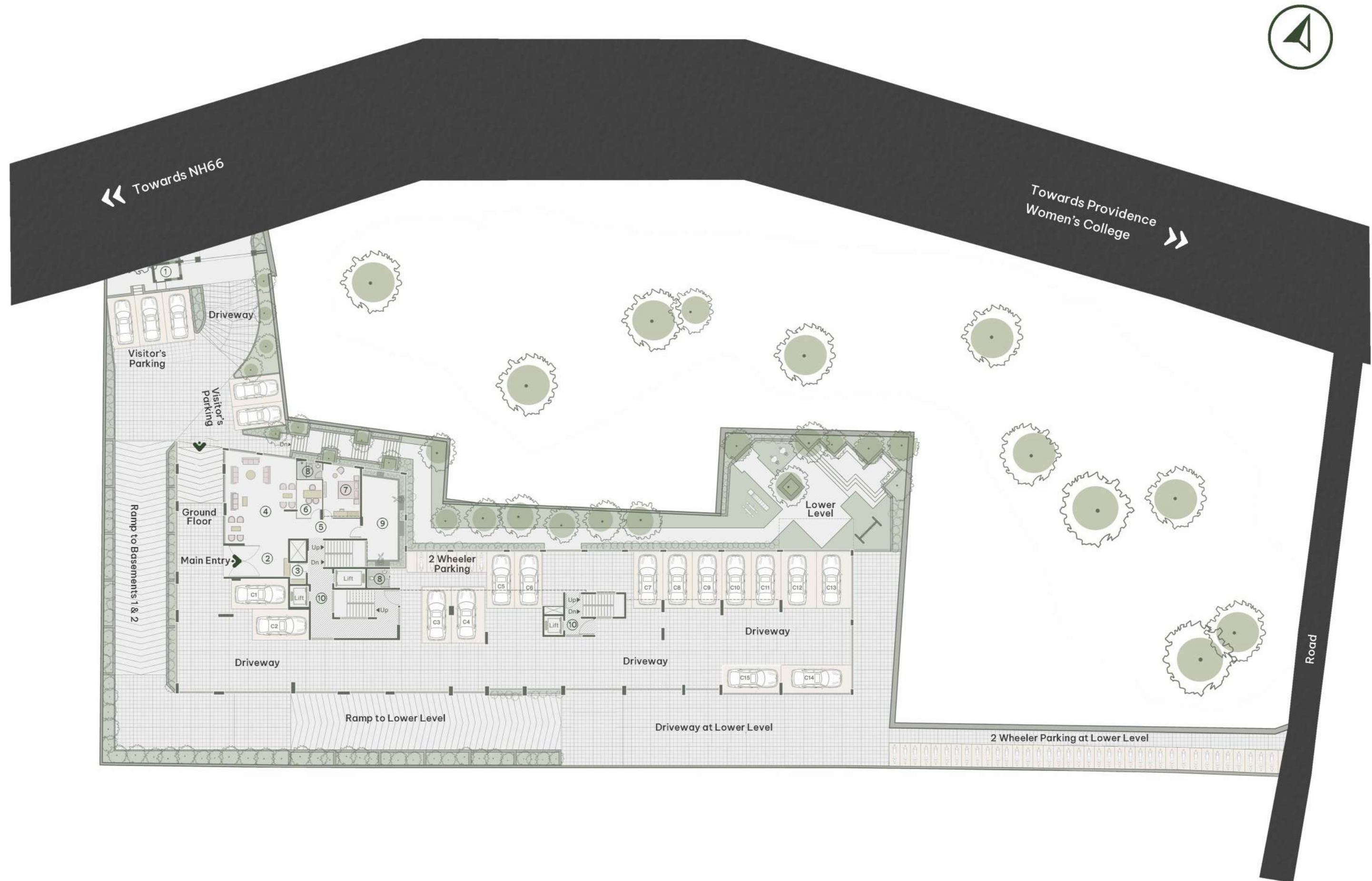


WHERE COMFORT & CONVENIENCE

Come to life

Ground Floor Plan

1. Security
2. Main Entry
3. Reception
4. Guest Lounge
5. Passage
6. Admin Room
7. Guest Suite
8. Toilet
9. Courtyard
10. Lift Lobby

