



Sreerosh Properties(P) Ltd



CHENNAI

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Phone : 91 44 26440644 / 45 / 46
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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
E-Mail : calicut@sreerosh.com

KANNUR

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

For more details on availability/booking details etc., you can log on to: www.sreerosh.com

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

ARCHITECTS: M/S. STAPATI ARCHITECTS, CALICUT.

This information contained herein is subjected to change as may be required by the authorities and the architects and cannot form part of the offer of contract. While every reasonable care has been taken in providing this information, the owner or the developer cannot be held responsible for any inaccuracies.



Everyday is a blessing.

SREEROSH
SREEPADMAM
THALAP, KANNUR



PRESENTING
SREEROSH SREEPADMAM

THALAP, KANNUR

Live a quality, contemporary lifestyle in absolute comfort.

Come home to the quite convenience of the prestigious Sreerosh Sreepadmam -the perfect inner city address for people who love to live a life of calm.

Call it a combination of luxury, location and facilities, or, simply call it a fusion of aesthetics and functionality, Sreerosh Sree Padmam, with its size, meticulously planned interiors, fixtures, features and finishing touches is a great way to live. Not to mention the charming neighbourhood ,expansive high-rise views and the exclusivity and privacy it offers.

Each apartment is an elegant experience with the flexibility to meet your discerning tastes and specific needs.

Sreerosh Sree Padmam is just ideal if you are looking at a permanent residence in a superb location with strong capital growth.



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

- The neighbourhood has premium landmarks which include:
- Caltex Junction- just 750metres away.
- Municipal Office.
- Chinmaya Bal Bhavan
- Theatres - Ambili and Anand
- Thalappu Temple
- AKG Hospital
- Gem International School.

ADVANTAGE- ACCESSIBILITY

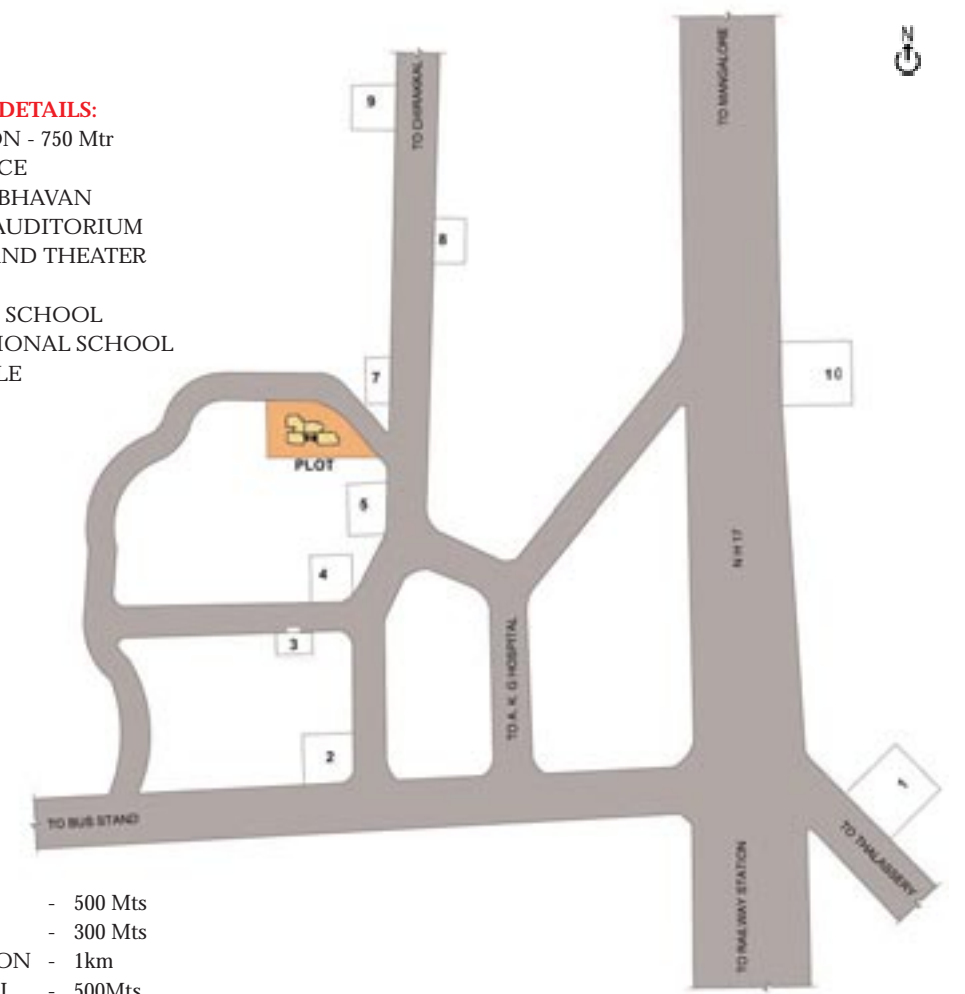
Railway Station	-	1 km
Bus Stand	-	500 metres
Thalappu Temple	-	300 metres
AKG Hospital	-	500 metres

Well connected by a network of roads.

Location Plan

NEIGHBOUR HOOD DETAILS:

1. CALTEX JUNCTION - 750 Mtr
2. MUNICIPAL OFFICE
3. CHINMAYA BALABHAVAN
4. NAVANEETHAM AUDITORIUM
5. AMBILI AND ANAND THEATER
6. PROPOSED SITE
7. GOVT. MIXED U.P. SCHOOL
8. G.E.M. INTERNATIONAL SCHOOL
9. THALAPPU TEMPLE
10. A.K.G. HOSPITAL



DISTANCES:

1. TO BUS STAND - 500 Mts
2. TO TEMPLE - 300 Mts
3. TO RAILWAY STATION - 1km
4. TO A.K.G. HOSPITAL - 500Mts

ADVANTAGE- PREFERENCES

Luxury Apartments- Ground plus 14 floors

APARTMENT SIZES: 1st to 11th floor

- 2 BEDROOM APARTMENTS
1295 SQ.FT. TO 1300 SQ.FT.

