



**SHANOOR**  
lifestyle villas & apartments

Trust  
the  
best

LIVE NEAR.  
WORK NEAR.



K-RERA/PRJ/TVM/157/2022



— Introducing —  
**WORK  
NEAR HOME**  
— APARTMENTS —

 **CYBER CLOUD**

📍 Walkable distance to Technopark Phase 3,  
Kazhakkootam, Trivandrum

# YOUR TIME, OUR COMMITMENT.

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



ON-TIME  
DELIVERY



15 YEARS OF  
TRUST



7 LAKHS SQ.FT.  
COMPLETED



0 CREDIT  
COMPANY



ISO CERTIFIED  
COMPANY



## ALL THE TIME FOR NEAR AND DEARS

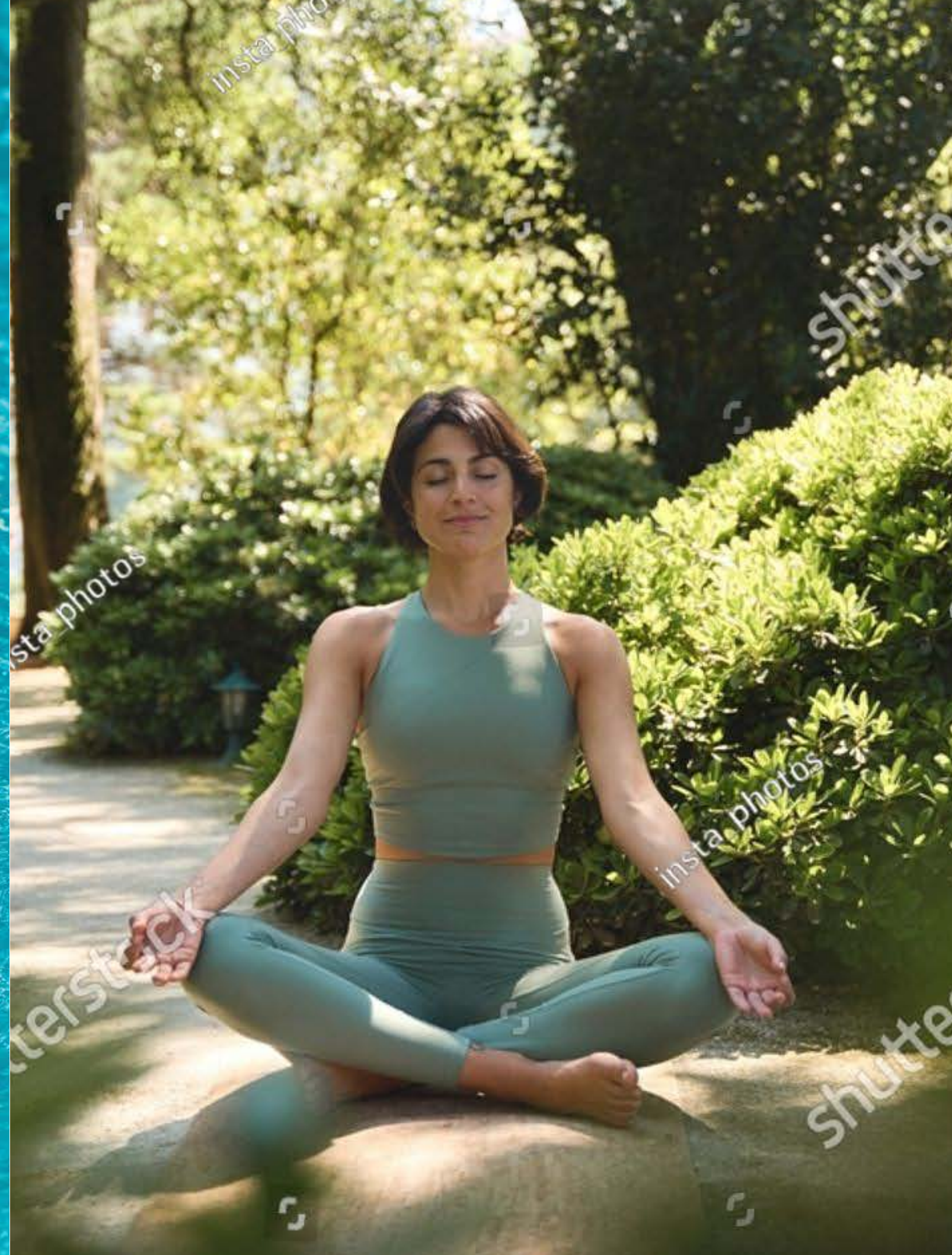
Imagine waking up to a serene ambiance, with the tranquility of your neighborhood providing the perfect backdrop for a leisurely stroll to work.

