

Life.
Style.
Luxor.



SREEROSH LUXOR



Rera No : K-RERA/PRJ/KNR/157/2025
www.rera.kerala.gov.in



P R E S E N T I N G

SREEROSH LUXOR

Mele Chovva, Kannur

DISCREETLY ELEGANT.
DISTINCTLY EXTRAORDINARY.

Modern living.

Curated living experiences.

A home, a sanctuary, and a private retreat inside,
and a vibrant world outside.

An exclusive address in the suburbs, where
everything you ever wanted comes together right
where you want to be - with a beautiful name - Luxor.

Discover 127 meticulously appointed residences,
each offering you the luxury of privacy and
comfortable, inviting, generous spaces to live, work,
and play.

The location is convenient too- Mele Chovva, Kannur!

All you need to do? Step in, settle down, and make it
yours.

Welcome to Sreerosh Luxor!



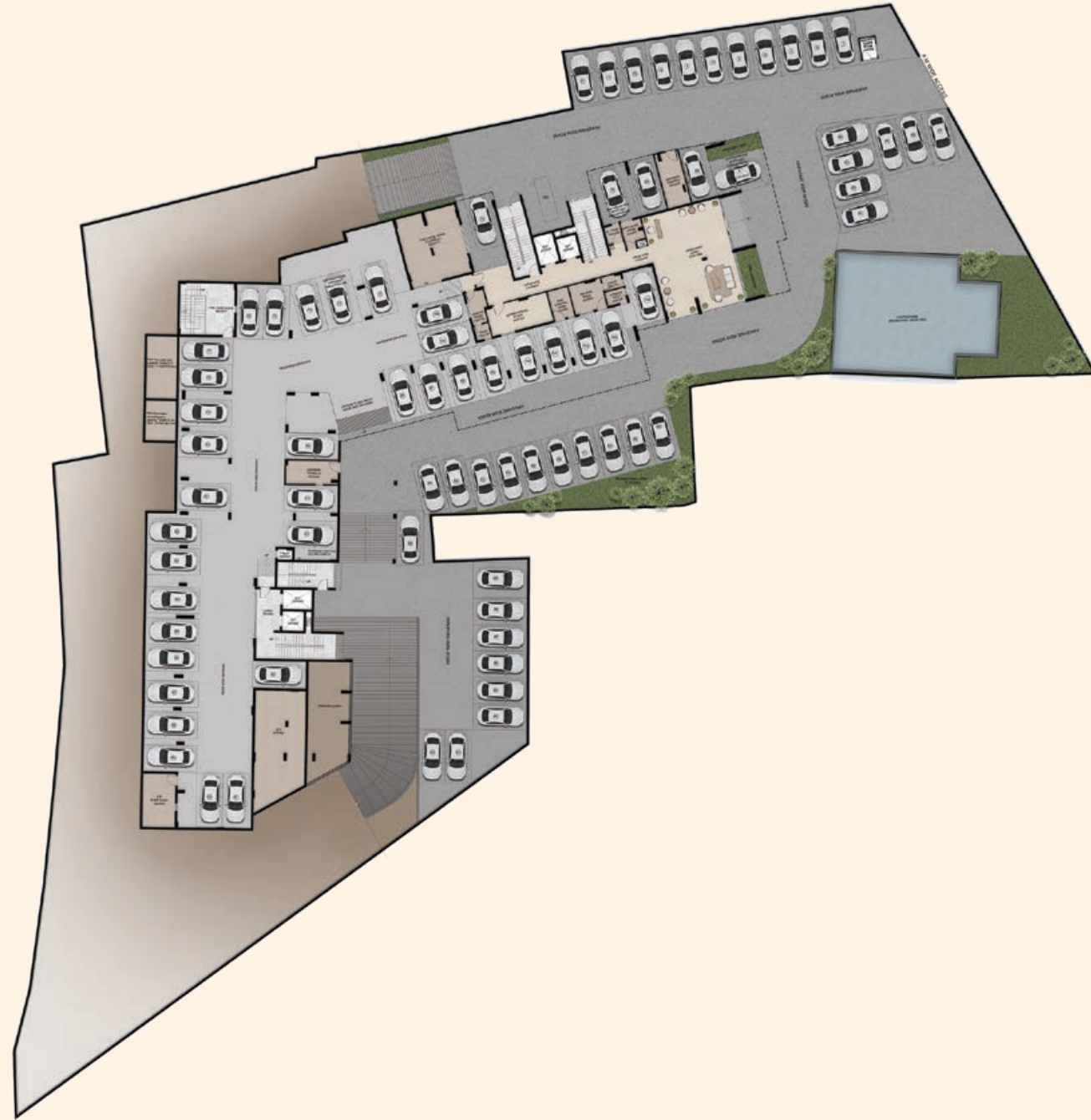
Sreerosh Luxor.
Elegant design.
Impeccable execution.

The privacy of luxury, expansive spaces, thoughtful layouts, generously scaled room dimensions, distinct living zones-each capturing the shifting light throughout the day, subtle palettes, and bespoke finishes that highlight an effortless indoor-outdoor vibe....
Living well and living in style - That's Sreerosh Luxor for you!

