



## Sreerosh Properties (P) Ltd



### CHENNAI

Sree Jevanthi No. 10 - A  
(New No. 23), Lakshmi Street  
Kilpauk, Chennai - 600 010 INDIA  
Direct: 9144 42080520 /  
Phone : 91 44 26440644 / 45 / 46  
Fax : 91 44 42086262  
eMail: sreerosh@eth.net or  
sreerosh\_tn@airtelboardband.in

### CALICUT

No. 11/532 - A, II floor  
PK.Commercial Complex  
Cherooty Road, Kozhikode - 600 032  
Phone : 91 495 4099444/555  
**Mobile 93499 69600**  
**93889 62296**  
EMail : calicut@sreerosh.com

### KANNUR

Ennes Enclave, 1st Floor SB-5-1102/F  
Near Asoka Hospital, South Bazaar,  
Kannur - 670 002  
Phone : 91 497 2764355/66  
**Mobile 9388359600**  
**98478 44809**  
EMail : kannur@sreerosh.com

For more details on availability/booking details etc., you can log on to: [www.sreerosh.com](http://www.sreerosh.com)

Several apartments have already been booked. Don't miss this golden chance.

ARCHITECTS: M/S. STAPATI ARCHITECTS, CALICUT.

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SREEROSH  
**EMERALD  
HEIGHTS**  
PAYYAMBALAM, KANNUR

Experience a sea of change in your lifestyle.



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PRESENTING

# SREEROSH EMERALD HEIGHTS

PAYYAMBALAM, KANNUR, KERALA

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If balmy climate, restful environment and picturesque ocean-views is what you are after then Sreerosh Emerald Heights is a great idea.

Located at Payyambalam, Kannur, an ancient seaside town, with a strong local culture, history and colourful folklore, Sreerosh Emerald Heights offers substantial coastal property with breathtaking views of the fiery Lakshwadeep.

With 37 apartments facing the turquoise blue seas, sandy beaches and the spectacular Kerala greenery Emerald Heights offers a gentle fusion of nature and technology in a beautiful environment.

These private apartments combine sophistication, technology and architectural design, with superb finishes and fittings throughout to suit all styles and tastes.

What's more, they offer absolute competitive advantage as a location with a high potential for future price increases.

So, if you are looking at homes that combine a relaxed seaside lifestyle and world class residential living, look no further.

Come home to Emerald Heights.

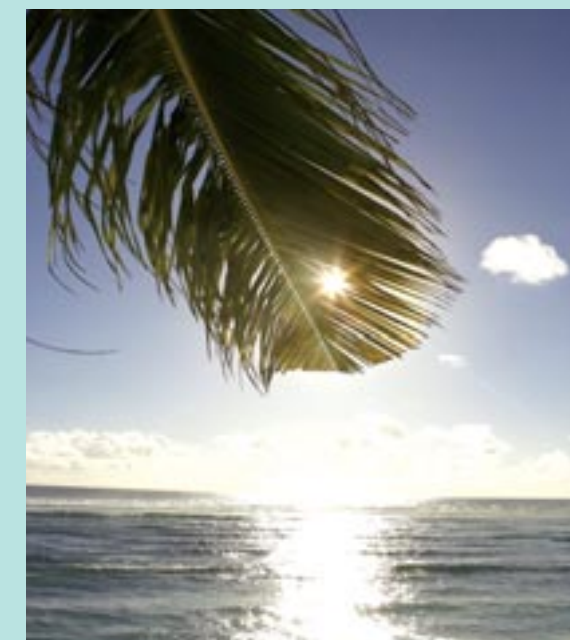
## Sreerosh Emerald Heights. Paradise Beckons.

An unforgettable view of the magnificent Lakswadweep Sea and the sparkling waters.

A sweep of green that Kerala has always been partial to, right around the corner.

An unhurried lifestyle and an oasis of calm you can come home to after a hard day's work or after a hiatus from home.

Beautiful in every aspect with a wide range of choices in layouts and styles.



## Know your city- Kannur

Kannur (Cannanore) is a land with a resonant past. The ships of Solomon, they say: anchored along Kannur coasts to collect timber for building the 'Temple of the Lord'. Kannur finds mention as NAURA in the 'Periplus of Erithrean Sea' a Greek work of great antiquity.

The cradle of ageless folk art and music, Kannur has a myriad Kavus (small shrines) -centers of the Theyyam, a ritual dance in which men impersonate supernatural beings and elevate Kannur to a land of fabulous fantasies.



### ADVANTAGE- LOCATION

- 150m from the Payyambalam Beach, overlooking the Payyambalam Park and the cliff.
- Just 5 short minutes to the city's most exciting hotspots and only 15 minutes away from the vital heartbeats- Sreerosh Emerald Heights is a central location making it an ideal and perfect home.
- Peaceful, non-interfering neighbourhood with a network of educational institutions and medical care centers.
- Prime property that's worthy of appreciation.



