The Luxury of Being Few

29

Limited Edition

4 & 3 BHK HIGH-END
BOUTIQUE RESIDENCES

LAND OWNED BY SFS

SFS

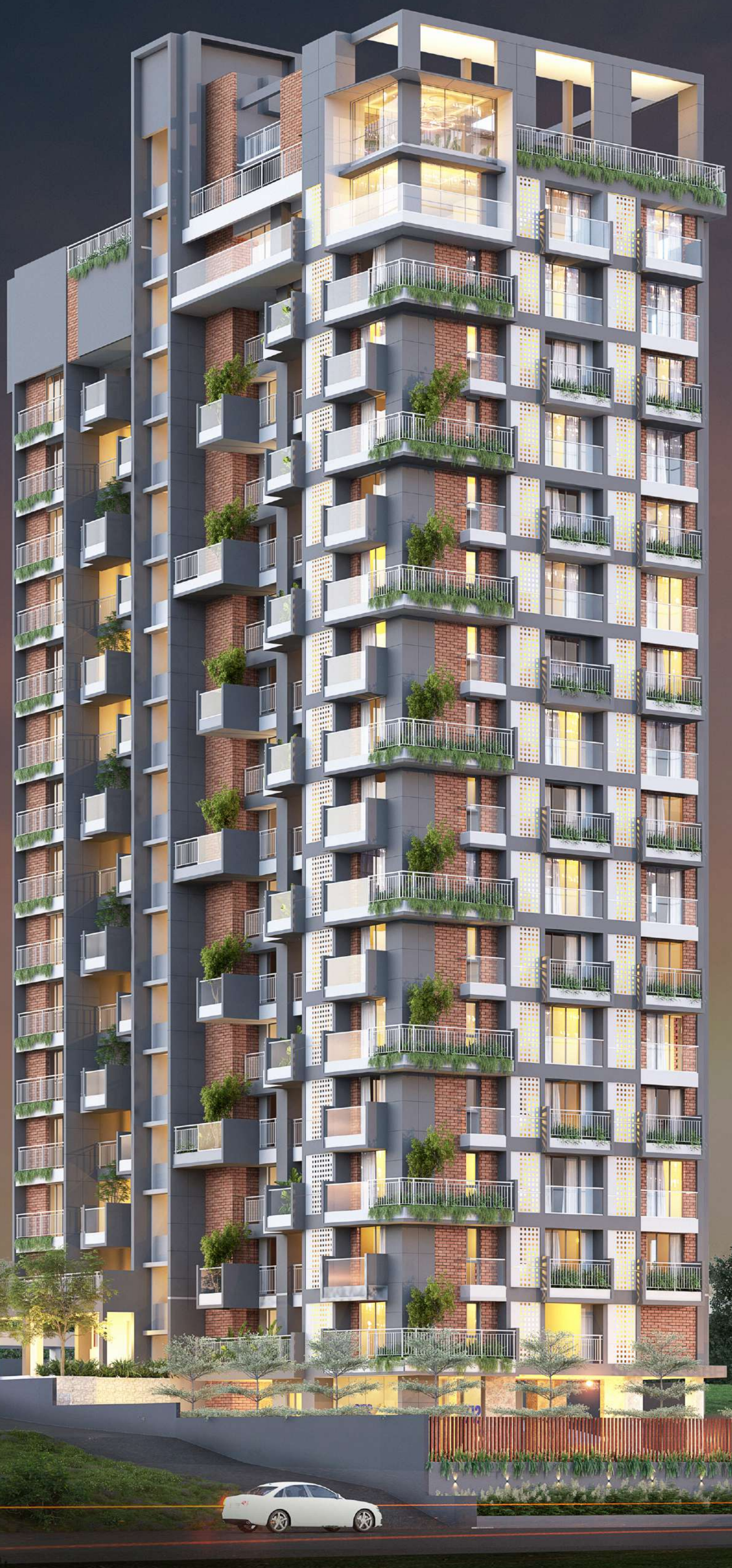
Casabella

BOUTIQUE RESIDENCES

PATTOM - KURAVANKONAM ROAD

TRIVANDRUM

K-RERA/PRJ/TVM/017/2024 | rera.kerala.gov.in



Artistic Perspective







The Luxury of a Happening Life

Life at Kuravankonam is a life of luxury. Today, it is Trivandrum's most dynamic neighbourhood with its pulsating blend of heritage, timeless elegance and modern living. Here one can feel the excitement of youthful energy, enjoy easy access to shopping, dining, and entertainment, luxuries everyone dreams of.

