



Where
happiness
blooms and
life begins

Tulips



Where opulence blooms gracefully

“

At Shanoor Homes, our customers are at the heart of everything we do. We are committed to delivering homes with clarity, integrity, and uncompromising quality. Our focus has always been on providing budget-friendly, high-quality apartments and villas by utilising innovative construction techniques. With 16 years of experience and ISO certification, we ensure transparency in project scheduling, superior finishes, and on-time delivery.

What truly sets Shanoor Homes apart is our status as a zero-credit company. With over 7 lakh sq. ft. completed and more than 1,000 satisfied customers, we have built a reputation for reliability. Our dedicated workforce is the backbone of our success.

We guarantee proper land deeds, strict adherence to all regulations, and a commitment to quality that ensures your investment is not only safe but also primed for future appreciation.

”



Director
Anjumen Abdeen
PGDBA





Where serenity blooms naturally

Imagine waking to sun-drenched open spaces, the gentle symphony of birdsong as your morning serenade. This isn't just a dream - it's your reality at Tulips by Shanoor Homes.

Here at Shanoor Tulips, convenience embraces the magic of nature. This beautiful property flourishes in a prime location, close to the city's pulse yet nestled amidst the tranquility of the outdoors. It promises a holistic life filled with peace and comfort.

Shanoor Tulips offers a unique fusion of luxury and convenience, with carefully crafted 2, 3 BHK & duplex apartments designed to let you blossom to your full potential. Are you ready to embrace the greener side of life?



