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CREDAI
K-RERA/PRJ/TVM/133/2026



Sun Palladium
ELEVATED ELEGANCE



SUN PROJECTS INDIA PVT. LTD
BUILDERS & DEVELOPERS
TC 15/390, 390/1, 391
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LIVE RIGHT AT
THE HEART OF
EVERYTHING



SUN PALLADIUM. A RARE CITY ADDRESS.

"In a city where location defines lifestyle, Sun Palladium places you at an address that brings everything closer."

Located near PMG, in the heart of Thiruvananthapuram, Sun Palladium is crafted for those who seek the comfort of luxury, the advantage of connectivity, and the pride of owning a home at one of the city's most central locations.

With only 49 Premium Apartments, it offers a fine balance of exclusivity, privacy and elevated urban living.



NEAR PMG JN. WITHIN EASY REACH

At Sun Palladium, convenience is not an added advantage. It is part of everyday life.

HOSPITALS

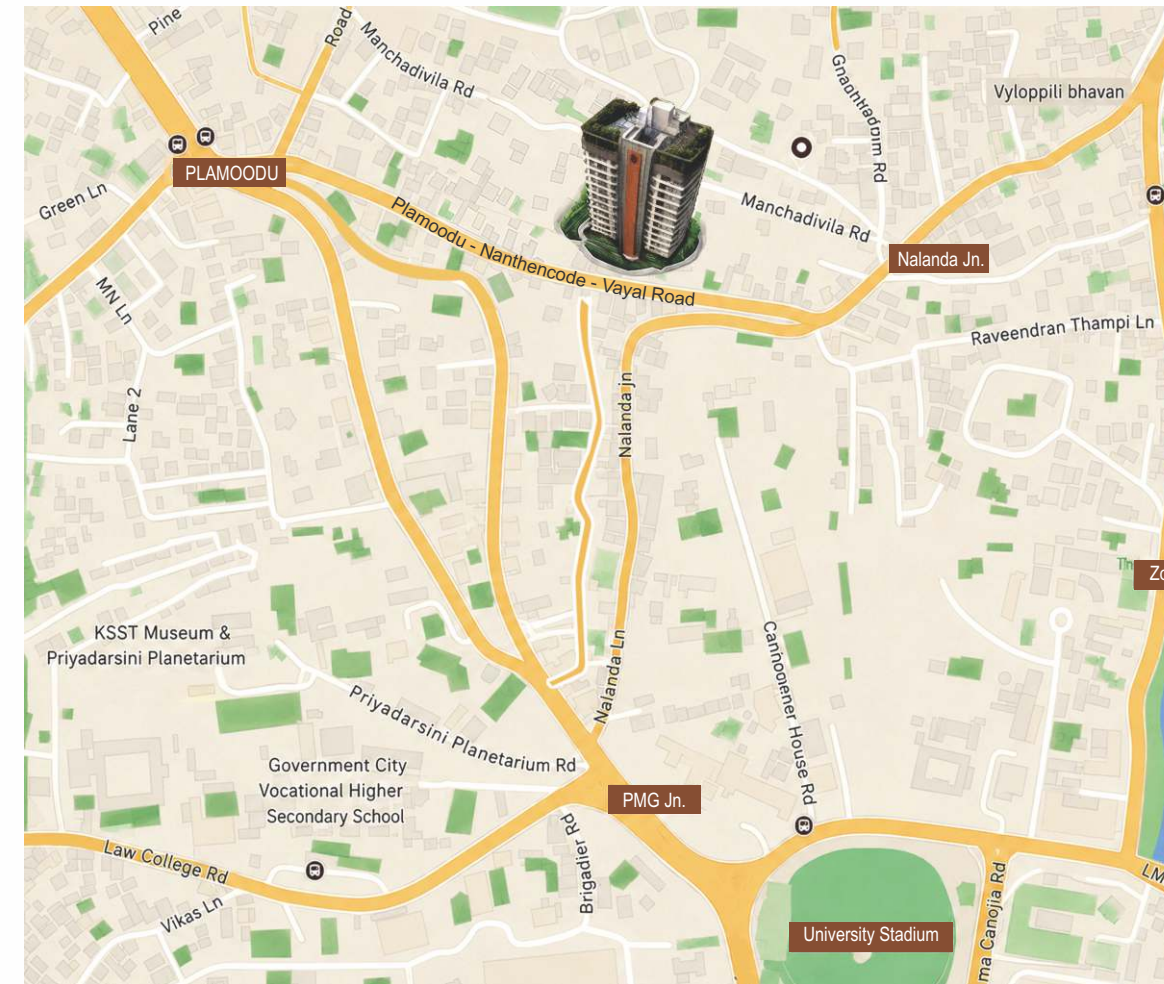
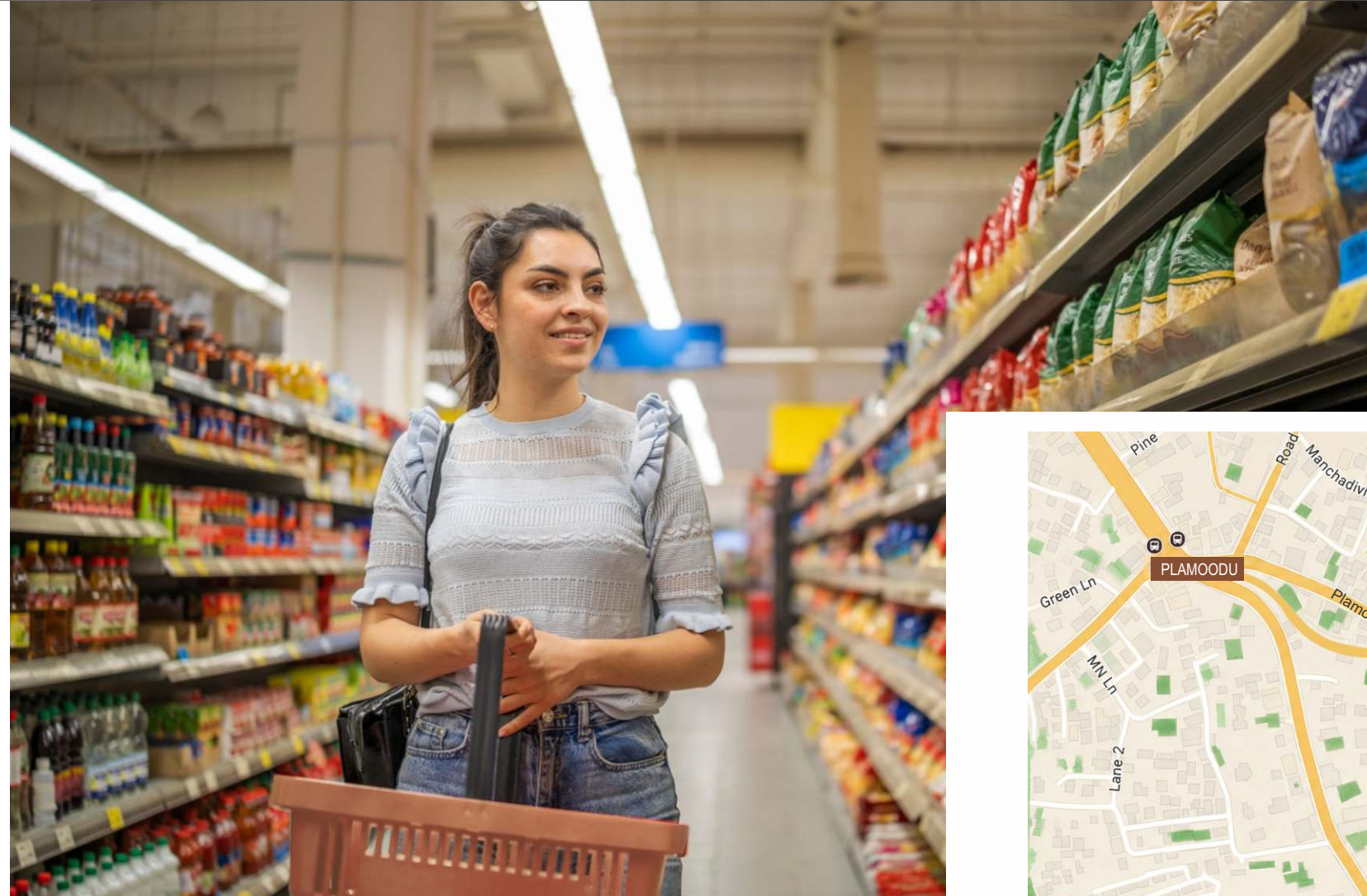
SUT Hospital - 1.5 km
Cosmopolitan Hospital - 2 km
GG Hospital - 2 km
KIMS - 5 km
Medical College - 3 km