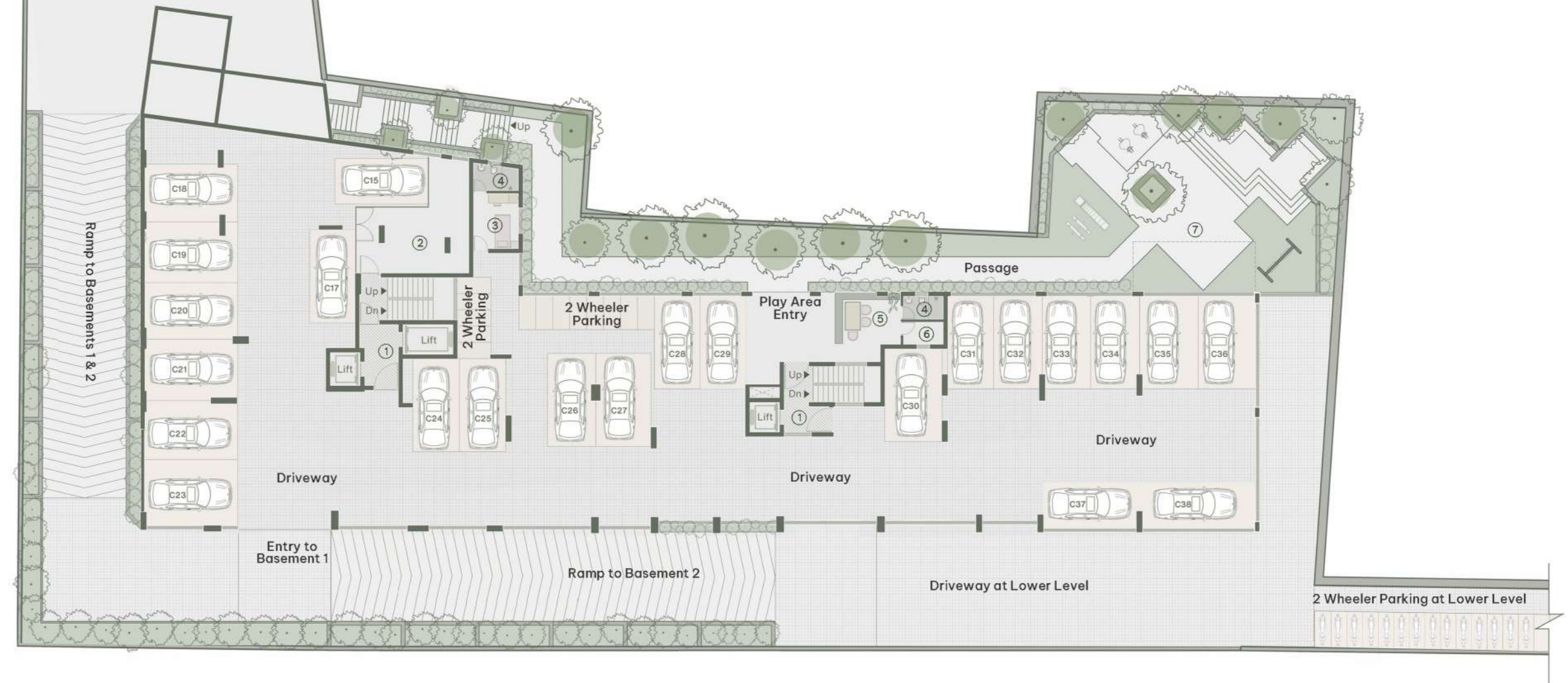




Basement - I Floor Plan



← Towards NH66



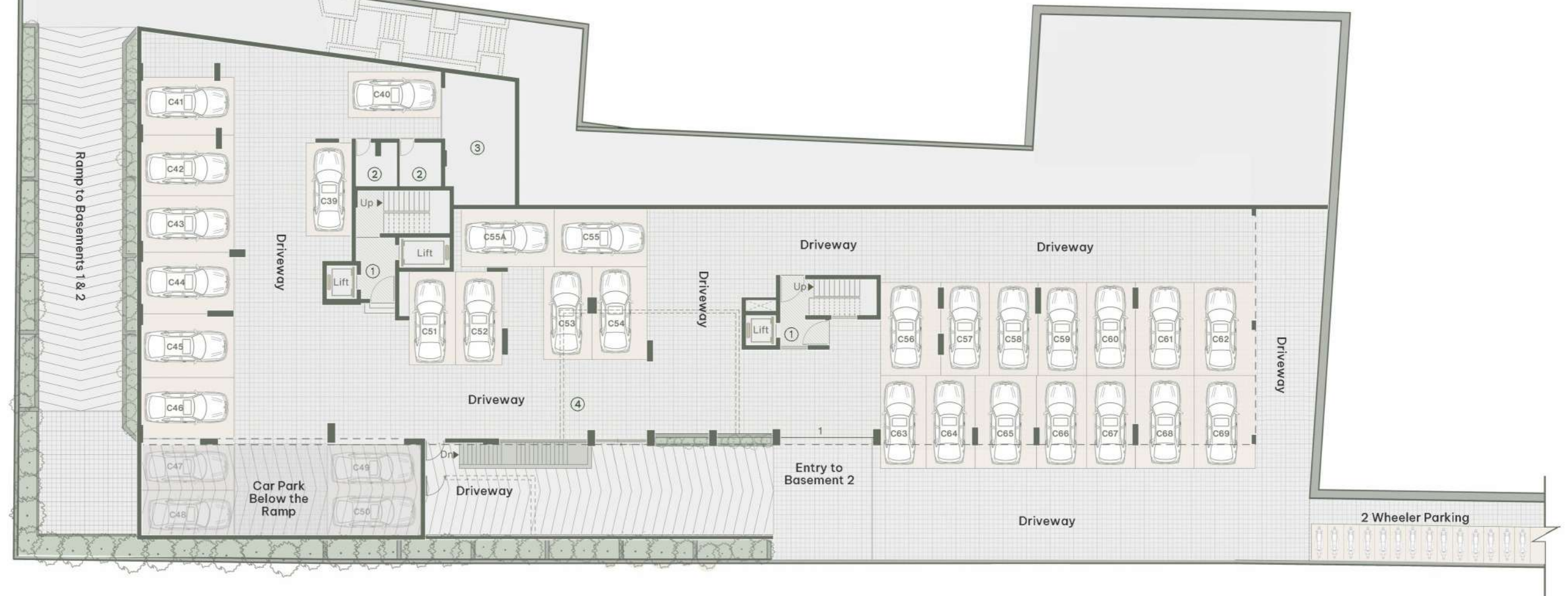
1. Lift Lobby
2. Fire Pump Room
3. Rest Room
4. Toilet
5. Staff Dining
6. Changing Room
7. Play Area