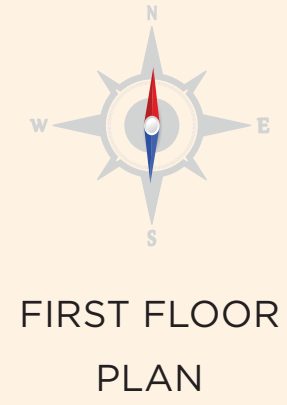
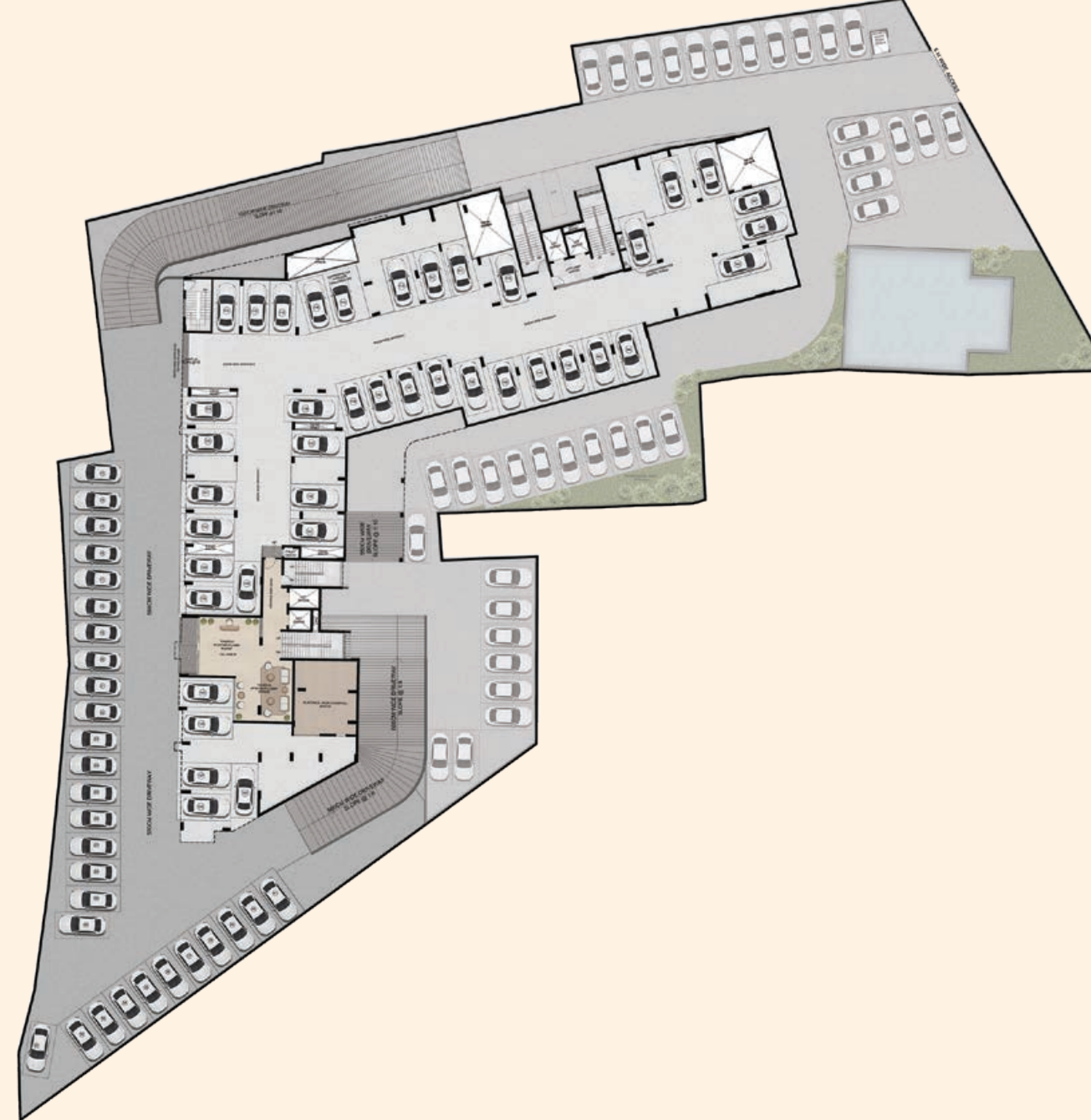
LUXOR

Project Details

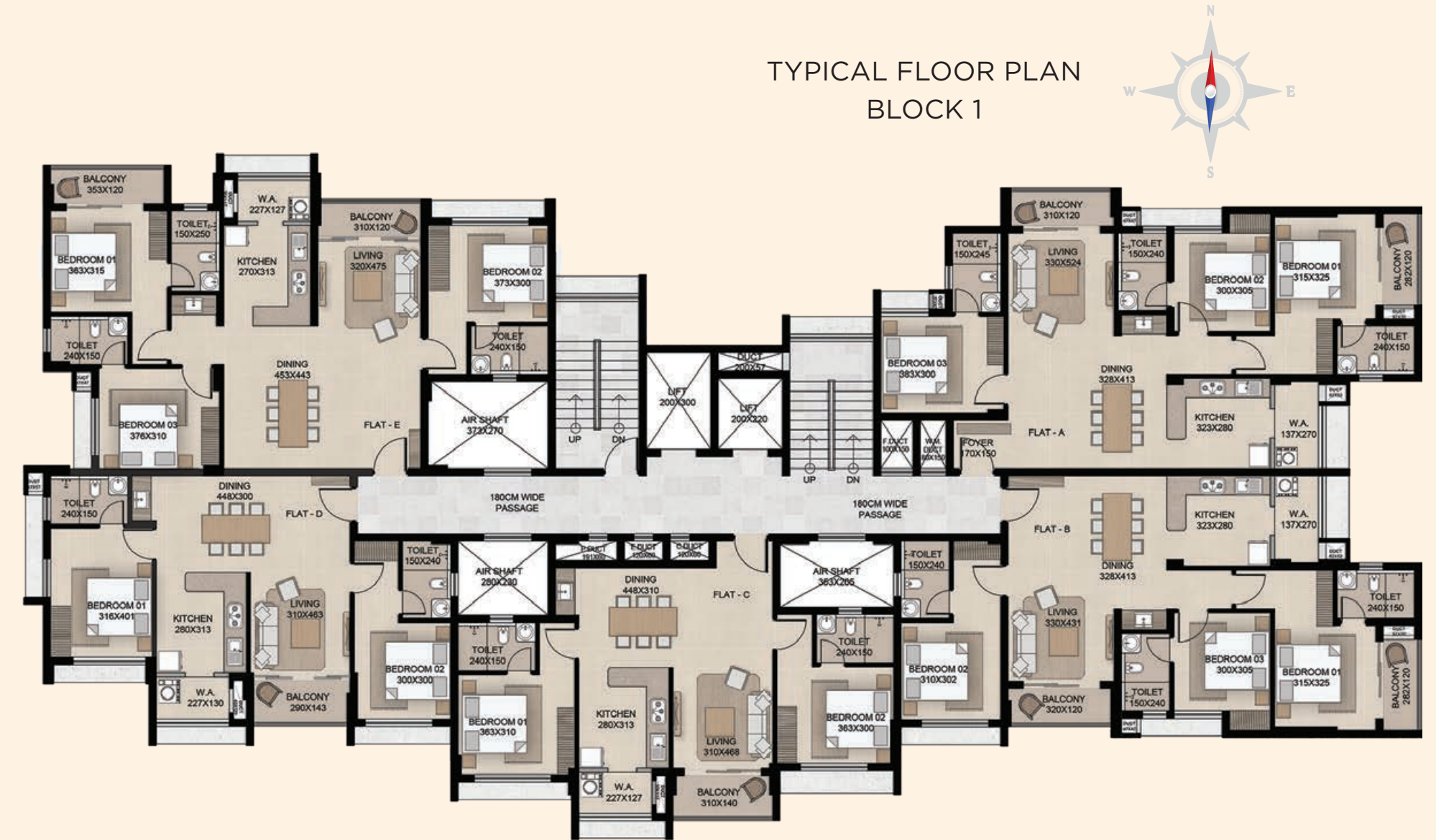
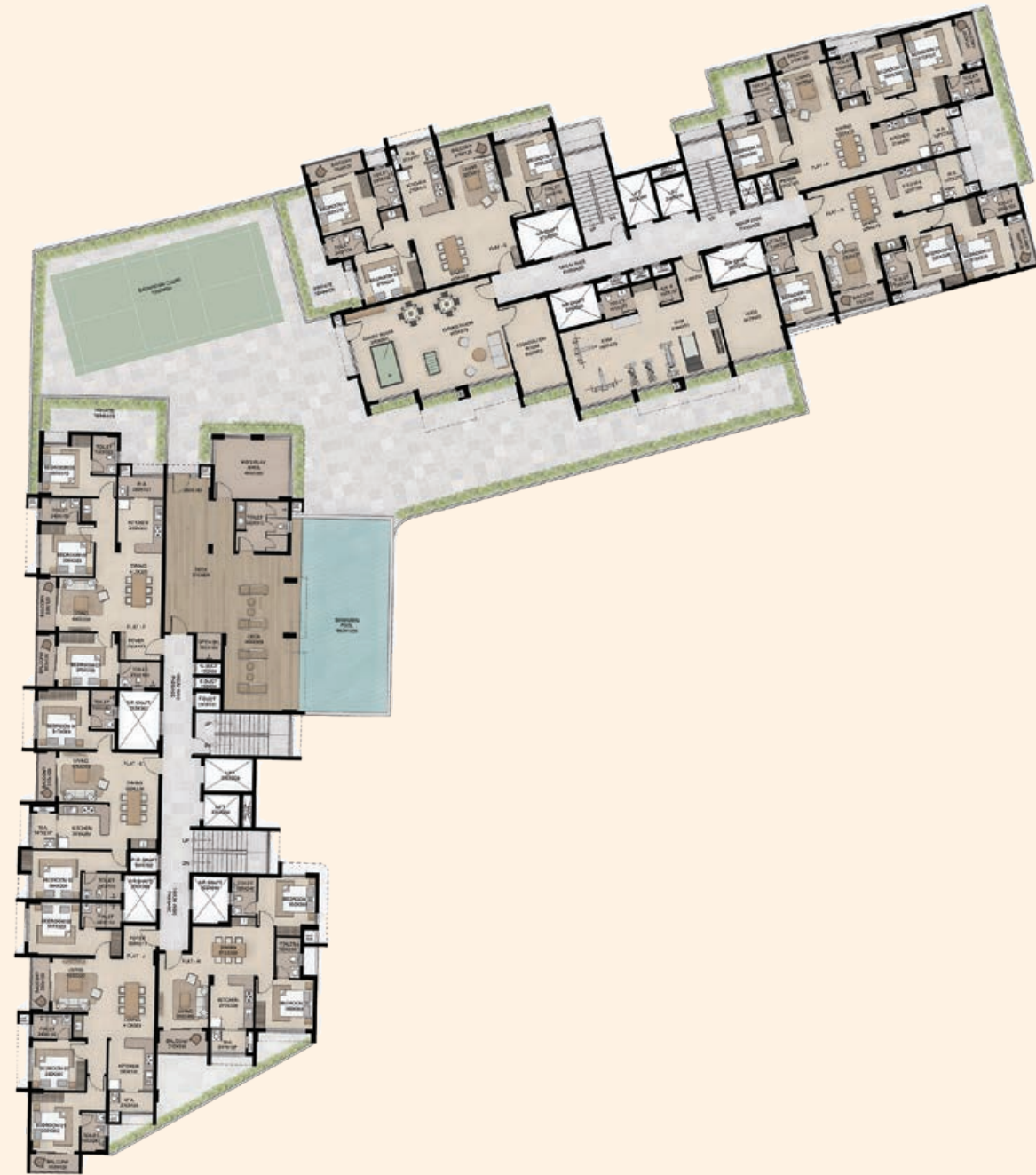
RERA Approved	Tower 1	Tower 2
Total Land Area : 1 acre & 37 cents	TYPE A	TYPE F
Built-in Area : 1,80,805 sq.ft.	3BHK - 13 Apartments	3BHK - 13 Apartments
Total Number of Residences	1585 sq.ft.	1560 sq.ft.
127 Apartments across Two Towers	Carpet Area: 1100 sq.ft. (As per RERA)	Carpet Area: 1091 sq.ft. (As per RERA)
Ground Floor + 14 Floors in Each Tower	TYPE B	TYPE G
Ground Floor + First Floor For Car Parking	3BHK - 13 Apartments	3BHK - 12 Apartments
Residence Types	1520 sq.ft.	1605 sq.ft.
Two & Three Bedroom Apartments	Carpet Area: 1056 sq.ft. (As per RERA)	Carpet Area: 1108 sq.ft. (As per RERA)
	TYPE C	TYPE H
	2BHK - 12 Apartments	2BHK - 13 Apartments
	1215 sq.ft.	1160 sq.ft.
	Carpet Area: 846 sq.ft. (As per RERA)	Carpet Area: 792 sq.ft. (As per RERA)
	TYPE D	TYPE J
	2BHK - 12 Apartments	3BHK - 13 Apartments
	1170 sq.ft.	1590 sq.ft.
	Carpet Area: 814 sq.ft. (As per RERA)	Carpet Area: 1110 sq.ft. (As per RERA)
	TYPE E	TYPE K
	3BHK - 13 Apartments	3BHK - 13 Apartments
	1620 sq.ft.	1190 sq.ft.
	Carpet Area: 1125 sq.ft. (As per RERA)	Carpet Area: 835 sq.ft. (As per RERA)



