



SREEROSH
ICON
Rise Above. Live Iconic.

SREEROSH ICON

LIVE THE ICONIC LIFE

Presenting Sreerosh Icon - the tallest residential building set to redefine the skyline in Kannur, a city renowned for its illustrious legacy.

Architecturally progressive yet thoughtfully integrated with its surroundings, Icon's design honors the city's natural beauty, cultural character, and evolving identity.

Blending timeless sophistication with contemporary comfort, Sreerosh Icon is poised to become a landmark luxury address, reshaping the future of urban residences in Kannur.

More than a home; it's a statement. Make it yours.

Your address of distinction awaits.





Address : Near Malayala Manorama Office,
Caltex, Kannur 670001

LEGEND	
Caltex Junction	– 650m.
KSRTC Bus Stand, Caltex	– 550 m.
Kannur Railway Station	– 1.8 km.
Kannur International Airport	– 24 km.
Sree Chovva Maha Shiva Temple	– 3 km.
Thana Zakkariya Juma Masjid	– 350 m.
Holy Trinity Roman Catholic Cathedral	– 2.9 km.
Chovva Higher Secondary School	– 2.7 km.
SN College	– 5 km.
AKG Hospital	– 1.9 km.
Dhanalakshmi Hospital	– 1.9 km.
Aster MIMS & BMH	– 10 km.
KIMS Sreechand Hospital	– 2.5 km.
Kalyan Silks, Kannothumbchal	– 2 km.
Family Wedding Centre	– 250 m.
MVK Travellers Restaurant	– 2 km.
Capitol Mall	– 500 m.
Nesto Hypermarket, Secura Centre	– 4.6 km.



**SREEROSH
DEVELOPERS**

UPSCALE LIVING REDEFINED

Sreerosh Icon is a modern classic that towers above the rest in its artful details and thoughtful, yet unique design. An iconic exterior, thoughtfully designed interiors, and contemporary features make it a unique and iconic landmark in the heart of Kannur. Crafted with expansive room proportions and seamless open-plan layouts that feel both spacious and private, each Icon Residence is an embodiment of wellness, comfort, and convenience woven into everyday living.

From warm and welcoming living areas, modern kitchens, entertainment and socializing spaces, really private bedrooms, and well-appointed bathrooms – everything here is a perfect blend of form and function. Defined by openness, flow, and a deeper connection to the rhythm of urban life, every home here defines life that's a cut above the rest.



A LANDMARK RESIDENCE & THE LUXURY OF CHOICE

With spacious layouts, bespoke detailing, and exquisite natural finishes, Icon residences are designed for contemporary living.

Project Details

RERA Approved

Total Land Area

2 acres & 10 cents

Built-in Area

2,65,770 sq. ft.

Total Number of Residences

155 Apartments

Number of Floors

Ground + 28 Floors

Ground Floor + 1st Floor + 2nd Floor
for Car Parking

Residence Types

One, Two, Three & Four
Bedroom Apartments

TYPE A

3BHK – 26 Apartments (From 3rd – 28th Floor)
1630 sq.ft.

Carpet Area: 1146 sq.ft. (As per RERA)

TYPE B

3BHK – 18 Apartments (From 3rd – 20th Floor)
1910 sq.ft.

Carpet Area: 1306 sq.ft. (As per RERA)

TYPE C

2BHK – 18 Apartments (From 3rd – 20th Floor)
1225 sq.ft.

Carpet Area: 885 sq.ft. (As per RERA)

TYPE D

2BHK – 17 Apartments (4th – 20th Floor)
1225 sq.ft.

Carpet Area: 885 sq.ft. (As per RERA)

TYPE E

3BHK – 17 Apartments (4th – 20th Floor)
1910 sq.ft.

Carpet Area: 1306 sq.ft. (As per RERA)

TYPE F

3BHK – 25 Apartments (4th – 28th Floor)
1630 sq.ft.

Carpet Area: 1146 sq.ft. (As per RERA)

TYPE G

2BHK – 17 Apartments (3rd – 20th Floor)
1230 sq.ft.

Carpet Area: 907 sq.ft. (As per RERA)

TYPE GI

1BHK – 1 Apartment (18th Floor)
645 sq.ft.

Carpet Area: 417 sq.ft. (As per RERA)

TYPE H

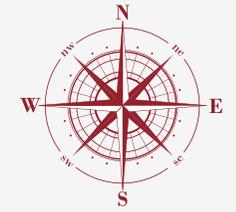
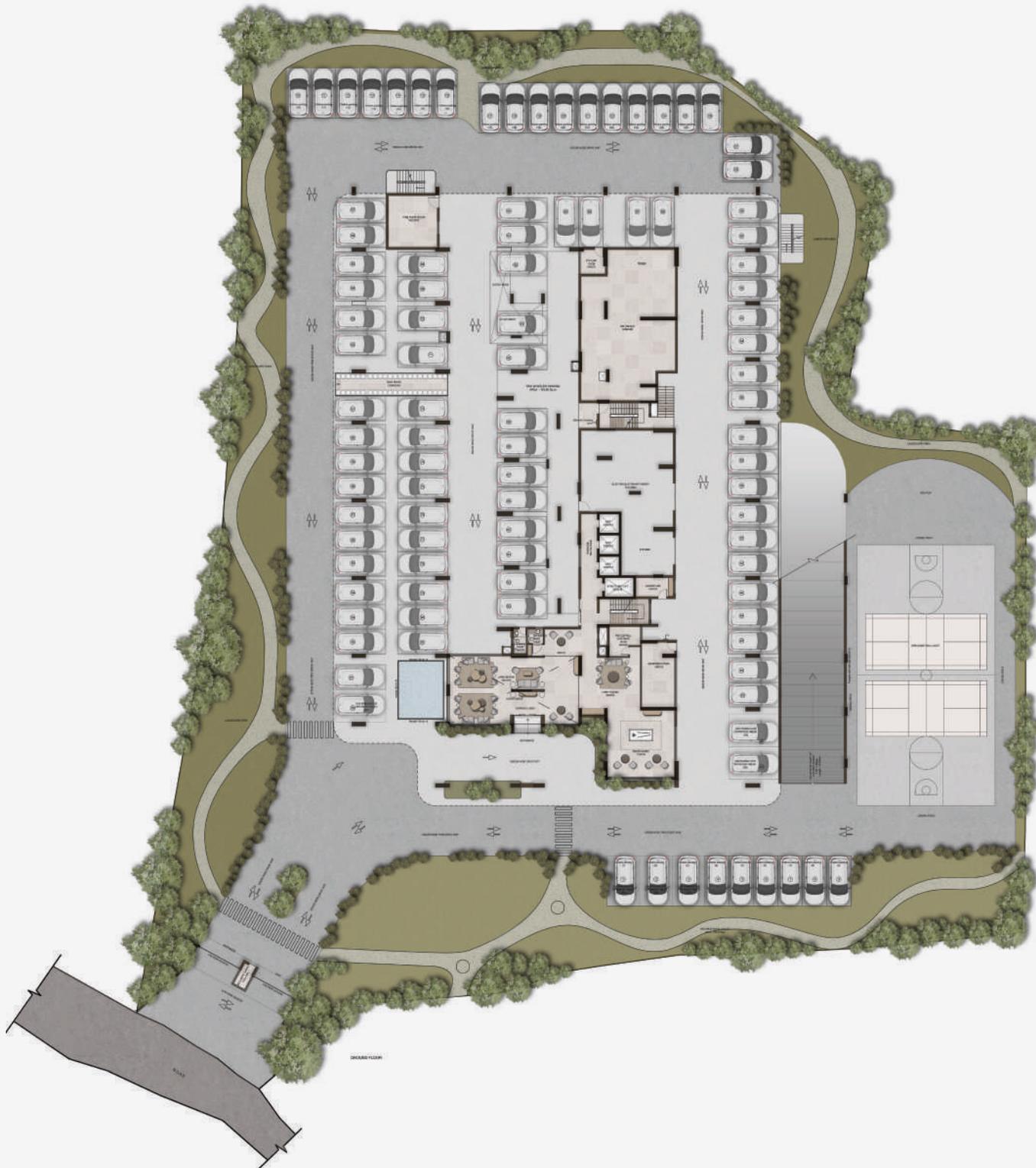
4BHK – 8 Apartments (21st – 28th Floor)
3210 sq.ft.

