



Sreerosh Properties(P) Ltd



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Come home
to all the memories
you left behind.



SREEROSH
GREEN ACRES
KANNUR



Come home to the allure of emerald green pastures, gentle knolls, lush rolling glens, luxurious spaces and all things Kerala. Welcome to Sreerosh Green Acres - Kannur's thriving, picturesque and luxurious residential villa community development designed to the highest standards of excellence.

A world of history, nature and recreation. All set to be yours.

Set in 12 acres of tropical splendour at Mathukoth, 400 metres off Kannur-Irity-Mattanur-Mysore Road and just 6 kms from the Chovva Junction, Sreerosh Green Acres is truly one of life's rewards - No expenses spared! and a beautiful way of life.

Typically 'Kerala' in nature and form, it is situated amidst grooves of coconut, pepper, mangoes and jackfruits, lush tropical landscaping, creeks, ponds, wooded splendour and a vibrancy that people of all ages can embrace.

Private, tranquil and aesthetically satisfying even as it preserves the ecology and environment, Sreerosh Green Acres is a perfectly

planned neighbourhood with customizable boutique villas that offer a relaxed lifestyle mixed with high architectural standards.

A lifestyle you will value for generations.

Call it a unique opportunity to own something magnificent, or call it prime property worthy of appreciation, Sreerosh Green Acres offers great living, resort-style amenities, endless activities, exquisite residential choices and blissful privacy that radiates a sense of pride.

Come home.

Solitude. Quiet. And one of Kannur's best kept secrets. Sreerosh Green Acres redefines privacy and understated elegance and is the closest you can get to living in a natural preserve.

Life takes a new direction toward fulfillment when you are at Sreerosh Green Acres.

Call it the home you never left.

SREEROSH GREEN ACRES - HOME IS WHERE THE HEARTH IS.

P R E S E N T I N G

**SREEROSH
GREEN ACRES**

MATHUKOTH, KANNUR

Know your Town- Kannur

Kannur (Cannanore) is a land with a resonant past. The ships of Solomon, they say: anchored along Kannur coasts to collect timber for building the 'Temple of the Lord'. Kannur finds mention as NAURA in the 'Periplus of Erithrean Sea' a Greek work of great antiquity. The cradle of ageless folk art and music, Kannur has a myriad Kavus (small shrines) -centers of the Theyyam, a ritual dance in which men impersonate supernatural beings and elevate Kannur to a land of fabulous fantasies.



TOTAL ACREAGE

12 Acres

YOUR PERSONAL SPACE

Only 76 Exquisite Villas set in spaces ranging from 7 cents to 20 cents.

Built-in-area – 2440 sq.ft. - 3136 sq.ft.

