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CALICUT

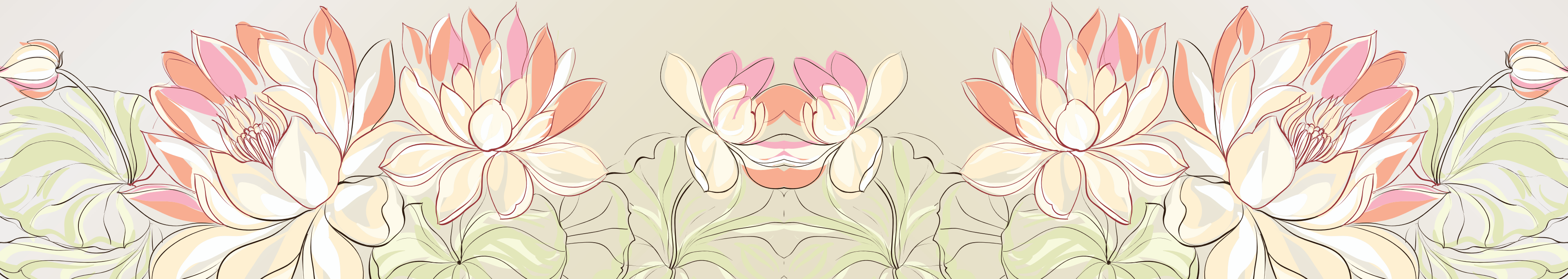
11/532 - A, II Floor
P.K.Commercial Complex
Cherooty Road
Kozhikode - 673032

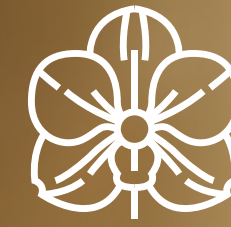
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come
home to
curated
living



Sreerosh Springdale. An address of distinction.

Gorgeous is the word. Fabulous is the vibe. The über-premium world of Sreerosh Springdale is for those who believe that style is the only real luxury that is desirable. Chic urban lifestyle meets privacy in these exclusive boutique apartments that are about to raise the benchmark for luxury living at Thalap, Kannur. An icon of stately elegance, Sreerosh Springdale has been designed to blend the traditional and the contemporary with subtle charisma and uncompromising functionality.

So, what you get are gracefully proportioned residences and homes you would love to make your own.

To know more, call 9388359600 right away.



An aesthetic expression.

Everything at Sreerosh Springdale is about crafted style.

Highly visual with tactile and thoughtfully conceived interiors, premium inclusions and attention to the finer details the design here aims to provide an immersive luxury experience.

Dedicated to beauty and integrity, the architecture and orientations integrate all things Kerala with the unique coastal landscaping to complement the relaxed ambiance.



Boutique lifestyle and more.

Sreerosh Springdale offers a selection of two and three bedroom apartments designed to the highest standards taking advantage of the space and surroundings. The community is beautifully landscaped and incorporates recreational options and activities that encourage you to live a healthy life, make friends and live it up.



Planned neighbourhood.

The dynamics of a thriving local community, with easy access to the best that Kannur has to offer-that's Sreerosh Springdale for you. The location is close enough to the city to soak up the urban energy yet far enough to provide a home filled with innovative amenities to surround you with a privileged lifestyle. What's more, daily needs, conveniences, and indulgences are just an elevator ride away. Talk of work-life and all things balanced perfectly-just for you.

FIND YOUR HOME

Luxury meets thoughtful living at Sreerosh Springdale. Seamlessly merging imagination, style, comfort and all things home, it truly takes luxury living to an all new level. Time you moved in.

LOCATION

RS No 504/2, Corporation Division No 47, Near Hridayaram Counseling centre, Chandan Road, Thalap, Kannur 670 002.

A residential suburb in Kannur, Kerala, located on the National Highway 17, famous for its cultural and religious heritage.



APARTMENT AREA

TOTAL FLAT AREA 74925 sq.ft			
BASEMENT + GROUND FLOOR PARKING		14 FLOORS	53 APARTMENTS
FLAT A - 2nd - 14th FLOOR	3 BHK	1795 sq.ft. each	13 APARTMENTS
FLAT B - 1st FLOOR LVL	2 BHK	995 sq.ft. each	1 APARTMENT
FLAT B - 2nd - 14th FLOOR	2 BHK	995 sq.ft. each	13 APARTMENTS
FLAT C - 1st - 14th FLOOR	3 BHK	1700 sq.ft. each	14 APARTMENTS
FLAT D - 3rd - 14th FLOOR	2 BHK	1155 sq.ft. each	12 APARTMENTS

ACCESSIBILITY

Railway Station - 1.2 kms.
 Bus Terminal - 1.5 kms.
 (Close to NH 66 and the Thavakkara Bus Terminal)
 St. Angelo's Fort (Kannur Fort) - 3 kms.
 Payyambalam Beach - 2.5 kms.
 Airport - 25 kms.