Basement - II Floor Plan



1. Lift Lobby
2. Store Room
3. Electrical Room
4. STP & Pump Room below basement 2

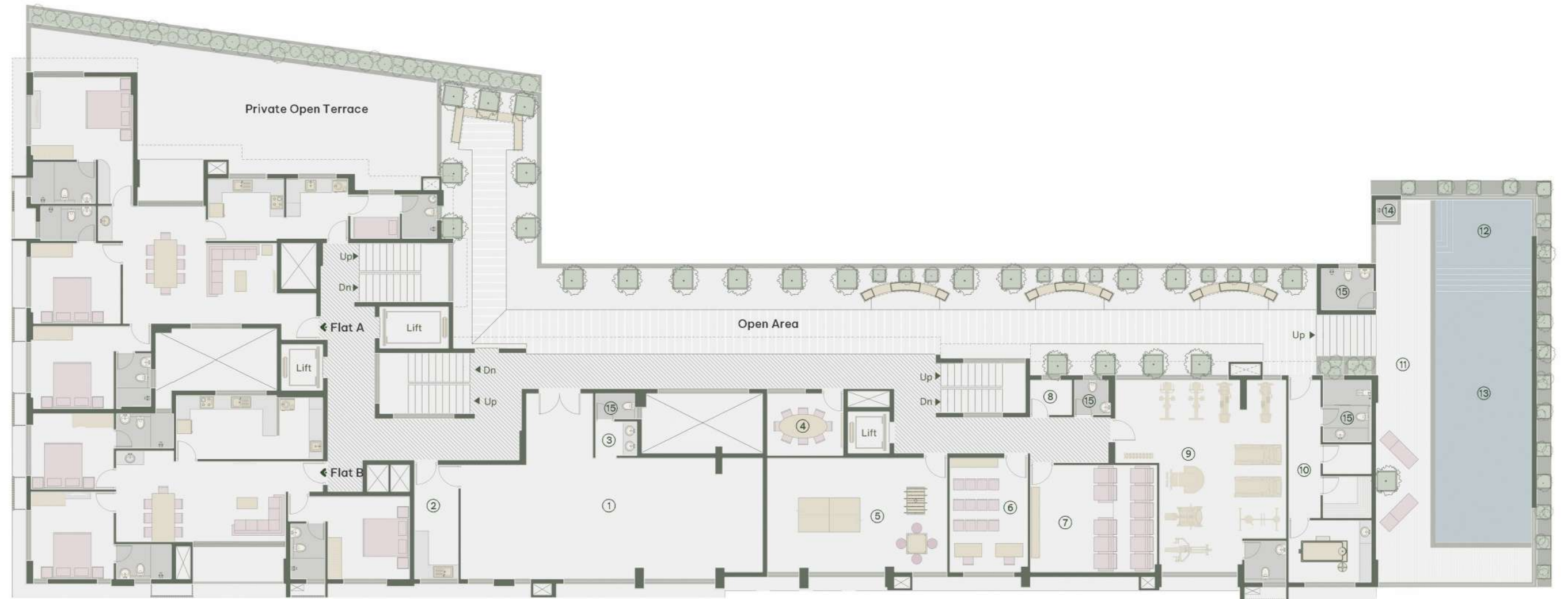
← Towards NH66



First Floor Plan



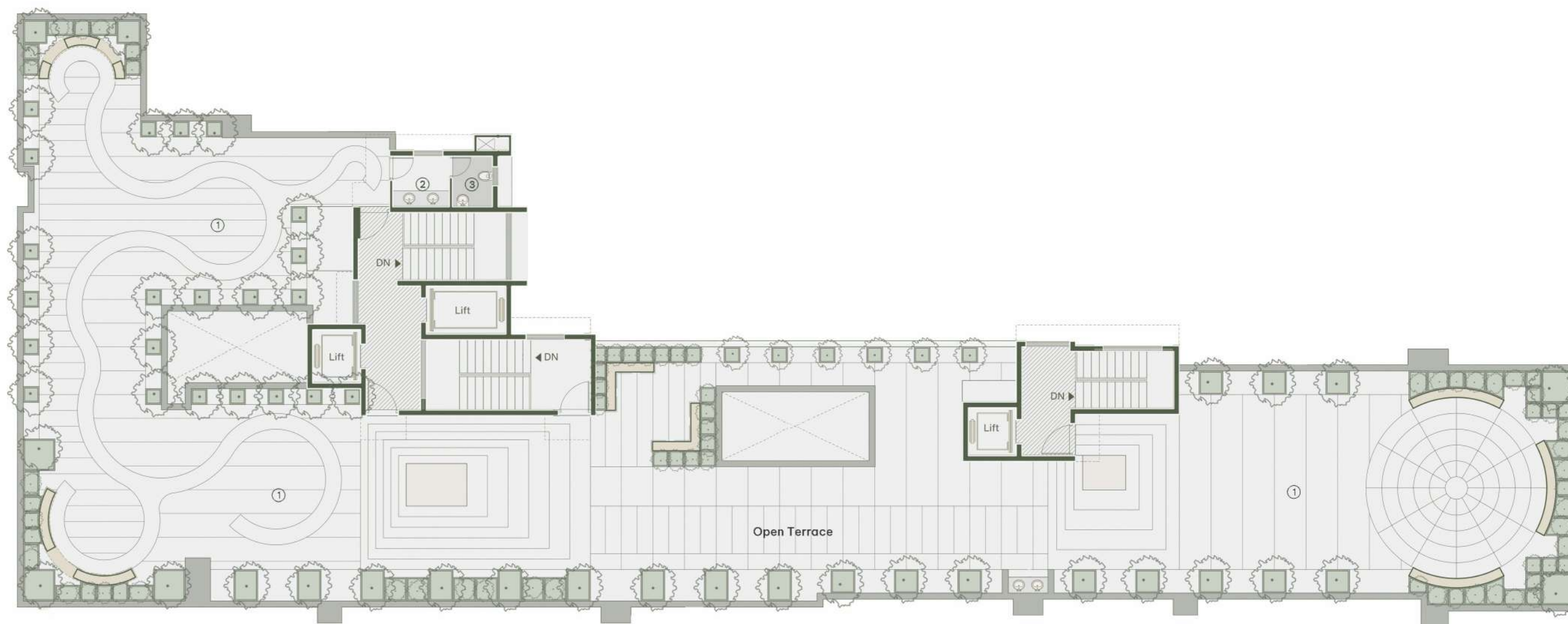
1. Party Hall
2. Pantry
3. Wash
4. Tuition Room
5. Game Room
6. Association Room
7. Home Theatre
8. Utility
9. Gym
10. Spa
11. Pool Deck
12. Kid's Pool
13. Swimming Pool
14. Shower
15. Toilet



Typical Floor
Plan 2nd to
13th Floor



Terrace Floor Plan



1. Roof top Party area
2. Wash
3. Toilet

Type A

1st Floor

3 BHK | 2044 Sq.Ft.

+ 760 Sq.ft. Private

Open Terrace

1. Living

: 311 x 350
2. Dining

: 360 x 513
3. Foyer

: 150 x 200
4. Bedroom

: 444 x 360
5. Toilet

: 281 x 180
6. Bedroom

: 390 x 350
7. Toilet

: 240 x 150
8. Bedroom

: 360 x 360
9. Toilet

: 150 x 230
10. Balcony

: 286 x 183
11. Kitchen

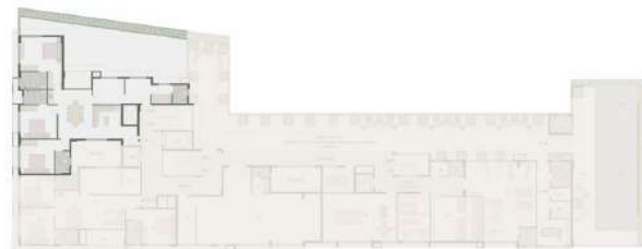
: 330 x 270
12. Work Area

: 268 x 260
13. Maid's Room

: 213 x 190
14. Toilet

: 150 x 190

* All Dimensions are in cms



Key Plan

RERA Carpet Area(Sqm)	Balcony Area(Sqm)	External Wall Area(Sqm)	Exclusive Open Terrace Area(Sqm)	Total Plinth Area(Sqm)	Share of Common Area Area(Sqm)	Total Area (Sqm)	Saleable Area (Sq.Ft.)
121.07	5.23	15.01	70.63	141.31	48.64	189.95	2044

* Furniture & Fixtures shown are only indicative.



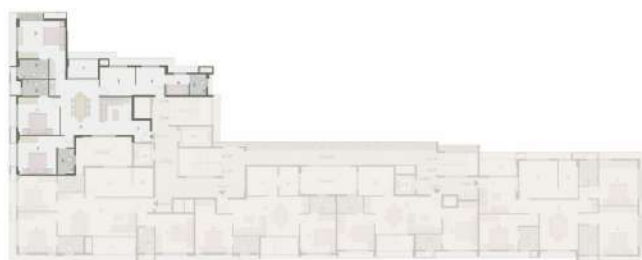
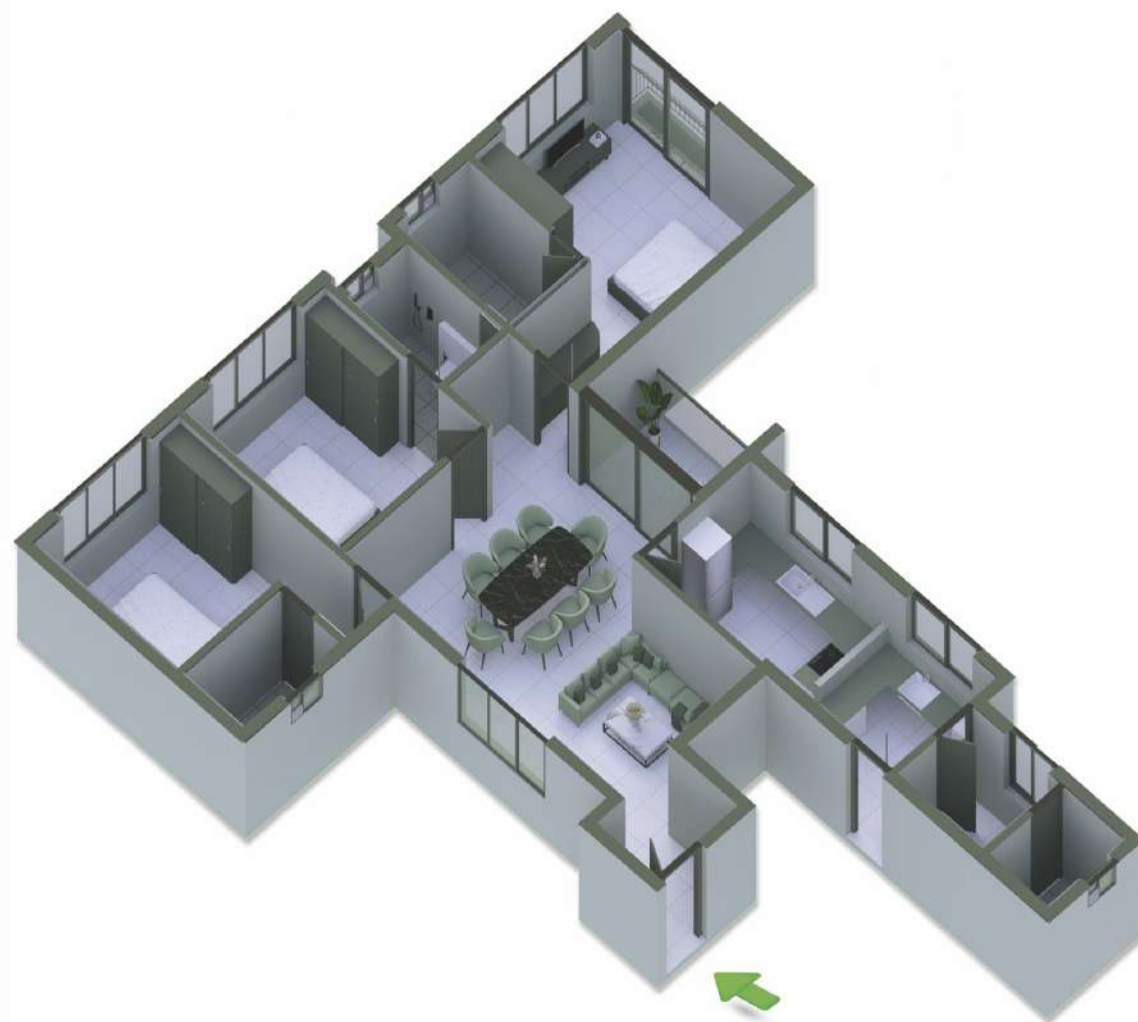
Rera carpet area is defined as ‘the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment’.

