



THE

MAKER

BUILDERS & DEVELOPERS

LUXURY
YOU TRULY
DESERVE

A LEGACY SINCE 1950

An admired name in the building material realm, with a group of family concerns has been crafting excellence since 1950. With expertise across domains such as construction, Hardware, Timbers, Paints etc.,

The group continues to create value, sustainability and trust in the real estate industry.

FAMILY CONCERNS

Perumal Pillai & sons
Paints

Perumal Pillai & sons
Hardware

Mekhala Traders
Steel & Plywood

Marble Rocks
Marbles & Granites

Ravi Timbers
Imported Timbers





CACION
3&4 BHK LUXURY APARTMENTS
VAZHUTHACAUD





LUXURY YOU TRULY DESERVE

Introducing you to a life you've aspired for, and world-class designs you've always yearned for. You've lived your version of a lavish life; now enhance your experience with us... at 'CACION'!

With an edge over the rest, and centrally located in the heart of Trivandrum, CACION is Trivandrum's new luxury landmark in the making.

This premium project by The Maker Builders & Developers is adorned with every necessary convenience of the city life. Tastefully stylish and luxurious 3 & 4 BHK apartments, with distinctive specifications, convenient roadways, proximity of institutions and entertainment hubs, lush green corners, and an exhaustive list of amenities, Cacion is your royalty realised.

THE HIGHLIGHTS

- 11 storied apartment project with parking provisions.

- Eye-catching view of the city's bright and high skyline as you move up the floors.

- Spectacular scenes of lush green hills.

- Urbane neighborhood with welcoming residents.

- Two-side open apartments for luxurious living.

- Exclusive roof-top amenities and one-of-its-kind architecture design.

- An inventive and sophisticated project equipped with all conveniences.

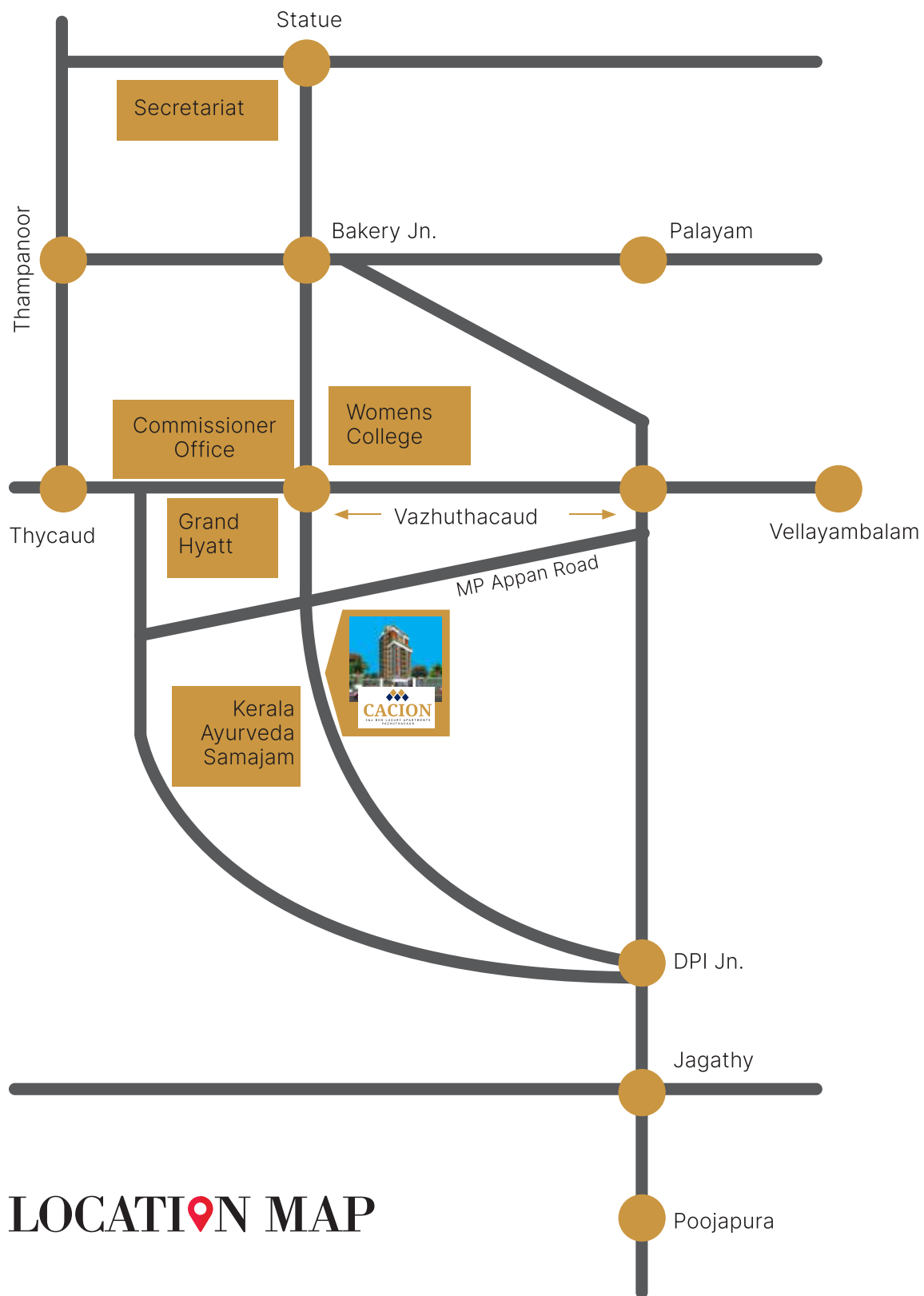
- A 'The Maker' brand promise!