*“Tulips are a symbol of beauty,
hope, and new beginnings.”*





SHANNOOR
lifestyle villas & apartments

Trust
the
best



Where convenience blooms effortlessly

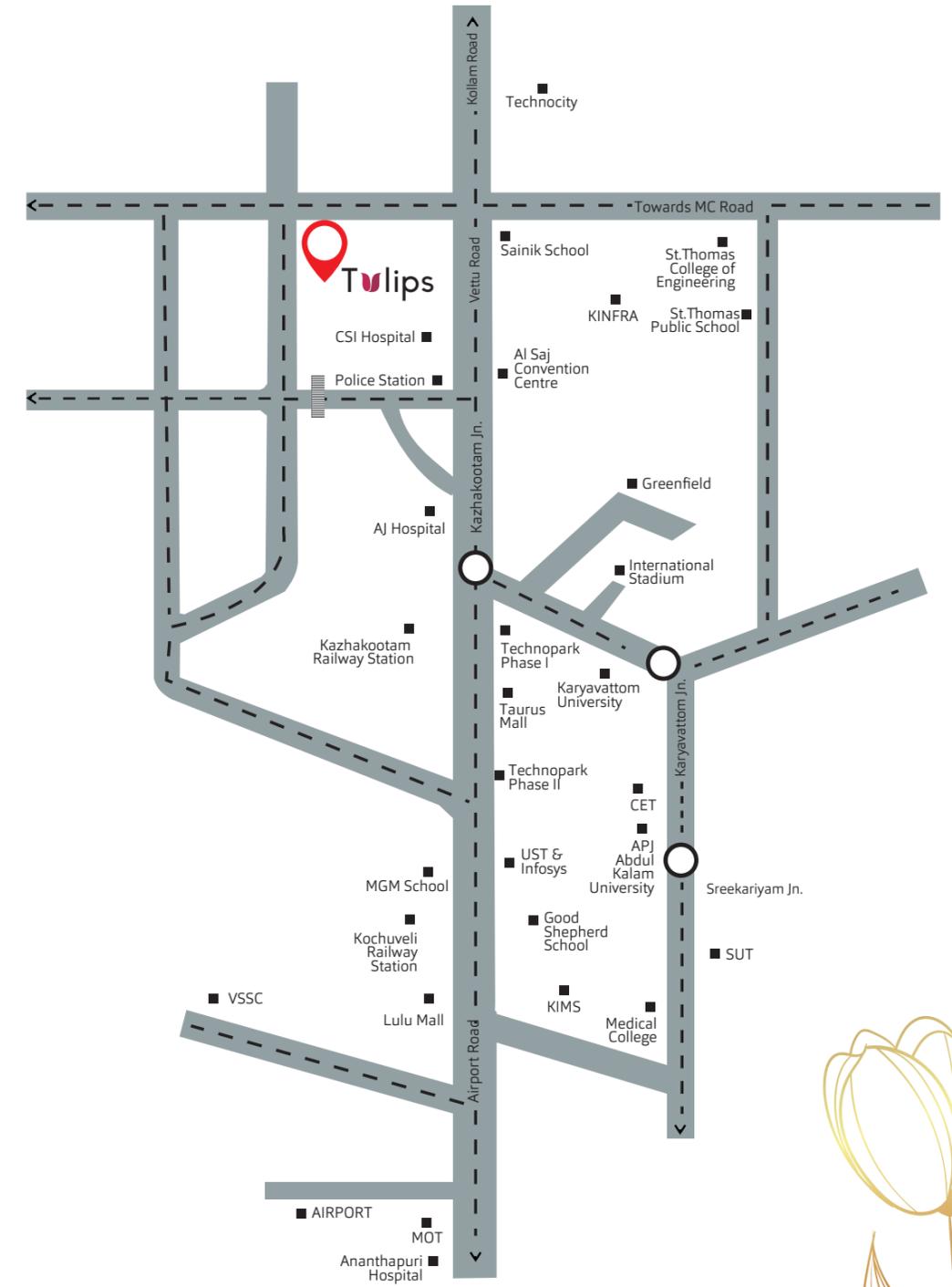


Discover a life where convenience unfolds like a blooming flower, its petals reaching towards a future filled with opportunity.

At Shanoor Tulips, nestled near Technopark, Kazhakootom, Trivandrum, this vision becomes your everyday. Here, amidst the calming embrace of nature, you will find yourself perfectly positioned to enjoy all life has to offer.

Whether it's schools, hospitals, shopping malls, or eateries, everything is close to home. Live a life painted in all the colours of elegance and ease, allowing you to focus on what truly matters.





CSI Mission Hospital	2 KM	Infosys	6 KM	Taurus Mall	4.5 KM
A J Hospital	1.7 KM	UST Global	6 KM	MOT	13 KM
KIMS	10.5 KM	Technopark	3 KM	Al Saj Convention Centre	2 KM
CET	8 KM	VSSC	4 KM	MGM School	7 KM
APJ Abdul Kalam University	8.5 KM	Kinfra Park	3.5 KM	Good Shepherd School	9 KM
Marian Engineering College	2 KM	Airport	13 KM	Jyothis Central School	1.8 KM
St. Xaviers College	3.5 KM	Trivandrum Medical College	11.5 KM	OUR Public School	650 M
St. Thomas College	6 KM	Railway Station Kazhakootam	2.9 KM	Sainik School Kazhakootam	3 KM
Karyavattom Campus	3.5 KM	KSRTC Bus Stand Kaniyapuram	2.5 KM	St. Thomas School	6 KM
Greenfield International Stadium	3.5 KM	Lulu Mall	8.5 KM		



*“Like the petals of Tulips,
life reveals moments of exquisite beauty,
each a smile for the heart.”*





OUR EXCLUSIVE AMENITIES

-  Well-furnished Entrance Lobby with WiFi
-  Association Hall
-  Unisex Health Club
-  Indoor Games Room
-  Working Space
-  Rooftop Party Area and Yoga Space
-  Sauna and Steam Bath



-  Barbeque Area
-  Reading Lounge
-  Indoor and Outdoor Children's Park
-  Gaming Station for Kids