### ADVANTAGE- ACCESSIBILITY

Railway Station - 1.2 kms

Bus Stand - 1.1 kms

Well connected by a network of roads.



### ADVANTAGE- PREFERENCES

Luxury Apartments- Ground plus 14 floors

APARTMENT SIZES: 1st to 10th floor

- 2 BEDROOM APARTMENTS

1140 SQ.FT. TO 1225 SQ.FT.

- 3 BEDROOM APARTMENTS

1740 SQ.FT. TO 1810 SQFT

APARTMENT SIZES: 11th to 14 th floor

- 3 BEDROOM PENTHOUSE APARTMENTS

1580 SQ.FT. TO 1900 SQ.FT.

Select apartments with open terrace(s).

### ADVANTAGE- CONVENIENCES

- Recreation Lounge.
- Wading pool and party cubicle.
- Pool Tables.
- 3 Phase Connections for all Apartments.
- Lifts to all floors.
- Landscaped exteriors.
- Covered car parking available.
- Stand by generator.
- Good potable ground water available in plenty.
- Fitness Center.
- Terrace Party area & Garden.

### ADVANTAGE- ATTENTION TO DETAILS

#### >STRUCTURE

RCC frames structure with Laterite/ Brick / Concrete block masonry walls plastered smooth and painted.

#### >FLOORING

Vitrified tiles flooring at Rs.40/- per sq.ft.

#### >JOINERY

Teakwood polished commercial flush main door and painted internal doors.

Wooden/ Aluminium windows with MS grills.

#### >KITCHEN

Granite slab platform with stainless steel sink.

#### >GLAZED TILES

Upto 7 feet height in the bathrooms and 2 feet height above the kitchen platform.

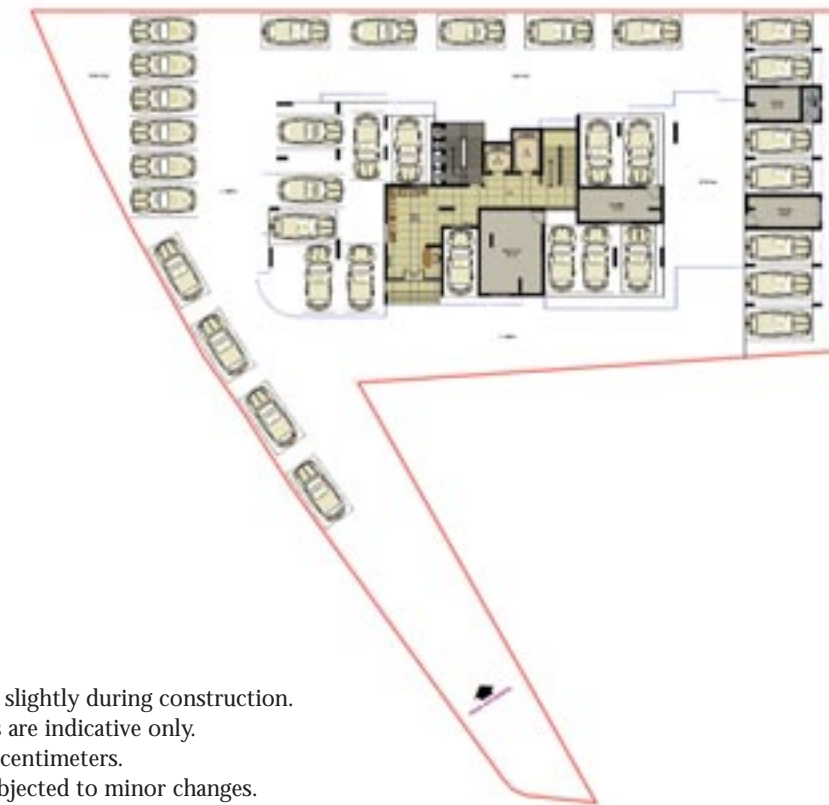
#### >PLUMBING & SANITATION

GI/PVC water lines, PVC waste water & soil lines, common water sump and open bore well, Overhead tanks.

#### >ELECTRICAL

Three phase connection with concealed PVC conduit wiring with necessary service points, PVC conduits for TV antenna and telephone.

Site cum Ground Floor Plan



- Dimensions may vary slightly during construction.
- Furniture and fixtures are indicative only.
- All dimensions are in centimeters.
- Plans and areas are subjected to minor changes.

