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KANNUR

3rd Floor, Sreerosh Centre
Near Ashoka Hospital
South Bazaar
Kannur - 670 002

Phone:
+91.497.2764355, 2764366

Mobile:
+91.93883 59600
+91.96058 59600

Email:
kannur@sreerosh.com

CALICUT

11/532 - A, II Floor
P.K.Commercial Complex
Cherooty Road
Kozhikode - 673032

Phone:
+91.495.4099444 / 555

Mobile:
+91.93497 69600
+91.93499 69600

Email:
calicut@sreerosh.in

CHENNAI

2nd Floor, Sreerosh Centre
97 New Avadi Road, Kilpauk
Chennai - 600 010
Tamil Nadu, INDIA

Phone:
+91.44.2644 0644 / 45 / 46

Mobile:
+91.98412 88842
+91.98412 88846

Email:
chennai@sreerosh.com

Architects : M/s STAPATI ARCHITECTS, CALICUT.

The information contained herein is subject 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.

Member of **CREDAI**



FOR HOME IS A FEELING,
NOT A PLACE.



all
things
space
and
soul



Welcome to Sreerosh Citadel - finely crafted residences that embrace you with the familiarity and comfort of all things home. Blending urban living with exceptional details, each of these apartments has been designed to offer convenience, simplicity, and a touch of luxury - everything you need to live your best life! With spacious floor plans, generous features, and finishes, Sreerosh Citadel is sure to have you looking forward to coming home every day!

Call it your very own citadel of love and warmth.

NEIGHBOURHOOD

Sreerosh Citadel is surrounded by great food, shopping centres, and local entertainment, and is just minutes away from transit stops providing access to all you'll ever need.

Moving Around

- Kannur Railway Station - 900 m
- Kannur New Bus Stand - 2.4 km.
- Kannur International Airport - 26 km.

Conveniences

- Banks/ATMs/Groceries, Essentials, Vegetables and Fruit Shops.

Places of Worship

- Ganesha Temple - 400 m
- Juma Masjid - 800 m
- St. Antony's Church - 500 m

Healthcare

- Sreechand Speciality Hospital - 500 m
- Kottakkal Arya Vaidya Sala - 400 m
- Kannur District Government Hospital - 2 km.

Educational Institutions

- Govt. Girls HSS - 700 m
- St. Michael's Anglo-Indian Higher Secondary School - 800 m
- Kendriya Vidyalaya – 1 km.

Shopping & Recreation

- Kannur Mall - 300 m
- City Centre - 850 m
- Kannur Central Mall - 1.5 Km

Entertainment

- Kavitha Theatre - 100 m
- Savitha Film City - 900 m





CITADEL

BY SREEROSH

CHOOSE YOURS

Total land Area : 1.06 acres
Total sellable area : 164230 sq ft
Number of Apartments : 109
Apartment Types & Sizes : Two & Three Bedroom Apartments
Tower I : Basement + Ground Floor + 12 floors
Tower II : Basement + Ground Floor + 10 floors

FLAT A

12 Apartments.
3 BHK 1740 sq. ft.
Carpet area as per RERA 1216 sq. ft.

FLAT B

12 Apartments.
2 BHK 1240 sq. ft.
Carpet area as per RERA 856 sq. ft.

FLAT C

12 Apartments.
3 BHK 1610 sq. ft.
Carpet area as per RERA 1128 sq. ft.

FLAT D

11 Apartments.
3 BHK 1675 sq. ft.
Carpet area as per RERA 1192 sq. ft.

FLAT E

11 Apartments.
3 BHK 1245 sq. ft.
Carpet area as per RERA 887 sq. ft.

FLAT F

11 Apartments.
3 BHK 1880 sq. ft.
Carpet area as per RERA 1272 sq. ft.

FLAT G

10 Apartments.
2 BHK 1180 sq. ft.
Carpet area as per RERA 818 sq. ft.

FLAT H

10 Apartments.
2 BHK 1150 sq. ft.
Carpet area as per RERA 814 sq. ft.

FLAT J

10 Apartments.
3 BHK 1605 sq. ft.
Carpet area as per RERA 1182 sq. ft.

FLAT K

10 Apartments.
3 BHK 1700 sq. ft.
Carpet area as per RERA 1209 sq. ft.





Boom barrier.



Landscaped
exteriors.



Covered
car parking
areas.



Access –
controlled
lounge doors.



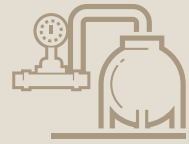
AC Lounge at the
reception area.



Elevators to all
floors with
automatic rescue
device.



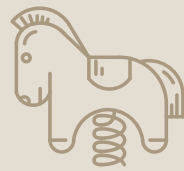
Three-phase
connection for all
the apartments.



Centralized pipeline
for LPG connections.



Open party area
on the terrace.



Children's play area.



Swimming pool.



Fitness centre.



Caretaker and
association office.



ATM Machine
provision on the
premises.



Space for a
departmental
Store.



Potable water
supply and Rain
water harvesting.



Renewable
solar-energy
backup for
common areas.



Generator backup for
common facilities
and Selected points
inside the apartments.



CCTV Camera in
the elevator/lounge
area, corridors, and
other common areas.



Fire fighting system
as per fire and rescue
norms.



24x7 security.



Sewage treatment
plant, and bio-gas
plant.



Indoor games area.