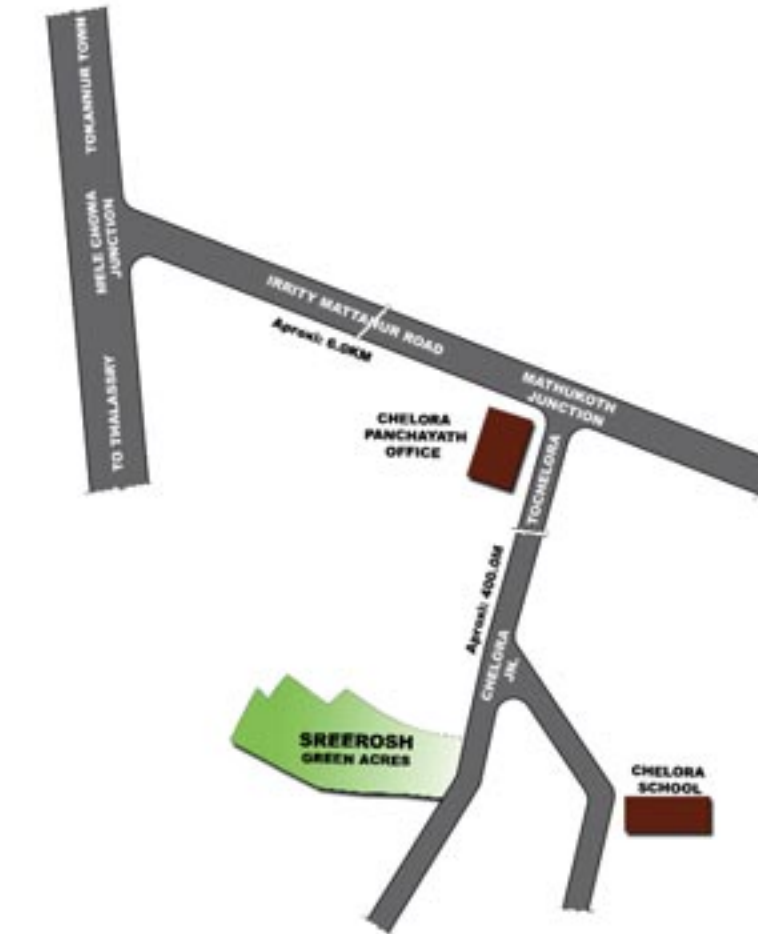
DISTANCE CHART

Proposed Kannur Airport : 15 Km

To Chovva Junction : 6 Km

To Kannur Railway Station : 8 Km

Location Plan



PROPERTY DETAILS

- Common water distribution system through overhead tanks.
- Clear Titles.
- Property worthy of appreciation.
- Secured Access.
- Bitumen roads running around the property.
- Entire layout already boundary walled.
- Storm Water Drainage.
- 24 hours electricity.
- Library within the community.
- Facilities for departmental stores, poly-clinics and other essential services.
- The proposed Kannur airport just 15 km from this site.

LIFESTYLE

Parallels the experience of living in a five-star resort year-round.

Fitness/Recreation/Club/Aquatics and a full complement of social activities.

Swimming -Lagoon style outside pools with tropical landscaping and sun decks.

PRICE LIST

Available on request

ADVANTAGE- ATTENTION TO DETAILS

> STRUCTURE

Load bearing structure with Laterite/ Brick / Concrete block masonry walls plastered smooth and painted.

> FLOORING

Vitrified tiles flooring at Rs.40/- per sq.ft.

> JOINERY

Teakwood polished commercial flush main door and painted internal doors.

Wooden/ Aluminium windows with MS grills.

> KITCHEN

Granite slab platform with stainless steel sink.

> GLAZED TILES

Upto 7 feet height in the bathrooms and 2 feet height above the kitchen platform.

> PLUMBING & SANITATION

GI/PVC water lines, PVC waste water & soil lines, water sump and overhead tanks.

