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The revolution goes on.



www.sreedhanyahomes.com

**She is beauty.
She is grace.
We call her**

Following the resounding success of Sree Dhanya's Pink, the time has arrived for yet another change, another chapter in the book of revolution: Graffiti. Taking centre stage in this brand new era, Graffiti is a residential project that intends to be a successor to Pink carrying the legacy of women empowerment and accomplishment forward.




Graffiti

BY SREE DHANYA HOMES

A monument of women empowerment.

Sree Dhanya's Graffiti is unlike any other apartment project you might come across. It is a labour of love by a team of accomplished women to create the perfect nurturing and comforting home in an ever-changing world. This residential project consists of twenty-seven 2&3 BHK apartment units strategically positioned in NH Bypass, Venpalavattom.




NH BYPASS
TRIVANDRUM

K-RERA/PRJ/TVM/052/2022

Brought to you by a team of wonder women.

At the centre of this residential project is its predominantly female workforce who work tirelessly behind the scenes donning numerous caps, that of engineer, customer service executive, architect, interior designer and so on to build an avant-garde space for the modern family.





Live in luxury.

Graffiti has everything that makes it a futuristic picture of luxury. The carefully curated design choices and luxury amenities offer you the very best of what modern life has to offer.

Luxury Amenities

Recreation area with indoor games • Association hall • Rooftop swimming pool
 Children's play area • Solar panels • Rooftop party area • Landscaped surroundings
 Digital door locks for main door • Access controlled main lobby entry • Grand lobby
 Round the clock security • 24 hours generator backup • Provision for electric car charging
 Air-conditioned fitness center • Surveillance camera • Reticulated gas system • Caretaker's room



Live like a goddess.

Life here is a celebration of wonder and innovation; a space where the past meets the future with beautiful flourishes.



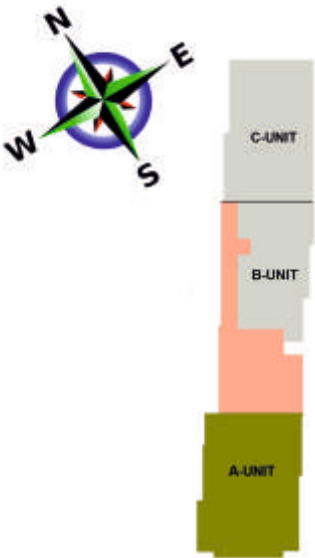
An address of finesse conceived by women.

There's more to women than that meets the eye: tales of quiet beauty and bold genius. Sree Dhanya's Graffiti encapsulates this very thought. It is the true wildcard in terms of location, function and amenities.

Nestled in the happening heart of Trivandrum city, Venpalavattom, this residential project towers as a work of modern art with the highest visible point. Blending seamlessly with nature yet standing out in all its glory against the city skyline, it offers you a life of easy accessibility to airports, railway stations, malls, IT hubs and cultural landmarks.

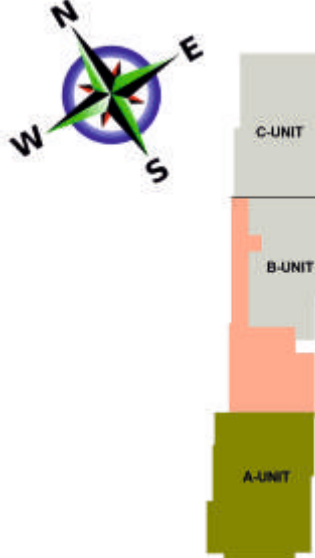


TYPE A, 3BHK,
AREA 1966 SQ. FT.



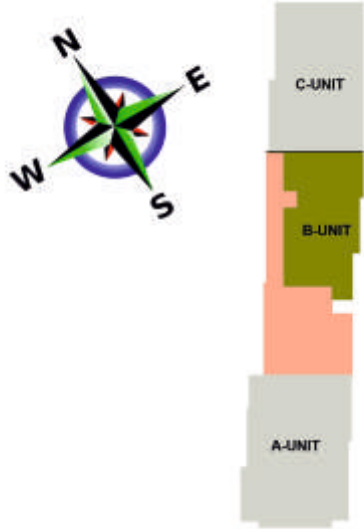
Saleable area - 1966 sft • Carpet area - 1240 sft • Balcony area - 182 sft

TYPE A WITH TERRACE,
3BHK, AREA 1966 SQ. FT.



