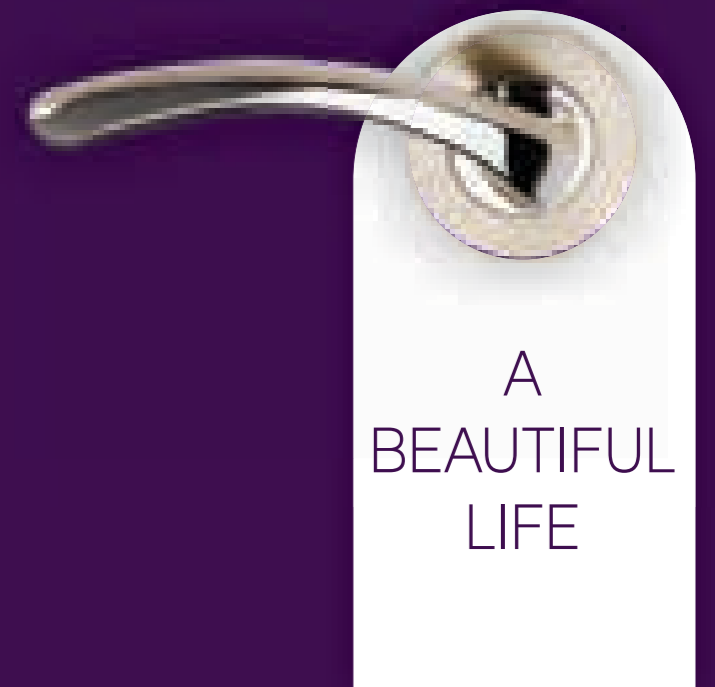


Call: +91 98476 98479  
www.sowparnika.com



Sowparnika Projects and Infrastructure Private Limited: A 26, Kowdiar, Thiruvananthapuram 695003,  
Ph: 0471 3222012, 2433883, Email: marketingtvm@sowparnikaprojects.com, www.sowparnika.com



Semi Luxury Apartment  
Thrikannapuram, Thiruvananthapuram



## WELCOME TO THE WORLD OF CHEERFUL LIVING

The River View Gardens by Sowparnika is designed around the natural flow of breeze through indoor and outdoor spaces. State-of-the-art technology serve only to harness nature's abundance to create an atmosphere of peace and comfort. The wind, light, rain and sun is invited into your home when you can enjoy it most and kept out when harsh.

River View Gardens offers you the healing power of soft breeze, all through the year. In summer, the breezes are channelled through living areas, replacing the need for stuffy air conditioners. During the monsoons, watch the calming influence of rain as it lashes your large windows, refreshes your garden and replenishes the earth. As the mild winter approaches, the skylights warm your home just enough for you to soak in the season's best.

- 90 apartments in 5 floors
- Magnificent views from every apartments
- Close to schools, colleges, hospitals, malls and all amenities

Home is one such place that provides the much needed solace in your hectic life. The small world of River View Gardens with limited residents and low maintenance cost promises a warm, serene life style...



# A DEFINITIVE LIFESTYLE

Sowparnika - River View Gardens is an ensemble of 90 'good sized' apartments providing the perfect space for the family. The apartments are designed keeping in mind the modern-day family needs like intelligent planning, comfort, convenience, privacy and life style preferences.

The 2&3 BHK options offer just the right space making your choice a delight forever. Strategically located in one of the developed areas of Thiruvananthapuram, close to shopping malls, schools, colleges, hospitals make it one of the much sought after places in Thiruvananthapuram.





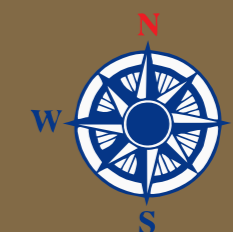
## SMART SPACES... JUST PERFECT!

Fun and enjoyment are not confined with spaces. Make the most of your cozy space with families and friends. The intelligent planning offers the right size to feel at ease, whether you have a playful time with your kids or a chat over a coffee in the cozy living room. The open balcony presents a wonderful view of the nature and a comfy little space to spend some times with your dear ones.

