



Silver Castle  
homes  
*the Quality follows*

An ISO 9001-2015 Certified Builder

GET READY FOR SPRINGS

IN YOUR STEPS.





## SPRING UP IN HAPPINESS

*Spring is more than just a season. It's a mesmerizing time. A time when the flowers are in full bloom, when the birds are chirping and when the earth is a beautiful canvas bursting with colours. There is a spring in your stride, a smile on your face and a lasting freshness in the breeze. We believe each day should be the same. It should be spring time all-year-round and there should be springs in your steps, every day.*

Silver Castle  
**Springs**  
NEAR ST. THOMAS SCHOOL  
MUKKOLAKKAL



## SPRING UP IN JOY

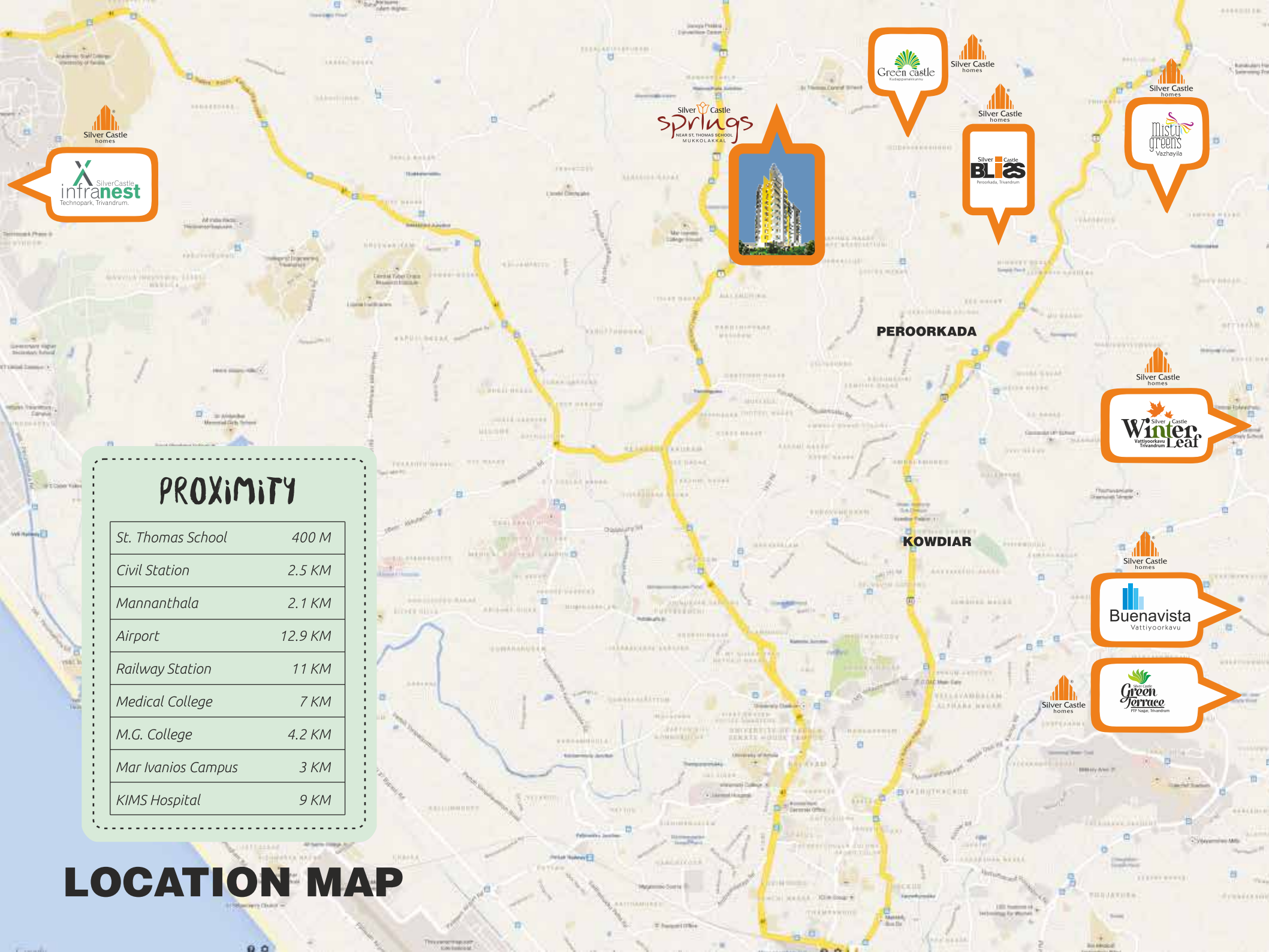
*Springs is a unique apartment complex that raises your lifestyle quotient and promises you quality in every aspect. We don't just believe precious moments of bliss but rather a lifestyle centered on it. That's why we call it Springs because it's a residence that springs forth with life. A total number of 30 units across an elevation of 10 floors ranging from 1100 sq. ft. to 1689 sq. ft. gives you a real feel of space and privacy. The architectural design is alluring and the well-planned layout captures your imagination in many ways.*