SCHOOLS

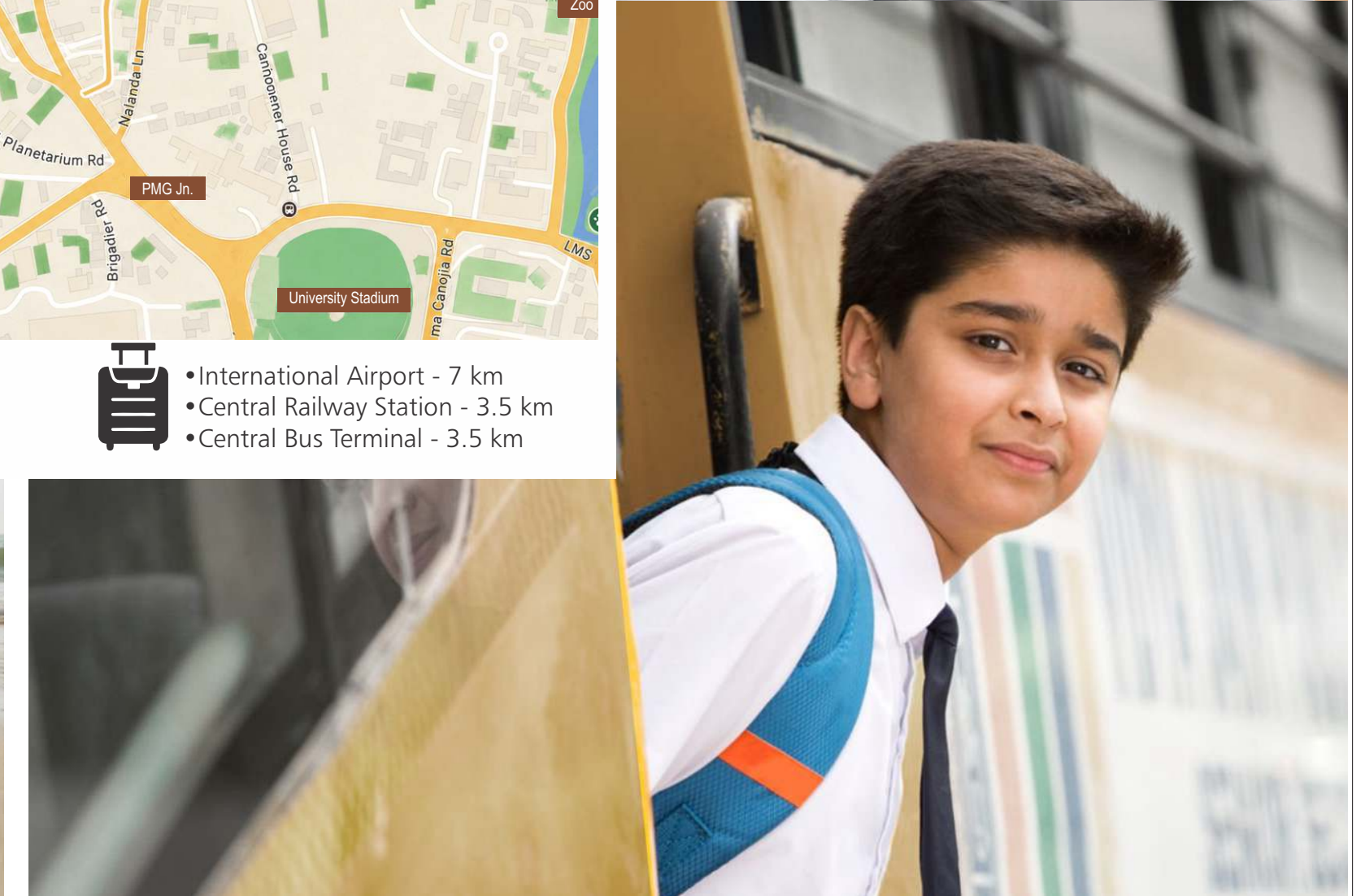
Holy Angels School - 1 km
Arya Central School - 1.5 km
Kendriya Vidyalaya - 1.5 km
Christ Nagar School - 2 km

SHOPPING CENTRES

Mall of Travancore - 5.5 km
Lulu Mall - 6.5 km



- International Airport - 7 km
- Central Railway Station - 3.5 km
- Central Bus Terminal - 3.5 km



DESIGNED TO RISE ABOVE CITY LIVING.