CACION
3 & 4 BHK LUXURY APARTMENTS
VAZHUTHACAUD



IT'S THE ADDRESS

Located on Vazhuthacaud Road that connects the distinct parts of the city, The Cacion is favorably set amidst leading educational institutions, booming business hubs, major 5-star hotels and premium recreational centers.



LOCATION MAP

- Minutes away from East fort, Sree padpanabhaswami temple, Secretariat and Raj Bhavan
- cacion is also in close proximity to prominent educational institutions, places of worship, banking institutions and entertainment destinations.
- It is near to all travel hubs like bus stand and railway station and easy connects to highways.





LUXURY RIGHT AT THE TOP

An aesthetic and luxurious terrace Barbeque party area completes the experience of luxury on offer at Cacion. Who said you have to go out for lesiure, at Cacion, you go to the top.

AMENITIES



24/7 CCTV
surveillance



AC
Health club



Luxurious Lobby
and Lounge



AC
multi-purpose hall



Luxurious terrace
Barbeque party area



24 Hrs
Generator Backup



Waste
Management system



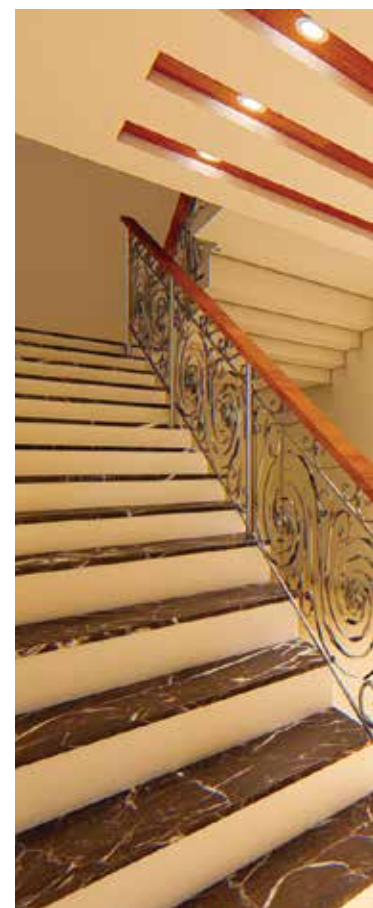
Provision for Reticulated
Gas supply

LUXURY OF PRIVACY

This is your chance to move into a home that is based on the foundation of privacy and exclusiveness. Cacion is a truly one-of-its-kind opportunity for you to reside in an elite community of like-minded individuals that exudes the grace of being synonymous with luxury and matchless comfort. It brings together a fine concoction of high-class decor on the inside and high-class living on the outside, such that, you thoroughly enjoy a lavish lifestyle. All this, without having to sacrifice even an inch of privacy that you completely deserve.









LUXURY OF FEATURES

When you step into Cacion, you are greeted by a luxurious lobby that sets the mood for lavish living. A space that has tremendous utility, it invites you to strike conversations with neighbours, friends and even visitors. In fact, the lobby is the picture-perfect preview to the luxury that awaits you upstairs, in your home at Cacion.





CAGION

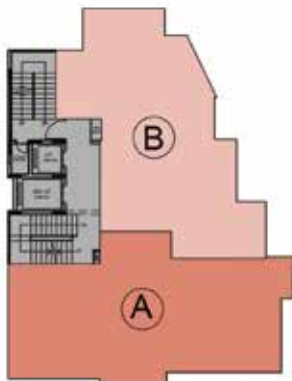
LUXURY OF ADMIRATION

While you experience the luxury of privacy, exclusivity and lavishness inside cacion, the exterior is bound to attract attention and grab eyeballs of the passers-by and onlookers.

While vazhuthacaud is itself a landmark of Trivandrum, The cacion stands like a beacon, a shining example of luxury, in the middle of many other landmarks that decorate

the landscape of vazhuthacaud.

A piece of sheer luxury, cacion is sure to fetch you admiration from one and all, and maybe even envy. It is an exclusive piece of glorious architecture that symbolises contemporary luxury. Tomorrow, when you claim it to be your address, Cacion will make you feel proud, for owning something others don't have.



