



L A P O S H E

LUXURY IS LIFE.

Inspired by luxury. Designed for life.



Luxury takes shape.

Life at La Poshe is easy and blissful. Contemporary designs, high-end facilities, premium life style, and a most sought-after neighbourhood makes it simply iconic.



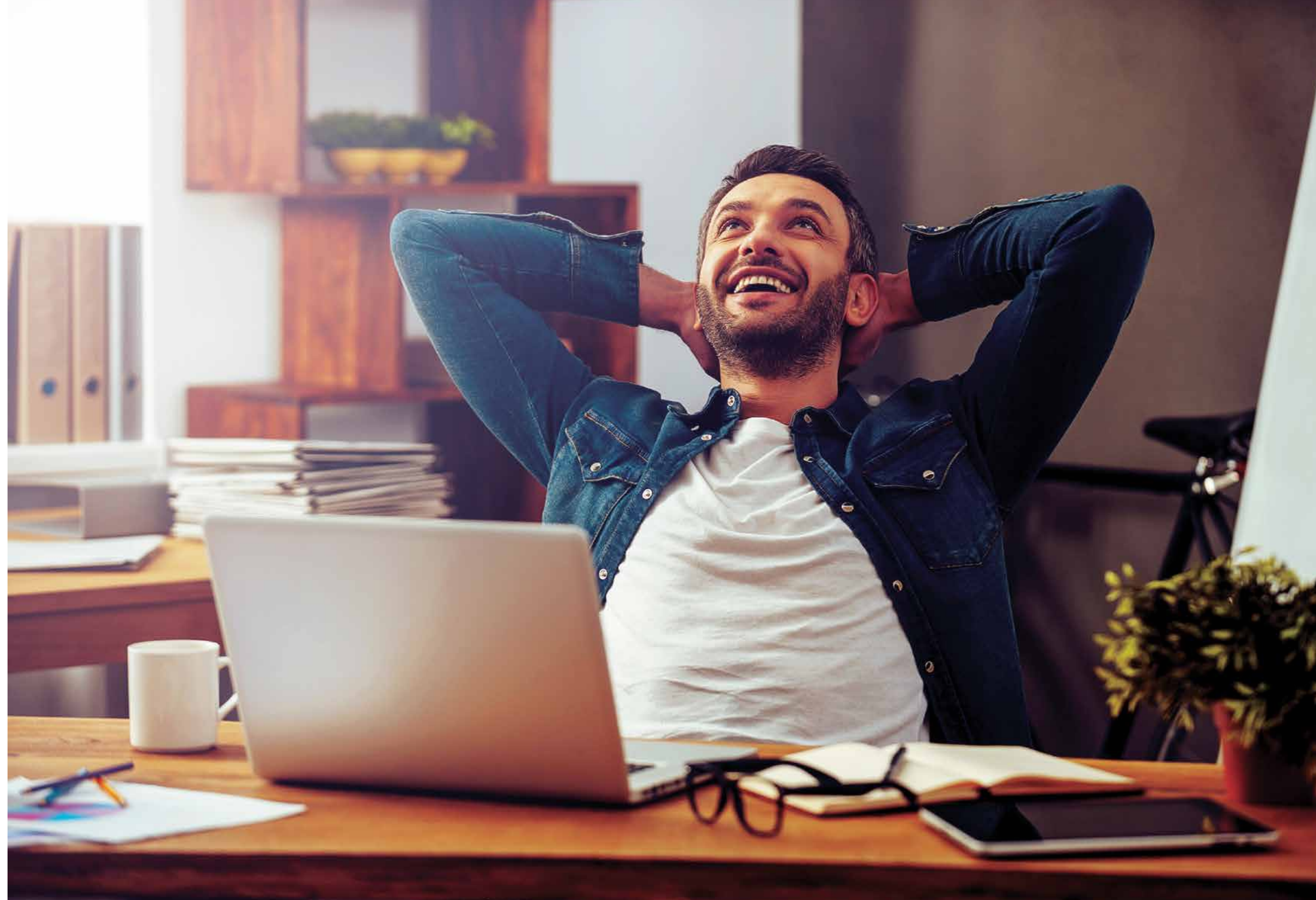


Luxury is unique.