Type A
2nd - 13th Floor

3 BHK | 2044 Sq.Ft.

1. Living	: 311 x 350
2. Dining	: 360 x 513
3. Foyer	: 150 x 200
4. Bedroom	: 444 x 360
5. Toilet	: 281 x 180
6. Bedroom	: 390 x 350
7. Toilet	: 240 x 150
8. Bedroom	: 360 x 360
9. Toilet	: 150 x 230
10. Balcony	: 286 x 183
11. Kitchen	: 330 x 270
12. Work Area	: 268 x 260
13. Maid's Room	: 213 x 190
14. Toilet	: 150 x 190

* All Dimensions are in cms



Key Plan

* Furniture & Fixtures shown
are only indicative.



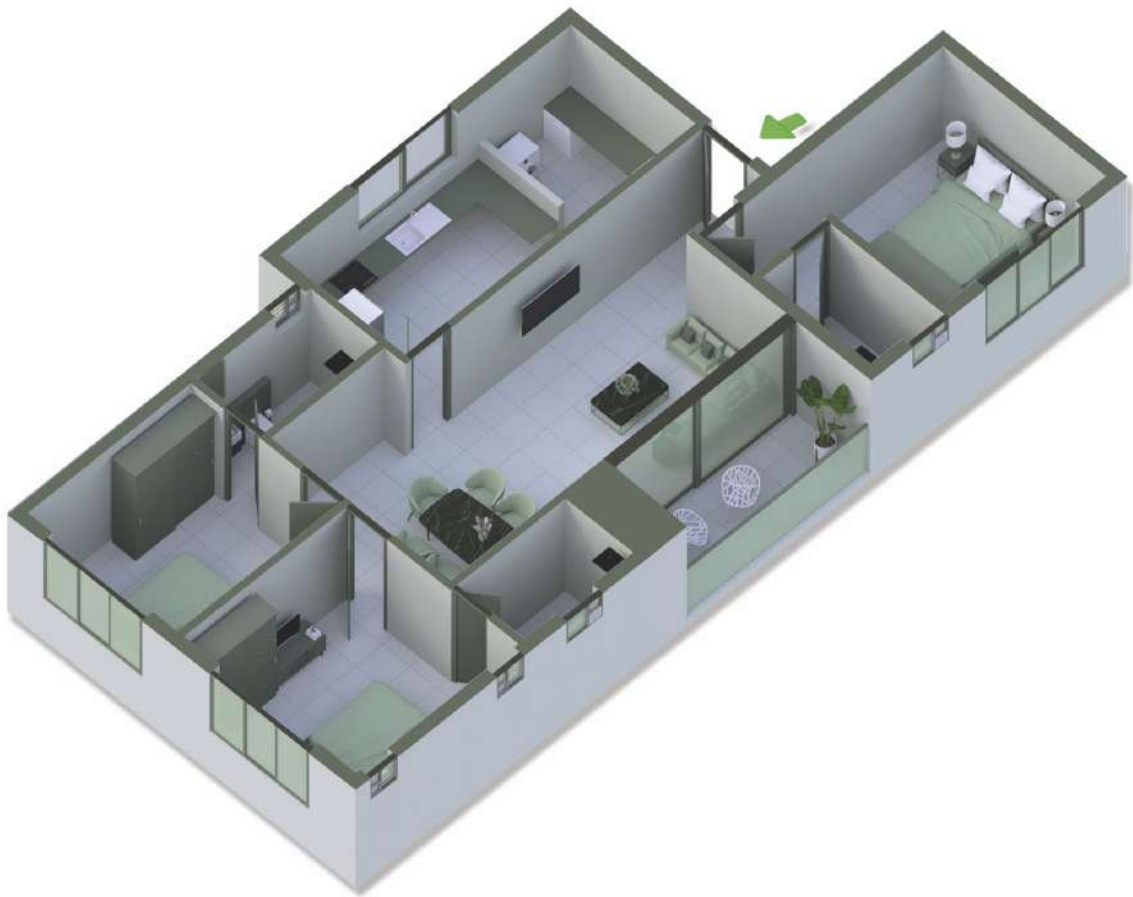
RERA Carpet Area(Sqm)	Balcony Area(Sqm)	External Wall Area(Sqm)	Total Plinth Area(Sqm)	Share of Common Area Area(Sqm)	Total Area (Sqm)	Saleable Area (Sq.Ft.)
121.07	5.23	15.01	141.31	48.64	189.95	2044

Rera carpet area is defined as 'the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment'.

Type B

1st – 13th Floor

3 BHK | 1729 Sq.Ft.



1. Living /Dining

: 741 x 350
2. Foyer

: 163 x 130
3. Bedroom

: 357 x 360
4. Toilet

: 150 x 240
5. Balcony

: 405 x 163
6. Kitchen

: 438 x 277
7. Work Area

: 190 x 277
8. Bedroom

: 360 x 330
9. Toilet

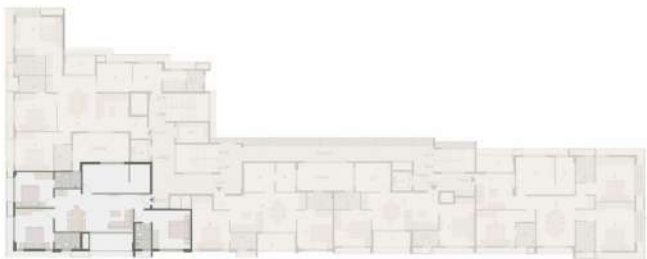
: 250 x 150
10. Bedroom

: 360 x 380
11. Toilet

: 240 x 150

* All Dimensions are in cms

* Furniture & Fixtures shown are only indicative.



