



A Celebration of Life

Silveroak
Near Kalathipady, Kottayam

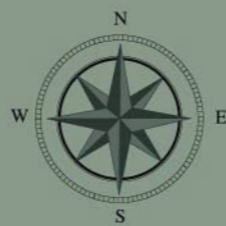




An Abode of Contentment

A home is your exclusive space to live, laugh and be liberated without inhibitions. SilverOak; an affordable, yet luxurious 'Smile Home' project by Confident Group welcomes you to experience the zenith of happiness, laced with the silver lining of contentment.

SilverOak, yet another prestigious residential project from the house of Confident Group offers 142 tastefully curated 2BHK and 2.5BHK units, each flaunting optimal functional spaces, high quality branded materials and well-designed interiors and exteriors that uphold Confident's signature construction standards.



Location Map



Distance to Major Locations

Kanjikuzhi Junction	2.2 Km
Marian Senior Secondary School	1.2 Km
Pallikoodam School	1.7 Km
Kottayam Club	2.9 Km
MRF	1.5 Km
Kottayam Railway Station	4 Km
Kottayam Private Bus Stand	4 Km
Kottayam KSRTC BUS Stand	5 Km



The Sweet Spot for Comfort

Nestled amidst nature and tranquility at its best, SilverOak sits proudly near Kalathipady, just over 3 kms from Kottayam city.

As expected, this wonderfully located sweet spot offers myriad silver linings by being proximate to reputed educational institutions like Pallikoodam, Marian Junior, Girideepam and more.

SilverOak is also close to prominent hospitals like Welcare Hospital and JK Hospital, not to mention its convenient proximity to supermarkets, places of worship, restaurants, malls etc.

A Reflection of Dreams

Living the lifestyle of your dreams is a realistic luxury SilverOak realizes with state-of-the-art design and equipment.

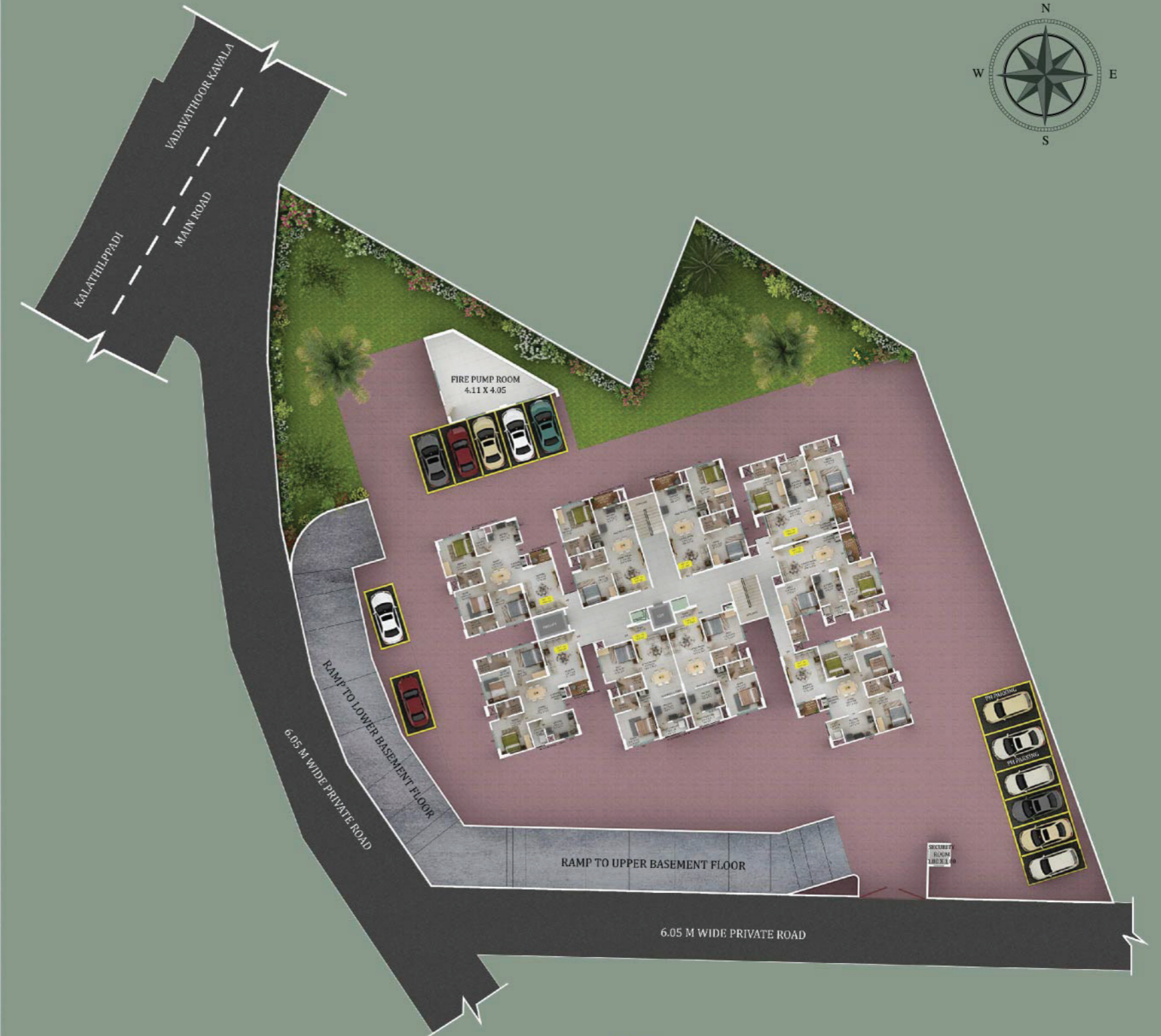
Be it at the plush rooftop swimming pool, the games room or the gymnasium, every space at SilverOak is mindfully designed to mirror happiness, relaxation and peace that comes with fulfilled dreams.