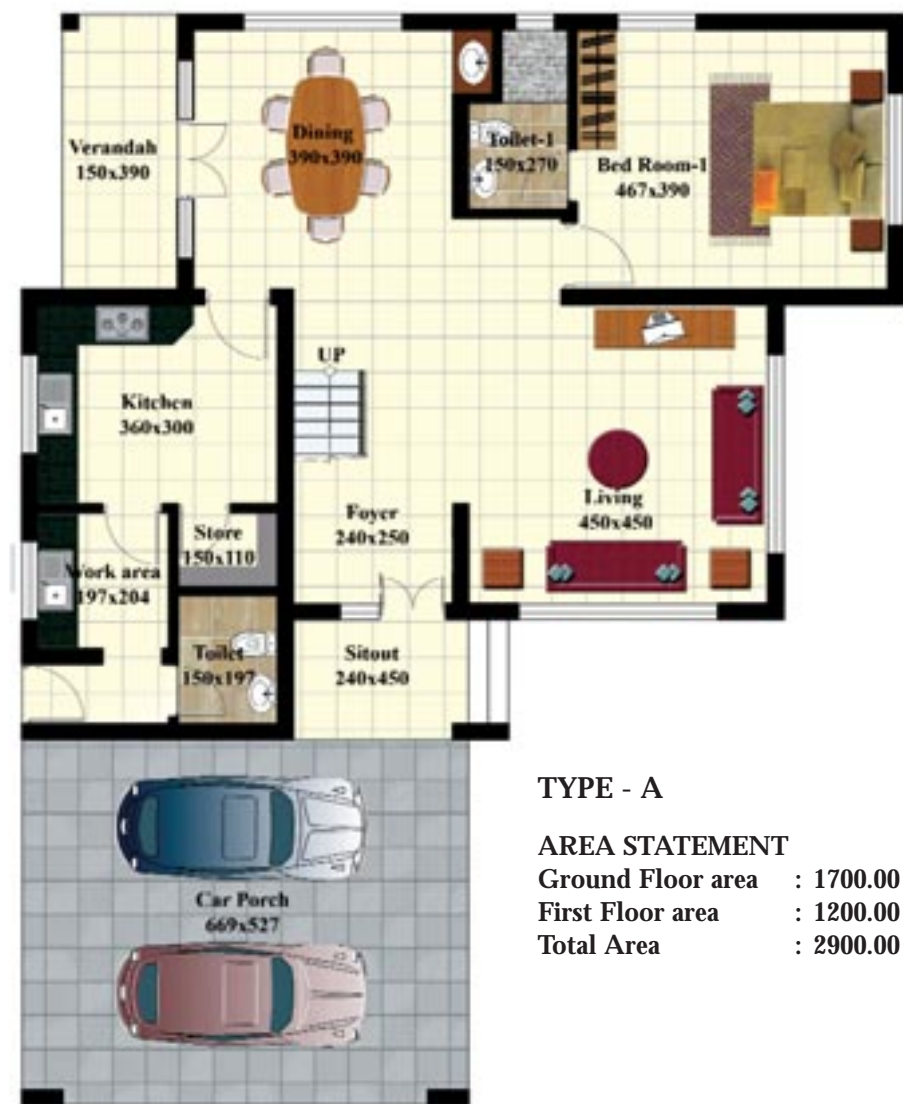
> ELECTRICAL

Three phase connection with concealed PVC conduit wiring with necessary service points, PVC conduits for TV antenna and telephone.

Club House - Floor Plan
Area - 5557.00 Sq. Ft.
PoolArea - 3480.00 Sq.Ft.



Type A



GROUND FLOOR PLAN

TYPE - A

AREA STATEMENT
 Ground Floor area : 1700.00 sq.ft
 First Floor area : 1200.00 sq.ft
 Total Area : 2900.00 sq.ft