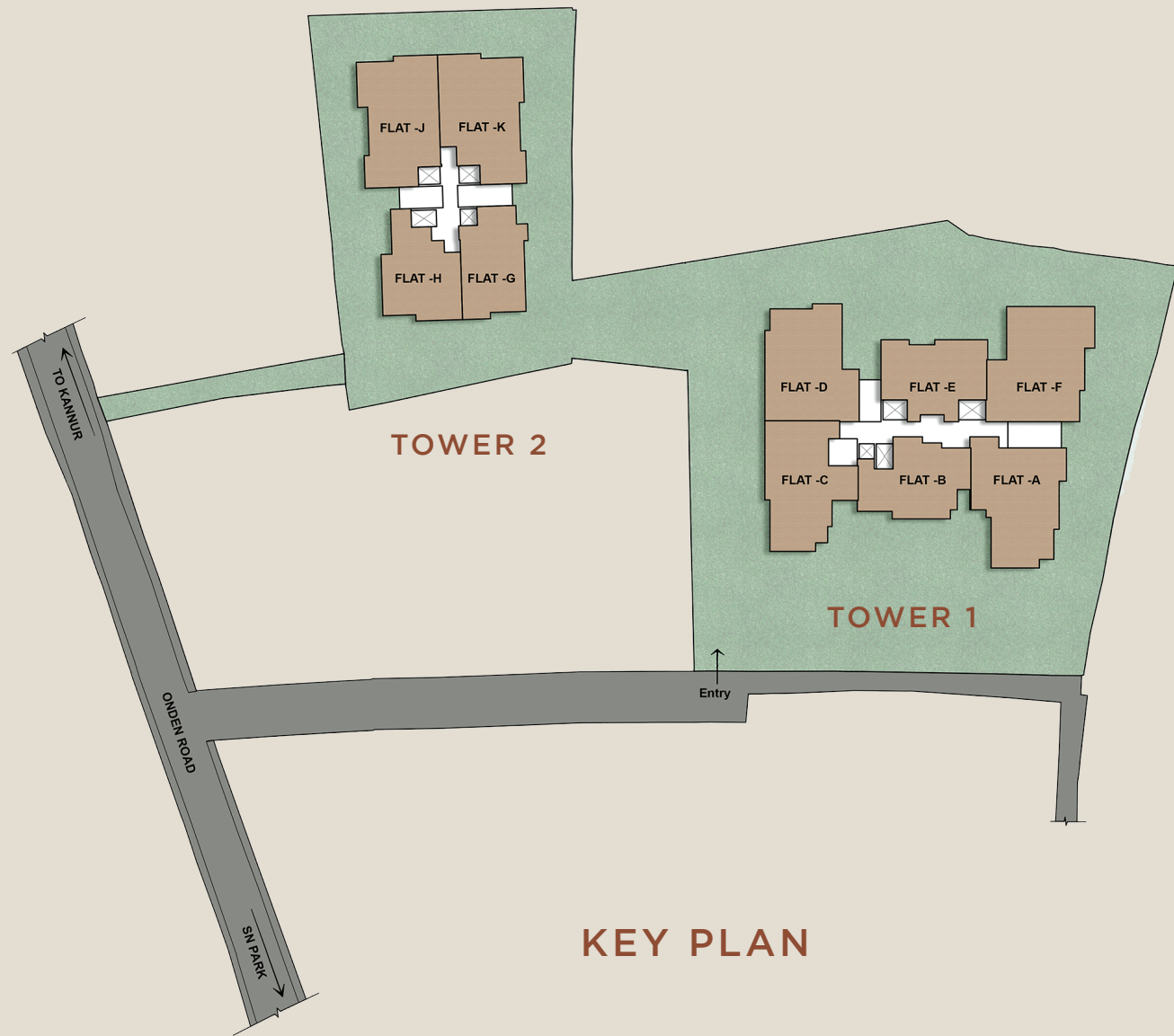


Sauna and
steam bath.

