



**SHANOR**  
lifestyle villas & apartments

# Let her own the space

**₹2 Lakh  
Reward**

**For Women  
Homebuyers**

T&C Apply\*





# TRUST THE BEST

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

**14** YEARS OF  
TRUST

**9** PROJECTS  
DELIVERED

**6** ONGOING  
PROJECTS

**2** VILLA  
PROJECTS







## TECH MERIDIEN – FOR THE TECHIES !!!

Its all in the name! TECH MERIDIEN is a unique living concept where all aspects of decision making, when you pick up a real estate, come to a full circle. Easy accessibility to IT parks such as Infosys, UST global, Technopark 3 phase etc. Be it the excellence in design, the centrality of location, the sense of detail, landscape, the strategic approach or the luxurious features, TECH MERIDIEN makes life easy and wonderful.

At TECH MERIDIEN, we have all these integrated into an offering of fine living.

14 years of trust | RERA NO: K-RERA/PRJ/TVM/057/2021

Permit no: SZO/TB/BA-290/19

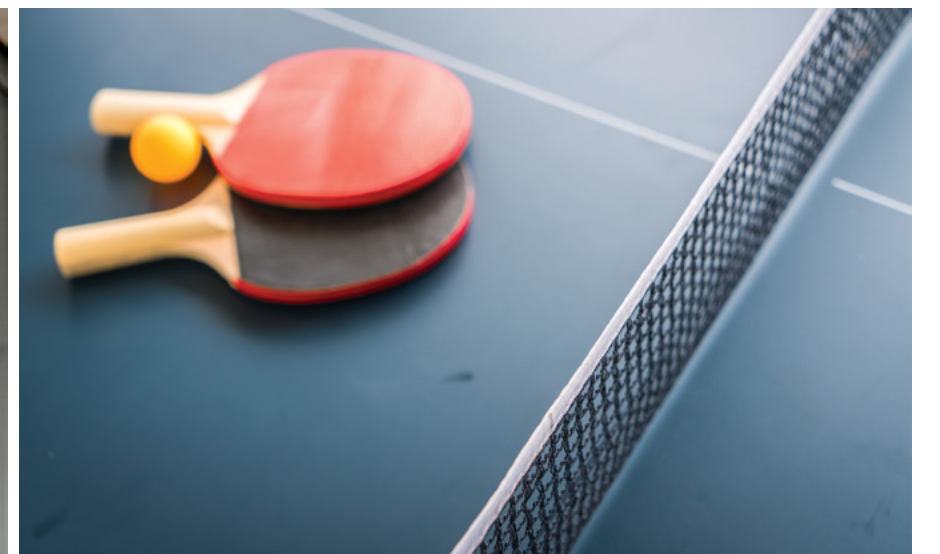
Approved by all major banks

Tech Meridien: Total 69 units, 12 floors

Zero credit company





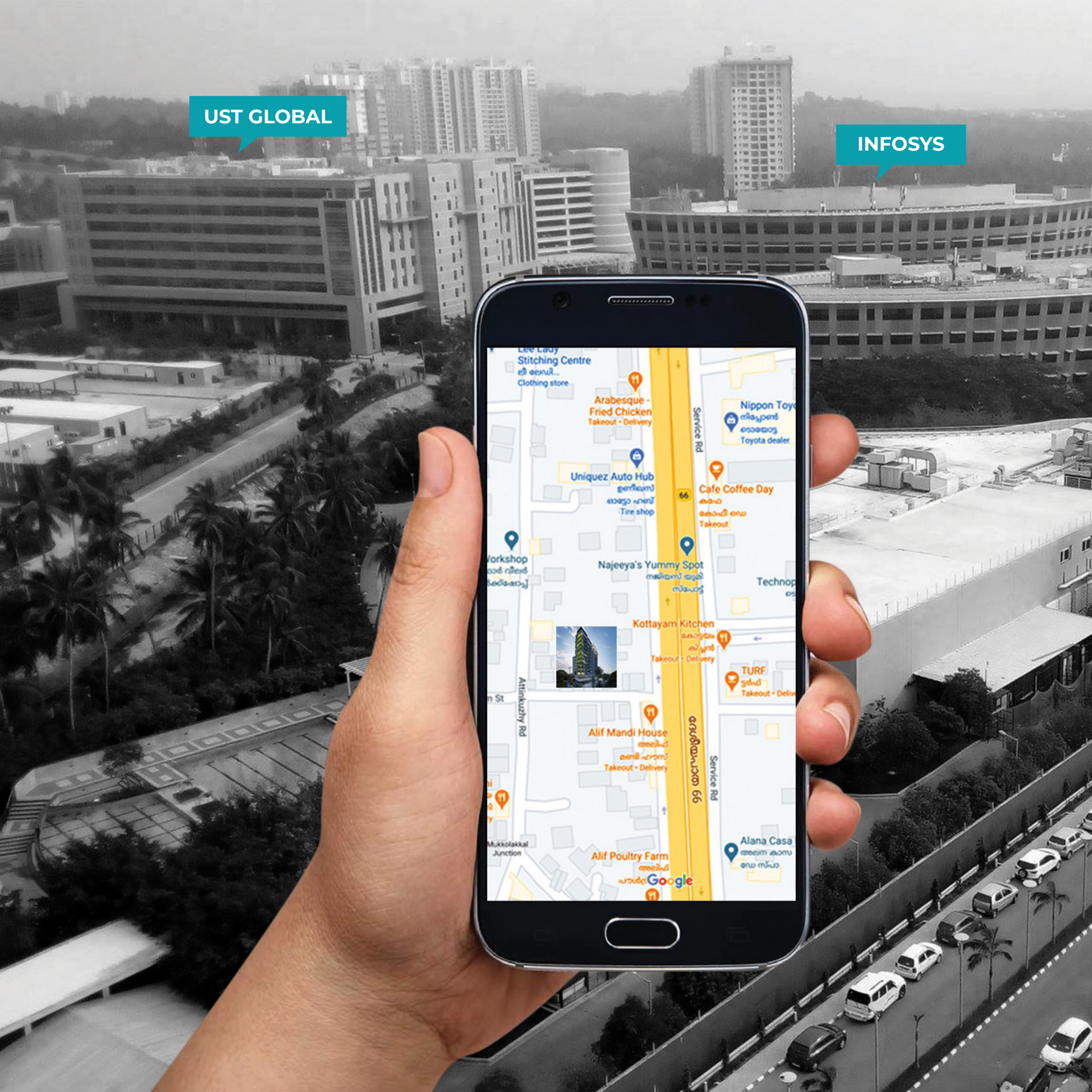


# BEST PLACE FOR WORK, PLAY & REST

## #Amenities

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 | Roof top party area | Provision for round the clock security  
Power back-up | CCTV surveillance (Entrance gate & Lobby) | Sewage treatment plant | Reticulated gas system.

