

SOWPARNIKA
FIORENZZA

Inspired by Nature, Crafted for Living.

K-RERA registration no.
K-RERA/prj/kkd/095/2026
www.Rera.Kerala.Gov.In



Where every home
Speaks a story



An Address in

Full Bloom

Like a garden that flourishes with every season, Florenzza is designed for a life that grows richer with time. Blending refined architecture, thoughtful spaces, and a welcoming community, it offers an address where every day blooms with comfort, happiness, and lasting memories.







Shaping
Spaces for
**Better
Moments.**



22+ Years



70 Completed
Projects



11+ Ongoing Projects



700+ Trusted Partners

Where Nature and

Architecture Flow as One.

The design philosophy of Florrenzza is rooted in timeless elegance, where every space is meticulously crafted to embrace natural light, refreshing airflow, and refined openness.

Expansive balconies, graceful layouts, and thoughtfully curated interiors create a harmonious balance of privacy, comfort, and effortless sophistication.

More than a residence, Florrenzza is a sanctuary designed to evolve with your lifestyle, where every detail reflects enduring quality and elevated living.

Project Highlights

Total No. of Units - 88 Units

- 3 Bhk = 22 Nos.
- 2 bhk = 55 Nos.
- 1.5 Bhk = 11 Nos.

Floor Details

- Basement + Ground Floor + 12 Floors = 14 Floors
 - Car Parking = Basement + Ground Floor + 1st Floor
 - Land Extend = 53 cents
- 

Saleable Area Calculation

SL NO.	FLAT NO.	TYPE	NO.S	SALEABLE AREA IN SQ.FT
1	A	3 BHK	11	1318.0 Sq.ft
2	B	2 BHK	11	997.0 Sq.ft
3	C	2 BHK	11	1028.0 Sq.ft
4	D	3 BHK	11	1309.0 Sq.ft
5	E	2 BHK	11	1064.0 Sq.ft
6	F	2 BHK	11	948.0 Sq.ft
7	G	2 BHK	11	950.0 Sq.ft
8	H	1 BHK	11	691.0 Sq.ft

Master Plan



Legends

1. Open Children's Play Area
2. Open to Sky Landscaped Elder's Park & Open Workout Area
3. Open to Sky Landscaped Sitting Area at Second Floor Level
4. Landscaped Yard
5. Club House



Basement

Ground Floor



First Floor



Second Floor



Typical Floor Plan





Clubhouse

Ground Floor



First Floor



Second Floor



- ADULT POOL & KIDS POOL
- HEALTH CLUB WITH AIR CONDITIONED GYM
- MULTIPURPOSE HAL





AMENITIES

- Clubhouse with multipurpose hall
- Health club with an air-conditioned gym
- Open workout area
- Swimming pool with kids' pool
- Children's play area
- Landscaped garden
- 24-hour power backup for common areas and 0.5 KW for apartments via a limiter switch
- Visitors lounge
- Sewage treatment plant with ultra-filtration
- Food waste management system
- Smart community app for seamless living
- Car parking
- Round-the-clock security
- CCTV surveillance for select areas
- Drivers/maids' toilet at the parking area
- Solar power for common area lighting
- EV – Common EV charging point with service provider.





Where
Connectivity
Meets
Opportunity.

Excellent Accessibility

- Strategically located on NH 766
- Seamless connectivity via major road networks
- Easy access to public transportation
- Close proximity to Kozhikode Railway Station
- Convenient access to Calicut International Airport

Prime Proximity

- Just 12–14 km from Kozhikode City
- Near National Institute of Technology (NIT) Calicut
- Close to the Indian Institute of Management (IIM) Calicut
- Well-positioned near key educational and institutional hubs

A Location That Connects Lifestyle and Opportunity

- Situated in a rapidly growing and well-connected locality
- Surrounded by leading educational institutions
- Close to major commercial and business hubs
- Access to quality healthcare and essential services
- Ideal setting for modern and convenient living
- Offers the perfect balance of connectivity, comfort, and growth potential

Location Map.



