

Call:
81296 99999



The responsible builder

Thiruvananthapuram | Kollam | Kottayam | Kochi | Thrissur | Kozhikode | Kannur

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Tel: 0471 3071499

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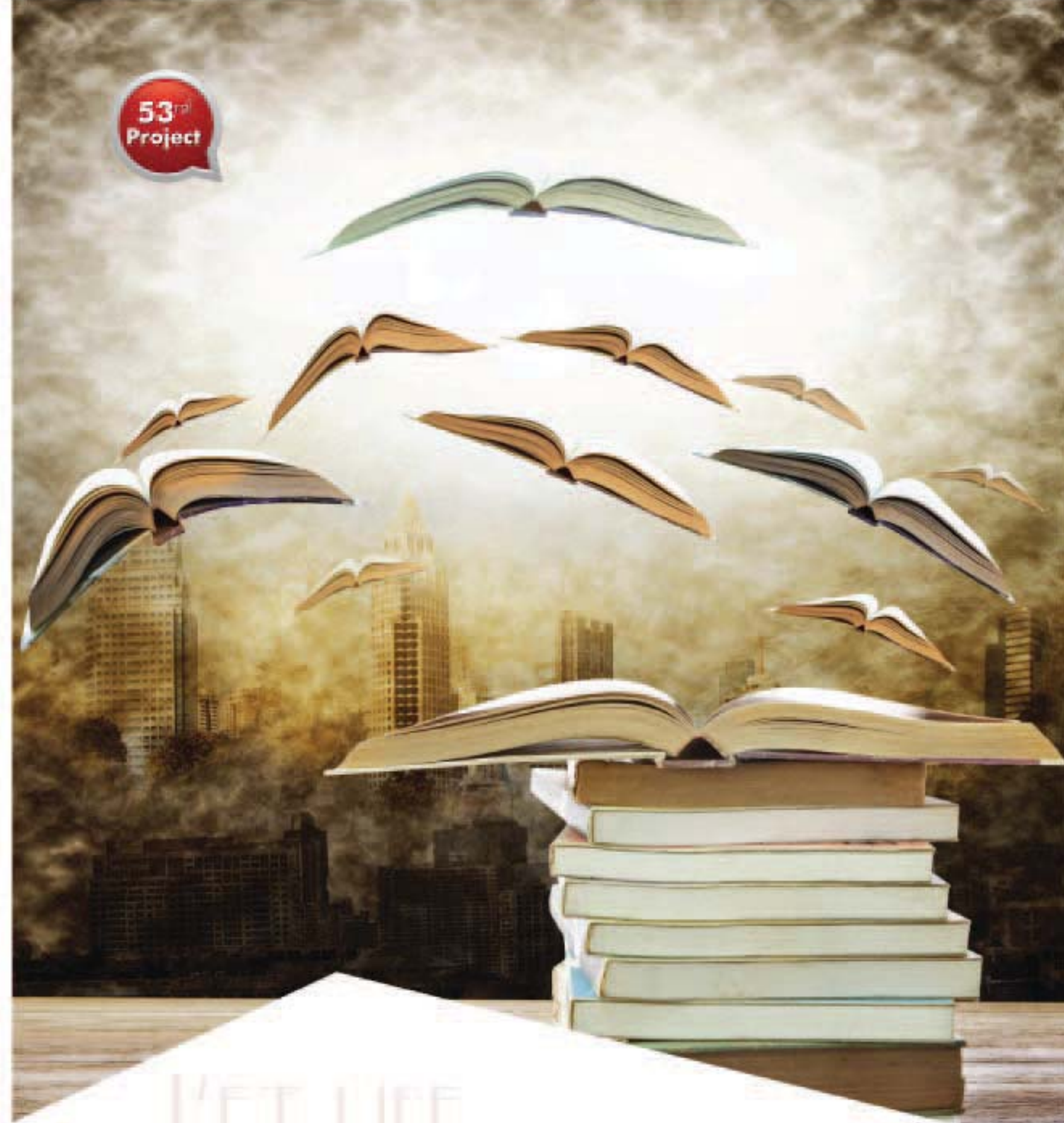
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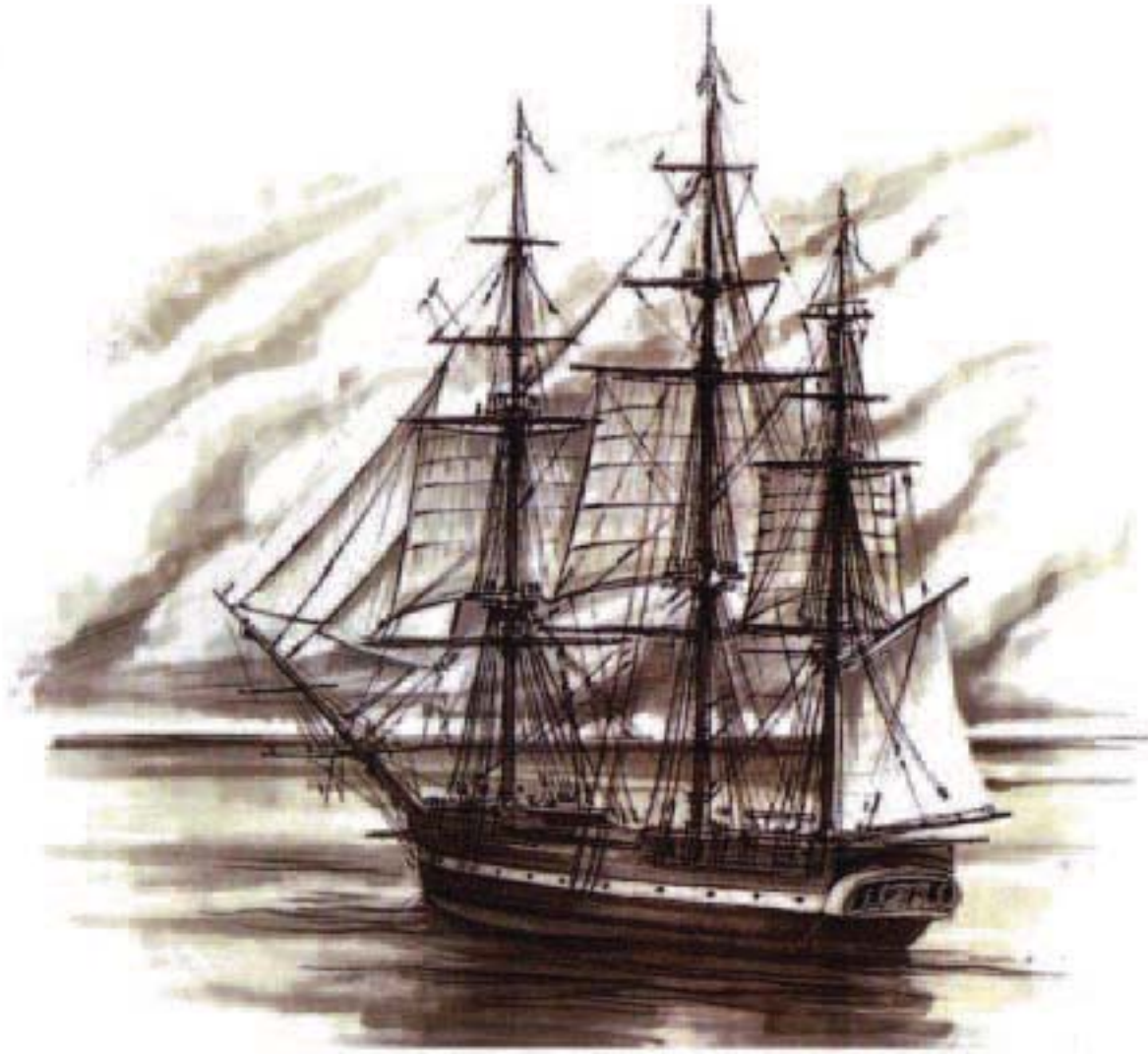
ARGENT 895

53rd
Project



Let Life take a
Flying Start.