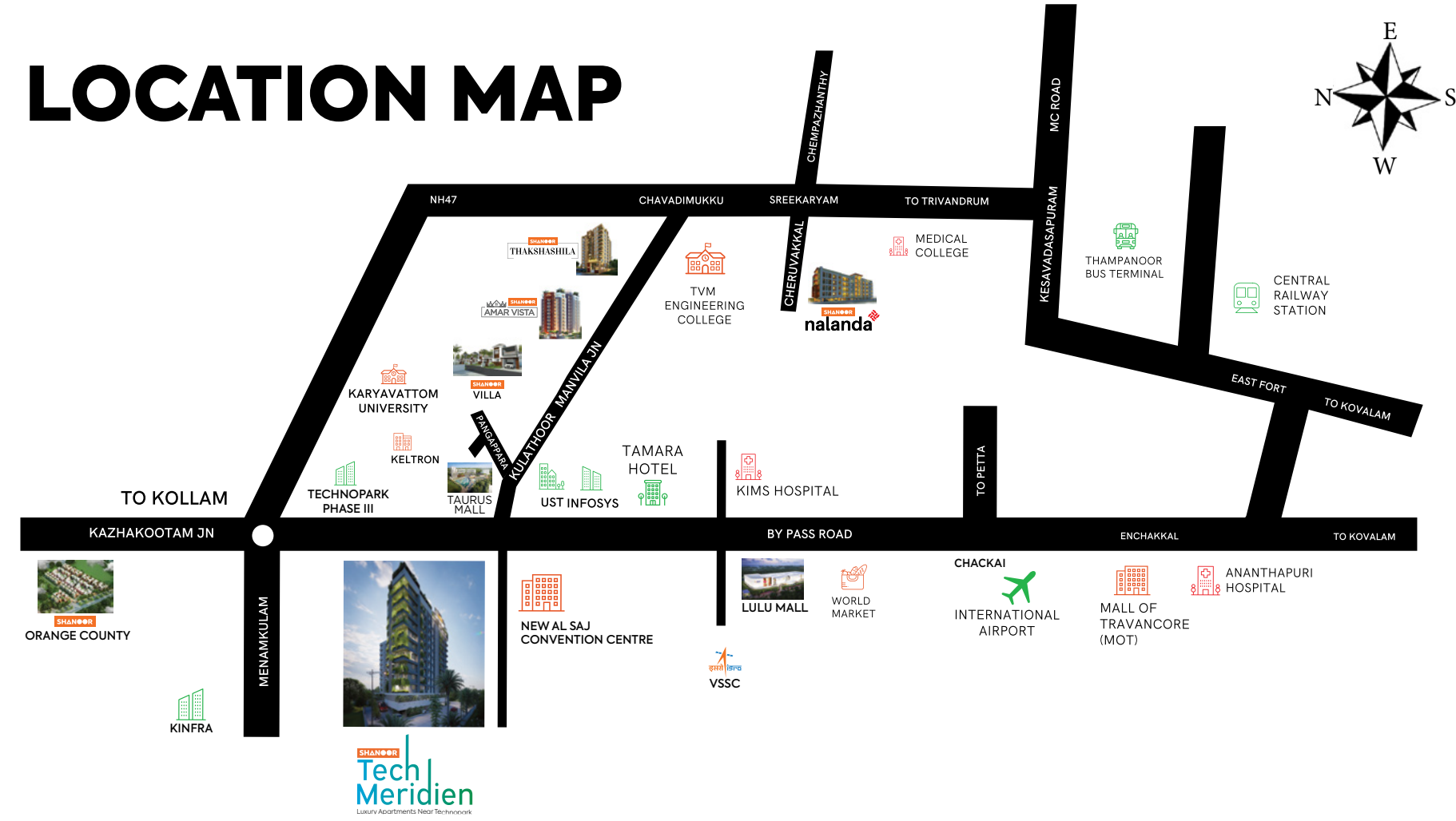




UST GLOBAL

INFOSYS

# LOCATION MAP



## AT THE HEART OF TECHNO VALLEY

Located Near Technopark Phase 3 & National Highway TECH MERIDIEN redefines the neighborhood with raised standards. With access to Technopark, Infosys, UST Global is an ideal place to live and flourish. Access to reputed schools like MGM, Loyola and shopping at Lulu Mall & Mall of Travancore make your life more comfortable.

