

MAGNUM OPUS





Forever Vibrant

CALICUT CITY

Sulaimani tea, biryani, the captivating flavours of Malabari cuisine, bustling bazaars redolent with the scent of spices, colourful stacks of halwa, a beach that measures the entire length of a nascent city and most important – the warmth of people for whom hospitality is second nature – all together define the essence of Kozhikode. The city is the second largest urban agglomeration in Kerala to reside in and is currently the predominant investment magnet and development hub of North Kerala with two IT Cyber Parks and a light Metro project currently underway in the city. Kozhikode is also emerging as a major centre for top quality education with premier institutions like IIM, NIT and NIFT.

A low-angle photograph of a construction site. In the foreground, several construction workers wearing white hard hats and bright yellow-green safety vests are seen from behind, looking up at a tall building under construction. The building has a blue glass facade and is surrounded by scaffolding and construction equipment. A large crane is visible on the left side of the frame. The sky is clear and blue.

Forever Persistent

OUR IDEOLOGY

- Dedicated to Quality
- Redefining Luxury
- Evoking Prestige



Bhatt Road, Calicut



PALLAZIO | AZURE

Eranhipalam Junction, Calicut



GALAXY - Building your dream home

Since inception in 1992, Galaxy Builders have always stood for quality and strived to design lifestyles that redefine luxury and evoke prestige. Every project that Galaxy Builders undertakes combines the best attributes of contemporary architecture, cutting edge technology and the state of the art amenities. The unswerving attention to design and quality, providing great value for money and the personalized attention that we devote to the needs of our customers set us apart from our peers in the industry. Having successfully built over 10 lakh sq.ft constructed space for our customers in Calicut, the Ritz Marina, Grand Zamoria and Pallazio Azure are luxury landmarks dotting the undulating landscape of Calicut, establishing Galaxy Builder's credentials as a premier realty brand.



Forever Innovative

MAGNUM OPUS

Galaxy Builder's Magnum Opus is a work of exquisite craftsmanship that will transform the art of living. Located near Malabar Christian College, Kannur Road. It is composed of three conjoined towers that soar into the sky with 35 floors and contain 90 aesthetically designed, spacious apartments and exquisite sky villas all designed conceptually to cater to the lifestyles of the young generation. Welcoming arches set beside a grand landscaped entrance provide access to the large, elegant heightened air- conditioned central lobby. High speed elevators transport residents through the towers into their apartments and sky villas. Magnum Opus offers homes that contain 2 to 4 bedrooms and ranging from 1570 sqft to 3200 sqft. configurations, all rigged with the state of art smart home technology. The interiors of the apartments exquisitely finished with large windows that let in natural light, providing ample ventilation. Besides state of the art in amenities in every room, glass encased balconies in every apartment provide spectacular views of the city below.

Unveiling our greatest work yet

MAGNUM OPUS

"Magnum Opus" meaning great work, refers to the largest, greatest, most popular, or most renowned achievement of an artist.

This one is dedicated to you by **Galaxy** and our Architect **Mr. Arun Kumar Chandran**



OPEN

MAGNUM OPUS

Near Malabar Christian College, Kannur Road.



Forever Hospitable

Gateways to a super luxury lifestyle. A sparkling waterfall to delight the senses, imposing yet welcoming, stylish yet functional, the grand entrances to Magnum Opus. Tech-savvy, family centric lifestyles, expect nothing but the best. State of the art, sophisticated, a new generation building concept-exquisite homes for Gen Y. A millennial statement of style upfront-spacious, elegant and plush. An introduction worthy of a Magnum Opus.