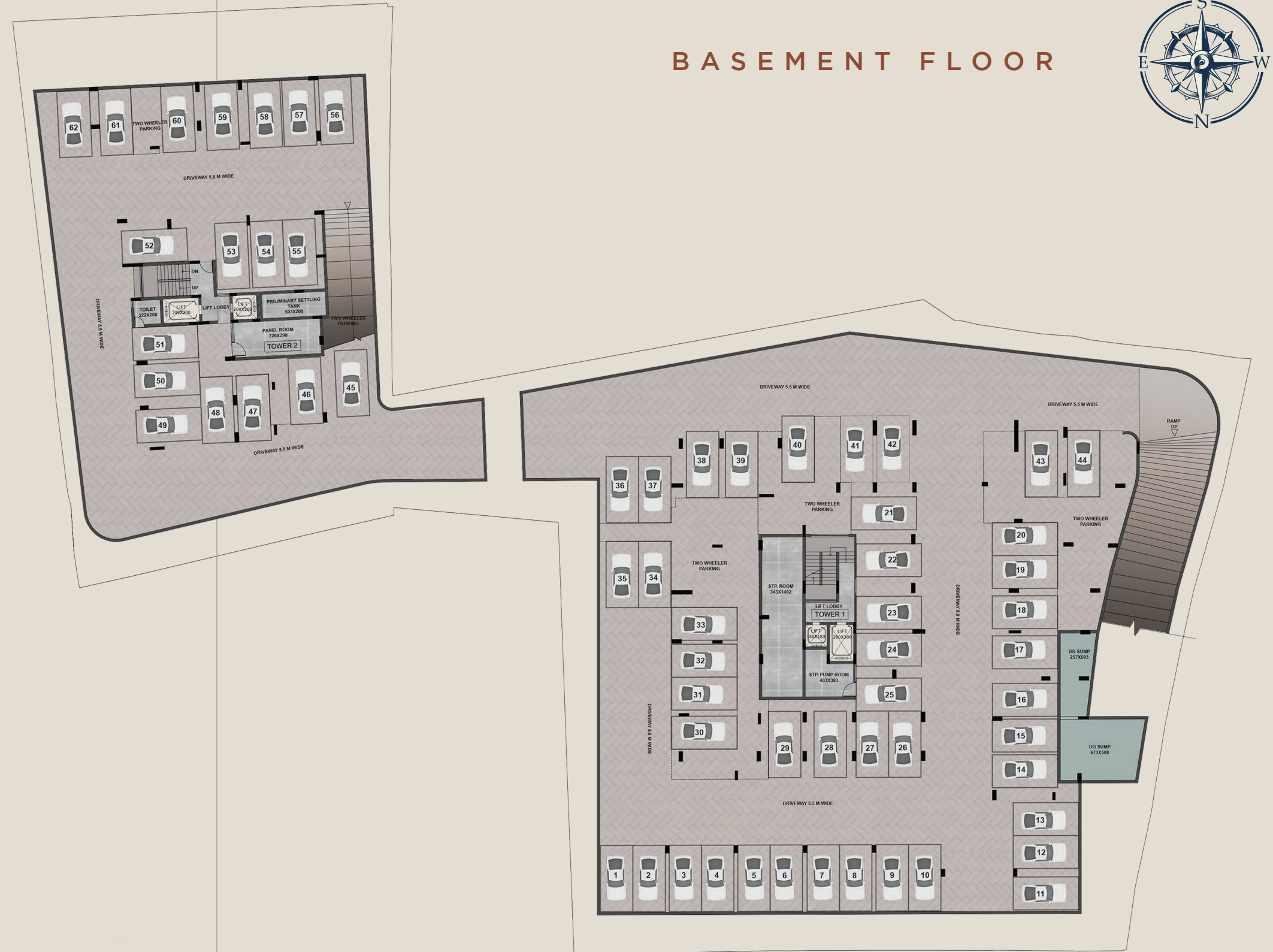
LIVE THE CITADEL LIFE

- AMENITIES AND FACILITIES





KEY PLAN



BASEMENT FLOOR



GROUND FLOOR





FIRST FLOOR PLAN



TOWER 2

TOWER 1



TYPICAL FLOOR PLAN

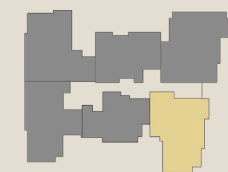
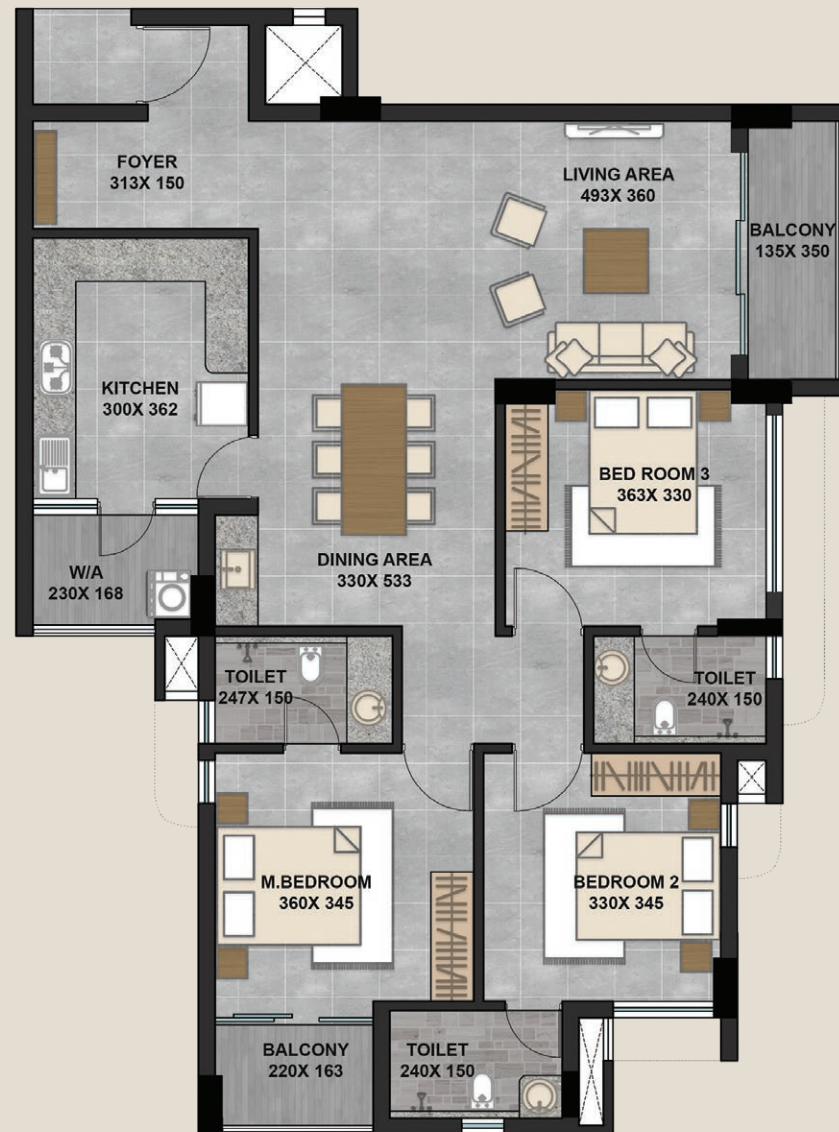


