



RERA NUMBER: K-RERA/PRJ/TVM/198/2023
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SHANOOR
lifestyle villas & apartments

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the
best.™

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Live Life Limitless At Sky Villa



Luxury Living with
No Shared Walls!



SKYVILLA
Aakkulam, Trivandrum



TRUST THE BEST

Shanoor Homes is known for its distinguished specialty of providing customised homes in best locations at best price with best amenities suiting the dreams and choices of our esteemed clientele. Over the last 15 years, we have become one of Trivandrum's most widely recognised realtor brands. We are creating landmarks using the most innovative techniques and modern technologies in order to deliver high-end projects. Flush with amenities and with the latest facility, we give a lifestyle of safety and luxury.

15 YEARS OF TRUST

7 LAKHS SQ.FT COMPLETED

0 CREDIT COMPANY

ISO CERTIFIED COMPANY

RERA NUMBER: K-RERA/PRJ/TVM/198/2023

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PERMIT NUMBER: UE2/2118/2023

APPROVED BY ALL MAJOR BANKS

MEMBER OF
CREDAI



REDEFINING TRANQUILITY WITH NO SHARED WALLS

Welcome to a world without boundaries. Shanoor Sky Villa introduces a unique concept where there are no shared walls, ensuring unparalleled privacy for every resident. Experience a life where your personal space knows no limits, and your tranquility is boundless. Your new home, where privacy takes center stage.





LULU MALL



KIMS HOSPITAL



TECHNOPARK



UST GLOBAL



TRIVANDRUM INTERNATIONAL AIRPORT



VIZHINJAM INTERNATIONAL SEAPORT

PRIME LOCATION, PRESTIGIOUS LIVING

Experience the extraordinary at Shanoor Sky Villa, where each modern palatial residence offers unparalleled luxury. This iconic tower seamlessly blends master craftsmanship, contemporary flair, and time-honored architectural excellence. Welcome to the future of luxurious living in Trivandrum, ideally situated near Lullumall, Technopark, UST Global, Infosys, and KIMS Hospital. Just a few minutes' drive from Trivandrum International Airport and Vizhinjam International Seaport, SkyVilla stands as the city's most prestigious address.



INVEST IN THE FUTURE WITH SHANOOR SKY VILLA

Nestled near the NH Bypass in Akkulam, Shanoor Sky Villa offers an exceptional opportunity for those with an eye for the future. Strategically located in close proximity to Trivandrum International Airport and the upcoming Vizhinjam International Seaport, our project stands at the crossroads of progress and investment potential.

Vizhinjam International Seaport: A Gateway to Prosperity

The Vizhinjam International Seaport is not just a project; it's a game-changer. Positioned as the deepest seaport in India, it is poised to become a regional maritime hub, opening new avenues for trade and commerce. With its strategic location along international sea routes, the seaport promises unprecedented growth and economic opportunities. By investing in Shanoor Sky Villa today, you align yourself with the future development and prosperity that the Vizhinjam International Seaport brings to the region.

Unmatched Privacy, Every Resident's Right

At Shanoor Sky Villa, we understand the significance of personal space and privacy. Each apartment in our project is thoughtfully designed to ensure that there are no shared walls. This means that you enjoy the tranquility and privacy of your own space without intrusion. It's a unique feature that sets us apart, offering you the comfort and exclusivity you deserve in your dream home.

Choose Shanoor Sky Villa for a life of luxury, convenience, and investment value. Secure your place in this thriving community and be part of the Vizhinjam International Seaport's remarkable journey towards prosperity.





SMART FEATURES

- Automated gate systems at main door
- Bio metric door locks for apartments main door
- Reticulated gas with usage monitor
- Automated lights in gym
- Smart lighting in car parking
- Access controlled main lobby
- Wi-Fi enabled elegantly designed furnished lobby

AMENITIES

- Swimming pool
- Childrens play area
- Well equipped air conditioned unisex gym
- Indoor games room
- Home theatre
- Rooftop party area
- Electric car charging provision
- Round the clock security
- Power back up (1000wts for each apartment)
- Sewage treatment plan
- Incinerator & bio bin
- Solar water heat system for toilets
- CCTV surveillance - entrance and main lobby



PRIME LOCATION. PERFECTLY POSITIONED FOR CONVENIENCE AND CONNECTIVITY.

Discover a new standard of luxurious living at Shanoor Sky Villa. Nestled in a prime location, this architectural marvel provides unbeatable convenience. Experience the heart of the city at your doorstep, with easy access to shopping, dining, and entertainment. Excellent transportation links ensure seamless connectivity, making daily commutes a breeze. Welcome to the epitome of urban living, where Shanoor Sky Villa redefines the concept of convenience and luxury in Trivandrum.