Key Plan

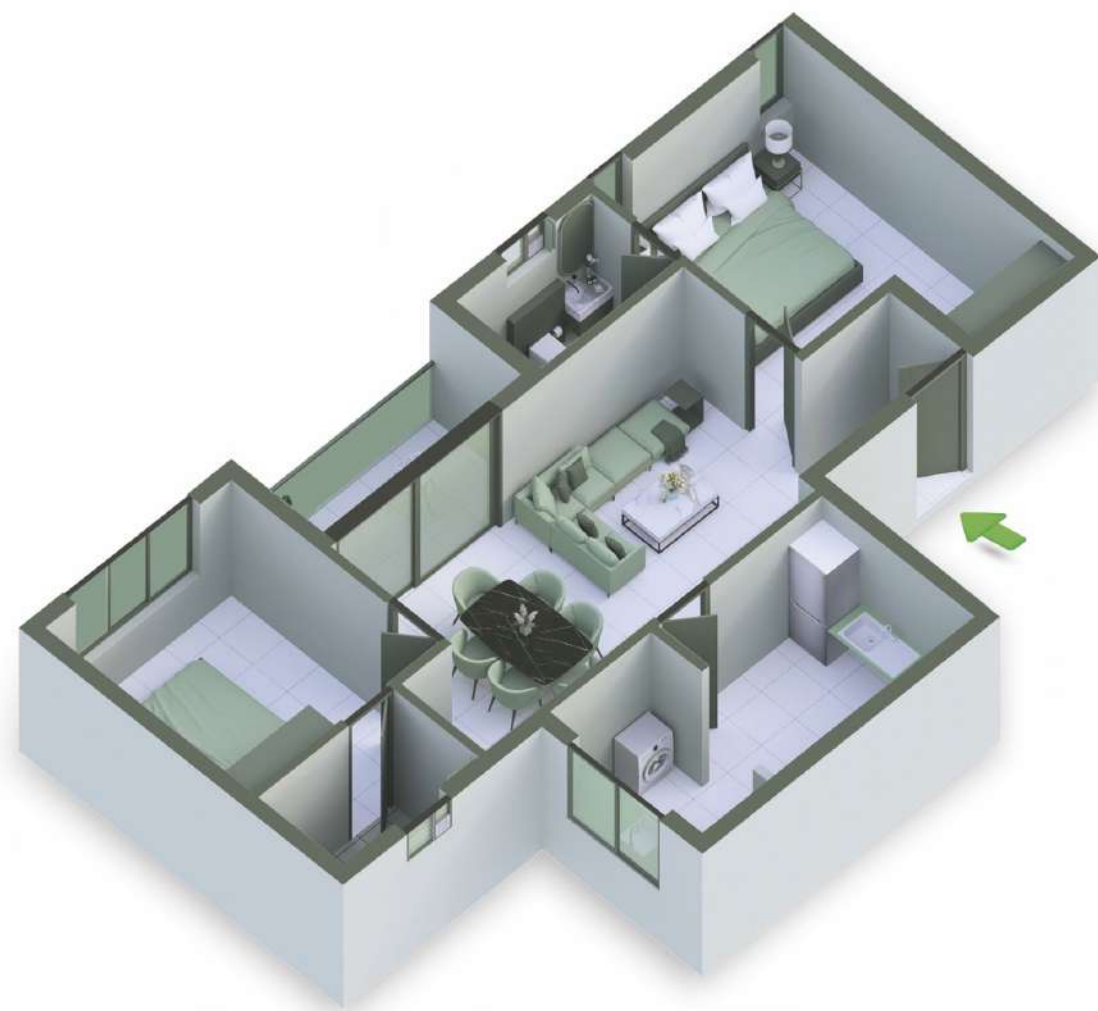
RERA Carpet Area(Sqm)	Balcony Area(Sqm)	External Wall Area(Sqm)	Total Plinth Area(Sqm)	Share of Common Area Area(Sqm)	Total Area (Sqm)	Saleable Area (Sq.Ft.)
102.50	6.60	10.42	119.52	41.14	160.66	1729

Rera carpet area is defined as ‘the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment’.



Type C
2nd - 13th Floor

2 BHK | 1245 Sq.Ft.



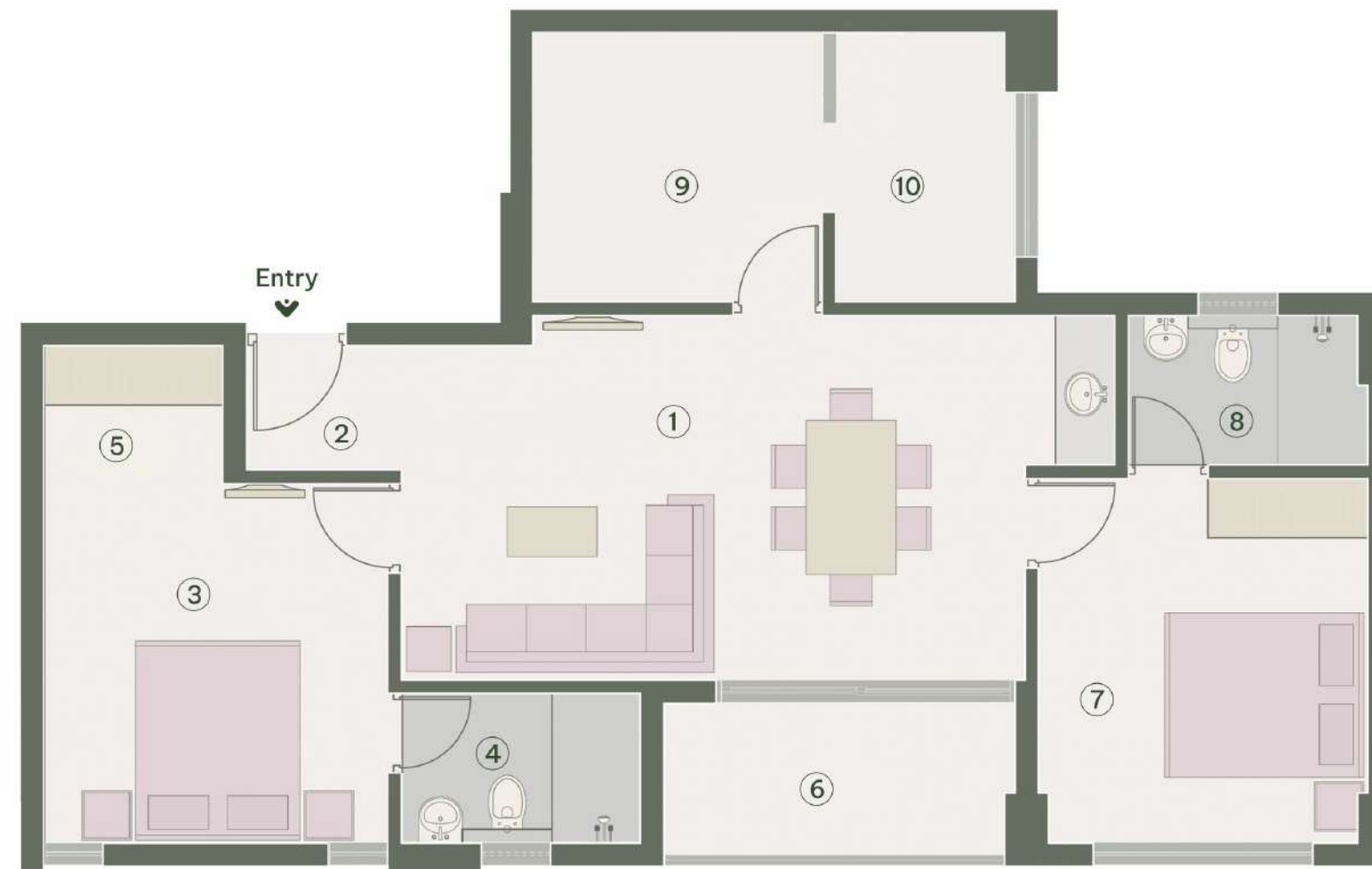
- 1. Living/Dining : 625 x 365
- 2. Foyer : 155 x 125
- 3. Bedroom : 345 x 360
- 4. Toilet : 240 x 150
- 5. Dress : 180 x 138
- 6. Balcony : 352 x 163
- 7. Bedroom : 330 x 365
- 8. Toilet : 240 x 150
- 9. Kitchen : 290 x 270
- 10. Work Area : 180 x 270

* All Dimensions are in cms



Key Plan

* Furniture & Fixtures shown
are only indicative.



RERA Carpet Area(Sqm)	Balcony Area(Sqm)	External Wall Area(Sqm)	Total Plinth Area(Sqm)	Share of Common Area Area(Sqm)	Total Area (Sqm)	Saleable Area (Sq.Ft.)
75.63	5.74	8.09	89.46	30.79	120.25	1245

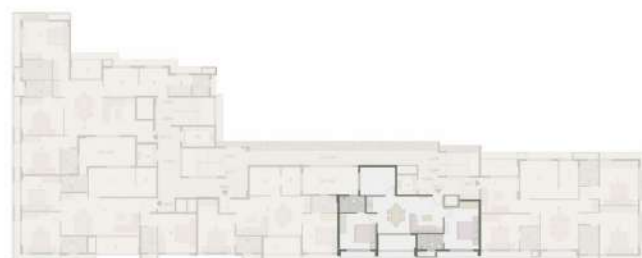
Rera carpet area is defined as 'the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment'.