When evening sets in, the neighbourhood transforms into a vibrant nightlife, ensuring that the excitement never ends.





The Luxury of a Royal Heritage

Kuravankonam and Kowdiar are places that were traditionally associated with the Travancore Royal family and an era of elevated living. The Kowdiar Palace and homes of the erstwhile elite made these areas the most sought-after residential spots in the city.

Today, it is considered to be a privilege to own a home at Kuravankonam, where the elite live and the movers and shakers of the new millennium live life to the fullest.

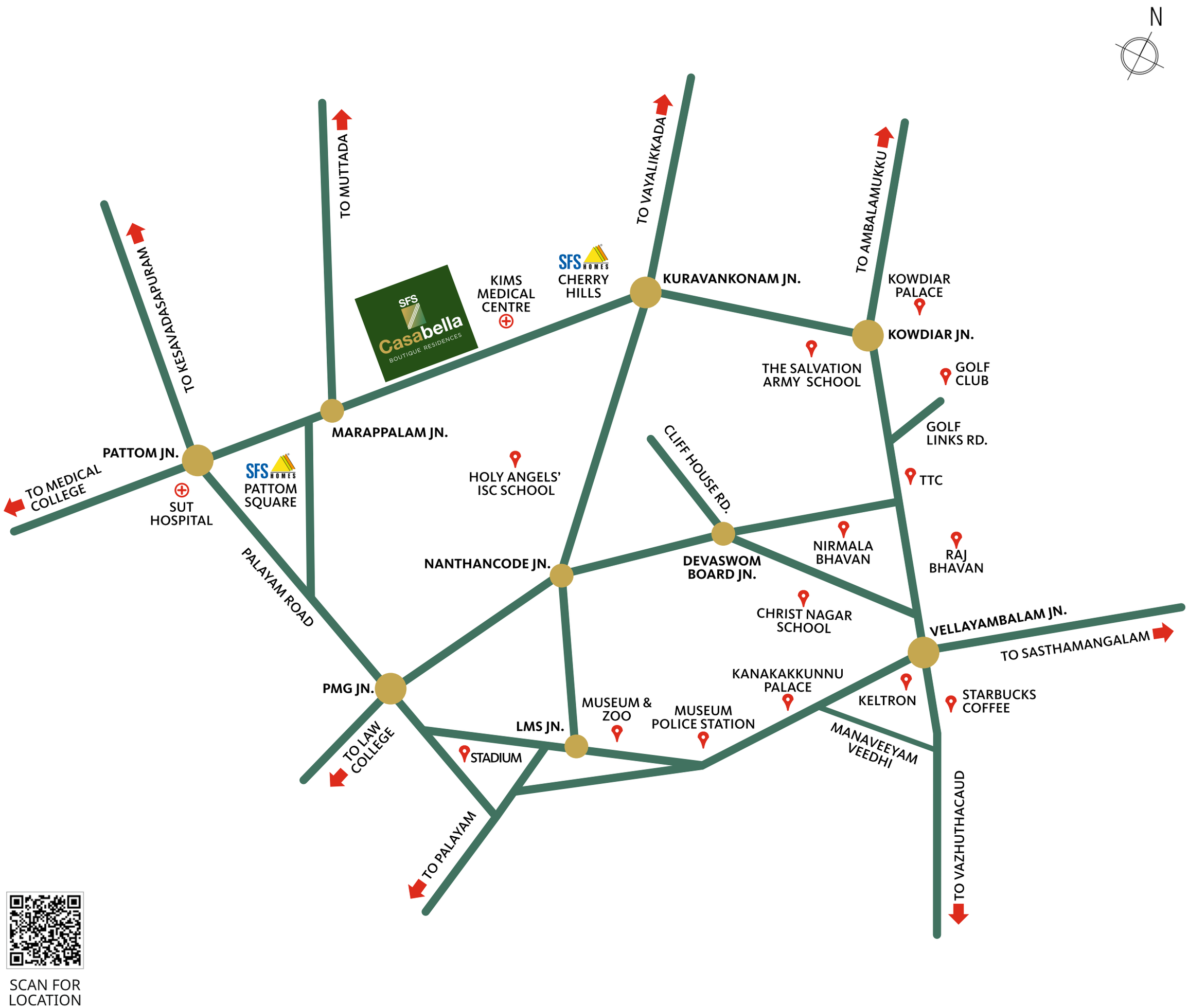




The Luxury of a Dynamic Cityscape

At Trivandrum, the allure of the past intertwines seamlessly with the promise of a vibrant future. It's a lifestyle hotspot that ignites the youthful spirit within with the luxury of modern conveniences while embracing the timeless charm of the past, creating a lifestyle that's truly unparalleled.