FIRST FLOOR PLAN

Type A1



GROUND FLOOR PLAN

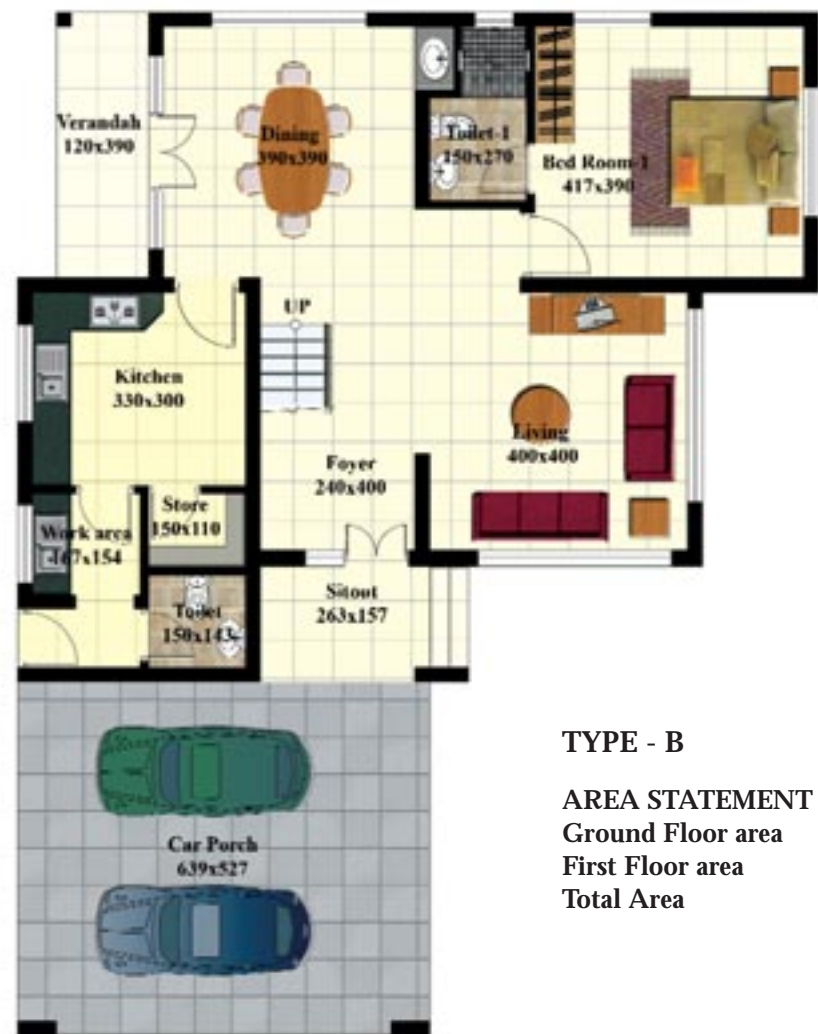
TYPE - A1

AREA STATEMENT
 Ground Floor area : 1700.00 sq.ft
 First Floor area : 1436.00 sq.ft
 Total Area : 3136.00 sq.ft



FIRST FLOOR PLAN

Type B



GROUND FLOOR PLAN

TYPE - B
AREA STATEMENT
 Ground Floor area : 1541.00 sq.ft
 First Floor area : 1129.00 sq.ft
 Total Area : 2670.00 sq.ft



