



 **COMING HOME**  
**IS A CELEBRATION!**

 Njandoorkonam, Kazhakkuttam, Trivandrum

# INTRODUCING BUDGET VILLAS

# 39.99

LAKHS ONWARDS

HOME is simply a living space to call our own, an abode to nurture and protect our family, a nest for all our worldly possessions. Our homes represent the surroundings, the neighbourhood, and the community as a whole. A neighbourhood that is peaceful, set in green verdant surroundings, with a community living harmoniously together, this is what we have to offer at "Sparrow Iris Vale".

Situated hardly a kilometer away from Njandoorkonam junction, which is a fast developing suburb of Thiruvananthapuram City, the gated community is set in a calm residential area surrounded by a plethora of flora that acts a green lung, soothing any tired mind every evening that has battled the city's hustle and bustle over the workday.

Connectivity to various parts of the city from Powdikonam junction (2km away), Chenkottukonam junction (3km away) and Sreekariyam junction (5km away) is a breezy drive and various schools including Sabarigiri International School is situated close to this location.

Your quest for your dream home ends at the doorsteps of Sparrow Iris Vale. Come and join us in setting up this beautiful community for you.



## PLOT LAYOUT



## SPECIFICATIONS

### Structure:

Load Bearing Walls with brick work & reinforced tile beam / Plinth Beam resting on bored Cast In situ Piles, RCC footing / columns for Car porch / Sit-out & Lintels.

### Roof:

RCC flat roof – 10 cm thick.

### Flooring:

Granite Slabs for Sit-out, Vitrified Tiles Flooring for Living, Dining, & Common area, Bedrooms, Balcony & Scratch Free Ceramic tiles for kitchen.

### Painting:

Premium emulsion paint with putty finish for internal walls. Weather shield emulsion for external walls. Enamel paint for woodwork and grills. Wooden polish on front door.

### Doors and Windows:

Teakwood panelled door and door frame for entrance, Hard wood like Plavu for other doors and window shutters, Hard wood like Anjili for door and window frames.

### Kitchen:

Kitchen counter with granite top & stainless steel sink. Glazed tile dado upto a height of 45 cm.

### Toilets:

Anti-skid ceramic tiles for floor & glazed tiles for wall up to a height of 210 cm.

### Sanitary fixtures and fittings:

Standard Sanitary Fixtures (One unit W.C & Wash Basin in each Toilet) (make CERA / Jaquar). Concealed cPVC piping, hot & cold water mixer tap with shower.

### Electrical:

Three phase connection with MCB & ELCB, standard quality Concealed copper wiring for adequate light, fan & power points with installation of standard switched and sockets. Provision for Telephone, television and data Line Concealed conduits to living room.

### Water supply:

Overhead tank (PVC) with pump facility. Rain water harvesting facility as per Kerala building rules.

### Drainage and Sewage:

Adequate number of manholes and sumps for drainage, and readymade precast concrete / uPVC septic tanks as per requirement.

### HVAC:

Provision for split AC in all bedrooms, Exhaust fans in Kitchen, Toilets.

## AMENITIES

Open Air Theatre



Automatic Gate



Children's Play Area



Health & Fitness Centre



Solar Lighting at common areas



24 Hrs CCTV Surveillance





# LOCATION MAP



Airport	- 19.0 Km
Technopark	- 7.3 Km
Kinfra Film & Video Park	- 4.5 Km
St. Thomas Public School	- 2.0 Km
Sainik School	- 5.4 Km
St. Thomas College	- 2.4 Km
Kazhakuttom Railway Station	- 8.6 Km



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