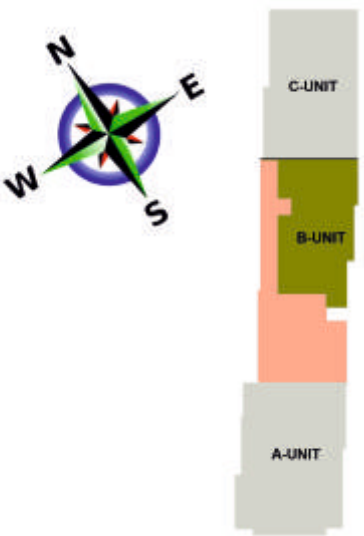
Saleable area - 1966 sft • Carpet area - 1240 sft • Balcony area - 182 sft • Open terrace area - 516 sft

TYPE B, 2BHK,
AREA 1273 SQ. FT.



Saleable area - 1273 sft • Carpet area - 813 sft • Balcony area - 87 sft

TYPE B, 2BHK,
AREA 1273 SQ. FT.



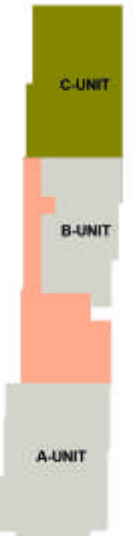
Saleable area - 1273 sft • Carpet area - 813 sft • Balcony area - 87 sft • Open terrace area - 183 sft

TYPE C, 3BHK,
AREA 1679 SQ. FT.



Saleable area - 1679 sft • Carpet area - 1078 sft • Balcony area - 104 sft

TYPE C, 3BHK
AREA 1679 SQ. FT.



Saleable area - 1679 sft • Carpet area - 1078 sft • Balcony area - 104 sft • Open terrace area - 366 sft

