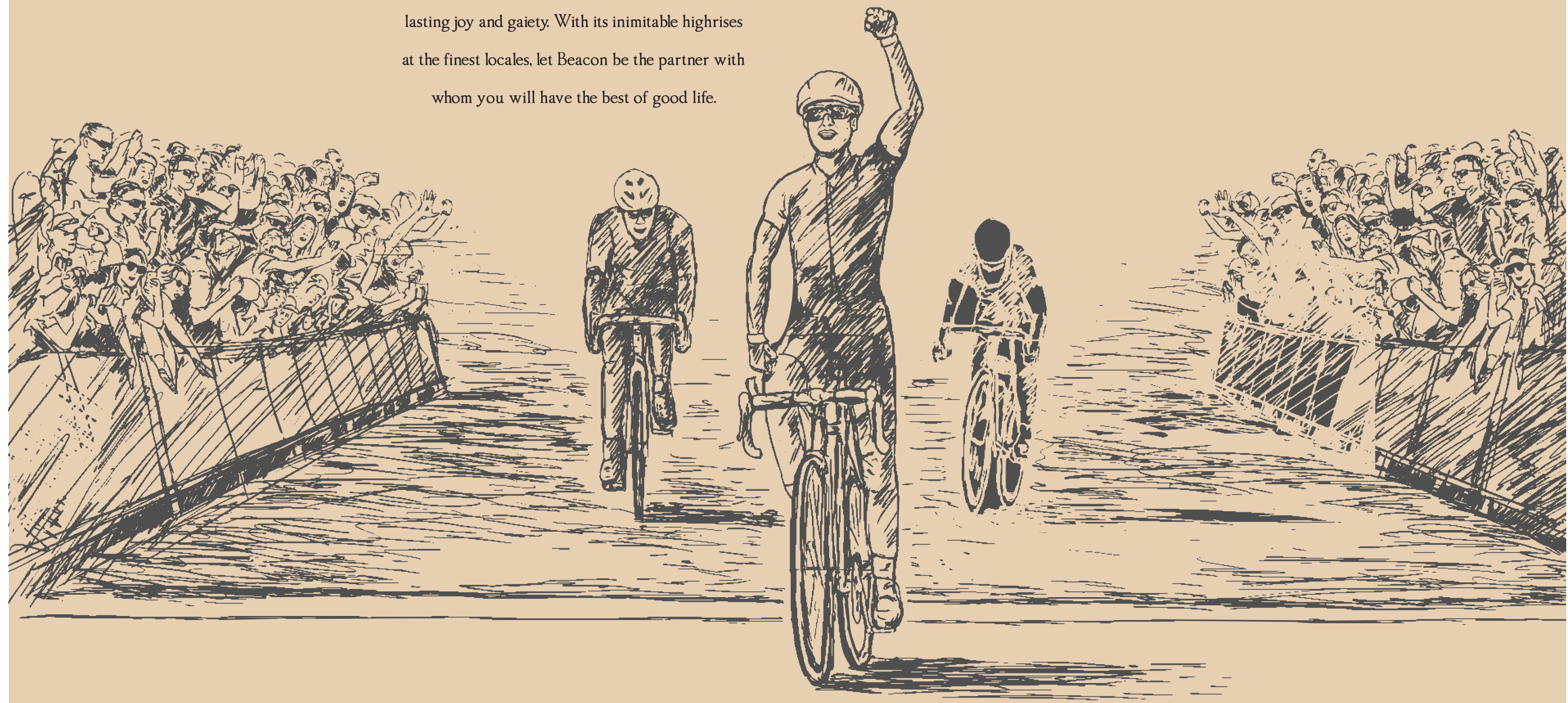


BEACON®

Good life is invariably a measure of how much and how often one can invest in happiness. A right partner is someone whom you can count on for lasting joy and gaiety. With its inimitable highrises at the finest locales, let Beacon be the partner with whom you will have the best of good life.