SCAN FOR LOCATION

The Luxury of Expansive Living

At SFS Casabella, 29 premium 4 & 3 BHK boutique residences are meticulously crafted to elevate your living experience to new heights. Each floor features only 2 apartments, ensuring unparalleled privacy with **no shared walls** and unfettered scenic views all around.

Experience the joy of living with the naturally lit and ventilated spaces. Our silent apartments featuring noise cancelling doors and windows provide a peaceful sanctuary from the outside world, allowing you to unwind and recharge in blissful serenity.





Artistic Perspective

The Luxury of a Harmonious Life

Dining in style elevates every meal to become a reason to celebrate life. The spacious dining area at SFS Casabella is designed to enhance the flavours of every meal by encouraging those at the dining table to enjoy each other's company.

Whenever the family or their guests come together to share a feast, the sheer elegance of the dining area will make the moment more memorable.





Artistic Perspective

The Luxury of Tranquil Nights

After a tiring day of being always at your best in pursuit of life's goals, it is an amazing feeling when you can slip into your own private sanctuary of calm. The bedrooms at SFS Casabella are extra-spacious and anointed with all the accessories that will aid you in enjoying a deep, rejuvenating sleep.

Wake up with a new zest for life, ready to take on the world and win.





Artistic Perspective

The Luxury of Pursuing a Passion

In this hectic world that we live in, 24 hours sometimes is just not enough for one to pursue life's passions. For those who wish to never lose sight of their dreams, being able to work on making them come true at home is a blessing.

The Study at SFS Casabella is a space where one can work from home, write a novel, script a movie, paint a masterpiece, and just about do anything that matters dear to the heart.





Artistic Perspective

The Luxury of a Flavourful Life

Food is an art form. It requires an ideal canvas to bring the various ingredients and cooking techniques together to create a mouthwatering spectacle.

The Kitchen at SFS Casabella is the ideal foil for those who desire to conjure up gastronomic delights for family and friends. It's spacious and open layout allows one to customise the kitchen according to their needs, creating an ideal space for many happy moments.





Artistic Perspective

The Luxury of a Grand Gateway

A grand welcome is what everyone visiting your home would cherish the most. It would leave a lasting impression on their minds as they bid adieu.

The Lobby at SFS Casabella is a sight to behold. Its expansive resort-inspired design, grand furniture and potted plants will make every welcome last a lifetime.





Artistic Perspective

The Luxury of Diving into Serenity

A swim will calm your nerves after a hectic day; a poolside party can transform your weekends into mini-vacations and create lasting memories with family and friends.

The Rooftop Swimming Pool at SFS Casabella is the ultimate destination for fun and relaxation.