Type D
2nd - 13th Floor

2 BHK | 1155 Sq.Ft.

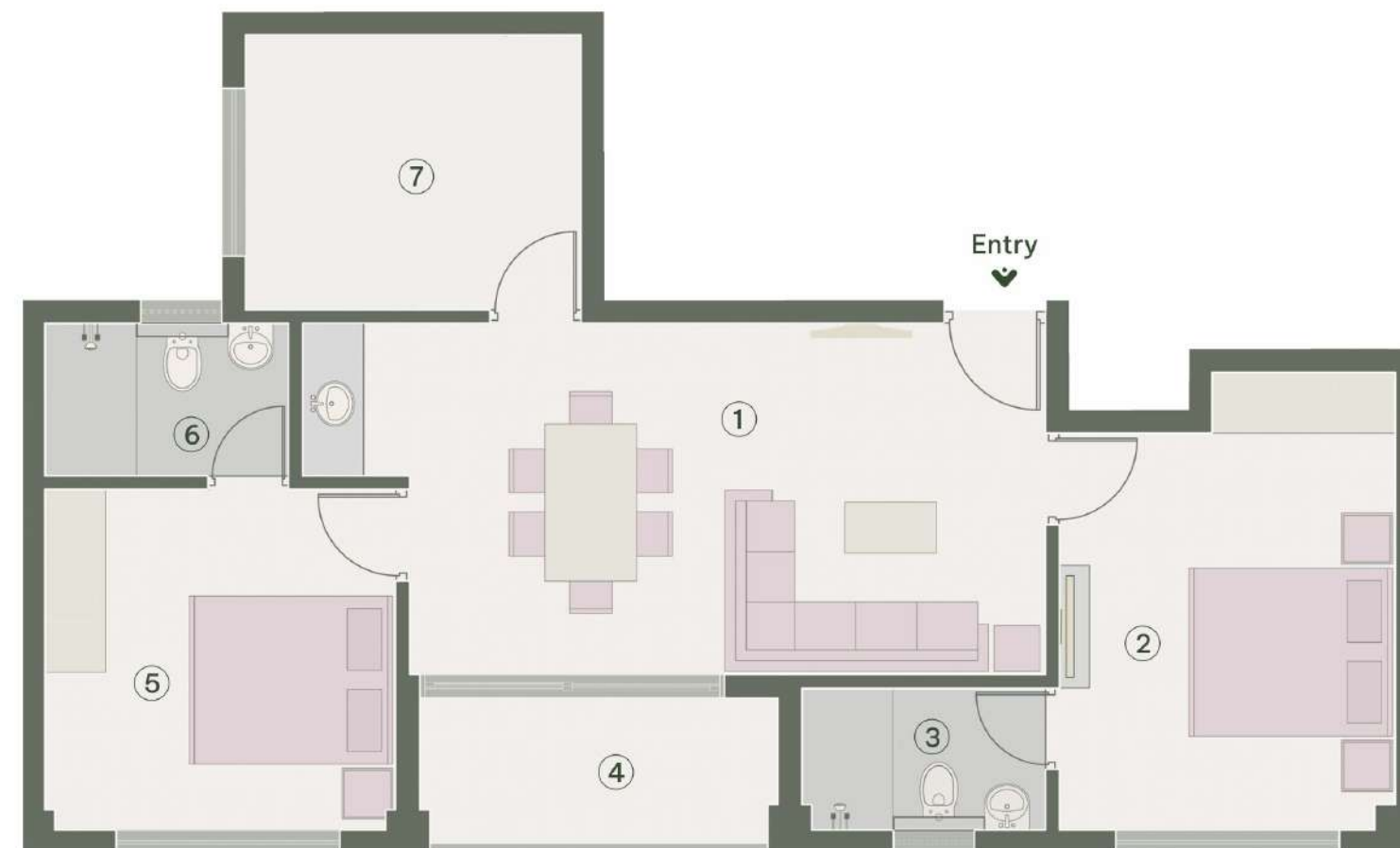
- 1. Living/Dining : 625 x 345
- 2. Bedroom : 330 x 390
- 3. Toilet : 240 x 140
- 4. Balcony : 352 x 153
- 5. Bedroom : 345 x 335
- 6. Toilet : 240 x 150
- 7. Kitchen : 330 x 270

* All Dimensions are in cms



Key Plan

* Furniture & Fixtures shown
are only indicative.



RERA Carpet Area(Sqm)	Balcony Area(Sqm)	External Wall Area(Sqm)	Total Plinth Area(Sqm)	Share of Common Area Area(Sqm)	Total Area (Sqm)	Saleable Area (Sq.Ft.)
66.66	5.39	7.83	79.88	27.49	107.37	1155

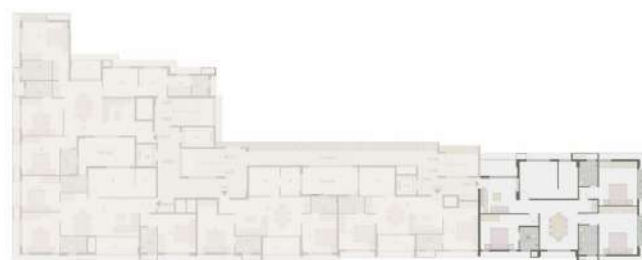
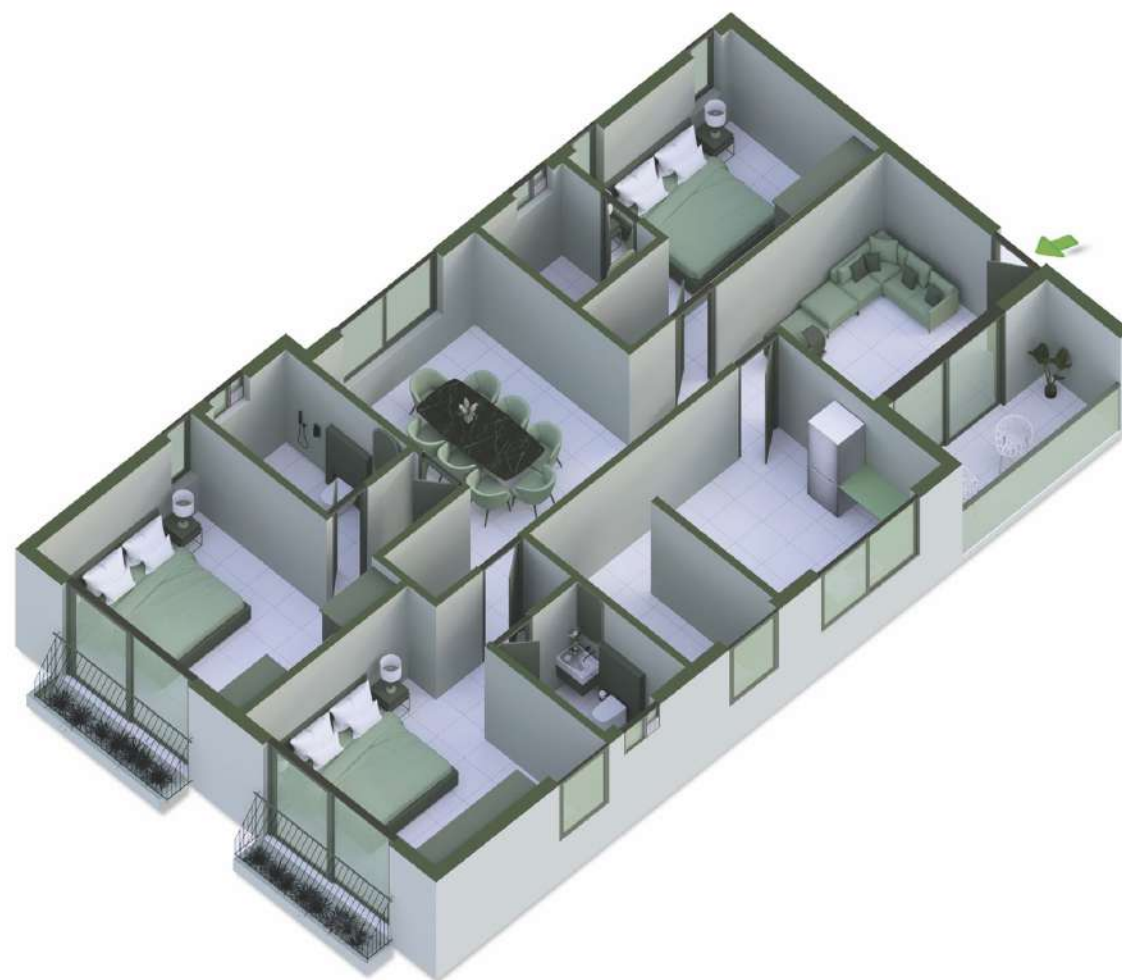
Rera carpet area is defined as 'the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment'.

