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SHANOOR

THAKSHASHILA

**NR. TECHNOPARK, OPP. CET
TRIVANDRUM**



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Shanoor Homes is known for its distinguished specialty of providing customised quality homes, suiting the dreams and choices of our esteemed clientele at the best price. Over the last 14 years, we have become one of Trivandrum's most widely recognised realtor brand. We are creating landmarks using the most innovative techniques and modern technology in order to deliver high-end projects. Flush with amenities and with the latest facility, we give a lifestyle of safety and luxury.

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COMPANY

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COMPANY

RERA NUMBER: K-RERA/PRJ/123/2021

www.rera.kerala.gov.in

PERMIT NUMBER: TP/723/15-16/SZO & BA/620/17-18

APPROVED BY ALL MAJOR BANKS

MEMBER OF
CREDAI



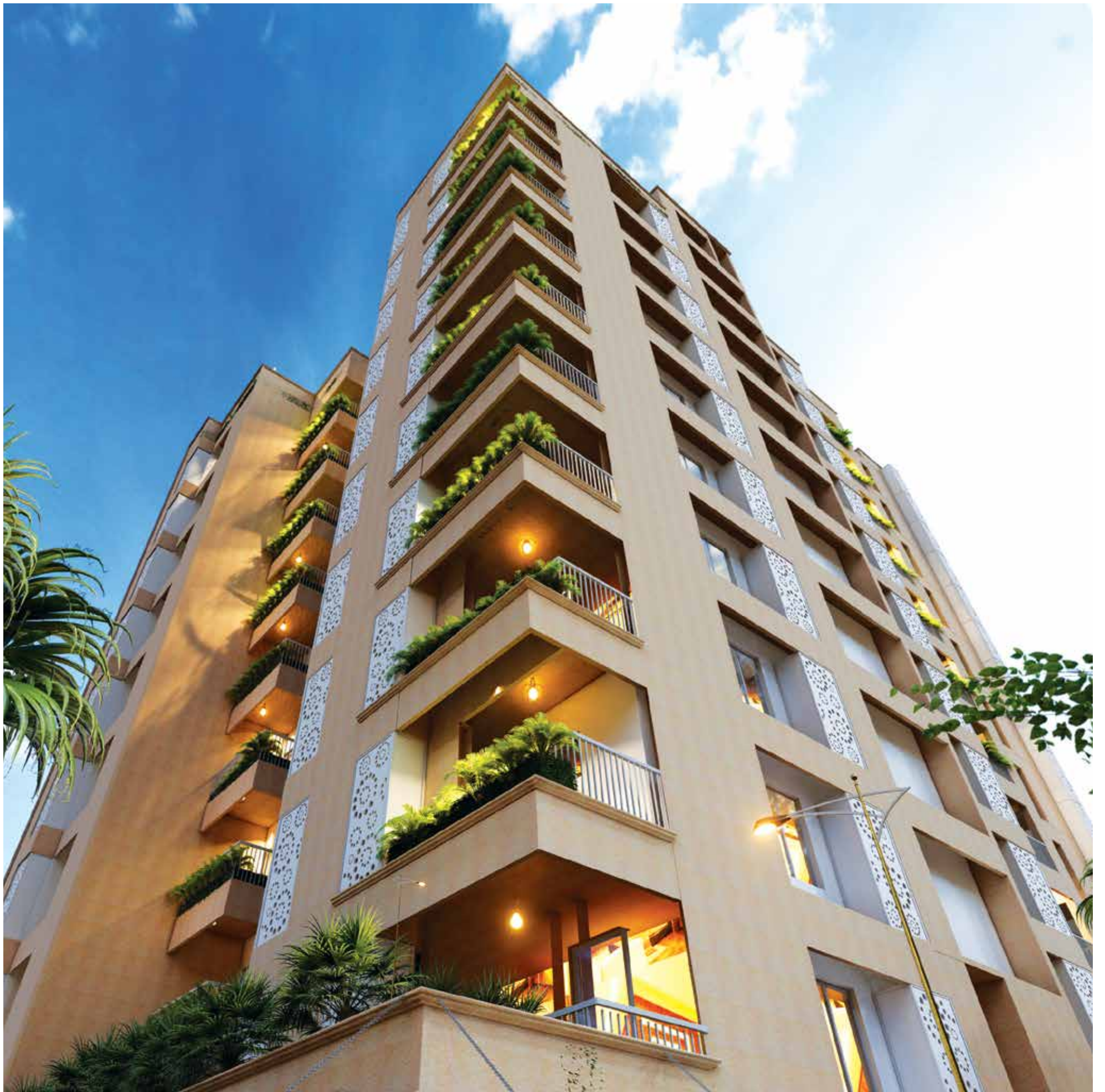
SHANOOR

THAKSHASHILA

OPP. CET, SREEKARYAM, TRIVANDRUM

BE THE PROUD OWNER OF THE BEST!

Located just opposite CET Engineering College, Your home in SHANOOR THAKSHASHILA comes with all the infrastructure and day-to-day living facilities that are often missing in modern developments. Surrounded by schools & Colleges, super markets and abundant greenery, these homes will make you feel that you are a part of a happy residential community the moment you move in. The perfect place to build a life time of happy memories.



SHANOOR

THAKSHASHILA

OPP. CET, SREEKARYAM, TRIVANDRUM

ENJOY THE COMFORTS OF MODERN LIVING

Your home at SHANOOR THAKSHASHILA comes with all the amenities and facilities of modern living including easy access to Techopark and social infrastructure.