Sun Palladium is planned as a refined vertical community where every detail adds to comfort, elegance and ease.

The tower rises gracefully, with only four apartments on each floor, giving every home a sense of privacy and openness. From the designer lobby to the lifestyle spaces, every element is created to make daily living feel more polished, more convenient and more complete.



LIFE, BEYOND THE FRONT DOOR.

Life at Sun Palladium is shaped by what surrounds your home as much as what's inside it. An entrance that greets and impresses you. Room for leisure and fitness. Settings made for gatherings, big and small. Practical touches that smooth out the everyday. Nothing feels like an afterthought, because none of it was. Here, more isn't about excess—it's about ease.





SPACES THAT INSPIRE IMAGINATION

At Sun Palladium, every room is built to inspire. Finished with premium materials and exceptional craftsmanship, each space gives you a beautiful foundation - one that adapts to your vision, not the other way around. This is where your imagination takes shape.

DESIGN THAT THINKS AHEAD

Every layout at Sun Palladium is shaped by intelligent design - where form and function move in step. Spaces flow with purpose, light finds its way in, and every detail is considered before you even notice it's missing. The result is interiors that feel effortless to live in, and beautiful to look at.



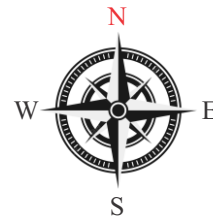


AMENITIES

- RETICULATED GAS SUPPLY • DESIGNER LOBBY/LOUNGE
- JANITOR'S ROOM • DRIVER'S TOILET • INDOOR GAME ROOM • GYM

- MULTIPURPOSE HALL WITH EXTENDED PARTY AREA • SWIMMING POOL • TERRACE OPEN PARTY AREA
- GUEST SUITE • READING ROOM

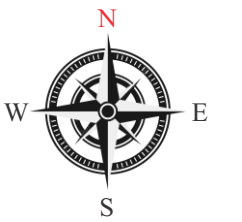
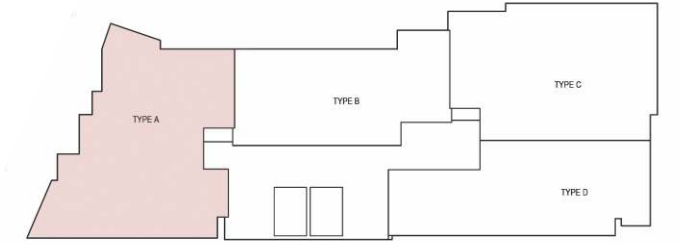




CARPET AREA	PLINTH AREA	BALCONY AREA	OPEN TERRACE AREA	SALEABLE AREA
990 Sq.ft	1233 Sq.ft	119 Sq.ft	641 Sq.ft	1927 Sq.ft

TYPE A WITH OPEN TERRACE - 3rd FLOOR

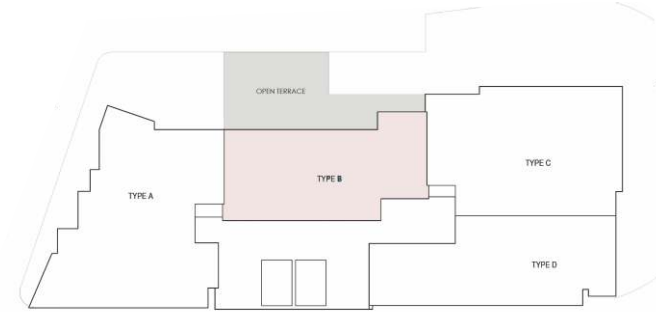
Disclaimer: Dimensions may vary during construction. Furniture and fixtures are indicative only.



CARPET AREA	PLINTH AREA	BALCONY AREA	SALEABLE AREA
990 Sq.ft	1233 Sq.ft	119 Sq.ft	1606 Sq.ft

TYPE A - 4th to 15th Floor

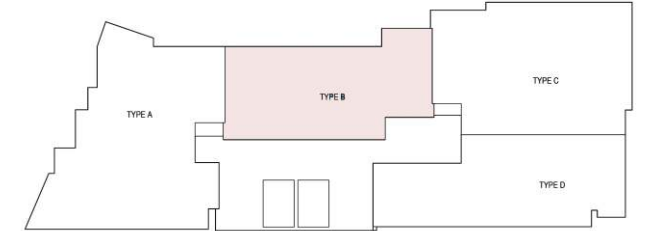
Disclaimer: Dimensions may vary during construction. Furniture and fixtures are indicative only.