Strategically located within walking distance of Technopark Phase 3, our residences offer unparalleled convenience and accessibility to prominent workplaces like Taurus Downtown, Infosys, UST Global, and other offices within the Technopark campus.

At Shanoor Cyber Cloud, we redefine the concept of work-life balance, blending the boundaries between professional and personal life. Experience here, the epitome of comfort, convenience, and luxury, where every moment is a testament to the perfect harmony between work and life. And you won't miss precious moments with your family tackling traffic blocks for no reason.

# ALL THE TIME FOR LUXURY

Step into a world of refined living, where every detail is designed to elevate your lifestyle. Our apartment complex offers an unparalleled array of luxury amenities, carefully curated to provide a truly indulgent experience. From tranquil retreats to vibrant social spaces, every aspect of our community is crafted to provide the perfect balance of relaxation and sophistication. Whether you're seeking to unwind, entertain, or simply enjoy the finer things in life, our luxury amenities provide the ultimate backdrop for living life to the fullest.



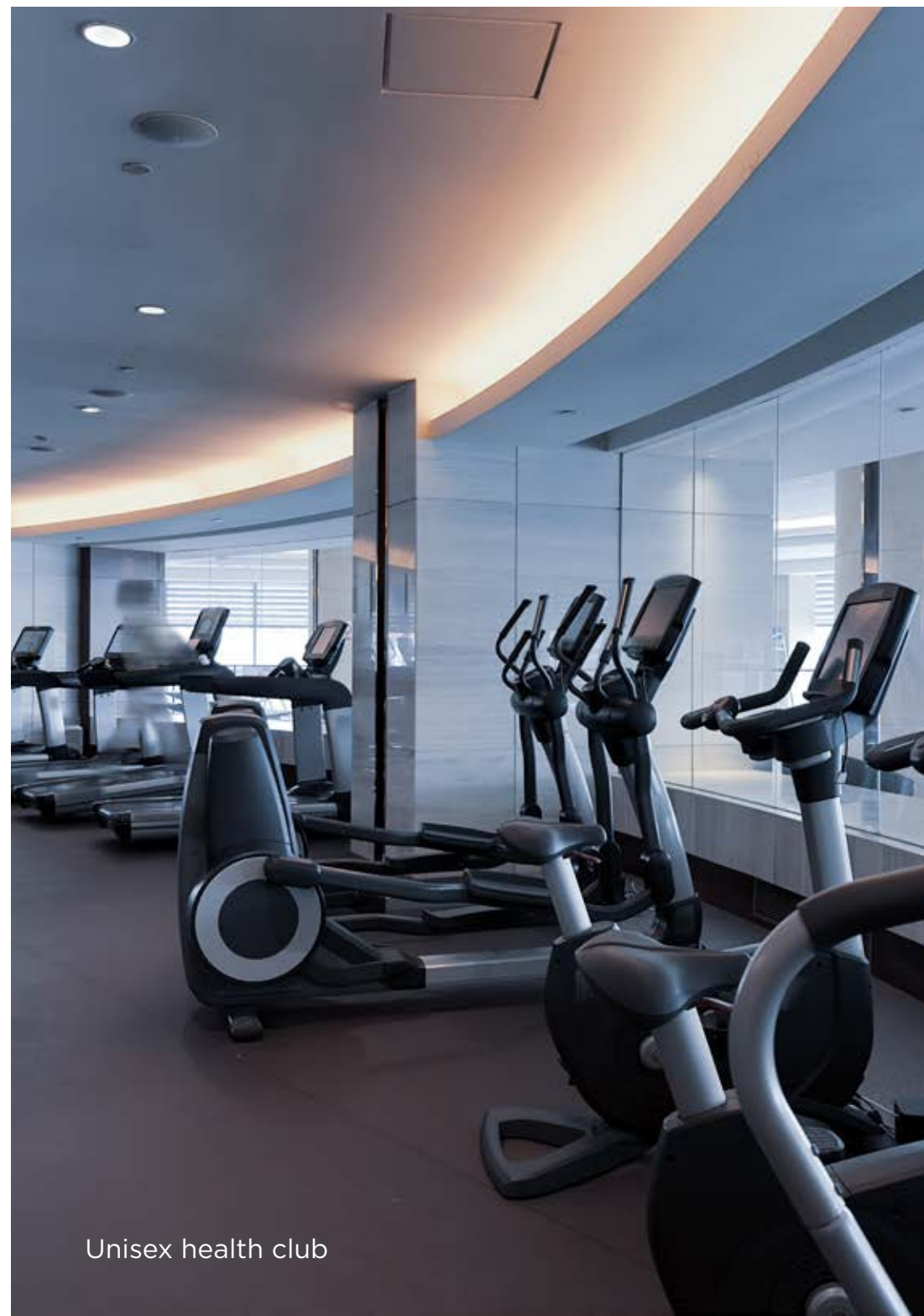
# ALL THE TIME FOR FUN



Kids' play area



Mini theatre



Unisex health club



Sauna and steam

## Luxury Amenities

- Swimming pool
- Outdoor and indoor play area for kids
- Unisex health club
- Sauna and steam
- Reading lounge and work space
- Rooftop party area
- Meditation area
- Mini theatre
- Well-designed wifi enabled furnished A/C lobby
- Indoor games room with video games

# ALL THE TIME FOR THE FUTURE



Smart lighting in carparking



Automated gate system



Access controlled main lobby



Solar lighting



Electric car charging provision

Experience the future of living in our cutting-edge apartment, where innovative technology seamlessly integrates into your daily life. Our smart apartment is designed to enhance your comfort, convenience, and connectivity, making every day easier, more enjoyable, and more sustainable.

- Automated gate systems at main entrance
- 1000 W power backup for each apartment
- Access controlled main lobby
- Lobby with mood lighting
- Smart lighting in carparking
- Automated lights in gym
- Reticulated gas line with usage monitor
- CCTV surveillance - entrance and main lobby
- Electric car charging provision
- Solar lighting (8KV) in common area
- Round the clock security
- Incinerator and biobin