Not long after bringing alive the concept of good life to Thiruvananthapuram with its various ongoing and completed apartment projects across the length and breadth of the cityscape, Beacon is all set to bring more of good life with its latest project, Fort View at West Fort, Thiruvananthapuram.





**A LIFE
THAT IS
WHOLESOME**

An abode that makes life in the city worth it. With thirty years of experience in the construction industry, Fort View, Beacon's latest project will sure make a wholesome experience for all who aspire to have a life well-appointed.



THE BUILDING BLOCKS

2 & 3 BHK apartments ranging from 1096 sq. ft. to

1654 sq. ft. 24 units. 5 floors.

Ground plus Four floors with Car Park.



BEACON
Fort view
APARTMENTS
WEST FORT, TRIVANDRUM

LOCALE SPEAKS

BEACON
Fort view
APARTMENTS

APARTMENT



↑
TO KATHAMUKKU

←
AISWARYA GARDEN LANE

ARUMANA
GANAPATHI
TEMPLE

MUTHOOT
SKY CHEF

VILLA MAYA
HERITAGE

→
PADMANABHASWAMY TEMPLE ROAD

SUBHASH
NAGAR

←
TO EENCHAKAL

↓
TO SRIVARAHAM



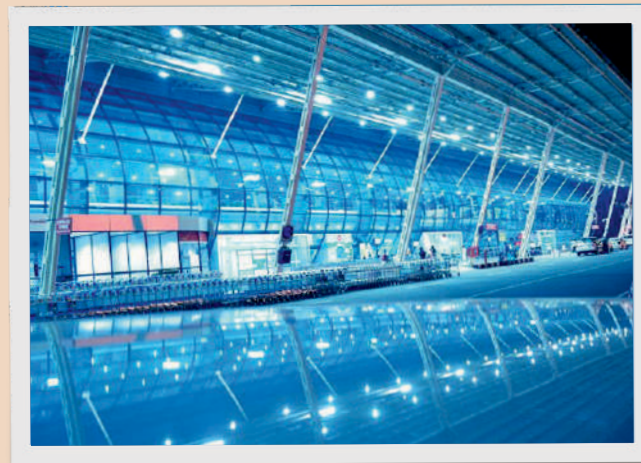
LOCATION MAP

Beacon Fort View is located at one of the prime locations of Thiruvananthapuram. Padinjaare Kotta or West Fort is a historic entranceway to the Fort built by the erstwhile Kings of Travancore. It is situated at the West End of the fort and hence the name, in similar lines to the very popular East Fort.



GRANDEUR NEXT DOOR

- Padmanabha Swamy Temple - 1 km
- International Airport - 2 kms
- Ananthapuri Hospital - 2 kms
- East Fort - 1.5 kms
- Sree Varaha Moorthy Temple - 1 km
- Central Railway Station - 3 kms
- Sanghumugham Beach - 5 kms
- NH Bypass - 0.5 km
- Mall of Travancore - 2 kms