- Limited number of families reducing overall maintenance cost
- No expensive amenities

## CONNECTIVITY

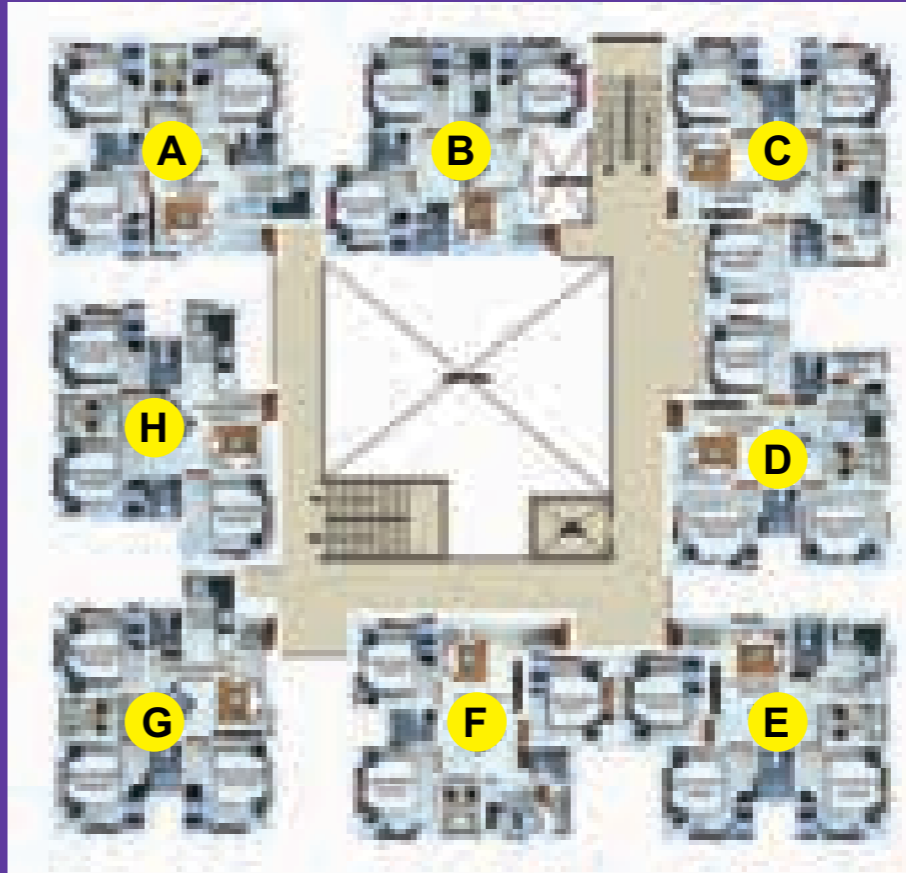
Trivandrum Central Bus Stand & Railway Station	: 8 km
East Fort	: 8 km
Thirumala	: 5 km
Pappanamcode	: 3 km
Attukal Temple	: 7 km
International Airport	: 12 km
Medical College	: 10 km
Technopark	: 20 km
Kovalam Beach	: 15 km



# LOCATION IS EVERYTHING

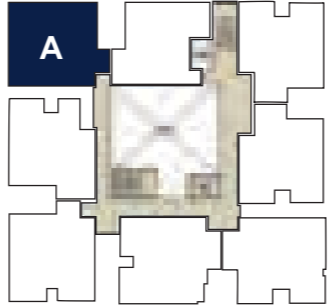
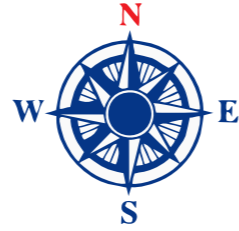
At River view Garden, We know that its not just about building a perfect home, but also about living a perfect life. As we talk about doing that, we couldn't leave out the importance of presenting the perfect location that essentially becomes an essential part of your life. Strategically located near Thirumala and Trivandrum-Kanyakumari National Highway your home is built in the heart of all major conviences.