SCHOOLS

SN Vidya Mandir
 Chinmaya Balabhavan
 Gem International Pre-School
 Government UP School
 Government of Talap Mixed UP School
 Chenginipadi School
 Bharathiya Vidya Bhavan

COLLEGES

Chinmaya Mission College
 College of Commerce
 Wales College Of Science and Management
 A K G Memorial Co Operative College of Nursing

HEALTH CARE

Hridayaram Counselling Centre
 Koyili Hospital
 A.K.G Memorial Co-operative Hospital
 Chaithanya Hospital
 JJ Hospital
 Kripa Nursing Home
 MAKS International Institute of Medical Sciences
 Madhavrao Scindia Hospital
 Fathima Hospital
 KIMST Hospital

PLACES OF WORSHIP

Shree Sundareswara Temple
 Juma Masjid
 CSI Church

FEATURES

ARCHITECTURE

The disciplines of architecture, interior and urban design comes together at Sreerosh Icon. Modern and contemporary it has been designed by the renowned Architectural Firm in Kozhikode
M/s STAPATI ARCHITECTS.

AMENITIES

- › 24 x 7 Security
- › Boom Barrier
- › Children' Play area.
- › Air Conditioned Lounge
- › Swimming Pool
- › Open Party Area
- › Fitness Center.
- › Games Room.
- › Lifts to all floors
- › Landscaped exteriors
- › Covered car parking
- › Standby generator
- › 3 Phase Connections for all Apartments
- › Close Circuit Television (CCTV) Camera
- › Fire Fighting system as per fire and rescue norms
- › Good potable ground water available in plenty

STRUCTURE

- › Pile/Raft Foundation.
- › Laterite/cement blocks masonry for external and internal walls.
- › RCC frame structure designed for earthquake resistance (Zone 111).
- › Smooth plastered and painted walls.

FINISHING AND FIXTURES

Entrance lounge

Beautifully appointed and fully furnished reception area.

Flooring

Granite/Marble/Vitrified.

Walls

Acrylic emulsion with texture paint and wall cladding.

Ceiling

Gypboard false ceiling with acrylic emulsion paint

Electrical

Premium light fittings. Optimal balance of natural and artificial lighting.

Entrance Door

Toughened glass.

Fixtures/Fitting

Premium furniture and furnishing.

Stairway at the entrance area

Granite Slab / Vitrified

Fire Stairway - Flooring

Ceramic tiles

Flooring - Apartments

- › Vitrified tiles for living and dining area/ bedrooms/ kitchen areas.
- › Ceramic tiles for toilets and balconies.

Joinery

Teakwood polished commercial flush main door and painted internal doors. UPVC/ Aluminum windows with MS grills.

KITCHEN

- › Adequate power sockets for home appliances.
- › Polished granite slab for the kitchen counter.
- › Ceramic tiles above counter to a height of 60 cms.
- › Premium brand stainless steel sink with drain board.
- › Electrical and plumbing facilities for water purifier and washing machine/dish washer.

BATH & TOILETS

- › Premium quality ceramic floor tiles and wall tiles up to ceiling. Premium quality bath fittings.

- › Single lever divertor with shower heads in all the bath rooms.
- › Master bedroom washroom fitted with single lever basin mixer wash basins.
- › Wall mounted sanitary fixtures with concealed cistern in all toilets.

PAINTING

External walls

Premium emulsion 2 coats.

Internal walls and ceiling

2 coats premium emulsion over two coats putty finish.

ELECTRICAL

- › Concealed conduit wiring with copper conductor.
- › Adequate lighting /fan points.
- › 6/16 amps socket points controlled by ELCB and MCBs with independent KSEB meter,
- › Geyser and exhaust fans points in all the toilets and kitchen.
- › Premium quality Fire Retardant (FR) wiring.
- › PVC conduits for TV/antenna/ telephone.

PLUMBING AND SANITATION

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

LIFTS TO ALL FLOORS

One Passenger Elevator and One Bed Elevator lift fully automated with Automatic Rescue Device.

TELEPHONE POINTS/TV POINTS AND AC POINTS

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

STAND BY GENERATOR

- › Generator back up for common facilities -Elevators,

common lighting and pump room.

- › Generator back up for lights/fan in all rooms, Lighting at the entrance area, Calling Bell, TV Points.
- › 6 A point near the telephone point in the living area.
- › 6A point for water purifier in the kitchen.
- › 16 A for the refrigerator point with a load of 500 W.
- › Total Generator back up limited to 1250 W for each apartment.

