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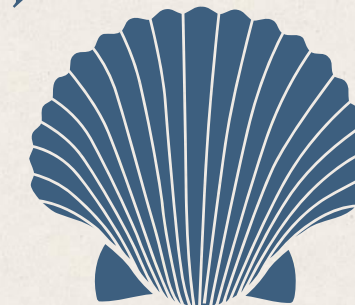
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SREEROSH
SEA BREEZE

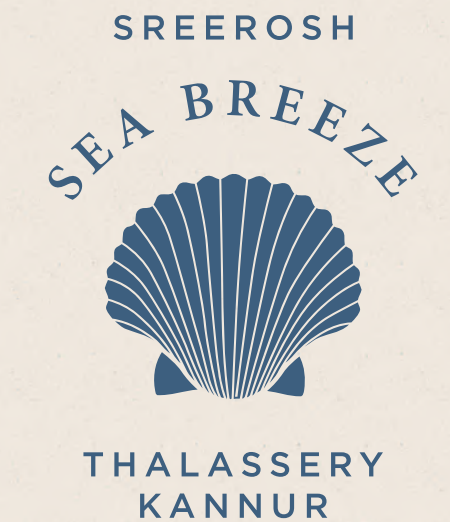


THALASSERY
KANNUR



TRADITIONAL IN SOUL. MODERN BY DESIGN.

PHOTO: OVERBURY'S FOLLY, Seaside park with a watch tower. It is located less than a kilometer from Thalassery.



A home in the city with deep-rooted culture and a history dating back to the 14th century makes Sreerosh Sea Breeze really special.

Truly, residences where culture and comfort are woven into the fabric of a vibrant and soulful neighbourhood, Sreerosh Sea Breeze offers an unrivalled living experience with lifestyle defining, classic yet contemporary styled personalized homes.

Stunning finishes to upscale amenities, these residences have been designed with your lifestyle in mind.

Discover a new way to live in luxury thanks to the thoughtfully curated perks - truly residences that provide everything you need to socialize, unwind, recharge and belong.



LIFE IN THE NEIGHBOURHOOD THALASSERY, KANNUR.

Home to the British, Dutch and Portuguese Spice traders since the 16th century, Thalassery, Kannur is considered one of the most beautiful cities on the Malabar coast. It has the exceptional honour of being mentioned in the 14th century writings of legendary explorer Marco Polo, famous for its exotic black pepper and cardamom. It is often called the city of ‘three Cs” in the State- Cricket, Cake and Circus.

Sreerosh Sea Breeze is located in an area that offers a convergence of parks, public space, fine dining, shopping, easy access to transportation and vital heartbeats of the city making it the perfect place to own a home you would love to call your own.



LOCATION MAP



IN AND AROUND

Landmarks in the vicinity

Places of Worship

- Sree Jagannath Temple
- Thiruvangad Sree Ramaswami Temple
- Saidar Mosque

Moving around

- Railway Station - 4.4 kms
- Bus Stop - 3.2 kms
- Airport - 29 kms (Kannur International Airport)

Healthcare

- Tele Hospital 1.6 kms
- Indira Gandhi Hospital 2.7 kms
- Thalassery Co-operative Hospital 5 kms

Educational Institutions

- Government Brennen Higher Secondary School
- St. Joseph Higher Secondary School
- Genesis Kids International Pre-School
- Sree Jagannatha ITI
- Christ College
- NTTF



YOUR NEW HOME AWAITS

Total land Area : 62 cents

Total Built-up Area : 83770 sqft.

Number of Residences : 69 apartments

No of Floors : Basement + Ground +12 Floors



	Area sqft.	No. of Flats	Total Area sqft.	Carpet Area sqft.
FLAT A (3 BHK)	1520	12	18240	1049
FLAT B (2 BHK)	1050	12	12600	724
FLAT C (3 BHK)	1590	10	15900	1095
FLAT D (1 BHK)	640	12	7680	448
FLAT E (2 BHK)	1025	12	12300	708
FLAT F (3 BHK)	1550	11	17050	1074



ELEGANCE, CONVENIENCE AND COMFORT

ARCHITECTURE

The disciplines of architecture, interior, and urban design come together at Sreerosh Sea Breeze. Modern and contemporary, it has been designed by the renowned Architectural Firm **Stapati Architects.**

AMENITIES AND FACILITIES

- Boom Barrier
- 24 x7 Security
- Children's Play Area
- Access Controlled Lounge Doors
- AC Lounge at the Entrance
- Swimming Pool
- Open Party Area on Terrace
- Association Room
- Fitness Centre and Indoor Games Room
- Renewable Solar Energy backup for Common Area
- Caretaker room
- Standby generator
- Lifts to all floors
- Landscaped exteriors
- Covered car parking
- Centralized Pipeline for LPG connection
- 3 Phase Connections for all Apartments
- Fire Fighting system as per fire and rescue norms
- Good potable groundwater available in plenty.
- Rain Water Harvesting.
- Sewage Treatment Plant



- Space for bio-gas Plant
- Closed circuit television camera

SPECIFICATIONS

Structure

Pile Foundation
Laterite/cement blocks masonry for external and internal walls.
RCC frame structure designed for earthquake resistance (Zone 111).
Smooth plastered and painted walls.