To experience, all you have to do is open your door and step out

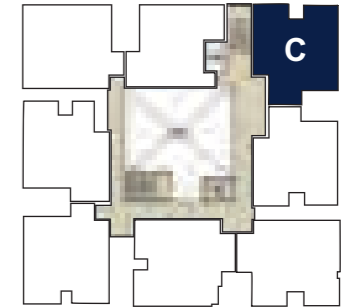


KEY PLAN - PHASE 4

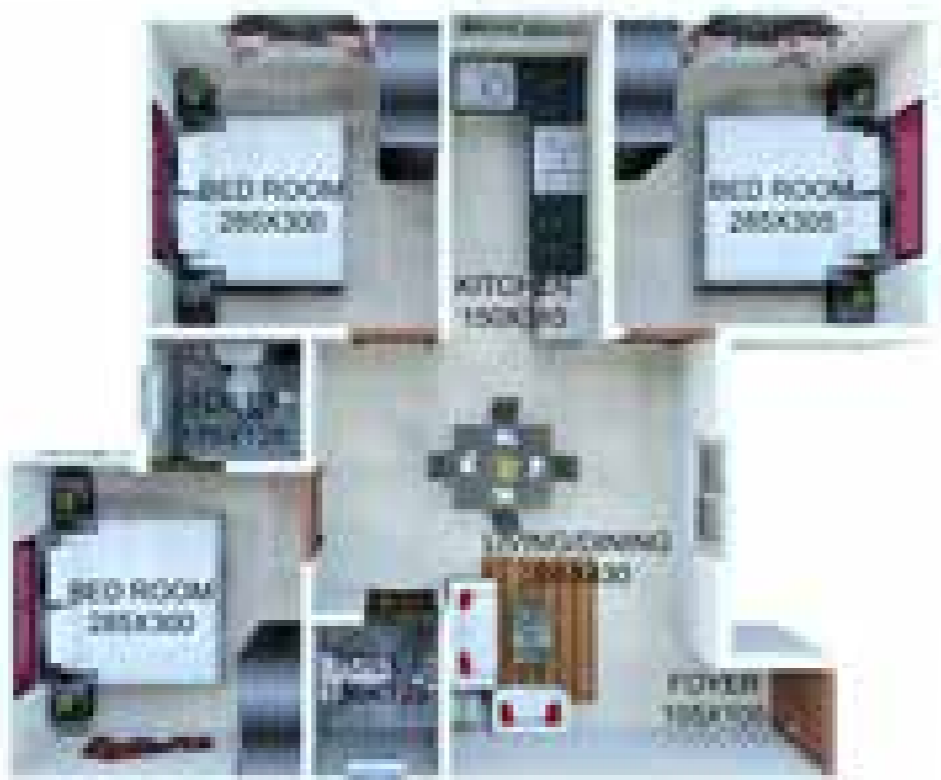
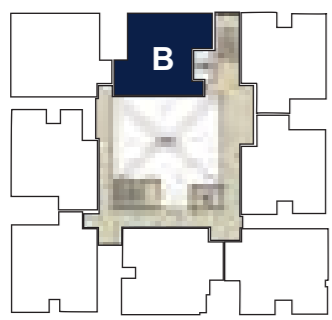
FLOOR PLAN  
PHASE IV



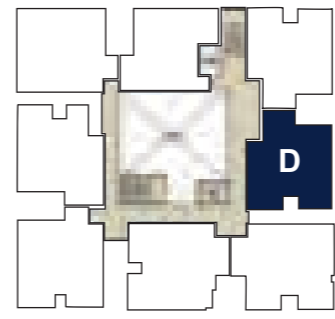
TYPE A: 923 Sq.ft (3BHK)  
FLOORS: Ground to 5th Floor