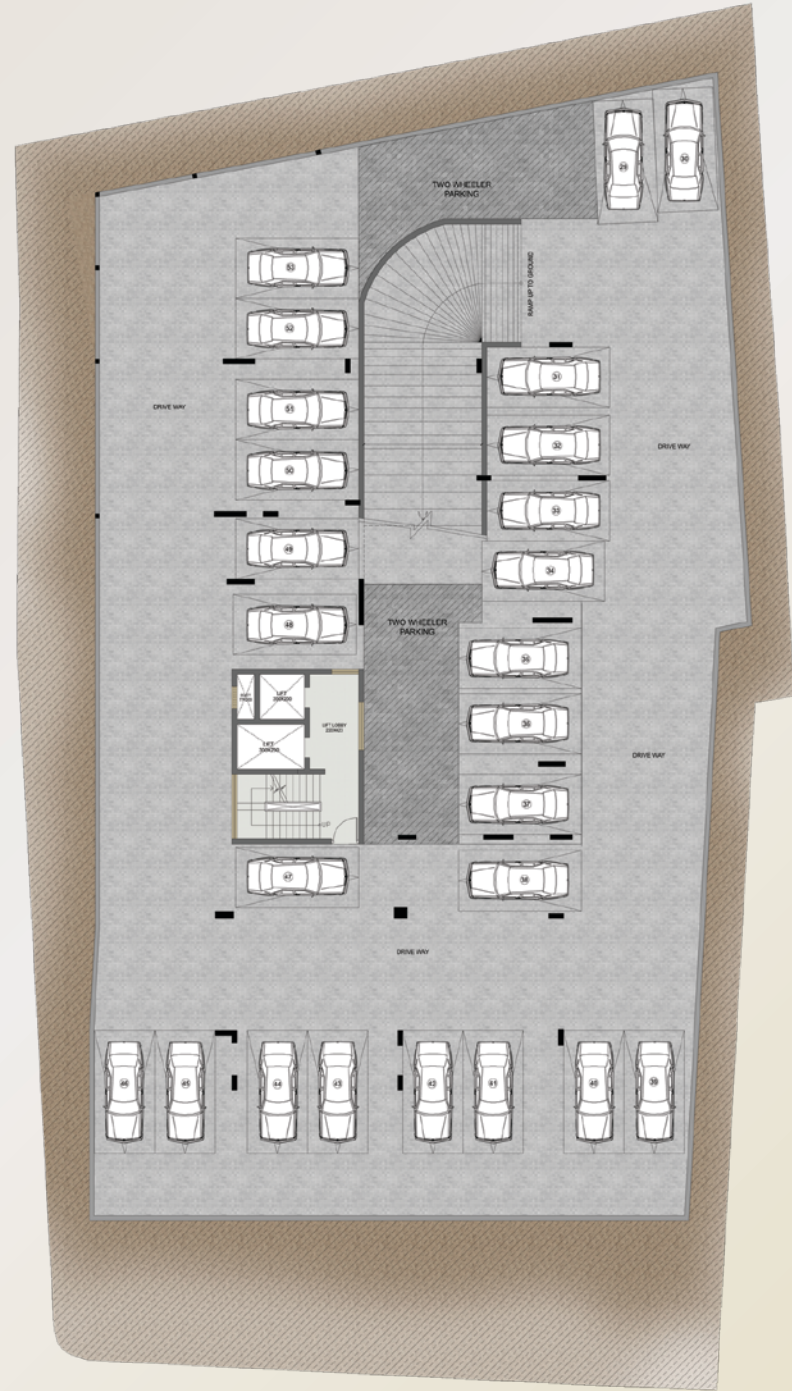
WATER

- › Well, Borewell and KWA connection.
- › Ground water supply from open wells or bore wells depending on availability.
- › KWA water supply subject to rules and regulations.
- › Water meter for domestic water consumption for each apartment.

SAFETY FEATURES.

- › Intercom facility.
- › Auto rescue device in the elevators.
- › CCTV Camera in the elevator/lounge area and corridors.





