



ORANGE WOODS

A CLUSTER OF SUPER LUXURY VILLAS AT THE HEART OF NEW TRIVANDRUM

KAZHAKOOTTAM, TRIVANDRUM



SHANOR
lifestyle villas & apartments

Trust
the
best.

INSPIRED BY NATURE
CRAFTED WITH PASSION



TRUST THE BEST

Shanoor Homes has been creating dream homes and delivering it from last 14 years and have handed over more than 10 projects till now. Our motto is to give our customers their dream homes at the best price, best location and with no compromise in quality. Shanoor homes is a zero credit company and all our projects are built on our own land without availing any project loans. All our projects are registered under RERA and there is transparency in the utilization of fund flow from the customers to the company. Another hallmark of Shanoor Homes is the timely delivery of all its projects. Even at the time of the pandemic, the project "Nalanda" was handed over to its clients in February 2021 based on the commitments we have assured to them. Our projects are approved by all major banks and we are a proud member of CREDAI association.

14 YEARS OF TRUST

9 PROJECTS DELIVERED

6 ONGOING PROJECTS

2 VILLA PROJECTS

RERA NO: K-RERA/PRJ/TVM/013/2022

14 years of trust

Approved by all major banks

Zero credit company





ORANGE WOODS

A COLLECTION OF LUXURY VILLAS

KAZHAKOOTTAM, TRIVANDRUM

Orange woods is just 05 mins drive from Kazhakoottam Junction, just 10 mins drive from Technopark and 15 mins drive from LULU mall. A campus with a collection of 18 luxury villas that has accessibility to all major points of new Trivandrum. With a host of modern luxury amenities to indulge yourself, each villa has been planned to give maximum privacy and external space with high end premier specifications. The privilege of having a private garden and a private terrace with party area, a space for Barbeque area will make your every family occasion special. The aesthetic interiors will take you to serenity and high life. This boutique villa project will accommodate only a few privileged residents. The security and exclusivity here make "Orange Woods" a perfect choice for spending a life time. Be the envy of all by reserving one of the most coveted addresses in new Trivandrum

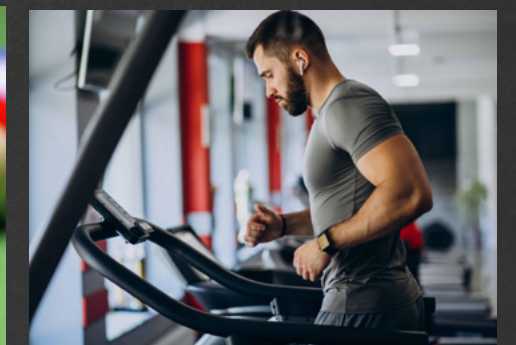


PURE AESTHETICS

Shanoor Orange Woods is a well-planned Residential Villa project that will change the way you live and look at living spaces. This residential community has been designed keeping in mind the picturesque beauty and tranquillity of surroundings. A Well Planned Residential Layout, Very Calm, Peaceful & Pleasant Neighbourhood, Modern Club House and Common Amenities for all Age Group(s), All this, Just 15 mins from IT Hub.



HIGH LIFE WITH HIGH FEATURES



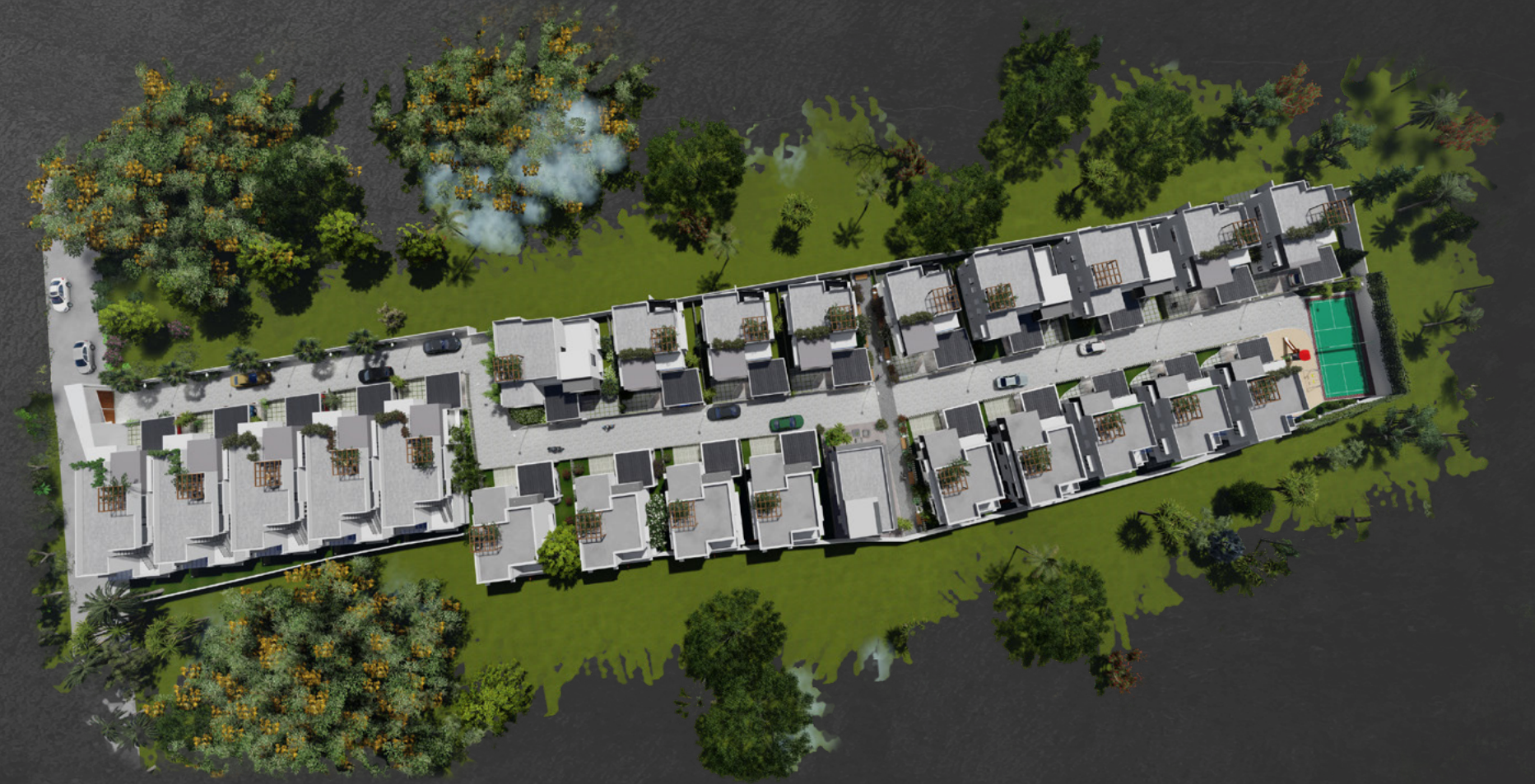
- SWIMMING POOL
- SHUTTLE COURT
- CLUB HOUSE
- INDOOR GAMES ROOM
- A/C GYM
- SOLAR LIGHTING FOR COMMON AREA

