

SUN
SPRING
HILL VILLAS

PALLIVILA, VATTAPPARA
(between Mannanthala-Vattappara)
THIRUVANANTHAPURAM



RERA Regn: K-RERA/PRJ/TVM/172/2023
www.rera.kerala.gov.in

Sun Homes



YOUR DESIGN, YOUR HOME

Homes speak of you. They can be minimal or sophisticated or anywhere in between. We appreciate and respect your choices. Sun Homes is dedicated to designing and constructing the villa based on your taste, choice. From selecting the external looks to the interior paint and furniture, everything will be unique - just like you!



Sun Homes



LIVE LIFE, DECLUTTERED

At Sun Spring Hills, you are looking at a life that's chaos free. No overhanging cables or electric posts inside the campus. And no compound in front of your villa. Instead, you are looking at a life straight out of a canvas, at sunsets that horizons to the hills nearby and being a multi terrain land, every villa owner gets their view without any hindrance. The villa owners can see Agasthyarkudam.





GUARANTEED, QUALITY AND PEACE OF MIND

Lay your worries to rest. We will ensure that you are at ease right from the word go. Visibility in terms of the financials to the quality of construction to the timely completion of your dream home is promised by Sun Homes – a renowned name with more than 16 years of expertise in the construction domain. The buck does not stop there.

We go the extra mile and are more than willing to take care of your home even in your absence. We take care of home maintenance, statutory compliance, and utility bills on chargeable basis as per your request, so you can enjoy peace of mind before, during, and after purchasing a villa at Sun Spring Hills.



SPECIFICATIONS

Structure : RCC frame work with red brick / hollow block masonry

Living & Dining

Flooring : Vitrified tiles

Main Door : Full width frame with architraves & solid hard flush door shutters

Door Locks and Handles : Door locks with digital lock system

Main Door Hardware : Magic eye & magnetic stopper

Provision for AC

Kitchen

Kitchen Sink : One and half bowl with single drain board

Granite Top for Kitchen : As per the standard kitchen area

Door : Shutter wooden panelled at bottom half & top half glazed, with full width flush door)

Door Locks : Door Lock with latch inside and lock & key system outside

Provision for Hood

Provision for Water Purifier

Work Area

Provisions : Provision for washing machine and exhaust fan

Bedrooms & Common Area

Flooring : Vitrified tiles

Balcony Handrails (SS or GI Handrails)

Windows : Sliding /Openable UPVC Doors

Bathroom

Washbasin with Tap : Counter washbasin with granite top/half pedestal, Colour : White

Water Closet & Cistern : Wall mount with concealed flush tank, Colour : White

Health Faucet

Shower Mixer : Hot & Cold mixer with CP showerhead

Door : Laminated door of full width wooden frame

Door Locks : Door Lock with latch inside and lock & key system outside

Toilet Tile : Ceramic tile upto false ceiling height

Toilet Ceiling : Gypsum false ceiling with access door for water heater

Electrical

Wiring : Concealed copper wiring with modular plate switches. Wiring shall be done for adequate lighting, 5 Amps and 15 Amps Switches

Generator : Power back up will be provided for selected

common services and light and fan points in living, bedroom and kitchen; and one light point in all the toilets

ELCB/MCB : Adequate ELCB and MCB shall be provided in each apartment

Geyser Provision : Provision for geyser points shall be provided for toilets

Telephone : Provision for telephone shall be provided in the living room

Cable TV : Provision for cable TV shall be provided in the living and master bedroom

Fire & Safety Provision : As per NBC

Electric Vehicle Charging : Provision for 13A electric plug in all car parking



HOME CARE 97450 00156

One of our special features is the service to non-resident customers. Even when you are not occupying the home, we help you to rent out your home to prospective tenants, undertake tax remittances, payment of telephone bills, electricity bills as per the customer's choice. Our property management team helps to advertise, select the tenants and report to owners. To ensure your home and its premises clean and tidy, we arrange its occasional cleaning to render a dazzling look to your home. Our dedicated interior team helps in creating bespoke designs for wardrobes, cabinets, customized furniture, kitchens, cupboards, and carpets. The above home care shall be carried out on chargeable basis. This is highly beneficial for NRIs and an ideal investment opportunity for them.

We cement our relationship with our customers with an everlasting bond. A bond that is testified by the post-completion services we offer.