TOWER 2

TOWER 1



TOWER 1 - FLAT A



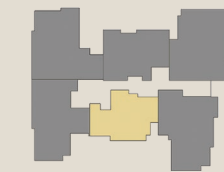
KEY PLAN

- The Furniture and fittings shown in the plan are indicative only and for better understanding of the plan and does not form part of the actual contract.
- The dimensions shown for walls and openings may vary slightly and a tolerance level of 10% is to be expected in wall thickness in actual conditions.

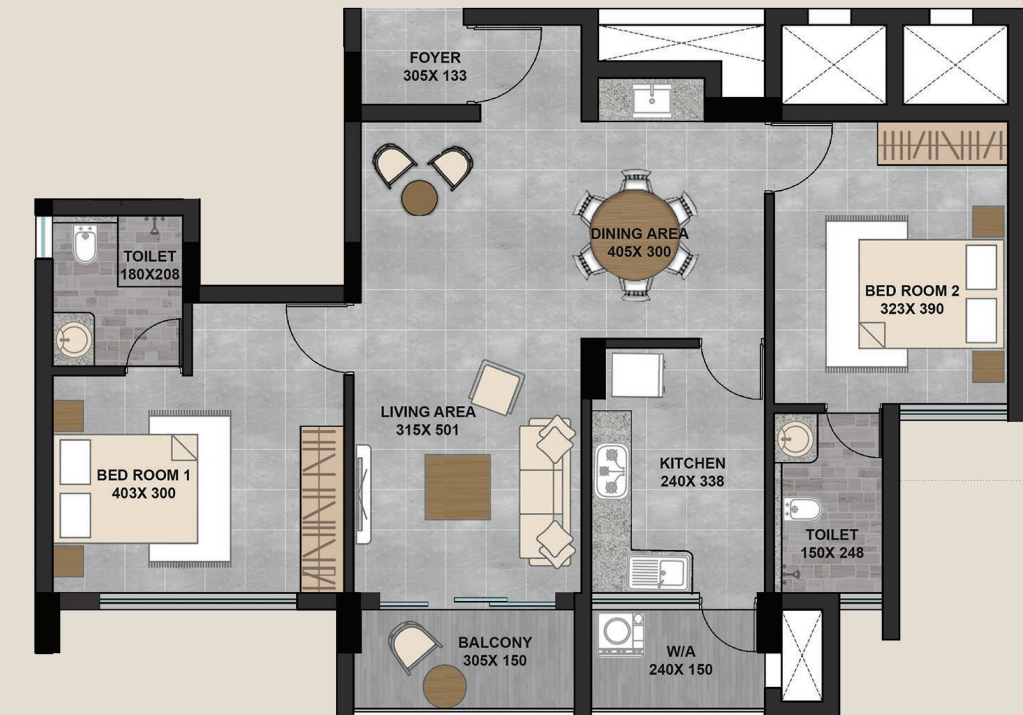
FLAT A - 3 Bedroom Apartment
Super built-up area = 1740 sq.ft
Carpet Area as per RERA = 1216 sq.ft



TOWER 1 - FLAT B



KEY PLAN

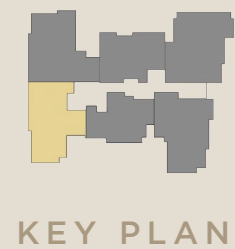


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FLAT B - 2 Bedroom Apartment
Super built-up area = 1240 sq.ft
Carpet Area as per RERA = 856 sq.ft