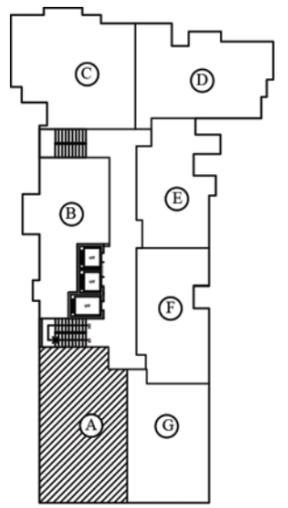
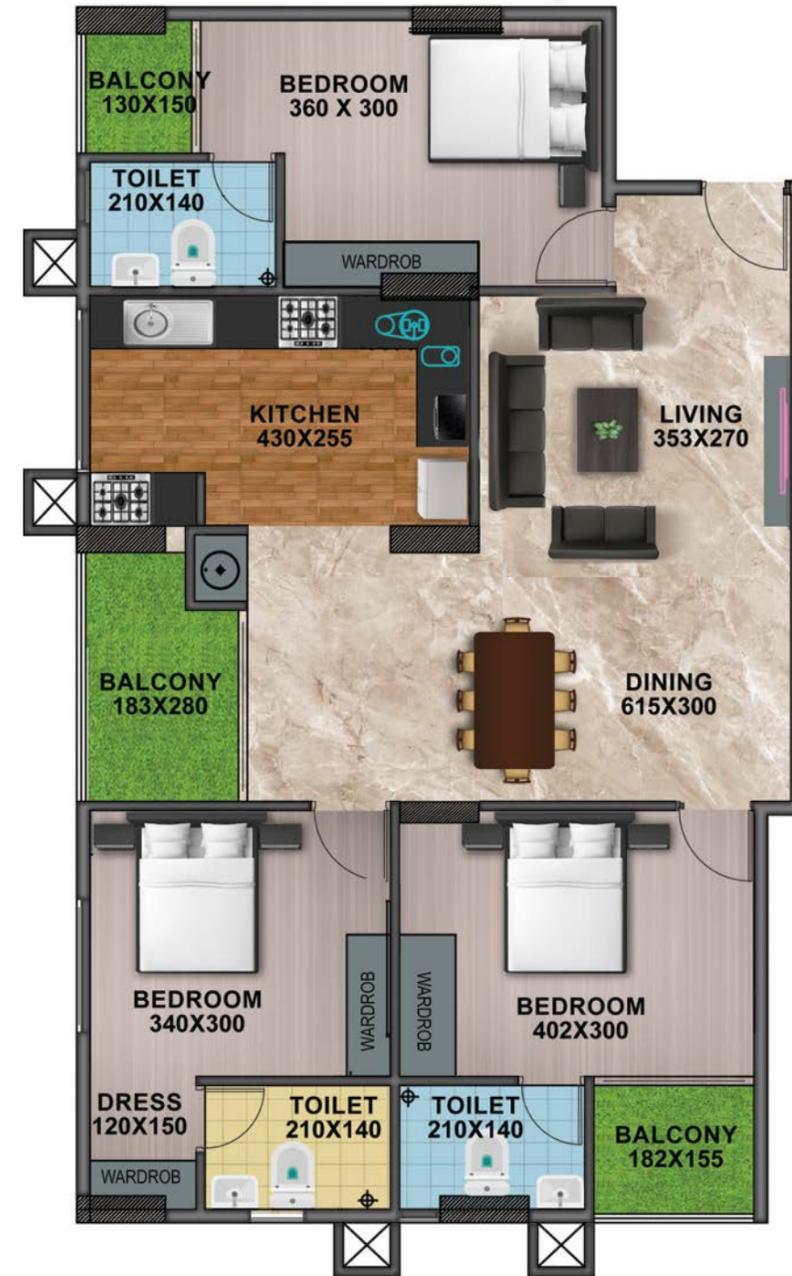




A modern family's home demands facilities that are smart, precise, and steadfast. Discover our array of intelligent features designed to upgrade your living experience.