KEY PLAN



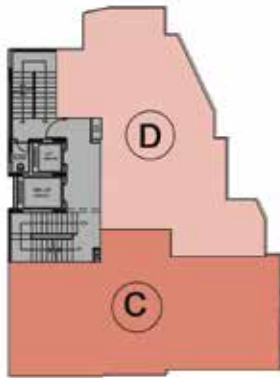
TYPE - A 3BHK | 2nd to 6th Floor Plan

Plinth Area 1280 sq.ft.	Carpet Area 1074 sq.ft.	Balcony Area 101 sq.ft.	Saleable Area 1702 sq.ft.
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TYPE - B 3BHK | 2nd to 6th Floor Plan

Plinth Area 1214 sq.ft.	Carpet Area 988 sq.ft.	Balcony Area 118 sq.ft.	Saleable Area 1615 sq.ft.
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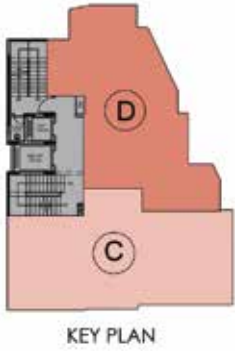


KEY PLAN



TYPE - C 3BHK | 7th Floor Plan

Plinth Area 1249 sq.ft.	Carpet Area 1062 sq.ft.	Balcony Area 87 sq.ft.	Saleable Area 1661 sq.ft.
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TYPE - D 3BHK | 7th Floor Plan

Plinth Area 1163 sq.ft.	Carpet Area 957 sq.ft.	Balcony Area 100 sq.ft.	Saleable Area 1547 sq.ft.
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TYPE - E 4BHK | 8th Floor Plan

Plinth Area 1746 sq.ft.	Carpet Area 1494 sq.ft.	Balcony Area 104 sq.ft.	Terrace Area 543 sq.ft.	Saleable Area 2322 sq.ft.
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TYPE - F 4BHK | 9th Floor Plan

Plinth Area	Carpet Area	Balcony Area	Saleable Area
1789 sq.ft.	1530 sq.ft.	108 sq.ft.	2379 sq.ft.



TYPE - G 4BHK | 10th Floor Plan

Plinth Area 1733 sq.ft.	Carpet Area 1493 sq.ft.	Balcony Area 94 sq.ft.	Terrace Area 41 sq.ft.	Saleable Area 2305 sq.ft.
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COMPLETED PROJECTS



MANGAL PLATINA
PEROORKADA



PRAGIDIYA APARTMENTS
SASTHAMANGALAM



KOKY'S ENCLAVE
KESAVADASAPURAM

LAND ACQUIRED FOR FUTURE PROJECT



PETTAH



KOVALAM



SPECIFICATIONS

Structure / Walls	<ul style="list-style-type: none"> • RCC frame structure compliance with seismic zone design. • Cement Block masonry for internal external walls.
Windows / Balcony	<ul style="list-style-type: none"> • UPVC sliding panels and shutters. • MS safety grills and railing.
Painting	<ul style="list-style-type: none"> • All internal walls and ceilings painted with acrylic premium emulsion over putty finish. • External wall finished with weather coat.
Sanitary and CP fittings	<ul style="list-style-type: none"> • Jaquar / Vitra or equivalent EWC's & washbasin in all toilets. • Jaquar / Vitra or equivalent CP fittings.
Water supply	<ul style="list-style-type: none"> • KWA water connection will be provided. Pipes and fittings are as per ISI standard. External lines are by using ASTM Sc-40 pipes & Internal lines are by CPVC SDR11 pipes. Geyser provision will provide on all toilets. • Drainage connection or STP will be provided.



Doors

- Entrance door frame & shutter with well-seasoned Teak wood.
- All other doors factory made, Veneer covered HDF.
- Water proof doors for all toilets.

Flooring and Dadoing

- Foyer / Living / Dining / Kitchen and all bedrooms are good quality 80 X 80 Vitrified tiles.
- Best quality Ceramic tiles for Bathrooms / Work area / Balcony.
- Toilets antiskid ceramic tiles. Ceramic glazed tile dado for full wall.

Electrical

- Concealed three phase wiring through PVC conduit controlled by 3 phase DB comprising MCB, ELCB.. as per standards.
- Adequate light & fan points, AC points, 6/16 amps power plugs will be provided.
- All switch boards Seimens / ABB / Legrand or equivalent make modular type.
- Provision for water purifier and exhaust fan in kitchen.
- Provision for Exhaust fan & Geyser in all toilets.
- Provision for Telephone shall be in living and master bedroom.
- Cable TV/ DTH provision in living & master bedroom

Kitchen & Work area

- Counter with granite slab.
- Satin finished stainless steel sink with drain board.



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