TOWER 1 - FLAT C

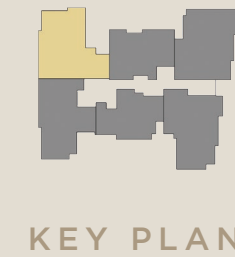
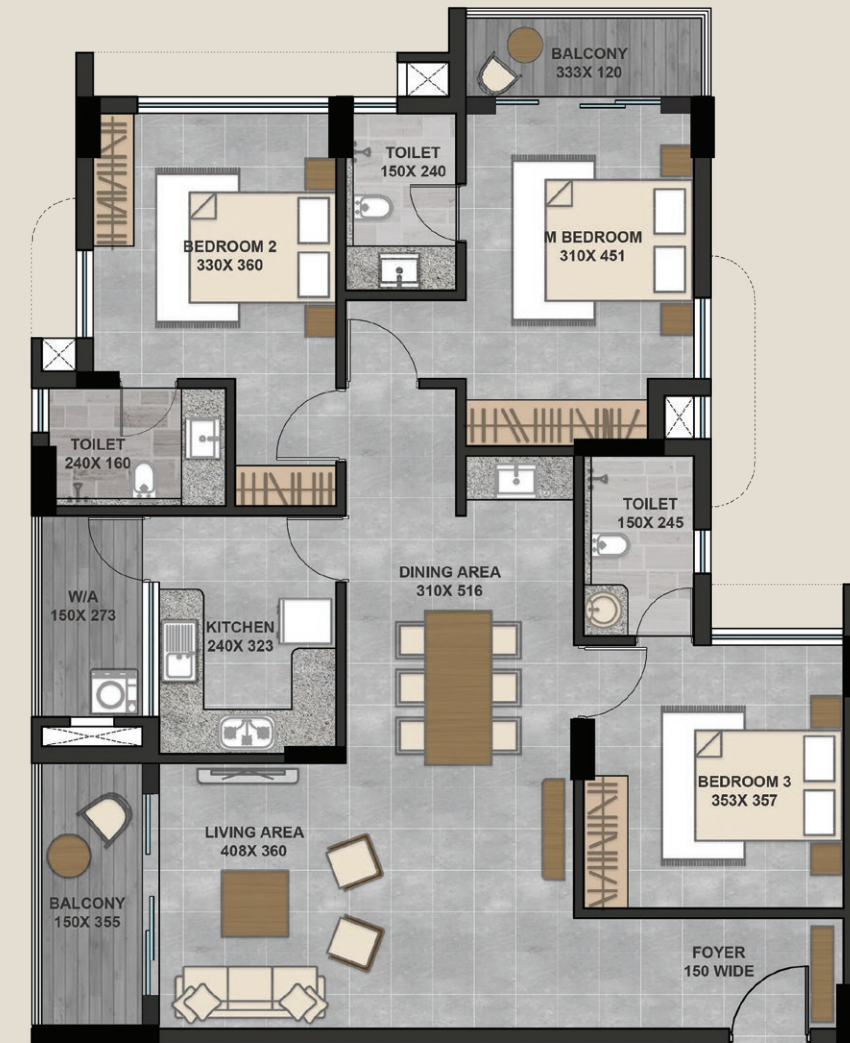


FLAT C - 3 Bedroom Apartment
Super built-up area = 1610 sq.ft
Carpet Area as per RERA = 1128 sq.ft

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TOWER 1 - FLAT D

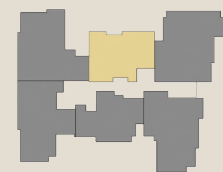


FLAT D - 3 Bedroom Apartment
Super built-up area = 1675 sq.ft
Carpet Area as per RERA = 1192 sq.ft

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- The dimensions shown for walls and openings may vary slightly and a tolerance level of 10% is to be expected in wall thickness in actual conditions.



TOWER 1 - FLAT E



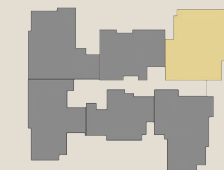
KEY PLAN

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FLAT E - 2 Bedroom Apartment
Super built-up area = 1245 sq.ft
Carpet Area as per RERA = 887 sq.ft



TOWER 1 - FLAT F



KEY PLAN

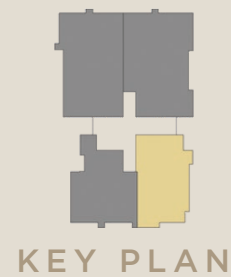
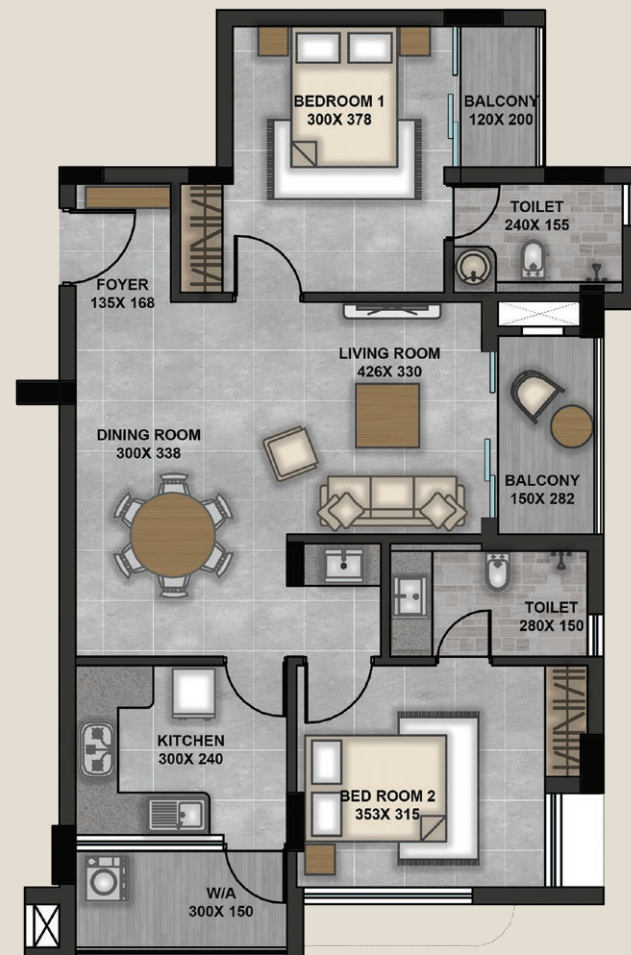


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FLAT F - 3 Bedroom Apartment
Super built-up area = 1880 sq.ft
Carpet Area as per RERA = 1272 sq.ft



