



Silver Castle
homes
the Quality follows

An ISO 9001:2015 Certified Builder

THE
ULTIMATE
IN LIFESTYLE.





THE ULTIMATE IN DREAMS.

A signature lifestyle where the heart starts to beat a little faster and the mind opens up, where eyes widen in anticipation while life slows down to embrace serenity. It's here when a wonderful feeling takes over, making you realize that this is exactly what you have longed for. A lifestyle that is made of dreams. A lifestyle for the privileged few. Come, be among them.

THE ULTIMATE IN DESIGN.

You've always dreamt of it. Now you can own it. A premium apartment at an iconic address set to become the new destination for luxury living. Winter Leaf is for those who appreciate the best in life at competitive prices. It offers you a sense of belonging and the reassurance of a secure environment within a gated community in an affordable budget. With vertical apartments in 2 and 3 bedroom configurations and laid out in 11 floors, the complex offers privacy and spaciousness at its level best.

- International standards and specifications
- Spacious and aesthetically designed
- A blend of comfort and connectivity

Silver Castle
Winter Leaf
Vattiyoorkavu
Trivandrum

Smart Home
designed to perfection

Permit No. A-2/P/30/16-17





RERA Reg. No K-RERA-PRJ-261-2020

*The images rendered herein are purely indicative and for representational purposes and may differ from the actuals.

THE ULTIMATE IN COMFORT.

Life here will be characterised by outstanding levels of comfort, convenience and security. The uber-modern modular kitchen and world-class amenities blend style with functionality. All homes boast of international grade tiles and elegant bathrooms.

- Roof Top Party Area
- Zero Waste Management System i) Incinerator ii) STP
- Rain Water Harvesting i) Grey Water Treatment & Recycling
- Drip Irrigation for Landscaping
- Solar Back-up for Common Area Lighting
- Surveillance with Motion Detector
- Fully Equipped Fitness Centre • Children's Play Area
- Stretcher Lift with ARD • Reticulated Gas System & much more...



Why Winter Leaf is called "SMART HOME" The entire project as well as individual units is made to the finest way to live SMART



SMART Designing



SMART Digital Security



SMART Waste Management



SMART Water Management



SMART Energy Conservation

THE
ULTIMATE
IN CONNECTIVITY.

Vattiyoorkavu is an extensive area lying on the north-eastern margin of Thiruvananthapuram. It brings you dynamic mix from banks, supermarkets to eclectic boutiques and stylish restaurants. With a prominent seat on the political map of Kerala, Vattiyoorkavu is fast becoming a coveted location for modern families looking for bliss.

Location Map

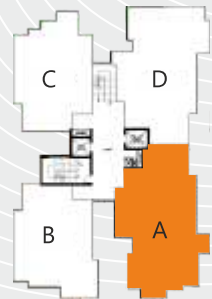
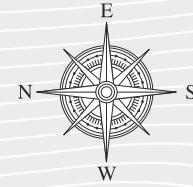
Sasthamangalam Road
 Peronikada Road
 PTP Road
 Puliyaakonam Road
 Vattiyoorkavu Jn.
 800 mts
 Winter Leaf
 250 M
 300 M
 200 M
 7 KM
 11 KM
 1 KM
 2.5 KM
 5 KM

ISRO
 Central Polytechnic
 Shooting Range, Vattiyoorkavu
 Central Railway Station
 International Airport
 Saraswathy Vidyalaya
 Bharatiya Vidya Bhavan
 S.K Hospital



Type A 3 BHK (1st to 11th Floor)

Saleable Area : 1671 Sq. ft.
 Plinth Area : 1290 Sq. ft.
 Carpet Area : 1066 +97 Sq. ft. (Balcony)



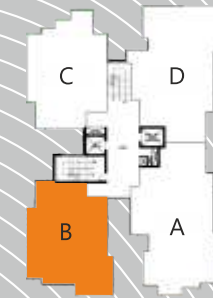
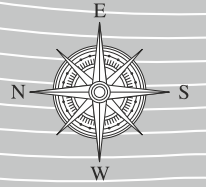
KEY PLAN



• Dimensions may vary during construction
 • Furniture and fixtures are indicative only • All dimensions are in centimetres

Type B 2 BHK (1st to 11th Floor)

Saleable Area : 1323 Sq. ft.
 Plinth Area : 1021 Sq. ft.
 Carpet Area : 814 +99 Sq. ft. (Balcony)



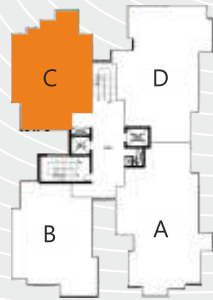
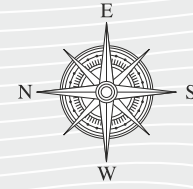
KEY PLAN



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Type C 2 BHK (1st to 11th Floor)

Saleable Area : 1265 Sq. ft.
 Plinth Area : 976 Sq. ft.
 Carpet Area : 818 +53 Sq. ft. (Balcony)



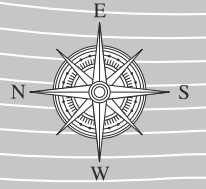
KEY PLAN



• Dimensions may vary during construction
 • Furniture and fixtures are indicative only • All dimensions are in centimetres