TKM ASSET
GRANDIOS
KADAPPAKADA, KOLLAM



Ancient.

Renowned.Legendary.

Kollam, one of Kerala's oldest seaport cities was a destination of great commercial reputation since the days of the Phoenicians and Romans. The port of Kollam had found its place in the 14th century accounts of Ibn Battuta and also has been one of the places visited by Marco Polo, the great Venecian Traveller. This old commercial hub had flourishing trade with Romans, Chinese, Arabs and many other foreign countries of the world. Welcome to the land of ancient legends.



New.Refined.

Redefined.

Asset Homes, Kerala's most awarded builder offers an abode of grand living at the birth place of a great visionary Shri. Thangal Kunju Musaliar, who conquered the heights of educational excellence. The new lifestyle envisaged by Asset Homes has every single ingredient that elevates it to the echelons of holistic refinement. The location, the neighbourhood, the ease of access, the amenities and the architectural persona reflect the penchant for excellence and grandeur. Welcome to pure grandiosity!



Street View of TKM Asset Grandios, Kadappakada, Kollam

Opulent. Awesome.

Authentic.

The gateway to grand luxury is open to you now at Kadappakada, Kollam with TKM Asset Grandios. The twin tower project has been conceived with unique lifestyle flavours to appeal to the high aspirations of new-age living in cities. TKM Asset Grandios is certain to set a new and authentic lifestyle rolling in the fast progressing city. Experience sheer opulence of space, awesome features and authentic promises of a superb life in the land of the timeless visionary Shri. Tungal Kunju Musaliar.



TKM  ASSET
GRANDIOS
KADAPPAKADA, KOLLAM

Aesthetic. Awesome.

Twosome.

TKM Asset Grandios, is a luxury apartment project with two towers offering 122 units. The two identical towers have been christened Sterling and Sanford. These two worlds of luxury are going to fill up your lives with happiness that flows abundantly from them. As their very names suggest, they are prolific sources of all good things that delight you in your life.

Incredible.

Ineffable. Intense.