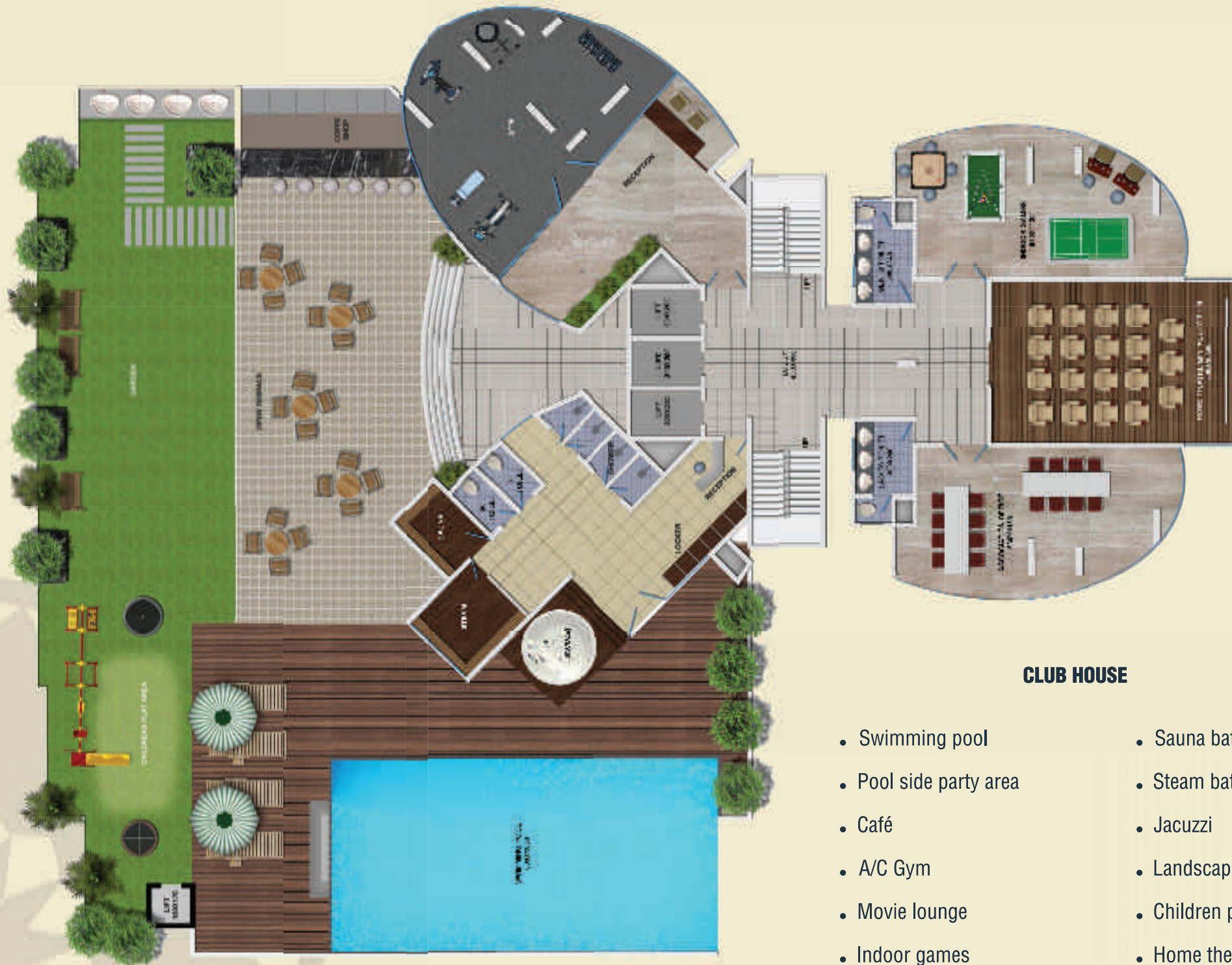
PROJECT FEATURES

- Club house
- Luxury double height lobby
- Business center
- Wifi lobby
- Indoor entertainment center
- High speed elevators
- New generation security system
- LED lighting in common areas
- Terrace garden on 21st floor
- Smart home security
- Glass sheathed balconies for all apartments
- Cascading waterfall
- Children's play area
- Pool side party area
- Ambient lit tower
- Pipeline gas

An aerial night view of a modern residential complex courtyard. The scene is illuminated by warm artificial lights. A large, rectangular swimming pool with blue water is on the right, with two people swimming. To the left of the pool is a wooden deck area with two white patio umbrellas. Further left is a green lawn with a blue circular trampoline and a white striped area. In the background, there are several tables and chairs where people are sitting. A central white structure with a glass-enclosed staircase is visible. The overall atmosphere is one of luxury and relaxation.