GROUND FLOOR
PLAN

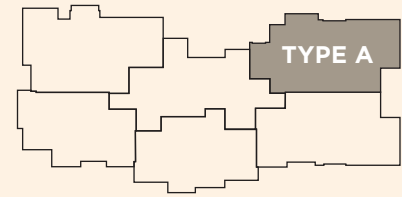


FIRST FLOOR
PLAN

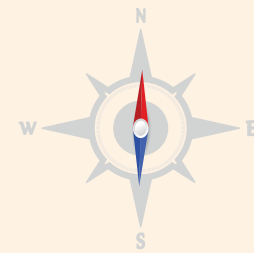


Note : The furniture and fittings shown in the plan are indicative only and for a better understanding of the plan and do not form part of the actual contract.

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



SALEABLE AREA : 1585 SQ.FT
RERA CARPET AREA : 1100 SQ.FT

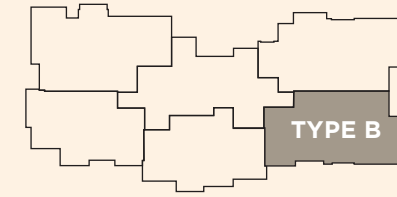


TYPE A
2nd TO 14th FLOORS

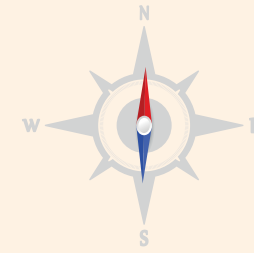


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SALEABLE AREA : 1520 SQ.FT
RERA CARPET AREA : 1056 SQ.FT