### #IT Parks

Technopark Phase 3 : 300 Mtr  
UST Global : 400 Mtr  
Infosys : 500 Mtr

### #Shopping

Lulu Mall : 2 Km  
Mall of Travancore : 5 Km  
Kunnil Hypermarket : 700 Mtr  
World Market : 2 Km

### #Hospitals

Kims : 4 Km  
Ananthapuri Hospitals : 5 Km  
Govt. Medical College : 4 Km

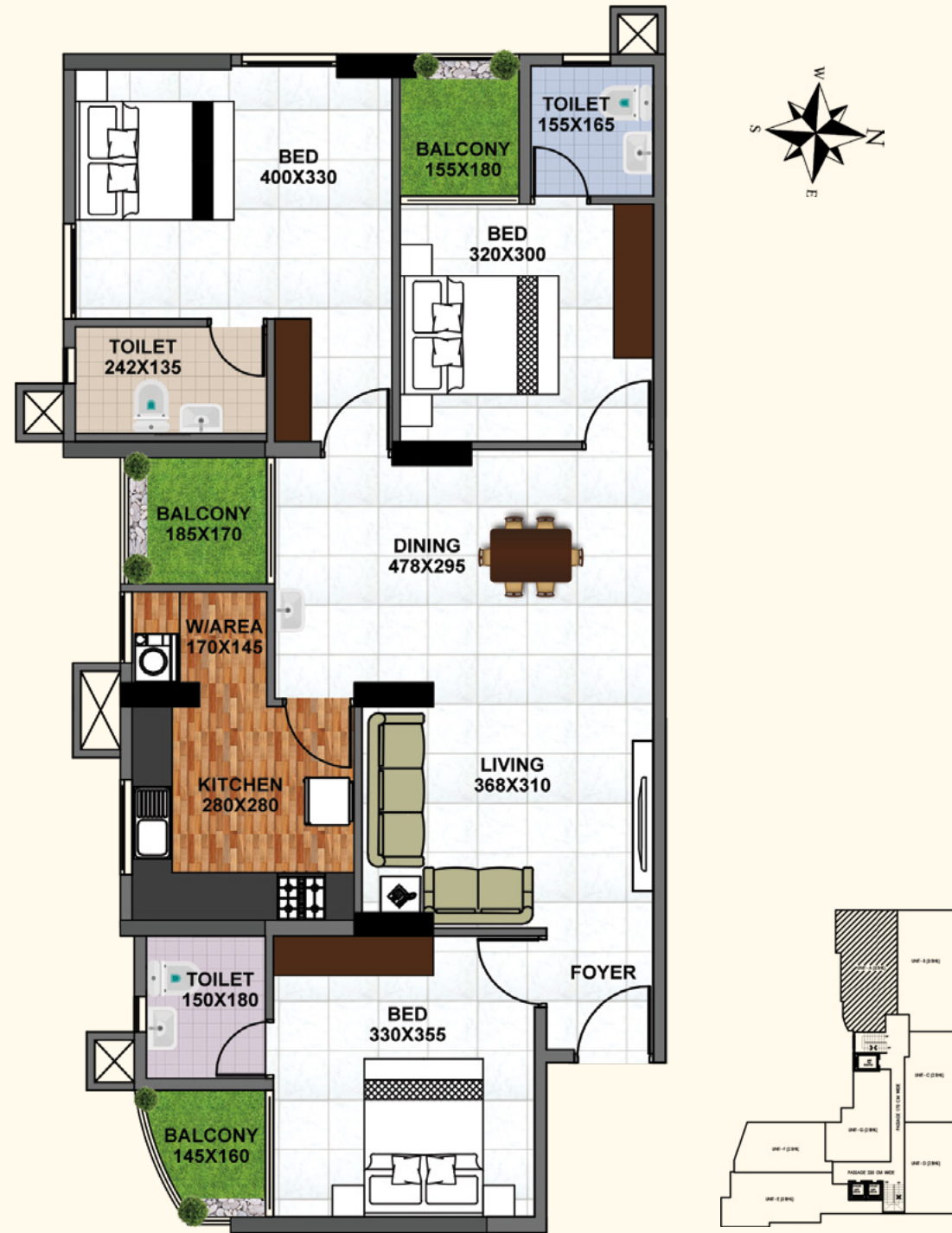
### #Major Locations

Kazhakuttam : 2 Km  
Veli Railway Station : 3.5 Km  
International Airport : 5 Km  
Sreekaryam : 3 Km

### #Education

MGM SCHOOL : 1 Km  
Good Shepherd School : 3 Km  
Loyola : 3 Km  
Bharatiya vidya bhavan : 2 Km  
College of Engineering (CET) : 2.5 Km  
Marian Engineering College : 3 Km  
Govt. College, Karyavattom : 2.5 Km





UNIT A 3BHK | Saleable Area :1389 Sq.ft.