Entrance Lounge

Beautifully appointed and fully furnished reception area

Flooring

Granite/Marble/Vitrified.

Walls

Acrylic emulsion with texture paint and wall cladding.

Ceiling

Gypboard false ceiling with acrylic emulsion paint.

Electrical

Premium light fittings. Optimal balance of natural and artificial lighting.

Entrance Door

Toughened glass.

Fixtures/Fitting

Premium furniture and furnishing.

Stairway at the entrance area

Granite Slab/Vitrified.

Fire Stairway - Flooring

Ceramic Tiles.



APARTMENT SPECIFICATION

Flooring

Vitrified tiles for living and dining areas/bedrooms/kitchen areas.
Ceramic tiles for toilets and balconies.

Joinery

Teakwood veneered commercial flush main door and painted/polished internal doors.
UPVC/Aluminium windows with MS grills.
French windows without grills.

Kitchen

Adequate power sockets for home appliances.
.Polished granite slab for the kitchen counter.
Ceramic tiles above counter to a height of 60 cms.
Premium brand stainless steel sink with drain board.
Electrical and plumbing facilities for water purifier and washing machine/dishwasher.

Bath & Toilets

Premium quality ceramic floor tiles and wall tiles up to the ceiling.
Premium quality bath fittings.
Single lever divertor with shower heads in all the bathrooms.
Master bedroom/washroom fitted with single lever basin mixer wash basins.
Wall mounted sanitary fixtures with concealed cistern in all toilets.

PAINTING

External walls

Premium emulsion 2 coats.

Internal walls and ceiling

Two coats premium emulsion over 2 coats putty finish.

Electrical

Concealed conduit wiring with copper conductor.
Adequate lighting/fan points
6/16 amps socket points controlled by ELCB and MCBs with



independent KSEB meters.

Geyser and exhaust fans points in all the toilets and kitchen.
Premium quality Fire Retardant (FR) wiring.
PVC conduits for TV/antenna/telephone.

Plumbing and Sanitation

CPVC /PVC water lines.
PVC waste-water and soil lines.
Common water sump and open well/bore, overhead tanks.

Elevators to all floors

One Passenger Elevator and One Bed Elevator fully automated with Automatic Rescue Device.

Telephone Points/TV Points and AC Points

Telephone/Television points in living area/master bedroom.

Air Condition points in all bedrooms/living area.

Standby Generator

Generator backup for common facilities – elevators, common lighting and pump room.
Generator backup for lights/fan in all rooms, lighting at the entrance area, calling Bell, TV Points.

6A point near the telephone point in the living area.

6A point for water purifier in the kitchen.

16A for the refrigerator point with a load of 500W.

Total Generator back up limited to 1000 W for each apartment.

Water

Well, Borewell and KWA connection.
Groundwater supply from open well or bore well depending on availability.
KWA water supply subject to rules and regulations and availability.
Water meter for domestic water consumption for each apartment.

Safety features

Intercom facility.
Auto rescue device in the elevators.
CCTV Camera in the elevator/lounge area and corridors.





BASEMENT FLOOR



- The Furniture and fittings shown in the plan are indicative only and for better understanding of the plan and does not form part of the actual contract.
- The dimensions shown for walls and openings may vary slightly and a tolerance level of 10% is to be expected in wall thickness in actual conditions



