



Turn the key right and step in to
your dream home.
www.sunprojectsindia.com



Sun Projects India Pvt. Ltd.
Builders & Developers
An ISO 9001 - 2000 Certified Company
T. C. 4/1044, "Sreebhas", Kowdiar, Trivandrum 695003.
Phone: +91 471 2539933, +91 471 2432747, +91 94 95 39 39 39
UAE: +971 50 460 7819, +971 50 919 8182
email: mail@sunprojectsindia.com

The Green Abode near the
Greenest workplace

Designs • Executions - Varanochikkara A&M



Sun Royal
CONQUERS WITH QUALITY



Touch of Nature

Ascend the steps and enter the world of tranquil delight.

Fulfilling the requirements of an ideal residence Sun Royal gives you an altogether different experience.

Far away from the madding crowds, energize yourself in the lush green. Escapes congested life in the catacomb structures of the city to spacious living spaces at Sun Royal. At Sun Royal you get all these while enjoying the metro life staying in the city limits.

Sun Royal is located at Karyavattom well within the Thiruvananthapuram city. Proximity of Techno Park, world's greenest workplace forms a wonderful combination and makes Sun Royal a place worth live in. True to its name the Sun Royal has more to give than what one desire for. Here every inch constructed creates a space, a space for absolute harmony and comfort. We keep in mind even your little needs when we build your dream home.





The Ideal hub

Sun Royal is the best suited place for the demanding work life of the Tech world. Techno Park with its multitude IT companies and the Kinfra Apparel Park are just a walk away. Easy access to the Airport, Railway stations, and the city centre and availability of all modern amenities adds on to its value.

The cozy Kerala University campus evoking a nostalgic feeling, the vibrant LNCPE and Karyavattom colleges and a multitude of educational institutions are located near by. The Trivandrum International School, Sainik School and Trivandrum Engineering College are well accessible. Also the Coveted KIMS Medical Institute and The Medical College are also within well reach from the place.

Sun Royal a magnum opus apartment project from the Sun Projects India (P) Ltd. stands tall in design, quality and Facilities. The Sun Projects has many successful on going and completed projects in the capital city of the Gods Own Country, Kerala.

LOCATION MAP





Home Care Division

24 x 7 Call: 94 95 49 49 49



Sun
Vapors Life

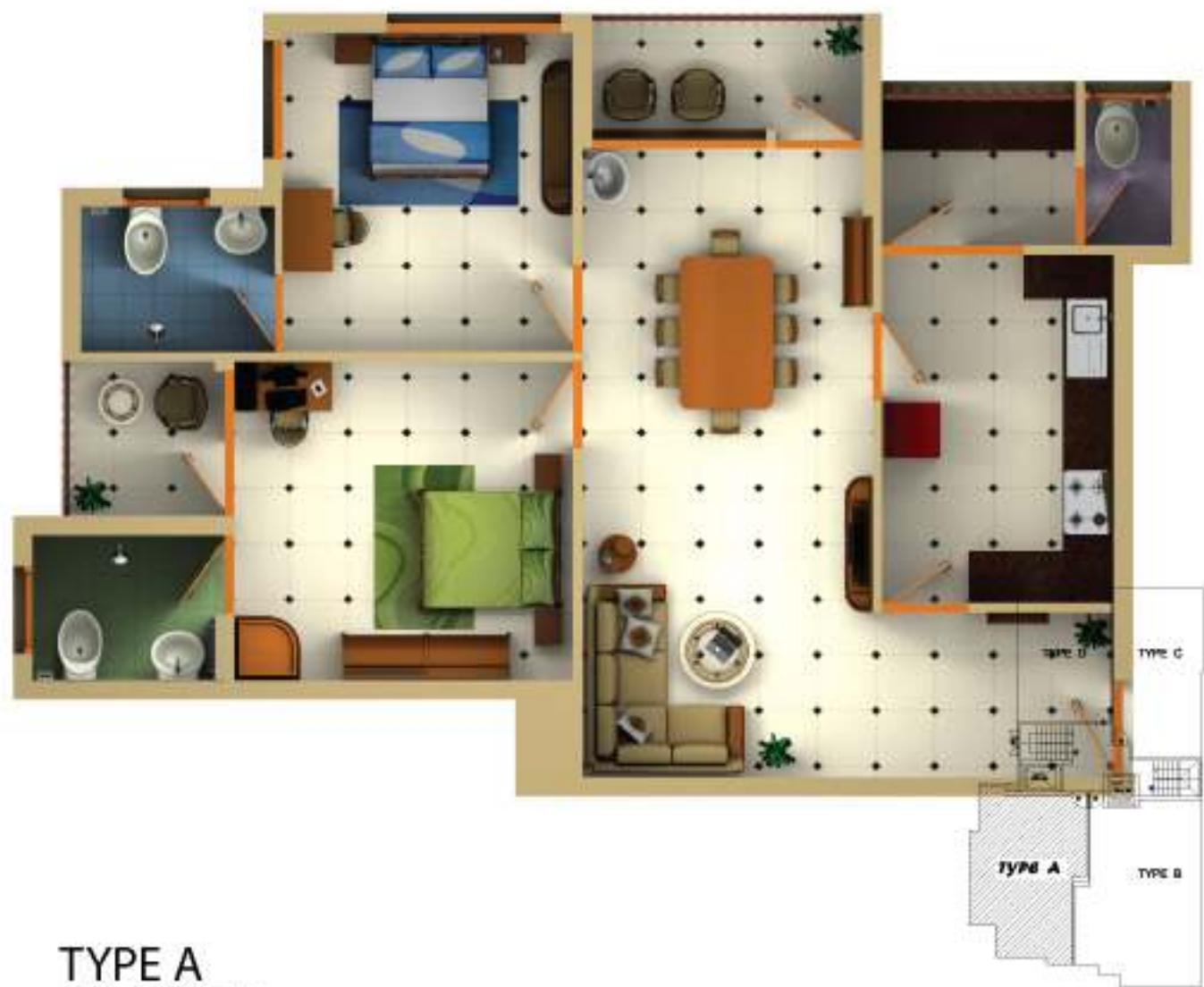
Because We Care

One of our special features is the service to the non resident customers. Even when you are not staying in the apartments we help you to rent it to prospective tenants. Our property management team helps to advertise, show in the prospective customers and report to owners. This is highly beneficial for NRIs and an ideal investment offer.

