

# THE CITY OF SPICES SMILES AT YOU 😊



Scenic view of Calicut from the top of Wayanad, Kerala

CONFIDENT  
*Oakwood*  
Kovoor MLA Road, Calicut





# A 'SMILE' THAT CHANGES EVERYTHING



A home that suits your pocket and fills your heart with happiness is something that made South India's topmost real estate major, with a line up of awe-inspiring projects in Kerala & Karnataka, come up with the idea of 'Smile Homes'.

'Smile Homes' offers budget-friendly homes in select locations making the BIG dream come true.

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# A 'SMILE' WITH A DIFFERENT CURVE



Life takes a never before turn when you enjoy a life of ease and convenience at the most undisturbed location in Calicut. Lead your life absolutely worry-free chasing your moments of joy. The time has come to change your living the way you always wanted to.

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LOCATION MAP  
NOT TO SCALE

DISTANCE TO MAJOR LOCATIONS

- |                           |                        |
|---------------------------|------------------------|
| 1. BYPASS                 | - 1.90 km              |
| 2. CYBER PARK             | - 2.10 km              |
| 3. MAJOR SCHOOLS          | - 1.5 to 3.5 km radius |
| 4. MAJOR HOSPITALS        | - 2 to 3.5 km radius   |
| 5. CHURCH, MOSQUE, TEMPLE | - 1 km to 2 km radius  |
| 6. NEW BUS STAND          | - 7.90 km              |
| 7. RAILWAY STATION        | - 9.40 km              |
| 8. BEACH                  | - 11 km                |
| 9. INTERNATIONAL AIRPORT  | - 23 km                |