SMART FEATURES INCLUDE

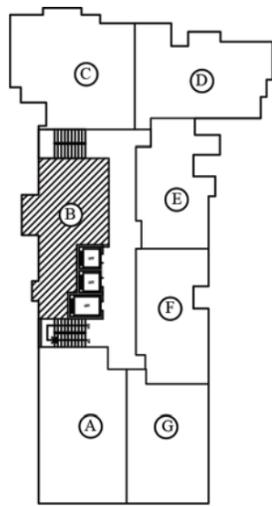
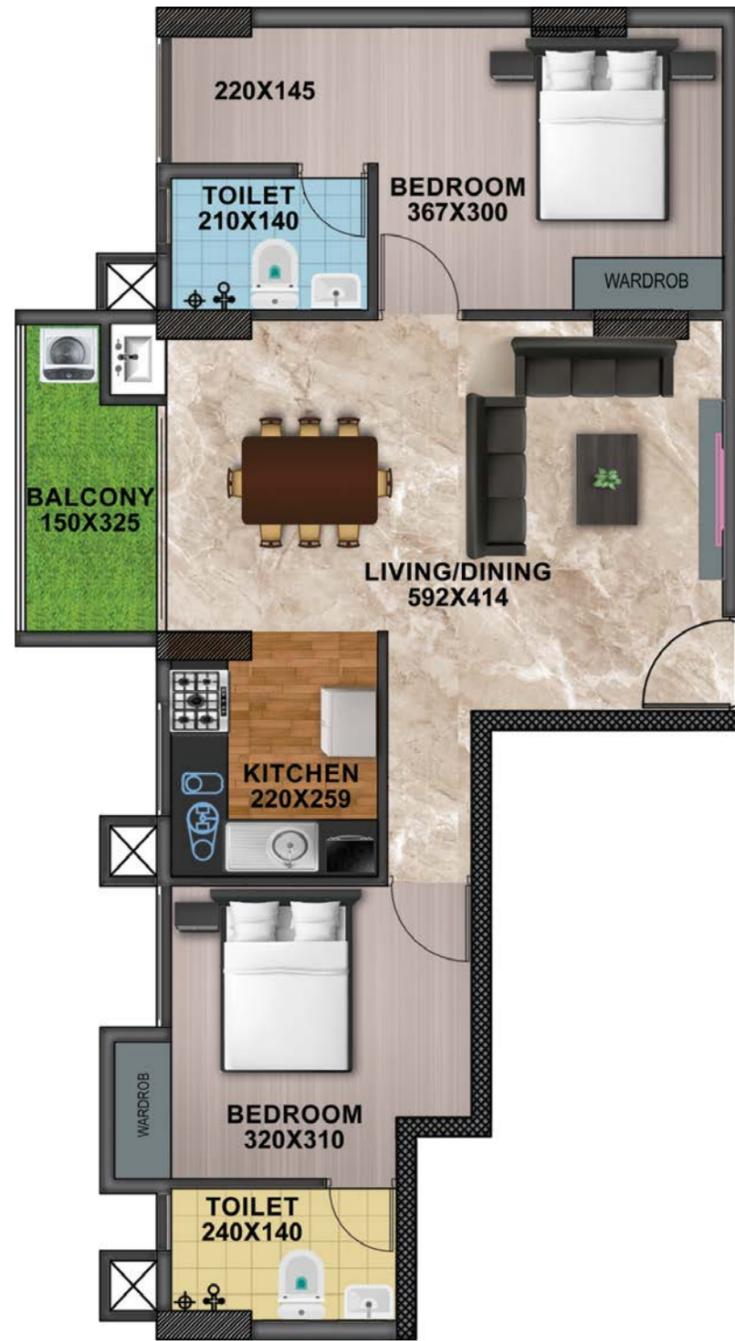
- Automated Gate Systems at Main Entrance
- Access Controlled Main Lobby
- Lobby with Mood Lighting
- Smart Lighting in Car Parking
- Automated Light in Gym
- Reticulated Gas Line
- CCTV Surveillance - Entrance and Main Lobby
- Electrical Car Charging Provision
- Solar Lighting (8 KV) - Common Area
- Power Backup (1000 W for each apartment)



UNIT A 3 BHK

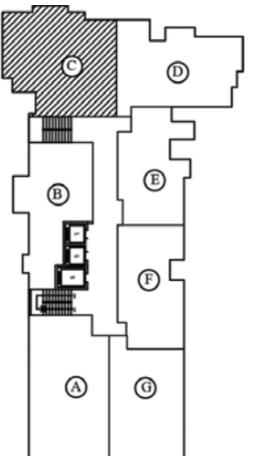
KEY PLAN

SALEABLE AREA 1448 Sq.ft.	PLINTH AREA 1139 Sq.ft.	RERA CARPET AREA 955 Sq.ft.	OPEN & CLOSED BALCONY 106 Sq.ft.
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KEY PLAN

UNIT B 2 BHK



KEY PLAN

UNIT C 3 BHK

SALEABLE AREA
1018 Sq.ft

PLINTH AREA
800 Sq.ft.

RERA CARPET AREA
663 Sq.ft.