Carpet Area: 2159 sq.ft. (As per RERA)

TYPE J

4BHK – 8 Apartments (21st – 28th Floor)
3210 sq.ft.

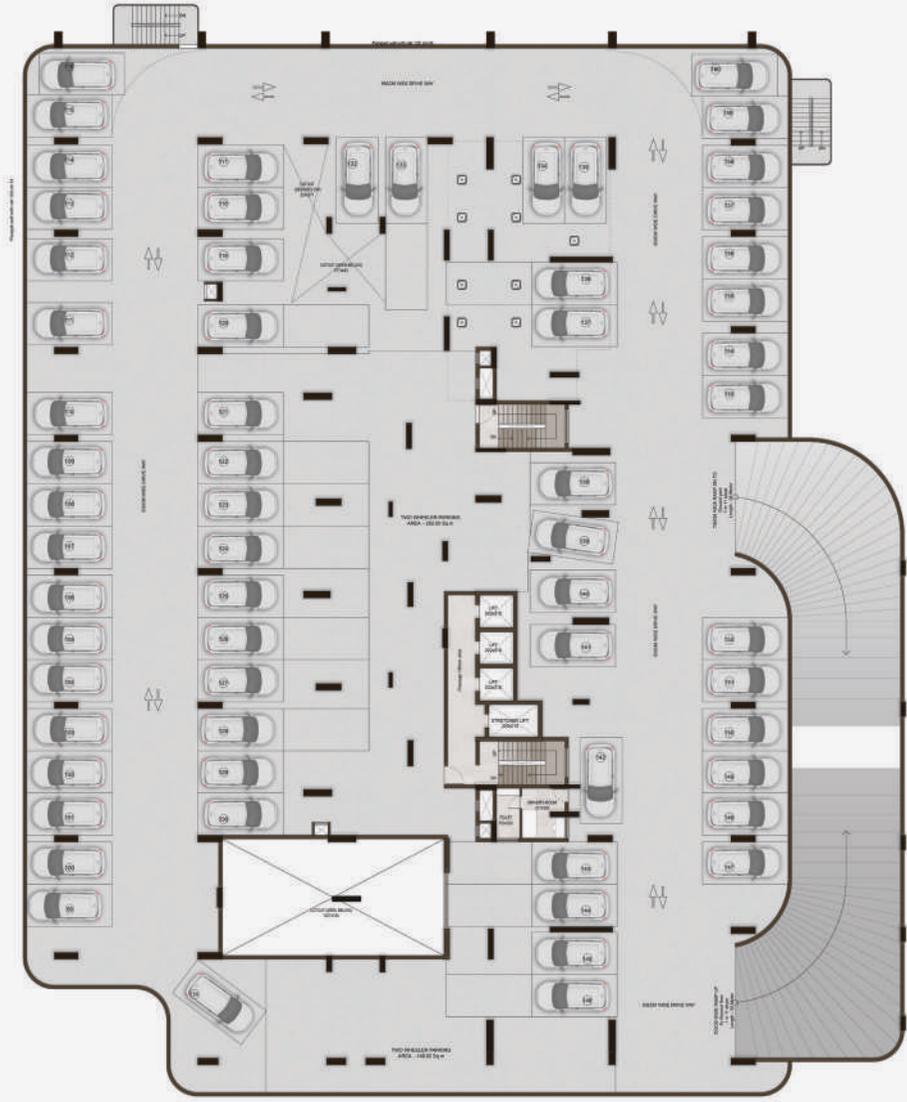
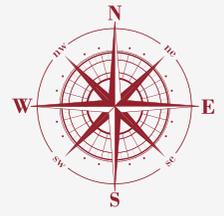
Carpet Area: 2159 sq.ft. (As per RERA)