FIRST FLOOR PLAN

Type B1



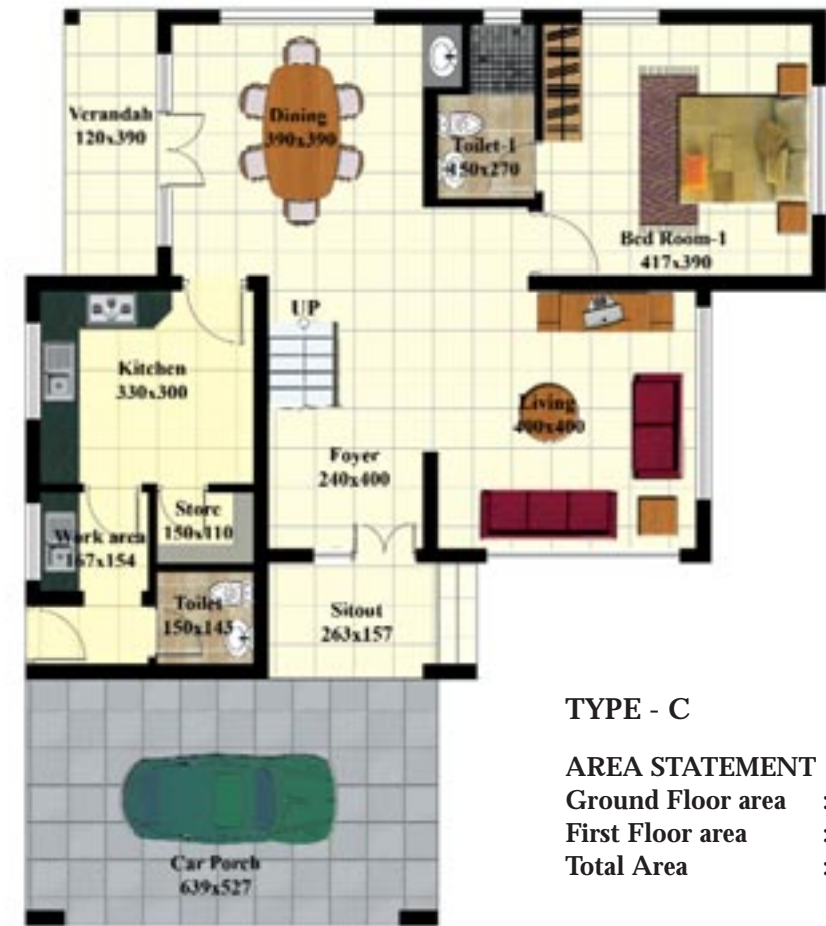
GROUND FLOOR PLAN

TYPE - B1
AREA STATEMENT
 Ground Floor area : 1541.00 sq.ft
 First Floor area : 1349.00 sq.ft
 Total Area : 2890.00 sq.ft



FIRST FLOOR PLAN

Type C



GROUND FLOOR PLAN

TYPE - C
AREA STATEMENT
 Ground Floor area : 1426.00 sq.ft
 First Floor area : 1014.00 sq.ft
 Total Area : 2440.00 sq.ft



FIRST FLOOR PLAN

Type C1



GROUND FLOOR PLAN

TYPE - C1
AREA STATEMENT
 Ground Floor area : 1426.00 sq.ft
 First Floor area : 1234.00 sq.ft
 Total Area : 2660.00 sq.ft



FIRST FLOOR PLAN

Individual Plot Layout
Plot No-33 & Villa Type - A



Layout Plan



Layout Plan - Plot Specifications

Types	Plots	Area in Sq.M	Area in cents
Type A	Plot.1	880.08	21.74
Type A	Plot.2	661.56	16.34
Type A	Plot.3	640.80	15.83
Type A	Plot.4	520.47	12.86
Type B	Plot.5	375.97	9.29
Type B	Plot.6	377.89	9.33
Type B	Plot.7	401.00	9.90
Type C	Plot.8	382.98	9.46
Type C	Plot.9	353.23	8.72
Type C	Plot.10	399.70	9.87
Type C	Plot.11	345.23	8.53
Type C	Plot.12	339.82	8.39
Type C	Plot.13	340.51	8.41
Type C	Plot.14	340.97	8.42
Type C	Plot.15	335.93	8.30
Type C	Plot.16	326.26	8.06
Type C	Plot.17	322.01	7.95
Type C	Plot.18	317.52	7.84
Type C	Plot.19	388.84	9.60
Type C	Plot.20	333.26	8.23
Type C	Plot.21	323.59	8.00
Type C	Plot.22	325.02	8.03
Type C	Plot.23	436.08	10.77
Type C	Plot.24	371.62	9.18
Type C	Plot.25	330.04	8.15
Type C	Plot.26	325.03	8.03
Type C	Plot.27	325.45	8.04
Type C	Plot.28	330.04	8.15
Type C	Plot.29	348.43	8.60
Type C	Plot.30	347.16	8.57

Types	Plots	Area in Sq.M	Area in cents
Type C	Plot.31	324.01	8.00
Type C	Plot.32	358.42	8.86
Type A	Plot.33	491.03	12.13
Type A	Plot.34	554.44	13.70
Type A	Plot.35	507.10	12.53
Type A	Plot.36	538.05	13.29
Type A	Plot.37	501.86	12.40
Type A	Plot.38	521.64	12.88
Type A	Plot.39	506.69	12.52
Type A	Plot.40	483.27	11.94
Type C	Plot.41	394.30	9.74
Type C	Plot.42	446.16	11.02
Type C	Plot.43	360.00	8.89
Type C	Plot.44	509.29	12.58
Type C	Plot.45	372.40	9.29
Type C	Plot.46	378.58	9.35
Type C	Plot.47	453.05	10.74
Type C	Plot.48	432.61	10.68
Type A	Plot.49	541.58	13.38
Type A	Plot.50	546.62	13.50
Type B	Plot.51	503.84	12.44
Type C	Plot.52	416.43	10.28
Type C	Plot.53	328.76	9.47
Type C	Plot.54	406.94	9.38
Type A	Plot.55	445.89	10.34
Type C	Plot.56	315.11	7.78
Type A	Plot.57	404.60	10.00
Type B	Plot.58	362.74	8.96
Type C	Plot.59	341.86	8.44
Type C	Plot.60	357.30	8.82