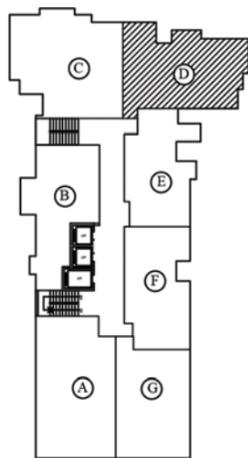
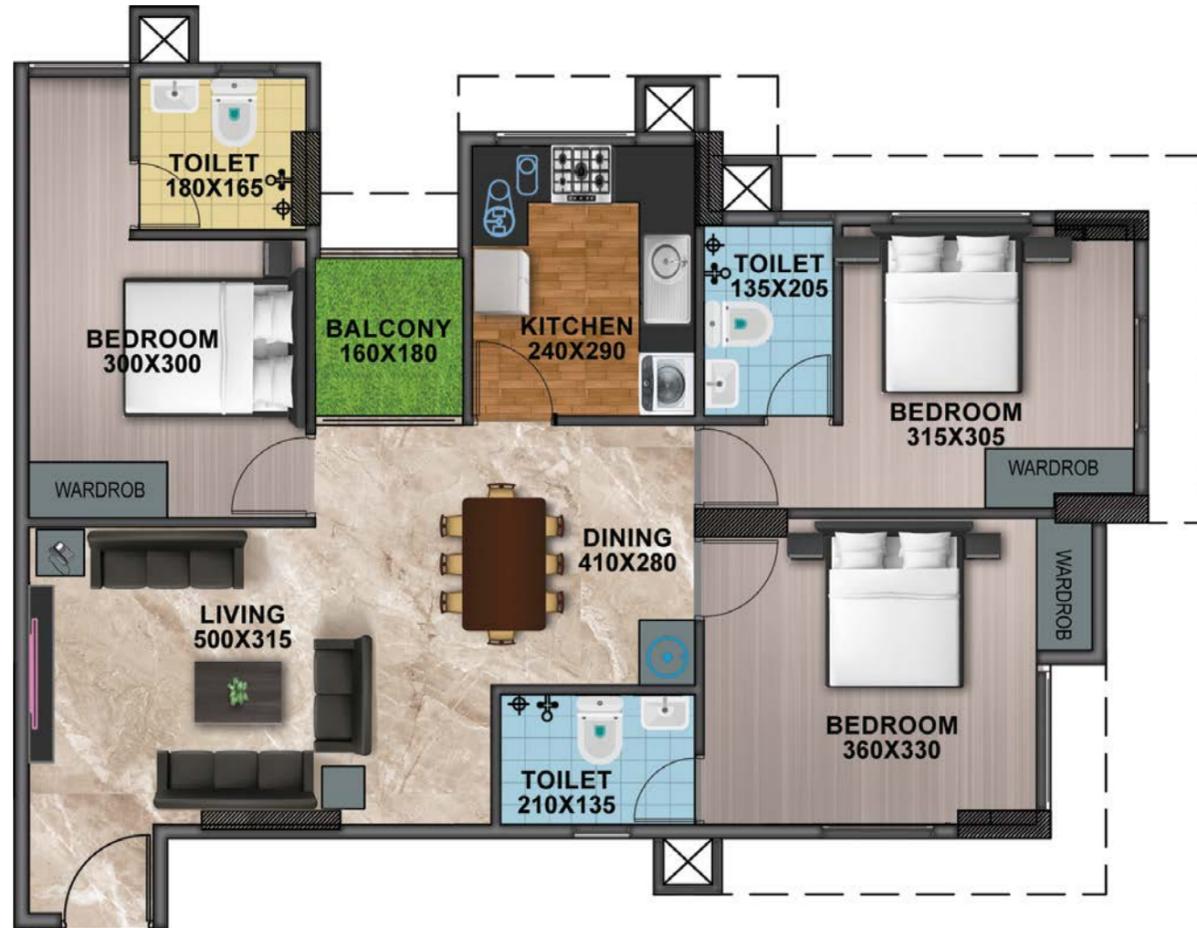
OPEN & CLOSED BALCONY
52 Sq.ft.

SALEABLE AREA
1389 Sq.ft.

PLINTH AREA
1092 Sq.ft.

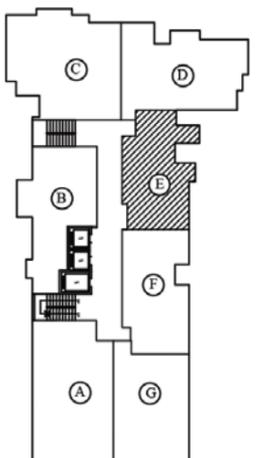
RERA CARPET AREA
923 Sq.ft.