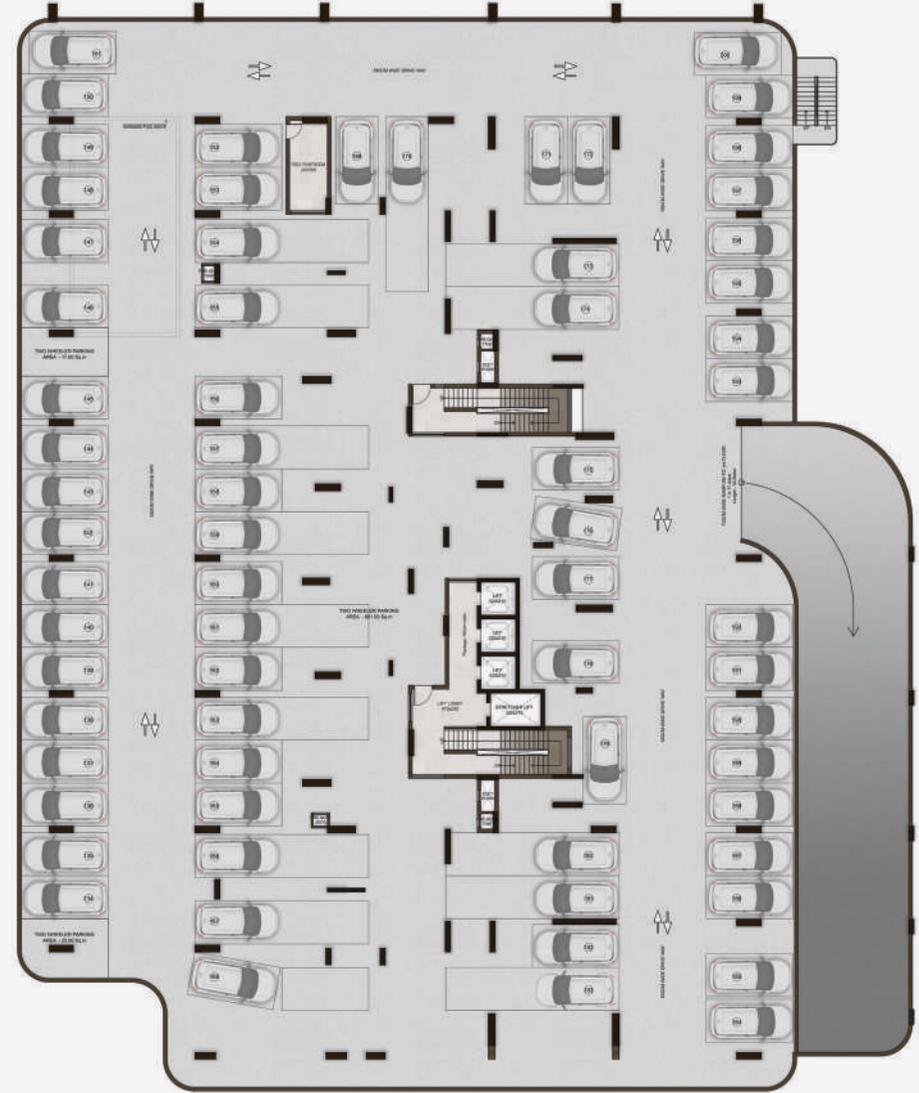
**GROUND FLOOR
PLAN**

Note: The furniture and fittings shown in the plan are indicative only, 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.



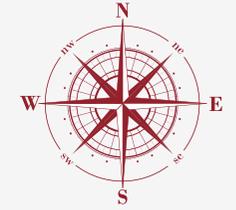
1ST FLOOR PLAN



2ND FLOOR PLAN

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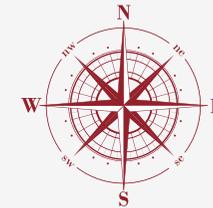
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3RD FLOOR
PLAN

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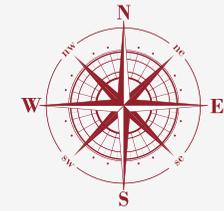


TYPICAL FLOOR PLAN 4TH - 17TH / 19TH & 20TH



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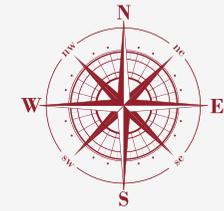


18TH FLOOR PLAN



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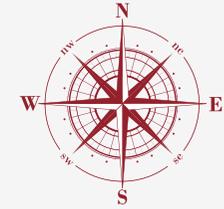


21ST FLOOR PLAN



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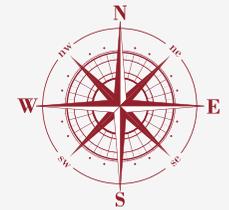


TYPICAL FLOOR PLAN
22ND - 26TH & 28TH



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

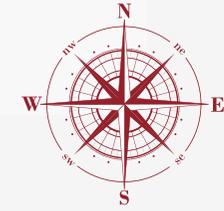
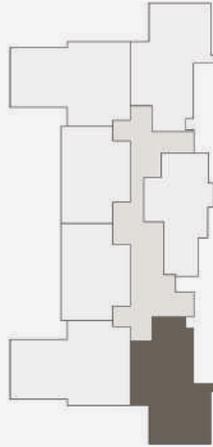
The dimensions shown for walls and openings may vary slightly, and a tolerance level of 10% is to be expected in wall thickness under actual conditions.



27TH FLOOR PLAN

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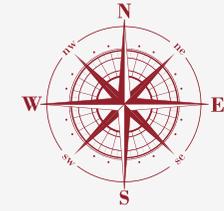
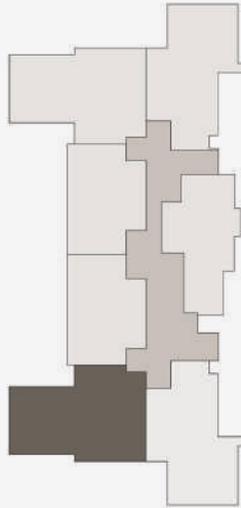
TYPE A FLOOR PLAN



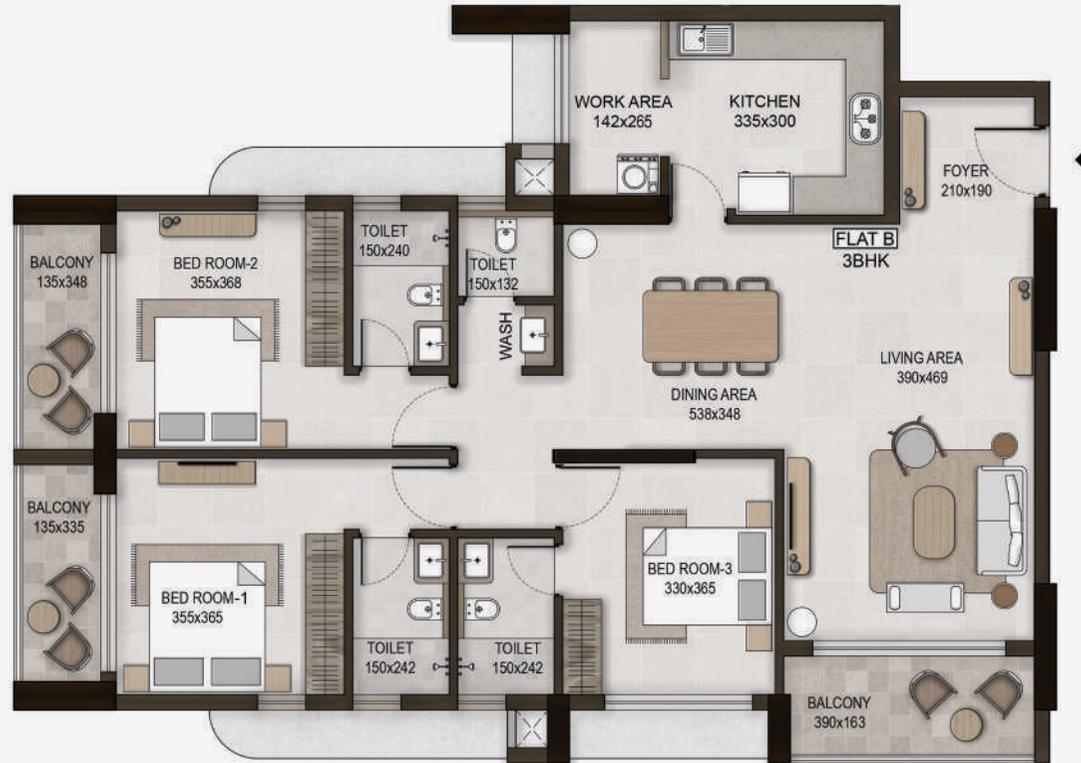
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TYPE A - 3BHK
SALEABLE AREA : 1630 SQ.FT.
RERA CARPET AREA : 1146 SQ.FT.
3RD TO 28TH FLOOR