CONNECTIVITY

- NH 766 - 100 m
- Kunnamangalam Bus Stand - 800 m
- Kozhikode Railway Station - 12 km
- Calicut International Airport - 30 km

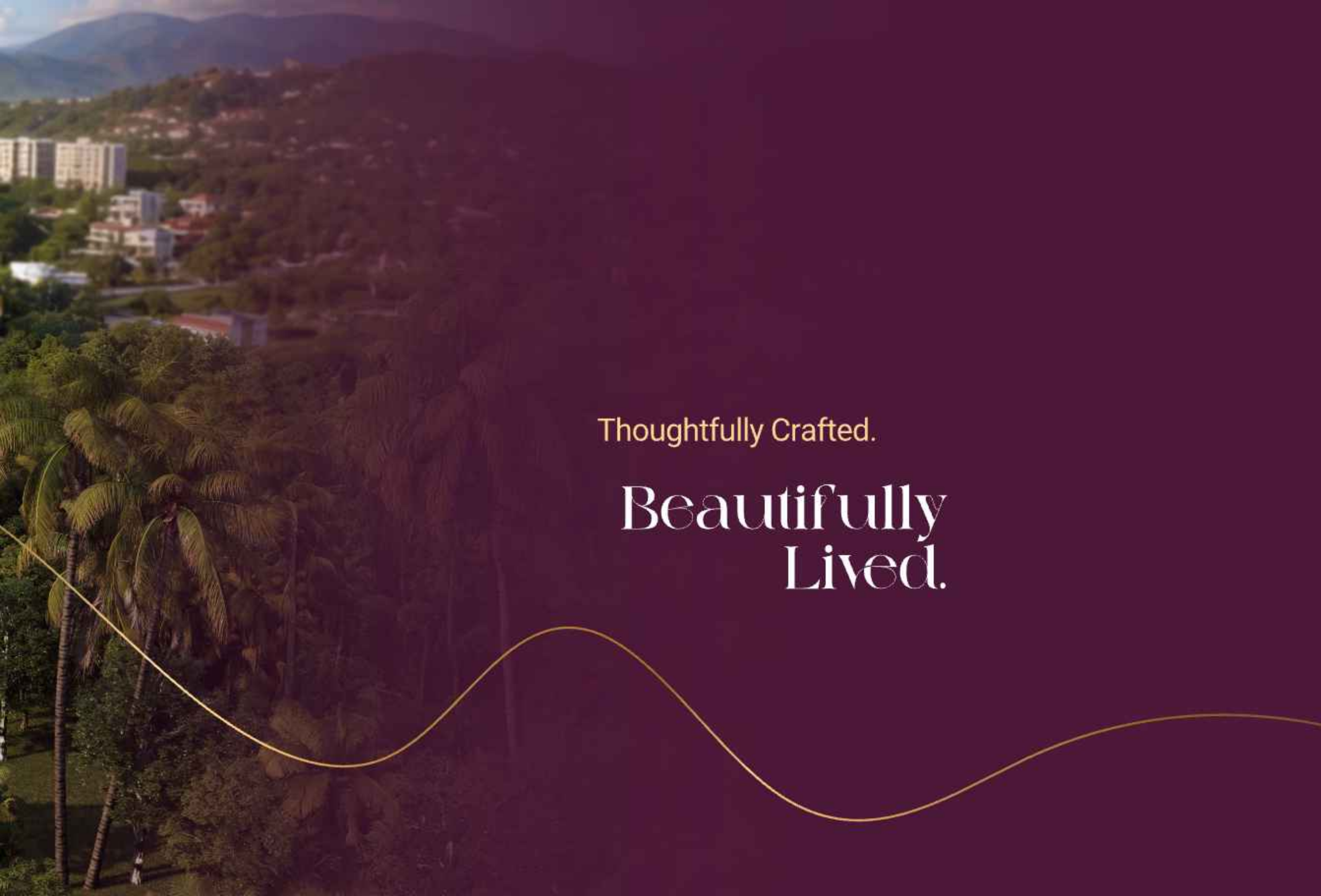
EDUCATIONAL INSTITUTIONS

- Indian Institute of Management, Kozhikode - 400 m
- Markaz Boys Higher Secondary School - 600 m
- Kunnamangalam Public School - 750 m
- Auxilium Navajyoti Central School - 1.2 km
- Devagiri College - 6 km
- Silver Hills School - 8 km
- National Institute of Technology, Calicut - 8 km

HOSPITALS & HEALTHCARE

- Markaz Unani Hospital - 700 m
- Medimall - 1 km
- Anappara Government Hospital - 2.2 km
- Government Medical College, Kozhikode - 6 km





Thoughtfully Crafted.

Beautifully
Lived.