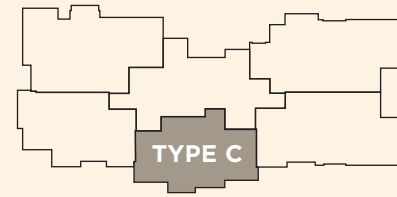


TYPE B
2nd TO 14th FLOORS

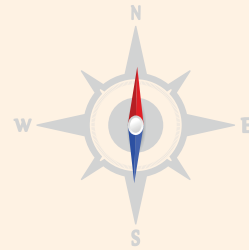


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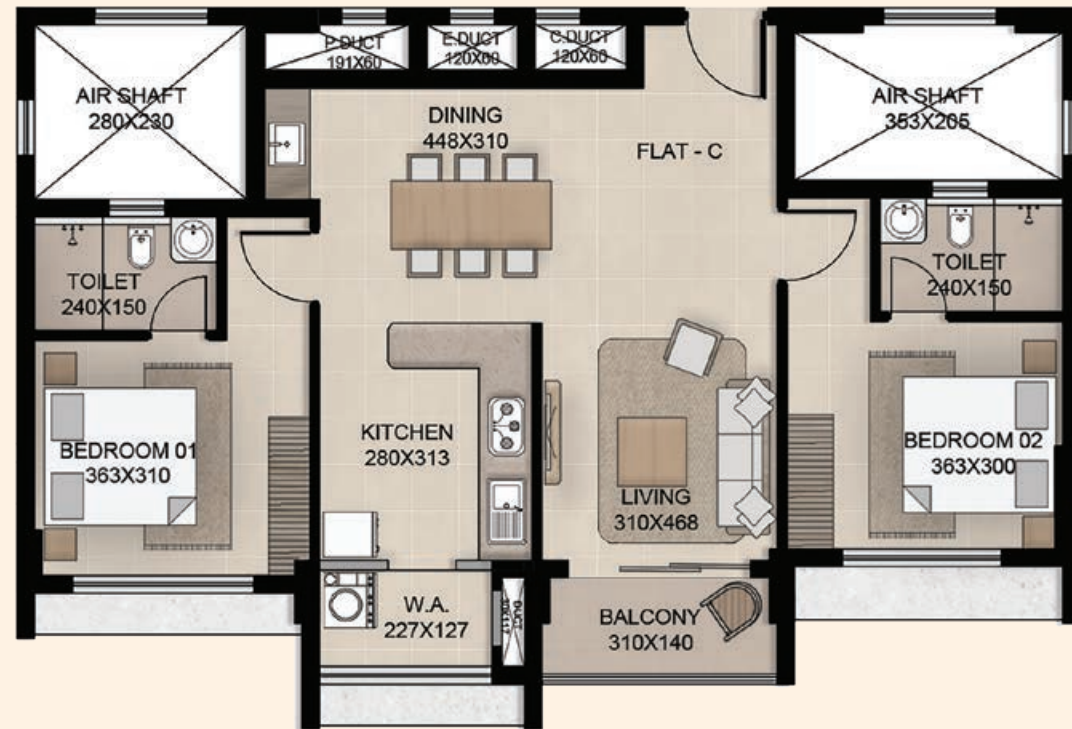
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SALEABLE AREA : 1215 SQ.FT
RERA CARPET AREA : 846 SQ.FT

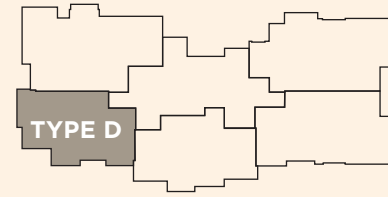


TYPE C
3rd TO 14th FLOORS

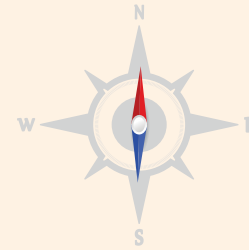


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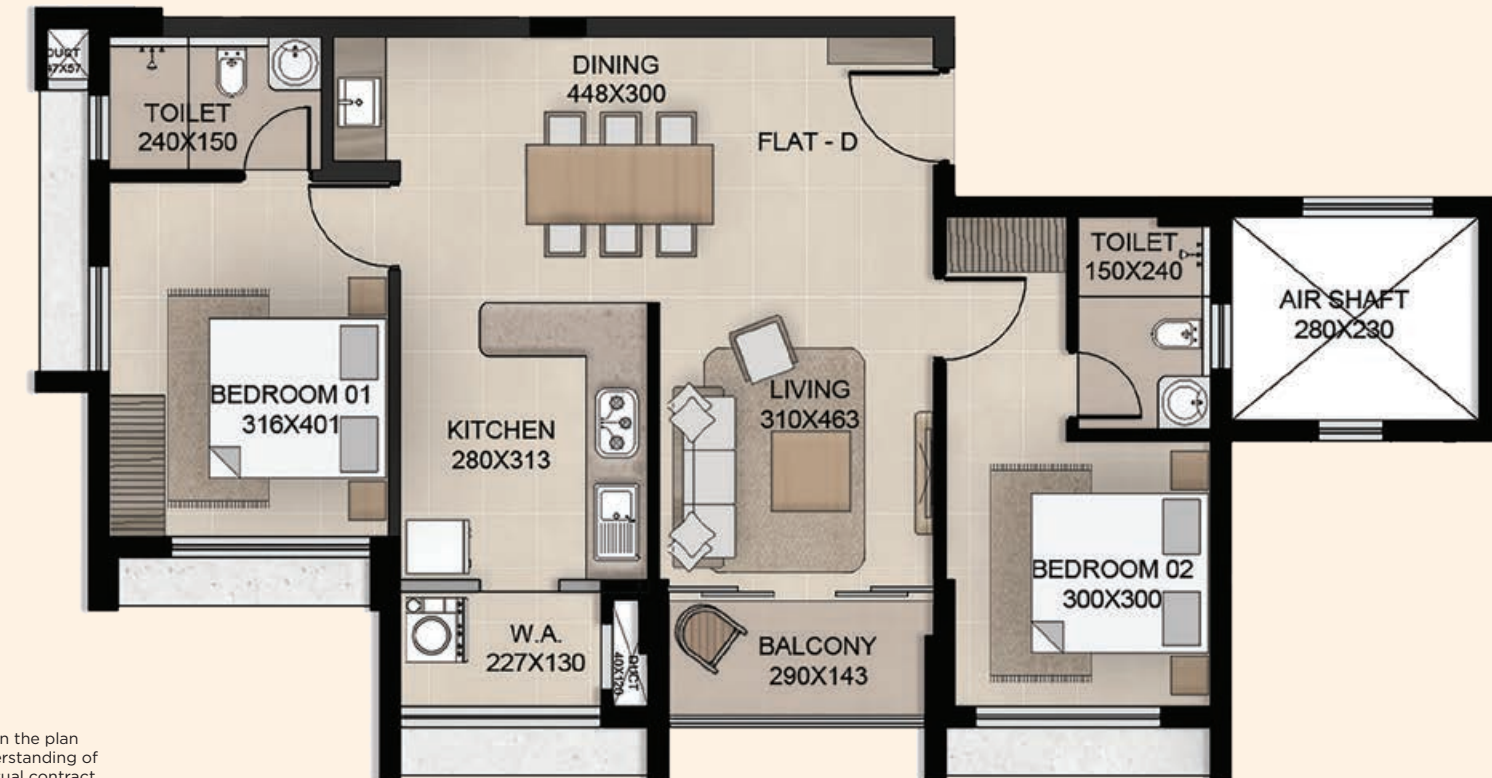
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SALEABLE AREA : 1170 SQ.FT
RERA CARPET AREA : 814 SQ.FT

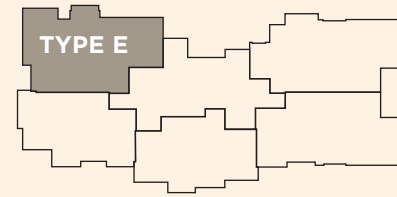


TYPE D
3rd TO 14th FLOORS

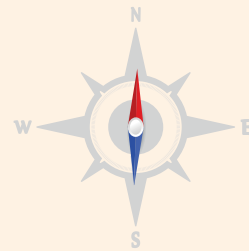


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SALEABLE AREA : 1620 SQ.FT
RERA CARPET AREA : 1125 SQ.FT