- 3 BEDROOM APARTMENTS
1625 SQ.FT. TO 1720 SQ.FT.

APARTMENT SIZES: 12th to 14 th floor

- 3 BEDROOM PENTHOUSE APARTMENTS
1760 SQ.FT. TO 2000 SQ.FT.
Select apartments with open terrace(s).

ADVANTAGE- CONVENIENCES

- Recreation Lounge.
- Wading pool, fitness center 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.
- Table Tennis.
- 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.

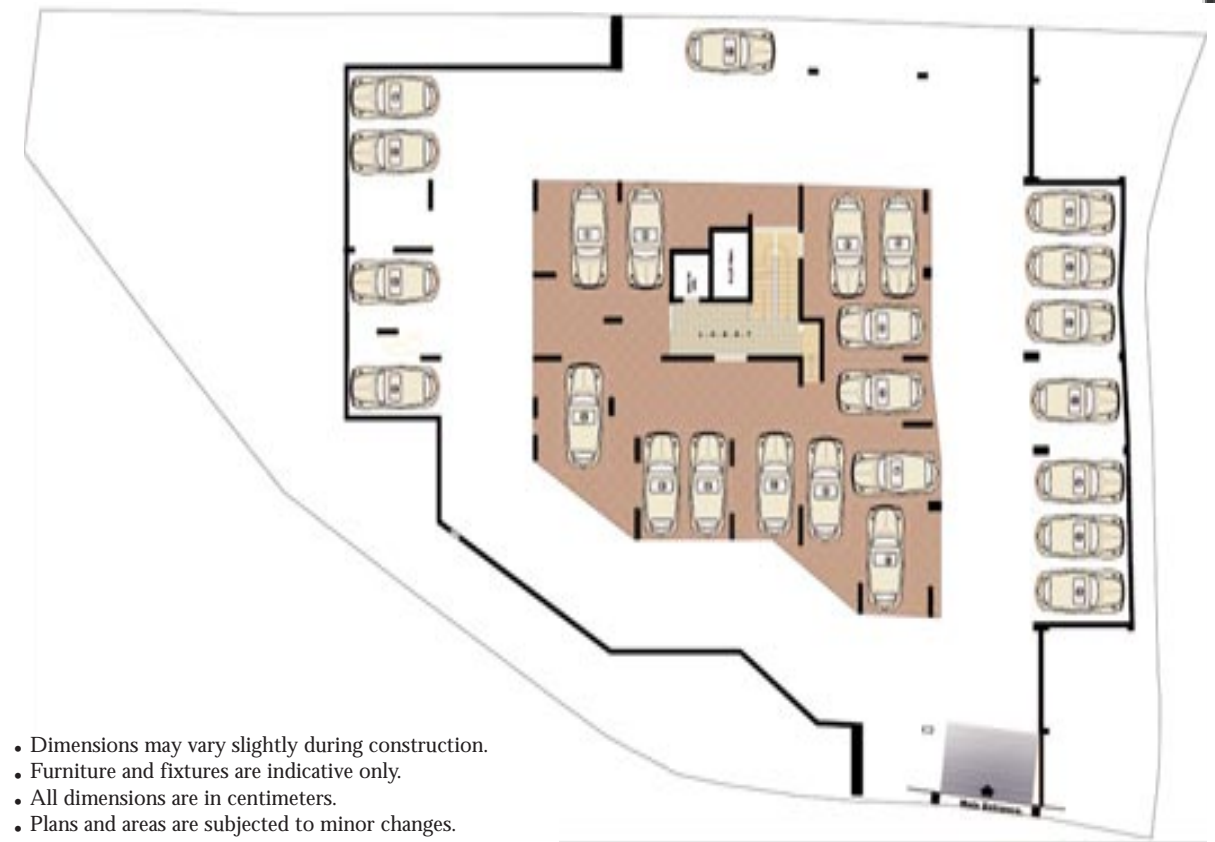
> PLUMBING & SANITATION

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

> ELECTRICAL

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

Basement Floor Plan



Ground Floor Plan



1st Floor Plan



Typical 12th to 14th Floor Plan



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

Typical 2nd to 11th Floor Plan



Type A - 3 Bed Unit
Area = 2A to 11A 1720 Sq.ft.





Type B - 2 Bed Unit
Flat Area = 1B 1295 + 537.25 Sq.ft (Open Terrace)
2B to 11B = 1295 Sq.ft.



Type C - 3 Bed Unit
Flat Area = 1C 1625 + 980 Sq.ft (Open Terrace)
2C to 11C = 1625 Sq.ft

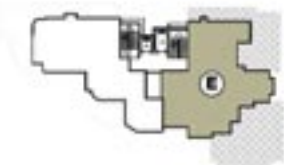




Type D - 2 Bed Unit
 Flat Area = 1D - 1300 + 33.75 Sq.ft (Open Terrace)
 2D to 11D = 1300 Sq.ft



Type E - 3 Bed Unit (Penthouse)
 Flat Area = 12E - 1760.0 + 1240 Sq.ft. (Open Terrace)
 13E & 14E = 1760 Sq.ft





Type F - 3 Bed Unit (Penthouse)
 Flat Area = 12F - 2000 + 750 Sq.ft. Open Terrace
 13F & 14F = 2000 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.

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 finished 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 Emerald Heights
 PAYYAMBALAM - KANNUR