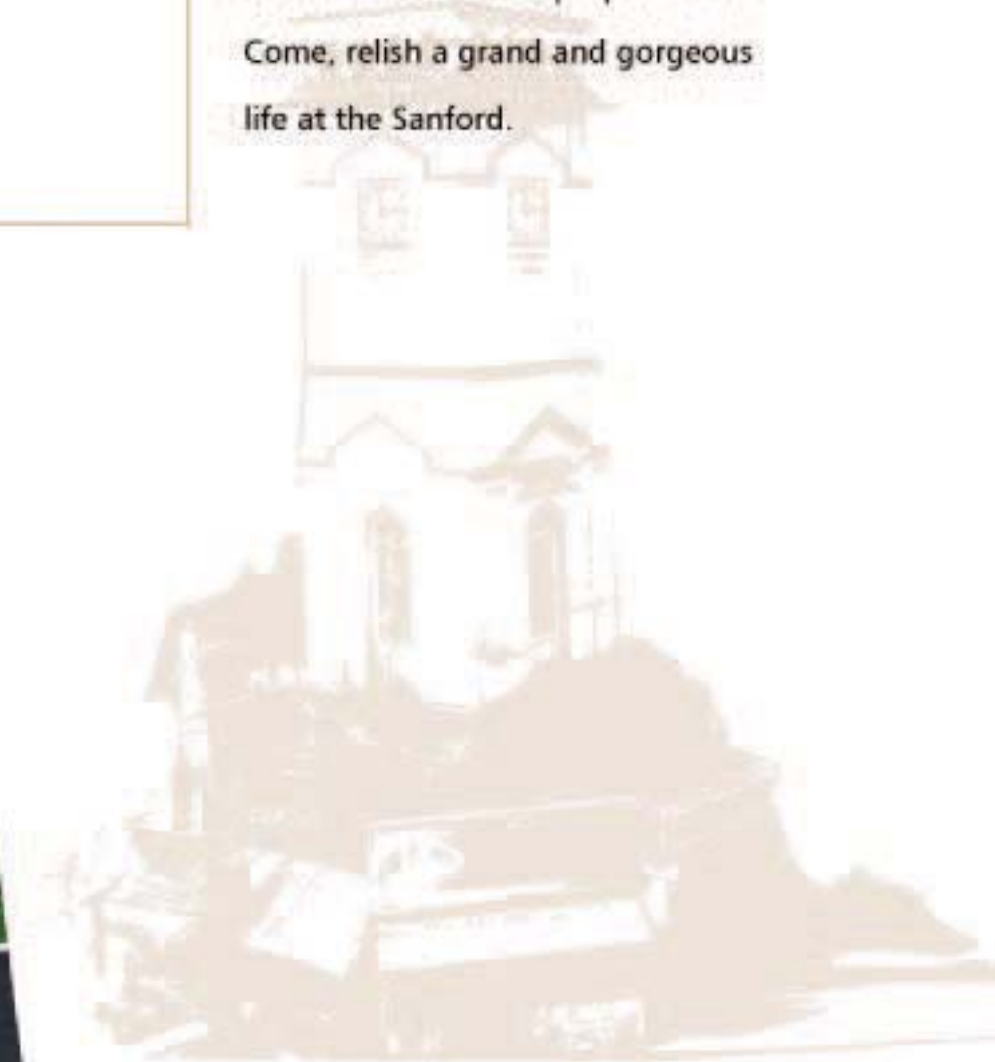
TKM Asset Grandios - Sterling has 17 floor rises, with 62 apartments in 2,3 and 4 BHK formats. The Sterling Tower has its own exclusive avenues of luxury that include the swimming pool, party area, grand lobby, health club and multipurpose hall. Come, live an incredibly intense life at Sterling and experience absolutely ineffable joy.



Great • Grand •

Gorgeous •

TKM Asset Grandios - Sanford has 17 floor rises, with 62 apartments in 2, 3 and 4 BHK formats. Sanford is loaded with its own distinctive offerings of luxury. The array of comforts that await you here are the swimming pool, party area, grand lobby, health club and multipurpose hall. Come, relish a grand and gorgeous life at the Sanford.





King's
Kindergarten
School

150 Mtr.

To Kottarakkara

Petrol Bunk

SBT Zonal
Office

KADAPPAKADA Jn.

Ashramam Road

Shankers
Hospital

Upasana
Hospital

ST. Thomas
Orthodox Cathedral

Jawahar
Bal Bhavan

Malayala
Manorama

Kollam Junction

Map not to scale.

Ease.

Access.

Escalation.

TKM Asset Grandios takes life at Kadappakkada, one of the linking points of the city. The place has its unique stature in the history of Kollam and is well known across Kerala. The NH 744 meets Kappalandimukku linked to the Kadappakkada road and provides connectivity to places like Thirumangalam outside the city. The location also provides easy connectivity to Railway Station, Bus Stand, Port, Technopark, Beach, Ashramam Maidan and also Chinnakada, a prominent area in the city buzzing with activity. The prime spot brings ease of access and escalation of value as the potential location of future progress.

Nobility. Sublimity.

Grandiosity.

TKM Asset Grandios creates a purely noble and dignified address for all who live there. Moreover the luxury features for the two towers are exclusive and are fabulous. The apartments have all the features of new-generation living environments designed to make life convenient and comfortable in its beautiful premises. Be among the most noble and elite community of Kollam, residing and luxuriating in the home built upon the bedrock of professional education in Kerala.



REFINED PLEASURES Refined Pleasures.

At TKM Asset Grandios you find the most refined pleasures like an enchanting swimming pool to swim around in the land of clouds at the 13th floor. Be at the heights of a pleasurable life only at TKM Asset Grandios.