OPEN & CLOSED BALCONY
89 Sq.ft.



KEY PLAN

UNIT D 3 BHK



KEY PLAN

UNIT E 2 BHK

SALEABLE AREA
1199 Sq.ft.

PLINTH AREA
942 Sq.ft.

RERA CARPET AREA
829 Sq.ft.

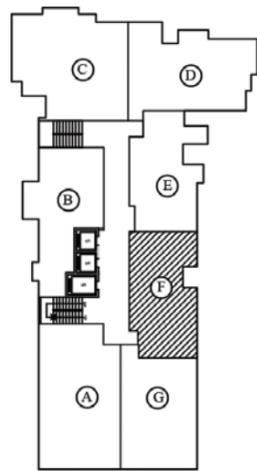
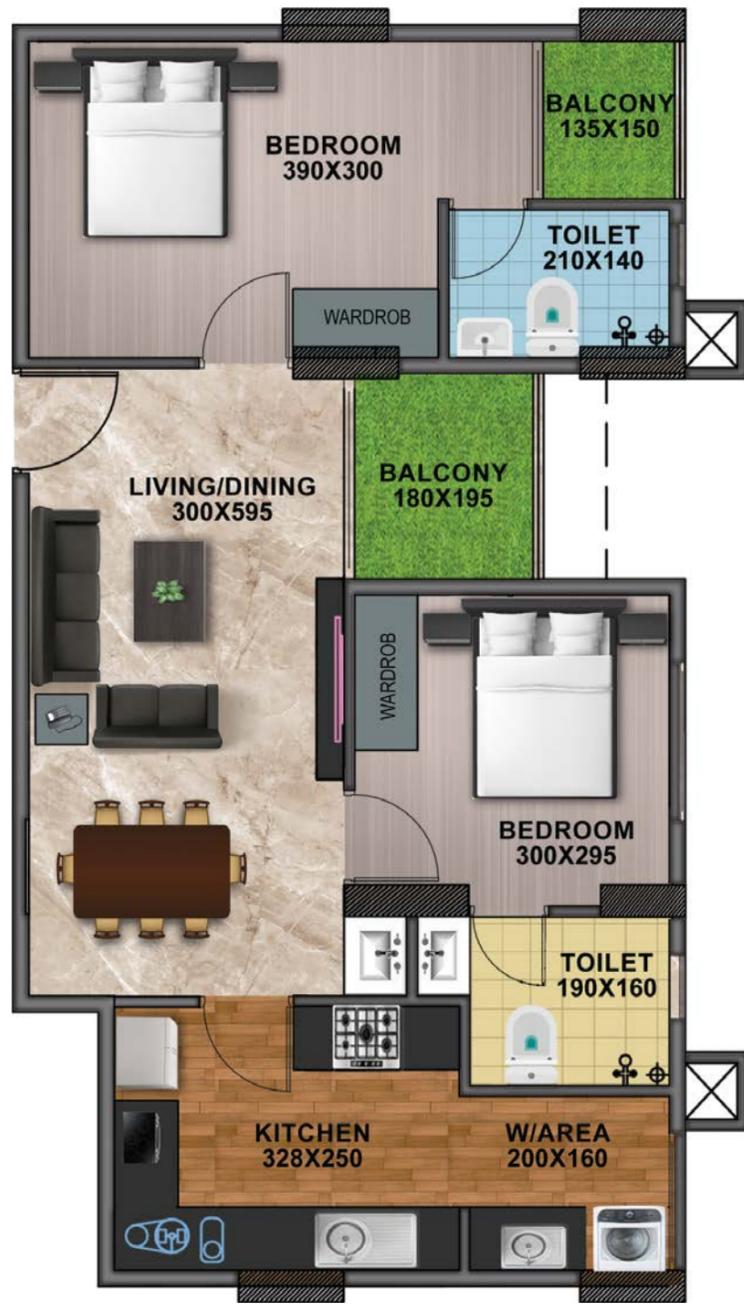
OPEN & CLOSED BALCONY
31 Sq.ft.

SALEABLE AREA
925 Sq.ft.

PLINTH AREA
728 Sq.ft.