La Poshe is inviting and lavish, with only 2 apartments of 3 BHK on each floor. In 15 floors it stands high and mighty, absolutely unparalleled. Reflecting the elegance of an unsurpassed opulence, the apartments combine comfort and sophistication in perfect aesthetic blend. Look for nothing less than a fabulously fashionable home with every requisite for a high-end lifestyle.

Luxury is prestige.

La Poshe is at the heart of the city – Vazhuthacaud, always alive with new and exciting landmarks of change. Home to an eclectic mix of academic institutions and five star hotels, Vazhuthacaud is in the esteemed neighbourhood of royal palaces, Napier Museum, Zoo, several stylish restaurants, clubs and an aristocratic residential crowd, which makes it just unique to be here. La Poshe undeniably adds more to its charm.





Luxury is private.

La Poshe comes with a great amount of privacy as no wall is shared in common. An exclusive private lobby for each apartment, resplendent of the premium life style it offers renders an interesting and immensely relaxing experience to guests. Private lift access is one another extra benefit.



Luxury is in details.

Unadulterated calm and quiet coupled with a grandeur that is oft not found elsewhere symbolises the interiors of La Poshe. Spacious and elegant, every corner is adorned with signature use of fabricated designs in teak wood, along with imported white granite flooring. The living area, dining space, bedrooms, kitchen, wardrobes and balcony, with Ductable Split air-conditioning displays the original features of classic and luxurious living environment, with intelligent use of generous space.







Luxury is pleasure.

A range of fine amenities and features in tune with the distinguished tastes of the iconic residents, looking for world class luxury.



I Mini Movie Theatre Room I PlayStation 4 with Games I Swimming Pool with shower areas I Wading Pool
I Roof top with party deck I Private Lobby for each Apartment I Reticulated Gas Supply I Air-conditioned
Multi Purpose Hall for Association and other Activities I Club Room I Plush Double height entrance Lobbies
at ground floor level I Fully equipped Air-conditioned Unisex Fitness Centre with Gold's Gym specifications
I Video Door Phone I Toddlers play area I DTH / Cable TV provision for living and master bed room
I Common Toilet at car parking level I Lumber room for storage in basement floor I Drivers room with
Toilets I Exclusive apartments with no common wall I Provision for Broadband Connectivity I Individual
water meter for drinking water



Luxury is a benchmark.