First Floor Plan



- |                               |                                   |
|-------------------------------|-----------------------------------|
| TV : TELEVISION POINT         | CR : SPACE FOR COOKING RANGE      |
| TL : TELEPHONE POINT          | KS : STAINLESS STEEL KITCHEN SINK |
| WD : SPACE FOR WARDROBE       | WP : WORKING PLATFORM             |
| AC : SPACE FOR AIRCONDITIONER | WM : SPACE FOR WASHING MACHINE    |
| F : SPACE FOR FRIDGE          | EF : OPENING FOR EXHAUST FAN      |

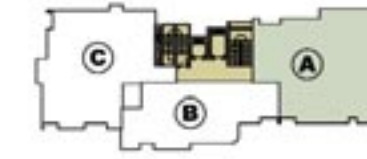
2nd to 10th, Typical Floor Plan



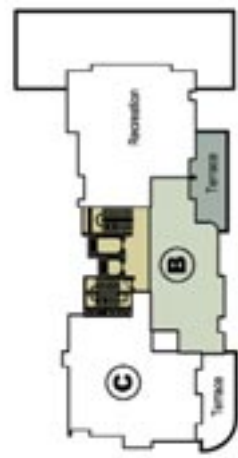
11th to 14th, Typical Floor Plan



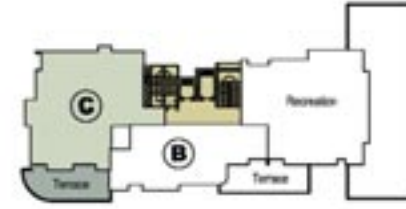
Type A - 3 Bed Unit  
2A to 10A, Area = 1810 Sq.ft

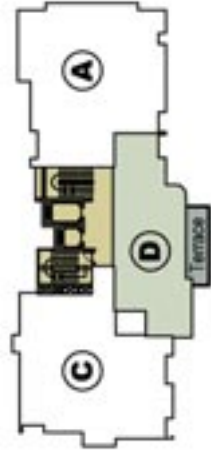


**Type B - 2 Bed Unit**  
 1B - 1225 + 310 Sq.ft (Open Terrace)  
 2B to 8B - 1225 Sq.ft



**Type C - 3 Bed Unit**  
 1C - 1740 + 300 Sq.ft. (Open Terrace)  
 2C to 10 C = 1740 Sq.ft.

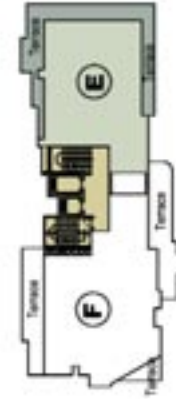




**Type D - 2 Bed Unit**  
 9D - 1140 + 130 Sq.ft. (Open Terrace)  
 10D - 1140 Sq.ft.

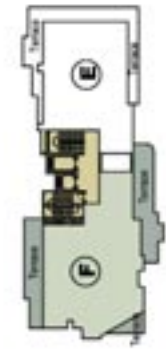


**Type E - 3 Bed Unit**  
 11E - 1580 + 815 Sq.ft. (Open Terrace)  
 12E to 14E - 1580 Sq.ft.





**Type F - 3 Bed Unit**  
**11F - 1900 + 945 Sq.ft. (Open Terrace)**  
**12F to 14F - 1900 Sq.ft.**



### COMPANY OVERVIEW

Sreerosh Properties was founded by P.Sreedharan, Master of Technology in Civil Engineering (IIT, Madras) and a native of North Kerala. An experienced real estate developer, he started this company in 1994 to cater to the booming real estate market in Chennai.

Today, the company is one of the respected property development company in the city, building its performance on years of experience through an uncompromising approach to quality and excellence.

Sreerosh has an extensive portfolio of 40 contemporary residential, commercial and lifestyle projects exceeding 5,00,000 sq.ft in Chennai, apart from projects in Kerala.

Sreerosh maintains a very competitive edge with its comprehensive property development portfolio in Tamilnadu and Kerala and soon plans to start fresh projects in Coimbatore, Cochin and Tiruvananthapuram. All these projects with guaranteed title deeds have been completed well within the budget without compromising on the standards and delivered on time. Sreerosh is now ready to expand its operational boundaries to offer properties that reflect the flexibility and versatility for modern living.

Due to its vast and varied clientele the company handles properties that cater to multiple requirements- investment, retirement and good living. Sreerosh Properties provide strategic investments with long term potential, each offering a distinctive lifestyle and all the benefits of good living.

Sreerosh focuses on providing consistent quality together with innovative projects, seamless services matched by competent after sales services to deliver not just buildings but complete customer satisfaction.

### COMPLETED PROJECTS IN KERALA



**Sreerosh Nasheeman**  
 THANA-KANNUR



**Sreerosh Avenue**  
 EDACHOVVA-KANNUR



**Sreerosh Residency**  
 EAST HILL ROAD- CALICUT

### ONGOING PROJECTS IN KERALA



**Sreerosh Willow Heights**  
 THANA-KANNUR



**Sreerosh Bay Heights**  
 PAYYAMBALAM-KANNUR



**Sreerosh Palm Valley**  
 CHEVAYOOR - CALICUT



**Sreerosh Sree Padmam**  
 THALAP - KANNUR