Silver Castle  
**Springs**  
NEAR ST. THOMAS SCHOOL  
MUKKOLAKKAL



## SPRING UP IN COMFORT

*At Silver Castle, we believe our success is measured in not just the years we have completed; but it is in the satisfied smiles of our most valued customers. Feel the intimate touches of luxury and infinite attention in every detail like water treatment, waste management, access control, kid's play zone, fully equipped multi gym, multi-purpose association hall and rooftop party area. All these are few among the value additions.*



Silver Castle  
**springs**  
NEAR ST. THOMAS SCHOOL  
MUKKOLAKKAL



**PEROORKADA**

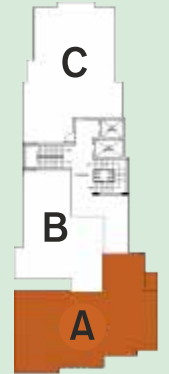
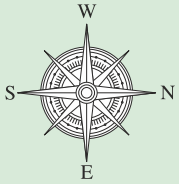
**KOWDIAR**

PROXIMITY	
St. Thomas School	400 M
Civil Station	2.5 KM
Mannanthala	2.1 KM
Airport	12.9 KM
Railway Station	11 KM
Medical College	7 KM
M.G. College	4.2 KM
Mar Ivanios Campus	3 KM
KIMS Hospital	9 KM

# LOCATION MAP

# SPRING UP IN PEACE

*When talking of springs, what better a location than the city's finest educational hub. It is here we believe that a lifestyle blooms, innocence is nurtured and you pick the address that says you've arrived. With a wide road network and lighter traffic than other residential areas, you can easily commute to commercial spots, eateries, hospitals and more. It has everything within close proximity and yet enjoys the solitude of a sanctuary tucked away in greenery.*



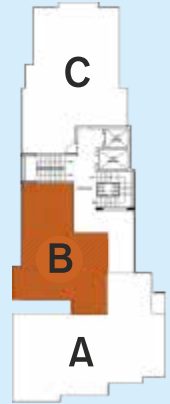
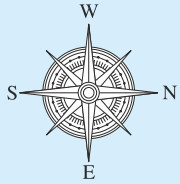
KEY PLAN



Type A - 3 BHK - 1689 sq. ft.

- Dimensions may vary during construction
- Furniture and fixtures are indicative only •All dimensions are in centimetres

Saleable area	1689 Sq. ft.
Plinth area	1333.09 Sq. ft.
Carpet area	964+97 Sq. ft.(Balcony)



KEY PLAN

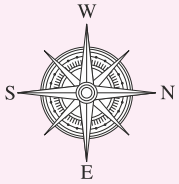


Type B - 2 BHK - 1100 sq. ft.

- Dimensions may vary during construction
- Furniture and fixtures are indicative only •All dimensions are in centimetres

Saleable area	1100 Sq. ft.
Plinth area	870 Sq. ft.
Carpet area	637+41 Sq. ft. (Balcony)





Type C - 3 BHK - 1560 sq. ft.

- Dimensions may vary during construction
- Furniture and fixtures are indicative only •All dimensions are in centimetres

Saleable area	1560 Sq. ft.
Plinth area	1232 Sq. ft.
Carpent area	908+48 Sq. ft. (Balcony)