Forever Rejuvenating

There are times when the cares of the world bear down on the body and mind. These are times when one comes home to Magnum Opus for a little pampering, to be provided indulgences that will restore vigour and renew the sense of purpose and renew an active contemporary lifestyle.



CLUB HOUSE

- Swimming pool
- Pool side party area
- Café
- A/C Gym
- Movie lounge
- Indoor games
- Sauna bath
- Steam bath
- Jacuzzi
- Landscaped garden
- Children play area
- Home theater/mini auditorium

Forever Nurturing

With a remarkable stroke of architectural wonder, Galaxy Builders have encompassed abundant space and blissful peace within the ultra-luxury apartments at the Magnum opus. From 2nd to 20th storey, two 2 BHK and two 3 BHK rules the floor, measuring 1570 sq.ft. and 1920 sq.ft. respectively. The next floors standing on a single tower from 21st to 34th offers a lavish and private sky villa measuring 3200 sq.ft., just one apartment on each floor.



APARTMENT FEATURES

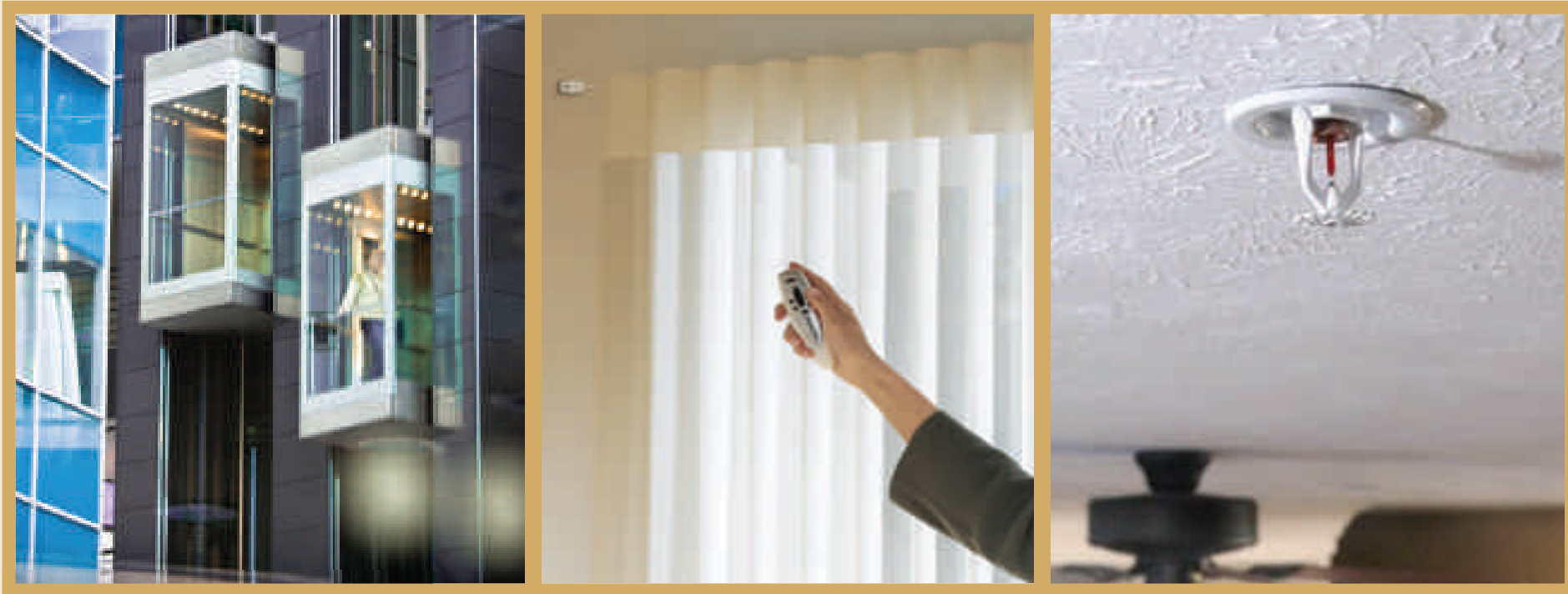
- Smart home automation package
- Extra large apartments (1570 to 3200 sq.ft)
- Well-lit/ well ventilated rooms with large windows
- Aesthetic design
- Glass sheathered balconies
- Glossy/matte flooring option
- Video door phone /intercom
- i-Key entry
- Fire/smoke/gas detector
- Furnished Kitchen*
- Automated curtains*
- IP Camera apartment monitoring *
- Home automation customization*
- Fire safety water sprinklers