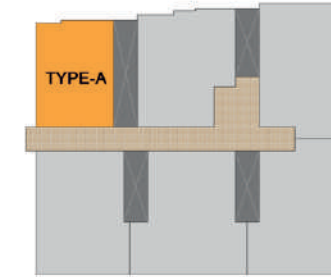
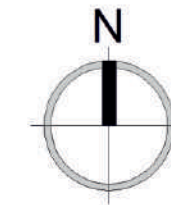
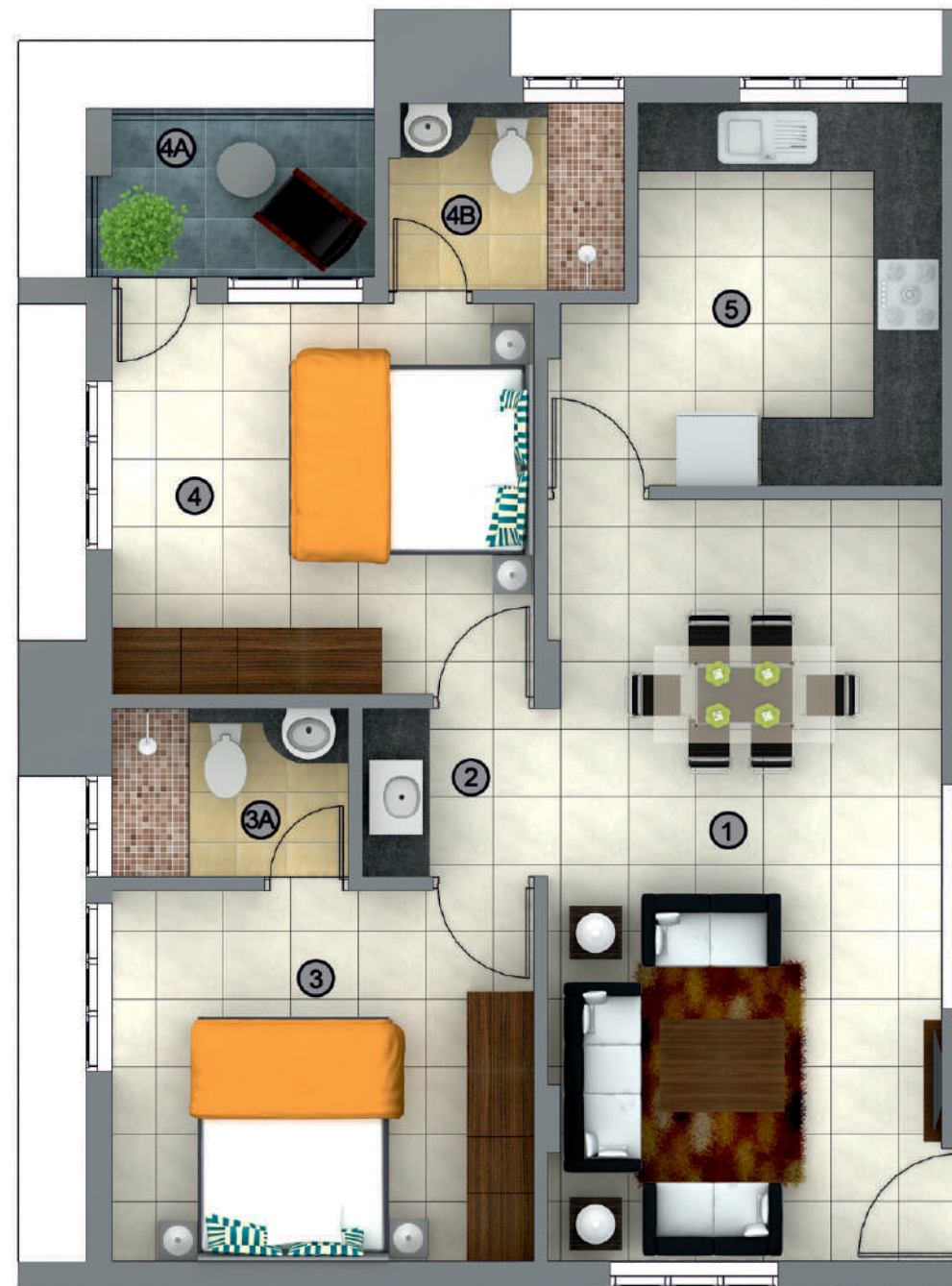
Beacon Fort View houses a host of amenities:
Health Club, Ground Floor Car Parking, Driver's Room with Toilet,
Generator Backup and Waste Management Facility.