TOWER 2 - FLAT G

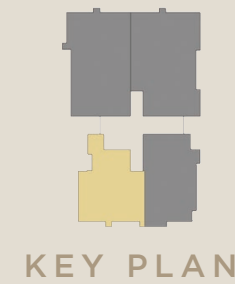
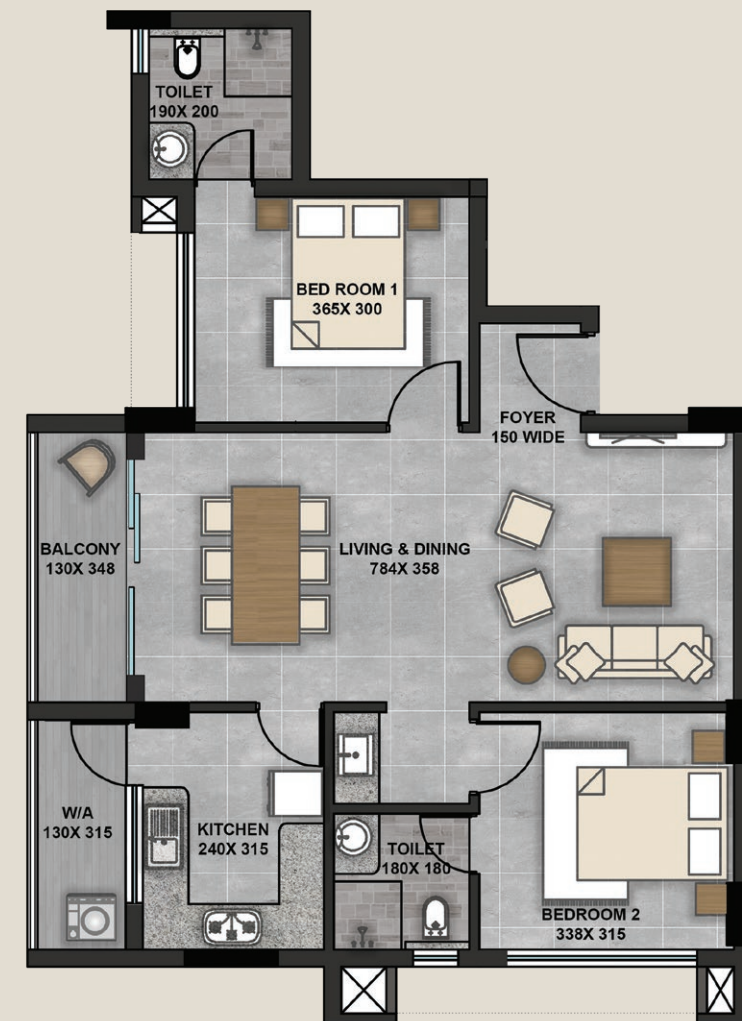


FLAT G - 2 Bedroom Apartment
Super built-up area = 1180 sq.ft
Carpet Area as per RERA = 818 sq.ft

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TOWER 2 - FLAT H

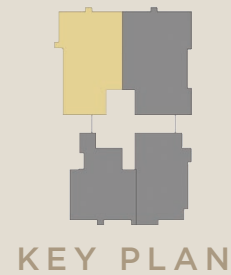
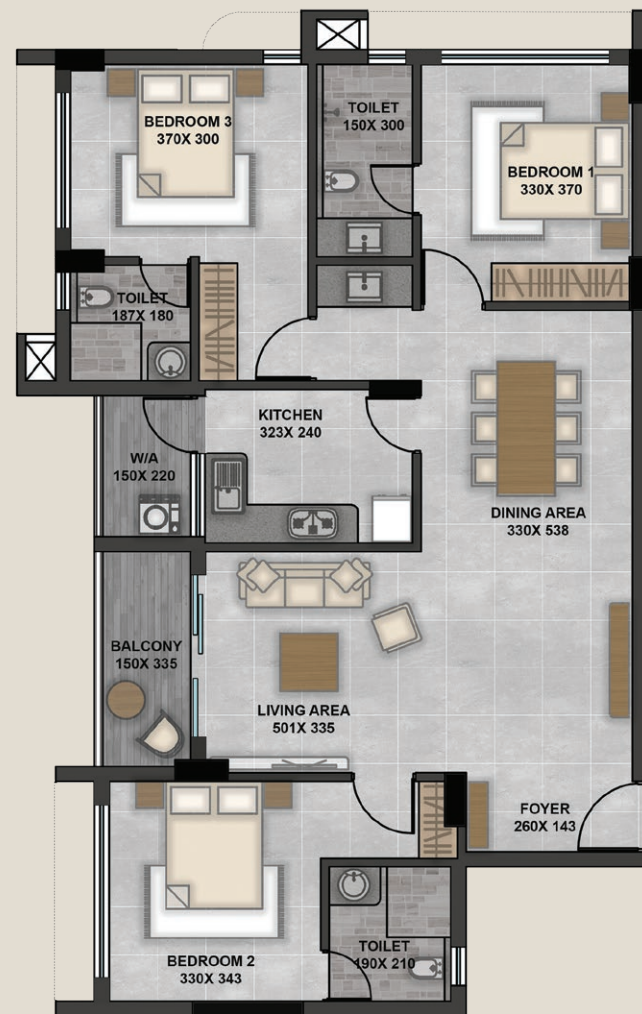