UNIT B 3BHK | Saleable Area :1405 Sq.ft.

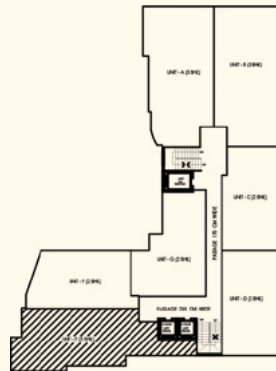
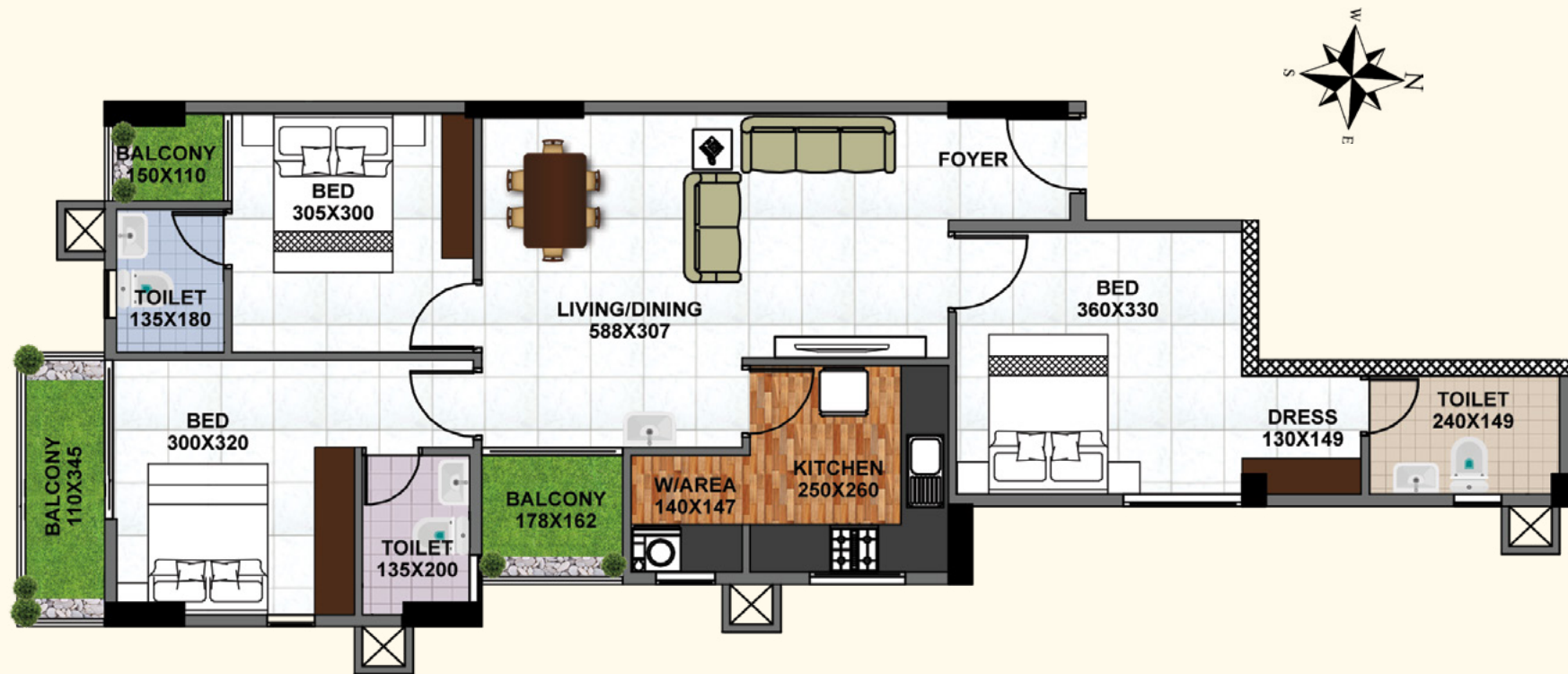