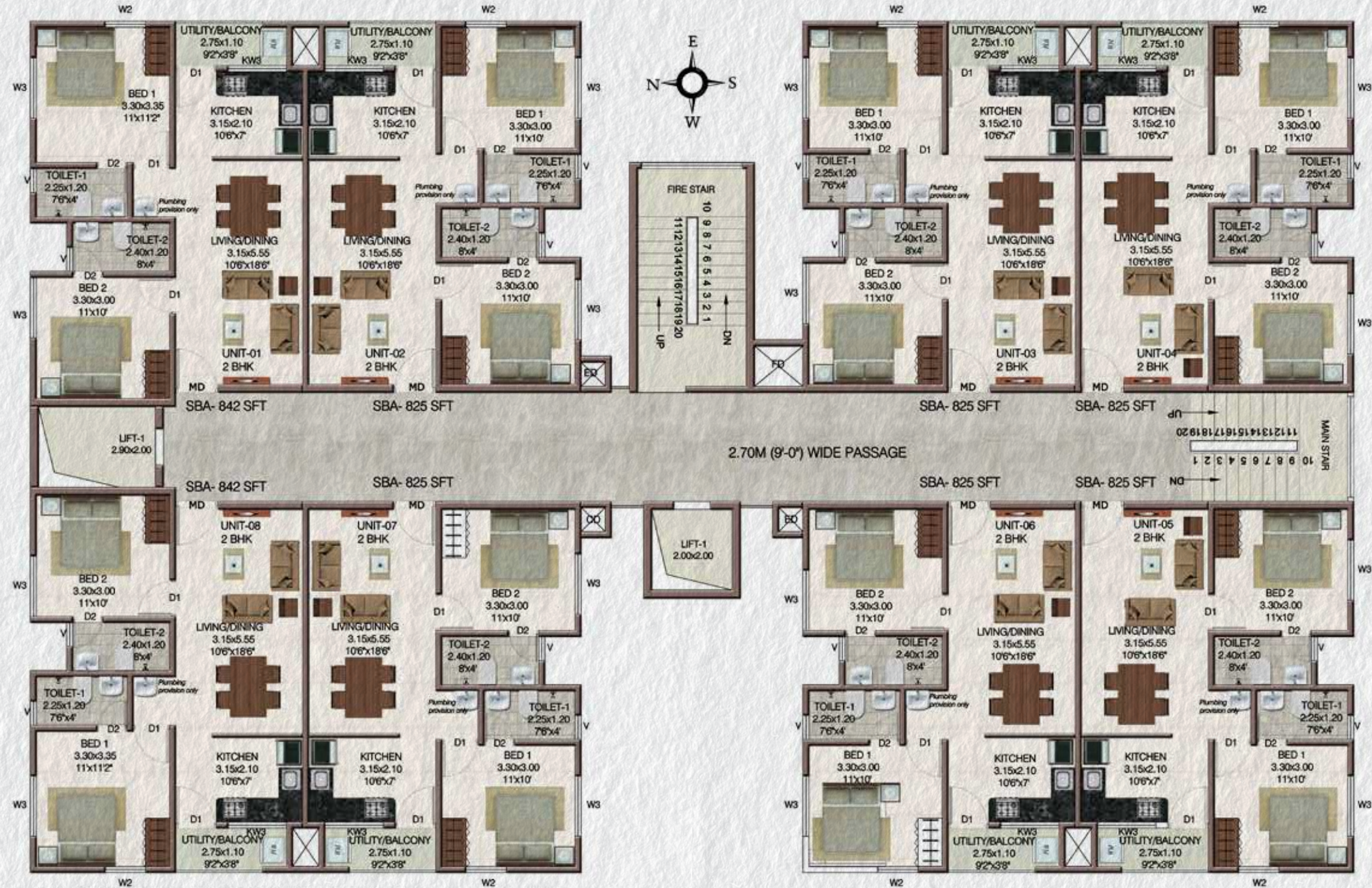
# A 'SMILE' THAT TAKES YOU PLACES



Located at Kovoov MLA Road, Confident Oakwood boasts of a hop skip and jump proximity to all places of prominence. Right from prestigious landmarks which characterize the city to hospitals & educational institutions of repute to shopping epicentres the city is proud of, you will find them all in and around.



## TYPICAL FLOOR PLAN (1st - 10th)





TERRACE FLOOR PLAN





LAYOUT PLAN





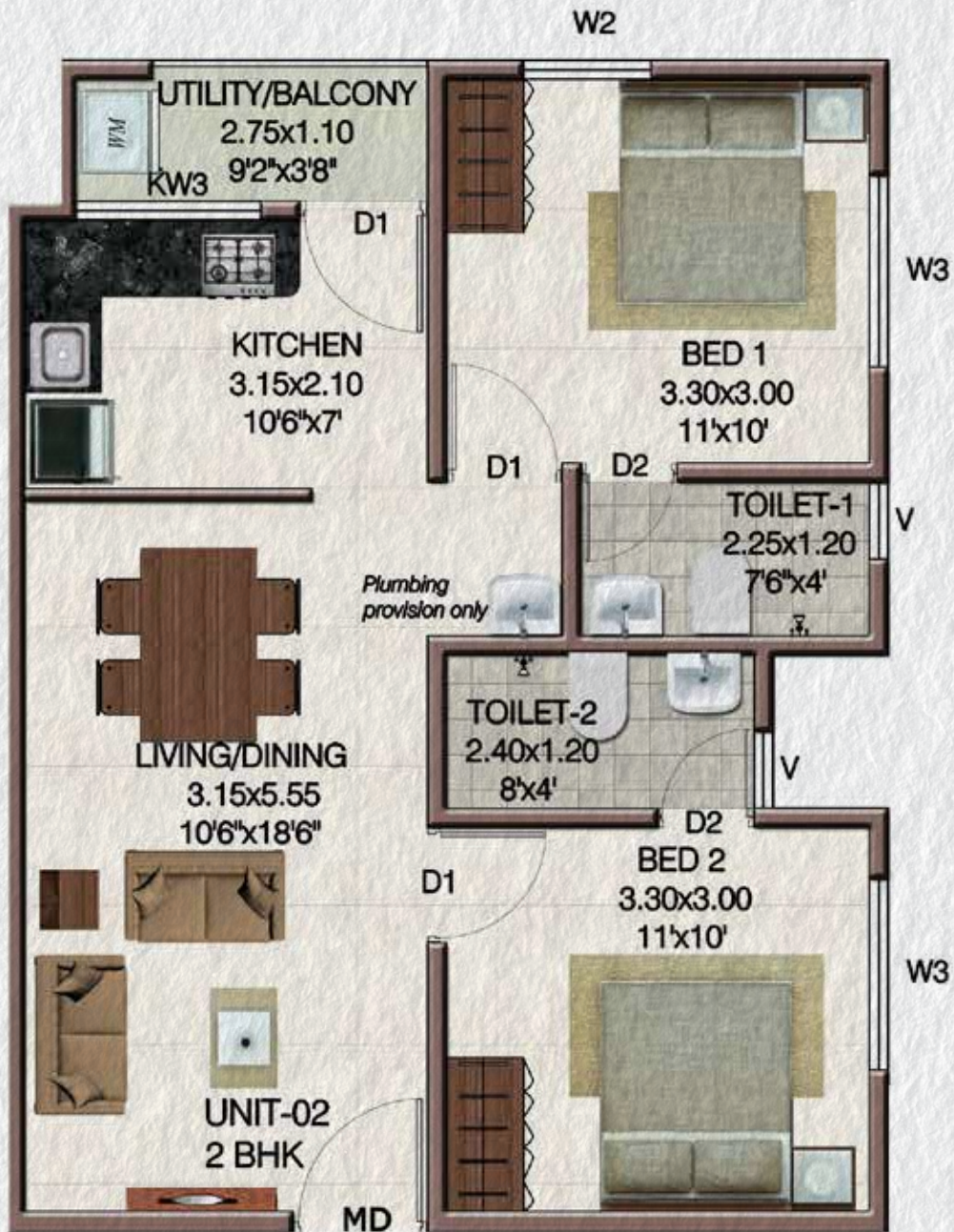
# UNIT PLAN



UNIT No. 01 & 08  
 SBA - 842 SFT  
 RERA Carpet Area 586



# UNIT PLAN



**UNIT No. 02 to 07**  
**SBA - 825 SFT**  
**RERA Carpet Area 574**



# A 'SMILE' THAT SATISFIES



Not a thing more, not a thing less. Confident Oakwood offers an array of 2BHK apartments in 12 floors. Quality construction and safety is of utmost priority and this apart, you can enjoy a little world of amenities which comes as a welcome addition.