TYPE C: 946 Sq.ft (3BHK)  
FLOORS: Ground to 5th Floor

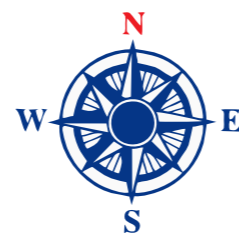


TYPE B: 842 Sq.ft (3BHK)  
FLOORS: Ground to 5th Floor

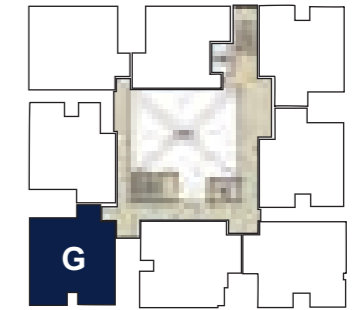
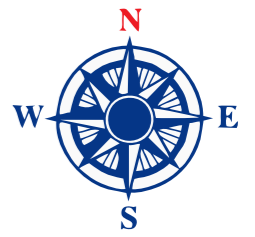
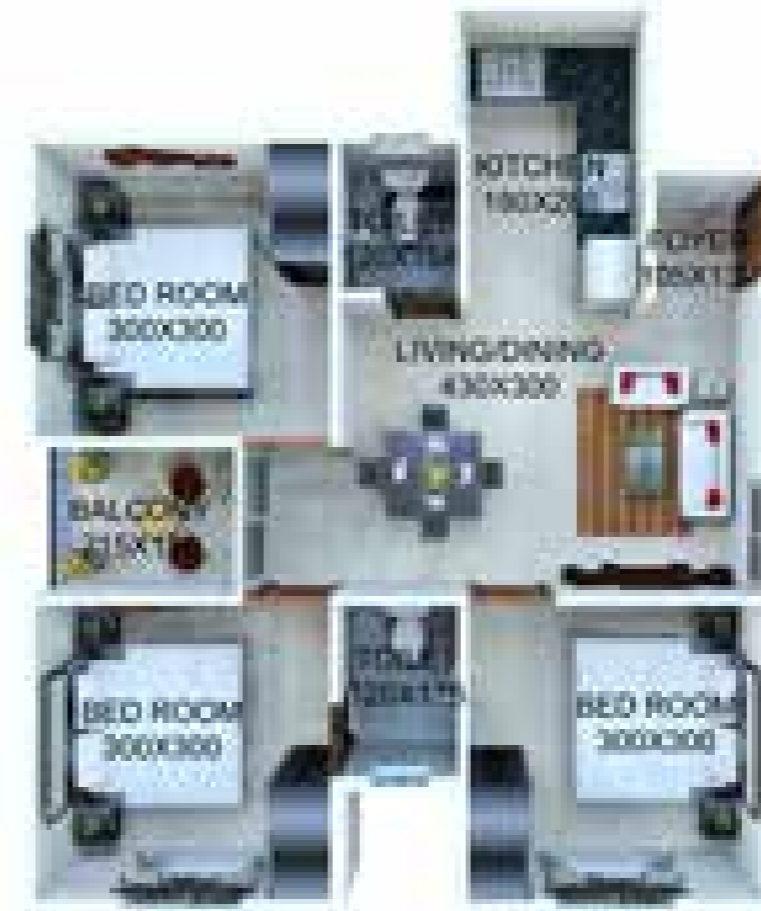