Schools



Super Markets



Technopark



Hospitals



Colleges



Police station

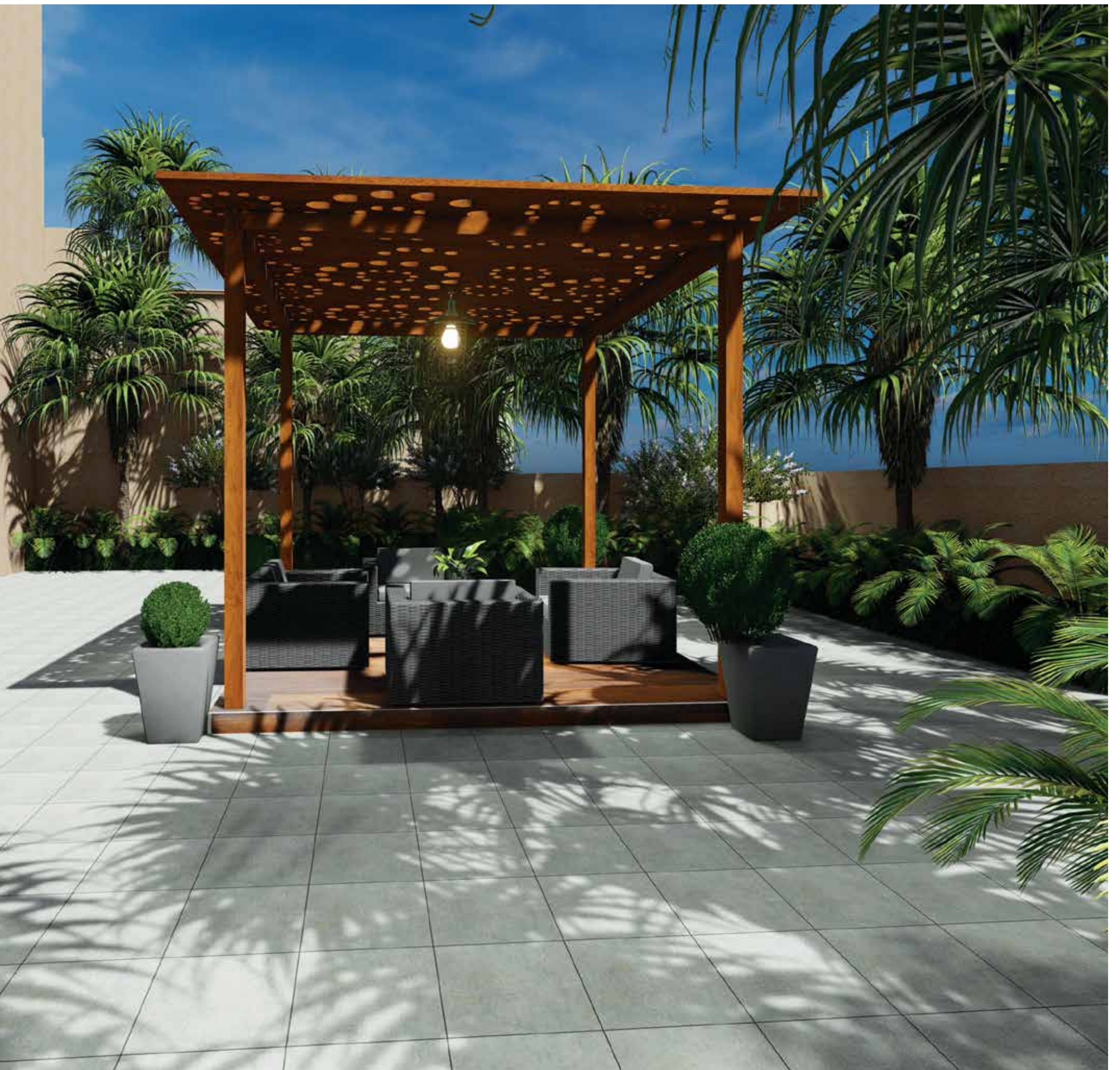


Airport



Bus Access





AFFLUENT AMENITIES

Top-of-the-line amenities and specifications make marvelous milieu adding to your residing pleasure at SHANOOR THAKSHASHILA

- Swimming pool
- Home Theatre
- Wi-fi enabled elegantly designed furnished lobbies
- Well equipped air conditioned gym
- Indoor games room (Table tennis & Snooker)
- Children's park
- Multipurpose association hall
- Roof top party area
- Provision for round the clock security
- Power back-up
- CCTV surveillance (Entrance gate & Lobby)
- Sewage treatment plant





