



sapphire illuminates  
 life



Sun Projects India (P) Ltd.

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## Sun sprinkles light on your aspirations

Sun does it again. As always. Elegant, Charming and Royal. This time with a luminous touch to the whole theme. Just for minds who wish much more than a house, to own a home. Sun sapphire at Kesavadasapuram. Built with the indomitable sun touches. Sun has been revolutionizing the concept of building abodes and commercial complexes in Kerala. It is intimately entwined as one, with the luminous aspirations of its umpteen numbers of clients. Sun is moreover a philosophy of building better lives.



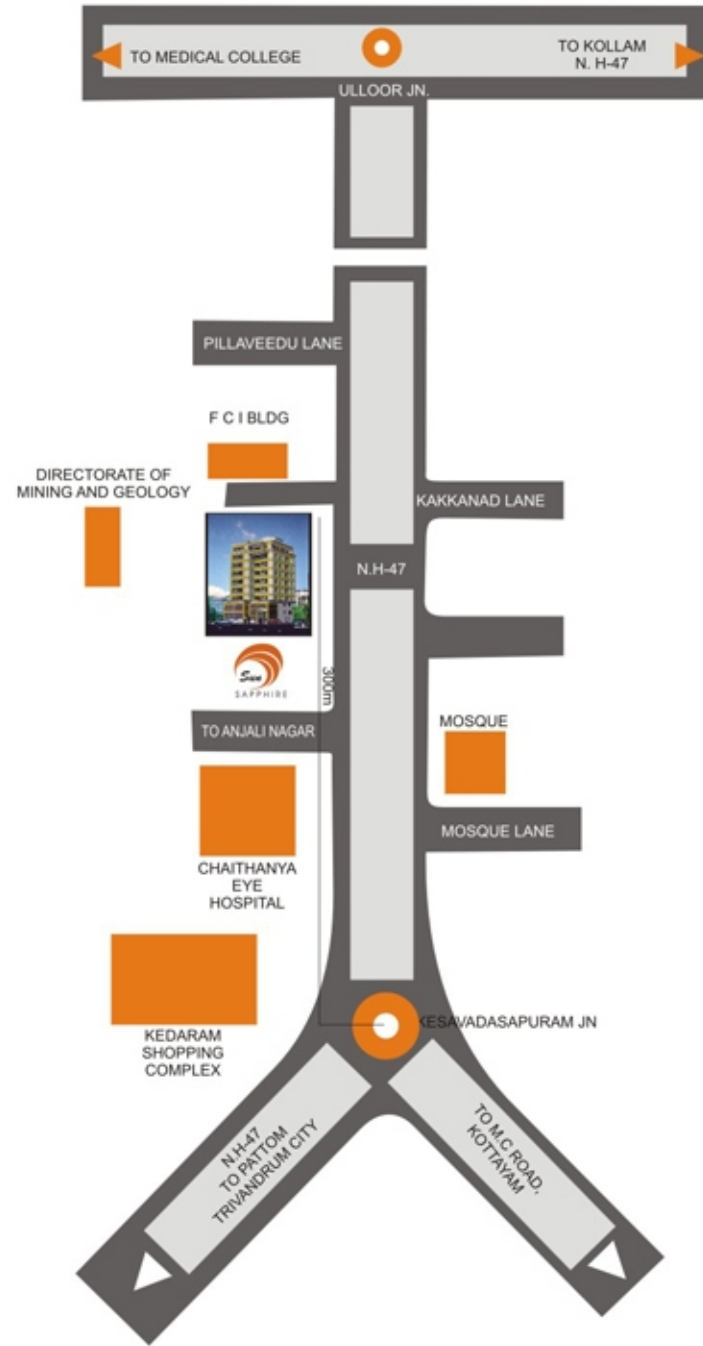




Modern life style  
has no better name



Step into sapphire, the sun basked edifice positioned at Kesavadasapuram that tastefully encompasses splendid and trendy life style apartments plus sterling commercial complex with amenities and conveniences, nonpareil. An embrace of architectural elegance and noble intention, sapphire houses 14 super luxury 3-bedroom apartments in 7 floors. The ground and the first floor of the towering edifice hold the spread-out space for the commercial complex. It ensures perfect viewer ship from the highway and is a pretty sure spot where your fortunes take a great turnaround for the better. Kesavadasapuram promises to be the prime confluence of the business prospects of Trivandrum and greater outcomes are surely in the offing. As the perfect prelude to your home perspective, we have added great shopping and parking facilities in the complex. Catch the real pulse of the city by staying in the centre and keep your verve and spirit alive all the time.