TYPE D: 912 Sq.ft (3BHK)  
FLOORS: Ground to 5th Floor

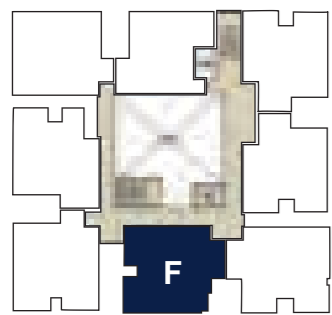
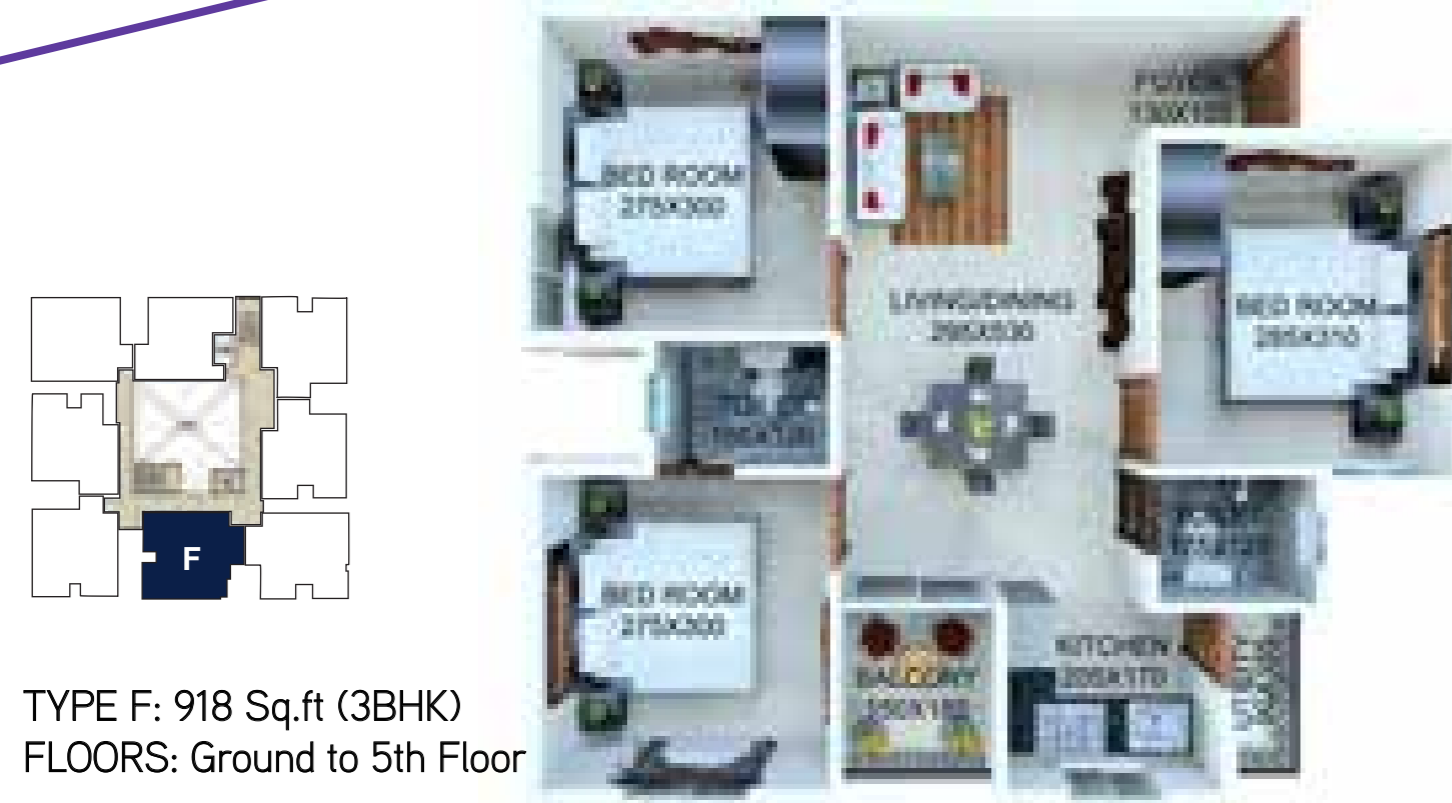




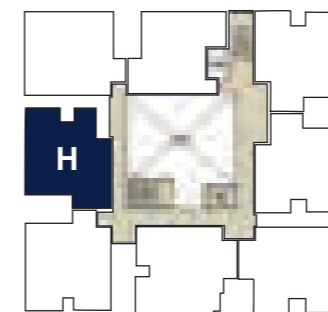
TYPE E: 948 Sq.ft (3BHK)  
FLOORS: Ground to 5th Floor