THE iNSiDE STORY



Typical floor plan





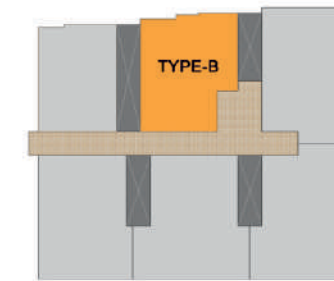
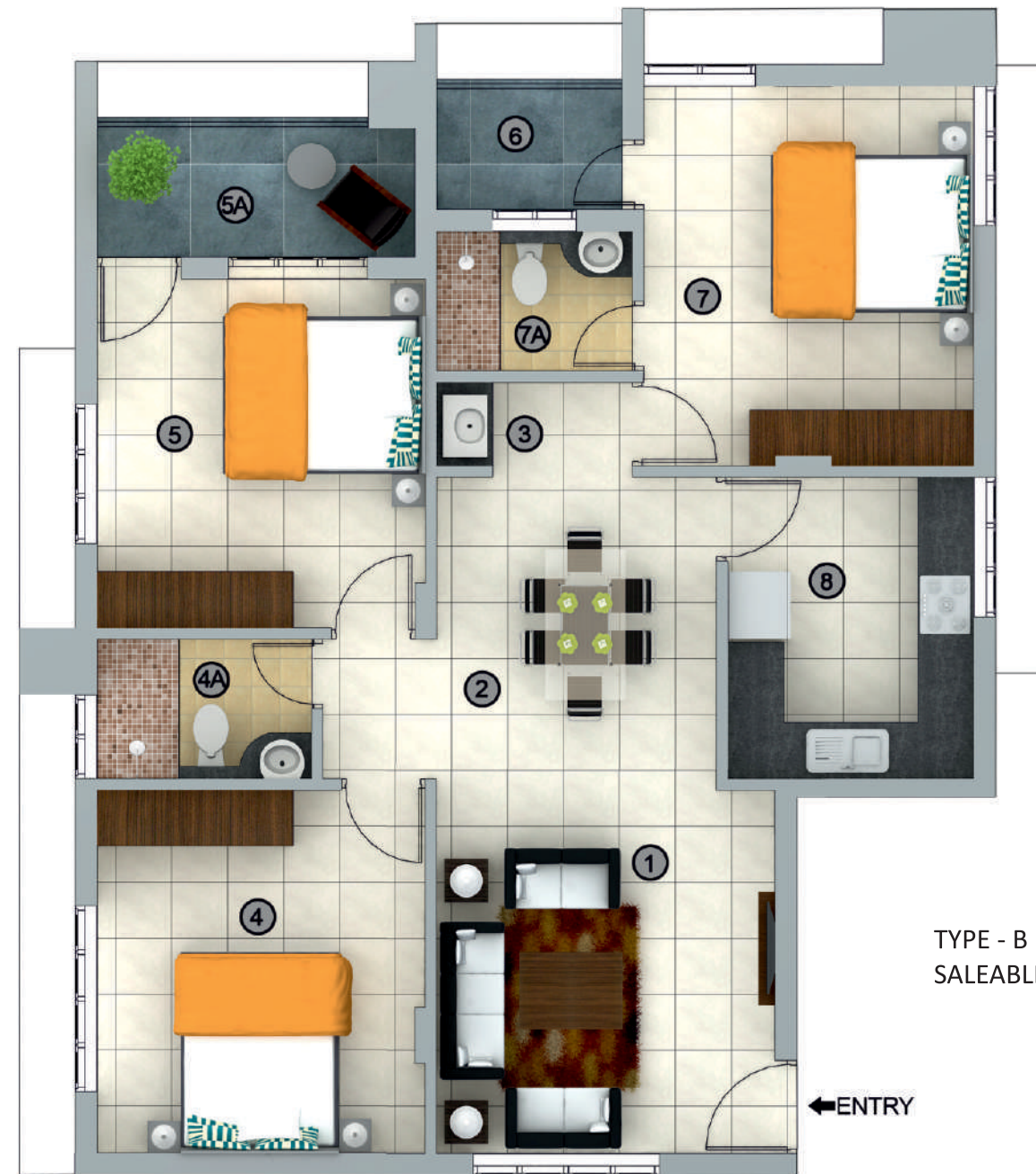
1. LIVING	3.50 M x 6.78 M	(11'6" x 22'3")
2. WASH	1.65 M x 1.50 M	(5'5" x 4'11")
3. BEDROOM	3.75 M x 3.30 M	(12'3" x 10'9")
3A. TOILET	2.10 M x 1.50 M	(6'10" x 4'11")
4. M.BEDROOM	3.75 M x 3.48 M	(12'3" x 11'5")
4A. BALCONY	2.56 M x 1.50 M	(8'4" x 4'11")
4B. TOILET	2.10 M x 1.66 M	(6'10" x 5'5")
5. KITCHEN	2.70 M x 3.40 M	(8'10" x 11'2")

TYPE - A (2 BHK)
 SALEABLE AREA - 1096 Sq. Ft.