We cement our relation with our customers with an everlasting bond. A bond that is testified by the post completion services we offer. Our Home Care Department sets you free of all your hassles even in your absence.

To ensure that your home and its premises are kept clean and healthy, we also arrange its occasional cleaning. Render a dazzling look to your home with exquisite interior designs and layout. We assist in giving tips get the best interiors, wardrobes, cabinets, customized furniture, designer kitchens, cupboards and carpets. Our Home Care department undertakes tax remittance telephones, electricity bills.





TYPE A
 AREA - 1100 Sq. Ft.
 Two Bedroom Apartment

Floor Plan 2nd - 11th

Dimensions may vary during construction. Furniture and fixtures are indicative only.



TYPE B
 AREA - 1390 Sq. Ft.
 Three Bedroom Apartment

Floor Plan 2nd - 11th

Dimensions may vary during construction. Furniture and fixtures are indicative only.



Floor Plan 2nd - 11th

TYPE C
AREA - 977 Sq. Ft.
Two Bedroom Apartment

Dimensions may vary during construction. Furniture and fixtures are indicative only.



Floor Plan 2nd - 11th

TYPE D
AREA - 1030 Sq. Ft.
Two Bedroom Apartment

Dimensions may vary during construction. Furniture and fixtures are indicative only.



TYPE E
 AREA - 1800 Sq. Ft.
 Three Bedroom Apartment

Dimensions may vary during construction. Furniture and fixtures are indicative only.



Floor Plan 12th



TYPE F
 AREA - 1750 Sq. Ft.
 Three Bedroom Apartment

Dimensions may vary during construction. Furniture and fixtures are indicative only.



Sun Sapphire
Kesavadasapuram



Sun Gardens
Puliyankovam



Sun Elegance
Porajapuram



Sun Axis
Vikas Bhavan



Home Care Division

24 x 7 Call: 94 95 49 49 49



Sun Royal
SUNSHINE TRUSTS



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Terms and Conditions

- * State and construction agreement shall be executed the promoters and the buyer on allotment.
- * One allotted and the agreement is signed, the prices are firm.
- * Sun Projects India (P) Ltd. reserves the right to accept or reject any application.
- * The sale deed for undivided share or the land will be registered in favour of the buyer, on receipt of the entire payments and, before handing over of the contracted built-up area to be constructed through the promoters. Stamp duty, documentation charges, registration charges and incidental expenses for registration of the sale deed will be charged in the buyer's account.
- * All payment should be made by Demand Draft or local cheques, favouring Sun Projects India (P) Ltd, payable at Trivandrum.
- * Statutory deposits, building tax, service tax and construction workers welfare fee are to be borne by the buyer.
- * Possession shall be given to the buyer on setting of all dues to the promoters.
- * Maintenance responsibility of the building shall rest with the Society Association of the owners/buyers which shall be formed in conformity with Kerala Apartment Ownership Act of 1983, within six months of handing over the possession of apartments to the buyer. Membership is compulsory.
- * All measurements and specifications given in this brochure are subject to variation without notice and shall be purely at the discretion of the promoters.
- * The information contained herein does not form part of the contract and is subject to change.
- * Sun Projects India (P) Ltd is not responsible for any delay in water supply, electric supply connection due to delays on the part of the concerned departments.
- * This brochure does not constitute a legal offer.

Specifications

- Foundation & Structure : RCC framed structure. Earth Quake resistant design
- Flooring : Vitrified tiles for the entire apartment
- Doors : Main door decorative door shutter. Hardwood door frames.
Inside door shutters: Moulded wooden door shutters.
- Windows : Aluminium powder coated windows with steel grills and fully glazed shutters
- Kitchen : Counters with granite top and stainless steel sink. Ceramic tiles, above counter to a height of 60 cm.
- Toilet : Flooring and dadoing to a height of 210 cm with ceramic tiles, concealed piping, White sanitary fittings and CP fittings. Provision for geyser connection in bath of master bedroom
- Painting : Putty and OBD finish for all internal walls. Enamel paint for steel works. 2 coat exterior paint for out side walls.
- Electrical : Concealed conduit wiring with copper conductor, adequate light, fan and plug points, by ELCB & MCB's with independent KSEB meters.
- Telephone : Concealed wiring for one telephone in living room & master bedroom
- Cable TV : Provision for cable TV connection in living room
- Water Supply : Round the clock water supply through sump and over head tank
- Generator : Generator back up for lifts, common area lighting and water pumps, supply to apartments for lighting, fan and TV up to 350 Watts.
- Security : Round the clock security service
- Fire Fighting : Modern fire fighting arrangements

Common Facilities

- * Decorative Lobby
- * Common Toilets for Servants and Drivers
- * Provision for Health Club
- * Provision for Meeting Hall
- * Game Room
- * Wi-Fi Internet Connection
- * Roof Top Party Area
- * One Passenger lift & One Bed Lift
- * Reticulated Gas Supply
- * Intercom



CAR PARKING



ALLOTMENT PLAN