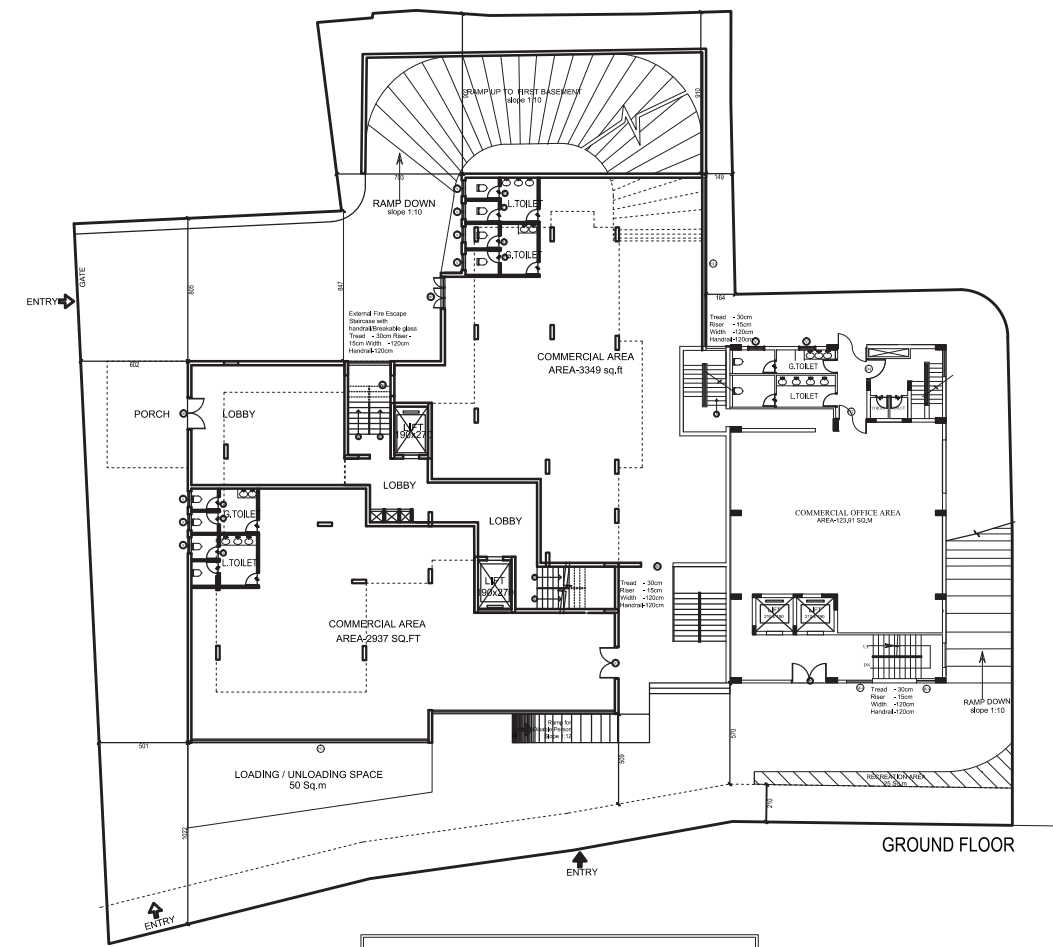
Armed with a corporate philosophy of unflinching commitment to quality and credibility, **Sree Dhanya** is a formidable presence in the construction business. A legend with a history of enviable achievements and accomplishments in everything ever ventured, **Sree Dhanya** has 36 years of solid commitment to quality and beforetime delivery, which was recognised by The Government of Kerala with 3 reputed awards. As the company which handles the largest of tender works in Kerala, **Sree Dhanya** has been engaged in the construction of major highways and bridges for long. At La Poshe, **Sree Dhanya** tries to connect extraordinary lives with extraordinary living spaces.