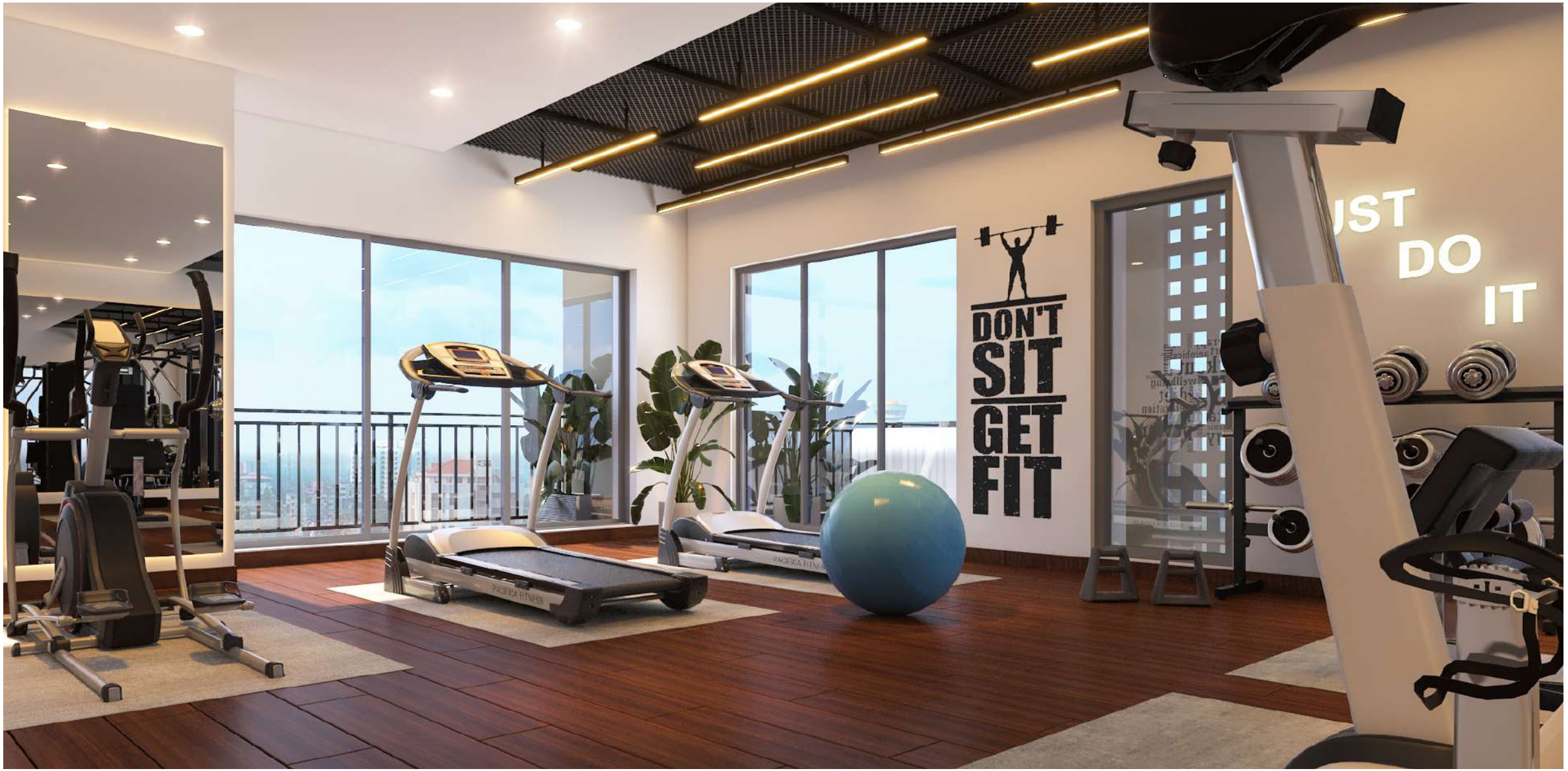
Artistic Perspective

The Luxury of Embracing Wellness

A busy lifestyle is the perfect reason to pursue wellness. By engaging in regular physical activity, one can improve their health and achieve a harmony of the body and mind.

The fully air-conditioned Fitness Centre at SFS Casabella, with its state of the art equipment and refreshing atmosphere ensures that you can work out in comfort at any time of the day.





Artistic Perspective

The Luxury of Great Company

Movies have captivated our minds for as long as we can remember. They transport us to realms of happiness that cannot be matched by other forms of entertainment.

The Sky Cinema at SFS Casabella would be a movie lovers paradise with hours spent enjoying the best of cinema in the company of family and friends.





Artistic Perspective

The Luxury of Sharing Unforgetable Moments

A moment is made more memorable by its setting. A cosy spot at home to let one's hair down amongst close friends is a grand luxury.

The Sky Lounge at SFS Casabella is a well anointed space providing captivating views of the cityscape and much needed privacy to raise a toast to good times.





Artistic Perspective

The Luxury of Endless Fun

To take your mind off the mundane, a board game comes handy. It's a great way to spend quality time with the kids and the elders at home.

The Games Room at SFS Casabella gives you the chance to play a game of chess, carrom, cards or table tennis and make the day more memorable for your loved ones.