Education

Mar Dioscorus College	200 M
Gregorian College	250 M
Holy Trinity School	250 M
APJ Abdul Kalam University	700 M
CET	900 M
School of Good Shepherd	1.3 KM
NISH	2 KM
Loyola School	2.1 KM

Bharathiya Vidhya Bhavan	2.5 KM
MGM School	3.2 KM
Kendriya Vidyalaya, Aakulam	5.5 KM
Karyavattom Campus	6.3 KM

Hospitals

SUT Royale Hospital	4.1 KM
KIMS	4.9 KM
RCC	5 KM
Trivandrum Medical College	5 KM
GG Hospital	5.9 KM
Cosmopoletian Hospital	6 KM
Ananthapuri	8.8 KM

Transportation

Ulloor	4.5 KM
Kochuveli Railway Station	5.9 KM
Kazhakootam	7 KM
Pattom	7 KM
Trivandrum International Airport	8.4 KM

Entertainment

Aakulam Tourist Village	2.5 KM
Veli Tourist Village	7.5 KM

Employment

HLL	2.7 KM
Infosys	3 KM
UST	3.5 KM
Technopark Phase 3	4.4 KM
Technopark	5 KM
VSSC/ISRO	5.2 KM

Shopping

Taurus Mall	4.4 KM
Lulu Mall	4 KM
MOT	8.7 KM

Hotels

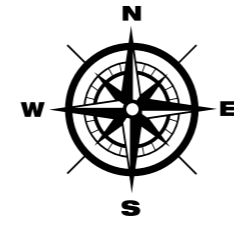
Gokulam Grand	2.9 KM
O By Tamara	4.4 KM

Floor Plans

TYPE-A 3BHK



SALEABLE AREA 1324 SQ.FT

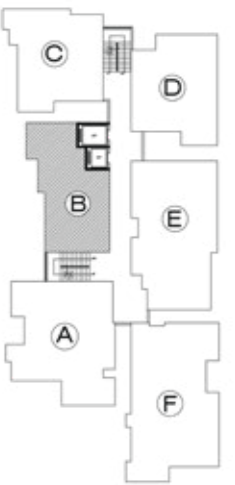
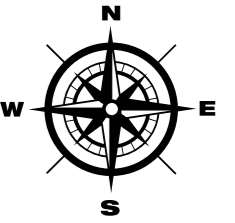


Floor Plans

TYPE-B 2BHK

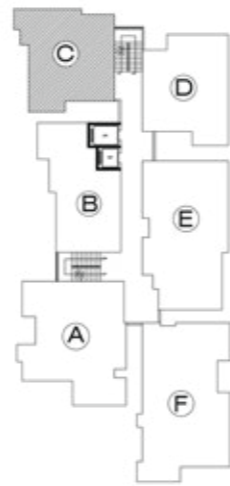
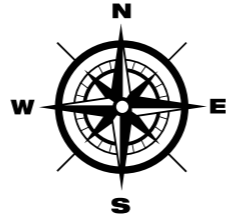


SALEABLE AREA 956 SQ.FT



Floor Plans

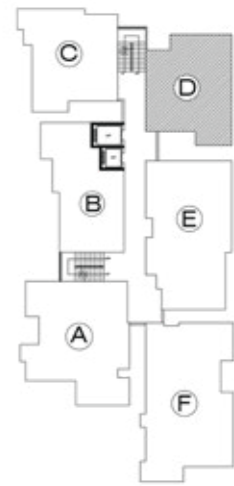
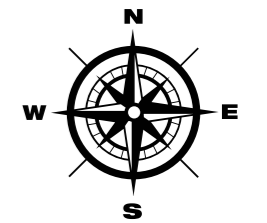
TYPE-C 2BHK



SALEABLE AREA 1012 SQ.FT

Floor Plans

TYPE-D 2BHK



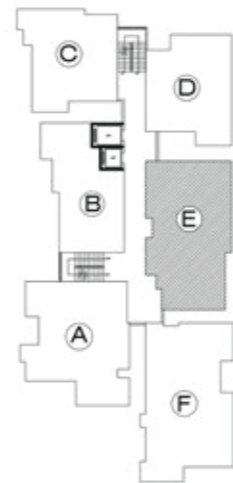
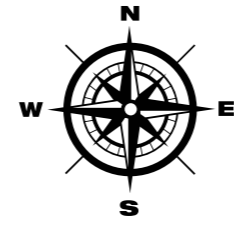
SALEABLE AREA 1003 SQ.FT