CCTV surveillance

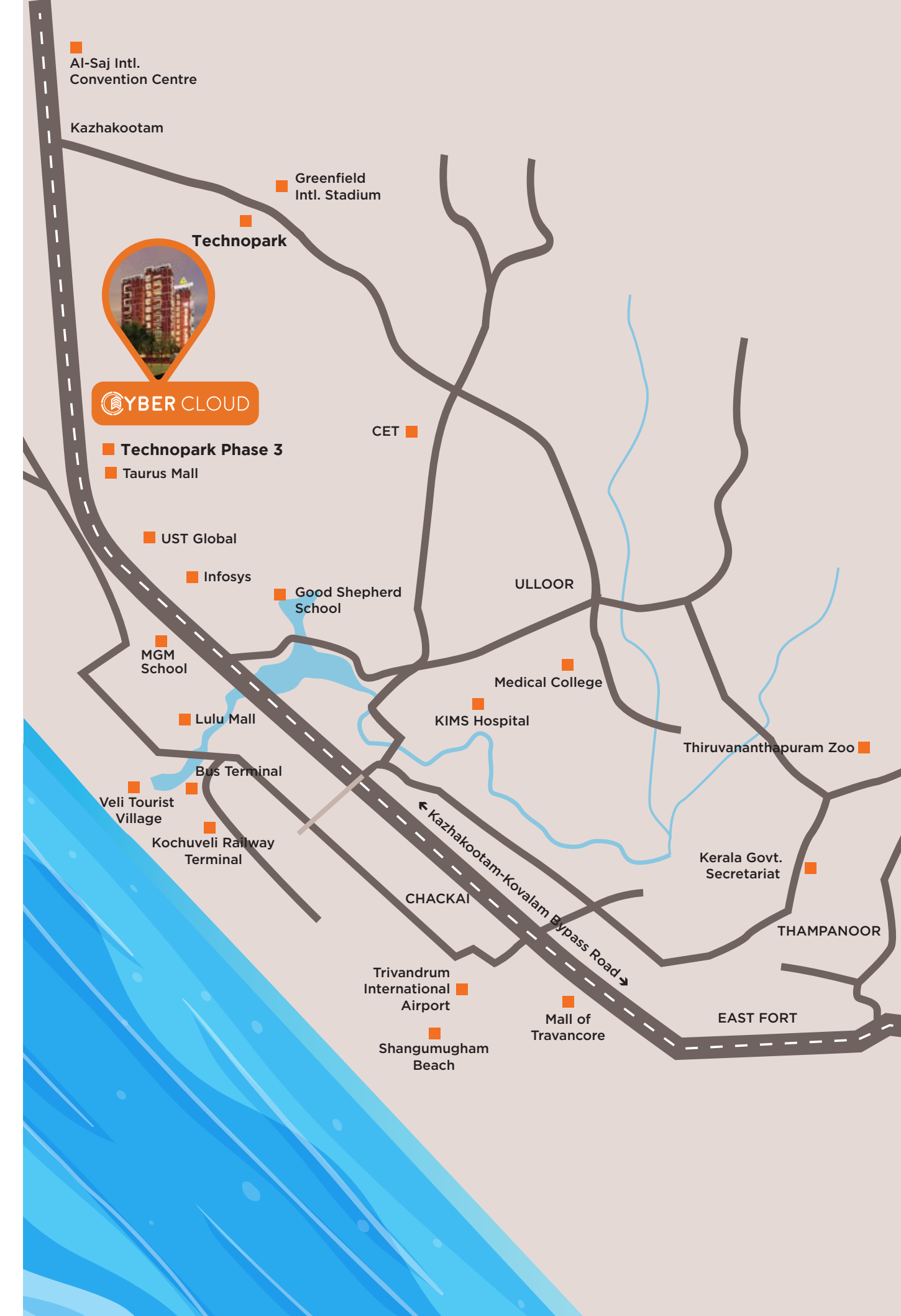
# ALL THE TIME FOR CONVENIENCE

Located in the heart of Kerala's IT hub, Shanoor Cyber Cloud offers a perfect blend of convenience and comfort. Nestled adjacent to Technopark Phase 3, you'll have easy access to workplaces like Infosys, TCS, and UST Global. Enjoy nearby shopping at Lulu Mall, Mall of Travancore, and upcoming Taurus Mall. Also experience excellent connectivity to Trivandrum International Airport, Bus Station and Railway Station. Here, everything you need for a fulfilling lifestyle is right at your doorstep.



## Location Map

- CET - 2.6 km
- School of Good Shepherd - 2.6 km
- NISH - 3.3 km
- Loyola School - 3.8 km
- Bharatiya Vidya Bhavan - 1.5 km
- MGM School - 2.4 km
- Kendriya Vidyalaya, Akkulam - 4.8 km
- Karyavattom Campus - 1.9 km
- SUT Royale Hospital - 5.3 km
- KIMS - 4.8 km
- RCC - 5.5 km
- Trivandrum Medical College - 5.8 km
- Cosmopolitan Hospital - 6.8 km
- Kochuveli Railway Station - 4.3 km
- Trivandrum International Airport - 8 km
- Akkulam Tourist Village - 3.9 km
- HLL - 3.6 km
- Infosys - 1.5 km
- UST - 2.5 km
- Technopark Phase 3 - 0.8 km
- Technopark - 2 km
- VSSC/ISRO - 4.1 km
- Taurus Mall - 0.3 km
- LULU Mall - 3.8 km
- MOT - 8.2 km
- O By Tamara - 5.8 km