FLAT H - 2 Bedroom Apartment
Super built-up area = 1150 sq.ft
Carpet Area as per RERA = 814 sq.ft

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TOWER 2 - FLAT J

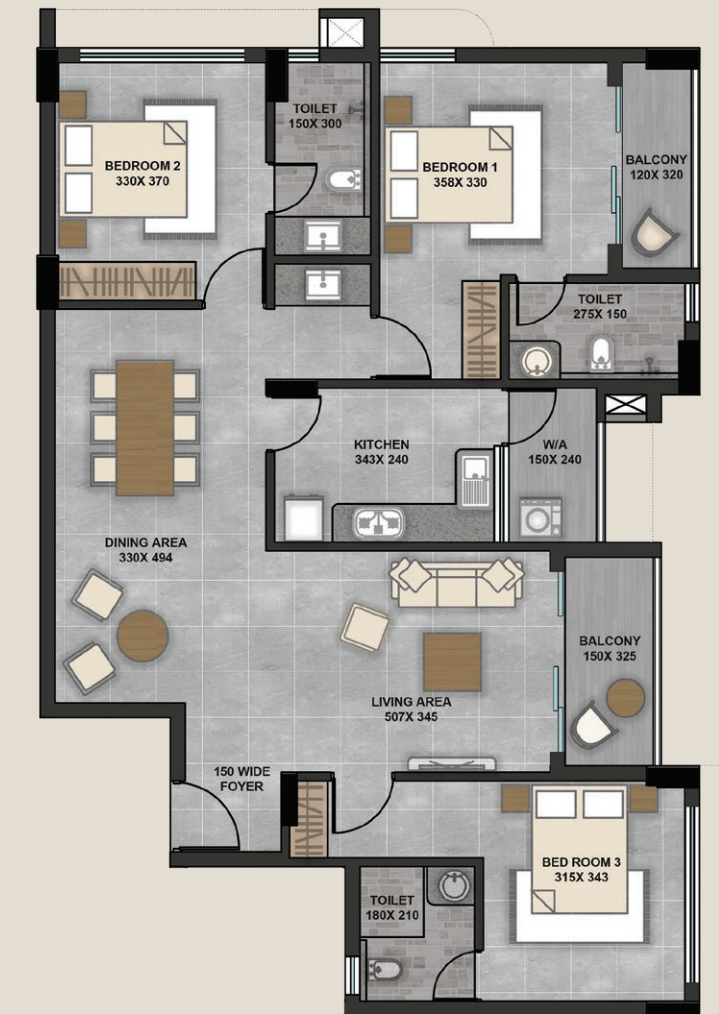
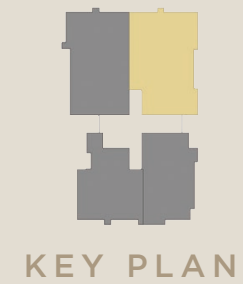


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FLAT J - 3 Bedroom Apartment
Super built-up area = 1605 sq.ft
Carpet Area as per RERA = 1182 sq.ft



TOWER 2 - FLAT K



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FLAT K - 3 Bedroom Apartment
Super built-up area = 1700 sq.ft
Carpet Area as per RERA = 1209 sq.ft



DISTINCT BY DESIGN

Architecture

The disciplines of architecture, interior, and urban design come together at Sreerosh Citadel. Contemporary, inviting, and evocative, they have been designed by the renowned Architectural Firm **M/s. Stapti Architects, Calicut, Kerala.**

Exterior

AMENITIES AND FACILITIES

- Swimming pool
- Fitness Centre and Indoor Games Room
- Sauna & Steam Bath
- Zumba / Aerobics
- Open Party Area on Terrace
- Access Controlled Lounge Doors
- Children's Play Area
- 24 X 7 Security
- Centralized Pipeline for LPG connection
- Boom Barrier
- AC Lounge at the Entrance
- Standby generator
- Association Room
- Renewable Solar Energy backup for Common Area
- Caretaker room
- Closed circuit television camera
- Lifts to all floors
- 3 Phase Connections for all Apartments
- Fire Fighting system as per fire and rescue norms
- Rain Water Harvesting

- Sewage Treatment Plant
- Bio-Gas Plant
- Landscaped exteriors
- Covered car parking
- EV charging point
- Intercom facility and provision for video door phone
- Provision for broadband internet connection

Interior

SPECIFICATIONS

- Structure** : Reinforced concrete framed structure on pile foundations designed for earthquake resistance (Zone 3) with Laterite/ Brick/ Concrete blocks masonry walls plastered and painted.
- Doors** : **Main Door** : First Quality wooden frame with factory-made panel designed polished/laminated /veneered flush door. **Other Doors** : 1st quality wooden frame with commercial flush door painted with enamel paint.
- Windows** : Aluminium / UPVC windows with MS grills. French windows without grills.
- Walls** : Laterite Stone / Concrete Hollow or Solid Blocks/ Bricks
- Wall Finish** : Smooth plaster finished and painted with acrylic emulsion.