SHANOR

THAKSHASHILA

OPP. CET, SREEKARYAM, TRIVANDRUM

EVERYTHING WITHIN YOUR REACH

IT Parks

Technopark : 2 Km

UST Global : 2 Km

Infosys : 2 Km

Shopping

Lulu Mall : 2.5 Km

Mall of Travancore : 4.5 Km

Hospitals

Kims : 2.5 Km

Ananthapuri Hospitals : 4.5 Km

Govt. Medical College : 3.5 Km

Major Locations

Kazhakuttam : 3 Km

Veli Railway Station : 3.5 Km

International Airport : 4.5 Km

Chavadimukku : 0.5 Km

Sreekaryam : 1.5 Km

Kesavadasapuram : 3.5 Km

Airport : 6 Km

Greenfield Stadium : 2 Km

Education

College of Engineering (CET) : 0 Km

MGM School : 2 Km

Good Shepherd School : 2 Km

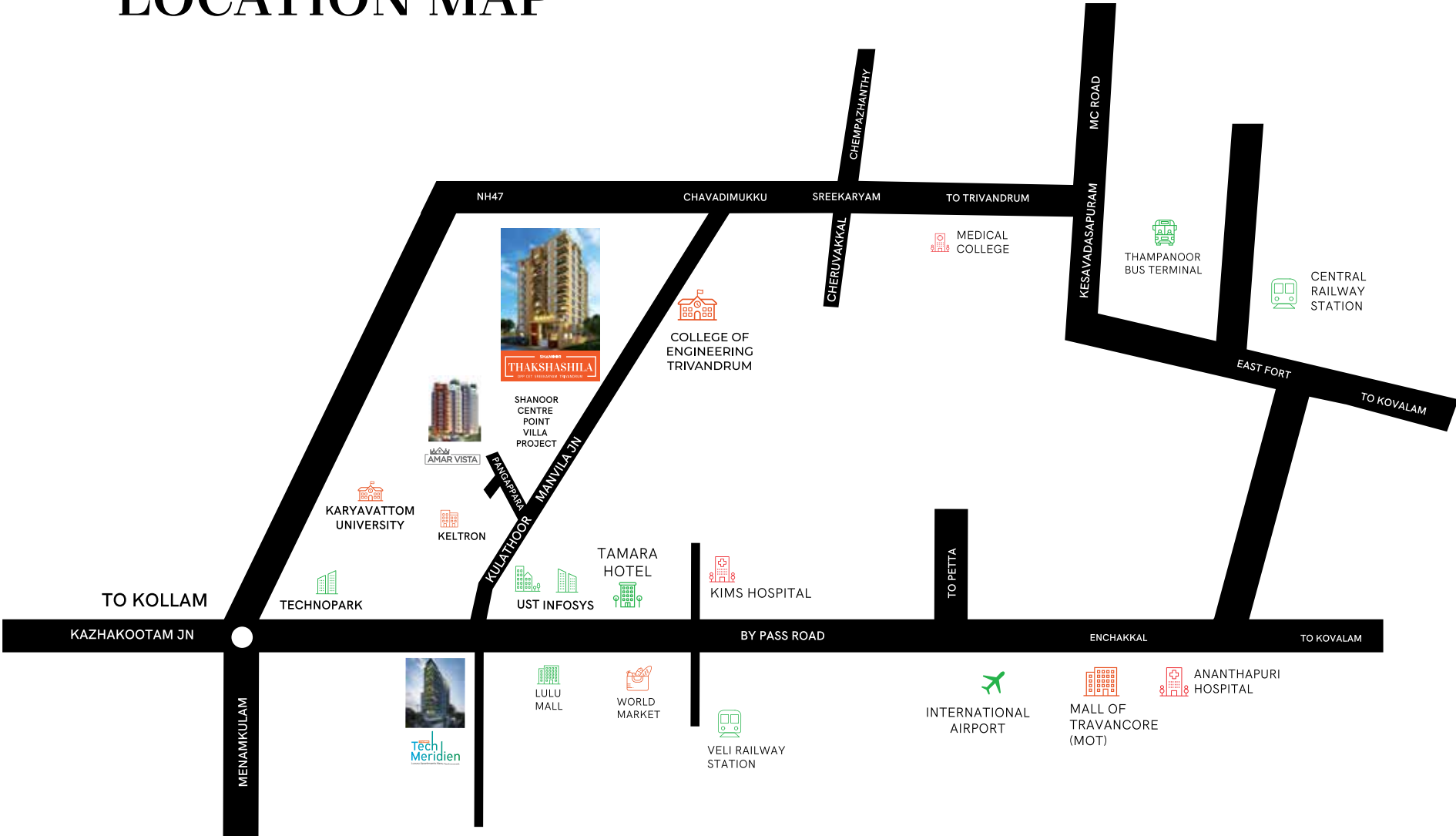
Loyola : 1 Km

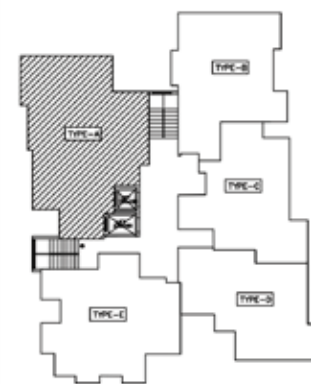
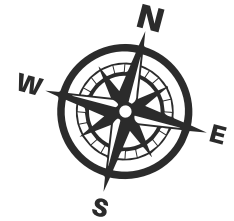
Bharatiya vidya bhavan : 1 Km

Marian Engineering College : 4 Km

Govt. College, Karyavattom : 2 Km

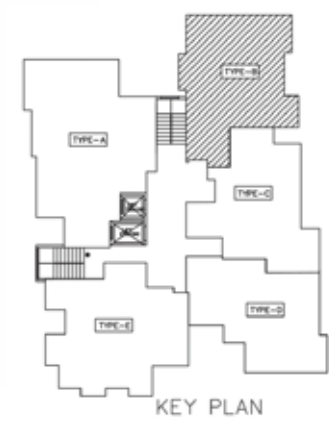
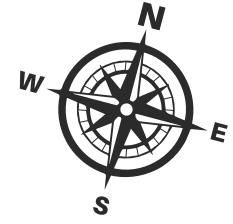
LOCATION MAP