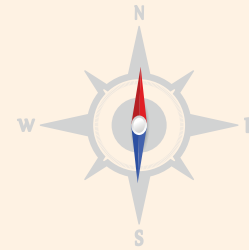


TYPE E
2nd TO 14th FLOORS



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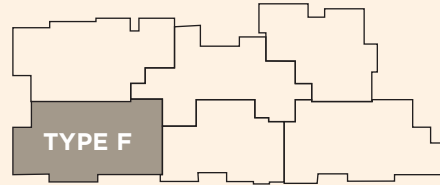


TYPICAL FLOOR PLAN
BLOCK 2

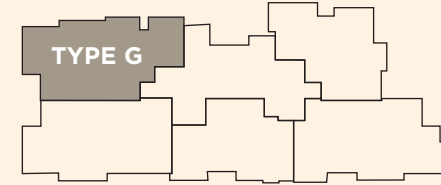
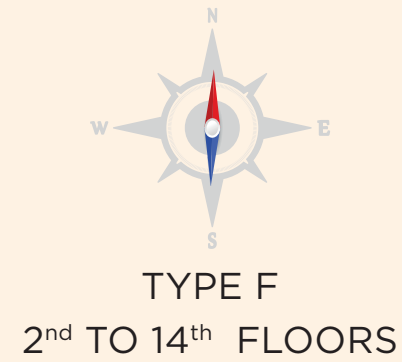


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SALEABLE AREA : 1560 SQ.FT
RERA CARPET AREA : 1091 SQ.FT



SALEABLE AREA : 1605 SQ.FT
RERA CARPET AREA : 1108 SQ.FT

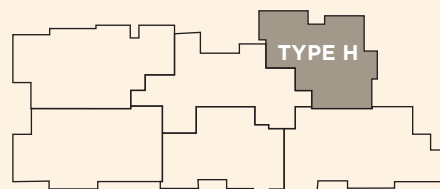


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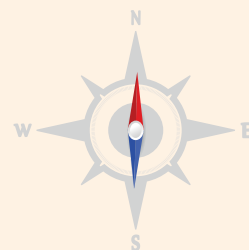
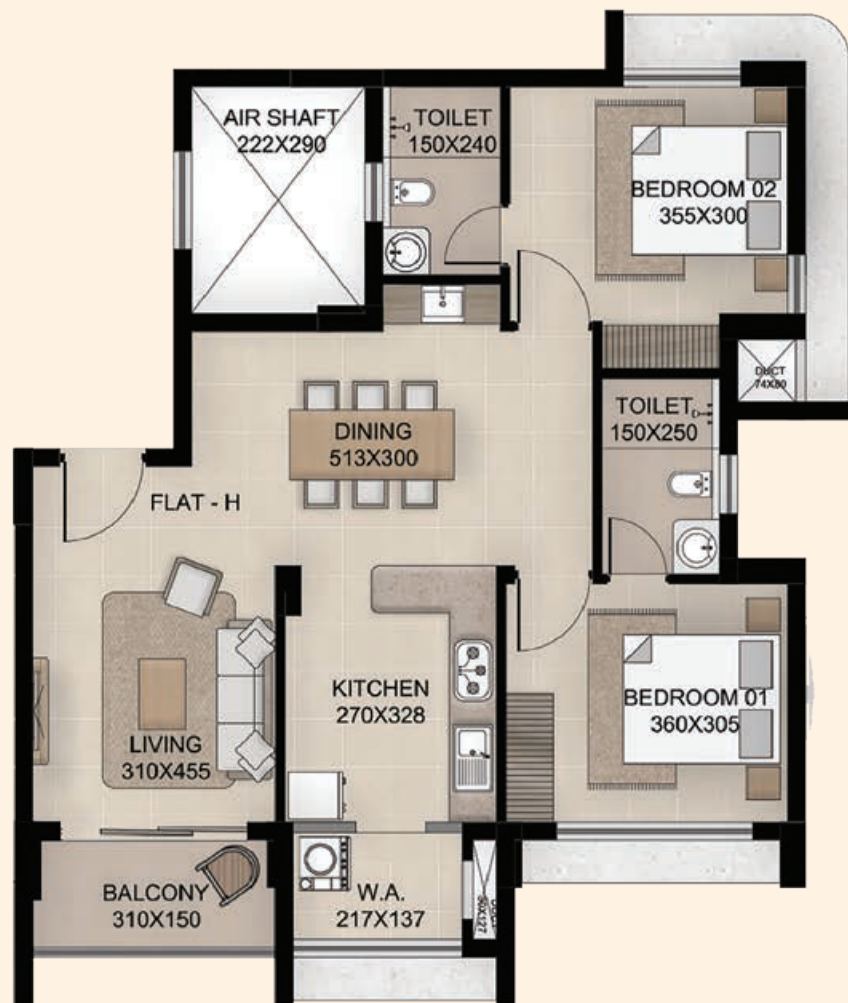
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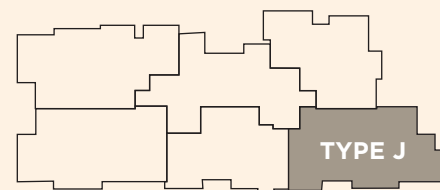
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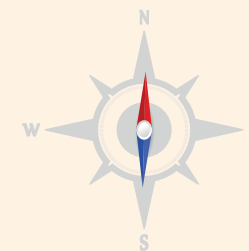
SALEABLE AREA : 1160 SQ.FT
RERA CARPET AREA : 792 SQ.FT