- MULTIPURPOSE HALL
- CHILDREN'S PARK
- COMMON AREA LANDSCAPING AND STREETLIGHTS
- CCTV SURVEILLANCE - MAIN GATE ONLY
- PRIVATE PARTY AREA / PRIVATE BARBEQUE AREA FOR INDIVIDUAL VILLAS.

CLUB
HOUSE



KEY
PLAN



LOCATED IN THE HEART OF NEW TRIVANDRUM

Kazhakootam	: 05 min	Technocity	: 10 min
Techno Park	: 10 min	Tcs	: 10 min
Marian Engg College	: 01 min	Infosys	: 10 min
Nissan Hub	: 10 min	Ust Global	: 10 min
Kerala University Karyavatom	: 10 min	Lulu Mall	: 15 min
Medical College	: 17 min	Taurus Mall	: 10 min
Kims Hospital	: 15 min	Mgm School	: 15 min
Airport	: 15 min		



LOCATION MAP



5 CENT
VILLA 01



GROUND FLOOR PLAN

SALEABLE AREA - 2445 SQ.FT.

5 CENT
VILLA 02



FIRST FLOOR PLAN



GROUND FLOOR PLAN

SALEABLE AREA - 2763 SQ.FT.



FIRST FLOOR PLAN

4 CENT VILLA

3.5 CENT VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN

SALEABLE AREA - 1890 SQ.FT.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

SALEABLE AREA - 1795 SQ.FT.

WE ONLY ASSOCIATE WITH LEADING BRANDS



SPECIFICATIONS

STRUCTURE / WALLS

- Foundation –RCC Footing structure.
- Cement Block Masonry (red brick can be provided as per client requirement with additional cost) for walls.

DOORS / WINDOWS

- Entrance door frame & shutters in Teak wood polished and provided with Biometric lock system.
- Other external doors of steel /teak wood.
- UPVC frame sliding windows.
- Processed internal doors.
- Processed door with aqua coating for all toilets.

FLOORING & DADOING

- Vitrified Tiles for the entire villa(80cmx80cm)
- Mat finished ceramic tiles for floor and wall tile for Toilets.

PAINTING

- Putty finish for internal and external walls.
- Premium weather coat emulsion on external wall and advance emulsion for internal wall.
- Enamel paint for wood works and grills.

ELECTRICAL

- Concealed conduit wiring with copper conductor, adequate light & fan points, A/C point in all bedrooms.

SOLAR/HEATER PROVISION

- Either provision for solar water heater pipe connection for all toilets and kitchen or geyser points in all toilets.

WATER SUPPLY

- Independent over head tank.
- Filter point water supply.

CONNECTIVITY

- Provision for telephone & television cable in drawing.

KITCHEN

- Kitchen counter with granite top and stainless steel sink, glazed tiles above the working platform.

STAIR CASE

- Fabricated stair with lapotra floor & metallic handrail.

DRIVE WAY

- Exterior grade paving tiles from porch to gate.

ONGOING PROJECTS

SHANOR
Amar vista
Near Technopark

SHANOR
Metro Square
Pattom

SHANOR
Tech Meridien
Kazhakkuttom

SHANOR
Palms Villa
Kazhakkuttom

SHANOR
Thakshashila
Sreekaryam

COMPLETED PROJECTS

SHANOR
Cyber Fort
Kazhakkuttom

SHANOR
Blueberry
Vattiyoorkavu

SHANOR
Indigo Hills
Peroorkada

SHANOR
Nalanda
Sreekariyam

SHANOR
Zenana Enclave
Thirumala

SHANOR
Centre Point
Sreekariyam



Trust
the
best.™

- BEST PRICE
- BEST QUALITY
- BEST LIFE STYLE

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