BASEMENT FLOOR

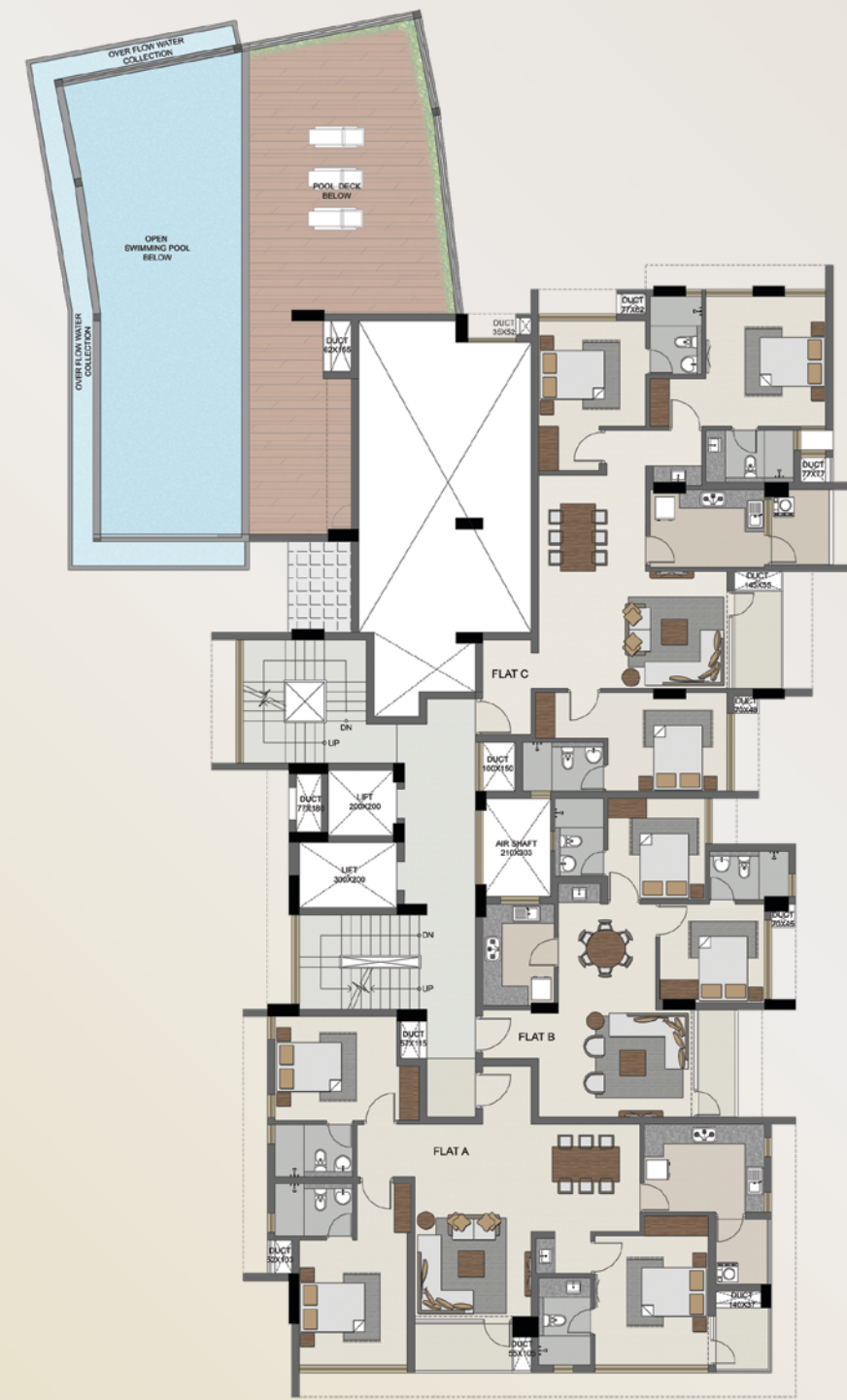


GROUND FLOOR



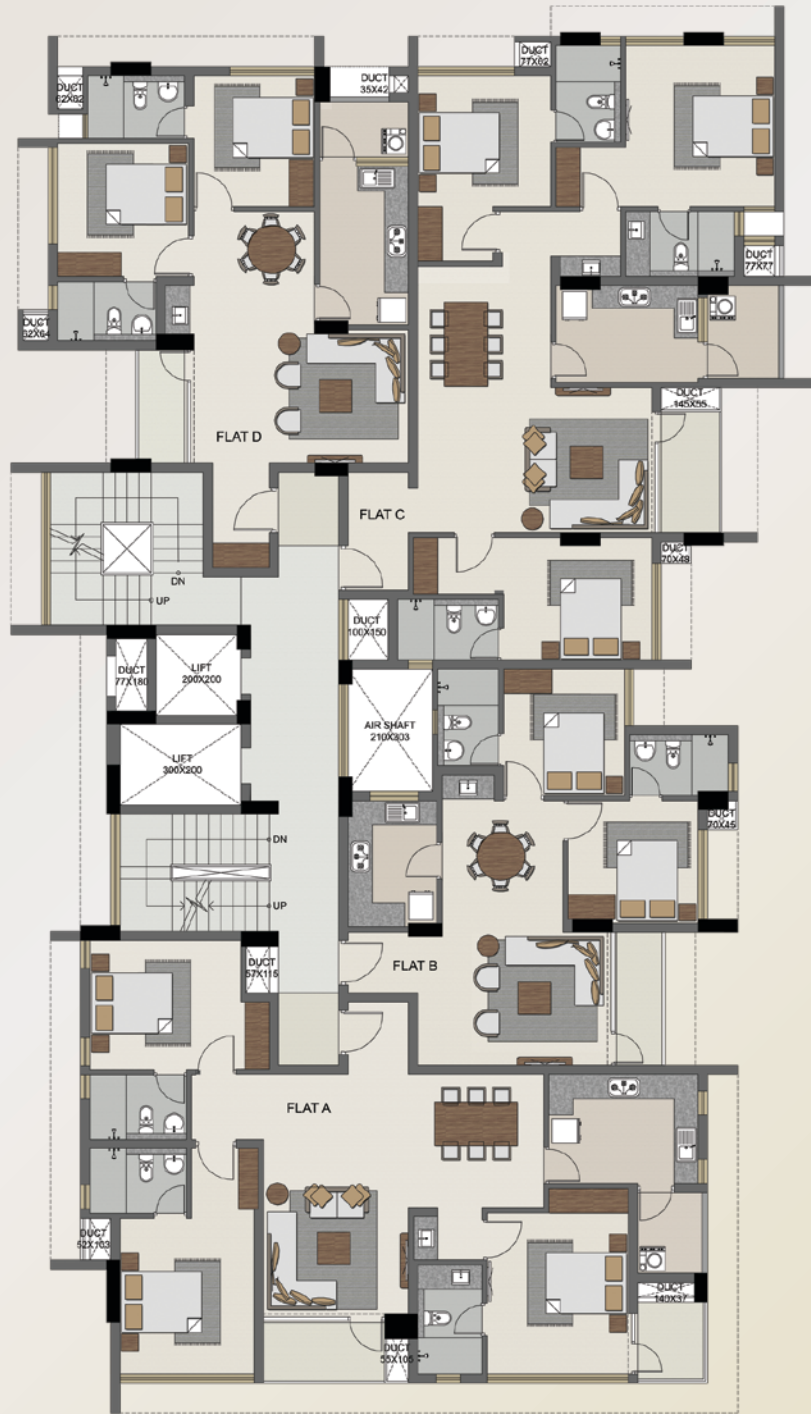
FIRST FLOOR

- The Furniture and fittings shown in the plan are indicative only and for better understanding of the plan and does 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 in actual conditions