TYPE H
2nd TO 14th FLOORS



SALEABLE AREA : 1590 SQ.FT
RERA CARPET AREA : 1110 SQ.FT



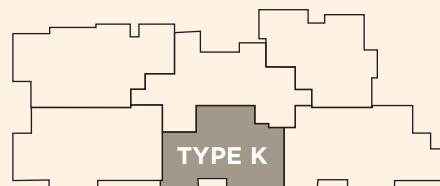
TYPE J
2nd TO 14th FLOORS

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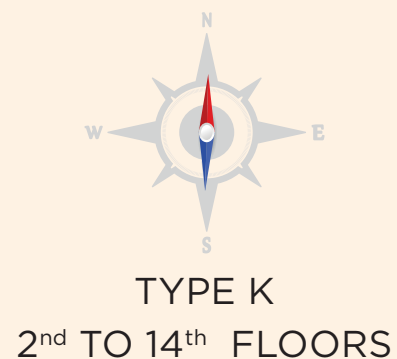
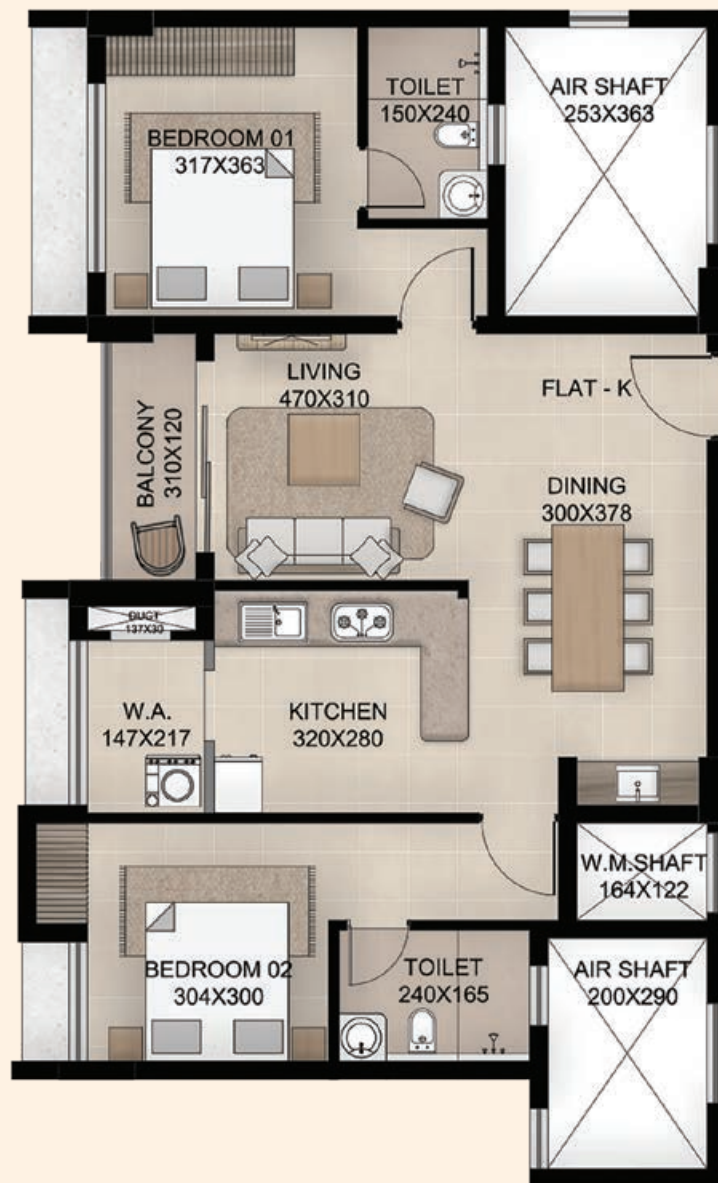
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SALEABLE AREA : 1190 SQ.FT
RERA CARPET AREA : 835 SQ.FT



Amenities & Facilities - A World Within

The amenities and facilities at Sreerosh Luxor are a fresh and fun mix of spaces that combine the best of outdoor living and indoor comfort. Catering to urban sensibilities, everything here is curated to deliver a sense of community, connection, and convenience.

Urban Comfort

- Landscaped Exteriors
- Covered Car Parking Areas
- AC Lounge at the Entrance
- Standby Generator
- Renewable Solar Energy backup for Common Areas
- Elevators to all Floors
- 3-Phase Connections for all Apartments
- Provision for Departmental Store.

Community Living & Lifestyle

- Fitness & Wellness Centre with purpose-built spaces to support a wide range of wellness regimes and workout preferences.
- Badminton Court
- Swimming Pool

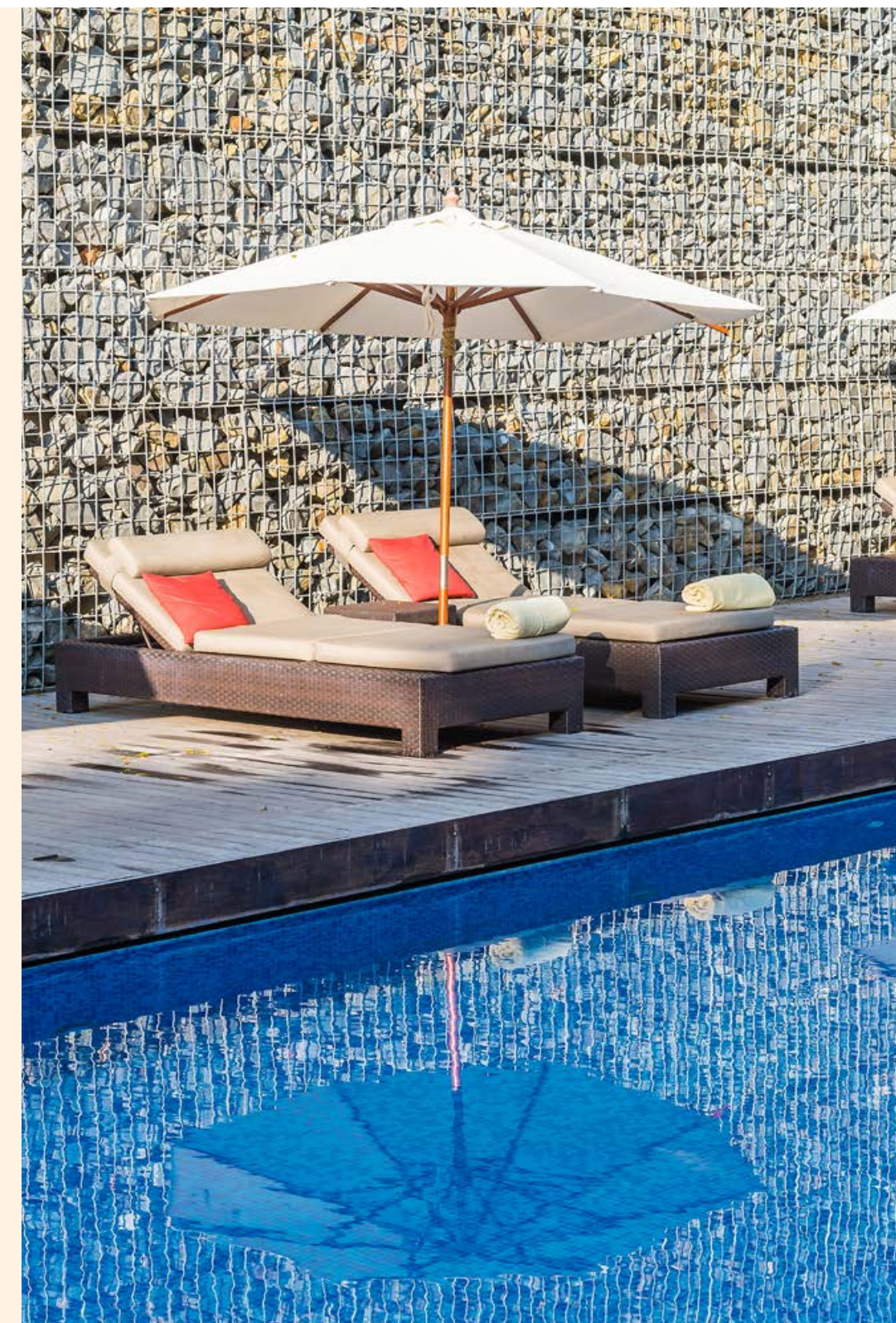
- Activity Room with Indoor and Board Games.
- Play Area for Children.
- Open Party Area on the Terrace to relax, unwind, and socialize with friends and family.