Artistic Perspective

Amenities

VISITORS'
LOUNGE

CHILDREN'S
PLAY AREA

AIR CONDITIONED
HEALTH CLUB WITH EQUIPMENT

AIR CONDITIONED
MULTIPURPOSE HALL

AIR CONDITIONED
SKY LOUNGE

ROOFTOP
SWIMMING POOL

TERRACE PARTY AREA
WITH OPEN SKY CINEMA







Utility, Security & Safety Features

EV CHARGING FACILITY
FOR EACH APARTMENT

VIDEO DOOR PHONE FACILITY
IN EACH APARTMENT

PANIC SWITCH
IN APARTMENTS

ACCESS CONTROL
IN SELECTED AREAS

SENSOR LIGHTS
FOR PARKING AREA

RETICULATED GAS FACILITY
(SUBJECT TO GOVT. RULES)

GAS LEAK DETECTOR
IN KITCHEN

SOLAR POWER FOR
COMMON AREA LIGHTING

JANITOR'S ROOM
AND TOILET

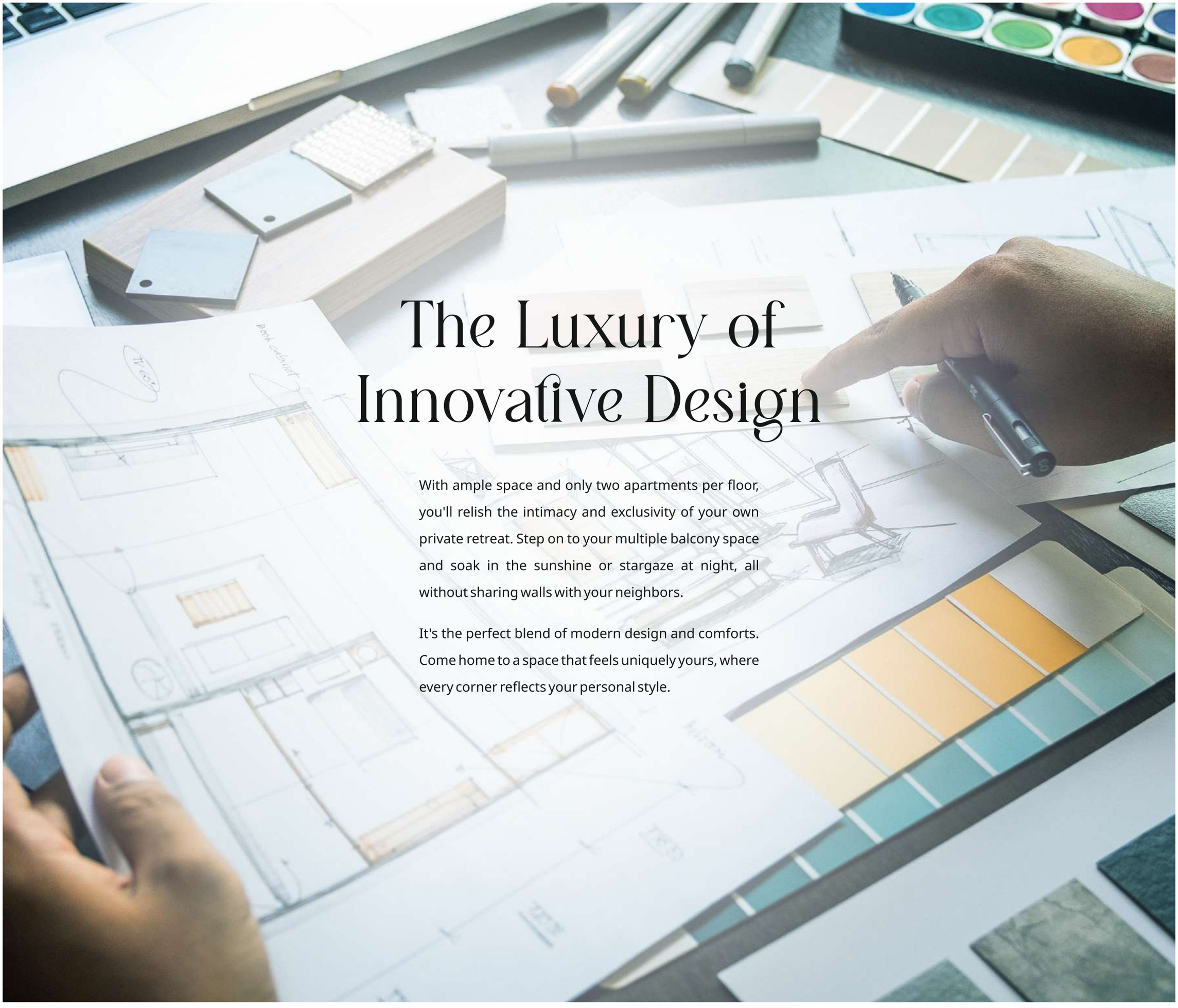
DRIVERS' ROOM
AND TOILET

SOLID WASTE
MANAGEMENT (BIO BINS)