not to scale  
Location map



floor plan - type C2



C1	C2	
		Eighth floor
A6	B6	Seventh floor
A5	B5	Sixth floor
A4	B4	Fifth floor
A3	B3	fourth floor
A2	B2	Third floor
A1	B1	Second floor
		First floor
		Ground Floor
		Basement

8th FLOOR FLAT - C2  
AREA - 138.54 SQM  
(1491 SQFT approx)





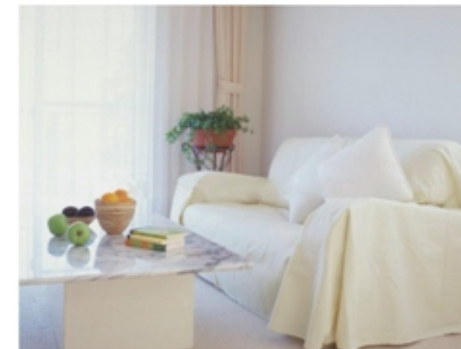
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		Eighth floor
A6	B6	Seventh floor
A5	B5	Sixth floor
A4	B4	Fifth floor
A3	B3	fourth floor
A2	B2	Third floor
A1	B1	Second floor
First floor		
Ground floor		
Basement		

8th FLOOR FLAT - C1  
AREA - 148.81 SQM  
(1601 SQFT approx)

floor plan - type C1

## Specifications

FOUNDATION & STRUCTURE	: R.C.C. framed structure. Earthquake resistant design.
FLOORING	: Vitrified tiles for the entire apartment.
KITCHEN	: Counter with granite top 1½ bowl single drain stainless steel sink Ceramic tiles above the counter to a height of 60cm. Provision for exhaust fan.
TOILET	: Flooring & Dadoing to a height of 210cm with designer ceramic tiles. Concealed piping, light colored sanitary fixtures and C.P. Fittings. Hot and Cold mixer tap with head shower. Provision for geyser connection in two toilets. Provision for exhaust fan & washing machine.
DOORS	: Teak wood frames for main entrance door and hardwood frames for other doors with semi solid flush door shutters with locks
WINDOWS	: Aluminium powder coated windows with fully glazed shutters.
ELECTRICAL	: Concealed conduit wiring with copper conductor, adequate light and fan points, 6/16 amps plug points etc., controlled by ELCB and MCBs with independent KSEB meters. Switches- Modular type, 5 nos. 5A socket in each apartment, 2 nos.15A socket in each apartment. Provision for air conditioning in master bedroom.
PAINTING	: Acrylic coating for front exterior wall. Acrylic distemper with putty finish for inside walls. Cornice in living & dining areas.
CABLE TV	: Provision for Cable TV connection.
TELEPHONE	: Concealed conduit wiring to living and master bedroom.
ELEVATOR	: Standard 5 passenger capacity lift with back-up generators.
GENERATOR	: Generator back-up for lifts, selected common area lighting, pumps & for each apartment 5 points.
WATER SUPPLY	: Round the clock water supply through sump and overhead tank.
FIRE FIGHTING	: Fire fighting arrangements as per National Building Code and Fire Force requirements.
SECURITY	: 24 hours security arrangements.
CAR PARKING	: Covered car parking at extra cost, on first come first served basis.



## Common facilities

Visitor's lounge  
Toilet for servants & drivers.  
Roof top party area.

## Project completion date

The project is expected to be completed by August 2008



## Terms & Conditions

- Sales and construction agreement shall be executed between the promoters and the buyer on allotment.
- Once allotted and agreement signed, the prices are firm.
- The promoters reserve the right to accept or reject any application.
- The sale deed for the undivided share of land will be registered in favour of the buyer on receipt of the entire payments and before handing over of the contracted built-up area to be constructed through the promoters. Stamp duty, documentation charges, registration charges and incidental expenses for registration of the sale deed will be to the buyers account.
- All payments by demand draft or local cheques favouring "Sun Projects" India Pvt. Ltd., payable at Trivandrum.
- Statutory deposits, building tax, service tax and construction workers welfare fee to be paid by the buyer.
- Possession shall be given to the buyer on settling of all the dues to the promoters.
- Maintenance responsibility of the building shall rest with Society/ Association of the Owners/buyers which shall be formed in conformity with Kerala Apartment Ownership Act of 1983 within six months of handing over the possession of apartments to the buyer and membership is compulsory and not optional.
- All measurement and specification given in this brochure are subject to variation without notice and shall be purely at the discretion of the promoters.
- The information contained herein does not form part of the contract and is subject to change.
- The promoters are not responsible for any delay in water/electric connection due to the delay by the concerned department.
- This brochure does not constitute a legal offer.
- All transactions are subject to Trivandrum jurisdiction only.