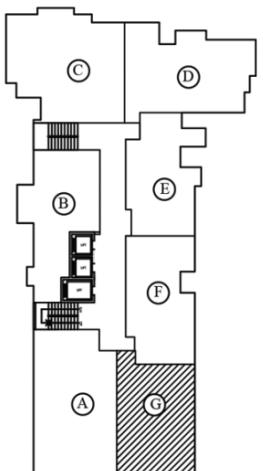
RERA CARPET AREA
610 Sq.ft.

OPEN & CLOSED BALCONY
44 Sq.ft.



KEY PLAN

UNIT F 2 BHK



KEY PLAN

UNIT G 2 BHK

SALEABLE AREA
969 Sq.ft.

PLINTH AREA
762 Sq.ft.

RERA CARPET AREA
630 Sq.ft.

OPEN & CLOSED BALCONY
60 Sq.ft.

SALEABLE AREA
1026 Sq.ft.

PLINTH AREA
806 Sq.ft.

RERA CARPET AREA
679 Sq.ft.

OPEN & CLOSED BALCONY
71 Sq.ft.

Specifications

STRUCTURE / WALLS

- RCC frame structure complying with seismic zone design.
- Porotherm light weight blocks for internal and external walls. Hollow CC blocks only for toilets.

PAINTING

- All internal walls and ceiling painted with acrylic premium emulsion over putty finish.
- External walls finished with texture with weather coat.

DOORS / WINDOWS

- Main door - Factory made veneer covered HDF (100 X 210) frame and shutter- (Jacsons or equivalent).
- Inside door - Veneered and polished flush door as per design. (Jacsons or equivalent (90 x 210) frame and shutter.)
- Toilet Door - Both side HP laminated walnut colour plain vertical flush door with matching PVC wrapped WPC Jamb with front side architrave, back side trackers of size (75x210).
- Access to balcony shall be using UPVC/ Aluminium frame with glass fixed/sliding/ openable shutters.

WINDOWS/ BALCONY

- Window shutter UPVC frame with slidingpanels and glazed shutters.
- MS safety grills and railings.

FLOORING AND DADOING

- Foyer/living/dining/ all bedrooms are vitrified tiles 60x120 cm Johnson/AGL/RAK/Kajaria.
- Best quality ceramic/vitrified tiles for kitchen/ work area/ balcony 60x60 glazed tile dado over kitchen counter.
- Anti-skid ceramic flooring for the toilets 60x60 and matte finish designer tile concept for the walls up to 210 cms (Kajaria or equivalent).

ELEVATORS

- Two lifts. One passenger lift and one bed lift of KONE/Johnson/equivalent with automatic rescue device.

ELECTRICAL

- Concealed wiring for electrical works, 3 phase connection.
- Adequate light, fan, 6/16 amps power point controlled by MCB with ELCB.
- All switch boards Havells /Schneider/ L&T/Legrand/equivalent make modular type.
- Provision for water purifier and exhaust fan in kitchen.
- Provision for A/C point in all bedrooms.
- DG backup shall be provided for all light & fan & selective 6A playsockets. Subject to a maximum of 1000W.
- Provision for exhaust fan & geyser in all bedroom toilets.
- Provision for telephone point in living room.
- Cable TV/DTH provision in living room.

KITCHEN

- Counter with granite slab.
- Single bowl stainless steel sink with drainboard.

SANITARY AND CP FITTINGS

- EWC and short pedestal wash basin in all toilets inside apartments.
- All sanitary fittings shall be Jaquar/- Kohler/equivalent.
- Provision for hot water connection and diverter shall be provided in all toilets.

WATER SUPPLY

- Bore well or open well water supply through underground sump and OHT as per GOVT. rule.
- All water lines shall be ISI Marked ASTM/CPVC pipes.

ONGOING PROJECTS



CURIOCITY - RAINBOW HEIGHTS
NEAR TECHNOPARK



CURIOCITY - RAINBOW CITY
NEAR TECHNOPARK (VILLA PROJECT)



SKY VILLA
NEAR AAKKULAM



EMBASSY SQUARE
PONGUMMODU

PROJECTS NEARING COMPLETION



TECH MERIDIAN
NEAR TECHNOPARK



ORANGE WOODS
NEAR TECHNOPARK (VILLA PROJECT)

UPCOMING PROJECT



CYBER CLOUD
NEAR TECHNOPARK



SHANOR
lifestyle villas & apartments

**Trust
the
best**

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