Villa Type - I
(Plot 2-7)



Basement Floor Plan



Disclaimer

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



Ground Floor Plan

Basement Floor Area - 714 Sqft
 Ground Floor Plan - 1041 Sqft
 Total Area - 1755 Sqft
 Glass Porch Area - 80 Sqft



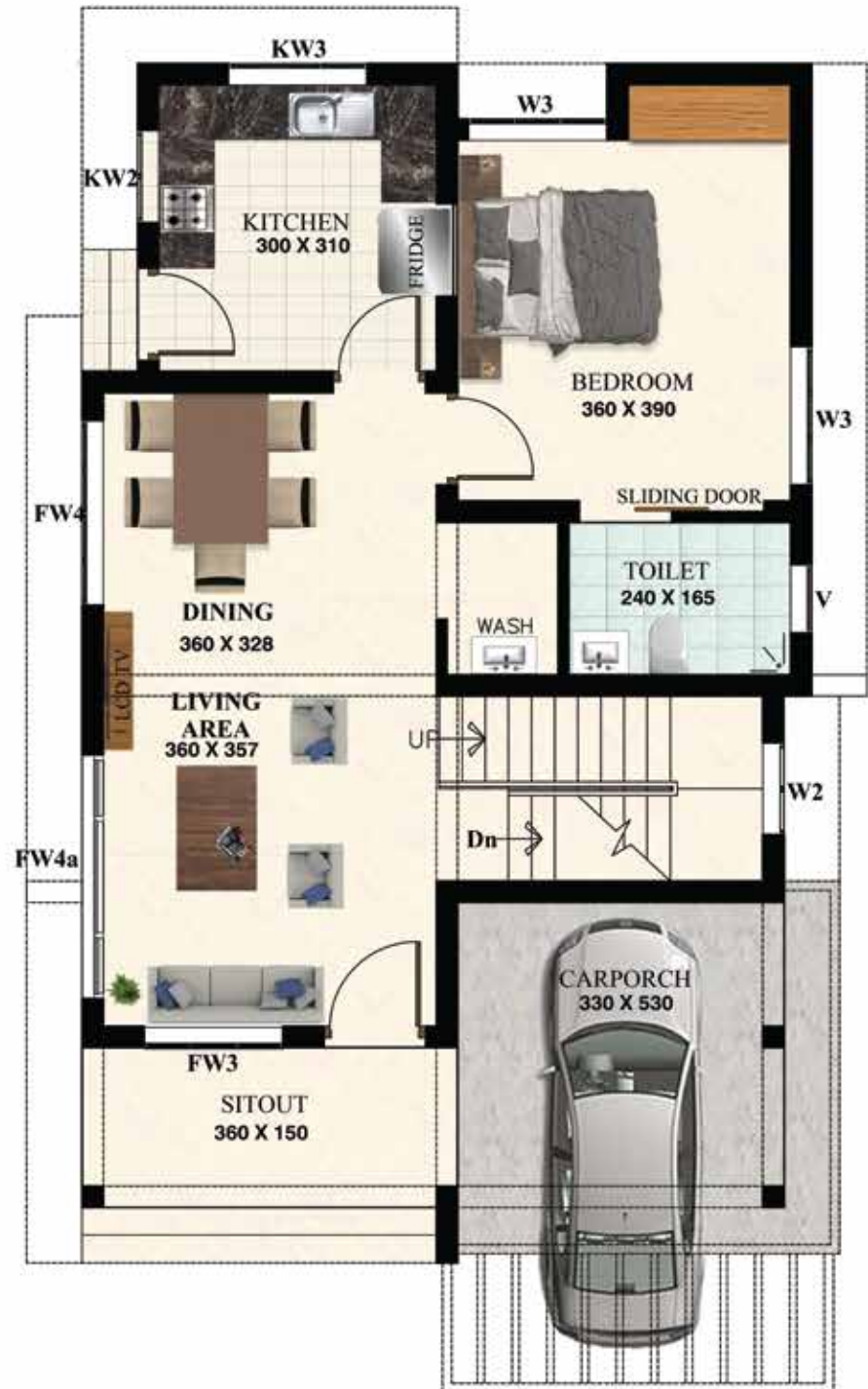
Villa Type: 2
(Plot 8 - 14, 19)