Type E
2nd - 13th Floor

3 BHK | 1975 Sq.Ft.

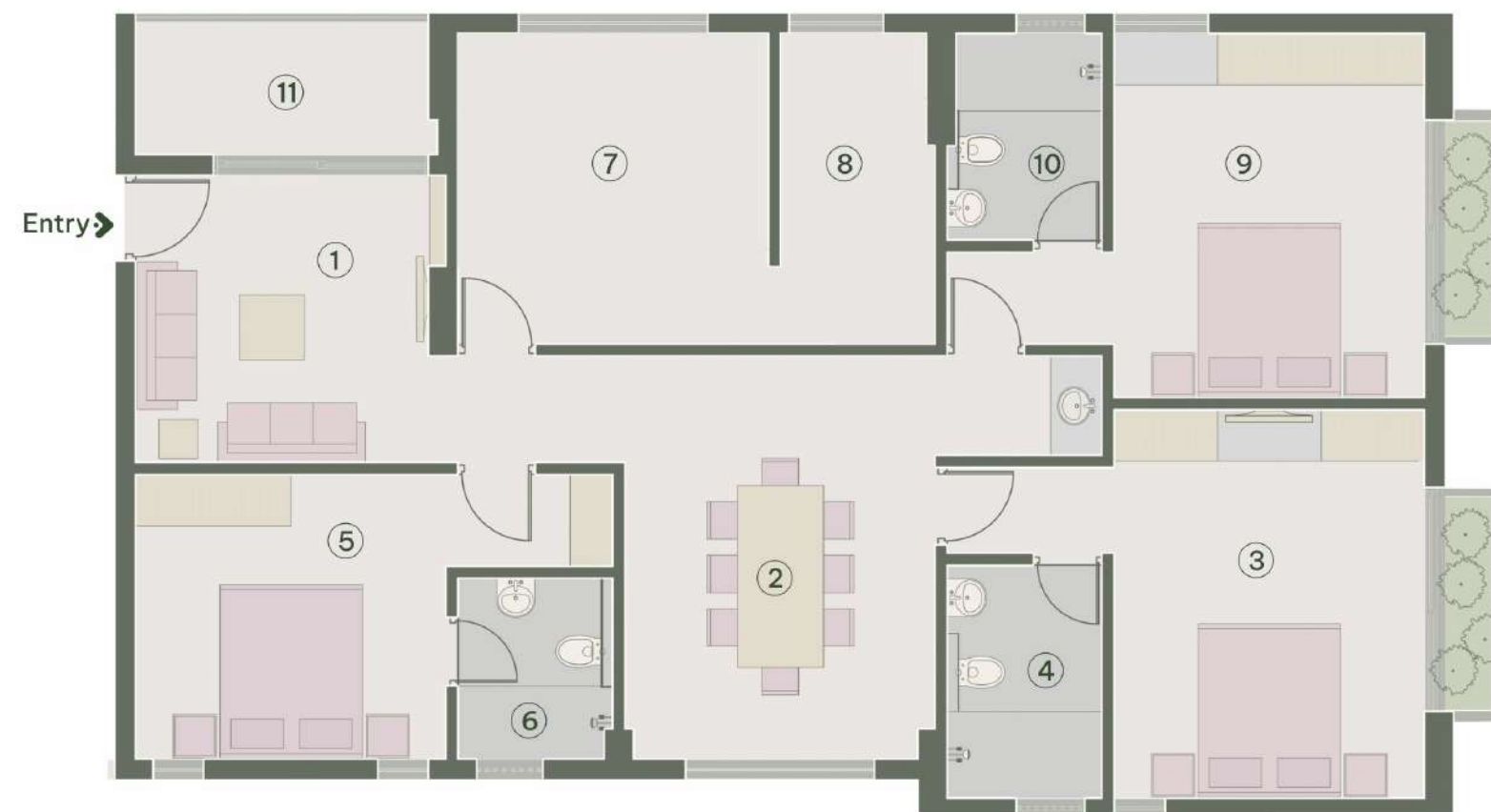
1. Living	: 360 x 333
2. Dining	: 360 x 467
3. Bedroom	: 360 x 450
4. Toilet	: 180 x 270
5. Bedroom	: 360 x 330
6. Toilet	: 180 x 210
7. Kitchen	: 360 x 360
8. Work Area	: 180 x 360
9. Bedroom	: 360 x 422
10. Toilet	: 170 x 240
11. Balcony	: 340 x 164

* All Dimensions are in cms



Key Plan

* Furniture & Fixtures shown
are only indicative.



RERA Carpet Area(Sqm)	Balcony Area(Sqm)	External Wall Area(Sqm)	Total Plinth Area(Sqm)	Share of Common Area Area(Sqm)	Total Area (Sqm)	Saleable Area (Sq.Ft.)
121.70	5.74	10.50	137.94	47.48	185.42	1975

Rera carpet area is defined as 'the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment'.



Specifications



SUPER STRUCTURE

- ▶ All structural RCC works shall be as per IS 456 standard and latest codes.
- ▶ All exterior & interior walls shall be in solid concrete block/ Laterite.
- ▶ All cement mortar plastering shall be in 1:3, 1:5 or as applicable.



DOORS & WINDOWS

- ▶ Pre-hung engineered wood main door with digital lock and Pre-hung engineered wood internal doors.
- ▶ UPVC/Aluminium sliding door / door cum window for balconies & Aluminium window systems with MS grills.



BALCONIES & STAIRS

- ▶ All railing for balconies and stairs shall be in GP / Masonry/ Glass or a combination.