# AMENITIES



*Wi-Fi Enabled Lobby*



*Bio Metric Access Control*



*Kids Play Zone*



*24x7 Generator  
Power Back-up*



*Stretcher Lift with ARD*



*Roof Top Party Area*



*Fully Equipped Multi Gym*



*Association Hall*



*Zero Waste Management System  
i) Incinerator , ii) STP*



*Drivers/ Servants Rest Room*



*Rain Water Harvesting  
i) Grey Water Treatment &  
Recycling*



*Reticulated Gas System*



*Intercom*



*Visitor's Parking*



*Solar Back-up*

# SPECIFICATIONS

<b>STRUCTURE</b>	RCC framed structure with foundation conforming to BIS. Earthquake resistant structural design in compliance with seismic zone-3
<b>JOINERIES</b>	Entrance Door: 35 mm thick Teak wood panelled shutter with Teak wood frame including architrave, weather strip, door viewer, safety chain & door stopper/ magnetic catcher. Internal Doors: Frames: Imported Hardwood Shutters: 35 mm thick panelled shutters - moulded skin hot pressed doors Toilet Doors: Frames: Imported Hardwood Shutters: 35 mm thick panelled shutters-aqua coated waterproofed moulded skin hot pressed door
<b>LOCKS &amp; HARDWARE'S</b>	YALE /GODREJ/HAFELE/UNION/DOORSET
<b>WINDOWS</b>	Milky white aluminium powder coated frame work with glazed shutters and safety grills. Glass: 5 mm thick Clear of Make: SAINT GOBAIN / MODI GUARD/ TATA
<b>FLOORING</b>	Vitrified/Ceramic Tiles of make SOMANY/ NITCO/ KAJARIA / QUTONE Living, Dining, Bedrooms - 60 x 60 cm vitrified tiles Kitchen, Work Area, Balcony & Toilet Floor - Anti Skid Ceramic Tile Toilet Walls - Glazed / Mat Finish Ceramic Tiles
<b>KITCHEN</b>	Kitchen counter with polished granite platform top with NIRALI / FRANKE make stainless steel sink with drain board. Glazed tiles above counter to a height of 45 cm.
<b>WALL FINISH</b>	Paint of make ASIAN/BERGER/ICI DULUX/JOTUN Interior: Two coat of Putty with acrylic emulsion for wall and ceiling. Exterior: Weather coat emulsion for outside wall. Enamel coating for grills and internal doors. Melamine Polish for Teak Wood front door frame and shutter.
<b>ELECTRICAL</b>	Wiring: Concealed wiring using HAVELLS/RR CABLE/POLYCAB/V-GUARD/FINOLEX make fire resistant wires controlled by adequate MCB's along with ELCB protection Switches: Modular Switches of LEGRAND / HAVELLS / MK / CRABTREE / KOLORS make embedded in metal boxes suitable for the same.
<b>SANITARY FIXTURES</b>	Milky white Ceramics of make KOHLER/AMERICAN STANDARD
<b>SANITARY FITTINGS</b>	Chromium fittings of make KOHLER/GROHE/JAQUAR
<b>TELEVISION</b>	Cable TV connection in Living and Master Bedroom
<b>TELEPHONE</b>	Telephone connection in Living and Master Bedroom
<b>AIR-CONDITIONING</b>	Master Bedroom: Wired A/C provision in Master Bedroom All Other Bedrooms: Conduited dummy provisions for split A/C.
<b>FIRE &amp; SAFETY</b>	Fire protection systems such as Fire Extinguisher, Fire Hose, PA system with Talkback Facility, Sprinkler in car parking/common area (if required), etc., as per NBC/ Kerala State Fire Rescue & Protection Norms
<b>GENERATOR</b>	Generator back-up for elevators, common lighting, water pumps and a limited wattage to each apartment.
<b>ELEVATORS</b>	2 Elevators of KONE/SCHINDLER/THYSSENKURUP/OTIS/JOHNSON make which includes a passenger lift and a stretcher lift of required capacity
<b>SEWAGE TREATMENT</b>	Sewage Treatment Plant & Grey Water Treatment system conforming to Kerala State Pollution Control Board norms shall be installed for treatment of Waste Water from Apartments.

# KNOW US

*A name that stands as the representation for quality and trust, Silver Castle homes has excelled in all the fields concerning architecture. Since our origin in 2006, we build homes with quality as the core element with the assistance from a strong team of smart professionals who accomplish the ideas of neo and traditional designs that will make our customers' dream come true. Over the years, we have built a strong and successful bonding with our most valued customers and we still strive to accomplish higher goals set in relentlessly for quality performance and service.*

## ONGOING PROJECTS



**WINTER LEAF**  
Vattiyoorkavu



**SPRINGS**  
Mukkolakkal

## COMPLETED PROJECTS



**BLISS**  
Peroorkada



**GREEN TERRACE**  
PTP Nagar



**INFRANEST**  
Technopark



**GREEN CASTLE**  
Kudappanakunnu



**MISTY GREEN**  
Peroorkada



**LAKE VIEW GARDENS**  
Vattiyoorkavu



**BUENA VISTA**  
Vattiyoorkavu

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