The image shows a modern interior space with large windows and a balcony. In the foreground, a large potted plant with broad green leaves is visible. The balcony has a wooden floor and a white sofa. The background shows a dense green forest. The text is overlaid on a semi-transparent orange rectangle in the center-left of the image.

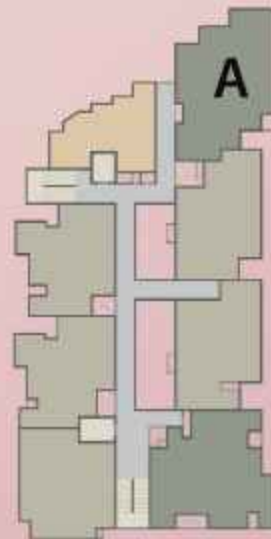
A World
Shaped with
Quiet Ease,
Where
**Comfort
Flows
Naturally.**



Unit Plan

3 BHK

Type A | 3 BHK



Type: 3 BHK

Saleable Area: 1318.0 Sq.ft

Flat No: A

Floor Range: 3rd to 12th

Type D | 3 BHK



Type: 3 BHK

Saleable Area: 1309.0 Sq.ft

Flat No: D

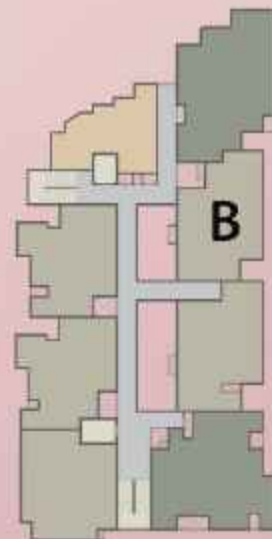
Floor Range: 3rd to 12th



Unit Plan

2 BHK

Type B | 2 BHK



Type: 2 BHK

Saleable Area: 997.0 Sq.ft

Flat No: B

Floor Range: 3rd to 12th

Type C | 2 BHK



Type: 2 BHK

Saleable Area: 1028.0 Sq.ft

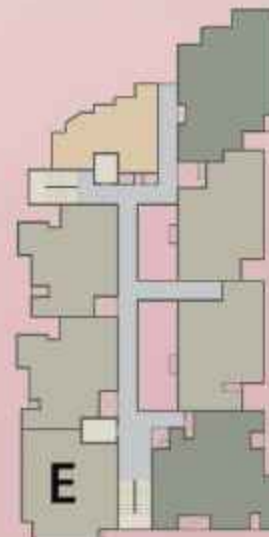
Flat No: C

Floor Range: 3rd to 12th





Type E | 2 BHK



Type: 2 BHK

Saleable Area: 1064.0 Sq.ft

Flat No: E

Floor Range: 3rd to 12th

Type F | 2 BHK



Type: 2 BHK

Saleable Area: 948.0 Sq.ft

Flat No: F

Floor Range: 3rd to 12th

Type G | 2 BHK

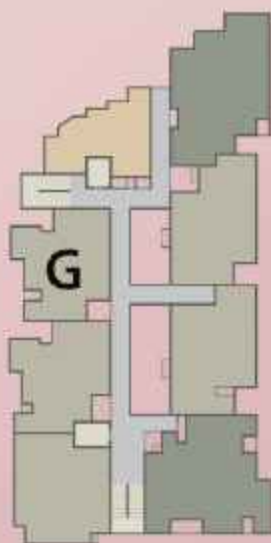


Type: 2 BHK

Saleable Area: 950.0 Sq.ft

Flat No: G

Floor Range: 3rd to 12th



Unit Plan

1.5 BHK

Type H | 1.5 BHK



Type: 1.5 BHK
Saleable Area: 691.0 Sq.ft
Flat No: H
Floor Range: 3rd to 12th





Specifications

STRUCTURE

R.C.C. framed structure with concrete block masonry.

FLOORING

Branded Vitrified tiles for living, dining, kitchen & all bedrooms. Anti-skid ceramic tiles in toilets and balconies. Varmora or Equivalent Make.

KITCHEN

Granite countertop with single bowl sink (supply only). Glazed tiles above counter up to 2 feet height (supply only). Provision for chimney. Provision for water purifier.

TOILET

Wall-mounted EWC with concealed cistern. Wall-hung washbasin. Hot & cold diverter with overhead shower. Provision for geyser and exhaust fan in toilets. Glazed ceramic tiles for dadoing up 7 feet height. Kohler or Equivalent Brand.

