



**WHERE
DREAMS
COME HOME**



Sparrow

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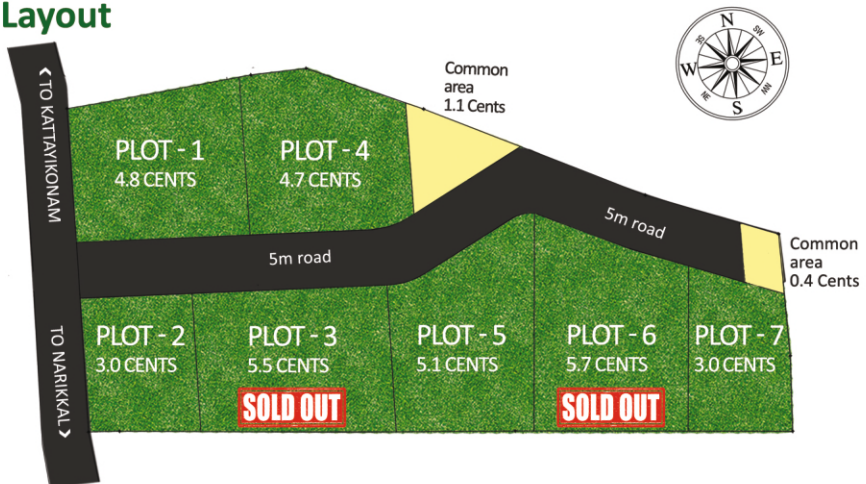
We offer you a Gateway to a serene and comfortable lifestyle at **“Spring Vale” – Villas by Sparrow.**

A cluster of seven independent villas set against luscious green rolling lands at Narikkal, Spring Vale captures the spirit of independent living space with a blend of community living. The project is located minutes away from St Thomas School at Narikkal to one side and Kattaikonam junction to the other side.

Situated very near to the fast growing suburb of Chanthavila, the project boasts close proximity to St Thomas School, St Thomas College of Engineering, Kinfra Park, Technocity, Santhigiri Siddha and Ayurvedic Hospital, to name a few. Elegantly designed contemporary villas provide you with the convenience of living close to prominent locations as well as offering tranquil surroundings that soothes your senses.

Come home to a relaxed living experience that lasts a lifetime!

Plot Layout



Amenities

Automatic Gate



Children's Play Area



24 Hours CCTV Surveillance



Solar Lighting at Common Areas



Specifications

Structure:

Load Bearing Walls with brick work & reinforced tie beam / Plinth Beam resting on RR masonry / Isolated footings.

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 selected doors & windows.

Doors:

Teakwood Paneled door for entrance & hard wood paneled doors for others.

Kitchen:

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

Toilets:

Anti-skip 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) of colours like white, ivory, off white etc (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. Telephone, television and data Line.

Concealed conduits to selected bedrooms, living & kitchen.

Water supply:

Sump tank and overhead tank (PVC) will be provided. Rain water harvesting facility as per Kerala building rules.

Drainage and Sewage:

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

HVAC:

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



Location Map



Airport	- 17 Km
Technopark	- 6 Km
Kinfra Film & Video Park	- 3 Km
St. Thomas School	- 500Mtr
Sainik School	- 3 Km
St. Thomas College of Engineering	- 1 Km
Kazhakuttom Railway Station	- 7 Km



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