Floor Plans

TYPE-E 3BHK



SALEABLE AREA 1401 SQ.FT

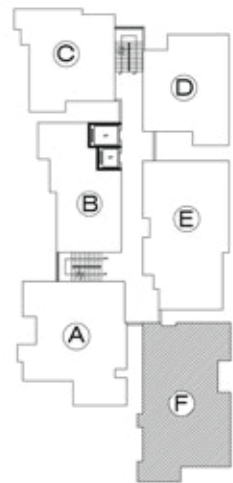
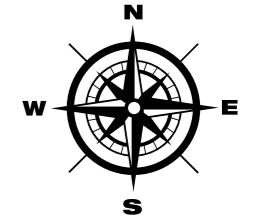


Floor Plans

TYPE-F 3BHK



SALEABLE AREA 1531 SQ.FT



SPECIFICATION

#Structure

Heavy reinforced cement concrete foundation with Piling foundation as per the soil test. RCC frame structure with cement block partitions. Concrete grade as decided by the structural consultant.

#Flooring & Tiling

Vitrified tile flooring for the Lobby as per the architects design. Staircases vitrified/ceramic tile flooring with hand rails using enamel finished GI. A Combination of paver/interlock tiles, Screeding with Mortar topping with grooves and landscaping for the exterior. Superior quality double charged vitrified tiles JOHNSON/AGL/RAK/ equivalent for each apartment, floor tile of size 80cm x 80cm. Anti-skid Ceramic tiles flooring for the toilets and matte finished designer tile concepts for walls Kajaria equivalent upto 210 cms. Kitchen counters with Granite top. Glazed tile dadoing tile above granite top upto 60cms heights.

#Sanitary & Plumbing

Sanitary fittings: EWC, short pedestal washbasin in all toilets inside apartments. All sanitary fittings shall be JAQUAR/CERA/American standard /RAK or equivalent. Provision for hot water connection with diverters shall be provided for all bathrooms. Health faucet also shall be provided for bedroom toilets. Stainless Steel Sink single bowl with drain board shall be provided for the Kitchen.

#Doors & Windows

Window shutters: UPVC/ Aluminium frame with sliding window. MS Safety Grills. Factory made, Veneer covered HDF (100x210) frame and shutter . Inside Door – Veneered and polished flush doors as per design - (Jacsons or equivalent (90x210) frame and shutter. Toilet Door- Both side HP Laminate Walnut color Plain Vertical Flush door with matching PVC Wrapped WPC Jamb with front side Architrave back side Tackers of size (75x210).Access to Balcony shall be using UPVC/Aluminium frame with glass fixed/sliding/ openable shutters. Main door with Teak wood frame and shutter.

#Electrical

Concealed wiring with ISI marked superior quality PVC insulated copper cables. Modular switches, adequate light points, fan points, 6/16 ampere power plug points controlled by ELCB and MCB. Switches shall be Legrand / Crabtree or equivalent make. Light fixtures shall be provided for the Common areas and external areas. Geyser point in master bedroom toilets and exhaust fan point in all toilets inside apartment and kitchen. Provision for telephone shall be provided in the living room. Automatic Power backup for common areas. For individual apartments backup shall be provided for one light point and fan point in all rooms and 6 AMP combined Plug socket in Kitchen, M-Bedroom & Living subject to maximum of 1000watts.

#Painting

Acrylic/ Cement based putty with Emulsion paint shall be applied inside apartments and common areas. External Walls: Weather shield exterior grade emulsion.

#Elevators

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

#Air Conditioning

Split AC Live point in all bedroom.

#Water Supply

Bore well water supply through underground sump and overhead tank as per the govt. rule. All water supply lines shall be ISI marked ASTM & CPVC pipes.

#Cable TV

Provision for Cable TV connection in living room.

#Security

Provision For Round the clock security.

**WE ONLY ASSOCIATE
WITH LEADING BRANDS**





BABASHE

INTERIOR



DESIGN

Ready to Move



Metro Square @ Pattom



Thakshashila @ Sreekaryam



Amar vista
Near Technopark

Ongoing Projects



Tech Meridien
Near Technopark



Orange Woods
Near Technopark



Curiocity - Rainbow Heights
Near Technopark



Curiocity - Rainbow City
Near Technopark

Completed Projects



Palms Villa @ Kazhakkuttom



Cyber Fort @ Kazhakkuttom



Blueberry @ Vattiyoorkavu



Zenana Enclave @ Thirumala



Centre Point @ Sreekariyam



Indigo Hills @ Peroorkada



Nalanda @ Sreekariyam



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- BEST QUALITY
- BEST LIFE STYLE

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