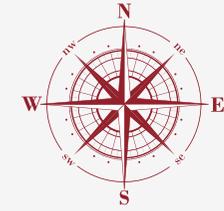
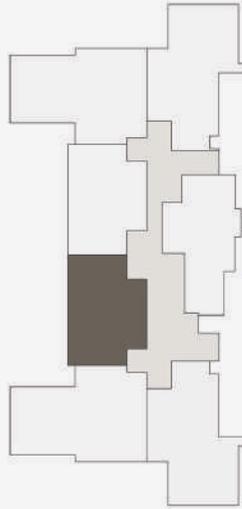
**TYPE B
FLOOR PLAN**



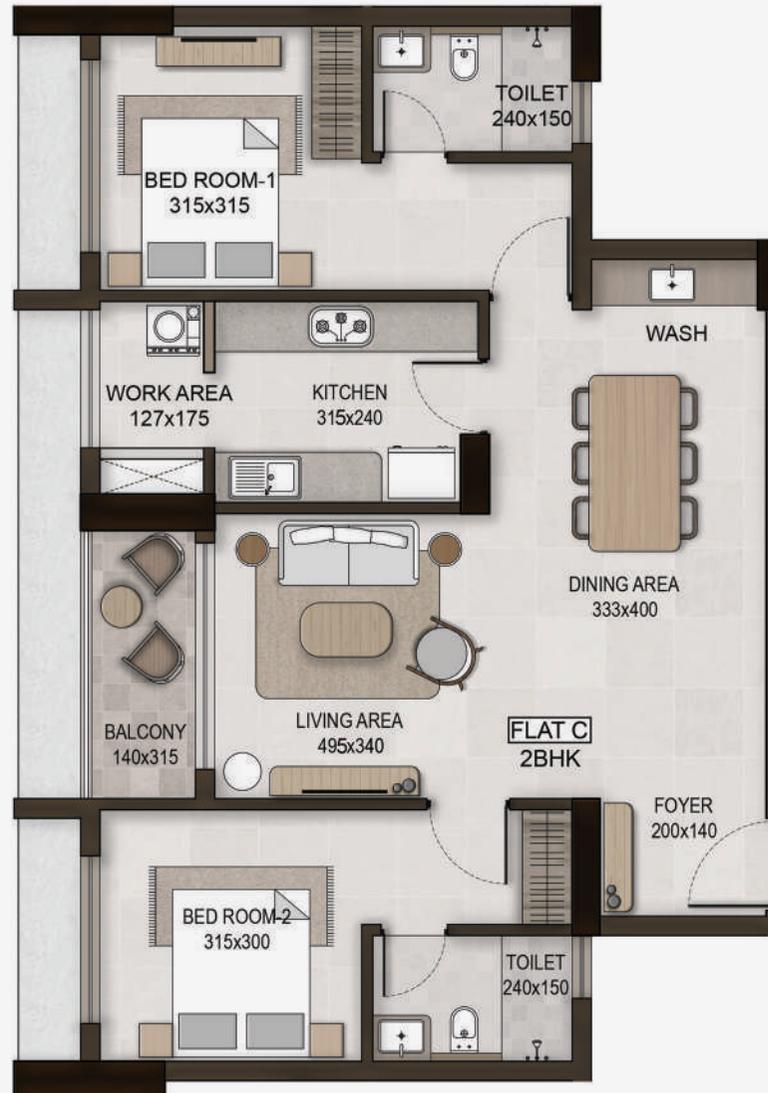
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TYPE B - 3BHK
SALEABLE AREA : 1910 SQ.FT.
RERA CARPET AREA : 1306 SQ.FT.
3RD TO 20TH FLOOR



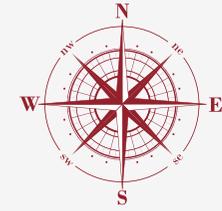
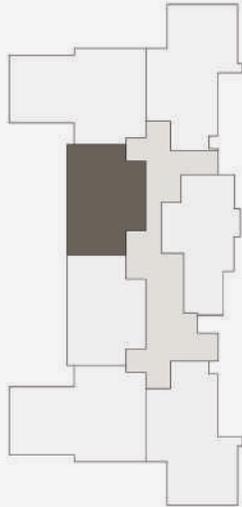
TYPE C FLOOR PLAN