CARPET AREA	PLINTH AREA	BALCONY AREA	OPEN TERRACE AREA	SALEABLE AREA
624 Sq.ft	850 Sq.ft	117 Sq.ft	490 Sq.ft	1352 Sq.ft

TYPE B WITH OPEN TERRACE - 4th FLOOR

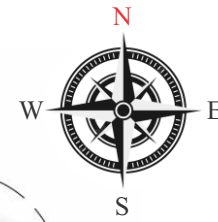
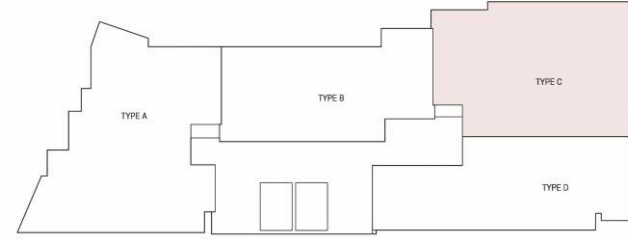
Disclaimer: Dimensions may vary during construction. Furniture and fixtures are indicative only.



CARPET AREA	PLINTH AREA	BALCONY AREA	SALEABLE AREA
624 Sq.ft	850 Sq.ft	117 Sq.ft	1107 Sq.ft

TYPE B - 5th TO 15th FLOOR

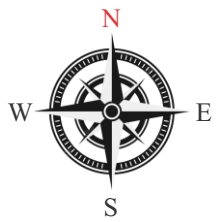
Disclaimer: Dimensions may vary during construction. Furniture and fixtures are indicative only.



CARPET AREA	PLINTH AREA	BALCONY AREA	SALEABLE AREA
884 Sq.ft	1106 Sq.ft	117 Sq.ft	1440Sq.ft

TYPE C - 4th TO 15th FLOOR

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



CARPET AREA	PLINTH AREA	BALCONY AREA	SALEABLE AREA
698 Sq.ft	898 Sq.ft	93 Sq.ft	1169 Sq.ft

TYPE D - 4th TO 15th FLOOR

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



SPECIFICATIONS

FOUNDATION	The foundation system shall be pile foundation
STRUCTURE	RCC framed structure with masonry wall partitions. The structure shall be designed and built as Earth quake- resistant structure coming in Zone 3 as per IS 1893.
FLOORING	Living, Dining, Bedrooms, Foyer, Kitchen - Vitrified tiles Toilet - Antiskid Ceramic/Vitrified tiles Balcony - Antiskid Ceramic/ Vitrified tile
DOORS & WINDOWS	Entrance door - Engineered wood frame and shutter with architrave. Internal doors - Engineered wood frame and flush door shutter. Toilet doors - WPC door frame and flush door shutter with inside lamination. Balcony doors - UPVC /Aluminium sections with sliding/openable glass door. Windows - UPVC sections /Powder coated aluminium with a combination of fixed and sliding/openable door.
PAINTING	Premium emulsion putty finish for internal walls and ceilings External emulsion for exterior walls Enamel paint for grills and handrail
GRILLS & RAILS	Mild Steel Grill and Handrails
KITCHEN & WORK AREA	Kitchen and Work area shall be bare (without counter top, dadoing tiles, sink and faucet) Inlet points for sink mixer and water purifier shall be provided Provision for washing machine and dish washer shall be provided
ELECTRICAL	Wiring-General concealed three phase with superior quality PVC insulated wire Adequate light points, fan points, 6/16 ampere power plug points controlled by ELCB & MCB shall be provided. Power back-up will be provided for all common service and one light and fan points in living, bedrooms, AC point in the master bedroom, TV points and a refrigerator point shall be provided. Power back-up to maximum 1000W for each apartment. (Water heater-point and other 16Ams point will not be considered for the power back-up).Provision for telephone, internet , cable TV shall be provided in living room and master bedroom.Provision to fit Split type air conditioner shall be provided for bedrooms, living with energized power point. Provision for geyser and exhaust fan shall be provided.
PLUMBING & SANITARY	Wall hung EWC with concealed cistern Sanitary - Premium brands CP fixtures - Premium brands
FIRE & SAFETY	Firefighting arrangements in accordance with the norms of the Department of Kerala Fire & Rescue Services.
SECURITY	Intercom from security cabin to individual apartments and among apartments. Surveillance camera in the building premises and lobby. Provision for 24hr round-the-clock security