← ENTRY



Furniture and fixtures are indicative only. Slight variation may occur in area/dimensions.



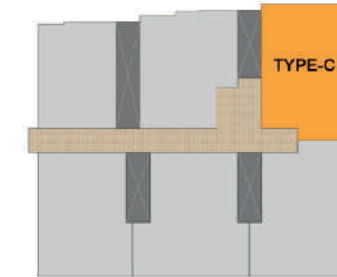
1.	LIVING	3.63 M x 3.90 M	(11'11" x 12'10")
2.	DINING	3.00 M x 3.35 M	(9'10" x 11'0")
3.	WASH	2.10 M x 1.02 M	(6'10" x 3'4")
4.	BEDROOM	3.52 M x 3.90 M	(11'6" x 12'10")
4A.	TOILET	2.30 M x 1.50 M	(7'6" x 4'11")
5.	BEDROOM	3.52 M x 3.74 M	(11'6" x 12'3")
5A.	BALCONY	3.41 M x 1.50 M	(11'2" x 4'11")
6.	BALCONY	1.99 M x 1.40 M	(6'6" x 4'7")
7.	M.BEDROOM	3.54 M x 4.10 M	(11'7" x 13'5")
7A.	TOILET	2.10 M x 1.50 M	(6'10" x 4'11")
8.	KITCHEN	2.64 M x 3.23 M	(8'7" x 10'7")

TYPE - B (3 BHK)
SALEABLE AREA - 1397 Sq. Ft.

← ENTRY



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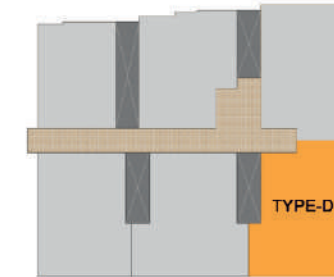
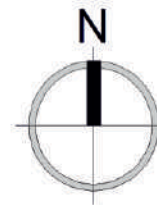


1. LIVING	3.50 M x 4.00 M	(11'6" x 13'1")
2. DINING	5.10 M x 2.92 M	(16'9" x 9'7")
3. WASH	1.50 M x 1.62 M	(4'11" x 5'3")
4. BEDROOM	3.50 M x 3.38M	(11'6" x 11'1")
4A. TOILET	2.30 M x 1.50 M	(7'6" x 4'11")
5. BEDROOM	3.15 M x 3.50 M	(10'4" x 11'6")
5A. DRESS	1.02 M x 1.16 M	(3'4" x 3'9")
5B. TOILET	1.50 M x 2.10 M	(4'11" x 6'10")
5C. BALCONY	3.38 M x 1.50 M	(11'1" x 4'11")
6. KITCHEN	3.15 M x 2.92 M	(10'4" x 9'7")
7. M.BEDROOM	3.15M x 5.17 M	(10'4" x 16'11")
7A. DRESS	1.62 M x 2.55 M	(5'3" x 8'4")
7B. TOILET	1.50 M x 2.50 M	(4'11" x 8'2")

TYPE - C (3 BHK)
 SALEABLE AREA - 1552 Sq. Ft.



Furniture and fixtures are indicative only. Slight variation may occur in area/dimensions.