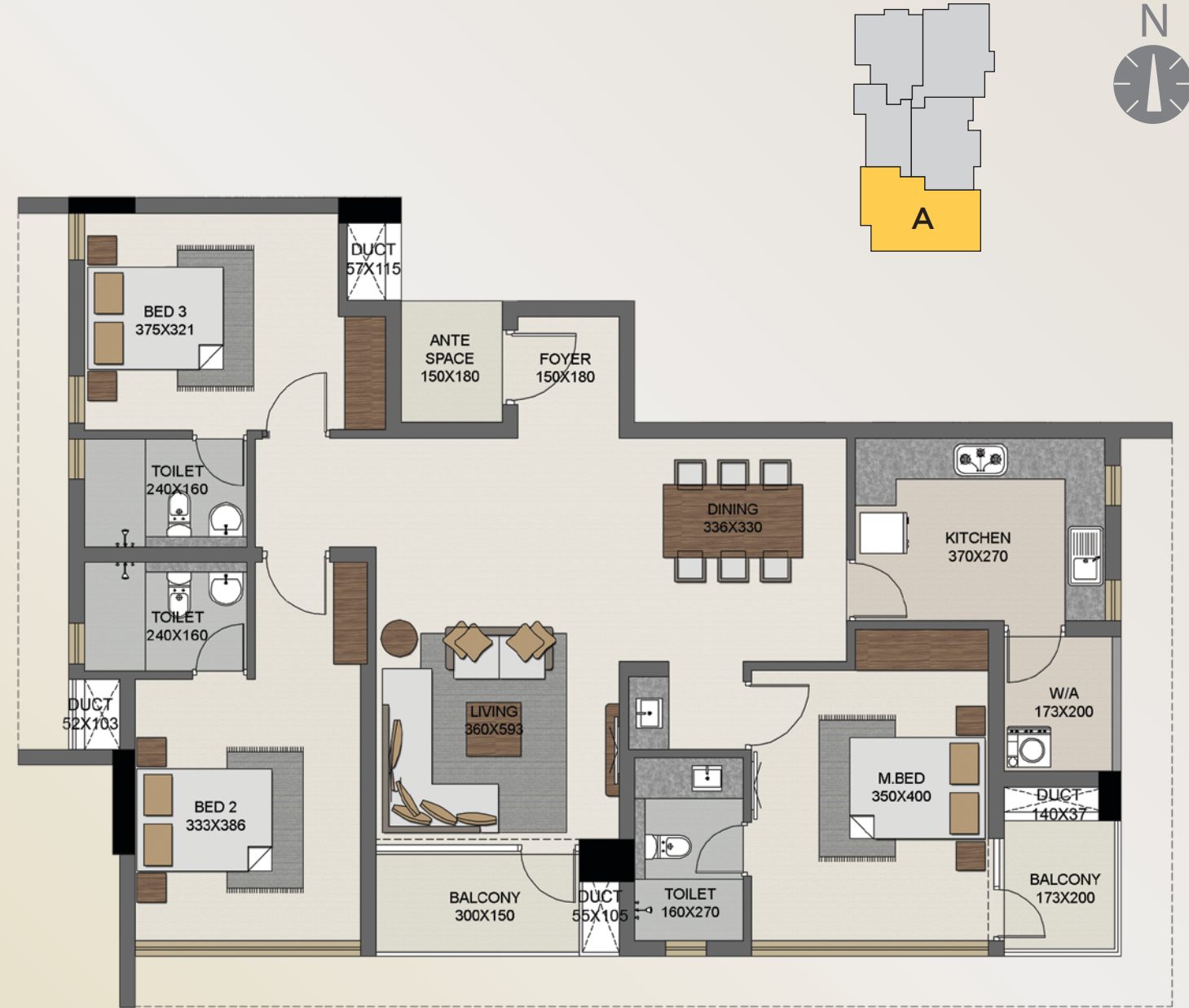
SECOND FLOOR

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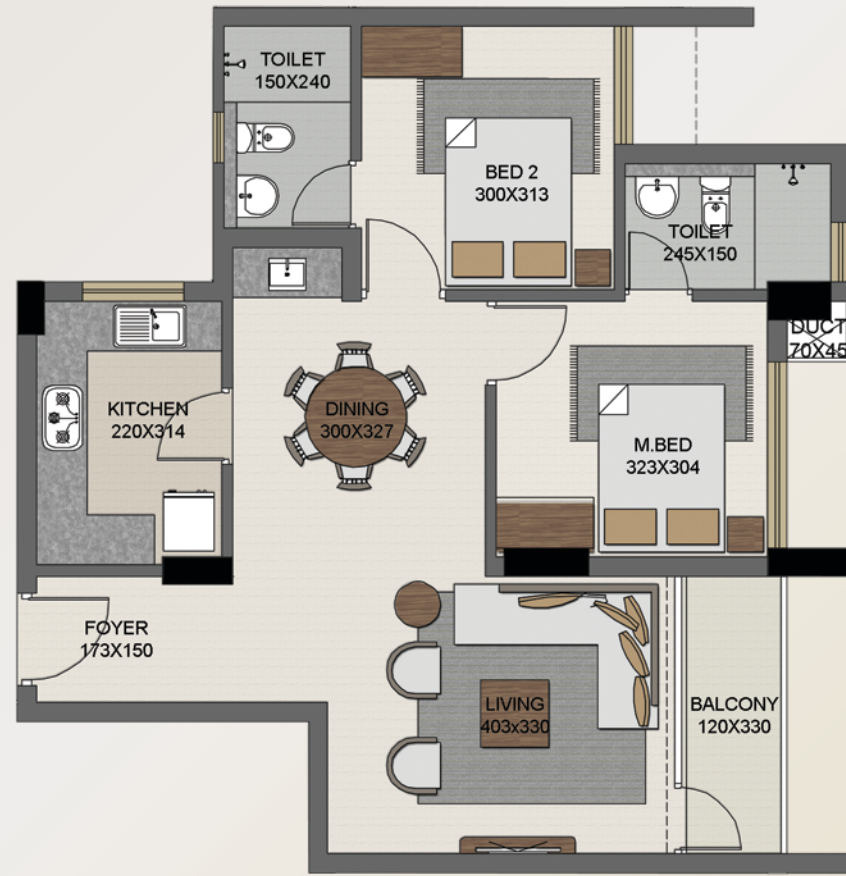
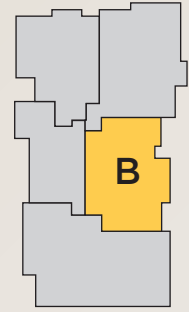
TYPICAL FLOOR - 3rd - 14th FLOOR