Features

Community Features

- Swimming pool on 13th floor.
- Terrace Garden
- Children's play area
- Piped in music in lobby and select common areas
- Centralised gas supply
- Grand entrance lobby (Double height)
- 2 passenger lifts
- Health club
- Access for Disabled
- Club Room
- Janitors / Drivers Room

Eco Features

- Ample green space
- Rain water harvesting
- Landscaped garden
- Water-flow restrictors for judicious use of water

Digital Features

- Video door phone
- Provision for broadband internet connectivity to all flats
- Provision for digital cable TV connection through STB
- Boom barrier/Automatic gate opening
- Intercom facility
- Security cameras at entrance gate, lobby and select common areas

Technical Features

- Metal strip reinforcement on all joints to avoid cracks
- Sharp edges avoided on all fabrications to provide safety, especially for children
- Rubber fenders on parking area pillars to avoid damage to vehicles

Specifications

Foundation	:	Necessary RCC foundations on required strata.
Structure	:	Reinforced cement concrete frame with solid cement blocks in fill walls. Earth quake resistance for zone 3.
Entrance	:	Lobby, staircase and common areas will be of granite or high quality vitrified tile flooring.
Flooring	:	High quality vitrified tiles for the entire apartment, with vitrified skirting. Entrance lobby, Staircase & Common areas will be of granite/Vitrified flooring.
Wall Claddings	:	Designer/ceramic glazed wall tile cladding in bathrooms up to false ceiling height.
Kitchen	:	Granite kitchen counter, single bowl stainless steel sink with drain board. Provision for exhaust fan.
Toilet Fittings	:	White sanitary ware including European water closet and wash basin. Good quality chromium plated taps, mixer, and shower. Towel rods.
Hardware	:	Best quality hardware.
Doors	:	Decorative panelled entrance door in teak wood. Moulded / flush doors for bedrooms and toilets.
Windows	:	Fully glazed powder coated aluminium windows with M. S grills.
Painting	:	Putty finished emulsion paint for internal walls and enamel paint for doors and window grills, external walls will be emulsion painted.
Water Supply	:	KWA water supply at one point in kitchen subject to rules and regulations of KWA. Ground water supply from open well/bore well.
Electricity Supply	:	Concealed copper wiring. Adequate light points, fan points, 5 amps and 15 amps points, etc. with independent meters for each flat. Modular type switches. Provision for cable TV in living room, Telephone conduit point in living room. Generator backup up to 1000 watts per apartment.

Brand Pool

Washrooms / Powder Room

Description	Brand
EWC	: TOTO/ROCA Equivalent
Wash Basin	: TOTO/ROCA Equivalent
Concealed Flush Tank	: GEBRIT/GROHE
Wall Plate	: GEBRIT/GROHE
Wall Mixer	: GROHE/JAGUAR or Equivalent
Health Faucet (ABS Coating)	: GROHE/JAGUAR or Equivalent
Angle Valve 1/2"	: GROHE/JAGUAR or Equivalent
Bottle Trap (Only for Powder Room)	: GROHE/ JAGUAR or Equivalent

Flooring

Bedroom Floor Tiles	: Asian/RAK/Somany Premium or equivalent vitrified tiles (60X60) or Laminated Wooden Flooring Quick Step/Pergo
Living and Dining Floor	: Asian/ RAK/Somany Premium or equivalent vitrified tiles (80X80) or Laminated Wooden Flooring Quick Step/Pergo
Balcony and Sit out	: Natural stone/Vitrified/Rustic Tiles/ Asian/Somany Premium or equivalent
Toilet Floor Tile	: Asian/RAK/Somany Premium or equivalent Tiles
Toilet Wall Tile(glazed)	: Asian/RAK/Somany Premium /equivalent Tiles and Water proof wall paper

Paint

Internal Putty	: Berger/Birla White
Emulsion	: Asian/Jotun
Exterior Emulsion	: Asian/Jotun
Enamel	: Asian/Jotun