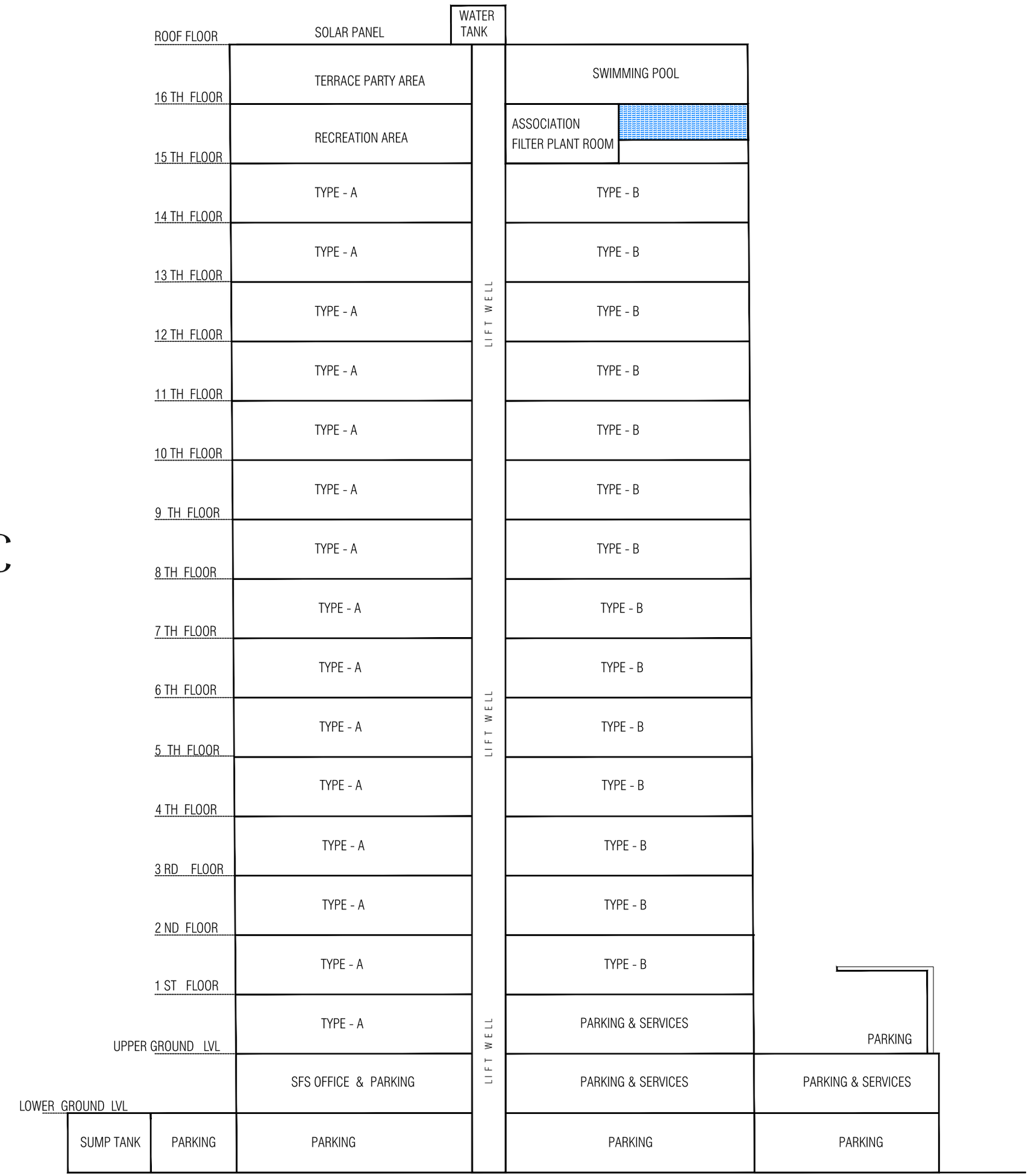


The Luxury of Innovative Design

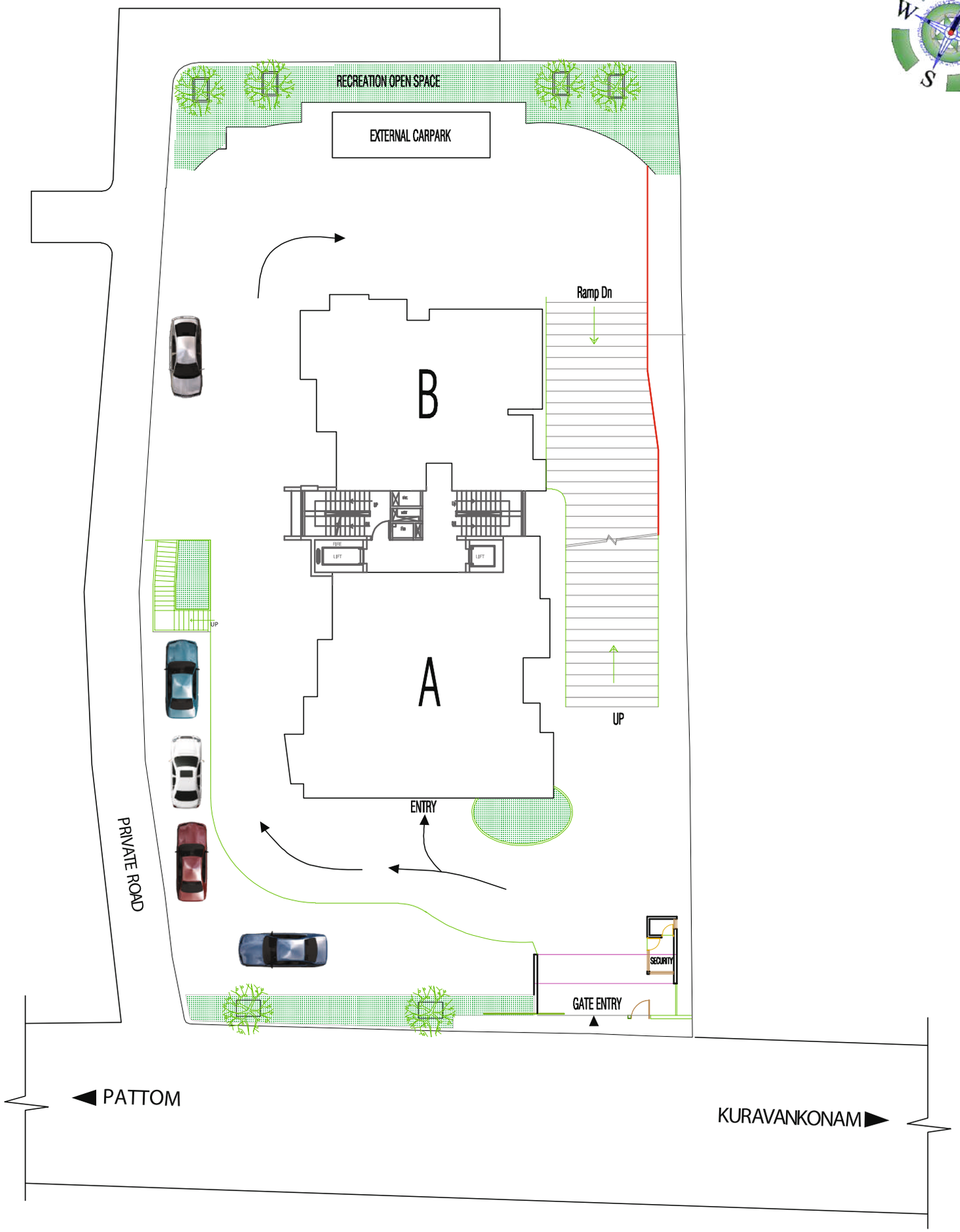
With ample space and only two apartments per floor, you'll relish the intimacy and exclusivity of your own private retreat. Step on to your multiple balcony space and soak in the sunshine or stargaze at night, all without sharing walls with your neighbors.