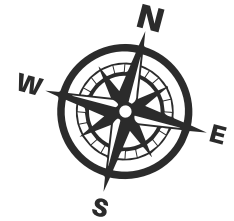
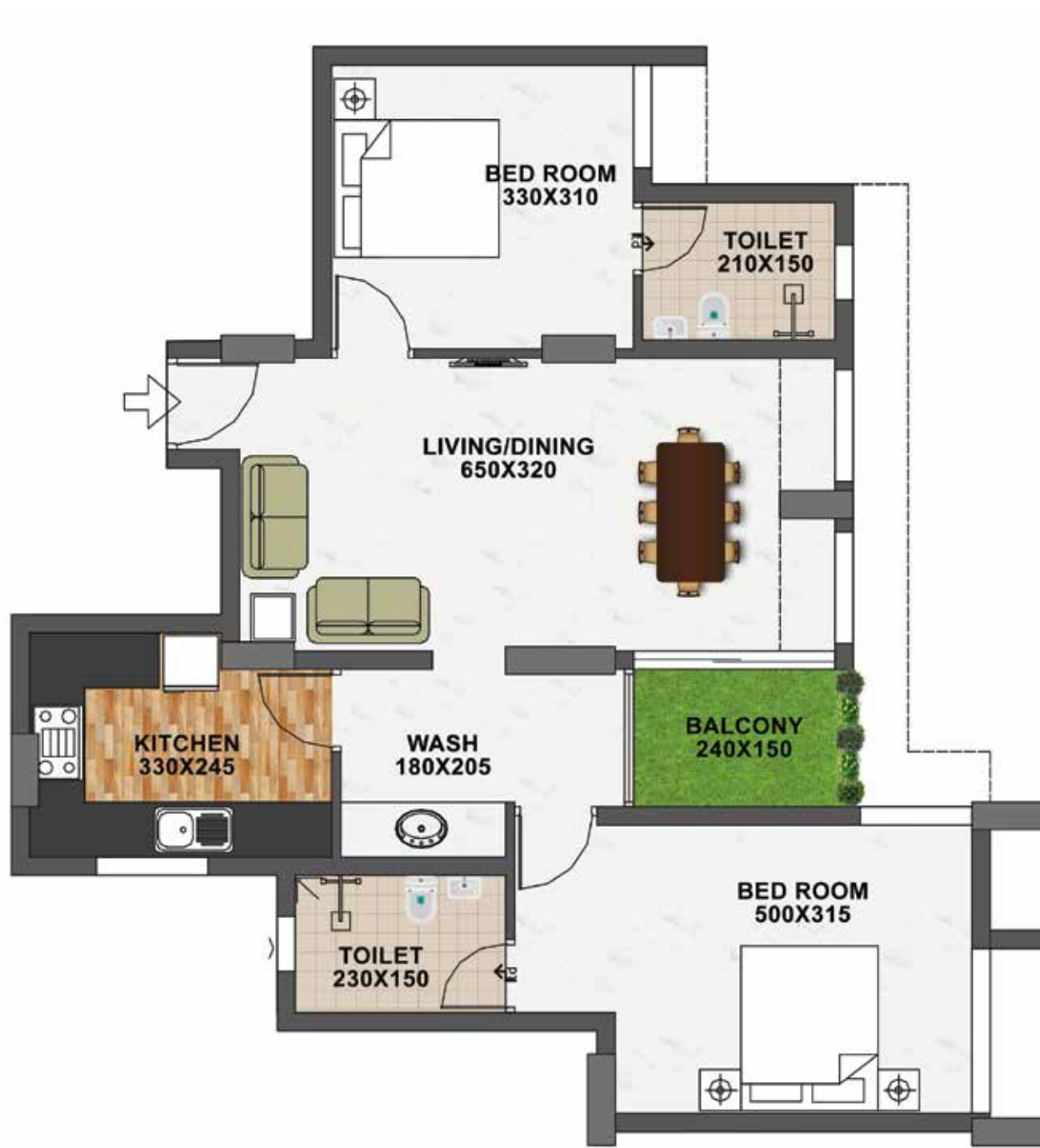


KEY PLAN

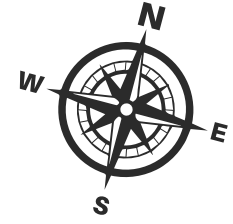
UNIT A 3BHK | Flat Area :1704 Sq.ft.