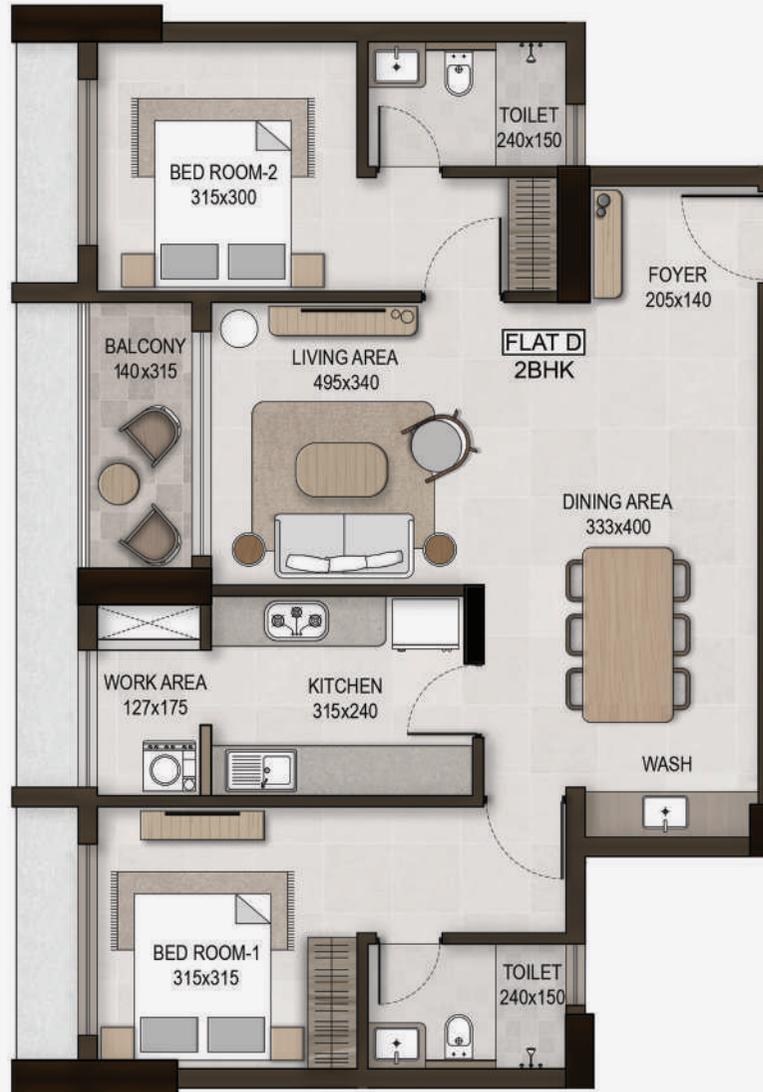
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TYPE C - 2BHK
SALEABLE AREA : 1225 SQ.FT.
RERA CARPET AREA : 885 SQ.FT.
3RD TO 20TH FLOOR



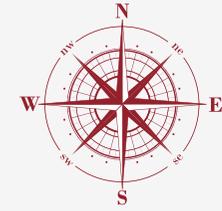
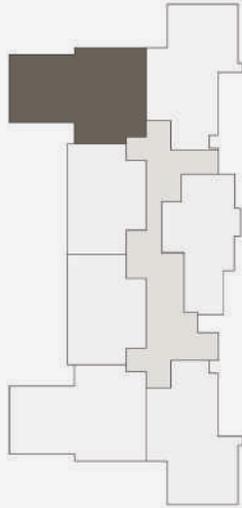
**TYPE D
FLOOR PLAN**



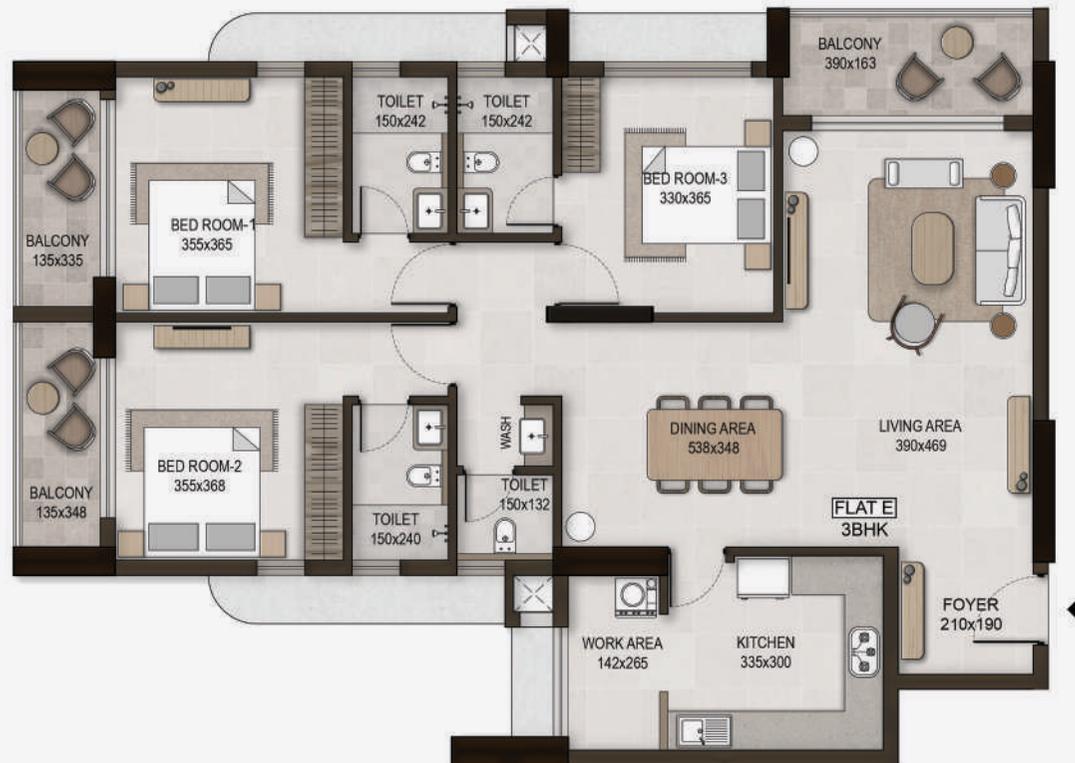
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TYPE D - 2BHK
SALEABLE AREA : 1225 SQ.FT.
RERA CARPET AREA : 885 SQ.FT.
4TH TO 20TH FLOOR



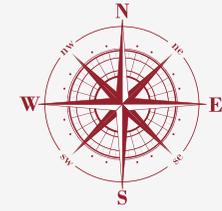
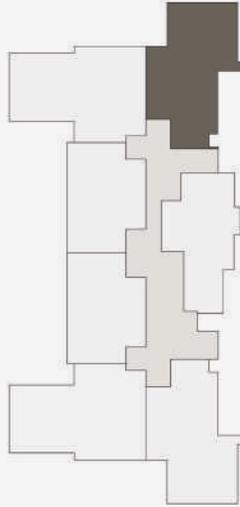
**TYPE E
FLOOR PLAN**



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TYPE E - 3BHK
SALEABLE AREA : 1910 SQ.FT.
RERA CARPET AREA : 1306 SQ.FT.
4TH TO 20TH FLOOR



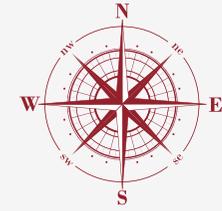
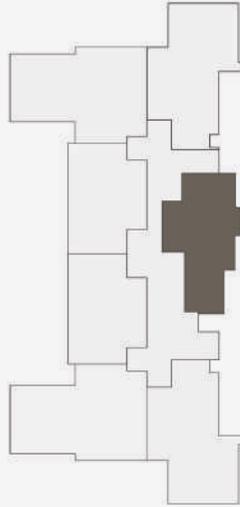
**TYPE F
FLOOR PLAN**