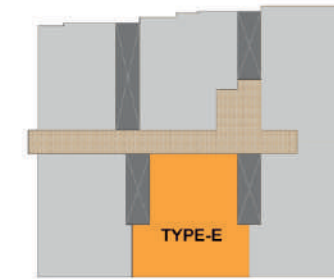
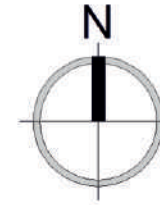
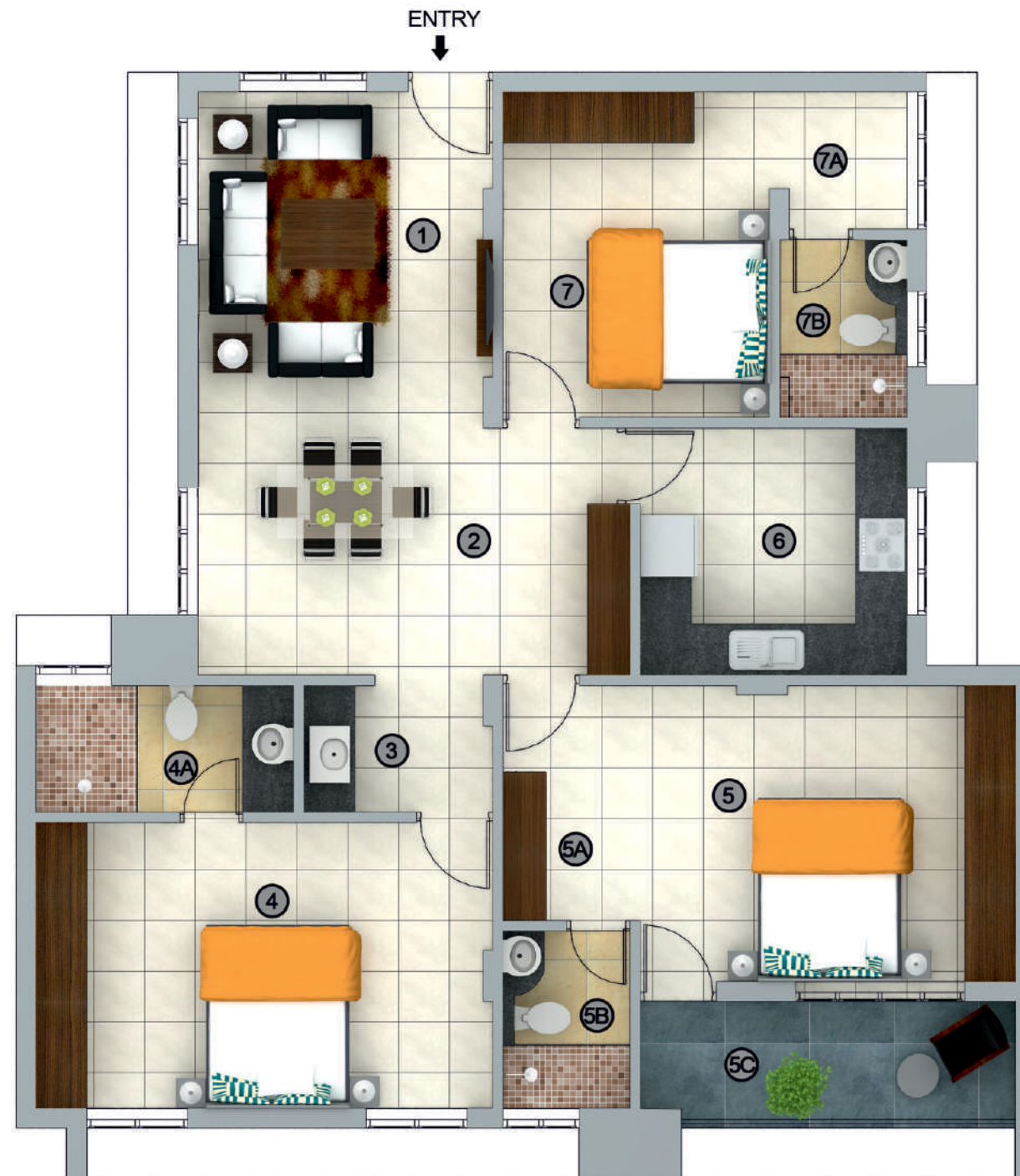