- Flooring** : Vitrified tiles for living and dining area/bed rooms/kitchen areas. Ceramic tiles for toilets and balconies.
- Bathrooms** : Ceramic tiles on floors and coloured glazed tiles on walls of 8 ft height with white sanitary fittings of Kohler/Grohe or any reputed manufacturers. Kohler/Grohe or equivalent CP Fittings.
- Kitchen** : Adequate power sockets for home appliances. Polished granite slab for the kitchen counter. Ceramic tiles above counter to a height of 60 cms. Premium brand stainless steel sink with drain board. Electrical and plumbing facilities for water purifier and washing machine/dish washer.
- Painting** : Internal walls and ceiling: 2 coats premium emulsion over 1 coat primer.
- Plumbing** : CPVC/PVC water lines, PVC waste water & soil lines, common water sump and open well/bore, overhead tanks.
- Electrical** :
 - Concealed conduit wiring with copper conductor.
 - Adequate lighting/fan points.
 - 6/16 amps socket points controlled by ELCB and MCBs with independent KSEB meter.
 - Geyser and exhaust fan points in all the toilets and kitchen.
 - Premium quality Fire Retardant (FR) wiring. PVC conduits for TV/antenna/ telephone.
 - Telephone /Television points in the living area/master bedroom.
 - Air - Conditioner points in all bedrooms/ living area.

ELEVATORS TO ALL FLOORS

One passenger elevator, and one bed elevator-fully-automated with an Automatic Rescue Device.

STANDBY GENERATOR


- Generator back up for common facilities – Elevators, common lighting, and pump room.
- Generator back up for lights/fan in all rooms, Lighting at the entrance area, Calling Bell, TV Points.
- Total Generator back up limited to 750 W for each apartment.

WATER


- Well, Borewell and KWA connection.
- Groundwater supply from open wells or bore wells depending on availability.
- KWA water supply - subject to rules and regulations.
- Water meter for domestic water consumption for each apartment.




PROJECTS NEARING COMPLETION - KERALA




SREEROSH SEA BREEZE
Temple Gate, Thalassery



SREEROSH IRIS
Kannothumuchal, Kannur




SREEROSH BHARATH
Mankavu, Kozhikode




SREEROSH ORBIT
Podikunndu, Kannur

Under Construction




SREEROSH SYMPHONY
Payyanur, Kannur


FEW COMPLETED PROJECTS - CHENNAI




Sreerosh Gardenia
Kilpauk Garden Colony




Sreerosh Alicia
Kilpauk Garden Colony




Sreerosh Laurentia
Kilpauk




Sreerosh Astrea
Kilpauk




Sreerosh Zinia
Anna Nagar East




Sreerosh Vatsalya
Adyar




Sreerosh Anthea
Mogappair West




Sreerosh Athena
Mogappair West




Sreerosh Centre
Kilpauk



Sreerosh Renaissance
Kilpauk




Sreerosh Madhav
Kilpauk




Sreerosh Rhea
Kilpauk Garden Colony


FEW COMPLETED PROJECTS - KERALA




Sreerosh Springdale
Kannur




Sreerosh Centre
Kannur




Sreerosh Seascape
Thalassery




Sreerosh Willow Heights
Kannur




Sreerosh Bay Heights
Kannur




Sreerosh Emerald Heights
Kannur




Sreerosh Sreepadmam
Kannur




Sreerosh Midtown
Kannur




Sreerosh Harmony
Kannur




Sreerosh Green Acres
Kannur




Sreerosh Green Acres
Kannur




Sreerosh Residency
Calicut




Sreerosh Seaface
Calicut



Sreerosh Belvedere
Calicut



Sreerosh Brownstone
Calicut



Sreerosh Karun Villa
Kannur



SREEROSH DEVELOPERS (P) LTD.

COMPANY OVERVIEW

Sreerosh Properties was founded in 1994 by **Sreedharan Payani**, a reputed Real Estate Developer and a native of North Kerala.

Established with a vision to create lasting value in realty, his projects reflected an optimal combination of land use, entitlement, and construction expertise. His approach to real estate was based on his deep understanding of the urban landscape and the need for residential, commercial, and mixed-use environments. With no competing interests, he made building homes his singular focus, delivering nothing but the best to the home buyer.

Today, Sreerosh is recognized as an award-winning company with a proven track record of high performance and success, translating to a combined development portfolio of more than **2.5 million square feet** - residential and commercial projects across Chennai, Coimbatore Kozhikode, and Kannur with new Projects in the execution phase.

An honest builder at heart and deeply anchored to creating value, Sreedharan's unwavering commitment to quality and integrity continues to define Sreerosh Properties.

Sreedharan Payani holds a Master's Degree in Civil Engineering from The Indian Institute of Technology, Madras,

Sreerosh Citadel is a project by **Sreerosh Developers (P) Limited** - A Company that caters exclusively to the realty market in Kerala and its unique sensibilities. Dedicated to the core values of excellence, integrity, and value creation - a Sreerosh legacy, **Sreerosh Developers (P) Limited** is co-managed by **Reji AP** and **Shobhiraj CS**, Civil Engineers and Real Estate Specialists with collective and extensive experience in Kerala's realty segment. Associated with the Parent Company, **Sreerosh Properties**, since 2006 in multiple leadership capacities, they bring their expertise and commitment to **Sreerosh Developers (P) Limited** as Directors.

ABOUT KANNUR

(Formerly known as Cannanore)

Hailed as the most influential seaport, Kannur was christened by Marco Polo as a 'Great Emporium Of Spice Trade'.

Legend has it that it had interactions and trade relations with the rest of the world since the time of King Solomon to the Greeks, Arabs and Romans.

Dotted with forts, temples, beaches and wildlife sanctuaries, Kannur is famous for its magnificent art form - Theyyam.