TERMS and CONDITIONS

DOCUMENTATION

- a. Sun Projects India (P) Ltd reserves the right to accept or reject any application.
- b. On allotment,an agreement will be executed between the builder / promoter and the purchaser / allottee. All the terms & conditions regarding the sale of the apartment and car park will be shown in the Agreement.
- c. Once allotted and agreement signed, the prices are final.
- d. The sale deed for the undivided share of land together with the fair value of apartment and car park if any, will be registered in favour of the purchaser on receipt of the entire payment. Stamp duty,documentation charges, registration charges and incidental expenses for the registration of the sale deed and taxes, if any, will be borne by the purchaser.
- e. Documentation charges may vary depending on Government regulations/policies.

MAINTENANCE

Owner’s association /trust will be formed on completion of the project. Membership in the above association /trust is compulsory /mandatory. The owner’s association /trust will carry out all necessary routine annual maintenance ,repairs to common area,exterior of the building ,common installation and fittings and payment of electrical and water charges for common facilities and services . Maintenance charges/deposits are to be paid by each owner regularly and timely. The maintenance will be carried out by the builder till the formation of the owner’s association within a period of maximum 6 months from the date of hand over of the project .Maintenance deposit/advance is collected from all the owners by the builder and after appropriating the expenses incurred by the builder during the period of the maintenance done by them, the builder shall transfer the balance amount if any, to the association after its formation.

RULES AND REGULATIONS

This is the time bound project. In case payments are not made as per signed agreement ,the builder reserves the right to cancel the allotment , in which case the amount paid till such cancellation will be returned without any interest but only after re-allotment to another party .

PAYMENT

- a. All payments are to be made by Demand Draft , Local cheques or NEFT transfer favouring Sun Projects India (P) Ltd.
- b. 10% of the total contract value to be paid initially at the commencement of the work/signing of the agreement and balance will be paid in installments as per the payment schedule in the Sale agreement vide post dated cheques. Allotment of car park will be done by conducting draw of lot basis during handing over.
- c. Statutory deposits, Onetime building tax, GST, construction workers welfare Cess or any other similar taxes which may be levied, in connection with the construction of the project are to be borne by the buyer.
- d. All transactions are subjected to Trivandrum jurisdiction.
- e. Possession shall be given to the purchaser after final settlement of all dues to the builder.
- f. All notices and letters sent by registered post to the purchasers/ allottees address as mentioned in the agreement or to the purchasers / allottees Email ID as mentioned in the agreement will be considered as having been received by the purchasers/ allottees and will be treated as proper communication.

DISCLAIMER

Whilst reasonable care has been taken to ensure accuracy in the preparation of information in this brochure, no warranty is given and interested parties should rely on the Buyers Sale Agreement . Visual representations, including models,drawings illustration ,photographs and art renderings (the “Visual Representation ”) portray artistic impressions only. The information contained herein,the fittings,finishes ,features and other displayed items in the show units or elsewhere (the “Materials”) are for general guidance only and are subject to change. Floor areas are approximate measurements only and are subject to minor changes . Builder reserves the right to modify features of any unit, the development or any part thereof as may be approved or required by the builder or by the relevant authorities.

The company is not responsible for any delay in water/electric connection due to the delay by the concerned authority/department. Builder has not authorized any one to make any oral promise assurance on our behalf with regard to the specifications of the apartments in questions. Purchasers are requested to rely only upon the terms of the Buyers Sale Agreement which is comprehensive document containing all the terms and conditions applicable between parties. This brochure does not constitute a legal offer. Floor plans are indicative only and actual may vary.

The brochure is for information purpose and does not form part of a legal document.



Sun Palladium
ELEVATED ELEGANCE



BUILT ON TRUST. DESIGNED FOR LIFE.

Sun Homes believes that a home must do more than offer space. It must offer comfort, confidence and a better way of living.

With a focus on thoughtful planning, quality construction and contemporary design, every Sun Homes project is created to meet the expectations of modern families.

Sun Palladium continues this vision with a luxury address that brings together location, lifestyle and lasting value.