Amenities

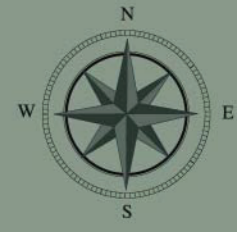
- ✔ Party hall
- ✔ Multipurpose gym
- ✔ Kids play area
- ✔ 24 hours security
- ✔ Games room
- ✔ Lobby
- ✔ Intercom facility in the corridor on all floors, lifts, security room, reception area ,caretaker/fire control room and in the club house
- ✔ Swimming pool
- ✔ CCTV in 6 strategic points
- ✔ Centralised gas
- ✔ 1 KVA DG back up for each flat
- ✔ Individual provision for EV charger*
- ✔ Solar powered corridor lights



*conditions apply

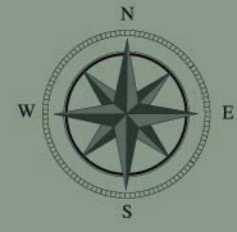


 Layout Plan



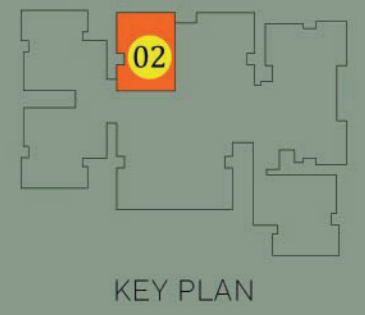
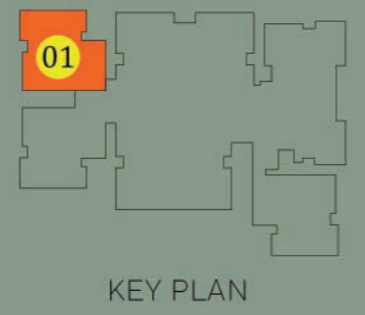
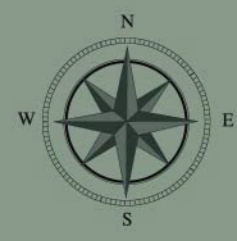
Typical Floor Plan (1-15)