UNIT C 2BHK | Saleable Area :926 Sq.ft.

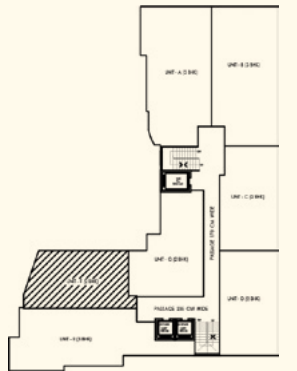
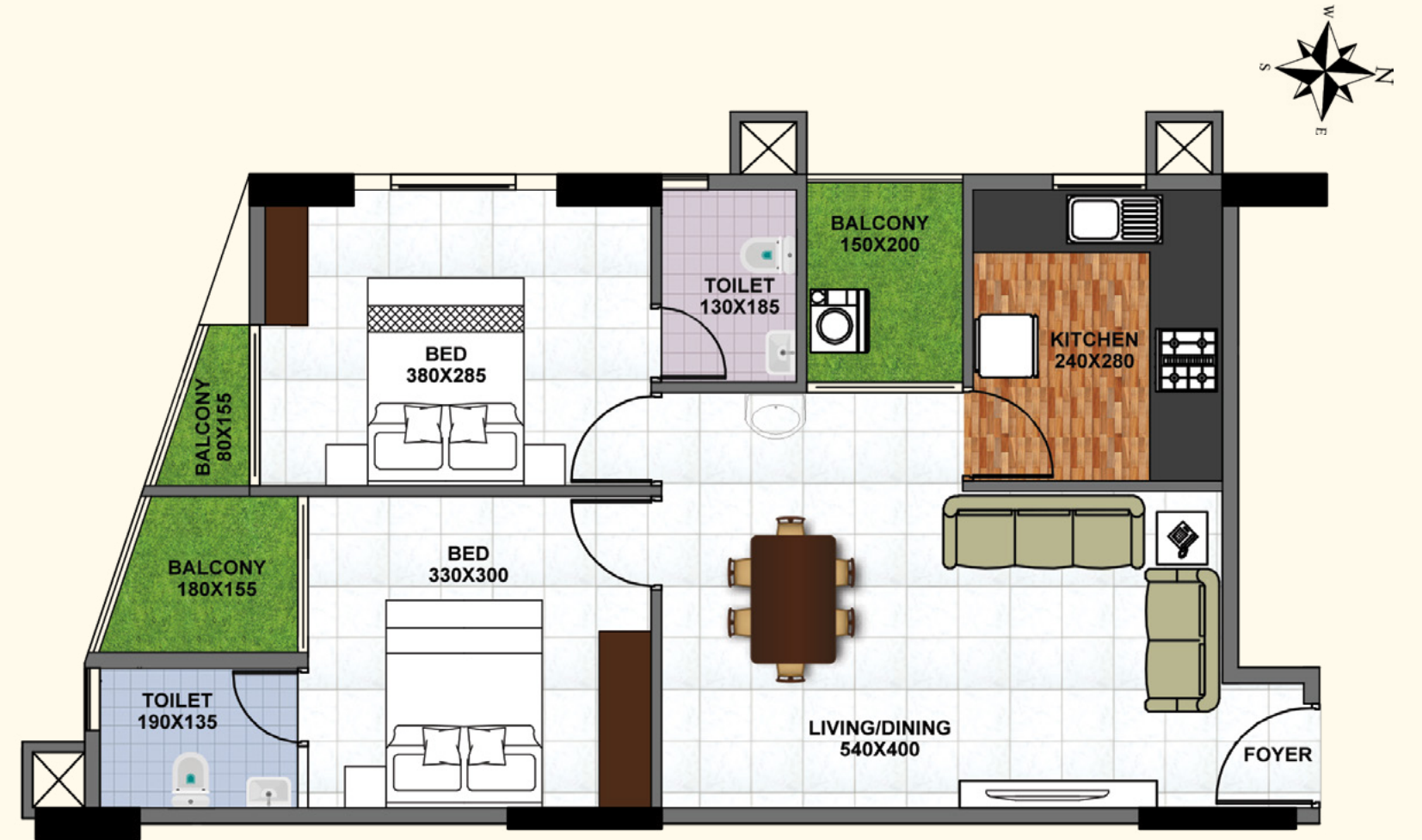