DOORS

Main Door-Engineered wooden door. Internal Door-FRP Doors for toilets and HP Laminate Doors for internal doors.

WINDOW

UPVC windows with glazed shutters and mosquito mesh.

ELECTRICAL

Modular switches. Independent EB meter of approved make. Good quality concealed copper wiring of approved make. Washing machine point provided. Schneider or equivalent.

GENERATOR

Generator backup for elevator, common lighting, and water pumps. Generator backup for apartment through limiter switch (0.5 kW).

PAINT

- Internal:* 2 coats acrylic putty, 1 coat primer & 2 coats acrylic emulsion paint.
- External:* 1 coat external primer & 2 coats weather-proof external paint.

ELEVATOR

Reputed-make lifts of suitable size and capacity.

AIR-CONDITIONING

Provision for fixing AC in all bedrooms and living room.

ELECTRICAL CHARGING

Common Provision for electrical charging points.



Pioneering Aesthetic and Delightful Living Spaces

Sowparnika is a brand synonymous with its aesthetic appeal and luxury while being modest. Sowparnika is one of the first to introduce Lean Six Sigma theory across all the processes within the organization. The value proposition being timely delivery while maximizing the efficiency in order to extend the benefit to the end customer. We at Sowparnika are firmly committed to our principles of transparency, customer satisfaction, and teamwork at the same time being economically priced. Our journey so far boasts of 15000+ satisfied customers, 70 completed projects, 11+ ongoing projects, 7.1 Million Sq. ft. developed, with its presence in Karnataka, Kerala, Tamil nadu & counting. Since its inception in 2003, Sowparnika has been committed to trust, quality, and excellence, and these factors have translated into architectural marvels, spreading happiness to all homeowners.

The continued patronage has elevated Sowparnika Projects and Infrastructure Private Limited as one of the leading property developers in South India. Working in sync with the Prime Minister's Housing Scheme, "Homes for All by 2027", Sowparnika has been delivering quality homes to all. We have redefined the concept of quality housing. With its headquarters in Bangalore, Sowparnika Projects is a leading real estate developer in the Southern part of India.

Ramji Subramaniam
Managing Director

AWARDS & RECOGNITIONS



Residential Complex of the Year
Sowparnika Rhythm of Rain



Most Awarded Project
of the year 2023 Residential
Sowparnika Rhythm Of Rain



Developer of the Year 2023
(South India) Outstanding Contribution
to Real Estate Growth
Sowparnika Homes Pvt Ltd



Excellence in Project Marketing
and Launch Innovation Award for
Sowparnika Euphoria In The East



Sowparnika Euphoria In The East
Excellent Super Luxury Residential
Project Of The Year



For Outstanding Contribution
In the Field of Real Estate



Luxury Villa Developer of the
Year 2024 (South India)



Luxury Villa Project of the
Year 2024 (South India)



Best Residential Project
Affordable - Segment
Sowparnika Flamenco



Entrepreneur of
the Year - Real Estate



Best Luxury Villa Design of the Year
LIFE ON THE GREEN



Mid-Segment Housing Project of
the Year - Olivia Nest



Best Residential Launch of
the Year - Indradhanush



Entrepreneur of
the Year - Real Estate



Excellence in Emerging
Real Estate Brand



Most Anticipated
Launch of the Year



Best Emerging Real Estate Project
Sowparnika Projects



Sowparnika Swastika



ET Now



Kerala Financial Corporation
Trivandrum



Best Launch - Ashiyana



Junior Chamber International
Kottayam



NDTV Profit Real Estate Award



Best Emerging Name in providing
Real Estate Solutions



Brands Academy Awards



Silicon India with LICHFL

Beynd Trust.

Trust has always been the cornerstone of our journey. It has shaped our values, our actions, and the relationships we've built over the years. Yet, we've always aimed to go beyond trust – building on it with the strength of tradition, the integrity of our beliefs, the comfort we offer, and the boldness of a forward-thinking vision.

These qualities have allowed us to not only earn trust but to nurture it, deepen it, and make it a living part of everything we do. It is through this unwavering dedication that we continue to strengthen our bonds with all our stakeholders.