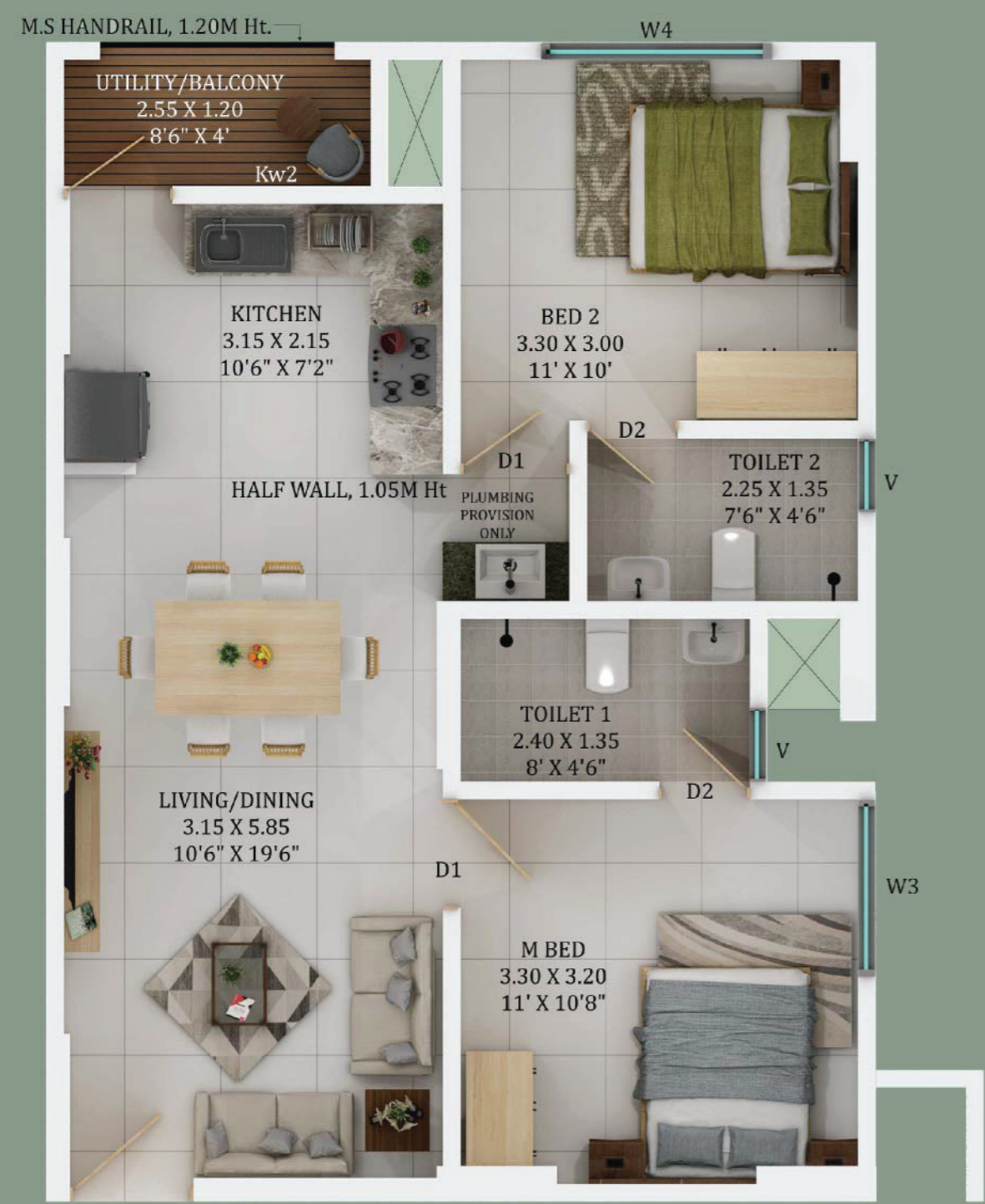
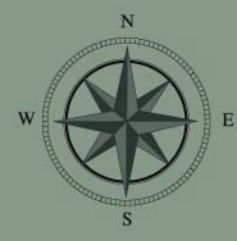




16th Floor Plan







UNIT 3 - 2 BHK
 SBA-822 Sq.Ft
 Carpet Area-604 Sq.Ft



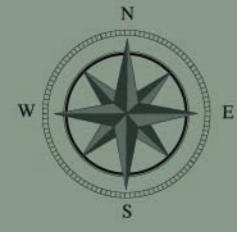
KEY PLAN



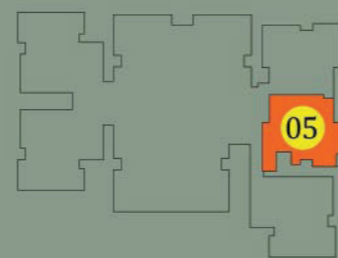
UNIT 4 - 2 BHK
 SBA-868 Sq.Ft
 Carpet Area-609 Sq.Ft