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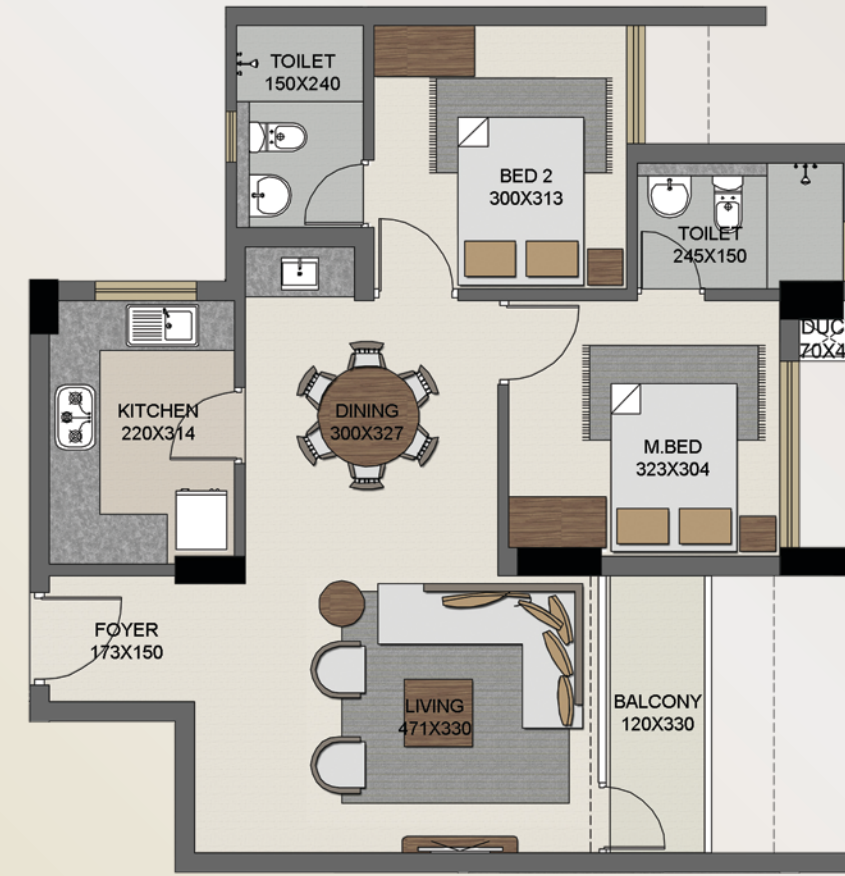
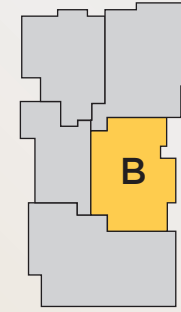
**FLAT A - 2nd - 14th FLOOR
 SUPER BUILT-UP AREA - 1795 SQFT.
 CARPET AREA : 1278 SQFT.**