GROUND FLOOR



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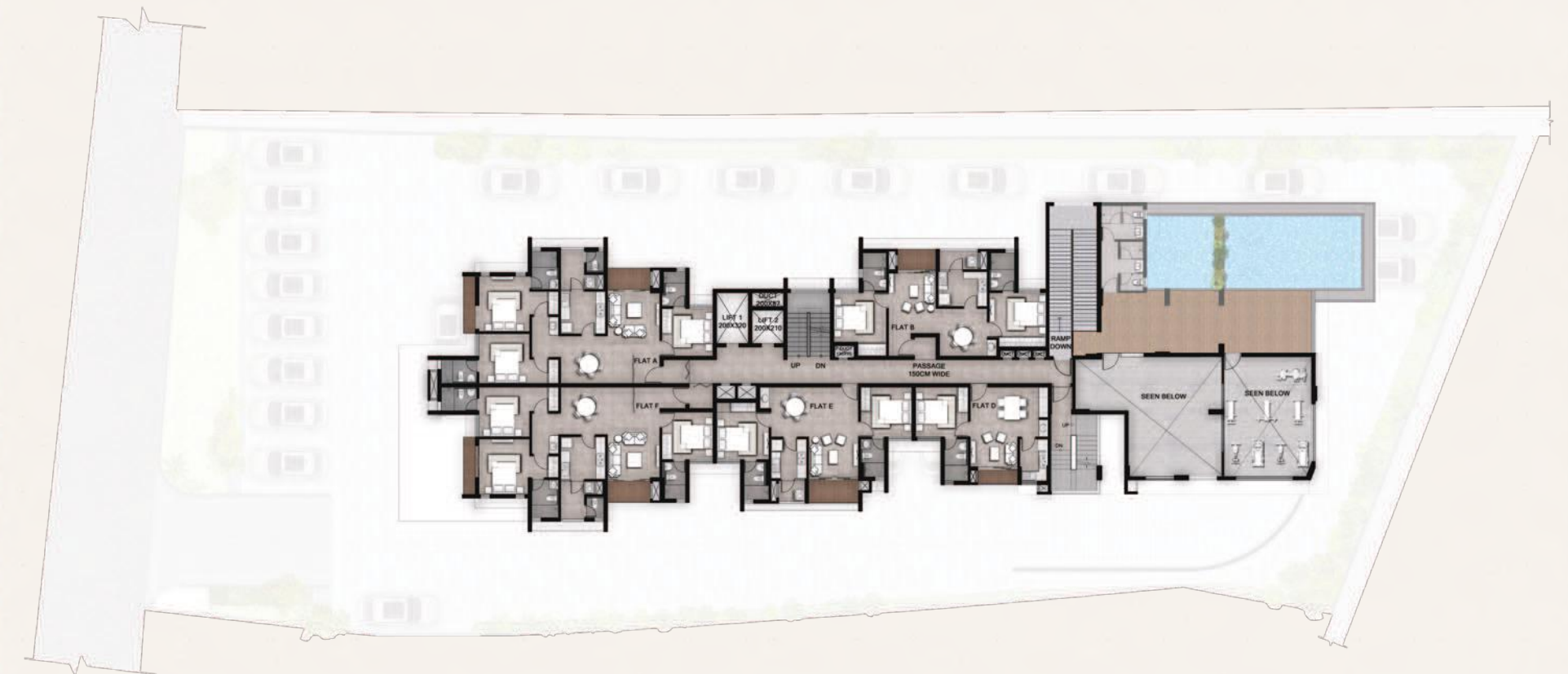
FIRST FLOOR



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SECOND FLOOR



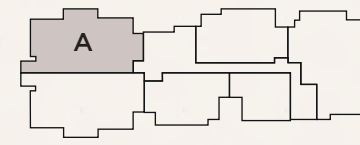
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TYPICAL FLOOR