C1	C2	Eighth floor
A6	B6	Seventh floor
A5	B5	Sixth floor
A4	B4	Fifth floor
A3	B3	fourth floor
A2	B2	Third floor
A1	B1	Second floor
		First floor
		Ground floor
		Basement

Typical floor flat - B  
AREA - 156.80 SQM  
(1687 SQFT approx)

floor plan - type B





floor plan - type A



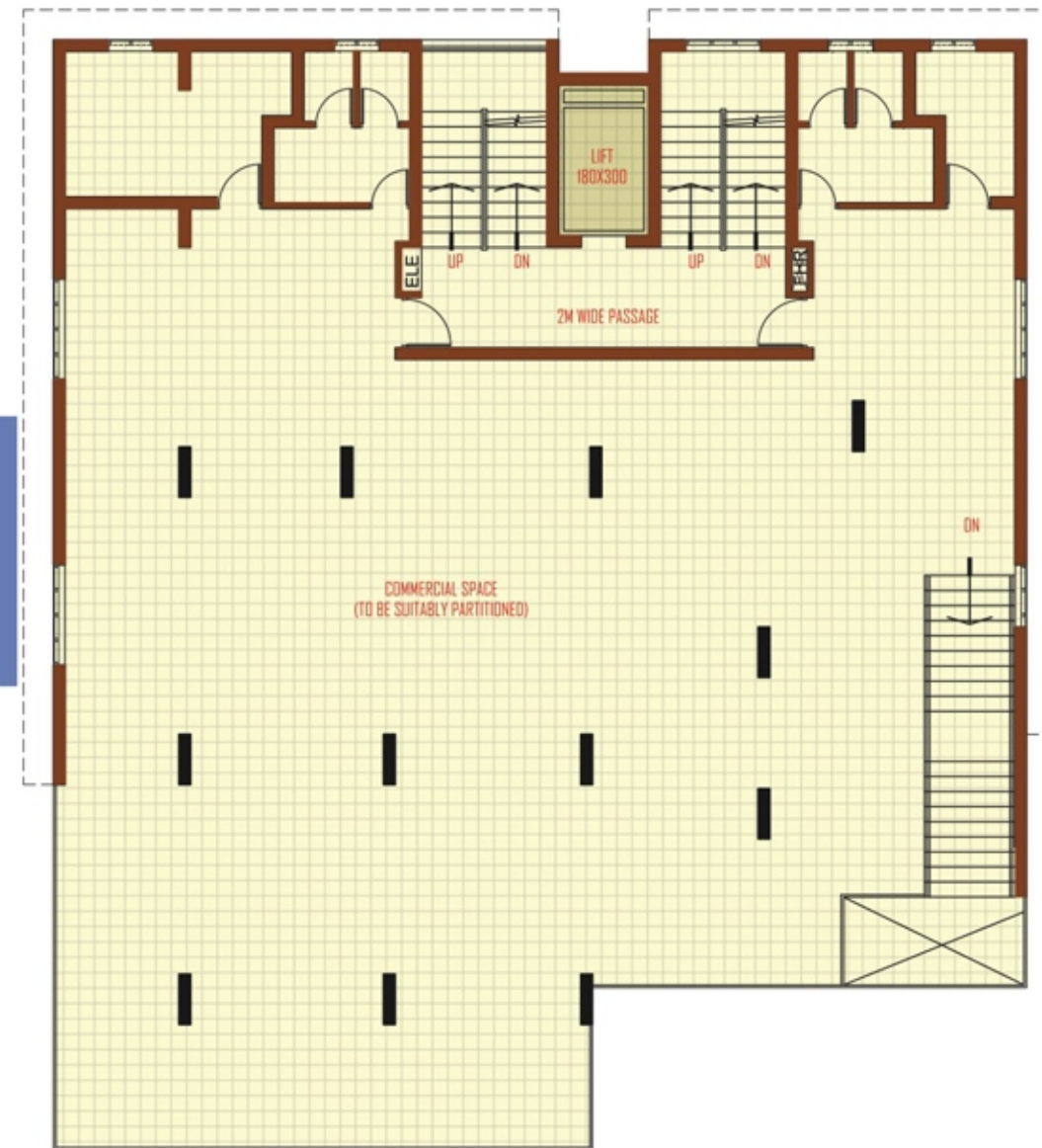
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A2	B2	Third floor
A1	B1	Second floor
First Floor		
Ground Floor		
Basement		

Typical Floor Flat - A  
AREA - 169.28 SQM  
(1821 SQFT approx)





ground floor plan  
(Area - 352.53m<sup>2</sup>  
3793.22 sq.ft)



first floor plan  
(Area - 351.58 m<sup>2</sup>  
3783 sq.ft)