FLOOR PLANS

Typical Floor Plan

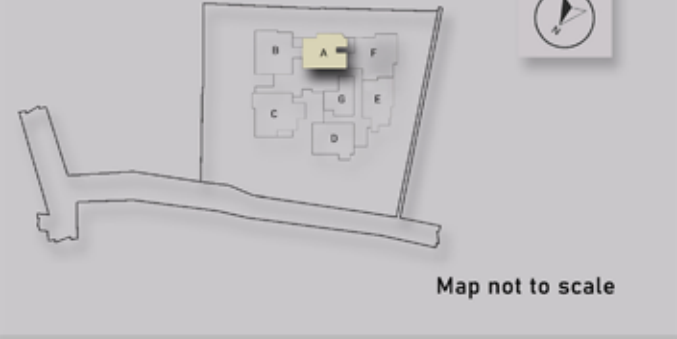


Dimensions may vary slightly during construction | Furniture and fixtures are indicative only | All dimensions are in centimeters

# Floor Plans



Key plan



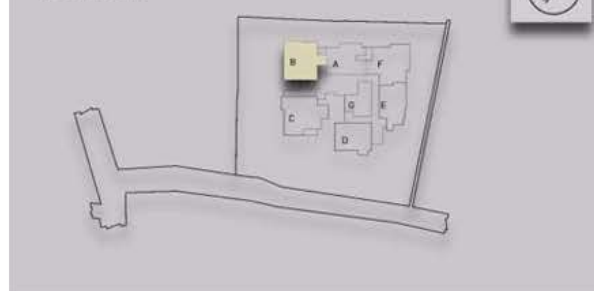
<b>Type A</b>	
<b>2 BHK (2nd - 10th Floor)</b>	
Saleable Area	946 Sq.ft.
Plinth Area	720 Sq.ft.
RERA Carpet Area	601 Sq.ft.
Open & Closed Balcony	33 Sq.ft.

Dimensions may vary slightly during construction | Furniture and fixtures are indicative only | All dimensions are in centimeters

# Floor Plans



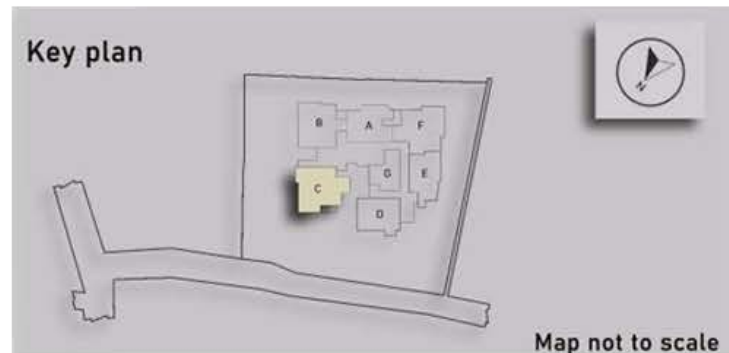
Key plan



<b>Type B</b>	
<b>2 BHK (1st - 10th Floor)</b>	
Saleable Area	935 Sq.ft.
Plinth Area	713 Sq.ft.
RERA Carpet Area	594 Sq.ft.
Open & Closed Balcony	48 Sq.ft.