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TYPE F - 3BHK
 SALEABLE AREA : 1630 SQ.FT.
 RERA CARPET AREA : 1146 SQ.FT.
 4TH TO 28TH FLOOR



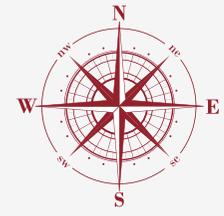
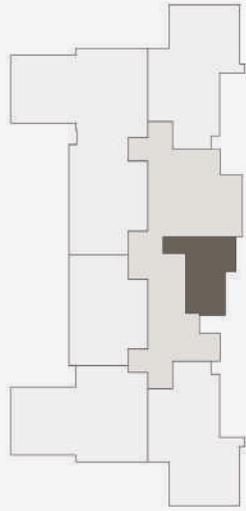
TYPE G FLOOR PLAN



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TYPE G - 2BHK
SALEABLE AREA : 1230 SQ.FT.
RERA CARPET AREA : 907 SQ.FT.
3RD TO 20TH FLOOR



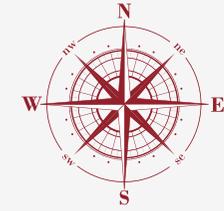
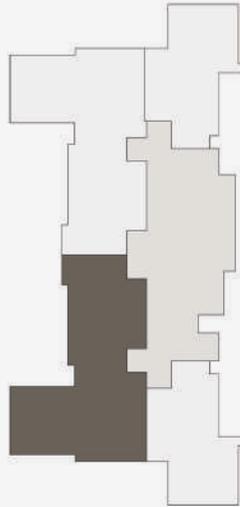
**TYPE G1
FLOOR PLAN**



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TYPE G1 – 1BHK
SALEABLE AREA : 645 SQ.FT.
RERA CARPET AREA : 417 SQ.FT.
18TH FLOOR



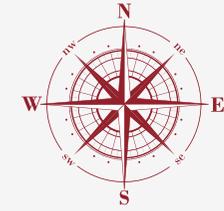
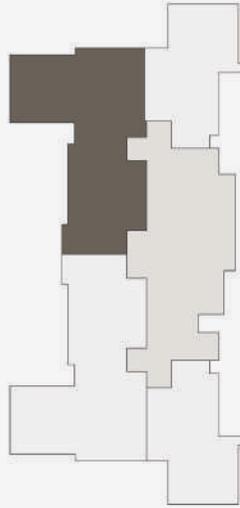
**TYPE H
FLOOR PLAN**



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TYPE H - 4BHK
 SALEABLE AREA : 3210 SQ.FT.
 RERA CARPET AREA : 2159 SQ.FT.
 21ST TO 28TH FLOOR



**TYPE J
FLOOR PLAN**



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TYPE J - 4BHK
SALEABLE AREA : 3210 SQ.FT.
RERA CARPET AREA : 2159 SQ.FT.
21ST TO 28TH FLOOR

AMENITIES & FACILITIES

An Iconic Experience

It only makes sense that the tallest residential building in Kannur would also be home to premium residential amenities and facilities. And it starts the minute you step into the Sreerosh Icon premises – A lifestyle designed for contemporary city living comes alive where everything is curated to deliver a sense of community, connection, and convenience.



Landscaped Exteriors



Air-conditioned & Furnished Reception Lounge



Covered Car Parking Areas & Common EV Charging Point



Elevators to all Floors



Space for Departmental Store in the vicinity



Space for Laundry Room



Space for Hair and Beauty Salon



Multi-Purpose Community Hall



Jogging Tracks



Purpose-built spaces to support a wide range of wellness regimes and workout preferences



Fitness Centre



Yoga and Meditation Centre



Basketball Court



Badminton Court



Jacuzzi Lounge



Steam bath



Swimming Pool



Activity Room with Indoor and Board Games.



Children's play area.



Association room

AMENITIES & FACILITIES

Support Services

- Dedicated Caretaker & Security Rooms for all-around availability of building personnel.
- Separate Driver Rooms for the vehicles parked on the premises.

Security & Surveillance

- 24 X 7 Security.
- Boom Barrier.
- Access Controlled Lounge Doors/ Stairway/ Elevator Area at the Entrance.
- Closed-Circuit Television Cameras covering the Elevator/Lounge Areas/Corridors/ Other Common Areas.
- Fire-fighting system as per fire and rescue norms.

Utility & Sustainability

- Standby Generator (Backup limited to 750 W for each apartment).
- Renewable Solar Energy backup for common facilities –elevators, common lighting, and the pump room.
- 3 Passenger Elevators and 1 Service Elevator to all Floors - fully automated with Automatic Rescue Device.

- 3-Phase Connections for all Apartments.
- Rain Water Harvesting.
- Centralized Pipeline for LPG connection.
- Sewage Treatment Plant.
- Solwearth Machine & Incinerator.
- Potable Ground Water as per the availability.

Community Living & Lifestyle

- Outdoor Party Area: On the Third Floor and on the Terrace to relax, unwind, and socialize with friends and family.



SREEROSH ICON – DISTINCT BY DESIGN

Architecture

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

Technical Specifications

Exteriors

- Landscaped Exteriors.
- Designer yard pavers.
- Trellis / Louvers.
- Texture finish /10 years warranty paint finished exterior.

Interiors

Structure

- Reinforced concrete framed structure on pile foundation.
- Laterite/ Fly Ash Brick /Cement Blocks Masonry for external and internal walls.
- Earthquake-Resistant Design (Zone 3).
- Smooth, plastered, and painted walls.

Finishing/Fixtures/Fitting

- MS/SS/GI Handrails/ Grill Wood / MS / SS handrail as per architect specifications.

Painting

Internal Walls & Ceiling finishes

- Premium brands- 2 coats of premium emulsion over 2 coats of putty and a single coat of primer over a smooth plastered surface.

Grills and Handrails

- Finished with Two coats of Epoxy Enamel over one coat of Epoxy Primer and metallic putty.

Doors

- First-Quality Teakwood polished door frame/Factory made engineered wood frame with architraves.
- Teak-veneer coated Flush Doors for all the main Doors and Bedrooms.
- Laminated/Polymer-coated Flush Doors for Washrooms.

Windows & Ventilators

- Premium Unplasticized Polyvinyl Chloride (UPVC) / Aluminium Windows with toughened Glass and grill.
- Premium UPVC / Aluminium French Windows with toughened Glass and without grill.
- Premium UPVC / Aluminium ventilator with frosted Glass and grill.