TYPE G: 921 Sq.ft (3BHK)  
FLOORS: Ground to 5th Floor

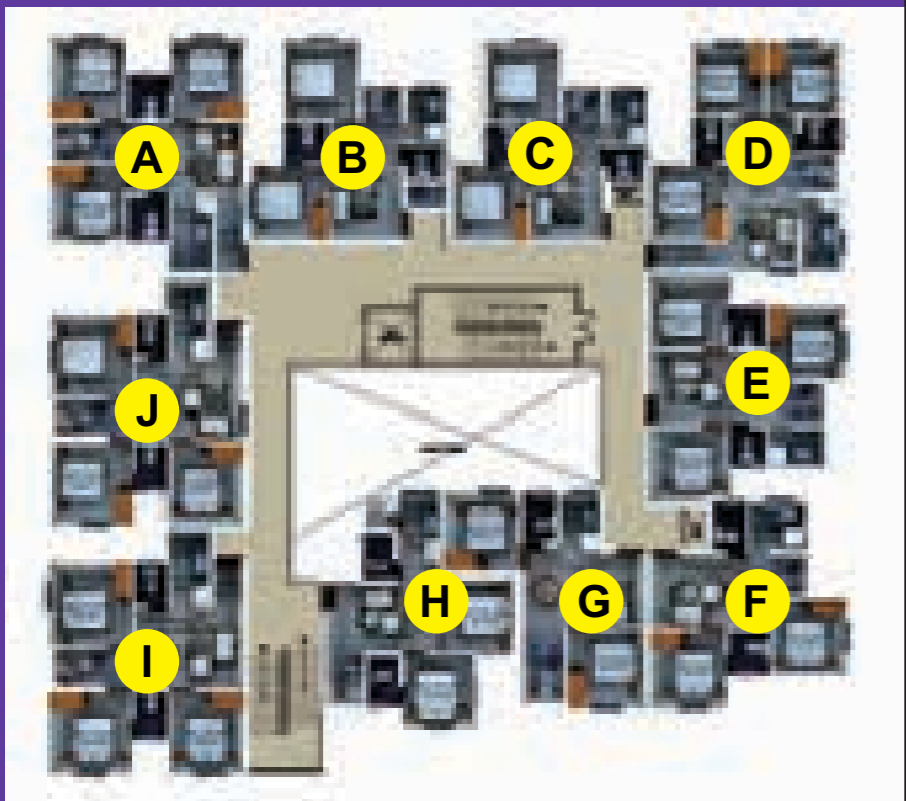


TYPE F: 918 Sq.ft (3BHK)  
FLOORS: Ground to 5th Floor



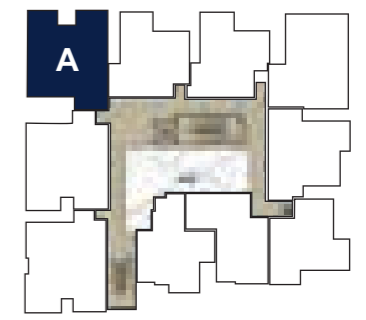
TYPE H: 889 Sq.ft (3BHK)  
FLOORS: Ground to 5th Floor



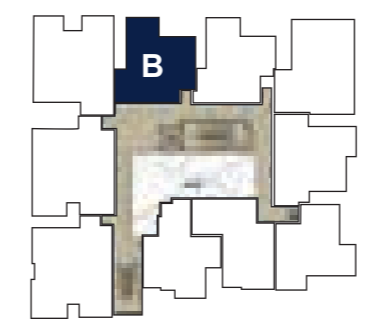


KEY PLAN - PHASE 5

# FLOOR PLAN PHASE V

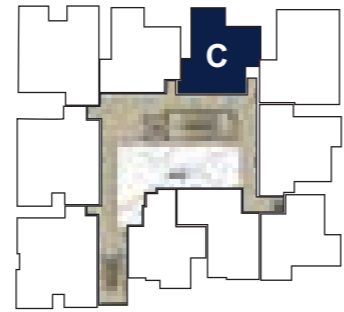
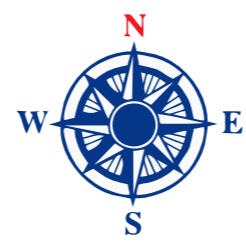


TYPE A: 864 Sq.ft (3BHK)  
FLOORS: Ground to 5th Floor



TYPE B: 630 Sq.ft (2BHK)  
FLOORS: Ground to 5th Floor

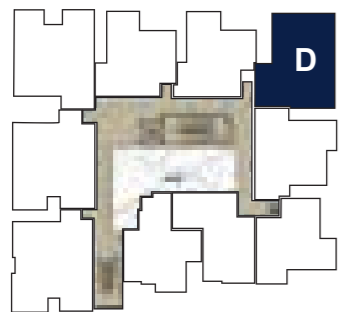
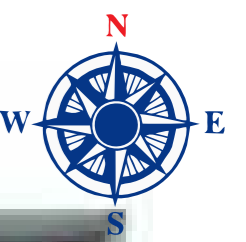




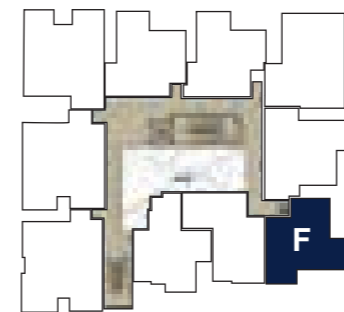
TYPE C: 631 Sq.ft (2BHK)  
FLOORS: Ground to 5th Floor