UNIT D 2BHK | Saleable Area :956 Sq.ft.



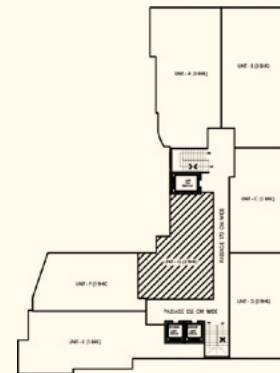


UNIT E 3BHK | Saleable Area :1316 Sq.ft.



UNIT F 2BHK | Saleable Area :905 Sq.ft.





UNIT G 2BHK | Saleable Area :974 Sq.ft.

**WE ONLY ASSOCIATE  
WITH LEADING BRANDS**







# SPECIFICATION

## #Structure

Heavy reinforced cement concrete foundation with Piling foundation as per the soil test. RCC frame structure with cement 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 enamel finished GI. A Combination of paver/interlock tiles, Screeding with Mortar topping with grooves and landscaping for the exterior. Superior quality double charged vitrified tiles JOHNSON/AGL/RAK/ equivalent for each apartment, floor tile of size 80cm x 80cm. Anti-skid Ceramic tiles flooring for the toilets and glazed designer tile concepts for walls Kajaria equivalent up to 210 cms. Kitchen counters with Granite top. Glazed tile dadoing tile above granite top upto 60cms heights.

## #Sanitary & Plumbing

Sanitary fittings: EWC, counter top washbasin in all toilets inside apartments. All sanitary fittings shall be JAQUAR/CERA/American standard /RAK or equivalent. Provision for hot water connection with diverters shall be provided for master bedroom bathrooms. Health faucet also shall be provided for bedroom toilets. Stainless Steel Sink single bowl with drain board shall be provided for the Kitchen.

## #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 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 in all rooms and 6 AMP combined Plug socket in Kitchen, M-Bedroom & Living subject to maximum of 1000watts.

## #Painting

Acrylic/ Cement based putty with Emulsion paint shall be applied inside apartments and common areas. External Walls: Weather shield exterior grade emulsion.

## #Elevators

Three lifts. Two passenger lift and one bed lift of KONE/Johnson/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 lines shall be ISI marked 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.





## Ongoing Projects



Amar vista Near Technopark



Metro Square @ Pattom



Palms Villa @ Kazhakuttom



Thakshashila @ Sreekaryam



Orange County, Kazhakuttom

## Completed Projects



Cyber Fort @ Kazhakkuttom



Blueberry @ Vattiyoorkavu



Zenana Enclave @ Thirumala



Centre Point @ Sreekariyam



Indigo Hills @ Peroorkada



Nalanda @ Sreekariyam



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lifestyle villas & apartments

Trust  
the  
best.™

- BEST PRICE
- BEST QUALITY
- BEST LIFE STYLE

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**[www.shanoorhomes.com](http://www.shanoorhomes.com)**

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