Building specifications

STRUCTURE	Column footing complying with seismic 3 zones. RCC frame structure with concrete block, 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 / corian material or equivalent. Car Park Area: Grano flooring with grooves or exterior grade paving tiles. Living Dining 160X80 cm with GVT verified body tiles. Make: Johnson/Kajaria/ Keramica/ Equivalent. Kitchen dado wall of 120 cm X 60 cm GVT verified body tiles. Make: Johnson/Kajaria/ Keramica/ Equivalent and kitchen top with Black Granite or equivalent. All Bedrooms: Vetrified tiles 120 × 60 cm. Make: Johnson/Kajaria/ Keramica/ Equivalent. Master bathroom with marble finish tile of 120 × 60 cm. Make: Johnson/Kajaria/ Keramica/ Equivalent. Other Bedroom Toilets: Designer ceramic tile concepts 60 cm × 60 cm for floor and 120 cm × 60 cm for walls upto ceiling height. Make: Johnson/Kajaria/Keramica/ Equivalent. Balconies / Open Terraces /Decks: Rustic /Antiskid/ceramic tiles 40 cm × 40 cm or (vitrified body) with SS/MS/GI with or without toughened glass as per architect's design up to 1.2 m height. Servant's Toilet: Ceramic tile 30 cm × 30 cm for floor and 30 cm × 45 cm for walls upto ceiling height.
SANITARY & PLUMBING	Sanitary fittings will be Duravit/ Kholer/American Standard/Vitra/Equivalent. EWC wall-hung model Vitra/Kohler/ American Standard/Equivalent. All sanitary wares shall be of white colour. Sanitary wares for servants if provided, toilet shall be using CERA/Hindware/Equivalent. Concealed flushing system of GEBERIT / JAQUAR for Bedroom toilets. Faucets: For all the bedroom toilets will be single lever concealed diverters CP fittings, heavy body metal fittings. Master bath with rain shower. Make: Vitra/American Standard/Kohler or Equivalent. All other bathrooms with ceiling shower. Make: Vitra/American Standard/Kohler/Equivalent. Counter mounted/Wall mounted single lever faucet will be provided for wash basins in kitchen and utility area sink. Make: Vitra/American Standard/Kohler/Equivalent. Plumbing: All water supply lines shall be in ISI marked PVC/ CPVC /ASTM. Make: Supreme, finolex /equivalent. Drainage lines and storm water drain pipes shall be in PVC/ASTM. Supreme, finolex or equivalent. In kitchen, stainless steel Sink double bowl with drain board, Utility Area: Stainless steel sink without drain board. Make: Franke/ Reginox/ Nirali Equivalent Main kitchen tap will be mixer tap for hot and cold. Vitra/American Standard/Kohler/Equivalent. Facility to connect sink crusher unit in main kitchen. Under counter water purifier in work area .
DOORS & WINDOWS	Main Door shall be pre-hung engineered wood with veneer finish as per the Architect's design. Make jacdoor / ferro door or equivalent. Window shutters will be of UPVC/Aluminium/equivalent. All internal doors except bathroom doors shall be pre-hung engineered wood with veneer finish as per the architect's design. Bathroom doors shall be pre-hung with WPC frames and laminate shutter with lipping as per the Architects design. Hardware: All hardware shall be in S.S. finish door set/Yale or equivalent. Locks of mortise style. Make: Doorset/Yale/Godrej/Equivalent. Entrance door shall have hardware such as, Magic Eye, Safety Chain, Door catcher. Main door is digital lock with access card. Make: Yale/Godrej/Doorset/Equivalent.
ELECTRICAL	Concealed copper wiring with modular plate switches, centralized cabling system for all electrical and communication requirements. Make: FINOLEX/ V-GUARD/HAVELLS/RR CABLE/BONTON /Equivalent. Switches: All switches shall be MK /Schneider/Legrand/Equivalent. Cat 6A cable connectivity will be provided in master bedroom and in main living room tv area for Fastest internet connectivity. Motion sensor control for one light with exhaust fan (auto and manual control) in all bathrooms. Power facility to connect automation in main living room/dining window or sliding door curtains. Night foot lamp in all bedrooms. Make: MK /Schneider/Legrand/Equivalent. Generator: Automatic Changeover to Generator supply for common Lights and Lifts. Power backup for designated points inside of each flat, Make:Cummins/Kirloskar/ Equivalent. Light fixtures for the Common areas, external areas, and apartment balconies and at the entrance door of the individual apartments shall be provided. Adequate ELCB and MCB shall be provided in each apartment. Make: 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 bedroom. Provision for the GEYSER points and exhaust fan point shall be provided for all toilets. Air-conditioning provision shall be given in all bedrooms and living area. Car charging facility for all occupants in parking area.
GAS SUPPLY	Reticulated gas supply with individual meters will be provided.
PAINT FINISHES	Premium emulsion paint shall be applied for the ceiling and interior walls of the apartments excluding utility and service area. Make: Asian/Jotun/Dulux/Equivalent internal Walls: Acrylic/cement based putty with premium emulsion paint. Make: Asian/Berger/Jotun/Equivalent. External Walls: Exterior emulsionpaint - graphic designed wall. Make: Asian/Jotun/Dulux/Equivalent. External Wall will be Graffiti.
ELEVATORS	Elevators: High speed lift shall be provided as per the Govt. norms in each core with automatic doors. Make: KONE/Mitsubishi/SCHINDLER or Equivalent. ARD (Automatic Rescue Device) and Access Control Device shall be installed in the lift as a premium feature. Waste Management: Incinerator/Biobin /Equivalent. Car Wash Bay: Designated bay with water supply.



ATOM

ATOM literally means Any Time Operation & Maintenance.

It is a mobile application made exclusively for Sree Dhanya Home customers to register any kind of complaints regarding homecare.

Enjoy uninterrupted concierge service round the clock.