TYPE E: 760 Sq.ft (3BHK)  
FLOORS: Ground to 5th Floor

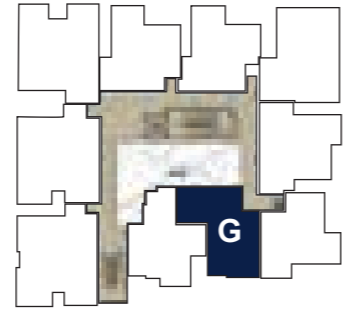
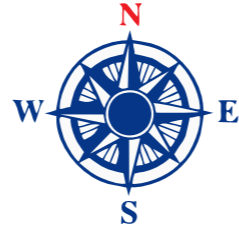


TYPE D: 884 Sq.ft (3BHK)  
FLOORS: Ground to 5th Floor

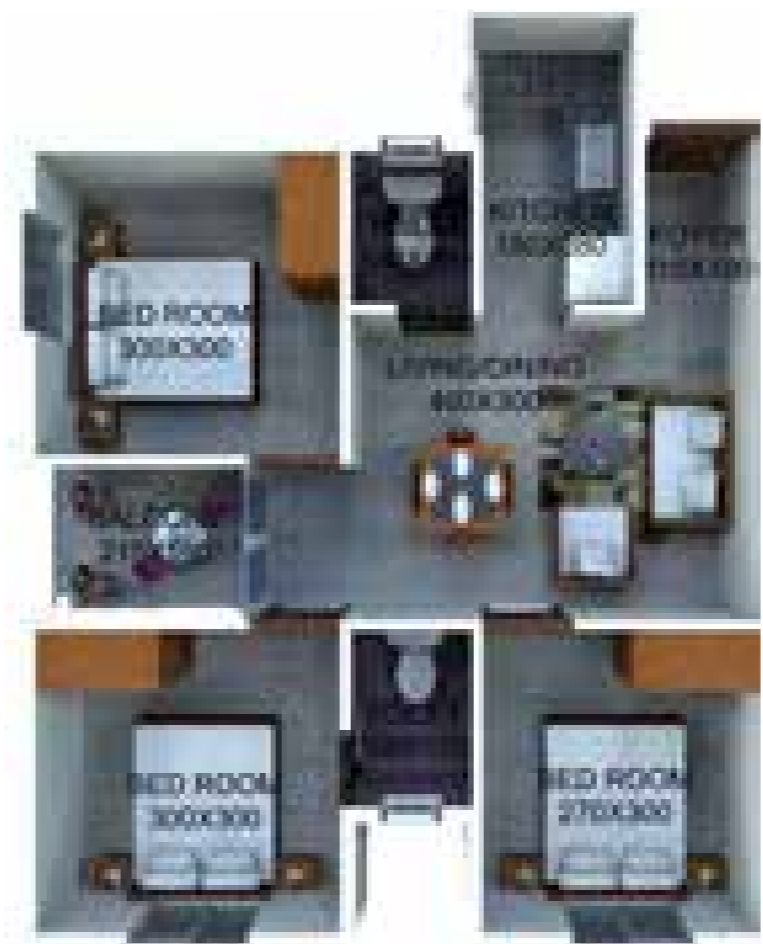
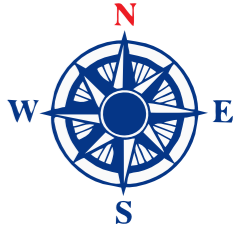


TYPE F: 642 Sq.ft (2BHK)  
FLOORS: Ground to 5th Floor

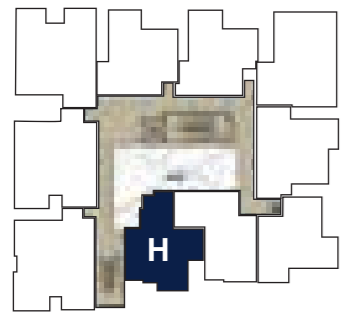




TYPE G: 675 Sq.ft (2BHK)  
FLOORS: Ground to 5th Floor



TYPE I: 886 Sq.ft (3BHK)  
FLOORS: Ground to 5th Floor



TYPE H: 675 Sq.ft (2BHK)  
FLOORS: Ground to 5th Floor



TYPE J: 885 Sq.ft (3BHK)  
FLOORS: Ground to 5th Floor



# SPECIFICATIONS

FLOORING : Ceramic tile flooring for the entire apartment.