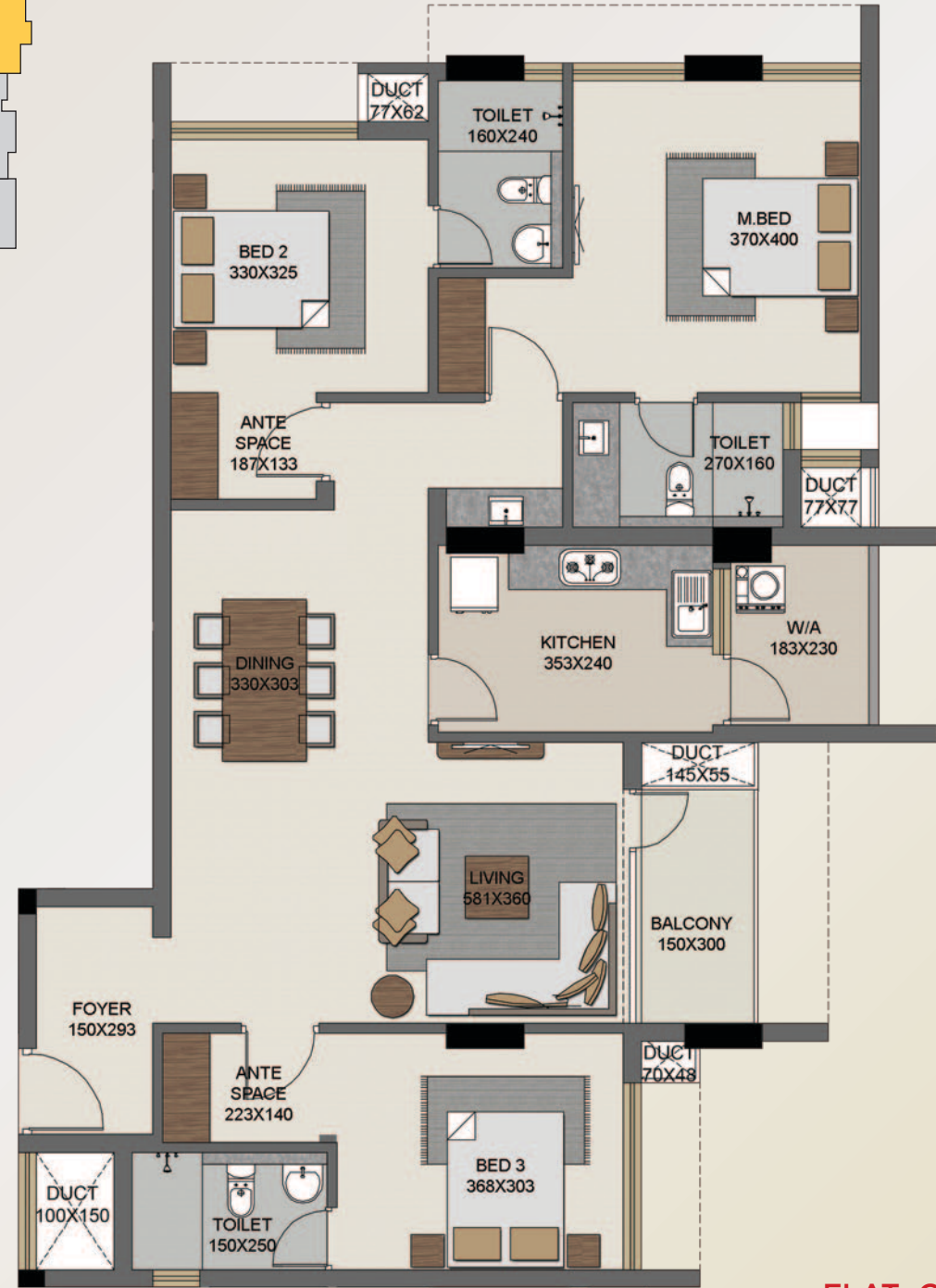
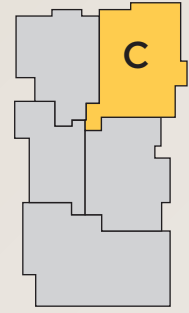
FLAT B - 1st FLOOR LVL
SUPER BUILT-UP AREA - 995 SQFT.
CARPET AREA : 708 SQFT.