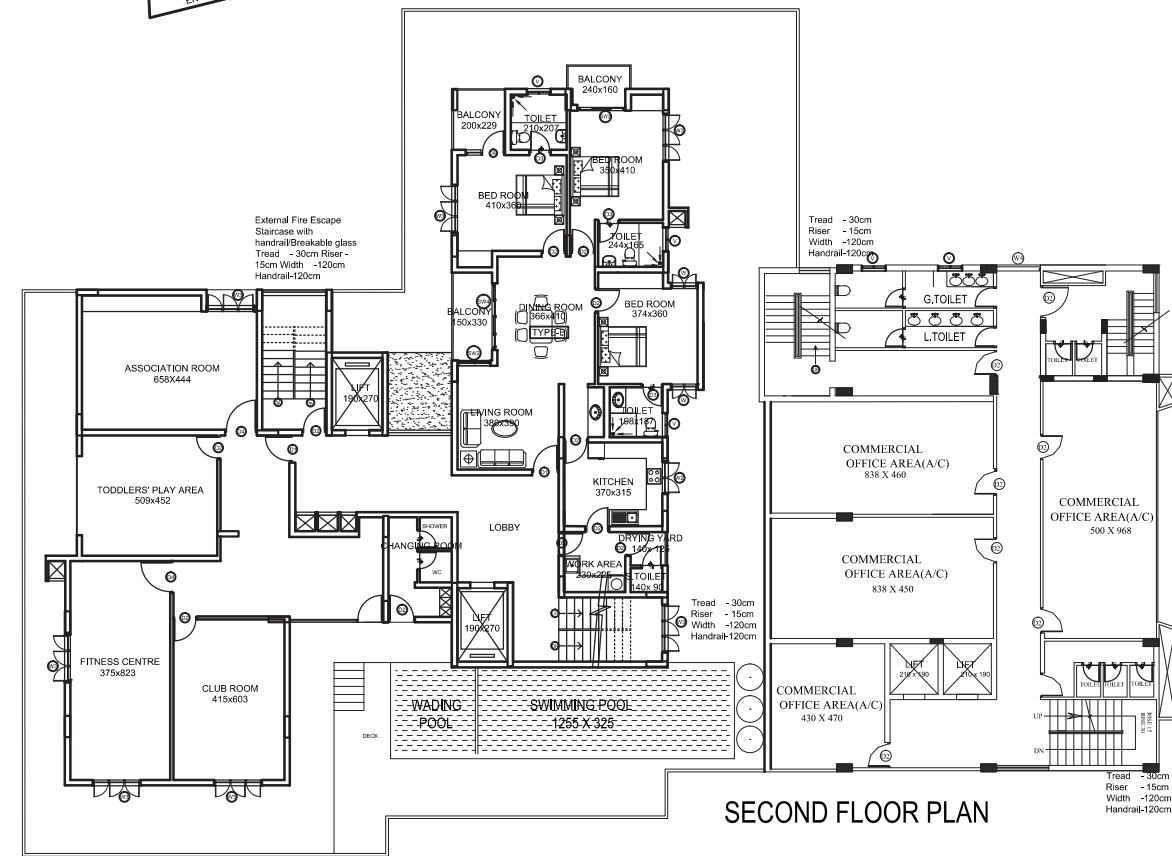


Luxury is absolute.