Flooring

- Vitrified/ Ceramic tiles for living and dining areas/ bedrooms/ kitchen/ balcony, bath, and washrooms. (Basic Price Rs. 70/- per sq.ft.)
- Granite / Tiles for staircases.
- Granite Counter top in Wash area.

Balcony Handrails

- Wood / MS / SS handrail as per architect specifications.

Utility Zone

- Provisions for Sink with Sink Mixer, Dish Washer, Water Purifier and Washing Machine.
- Provisions for Geyser in Kitchen / WA and all Washrooms.

Bath & Washrooms

- Premium brand wall-mounted EWC (European water closet) with soft-close seat cover and hand-held spray faucet.
- Wall-mounted /Countertop /Tabletop Wash Basin according to the space available with Single Lever Basin Mixer (Hot & Cold), Bottle Trap.
- Overhead Rain Shower Head with Arm operated with a single lever.
- Hot & Cold Bath Mixer/Diverter.
- Overhead Geyser.
- Waterlines and Drain Lines.

Plumbing & Sanitation

- Concealed CPVC /PVC water lines for Kitchens and Washrooms.
- PVC wastewater and soil lines.
- UPVC pipes for external plumbing pipelines to the washrooms /kitchen through ducts.
- Underground PVC plumbing pipelines.
- Booster pumps to ensure adequate water pressure.
- Plumbing facilities for water purifier and washing machine/dishwasher.

Water Supply

- Ground water supply from Open Well based on their availability.
- KWA water supply subject to rules and regulations.
- Underground sump for storage of Open Well and KWA's Water Supply.

Electrical

- Premium brand concealed PVC wiring.
- Distribution Boards and Energy Meter located on the Main Board in the Electrical Room, and Provision of adequate electrical points.
- Premium light fittings in common areas.
- Optimal balance of natural and artificial lighting.

- RR Kabel/Finolex/Havells/ 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.
- Adequate power sockets for home appliances
- Provision for Split AC in the living/bedroom areas.
- Modular Switches in White (DB/MCBs of Havells/Schneider/Other premium brands).
- Geyser and exhaust fan points in all the toilets and kitchen.
- PVC conduits with cable for TV.
- TV Sockets and Telephone/ Internet Provision in the Living Room and Bedrooms.
- 6/16amps socket points.
- 6 A point near the telephone point in the living area.
- 6A point for a water purifier in the kitchen.
- 16 A for the refrigerator point with a load of 1500 Watts.

Internet/ Telephone Points/TV Points and AC Points

- Telephone /Television points in the living area/master bedroom.
- Air Conditioner points in all bedrooms/ living areas.



SREEROSH ICON- THE NEIGHBOURHOOD AT YOUR DOORSTEP

Connection, culture, and convenience define the neighborhood vibe at Icon. A strategic location, everything that matters—from everyday needs to leisure and experiences is all there, within and outside this vibrant community.

Moving Around

Location Access

Caltex Junction – 650 m.

Nearest Bus Station

KSRTC Bus Stand, Caltex – 550 m.

Nearest Railway Station

Kannur Railway Station – 1.8 km.

Nearest Airport

Kannur International Airport – 24 km.

Easy Access

Banks/ATMs/ Groceries/ Supermarkets/
Essential Services available in the vicinity.

Places of Worship

Sree Chovva Maha Shiva Temple – 3 km.

Thana Zakkariya Juma Masjid – 350 m.

Holy Trinity Roman Catholic Cathedral – 2.9 km.

Healthcare

AKG Hospital – 1.9 km.

Dhanalakshmi Hospital – 1.9 km.

Aster MIMS Hospital – 10 km.

Baby Memorial Hospital – 10 km.

KIMS Sreechand Hospital – 2.5 km.

Educational Institutions

Chovva Higher Secondary School – 2.7 km.

GVHSS Kannur – 1 km.

St. Michael's Anglo-Indian Higher Secondary School – 2.2 km.

St. Teresa's Anglo-Indian HSS – 3 km.

SN College – 5 km.

Shopping/Dining/Recreation/Entertainment

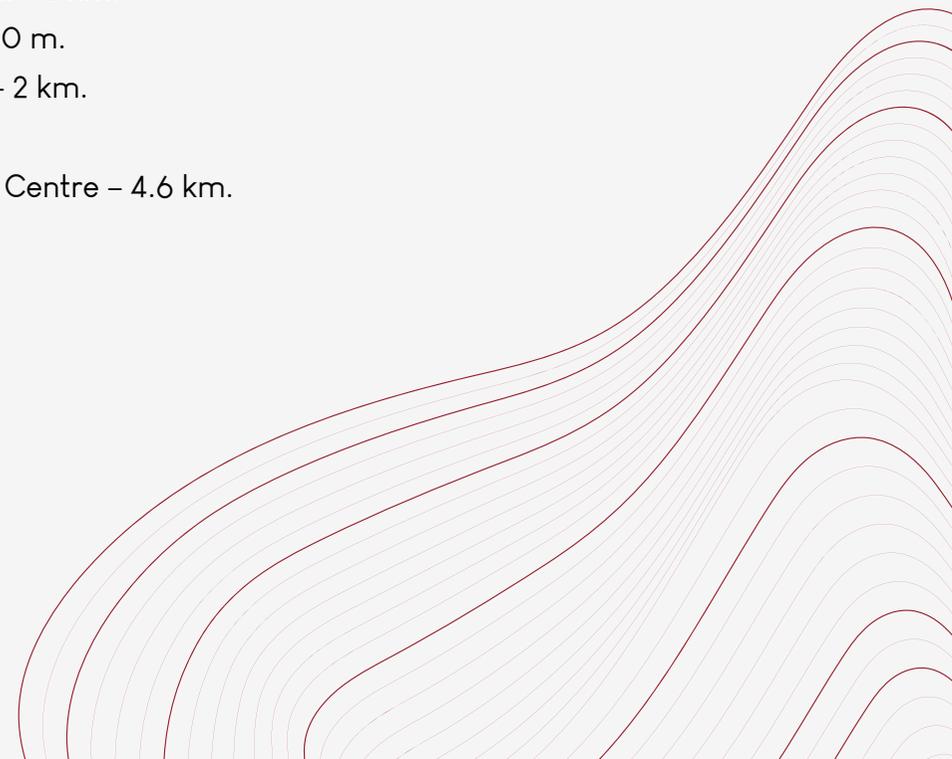
Kalyan Silks, Kannothumbal – 2 km.

Family Wedding Centre – 250 m.

MVK Travellers Restaurant – 2 km.

Capitol Mall – 500 meters.