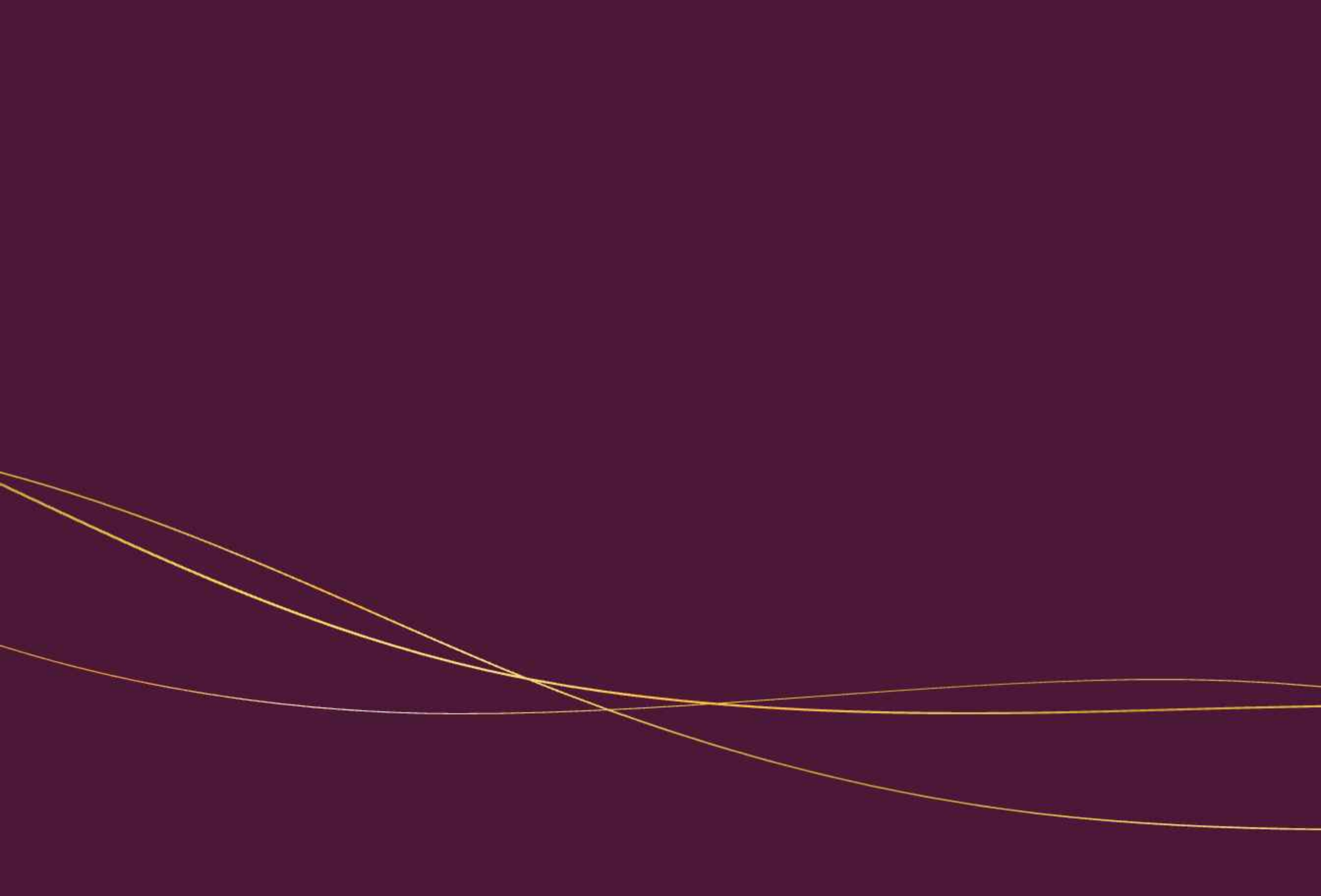
Thank you for being an essential part of this journey. Your trust fuels us, and together, we will continue to move forward with purpose and resolve.



Together, We Go Beyond Trust

It's more than a statement – it's our promise.
It's our commitment in motion.





Every Story Deserves a
Beautiful Beginning.

More than a home, Florenzza is a celebration of
timeless design, fine craftsmanship, and refined living.



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SOWPARNIKA
Delivering Happiness

SOWPARNIKA
FLORENZZA

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Disclaimer: All specifications, amenities, plans, layouts, images, and other project details are indicative and subject to change in accordance with applicable laws and the provisions of RERA. The Developer reserves the right to make additions, alterations, modifications, or reductions due to technical, architectural, engineering, statutory, or regulatory requirements.