Types	Plots	Area in Sq.M	Area in cents
Type C	Plot.61	346.57	8.56
Type C	Plot.62	365.86	9.04
Type A	Plot.63	410.00	10.13
Type A	Plot.64	427.01	10.55
Type A	Plot.65	446.50	11.03
Type B	Plot.66	387.89	9.58
Type B	Plot.67	393.05	9.71
Type A	Plot.68	414.11	10.23
Type A	Plot.69	434.50	10.76
Type A	Plot.70	439.83	10.86
Type A	Plot.71	469.61	11.60
Type A	Plot.72	472.41	11.67
Type A	Plot.73	474.84	11.73
Type A	Plot.74	418.76	10.34
Type A	Plot.75	523.23	12.92
Type A	Plot.76	542.34	13.40



Indicative Plot Locations

	sqm	Cents	Percentage
Total Plot Area	45892.98	1134.00	
Shop Area	443.95	10.97	
Saleable Area	45449.03	1131.41	
Area of plots	31918.68	788.70	70.22%
Road Area	7539.96	186.31	16.58%
Recreation Area	5741.07	141.86	12.63%
Common parking	249.29	6.16	00.54%



COMPANY OVERVIEW

Sreerosh Properties was founded by P.Sreedharan, Master of Technology in Civil Engineering (IIT, Madras) and a native of North Kerala. An experienced real estate developer, he started this company in 1994 to cater to the booming real estate market in Chennai and Kerala.

Today, the company is one of the respected property development Company in the city, building its performance on years of experience through an uncompromising approach to quality.

Sreerosh has an extensive portfolio of 40 contemporary residential, commercial and lifestyle projects exceeding 5,00,000 sq.ft in Chennai, apart from projects in Kerala.

Sreerosh maintains a very competitive edge with its comprehensive property development portfolio in Tamilnadu and Kerala and soon plans to start fresh projects in Coimbatore, Cochin and Tiruvananthapuram.

All these projects with guaranteed title deeds have been finished well within the budget without compromising on the standards and delivered on time.

With the expansion and strengthening of the construction industry, higher standards of living and highly developed infrastructure, Sreerosh is now ready to expand its operational boundaries to offer properties that reflect the flexibility and versatility for modern living.

Due to its vast and varied clientele the company handles properties that cater to multiple requirements- investment, retirement and good living. Pioneering the tradition of global breadth and local depth is the company's unique approach. Sreerosh Properties provide strategic investments with long term potential, each offering a distinctive lifestyle and all the benefits of good living.

Sreerosh focuses on providing consistent quality together with innovative projects, seamless services matched by competent after sales services to deliver not just buildings but complete customer satisfaction.

ONGOING PROJECTS IN KERALA



Sreerosh Palm Valley
CHEVAYOOR - CALICUT



Sreerosh Seascape
NEAR COURT - THALASSERY



Sreerosh Chenoli Commercial Complex
SOUTH BAZAAR - KANNUR

ONGOING PROJECTS IN KERALA



Sreerosh Willow Heights
THANA - KANNUR



Sreerosh Bay Heights
PAYYAMBALAM - KANNUR



Sreerosh Sreepadmam
THALAP - KANNUR



Sreerosh Emerald Heights
PAYYAMBALAM - KANNUR

COMPLETED PROJECTS IN KERALA



Sreerosh Nasheeman
THANA - KANNUR



Sreerosh Avenue - Independent Villas
EDACHOVVA - KANNUR



Sreerosh Residency
EAST HILL ROAD - CALICUT