Dimensions may vary slightly during construction | Furniture and fixtures are indicative only | All dimensions are in centimeters

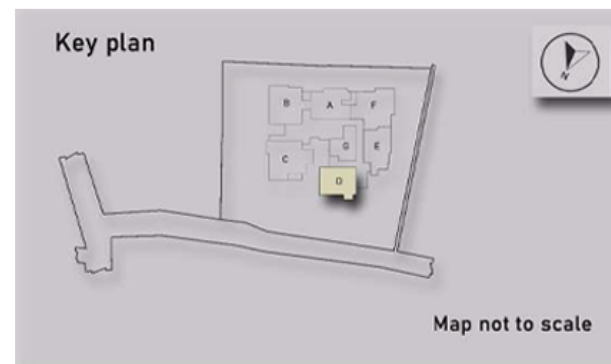
# Floor Plans



## Type C 3 BHK (1st - 10th Floor)

Saleable Area	1233 Sq.ft.
Plinth Area	940 Sq.ft.
RERA Carpet Area	815 Sq.ft.
Open & Closed Balcony	44 Sq.ft.

# Floor Plans



## Type D 2 BHK (2nd - 10th Floor)

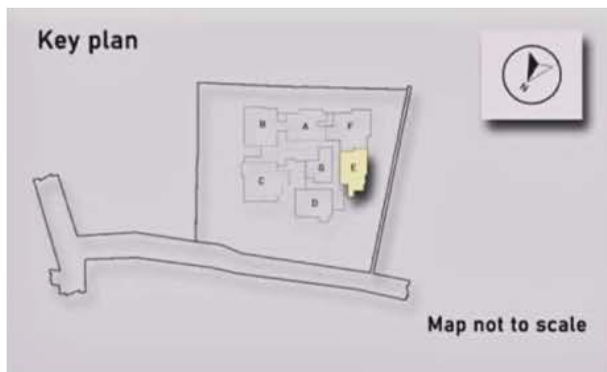
Saleable Area	886 Sq.ft.
Plinth Area	675 Sq.ft.
RERA Carpet Area	579 Sq.ft.
Open & Closed Balcony	32 Sq.ft.

# Floor Plans



**Type E**  
2 BHK (2nd - 10th Floor)

Saleable Area	930 Sq.ft.
Plinth Area	709 Sq.ft.
RERA Carpet Area	621 Sq.ft.
Open & Closed Balcony	29 Sq.ft.

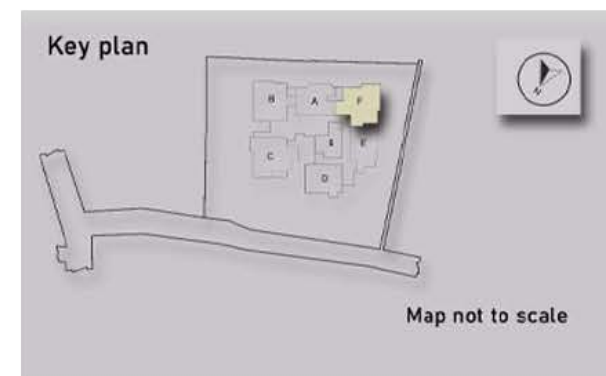


# Floor Plans

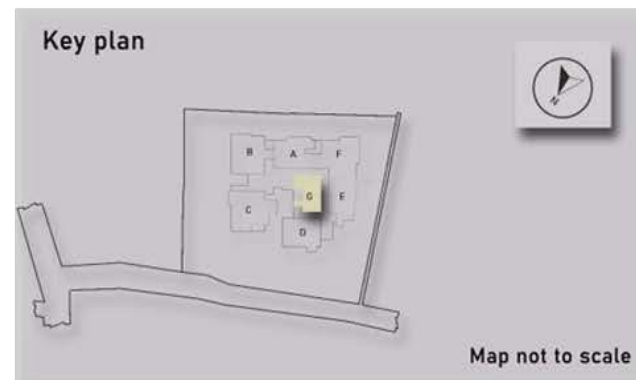


**Type F**  
3 BHK (2nd - 10th Floor)

Saleable Area	1182 Sq.ft.
Plinth Area	901 Sq.ft.
RERA Carpet Area	788 Sq.ft.
Open & Closed Balcony	44 Sq.ft.