1. LIVING	3.50 M x 3.97 M	(11'6" x 13'0")
2. DINING	5.10 M x 2.92 M	(16'9" x 9'7")
3. WASH	2.23 M x 1.50 M	(7'3" x 4'11")
4. BEDROOM	4.85 M x 3.38 M	(15'11" x 11'1")
4A. TOILET	2.50 M x 1.50 M	(8'2" x 4'11")
5. BEDROOM	3.15 M x 3.50 M	(10'4" x 11'6")
5A. DRESS	1.62 M x 2.78 M	(5'3" x 9'1")
5B. TOILET	1.50 M x 2.10 M	(4'11" x 6'10")
5C. BALCONY	3.38 M x 1.50 M	(11'1" x 4'11")
6. KITCHEN	3.15 M x 2.92 M	(10'4" x 9'7")
7. M.BEDROOM	3.15 M x 5.17 M	(10'4" x 16'11")
7A. DRESS	1.62 M x 2.55 M	(5'3" x 8'4")
7B. TOILET	1.50 M x 2.50 M	(4'11" x 8'2")

TYPE - D (3 BHK)
 SALEABLE AREA - 1620 Sq. Ft.



Furniture and fixtures are indicative only. Slight variation may occur in area/dimensions.

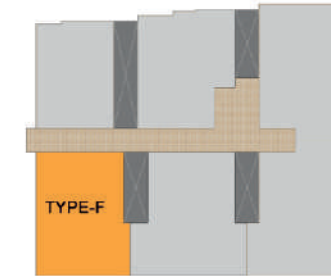
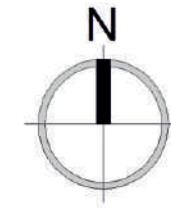


1. LIVING	3.50 M x 3.97 M	(11'6" x 13'0")
2. DINING	5.10 M x 2.92 M	(16'9" x 9'7")
3. WASH	2.23 M x 1.50 M	(7'3" x 4'11")
4. BEDROOM	5.40 M x 3.38 M	(17'8" x 11'1")
4A. TOILET	3.05 M x 1.50 M	(10'0" x 4'11")
5. M.BEDROOM	4.43 M x 3.50 M	(14'6" x 11'6")
5A. DRESS	1.62 M x 2.78 M	(5'3" x 9'1")
5B. TOILET	1.50 M x 2.10 M	(4'11" x 6'10")
5C. BALCONY	4.43 M x 1.50 M	(14'6" x 4'11")
6. KITCHEN	3.15 M x 2.92 M	(10'4" x 9'7")
7. BEDROOM	3.15 M x 3.85 M	(10'4" x 12'7")
7A. DRESS	1.62 M x 1.63 M	(5'3" x 5'3")
7B. TOILET	1.50 M x 2.10 M	(4'11" x 6'10")

TYPE - E (3 BHK)
SALEABLE AREA - 1654 Sq. Ft.



Furniture and fixtures are indicative only. Slight variation may occur in area/dimensions.



1. LIVING	3.50 M x 3.97 M	(11'6" x 13'0")
2. DINING	5.12 M x 2.92 M	(16'9" x 9'7")
3. WASH	2.23 M x 1.50 M	(7'3" x 4'11")
4. BEDROOM	4.21 M x 3.38 M	(13'9" x 11'1")
4A. TOILET	2.30 M x 1.50 M	(7'6" x 4'11")
5. M.BEDROOM	3.16 M x 3.50 M	(10'4" x 11'6")
5A. DRESS	1.62 M x 2.78 M	(5'3" x 9'1")
5B. TOILET	1.50 M x 2.10 M	(4'11" x 6'10")
5C. BALCONY	3.39 M x 1.50 M	(11'1" x 4'11")
6. KITCHEN	3.16 M x 2.92 M	(10'4" x 9'7")
7. BEDROOM	3.16 M x 3.85 M	(10'4" x 12'7")
7A. DRESS	1.62 M x 1.63 M	(5'3" x 5'3")
7B. TOILET	1.50 M x 2.10 M	(4'11" x 6'10")

TYPE - F (3 BHK)
SALEABLE AREA - 1493 Sq. Ft.