Doors/ Windows

Main Door	: Teak wood frames with 35 mm Teak wood shutter
Inside Door and Toilet Door	: All shutters shall be solid core flush moulded skin doors
Windows	: All windows are French windows and shall be of high quality UPVC/Aluminium
Main Door Lock	: Yale/Godrej or equivalent
Hinges	: Yale/ME Gold ball bearing heavy duty hinges
Magnetic Catcher	: Spider or Equivalent
Door eye	: Magnum/Yale
Safety chain	: Magnum/Yale
Internal Door Lock	: Yale/Godrej or equivalent
Toilet Door Baby Latch	: Yale/Godrej or equivalent
Tower Bolt	: Me Gold/ Magnum

Kitchen

Kitchen Floor	: Somany premium/Nitco/Asian
Kitchen Sink	: Franke/Nirali
Sink Cock	: Grohe/Roca or equivalent
Cockroach Trap	: Chilly
Waste Coupling	: Chilly
Bottle Trap	: Jaguar or equivalent

Lift	: Kone/OTIS or equivalent
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Electrical

Distribution Board	: Schneider/Legrand/Havells or equivalent.
MCB	: Legrand/Schneider/Havells
Switches	: Legrand/Schneider/Havells
Genset	: Kirlosker Green/Cummins
Transformer	: Unipower/Intrans or equivalent

Cement	: Acc, Coromandel or Dalmia
Steel	: Vizag or Sail

Pioneering the 5 point waste management system.

Asset Homes as a responsible builder has always strived to promote and adopt the best practices in the industry for providing a clean, safe and healthy environment. As part of this great initiative, we are now introducing a unique 5 point waste management system for efficient management of organic and non-organic waste at our projects. This waste management initiative is founded on the principles of Reduce, Recycle and Reuse.

There are broadly 5 types of wastes that can be identified in any location. They are degradable, non-degradable, waste to incinerate, e-waste and medical waste. For each kind of waste there is a colour-coded bin that is kept for its collection at the apartment premises. The Green Bin for degradable waste, the Blue Bin for non-degradable waste, Orange Bin is for e-waste, the Yellow Bin for wastes to be incinerated and the Red Bin for Medical Waste.

The Degradable Waste Management:



The degradable waste management is done through converting the degradable waste into manure with the aid of the special processing unit. The end product can be used for home gardens or for agriculture. It's a system approved and adopted by the CREDAI Clean City Movement.

Wastes to be incinerated:



Incineration involves combustion of organic substances contained in waste. High temperature waste treatment systems are installed at the top of all apartment buildings to convert waste into ash.

Medical Waste: It includes all wastes of medical or laboratory origin like packaging, bandages, infusion kits and so on. The medical waste due to its contaminated nature and propensity to cause injury is given exclusive provision for safe collection and stocking.



The Non-biodegradable Wastes:



The non-biodegradable wastes include rubber tyres, plastics, glass bottles, fiberglass, styrofoam and metals. These wastes are converted into pellets using a processing unit and then used for paving roads and for other commercial purposes with the help of the CREDAI Clean City Movement in Kochi.

The e-Waste: The e-wastes include discarded computers, office electronic equipment, mobile phones, television sets and refrigerators. There is a special provision made for collecting and stocking these kinds of wastes within the apartment premises.



The 5 point waste management system is introduced at our new projects with a view to creating more hygienic and sustainable living environs that facilitate convenient and comfortable living in the city.

Responsible Solutions for WATER Management.



Water scarcity is a global phenomenon and a combined effort of all stakeholders is essential to evolve a strategy for ensuring a water balance. The National Building Code suggests that the daily consumption for person per day for residences should be limited to 135 litres. We believe this can be reduced and further optimized without reducing hygiene standards. This is possible in two ways.

- We will provide LEED compliant water efficient fittings with the possibility of reducing water consumption by 20 to 30 percent vis a vis conventional fittings. The savings in water consumption will directly reduce costs towards:
 - water storage
 - water generation / sourcing
 - water treatment
 - water transmission by pumps
 - water heating
 - sewage treatment translating to lower maintenance costs and reduced impact on environment.
- A commitment from you, our valued client, that you will actively encourage a philosophy of saving water by the simple method of shutting of the tap when not in use.