**Amenities** • Party Hall • Swimming Pool • Multipurpose Gym  
• Kids Play Area • 24 Hours Security • Games Room • Reception  
Area • Intercom Facility for Common Area & Security Cabin  
• Centralised Gas Supply • 1 KVA Power Back up for Each Flat



## SPECIFICATIONS

Structure	Built on solid foundation, the sturdy framed structure with columns and beams provides a secure frame work for the entire building.
Wall	Concrete blocks/bricks protect you from nature's weather elements.
Electrical	Concealed conduits with high grade copper wires connections /FR Cables - Finolex/RR or equivalent brands for 24/7 safety and adequate points for power and lighting.
	A/C provision (dummy) for all bedrooms keeps your apartment at optimum temperature, keeps you cool in the summer heat.
Painting (Internal Walls)	Premium emulsion paint with cheerful colours that add colour to your lifestyle. (Asian or equivalent brands).
Painting (Internal Roof)	Premium distemper in white colour.
Painting (External)	Good quality weather-shielded paints keep your investment looking as good as new. (Asian or equivalent brands).
Switches	Sophisticated and trendy looking modular Legrand or equivalent standard switches with 5 year warranty that lights your world with joy.
Doors (Main Door & Internal Doors)	Skin door and sparkling stainless steel fixtures with Godrej/Dorset/equivalent branded locks with 5 year warranty that protect the world of happiness inside.
Windows	Latest trend high quality Aluminium windows with 4mm thick plain glass allows maximum utilisation of natural light.
Flooring	Johnsons/Cera/equivalent vitrified tiles for living, dining and bedrooms. Kitchen and toilet flooring with good quality ceramic tiles. Quality ceramic tiles for all the common area flooring.
Dado Tiling	2 feet high well adorned glazed dado tile above the kitchen slab from Johnson/Cera/equivalent brands.
	7 ft high glazed/Matte finished dado tile in Johnsons/Cera/equivalent brands in toilets makes maintenance and cleaning a breeze.
Sanitary Fixtures	Hindware/Cera/equivalent sanitary fixtures complement the rest of your dream home.
CP Fittings	Convenient and fashionable top of the line, best quality chromium plated tap fittings for bathrooms and Kitchen in Hindware/Cera/equivalent brands with 5 year warranty.
Cooking Platform	Classy granite slab for cooking platform, having trendy Stainless Steel sink without drain board.
Water Supply	Underground and overhead storage tanks of suitable capacity in addition to water source from captive well means no more water worries. KWA connection is subject to feasibility by the local body and the cost to be shared by the owners as per actuals.
Sewage System	Safe, environment friendly Sewage Treatment Plant (STP) that is harmonious with its surroundings as per PCB norms.
Intercom Facility	Facility with one connection in the common area for each floor, lifts and security cabin. The facility helps to make the community united.
Kitchen	Kitchen with half wall. Customization allowed with toughened glass partition/ block work at additional cost.
Centralised Gas Connection	Centralised Gas Connection will provide a safe and hazard free environment in your dream home.

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## ONGOING PROJECTS



**WILLOW**  
Calicut  
K-RERA/PRJ/035/2020



**EXOTICA**  
Calicut  
K-RERA/PRJ/141/2020



**LOTUS**  
Thrissur  
K-RERA/PRJ/016/2020



**WHITE BERRY**  
Kochi  
K-RERA/PRJ/130/2020



**PINNACLE**  
Kochi  
K-RERA/PRJ/102/2020



**FRESIA**  
Kochi  
K-RERA/PRJ/104/2020



**IRIS**  
Kochi  
K-RERA/PRJ/025/2020



**CYGNUS**  
Kottayam  
K-RERA/PRJ/049/2020



**CROWN**  
Trivandrum  
K-RERA/PRJ/018/2020



**ZENITH**  
Trivandrum  
K-RERA/PRJ/106/2020



**GREENFIELD**  
Trivandrum  
K-RERA/PRJ/101/2020



**PRIME III**  
Trivandrum  
K-RERA/PRJ/174/2020

## NEWLY LAUNCHED



**GREENWICH**  
Calicut  
K-RERA/PRJ/287/2020



**MAPLE**  
Thrissur  
K-RERA/PRJ/224/2020



**JOINVILLE**  
Kochi  
K-RERA/PRJ/327/2020



**WHITE HOUSE**  
Kochi  
K-RERA/PRJ/288/2020

**READY TO OCCUPY  
PROJECTS IN  
TRIVANDRUM, KOCHI,  
THRISSUR & CALICUT.**



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