Furniture and fixtures are indicative only. Slight variation may occur in area/dimensions.



BEACON
Fort view
APARTMENTS
WEST FORT, TRIVANDRUM

Building specifications

Structure	- Earthquake resistant RCC framed structure and ground-moulded wirecut bricks for external and internal walls.	
Doors and Windows	- Teakwood entrance door. Attractive factory-made internal doors. Powder coated aluminium sliding windows with glazed shutters and M S grills.	
Flooring	- Vitrified tiles of size 60cms x 60cms for the entire apartment.	
Toilet	- Flooring and dadoing up to roof level with glazed tiles. Concealed piping with white sanitary fixtures and CP fittings. Hot and cold mix tap with shower. Geysers in all bedroom toilets.	
Water Proofing	- Leak-proof fibre glass lining for all toilets.	
Kitchen	- Kitchen counter with granite top and single bowl with drain board stainless steel sink. Glazed tiles above the counter to a height of 60cms.	
Electrical	- Concealed Three phase wiring with ISI marked superior quality PVC insulated copper cables. Modular switches, adequate light points, fan points, 6A/16A power plug points controlled by ELCB and MCB. Light fixtures shall be provided for the common areas and external areas. Provision for Exhaust fan point in all toilets and kitchen. Provision for telephone and internet shall be provided in the living room and bedrooms. Power backup with generator will be provided for all common services and for individual apartments backup shall be provided for one light point and fan point in each room.	
Handrails	- Enamel painted GI sections and MS rods for balcony and staircase handrails.	
Painting	- Cement based putty with one coat primer two coats Emulsion paint shall be for internal walls and weather shield exterior grade paint for external surface.	
Air Conditioning	- Split A/c provision in all bedrooms.	
Cable TV	- Provision for cable TV connection in living room and Master bedroom. (Subject to prevailing Gov. Rules).	
Water Supply	- Bore well/open well and KWA supply based on Govt. norms.	
Fire Safety	- Fire safety protection systems as per Govt. norms.	
Security	- Provision for intercom from security cabin to individual apartments. Access control system for lobby area. CCTV for visitor tracking.	

Amenities

Air-conditioned suite room. Fitness centre. Furnished lobby. Cable/ Internet connectivity. Proximity entry system (biometric). Reticulated gas supply. Driver's room.



Terms and conditions



Terms and Conditions

Once allotted and agreement signed, the prices are firm. All payments are to be made only by Demand Draft or by local cheques favouring Beacon Projects Pvt. Ltd., payable at Trivandrum. Possession shall be given to the customer on setting of all the dues to the company. Beacon Projects Pvt. Ltd. reserves the right to accept or reject any application. Statutory Deposits, part of transformer cost/cable, Building Tax, Construction Workers Welfare Fund, VAT and Service Tax to be paid by the buyer.

Payment Schedule

25% of the total contracted amount to be paid on signing of the agreement and balance in instalments as in agreement through post dated cheques or in a mutually agreed basis as provided in the agreement.



Maintenance

Owners' Association will be formed on handing over the possession of the apartments. Membership in the above Association is compulsory, not optional. The Owners' Association will carry out all necessary routine and annual maintenance and repairs of common area and exterior wall of the building, common installation and fittings and payment of electrical and water charges for common facilities and services. Maintenance charges/deposits are to be paid by each owner regularly and on time. The maintenance will be carried out by the builder till the formation of the Owners' Association, which will take over the maintenance. Maintenance deposit/advance is collected from all the owners by the builder and after appropriating the expenses incurred by the builder during the period, the maintenance done by them, the builder shall transfer the balance amount to the Association.

Documentation

As per government norms.
All disputes are subject to Trivandrum jurisdiction only.





AN ISO 9001:2015 CERTIFIED BUILDER

Beacon Projects Pvt. Ltd., TC 5/2350, A-5

Kowdiar Gardens, Golf Links Road, Kowdiar

Trivandrum 03, E: marketing@beaconprojects.in

www.beaconprojectsindia.com

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ONGOING PROJECTS



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