* optional features

Forever Smart & Secure

The use of technology for a home is simply getting smarter every day. The latest devices and applications make efficient use of resources, transforming the way we live. Magnum Opus is a showcase for cutting edge smart home technology and synergistic systems, creating homes that enable residents to efficiently manage the use of energy, security, entertainment and recreation. For us at Galaxy Builders the security and wellbeing of our residents is paramount. Residents at Magnum Opus will enjoy the greatest degree of emotional and physical security with the state of the art-security, manpower and management systems that ensure residents go about their lives free from anxiety.





SECURITY SYSTEM

- CCTV Surveillance
- Access controlled lobby
- Boom barrier
- RFID access system
- i-key, number lock security for apartments
- Video door phones
- IP camera apartment monitoring*
- IOS/ Android controller application*

SMART HOME AUTOMATION

- Lighting control
- Fan control
- A/C control
- Smoke/gas leak detector
- Fire sprinkler
- Entrance management*
- Curtain control*
- Mood lighting*
- Virtual parenting*

* optional features

Site Plan

LOCATION : Near Malabar Christian College, Kannur Road.

EXTENT : 112 cent





Typical Floorplan

2nd Floor to 20th Floor



Type A : 2BHK, 1570 sq. ft

Type B : 2BHK, 1570 sq. ft

Type C : 3BHK, 1920 sq. ft

Type D : 3BHK, 1920 sq. ft

Type A

2 BED ROOM

1570 Sq.ft.

Available from 2nd to 20th Floor



2 BHK apartments spread across 1570 sq.ft. to nurture your larger than life dreams. Aesthetically designed to allow in plenty of natural light and fresh air that's vital to keep the energy levels high. Separate study area, expansive balconies protected with glass lamination for uninterrupted views. In simple words, a standard Smart Home Package that meets every luxury requirement.

Type B

2 BED ROOM

1570 Sq.ft.

Available from 2nd to 20th Floor



2 BHK apartments spread across 1570 sq.ft. to nurture your larger than life dreams. Aesthetically designed to allow in plenty of natural light and fresh air that's vital to keep the energy levels high. Separate study area, expansive balconies protected with glass lamination for uninterrupted views. In simple words, a standard Smart Home Package that meets every luxury requirement.

Type C

3 BED ROOM

1920 Sq.ft.

Available from 2nd to 20th Floor



3 BHK Apartments spread across 1920 Sq.ft. with a classy, elegant and aesthetic layout, well designed to allow in plenty of natural light and fresh air that's vital to keep the energy levels high. Dining space and three master bedrooms for enhanced luxury. Three expansive balconies protected with glass lamination for uninterrupted view. Every single amenity is put together to provide a standard Smart Home package.

Type D

3 BED ROOM

1920 Sq.ft.

Available from 2nd to 20th Floor



3 BHK apartments spread across 1920 Sq.ft. with a classy, elegant and aesthetic layout, well designed to allow in plenty of natural light and fresh air that's vital to keep the energy levels high. Dining space and three master bedrooms for enhanced luxury. Three expansive balconies protected with glass lamination for uninterrupted view. Every single amenity is put together to provide a standard Smart Home package.

Skyvilla

4 BED ROOM

3200 Sq.ft.

Available from 21st to 34th Floor





Extravagant, lavish & private Sky Villas spread across a massive 3200 sq.ft., featuring a sole apartment on each floor where pure bliss can be enjoyed in solitude. 360⁰ stunning views, large windows for abundant sun light and air, the Sky Villas feels every bit like a villa in the sky. Spacious master bed room with glass-laminated balcony, walk-in wardrobe and a generous bathroom adds a touch of royal living. Lavish dining space and a third expansive glass-laminated balcony. Every single amenity is put together to provide a standard Smart Home package.