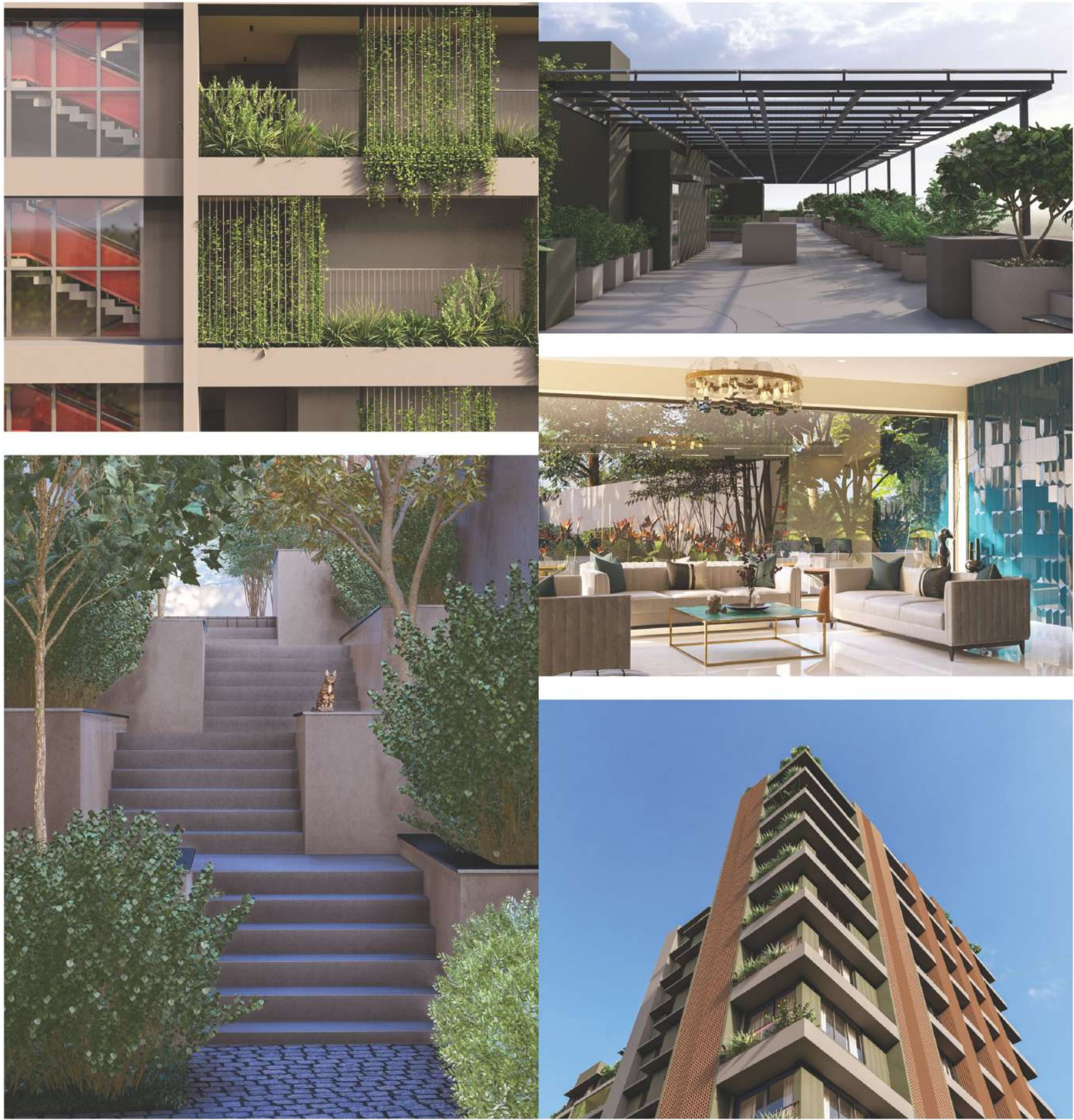
FLOORING

- ▶ Vitrified tiles for the entire apartment and Matte finish Ceramic/ Vitrified tiles for kitchen and balcony areas.
- ▶ Granite/ Vitrified tile finished lobbies.



PAINT

- ▶ Emulsion over putty for interior walls & ceiling.
- ▶ Enamel paint for grills & hand rails.
- ▶ Weather-proof emulsion for exterior walls.



KITCHEN

- ▶ Bare Kitchen with inlet provision for sink, dishwasher, water purifier and washing machine in kitchen/ work area.



ELECTRICAL

- ▶ Three phase connection with independent KSEB meters and backup power for selected points inside the apartments.
- ▶ Concealed copper wiring for light, fan, Air conditioners & plug points with modular switches.
- ▶ Optical Fiber connectivity for TV & Internet connection in living room & master bedroom.
- ▶ Concealed conduit wiring for telephones in living room, master bedroom and toilets.



WATER SUPPLY

- ▶ KWA / Well (1 pump per well)/ from outside sources through sump and overhead tank.



TOILETS

- ▶ Concealed CPVC/PVC piping with ceramic sanitary fittings and c/p fittings with diverter for hot and cold water.
- ▶ Soap dish, towel rod and provision for exhaust and geyser.
- ▶ Ceramic/ Vitrified tile for the floor and wall tiles up to False ceiling height.



SAFETY

- ▶ Fire fighting arrangements as per KMBR and Kerala Fire Service Rules.



WASTE MANAGEMENT

- ▶ Sewage treatment as per KPCB norms.



SERVICES



FINANCE ARRANGEMENTS

All our projects have the approval of leading financial institutions & banks and our experienced team offers you assistance in finalizing the best home loan option.

RENTAL & RESALE

We provide end-to-end rental and resale services, handling everything from marketing to paperwork. Our expert team ensures a smooth, hassle-free process, so you can focus on your returns while we manage the rest.



HOME CARE

Being boundlessly fortunate to earn the trust and recognition from our valued customers, we are indeed glad to extend exclusive services for your home care, which we hope will make life easier for you.

INTERIOR DESIGN

We have a team which can design and execute interiors to suit our customer's choice and budget. Our customers now have the opportunity to take possession of a fully furnished apartment at the time of project completion itself.



TERMS & CONDITIONS

- Once allotted and agreement signed, the prices are fixed.
- All payments are to be made only by demand draft/local cheques or RTGS in favour of Crescent Builders, payable at Calicut.
- In case the payments are not made as per the agreement signed, the Builder reserves the right to cancel the allotment.
- Acceptance of application for provisional allotment of Apartments shall be entirely at the discretion of the Builder.
- Statutory deposits and payments, such as deposits for power, water and the Apartment Owners' Welfare Association, KPCB, KSEB CD, OVEC, the share of the cost of HT Cable and laying. Construction Workers' Welfare Cess; land tax; corporation building tax; one-time building tax (Revenue); GST; monthly maintenance charges/advance; sale agreement registration charges; and the charges for extra work, if any, are to be paid by the Purchaser.
- Possession shall be given to the Purchaser only after settling all the dues to the Builder.
- Builder shall not be held responsible for any delay in water/electric & other service connection due to the delay by the concerned departments.
- The plans shown may not be to scale and are included only for the purpose of identification. Furniture layout is only an indication for space utilisation.
- **Crescent Builders** has the right to accept or reject any application.

- All transactions are subject to Calicut Jurisdiction.

DOCUMENTATION

- An agreement/s for sale will be executed between the Builder and the Purchaser. The contract value in the agreement/s cover the cost of construction of the super structure as well as that of undivided share in the land. The agreement/s for sale has to be registered.
- A sale deed for the undivided share in land and apartment will be registered in favour of the Purchaser on receipt of the entire payment. Stamp duty, registration fees, documentation charges and incidental expenses for the registration of undivided share in the land and apartment will be to the Purchaser's account and are to be paid at the time of registration.

MAINTENANCE

- An Owners' Association will be formed on handing over of the possession of the apartments. Membership in the above association is mandatory, not optional. The Owners Association will carry out all necessary routine and annual maintenance and repairs of the common areas and exteriors of the building, common installations and fittings, payment of electrical and water charges for common facilities and services.
- The maintenance charge or advance collected by the Builder will be used to cover the costs of maintenance during the period when the Builder is responsible for managing the property. Once the Association is formed, and after deducting the expenses incurred during this period, the Builder will transfer the remaining of the collected funds to the Association.



Click to connect:    

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