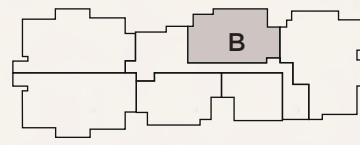


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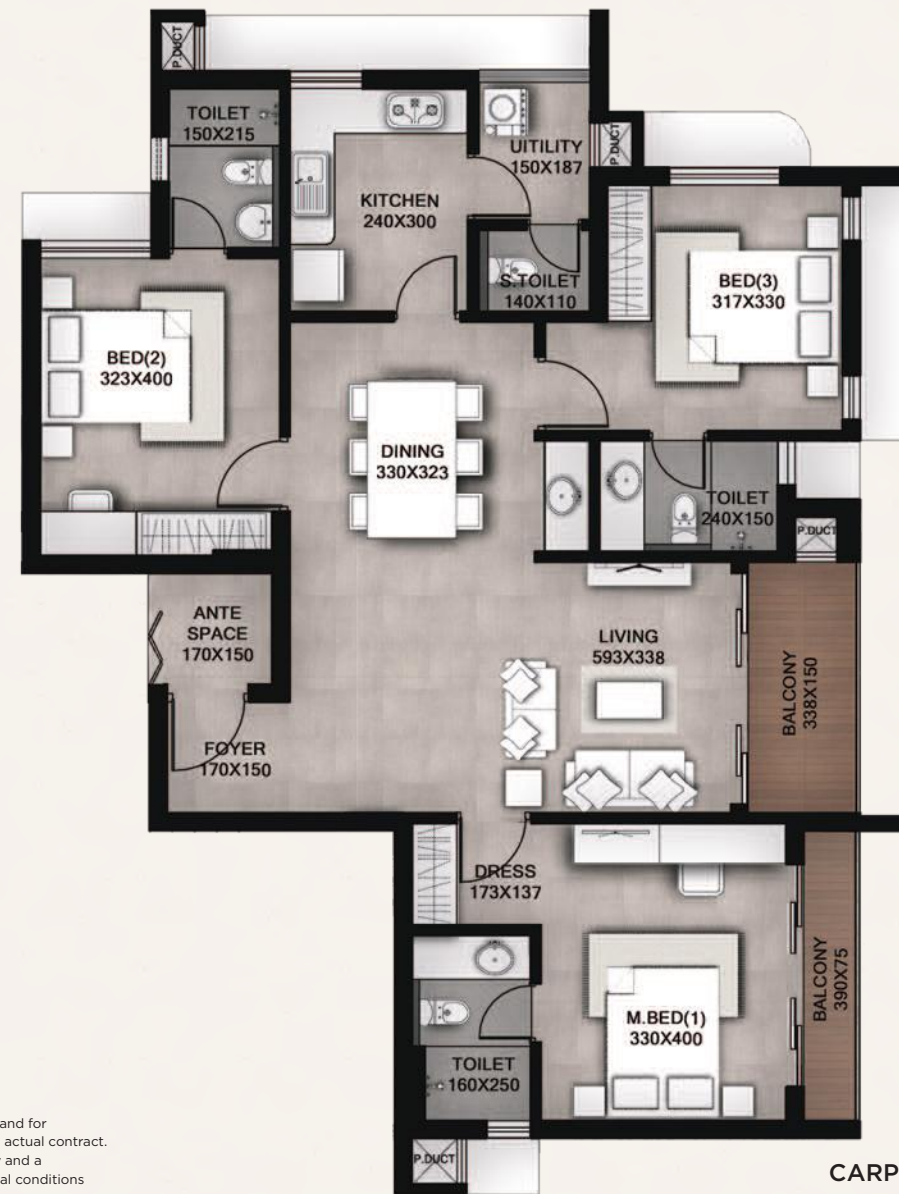
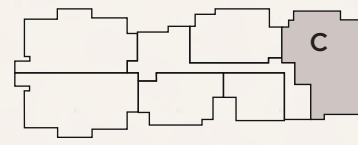
FLAT A - 2nd - 12th FLOOR
SUPER BUILT-UP AREA - 1520 SQFT.
CARPET AREA (AS PER RERA) - 1049 SQFT.

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FLAT B - 2nd - 12th FLOOR
SUPER BUILT-UP AREA - 1050 SQFT.
CARPET AREA (AS PER RERA) - 724 SQFT.

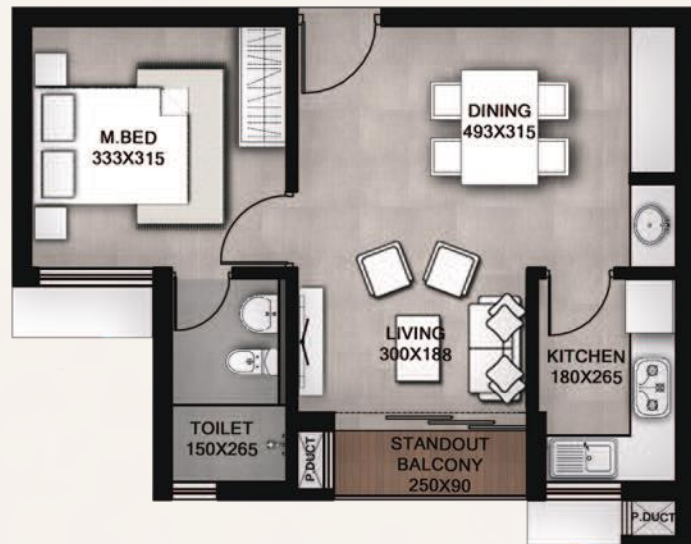
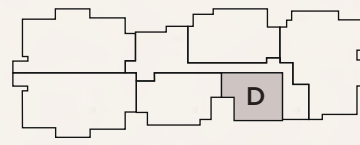
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FLAT C - 3rd - 12th FLOOR
SUPER BUILT-UP AREA - 1590 SQFT.
CARPET AREA (AS PER RERA) - 1095 SQFT.