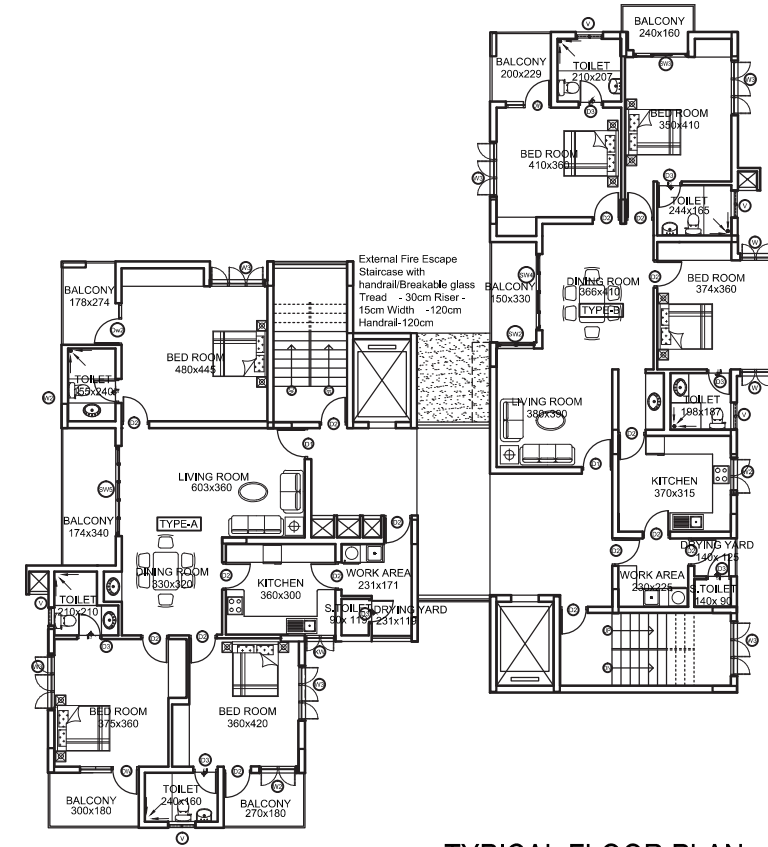
Key plan



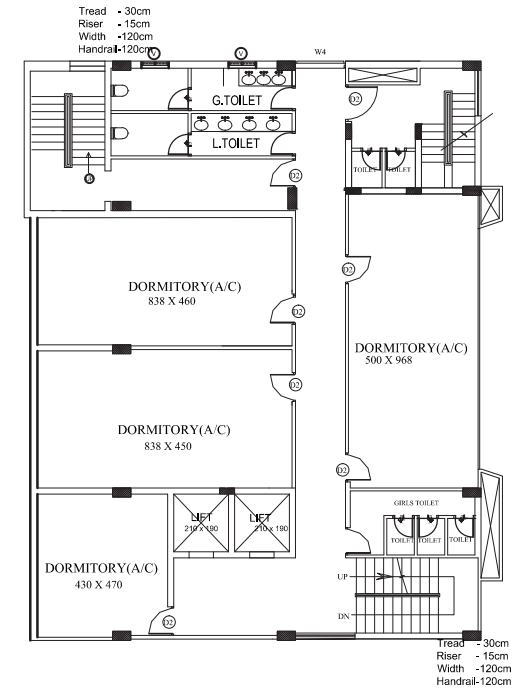
GROUND FLOOR



SECOND FLOOR PLAN



TYPICAL FLOOR PLAN
3RD TO 7TH



TYPICAL FLOOR PLAN
8TH TO 14TH



Floor plans



TYPE-A
SUPER BUILT UP AREA - 2441 SQ.FT



TYPE-B
SUPER BUILT UP AREA - 2263 SQ.FT

Building specifications

| | |
|-----------------------------|--|
| Structure | Deep pile foundation complying with seismic 3 zone. RCC frame structure with brickwork and or concrete block partitions. Concrete grade and Steel grade as per structural consultant’s advice. |
| Flooring, Tiling & Railings | Main entrance lobby, Lift lobby and Lift fascia (wall & floor) using Granite/ Vitrified Tile. Staircases using Granite / Vitrified Tile flooring with hand railing using matt finished SS / MS as per architect’s design. Car park Area: Grano flooring with grooves. Foyer / Living / Dining using White/Light Shaded Imported Granite. Kitchen: 60cm X 60cm premium double charged Vitrified Tiles for the flooring and Jet Black Granite for kitchen top. All Bed Rooms: Natural Teak wood flooring All Bed roomToilets: Designer ceramic tile concepts 30cm X 30cm for floor and 60cm X 30cm for walls up to ceiling full height. Toughened glass sliding partitions between dry and shower (wet) areas. Servants Toilet: Ceramic tile 30cm X 30cm for floor and 30cm X 45cm for walls up to 8’0” height (using any premium Indian brands). Balconies / Open Terraces / Decks: Rustic / antiskid / ceramic tiles 30cm X 30cm or Timber decking with MS / SS upto 1.2M heights. |
| Sanitary & Plumbing | Sanitary fittings will be Duravit / Kholer / AmericanStandard / Equivalent. EWC wall-hung model Villeroy&Boch / Kholer / AmericanStandard / Equivalent. All Sanitary wares shall be of white colour. Sanitary wares for servant toilet shall be using CERA / Hindware / Equivalent. Concealed flushing systemof GEBERIT / GROHE. Faucets: For all the bed room toilets will be single lever concealed diverters CP fittings, heavy body metal fittings Cp Fitting of AmericanStandard / Kholer or Equivalent. Provision for hot water connection shall be provided for overhead shower (30cm X 30cm over head rain shower for master bed toilet and multi function