Security & Surveillance

- 24 X 7 Security
- Boom Barrier
- Access-Controlled Lounge Doors
- Closed-Circuit Television Cameras
- Caretaker & Association Rooms for all-around availability of building personnel
- Fire-fighting system as per fire and rescue norms

Utility & Sustainability

- Potable Ground Water as per availability.
- Rain Water Harvesting
- Centralized Pipeline for LPG connection
- Sewage Treatment Plant
- BioBin/Solwearth machine



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Sreerosh Luxor – Distinct by Design

Architecture

The disciplines of architecture, interior, and urban design come together at Sreerosh Luxor. Contemporary, inviting, and evocative, they have been designed by the renowned Architectural Firm **Stapati Architects**.

Technical Specifications

Exterior

- Landscaped Exteriors.
- Designer yard pavers.

Interiors

Structure

- Reinforced Concrete Framed Structure on Pile Foundation.
- Laterite/Cement Blocks masonry for external and internal walls.
- Earthquake-Resistant Design (Zone 3).
- Plastered and painted walls.

Finishing/Fixtures/Fitting

Doors

Main Door

- Teak wooden frame with architrave and veneer coated flush doors.

Other Doors

- Teak wooden/Engineered frame with architrave and laminated flush doors.

Windows

- UPVC/Aluminum Windows with toughened glass.
- MS Grills.
- French Windows without Grills.

Walls

- Laterite Stone/ Concrete Hollow or Solid Blocks/Bricks.

- Plaster finished and painted with acrylic emulsion.

Flooring

- Vitrified tiles for living and dining areas/bedrooms/kitchen areas. (Basic Price Rs. 60/- per sq.ft.)
- Granite for main staircases.
- Stairway at the entrance area - Granite Slab/Vitrified.
- Fire Stairway. Plastered with paint finish.
- Heat-resistant tiles for terrace floors.
- Vitrified tiles for toilets and balconies. (Basic Price Rs. 60/- per sq.ft.)

Kitchen

- Adequate power sockets for home appliances.
- Provision for stainless steel sink.
- Table-top wash basins in white for the dining area.
- Electrical and plumbing facilities for the water purifier, washing machine and dishwasher.

Bath & Washrooms

- Vitrified floor tiles and coloured glazed tiles (Basic price of Rs. 60/- per sq.ft.) Wall tiles up to 8 ft. high.
- Reputed brands for all the sanitary & CP fittings.
- Single lever diverter with shower heads in all the bathrooms.
- Washrooms fitted with single lever basin mixer washbasin.
- Wall-mounted sanitary fixtures with a concealed cistern in all washrooms.
- Washrooms with washbasins.

Painting

External walls

Finished with 2 coats of Ultima Protek or equivalent brand of paint over a coat of Primer.

Internal walls and ceiling

Internal walls - Finished with 2 coats of premium emulsion paint over a single coat of Primer and 2 coats of putty.

Ceilings - Finished with 2 coats of premium emulsion paint over a single coat of Primer.

Grills and Handrails

Two coats of Epoxy Enamel over one coat of Epoxy Primer.

Main/Internal Door Frames

Melamine Polishing.

Plumbing & Sanitation

- CPVC /PVC water lines.
- PVC wastewater and soil lines.
- Common water sump and open well, overhead tanks.

Electrical

- Optimal balance of natural and artificial lighting.
- Premium brands for Fire Retardant (FR) Low Smoke Wiring Cables.
- Concealed conduit wiring with copper conductor.
- Adequate lighting /fan points/ provision for night lamps in all bedrooms.
- Provision for Split AC in the living/bedroom areas.
- Modular Switches.

- Geyser and exhaust fan points in the washrooms and kitchen.

- PVC Conduits for TV Sockets/Telephone/ Internet Connections.

- 6/16amps socket points controlled by ELCB and MCBs with an independent KSEB meter.

- 6A point near the telephone point in the living area.

- 6A point for a water purifier in the kitchen.

- 16A for the refrigerator point.

Water Supply

- Well and Water connection from KWA.

- Groundwater supply from open wells based on availability.

- KWA water supply - subject to rules and regulations.

Elevators to all floors

One Passenger Elevator in each tower - fully automated with an Automatic Rescue Device.

One Service Elevator in each tower - fully automated with an Automatic Rescue Device.

Standby Generator

- Generator backup for common facilities –Elevators, common lighting, and pump room.

- Generator backup for lights/fan in all rooms.

The Luxor Neighbourhood
-There is something for everyone

Sreerosh Luxor is one big, walkable, sociable, indoor, and outdoor neighbourhood to live. Meticulously chosen to allow you access to everything you want, need, and desire, it has everything close to home or a short jaunt away. Street-level retail or dining, malls, theatres, shopping, transit access, daily conveniences, parks, nooks, and more - It's an address that spells connected with a Capital C!

MOVING AROUND

Location Access

Mele Chovva – 750 metres
Caltex Junction – 2.7 km.

By Road

KSRTC Bus Stand, Caltex – 2.5 km.

By Rail

Kannur Railway Station – 4.3 km.

By Air

Kannur International Airport – 22.7 km.

Conveniences

Easy access to Banks/ATMs/ Groceries/ Facilities for everyday living and more.

LOCAL POINTS OF INTEREST

Places of Worship

Melechovva Shiva Temple – 850 metres
Thana Zakkariya Juma Masjid – 1.6 km.
Bishop's House - Roman Catholic
Diocese of Kannur - 350 metres