KEY PLAN



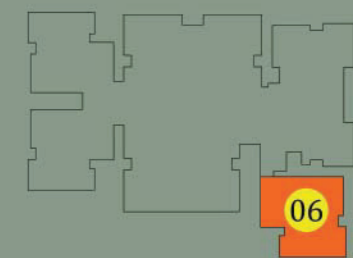
UNIT 5 - 2 BHK
 SBA-871 Sq.Ft
 Carpet Area-606 Sq.Ft



KEY PLAN



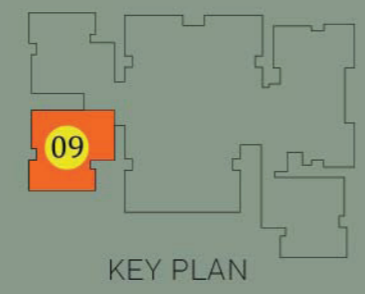
UNIT 6 - 2 BHK+STUDY
 SBA-1066 Sq.Ft
 Carpet Area-783 Sq.Ft



KEY PLAN



UNIT 9 - 2 BHK+STUDY
 SBA-1066 Sq.Ft
 Carpet Area-768 Sq.Ft



Terrace Floor

Specifications



Finest for a Fine Living Experience

High quality materials for construction, flooring, sanitary wares, fixtures, electrical, kitchenware, etc. goes into building every Confident Group project.

With SilverOak designed to provide you with a fine living experience possible, no stones are left unturned to ensure materials from reputed and trusted brands are used to build your dream home.

Structure: Built on solid foundation, the sturdy framed structure with columns and beams provides a secure frame work for the entire building.

Wall: Concrete blocks protect you from the nature's weather elements.

Electrical: Concealed conduits with high grade copper wires connections/FR Cables -Finolex/RR or equivalent brands for 24/7 safety and adequate points for power and lighting.

Activated split A/C provision for Master Bedroom and dummy provision for Split AC in other bedrooms keep your apartment at optimum temperature and keeps you cool in the summer heat.

Painting (internal walls): Premium emulsion roller finished paint in good quality and cheerful colours from Asian/equivalent brands that add colour to your lifestyle.

Painting (internal roof): Premium distemper in white colour.

Painting (External): Good quality weather – shielded paints from Asian/equivalent brands keep your investment looking as good as new.

Switches: Best quality Sophisticated and trendy looking modular switches from good brands with 5 year Warranty that lights your world with joy .

Doors: Laminated main door and skin doors for internal doors with sparkling stainless steel fixtures with Godrej/Dorset/equivalent branded locks with 5 year warranty that protect a world of happiness inside.

Windows:- Latest trend high quality Aluminium windows with 4mm thick plain glass allows maximum utilisation of natural light.

Flooring: Good quality Vitrified tiles for living,dining and bedrooms. Kitchen and toilet flooring with good quality ceramic tiles. Good Quality ceramic tiles for all the common area flooring.

Dado tiling: 2 feet height well adorned good quality dado tile above the kitchen slab. 7 ft height good quality dado tile in toilets makes maintenance and cleaning a breeze.

Sanitary Fixtures: Good quality sanitary fixtures from Hindware/ Cera/equivalent brands complement the rest of your dream home.

CP Fittings: Convenient and fashionable top of the line, best quality chromium plated tap fittings from Hindware/ Cera/equivalent brands for bathrooms and kitchens in Good brands with 5 year Warranty.

Cooking Platform: Classy granite slab for cooking platform, having trendy Stainless Steel sink with drain board.

Water supply: Underground and overhead storage tanks of suitable capacity in addition to water source from captive well means no more water worries.KWA connection is subject to feasibility by the local body and the cost to be shared by the owners as per actuals

Sewage System: Safe, environment friendly Sewage Treatment Plant (STP) with Ultra Filtration plant that are harmonious with its surroundings as per PCB norms

Intercom facility in the corridor on all floors, lifts, security room, reception area ,caretaker/fire control room and in the club house

Centralised Gas Connection: Centralised Gas Connection will provide a safe and hazard free environment in your dream home.

To know more about
Confident Group



To know more about
Silveroak



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Kochi

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Trivandrum

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Medical College P O,

Thrissur

1st Floor,
Le Shore Business Park
Thoppin moola,
Poothole,

Calicut

Building No 29/2241 B4,
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Thondayad By Pass,
Nellikode

Bangalore

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Hosur Main Road

UAE

No.292,
Unique World-Business center
Near Ansar Gallery Building,
Al Karama,