# Floor Plans

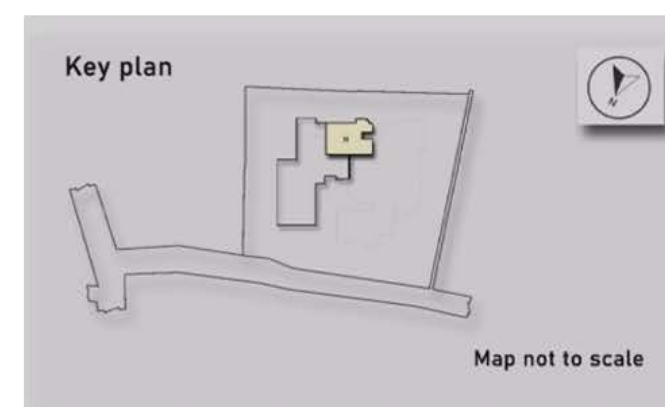


## Type G 1 BHK (2nd - 10th Floor)

Saleable Area	677 Sq.ft.
Plinth Area	516 Sq.ft.
RERA Carpet Area	408 Sq.ft.
Open & Closed Balcony	45 Sq.ft.

Dimensions may vary slightly during construction | Furniture and fixtures are indicative only | All dimensions are in centimeters

# Floor Plans



## Type H 2 BHK (Ground Floor)

Saleable Area	893 Sq.ft.
Plinth Area	680 Sq.ft.
RERA Carpet Area	600 Sq.ft.

Dimensions may vary slightly during construction | Furniture and fixtures are indicative only | All dimensions are in centimeters

# Specifications



## STRUCTURE / WALLS

- RCC frame structure complying with seismic zone design.
- CC blocks for External and Internal walls.

## PAINTING

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

## DOORS/WINDOWS

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

## WINDOW/ BALCONY

- Window shutter UPVC/ Aluminum frame with sliding panels 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, (Kajaraia 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 inkitchen.
- Provision for A/C point in all bedrooms.
- DG backup shall be provided for all light & fan & selective 6A play sockets. 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 drain board.

## 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 divertershall 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.

We exclusively partner with premium brands :Jaquar | Asian Paints | Kajaria | Legrand | Havells | Roca | V Guard | RAK | Jacsons

## ONGOING PROJECTS



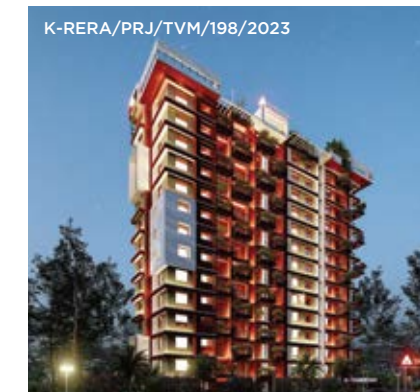
**CURIOCITY HEIGHTS**  
Near Technopark



**CURIOCITY VILLAS**  
Near Technopark



**PENTA COUNTY TULIPS**  
Kazhakkootam



**SKY VILLA**  
Near Aakkulam

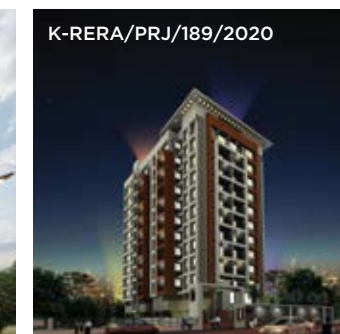


**EMBASSY SQUARE**  
Pongummodu

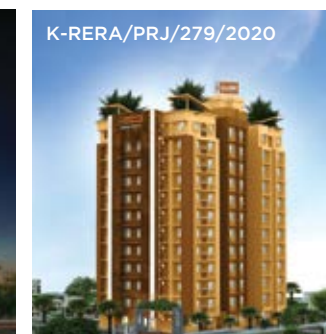
## READY TO OCCUPY PROJECTS



**THAKSHASHILA**  
Sreekariyam



**METRO SQUARE**  
Pattom



**AMAR VISTA**  
Near Technopark  
Phase-3



**ORANGE WOODS**  
Near Technopark (Villa Project)



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lifestyle villas & apartments

**Trust  
the  
best**

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