Educational Institutions

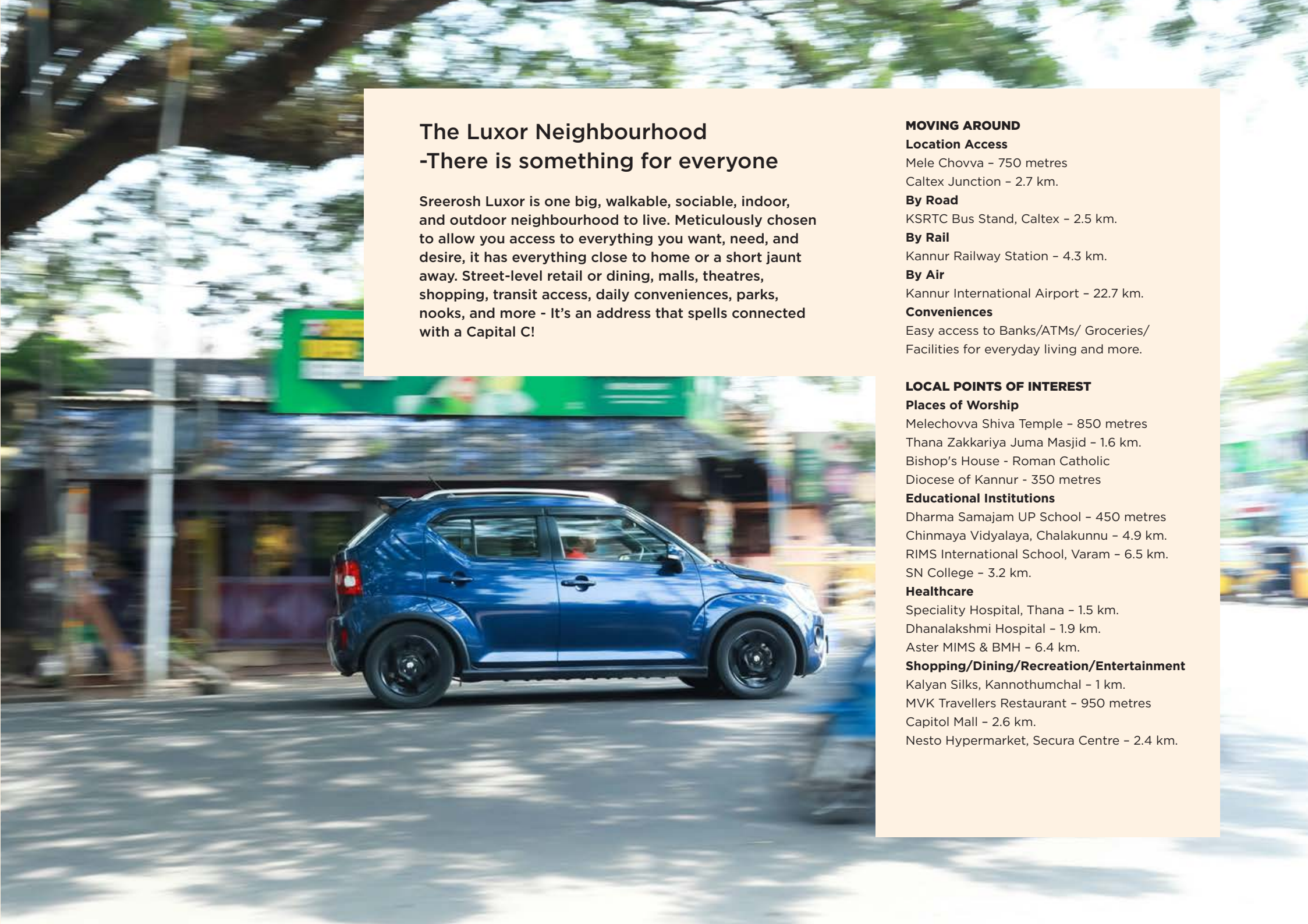
Dharma Samajam UP School – 450 metres
Chinmaya Vidyalaya, Chalakunnu – 4.9 km.
RIMS International School, Varam – 6.5 km.
SN College – 3.2 km.

Healthcare

Speciality Hospital, Thana – 1.5 km.
Dhanalakshmi Hospital – 1.9 km.
Aster MIMS & BMH – 6.4 km.

Shopping/Dining/Recreation/Entertainment

Kalyan Silks, Kannothumbal – 1 km.
MVK Travellers Restaurant – 950 metres
Capitol Mall – 2.6 km.
Nesto Hypermarket, Secura Centre – 2.4 km.





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 Kannur 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.

Mele Chovva

The name Chovva is believed to be derived from the Malayalam word "Chovvu" meaning propriety. Mele (the upper level) refers to the section of this area situated at a higher altitude.

SREEROSH LUXOR



ONGOING PROJECTS - KERALA



13 Floors · 51 Luxury Apartments
2 & 3 BHK · 1325 - 1895 SQ.FT.



Rera No : K-RERA/PRJ/KNR/042/2025
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Sea view at
Payyambalam
Kannur



A brand new vibrant community of
standalone villa homes and your
invitation to an exceptional lifestyle
of work, wellness, and everyday luxury.

Koyyode,
Near Chala Bypass,
Kannur.

2800 - 3235 SQ.FT.



Rera No : K-RERA/PRJ/KNR/091/2024
www.rera.kerala.gov.in

ONGOING PROJECTS - CHENNAI



SREEROSH
AURELIA
Royapettah High Road
Royapettah

53 Luxury Apartments
2 & 3 BHK
975 - 1920 SQ.FT.



SREEROSH
**PREMIER
ETERNIA**
17TH MAIN ROAD
ANNA NAGAR WEST

Luxury Apartments
3 BHK
1350 SQ.FT.



SREEROSH
**KIMBERLY
GREENS**
Harrington Road

3 BHK
2100 SQ.FT.



SREEROSH
KARUNA
3rd Cross Street
Gill Nagar

2 & 3 BHK
910-1400 SQ.FT.

RECENTLY COMPLETED PROJECTS - KANNUR



RERA No: K-RERA/PRJ/KNR/116/2022



Behind Kavitha Theatre
Onden Road, Kannur.

109 Apartments
2 & 3 BHK
1150 - 1880 SQ.FT.



RERA No. : K-RERA/PRJ/KNR/068/2023



50 Apartments
2 & 3 BHK
1250 - 1910 SQ.FT.



RERA No: K-RERA/PRJ/KNR/007/2022



38 Apartments
2 & 3 BHK
1325 - 1975 SQ.FT.

COMPLETED PROJECTS - KERALA & CHENNAI



SREEROSH SEA BREEZE
Thalassery



SREEROSH SEA SCAPE
Thalassery



SREEROSH PETUNIA
Kilpauk



SREEROSH IRIS
Kannur



SREEROSH SREEPADMAM
Kannur



SREEROSH BAUHINIA
Aminjikarai



SREEROSH SPRINGDALE
Kannur



SREEROSH BAY HEIGHTS
Kannur



SREEROSH POURNNAMI
Anna Nagar East



SREEROSH GREEN ACRES
Kannur



SREEROSH EMERALD HEIGHTS
Kannur



SREEROSH PLUMERIA
Anna Nagar West

FEW UNITS AVAILABLE



**SREEROSH
DEVELOPERS (P) LTD.**

Forging new neighbourhoods, or transforming properties and the environment, **Sreedharan Payani** has always been known for his deep understanding of the evolving real estate ecosystem, land use, and industry expertise.

He founded **Sreerosh Properties** in 1994 to deliver connected urban living spaces and maximum asset value for homeowners.

Today, Sreerosh Properties is an award-winning Company with a proven track record of high performance and success, which has translated to a combined development Portfolio of **more than 3.5 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.

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

Sreerosh Luxor is a project executed by **Sreerosh Developers (P) Limited** - A company that caters exclusively to the realty market in Kerala and its unique sensibilities. Dedicated to the core value of excellence, integrity, and value creation - a Sreerosh legacy, Sreerosh Developers (P) Limited is co-managed by **Reji A P**, a Civil Engineer & MBA graduate from IIM, Kozhikode.

Associated with the parent company, Sreerosh Properties, since 2006, in multiple leadership capabilities, he brings his expertise and commitment to Sreerosh Developers (P) Limited as their Director.



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.



**SREEROSH
DEVELOPERS (P) LTD.**

 facebook.com/sreeroshdevelopers

 instagram.com/sreeroshdevelopers

 [Linkedin/sreeroshproperties](https://linkedin.com/sreeroshproperties)

SREEROSH.COM

Member of **CREDAI**

KANNUR

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

Phone :
+91 497 2764355, 2764366

Mobile :
+91 96056 56600

Email :
kannur@sreerosh.com

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 96009 56564

Email :
chennai@sreerosh.com