Special 3200 sq. ft. fully Customizable 4 bhk apartment available from 2nd to 20th floor.

Location Map



Forever Galaxy



Our new logo signifies the true spirit of **Galaxy's** ideology, built step by step with time since 1992. The three buildings within our logo represent what we stand for – **Quality, Luxury & Prestige**. The hidden inclined arrows show our commitment to innovation and quality, to deliver you nothing but the best.

MAGNUM OPUS

NIGHT VIEW



Specifications

Flooring	: High quality vitrified glossy/matte finish tiles in living dining hall, kitchen & bedrooms. Tiles in common areas and staircases.
Kitchen	: Vitrified flooring, granite-topped platform, stainless steel washing sink and tap. Designated work area. Centralized gas supply.
Toilet	: Luxurious matte finish vitrified /ceramic tiles for flooring and wall dado. Premium branded sanitary wares, concealed flush tank, button flush, press button flush, premium brand C.P fitting, state-of the-art hot and cold mixer unit and shower facility.
Doors, Windows & hand rails	: Treated country hardwood frames and high quality panel shutters for doors. Heavy grade electoplated aluminium sliding windows with M.S grills, glass sheathered balcony hand rails.
Electricity	: Three-phase system with concealed wiring. Separate meter for each apartment. 5-15 Amp power points for household appliances. Direct generator back-up, in case of power failure.
Painting	: Emulsion paint for internal walls and weather-proof paint for external walls.
Elevator	: 3 high speed elevators with built-in rescue device and 24 hours generator backup.
Generators	: Round-the-clock standby generator for uninterrupted power supply.
Water Supply	: Open well and KWA water supply through separate sumps and overhead tanks.
TV & Communication	: Concealed conduits and coaxial cables in apartments. Intercom facilities for apartment to apartment, to lobby and to gate-keeper communication. Provision for satellite television and landline telephone.
Car Parking	: Provided at the ground floor and basement floor. Reserved parking space at extra cost. Sufficient common parking available.
Security arrangements	: CCTV, RFID access controlled entrances, boom barriers, round the clock security service.
Fire Safety	: Smoke detectors, heat activated water sprinklers, extinguishers, water hose reel and fire alarm system.
Waste disposal	: Garbage pick up service, sewage treatment plant as per norms of Pollution Control Board.

Terms & Conditions

Payment terms

- 20% advance at the time of booking.
- Balance in 40 Equal Monthly Installments / No of months towards project completion.

Documentation

- The agreement is in respect of the construction between the builders and purchaser, consolidation of contract value of the building as well as undivided share.
- The sale deed for the undivided share in land will be registered by the builder to the purchaser on receipt of the entire payment as per the contract.
- Registration charges, documentation charges, and any other expenses related to the registration to be borne by the buyer.

Terms & Conditions

- The prices are firm once the apartment is allotted.
- The area is inclusive of common areas and wall thickness.
- All transactions are subjected to Kozhikode jurisdiction.
- All documents to be processed under 'Space Developers' a partnering brand of Galaxy Builders, this project is a development & marketing contract between Galaxy Builders and Space Developers.
- All payments should be done by demand draft or cheque favouring 'Space Developers' drawable at Kozhikode.
- Dated EMI cheques for Six months to be submitted in advance and repeated 1 month prior to the date of the last cheque.
- Govt. Taxes and levies extra.
- All measurements and specifications given in the brochure are subject to minor variations. Variations/alterations shall be at the discretion of the builder.
- In case, payments are not made as per agreement, the builder reserves the right to cancel the allotment, in which case the amount will be returned without any interest, only after re-allotment.
- Owners Association will be formed on handing over the flats. The Owners Association will carry out the complete maintenance and repairs of exclusive common facilities. Membership in association is compulsory. Maintenance charges/deposits is to be paid by each owner.



Galaxy Builders, Leo Paradise, P.T. Usha Road, Calicut - 673032, Kerala , India.

contact@galaxy-builders.com | www.galaxy-builders.com

Call us: 9947055333, 9526055222, 9847055333