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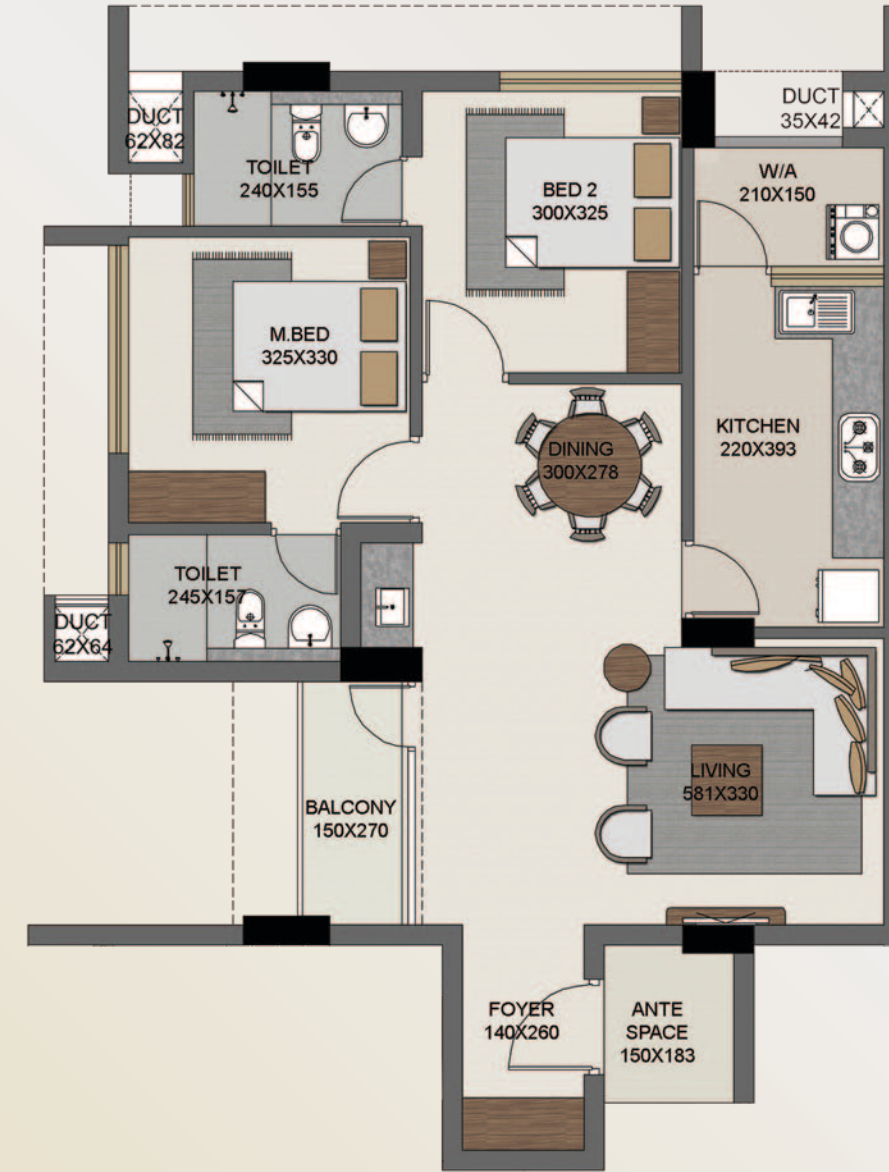
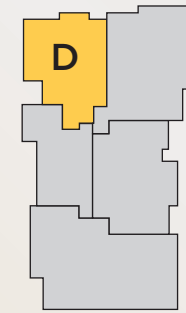
FLAT B - 2nd - 14th FLOOR
SUPER BUILT-UP AREA - 995 SQFT.
CARPET AREA : 701 SQFT.

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FLAT C - 1st - 14th FLOOR
SUPER BUILT-UP AREA - 1700 SQFT.
CARPET AREA : 1242 SQFT.

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



FLAT D - 3rd - 14th FLOOR
SUPER BUILT-UP AREA - 1155 SQFT.
CARPET AREA : 804 SQFT.

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Ongoing Projects

- Bharath - Kozhikode, Kerala
- Springdale - Kannur, Kerala
- Sreerosh Harmony - Muzhappilangad, Kerala - **Ready to occupy**
- Sreerosh Brownstone - Kozhikode, Kerala - **Nearing Completion**



Featured Completed Projects - Chennai & Coimbatore

- Sreerosh Anthea - Mogappair West
- Sreerosh Athena - Mogappair West
- Sreerosh Sree Prasad - Mogappair West
- Sreerosh Caledenia - Kilpauk
- Sreerosh Rhea - Kilpauk
- Sreerosh Madhav - Kilpauk
- Sreerosh Renaissance - Kilpauk
- Sreerosh Centre - Kilpauk
- Sreerosh Silverstone - Kilpauk
- Sreerosh Ramanika - Egmore
- Sreerosh Meadows - Anakaputhur
- Sreerosh The Freedom Square - Coimbatore



Featured Completed Projects - Kerala

- Sreerosh Residency - Kozhikode
- Sreerosh Green Acres - Kannur
- Sreerosh Karun Villa - Kozhikode
- Sreerosh Belvedere - Govindapuram
- Sreerosh Seascape - Thalassery
- Sreerosh Sea Face - Kozhikode
- Sreerosh Willow Heights - Kannur
- Sreerosh Emerald Heights - Kannur
- Sreerosh Bayheights - Kannur
- Sreerosh Sreepadmam - Kannur
- Sreerosh Midtown - Kannur



**To know more about our projects
please visit : www.sreerosh.com**



SREEROSH DEVELOPERS (P) LTD.

COMPANY OVERVIEW

Sreerosh Properties was founded by **Sreedharan Payani**, an experienced Real Estate Developer and a native of North Kerala.

Equipped with a Masters Degree in Civil Engineering from Indian Institute of Technology, Madras, Sreedharan Payani started this Company in 1994 with a vision to create lasting value in realty by effectively blending land use, entitlement, and construction expertise. His approach to real estate reflected his deep understanding of the urban landscape and the need for residential, commercial and mixed-use environments. With no competing interests, he made building homes his singular focus, delivering nothing but the best to the home buyer.

Today, Sreerosh is recognized as an award-winning Company with a proven track record of high performance and success which has translated to a combined development portfolio of **2 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 the creation of value, Sreedharan's unwavering commitment to quality and integrity continues to define Sreerosh Properties.

Sreerosh Springdale is a Project by Sreerosh Developers (P) Limited - A Company that caters exclusively to the realty market in Kerala and their unique sensibilities.

Dedicated to the core values of excellence, integrity, and value creation - a Sreerosh legacy, Sreerosh Developers (P) Limited is co-managed by **Shobhiraj and Reji**, civil engineers and specialists with extensive experience in Kerala's realty operations.

Associated with the parent company, Sreerosh Properties since 2006 in multiple leadership capacities, they bring their expertise and commitment to Sreerosh Developers (P) Limited as Directors of the Company.

Member of **CREDAI**

Architects : M/s STAPATI ARCHITECTS

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.