over head shower in other toilets. Wall mounted single lever faucet make American Standard / Kholer or Equivalentwill be provided for the wash basins, Kitchen and utility area sink. Plumbing: All water supply lines shall be in ISI marked CPVC (Make: Supreme/equivalent). Drainage lines and storm water drain pipes shall be in PVC. Stainless Steel Sink multi bowl with drain board of make Franke/ Nirali/ Equivalentshall be provided for the kitchen and stainless steel sink without drain board shall be provided for the utility areas. |
| Doors & Windows | Window shutters of well seasoned Teak wood. Door Frames& Shutters: All door frame and shutters expect that of toilet door and frame shall be of seasoned teak wood. All internal and external faces shall be melamine finish or Paint finish as per the Architects design. Hardware: All hardware shall be in C.P Brass, tower bolts, doorstoppers, ball bearing hinges. Locks shall be mortise of Yale/Godrej / Equivalent. Entrance door shall have hardware such as, Magic Eye, Safety Chain, Door Stopper. Main door lock with access card from Yale / Godrej / Equivalent. |
| Electrical | Concealed copper wiring using FINOLEX / V-GUARD / HAVELLS /Equivalent make cables with modular plate switches, centralized cabling system for all electrical and communication requirements. Switches: All switches shall be MK /Schneider/Equivalent. Generator: Power backup will be provided for selected light and fan point in each living, bedrooms inside apartment and a refrigerator point, plus additional one 5Amp plug point in the Kitchen, one light point in all the toilets, one 5Amp plug point at Living for emergency charging of devices shall be provided (Air-conditioning and Geyser points and other 15Amp points will not be considered for the power back up). Light fixtures for the Common areas, external areas, apartment balconies and at entrance door of the individual apartments shall be provided. Adequate ELCB and MCB shall be provided in each apartments SIEMENS / HAVELLS / Equivalent. Provision for telephone and Internet shall be provided in the Living room and Master Bed room. Provision for Cable TV / DTH shall be provided in the Living and Master Bed room. |