Ground Floor Plan

Disclaimer

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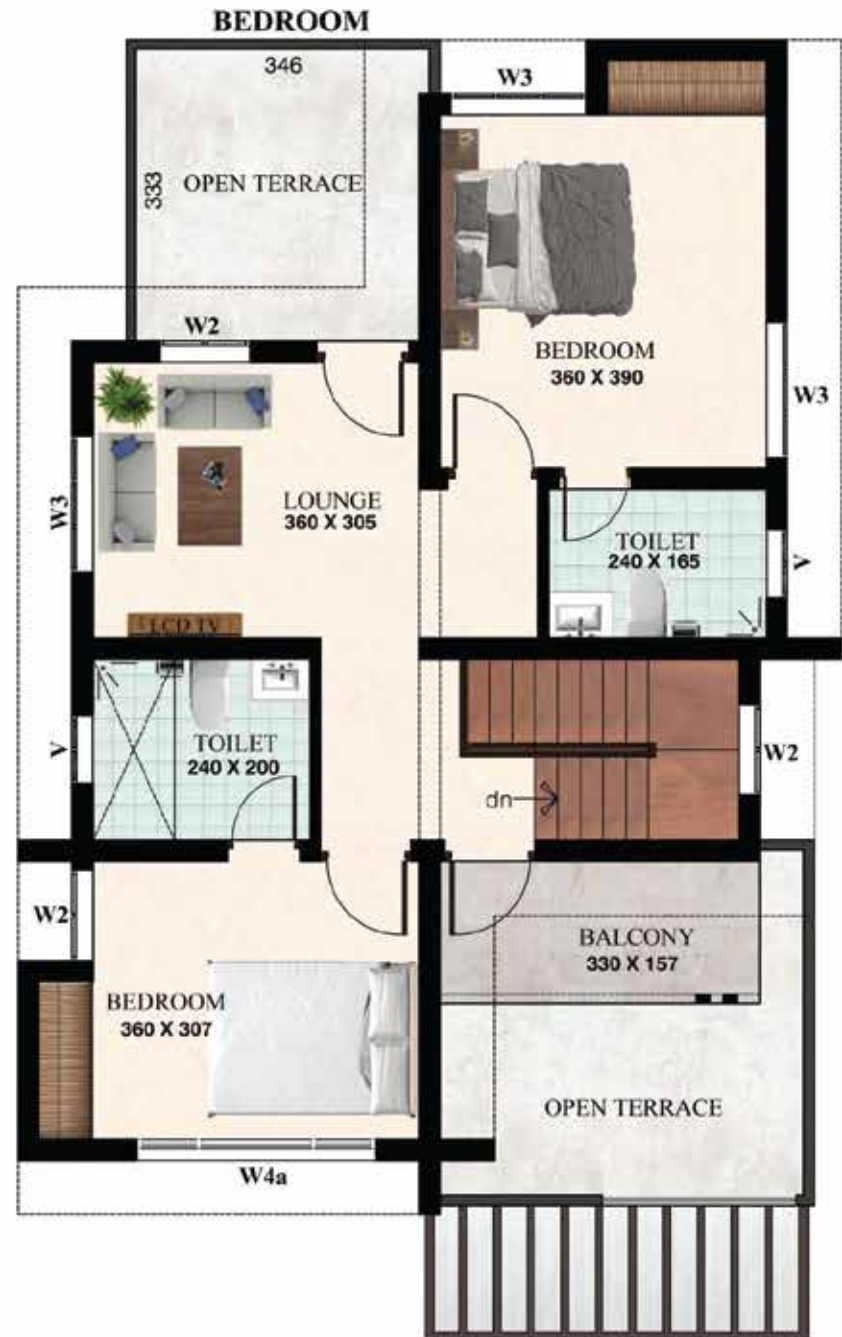




First Floor Plan

Ground Floor - 1000 Sqft
First Floor Area - 768 Sqft
Total Area - 1769 Sqft

Balcony Area - 59 Sqft
Porch Glass - 91 Sqft



Villa Type - 3
(Plot 1, 15-18)



Ground Floor Plan



Disclaimer

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



First Floor Plan

First Floor Area - 777 Sqft

Ground Floor - 1255 Sqft

Total Area - 2032.67 Sqft

Balcony Area - 96 Sqft





SUN PROJECTS INDIA PVT LTD



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