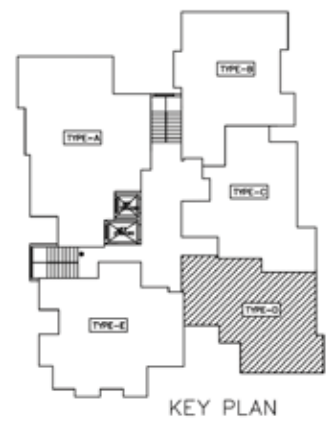
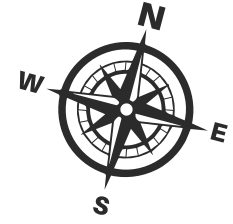
UNIT B 2BHK | Flat Area :1219 Sq.ft.



UNIT C 2BHK | Flat Area :1155 Sq.ft.



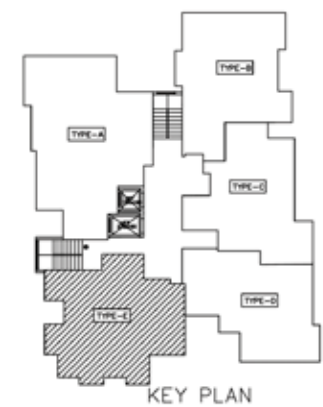
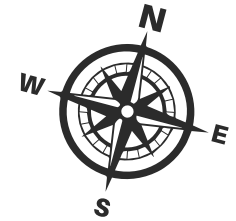
UNIT C1 2BHK | Flat Area :838 Sq.ft.



UNIT D 2BHK | Flat Area :1153 Sq.ft.



UNIT D1 3BHK | Flat Area :1470 Sq.ft.



UNIT E 3BHK | Flat Area :1363 Sq.ft.



SPECIFICATION

#Structure

Heavy reinforced cement concrete structure with Pile foundation as per the soil test. RCC frame structure with concrete 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 /Granite tile flooring with hand rails using GI tubes with enamel finish. Superior quality vitrified tiles RAK/JOHNSON/AGL/NITCO/equivalent of size 80x80 cm for each apartment. Anti-skid Ceramic tiles flooring for the toilets and glazed Ceramic designer tile concepts for walls Kajaria / equivalent for walls up to 210 cms height. Kitchen counters with Granite top. Glazed Ceramic tile dadoing above granite top upto 60 cms height.

#Sanitary & Plumbing

Sanitary fittings : EWC wall mounted. Counter top washbasin in all toilets and Dining Wash. All sanitary fittings shall be American Standard/Grohe /Jaquar /CERA or equivalent. Provision for hot water connection in Master Bedroom Toilet. Health faucet also shall be provided for bedroom toilets. Stainless Steel Sink single bowl with drain board shall be provided for the Kitchen and stainless steel sink without drain board shall be provided for Work area.

#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.

#Electrical

Concealed Three phase 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.

#Painting

Acrylic Premium/Cement based putty with Emulsion paint shall be applied inside apartments & common areas. External Walls: Weather shield exterior grade emulsion (Asian/Dulux/Berger).

#Elevators

One passenger & one bed lift on KONE/John/equivalent with automatic rescue device.

#Air Conditioning

Split AC Live point in Master bedroom.

#Water Supply

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

#Cable TV

Provision for Cable TV connection in living room.

#Car Parking

One covered car parking for each apartment.

#Security

Provision for Round the clock security.

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Metro Square @ Pattom



Thakshashila @ Sreekaryam

Ongoing Projects



Tech Meridien @ Technopark



Amar vista Near Technopark



Orange Woods 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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