PAINTING : Putty (Living & dining only) with superior quality OBD for internal walls and ceiling, weather coat for exterior walls, enamel paints for doors & grills.

TOILET : Antiskid ceramic tiles for flooring, glazed tiles for wall up to 4 feet height. Wash basin in dining, good quality CP fittings, PVC toilet door.

KITCHEN : Counter with kadappa top single bowl sink, Glazed tiles above the counter to a height of 30 cms.

DOORS : RCC door frame with flush door shutter.

WINDOWS : RCC frame windows with ms shutter and safety grills.

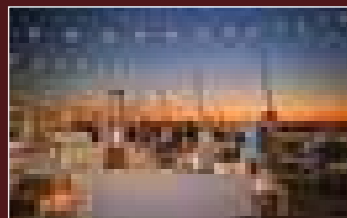
ELECTRICAL : Minimum electrical points. Concealed conduits wiring with fire resistant cables, Elegant modular switches controlled by ELCB and MCB with independent KSEB meter.

GENERATOR : Generator backup for elevators, common lighting & water pumps.

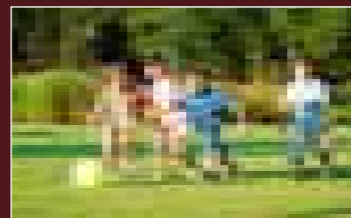
ELEVATORS : 1 manual Lift.

WATER & SEWERAGE : Government water supply / bore well water.

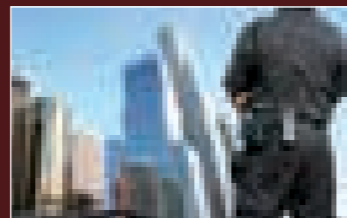
## AMENITIES



Rooftop Party Area



Children's Play Area



24/7 Security

## Our projects in kerala

### Ongoing projects



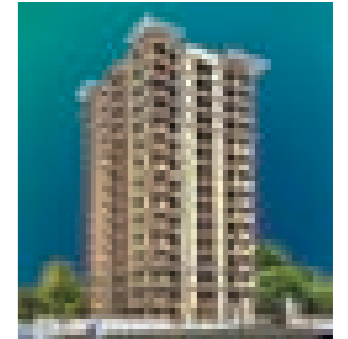
Bhavani  
Thycaud, Trivandrum



Highlands  
Kaniyapuram, Trivandrum



River View Gardens  
Thrikkannapuram, Trivandrum



Sandal Tower  
Behind CET College, Trivandrum



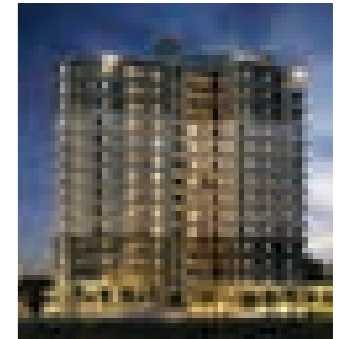
Shridi Phase 2  
Opp.St.Thomas school,  
Trivandrum



Vaishnavam  
Sreekariyam, Trivandrum



Canary  
Changanassery



Sudarshanam  
Guruvayoor

### Completed projects



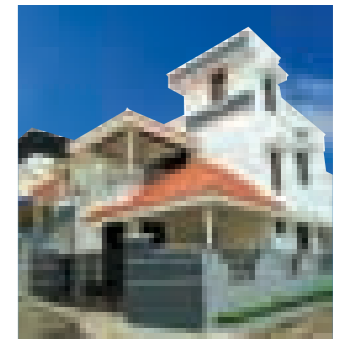
Surya Kiran  
PTP Nagar, Trivanrum



Shridi Phase 1  
Opp. St.Thomas School, Trivandrum



City Crown  
Poojappura, Trivandrum



Sai Villa's  
Opp. St. Thomas School, Trivandrum



Promenade Square  
Near Kims hospital, Trivandrum



Travancore Heights  
Changanassery



Regal Tower  
Vazhayila, Trivandrum

Other Projects:  
Bangalore, Tiripur, Mysore  
Coimbatore