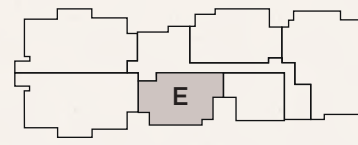
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FLAT D - 2nd - 12th FLOOR
SUPER BUILT-UP AREA - 640 SQFT.
CARPET AREA (AS PER RERA) - 448 SQFT.

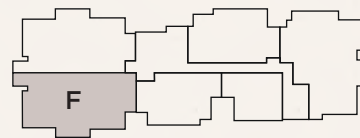
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FLAT E - 2nd - 12th FLOOR
SUPER BUILT-UP AREA - 1025 SQFT.
CARPET AREA (AS PER RERA) - 708 SQFT.

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FLAT F - 2nd - 12th FLOOR
SUPER BUILT-UP AREA - 1550 SQFT.
CARPET AREA (AS PER RERA) - 1074 SQFT.

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SREEROSH DEVELOPERS (P) LTD.

Sreerosh Properties was founded by **Sreedharan Payani**, an experienced Real Estate Developer and a native of North Kerala.

Equipped with a Masters Degree in Civil Engineering from Indian Institute of Technology, Madras, Sreedharan Payani started this Company in 1994 with a vision to create lasting value in realty by effectively blending land use, entitlement, and construction expertise. His approach to real estate reflected his deep understanding of the urban landscape and the need for residential, commercial and mixed-use environments. With no competing interests, he made building homes his singular focus, delivering nothing but the best to the home buyer.

Today, Sreerosh is recognized as an award-winning Company with a proven track record of high performance and success which has translated to a combined development portfolio of **2 million square feet** - residential and commercial projects across Chennai, Coimbatore, Kozhikode and Kannur with new Projects in the execution phase.

An honest builder at heart and deeply anchored to the creation of value, Sreedharan's unwavering commitment to quality and integrity continues to define Sreerosh Properties.

Sreerosh Sea Breeze is a Project by Sreerosh Developers (P) Limited - A Company that caters exclusively to the realty market in Kerala and their unique sensibilities.

Dedicated to the core values of excellence, integrity, and value creation - a Sreerosh legacy, Sreerosh Developers (P) Limited is co-managed by **Shobhiraj and Reji**, civil engineers and specialists with extensive experience in Kerala's realty operations.

Associated with the parent company, Sreerosh Properties since 2006 in multiple leadership capacities, they bring their expertise and commitment to Sreerosh Developers (P) Limited as Directors of the Company.

Member of **CREDAI**

Architects : M/s STAPATI ARCHITECTS

The information contained herein is subject to change as may be required by the authorities and the architects and cannot form part of the offer of contract. While every reasonable care has been taken in providing this information, the owner or the developer cannot be held responsible for any inaccuracies.

ONGOING
PROJECTS



Sreerosh Bharath - Kozhikode, Kerala



Sreerosh Astrea - Kilpauk, Chennai



Sreerosh Springdale - Kannur, Kerala



Sreerosh Irish - Kannur, Kerala



Sreerosh Gardenia - Kilpauk garden colony, Chennai

FEW
COMPLETED
PROJECTS



Sreerosh Seascape - Thalassery, Kerala



Sreerosh Willow Heights - Kannur, Kerala



Sreerosh Bayheights - Kannur, Kerala



Sreerosh Emeraldheights - Kannur, Kerala



Sreerosh Sreepadmam - Kannur, Kerala



Sreerosh Midtown - Kannur, Kerala



Sreerosh Harmony - Kannur, Kerala



Sreerosh Green Acres - Kannur, Kerala



Sreerosh Brown Stone - Calicut, Kerala



Sreerosh Residency - Calicut, Kerala



Sreerosh Seaface - Calicut, Kerala



Sreerosh Karun Villa - Calicut, Kerala



Sreerosh Belvedere - Calicut, Kerala



Sreerosh Caledonia - Kilpauk, Chennai



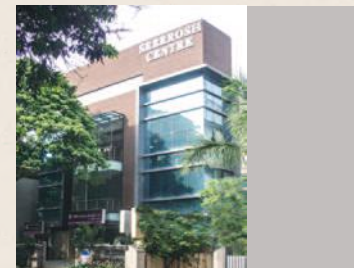
Sreerosh Ramanika - Egmore, Chennai



Sreerosh Renaissance - Kilpauk, Chennai



Sreerosh Rhea - Kilpauk, Chennai



Sreerosh Centre - Kilpauk, Chennai



The Freedom Square - Coimbatore