Type D 3 BHK (1st to 11th Floor)

Saleable Area : 1653 Sq. ft.
 Plinth Area : 1276 Sq. ft.
 Carpet Area : 1061 +83 Sq. ft. (Balcony)



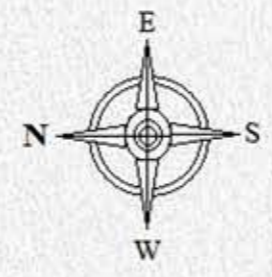
KEY PLAN



• Dimensions may vary during construction
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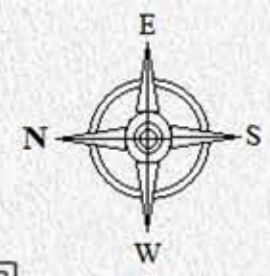
Type B1 - 2BHK + Study (Optional)

Area- 1323 sqft.



Type C1 - 3BHK (Optional)

Area- 1265 sqft.



SPECIFICATIONS

STRUCTURE	RCC framed structure with foundation conforming to BIS. Earthquake resistant structural design in compliance with seismic zone-3
JOINERIES	<p>Entrance Door: 35 mm thick teak veneer door (hard wood)panelled shutter with teak veneer frame including architrave, weather strip, door viewer, safety chain, & door stopper / magnetic catcher.</p> <p>Internal Doors: Frames: Imported Hardwood Shutters: 35 mm thick panelled shutters - moulded skin hot pressed doors</p> <p>Toilet Doors: Frames: Imported Hardwood Shutters: 35 mm thick panelled shutters-aqua coated waterproofed moulded skin hot pressed door</p>
LOCKS & HARDWARE'S	YALE /GODREJ/HAFELE/UNION/DOORSET
WINDOWS	Milky white aluminium powder coated frame work with glazed shutters and safety grills. Glass: 5 mm thick Clear of Make: SAINT GOBAIN / MODI GUARD/ TATA
FLOORING	Vitrified/Ceramic Tiles of make SOMANY/ NITCO/ KAJARIA / QUTONE Living, Dining, Bedrooms - 60 x 60 cm Vitrified Tiles Kitchen, Work Area, Balcony & Toilet Floor - Anti Skid Ceramic Tile Toilet walls - Glazed / Mat Finish Ceramic Tiles
KITCHEN	Kitchen counter with polished granite platform top with NIRALI / FRANKE make stainless steel sink with drain board. Glazed tiles above counter to a height of 45 cm.
WALL FINISH	Paint of make ASIAN/BERGER/ICI DULUX/JOTUN Interior: Two coat of Putty with acrylic emulsion for wall and ceiling. Exterior: Weather coat emulsion for outside wall. Enamel coating for grills and internal doors. Melamine Polish for Teak Wood front door frame and shutter.
ELECTRICAL	<p>Wiring: Concealed wiring using HAVELLS/RR CABLE/POLYCAB/V-GUARD/FINOLEX make fire resistant wires controlled by adequate MCB's along with ELCB protection</p> <p>Switches: Modular Switches of LEGRAND / HAVELLS / MK / CRABTREE / KOLORS make embedded in metal boxes suitable for the same.</p>
SANITARY FIXTURES	Milky White Ceramics of make KOHLER/AMERICAN STANDARD
SANITARY FITTINGS	Chromium Fittings of make KOHLER/GROHE/JAQUAR
TELEVISION	Cable TV connection in Living and Master Bedroom
TELEPHONE	Telephone Connection in Living and Master Bedroom
AIR-CONDITIONING	<p>Master Bedroom: Wired A/C provision in Master Bedroom</p> <p>All Other Bedrooms: Conduited dummy provisions for split A/C.</p>
FIRE & SAFETY	Fire protection systems such as Fire Extinguisher, Fire Hose, PA system with Talkback Facility, Sprinkler in car parking/common area (if required), etc., as per NBC/ Kerala State Fire Rescue & Protection Norms
GENERATOR	Generator back-up for elevators, common lighting, water pumps and a limited wattage to each apartment.
ELEVATORS	2 Elevators of KONE/SCHINDLER/THYSSENKURUP/OTIS/JOHNSON make which includes a passenger lift and a stretcher lift of required capacity
SEWAGE TREATMENT	Sewage Treatment Plant & Grey Water Treatment system conforming to Kerala State Pollution Control Board norms shall be installed for treatment of Waste Water from Apartments.

KNOW US

A name that stands as the representation for quality and trust, Silver Castle homes has excelled in all the fields concerning architecture. Since our origin in 2006, we build homes with quality as the core element with the assistance from a strong team of smart professionals who accomplish the ideas of neo and traditional designs that will make our customers' dream come true. Over the years, we have built a strong and successful bonding with our most valued customers and we still strive to accomplish higher goals set in relentlessly for quality performance and service.

ONGOING PROJECTS



SPRINGS
Mukkolakkal



WINTER LEAF
Vattiyoorkavu

COMPLETED PROJECTS



BLISS
Peroorkada



GREEN TERRACE
PTP Nagar



INFRADEST
Technopark



GREEN CASTLE
Kudappanakunnu



MISTY GREEN
Peroorkada



LAKE VIEW GARDENS
Vattiyoorkavu



BUENA VISTA
Vattiyoorkavu

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