| | |
|------------------|---|
| Paint Finishes | Premium emulsion paint shall be applied for the ceiling and interior walls of the apartments excluding Utility and Services. Internal Walls: Acrylic / cement based Putty with Premium emulsion paint. External Walls: Weather shield exterior grade emulsion / texture paint |
| | Elevators: High Speed lift shall be provided as per the Govt. norms in each core with automatic doors & SS brush finish of KONE / SCHINDLER / Equivalent. ARD (Automatic Rescue Device) and Access Control Device shall be installed in the passenger lift as a premium feature. |
| Air Conditioning | Apartments shall be fully air-conditioned for all bedrooms and Living / Dining using individual split air-conditioners or VRV systems or combination of both. Equipment and installation shall be done by Mitsubishi/Voltas/ York/ Equivalent. |
| Home Automation | Multi level security systems for common areas and lobby. Access control entry to the common entrance / foyers and gymnasium, gas leakage detectors. Video door phone in all apartments. |

Terms and conditions

- Building tax, Sales Tax, Service Tax and any other taxes applicable is to be paid by the buyer.
- KSEB deposit, cable charges and expenses incidental to power and water connections shall be met by the buyer.
- All transactions are subject to Trivandrum jurisdiction only.

Documentation – Documentation for apartment comprises of two stages

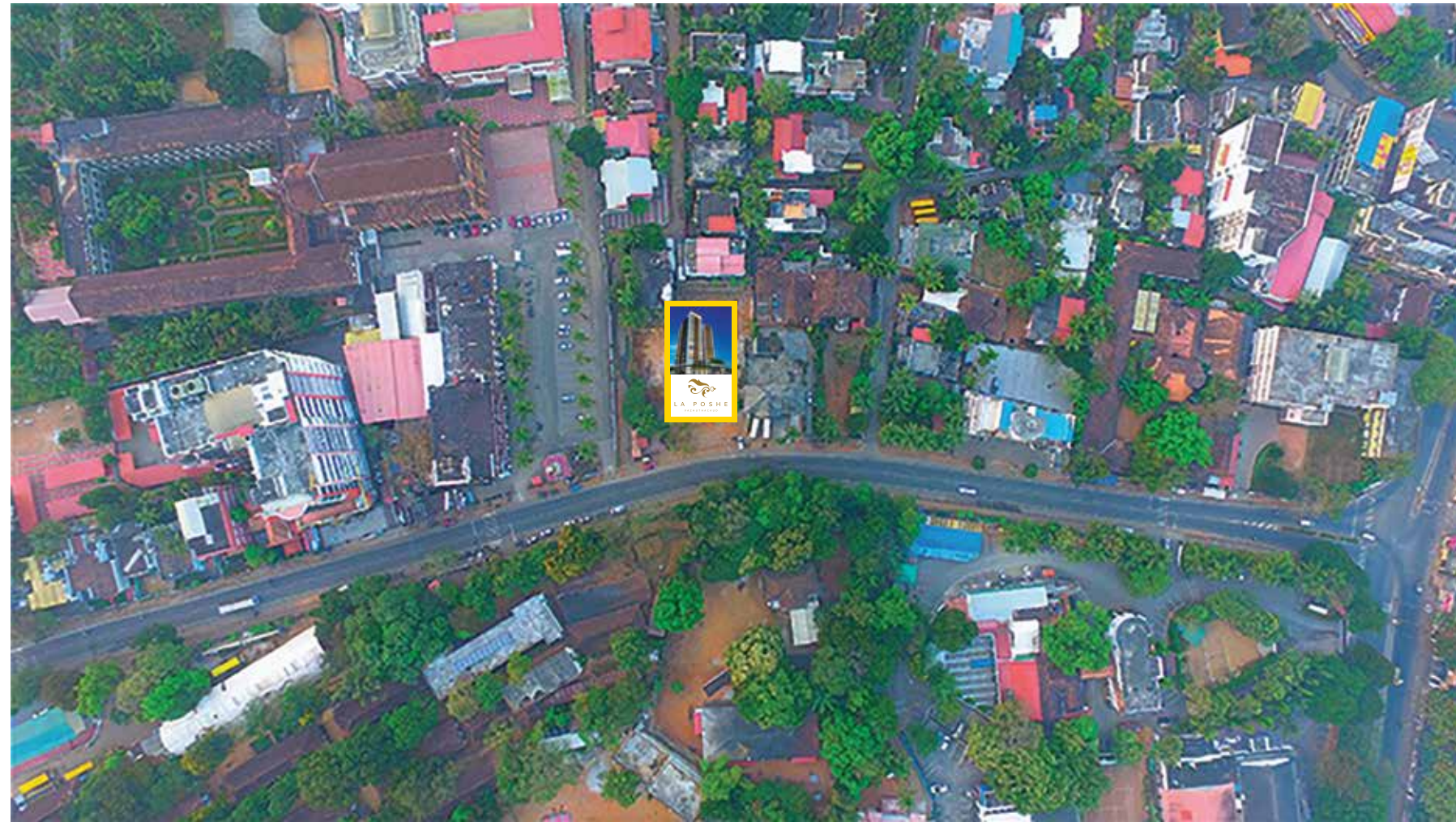
- On confirmed booking of the apartment two agreements shall be signed by the builder and the buyer, one for the construction of the apartment and other for the sale of the undivided share of the land
- Sale deed for the undivided share of land will be registered on receipt of the entire payments.
- Stamp duties, fees and other expenses incidental to registration of sale deed will be on account of the buyer.

Notes

- Furniture and fixtures shown in the brochure are indicative only.
- All measurements/specifications given elsewhere in this brochure are subject to minor variations without notice.
- This brochure does not form the part of legal offer.
- Images shown in the brochure portray artistic impressions only.

Location map

Upcoming, Ongoing, Completed projects



Sree Dhanya Gardens - Akkulam



Sree Dhanya Lakewoods - Akkulam



Sree Dhanya Noah's Ark - Kottayam



Sree Dhanya Planet-X Sreekaryam



Sree Dhanya Apex Vazhuthacaud



Sree Dhanya Castle Kowdiar



Sree Dhanya Haven Ambalamukku





Sasthamangalam, Thiruvananthapuram, Pin: 695 010, Kerala, India. T: +91 471 27236 82/83
M: +91 94478 40000, +91 94478 50000 E: marketing@sreedhanyahomes.com www.sreedhanyahomes.com