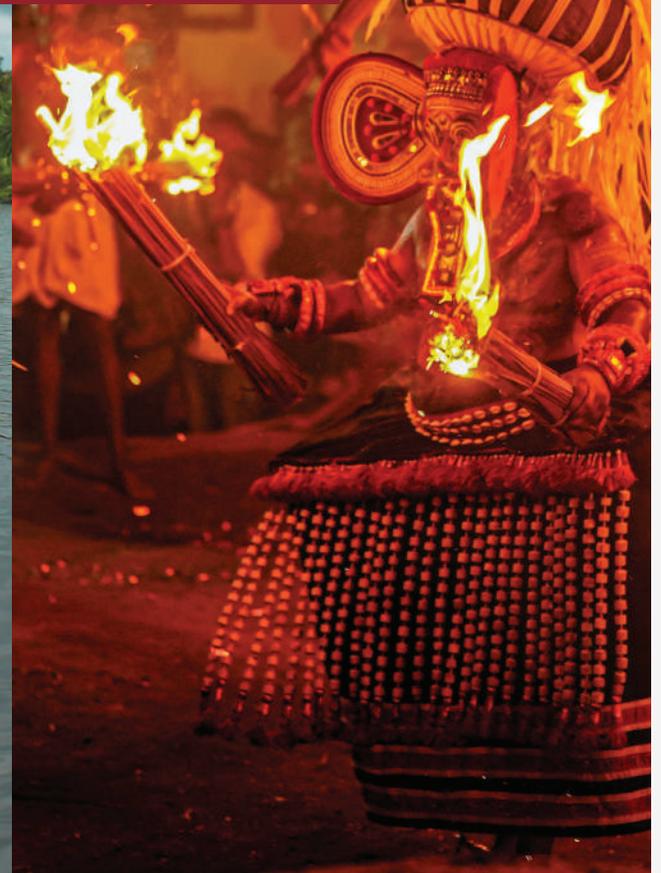
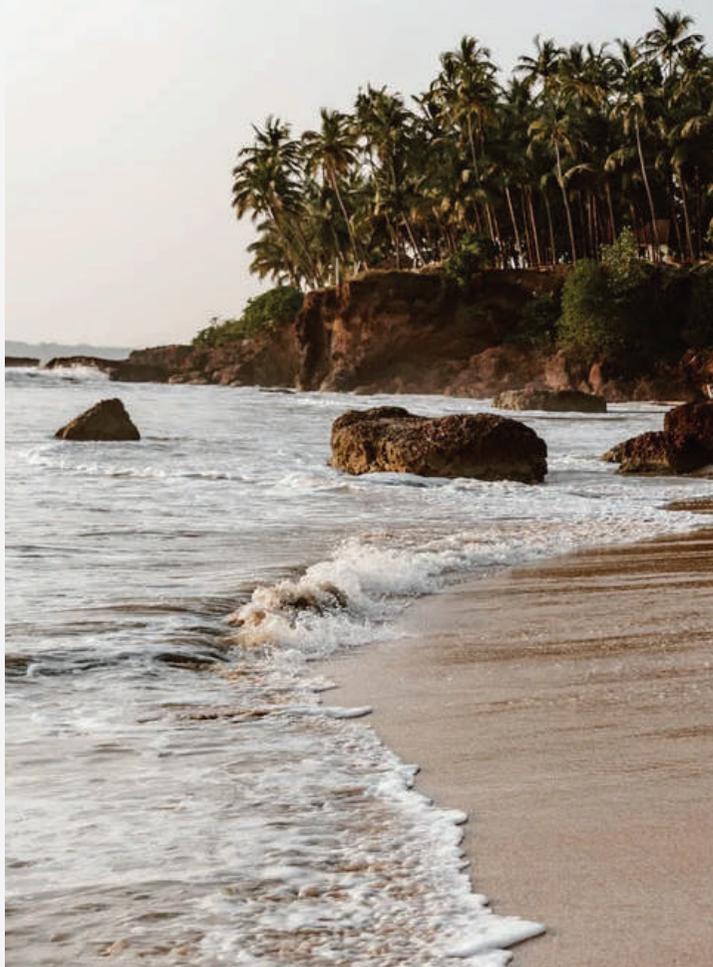
Nesto Hypermarket/ Secura Centre – 4.6 km.



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



ONGOING PROJECTS IN KANNUR



CELEBRATE THE HARMONY OF
LIGHT, SPACE, AND NATURE

SREEROSH
LUXOR

127 Luxury Apartments · 14 Floors
2&3 BHK · 1160 – 1620 SQ.FT.



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



Sea view Apartments
Payyambalam
Kannur

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



Rera No : K-RERA/PRJ/KNR/042/2025
www.rera.kerala.gov.in



AN URBAN
OASIS



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

Luxury Villas

Koyyode,
Near Chala Bypass,
Kannur.

2800 – 3235 SQ.FT.

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

ONGOING PROJECTS IN CHENNAI



SREEROSH
**PREMIER
ETERNIA**

Luxury Apartments
3 BHK
1350 SQ.FT.

17TH MAIN ROAD ANNA NAGAR WEST
CHENNAI



SREEROSH
AURELIA

ROYAPETTAH HIGH ROAD
ROYAPETTAH CHENNAI

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

Rera No : TN/29/Building/O592/2024

RECENTLY COMPLETED PROJECTS KANNUR

FEW UNITS AVAILABLE



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

SREEROSH
SYMPHONY
PAYYANUR

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

COMPLETED PROJECTS – KERALA & CHENNAI



SREEROSH SEA BREEZE
Thalassery



SREEROSH IRIS
Kannur



SREEROSH SPRINGDALE
Kannur



SREEROSH GREEN ACRES
Kannur



SREEROSH SEA SCAPE
Thalassery



SREEROSH SREEPADMAM
Kannur



SREEROSH BAY HEIGHTS
Kannur



SREEROSH EMERALD HEIGHTS
Kannur



SREEROSH PETUNIA
Kilpauk, Chennai



SREEROSH PLUMERIA
Anna Nagar West, Chennai



SREEROSH KARUNA
Gill Nagar, Chennai



SREEROSH KIMBERLY GREENS
Harrington Road, Chennai



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 is an award-winning Company with a proven track record of high performance and success, which has translated to a combined development portfolio of 4 million square feet - residential and commercial projects across Chennai, Coimbatore, Kozhikode, and Kannur, with new Projects in the execution phase. **Sreedharan Payani** holds a Master's Degree in Civil Engineering from the Indian Institute of Technology, Madras.

Sreerosh Icon is a project executed by Sreerosh Developers - 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 and MBA Holder from IIM, Calicut and Real Estate Specialist with extensive experience in Kerala's real estate sector. 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.





SREEROSH
DEVELOPERS (P) LTD.

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SREEROSH.COM

Member of **CREDAI**

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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.