Our strategy envisages further:

- A transparent policy on sourcing water for various uses - Water balancing.
- Rain water harvesting including storage, treatment, reuse of rain water and recharging ground water table.
- Treatment of sewage to recover water for use in flushing and landscape irrigation.

WATER BALANCING				
Sl. No	Water Sources	Onsite Treatment Provision	Usage	Name of Water
1 2	• Corporation / Municipality • Bore well • Well water augmented • Rain water from roof during monsoons • Bowser water during emergencies	Yes (inside the apartment) Yes	• Drinking water (1 point in kitchen) • Washbasins • Kitchen sinks • Ablution faucets • Showers • Washing machines • Dish washers	Drinking Domestic
3	• Treated effluent from STP	Yes	• Swimming pool make up • Water body make up • Flushing of water closets • Gardening	Flushing-Subject to technical feasibility

Notes:

- Excess rain water will be disposed of either by ground water recharging, deep well injection or led to external storm water. The procedure adopted may be any one or a combination of the methods outlined above. The strategy for disposal will be as dictated by the underground water table levels and availability of external municipal storm water drains. A similar process will be adopted for disposing of excess treated effluent. Needless to mention adequate treatment facilities will be provided to ensure that the effluent will be treated to levels which will safeguard against contamination of the underground water table. Kerala Pollution Control Board norms will be complied with, in this regard.
- All water supplied for use will be treated suitably ensuring human health is not endangered. Where treated effluent is used as in the case of flushing and gardening suitable cautionary notices will be provided to protect against inadvertent misuse.
- Drinking water and Domestic water will be treated to ensure compliance with WHO standards.
- Flushing water standards will comply with that laid down by Kerala Pollution Control Board.



The Insured Asset.

Asset Homes has pioneered many innovative initiatives to provide better comfort, convenience, peace of mind and value to its customers. As a part of its philosophy of life-long customer service, Asset Homes, has joined hands with New India Assurance Company to offer insurance coverage for the Villas and apartments built by Asset Homes. According to this new 'Insured Asset Scheme', every apartment/ Villa, while being handed over shall have an insurance cover for 25 years, against damages caused by fire, earth quake, lightening, explosion, aircraft damage etc. The customer will be in receipt of the policy in his/ her name when the apartment key is handed over by Asset Homes. Now on-wards you shall not be just possessing an 'Asset' but an 'Insured Asset' from the responsible builder. Come, celebrate real Asset Value!

ASSET HOMES
The responsible builder

India's First Builder

with 3 CRISIL 7 Star Rated Residential Projects



2014
Asset Kasavu, Kochi



2013
Asset Casa Grande, Kochi



2010
Asset Signature, Thiruvananthapuram

Asset Homes, Kerala's most awarded builder, makes its first foot print in Kollam with TKM Asset Grandios at Kadappakada. The drive for quality and zest for excellence have made Asset Homes to go great lengths in designing and delivering finest living environs across 7 cities of Kerala. The passion to provide superior quality in every sphere of service has enabled Asset Homes to win numerous national and international laurels. The most noteworthy among them is the rare distinction of being the only builder in India to have 3 CRISIL 7 star rated residential projects and Asset Kasavu, the villa project at Kalamassery, Kochi is the first villa project in South India to have a CRISIL 7 star rating. Built on the solid foundations of 7 quality promises, Asset Homes vows to provide its customers in Kollam exceptionally delightful experience with TKM Asset Grandios.



Asset Kasavu, Kochi



Asset Casa Grande, Kochi



Asset Signature, Thiruvananthapuram

Actual Photograph



Kerala's Most
Awarded Builder.

Asset Care offers a comprehensive range of services from interior designing to property management, maintenance to renting out of the apartments and so on. Asset Care takes care of every aspect of home management and maintenance, making sure that everything is done in a smooth, professional and hassle-free manner.



INTERIOR DESIGNING | PROPERTY MANAGEMENT |
MAINTENANCE | RENTAL SERVICES