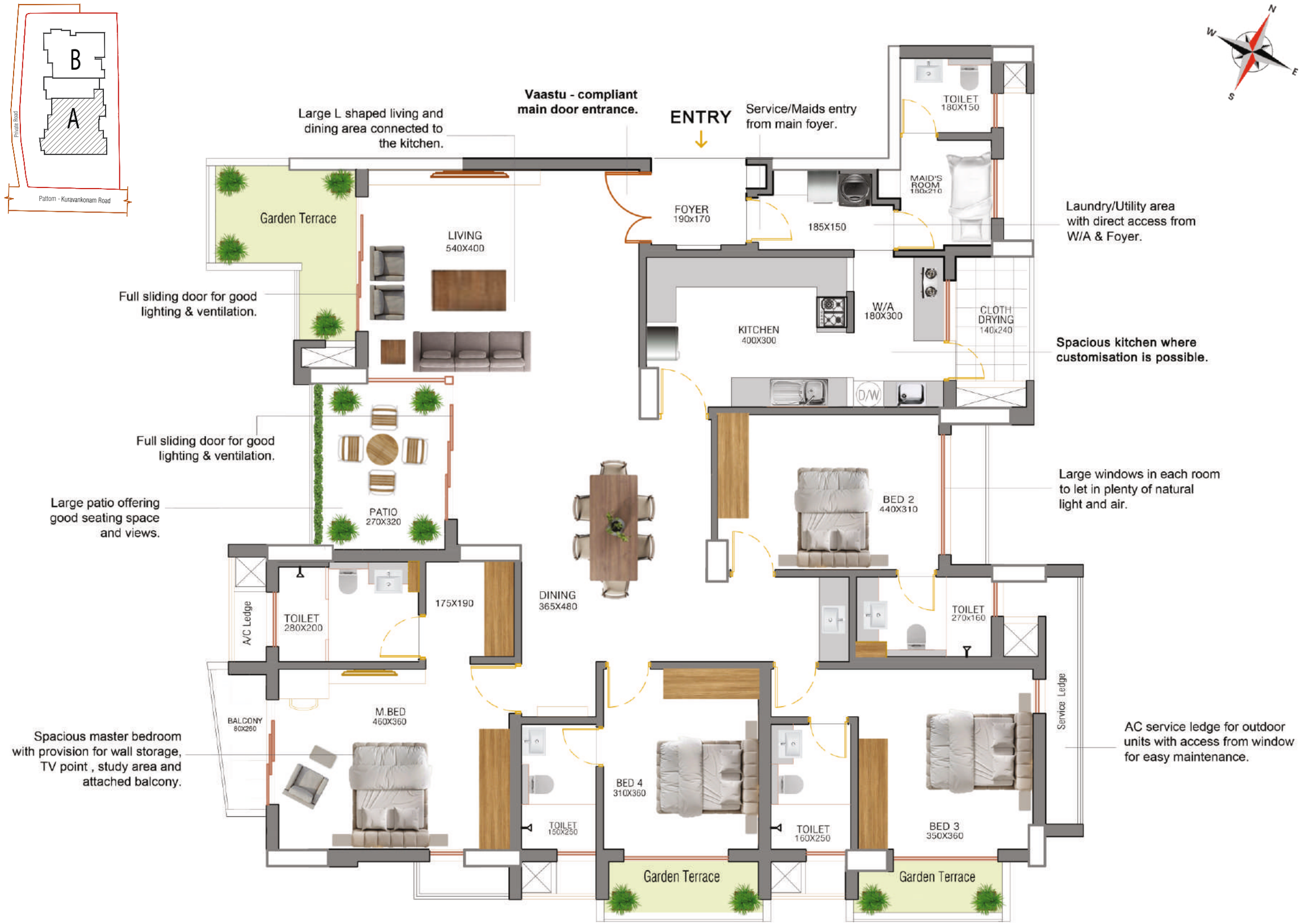
It's the perfect blend of modern design and comforts. Come home to a space that feels uniquely yours, where every corner reflects your personal style.

Schematic Plan



Site Plan


RECREATION OPEN SPACE
EXTERNAL CARPARK
Ramp Dn
B
A
UP
UP
ENTRY
PRIVATE ROAD
SECURITY
GATE ENTRY
PATTOM
KURAVANKONAM

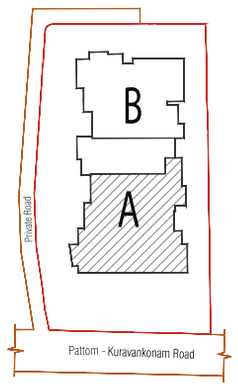


Carpet area as per RERA	Balcony area	External wall area	Saleable area	Garden terrace (GT)
(167.47 sqm) 1802 sqft	(18.27 sqm) 197 sqft	(18.13 sqm) 195 sqft	(254.84 sqm) 2742 sqft	(14.46 sqm) 155 sqft

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

TYPE A - 4 BHK

Area - 2742 Sq. Ft.
(1, 5, 9, 13th Floor)





Large L shaped living and dining area connected to the kitchen.

Vaastu - compliant main door entrance.

ENTRY

Service/Maids entry from main foyer.

Large windows in living to let in plenty of natural light and air.

Laundry/Utility area with direct access from W/A & Foyer.

Spacious kitchen where customisation is possible.

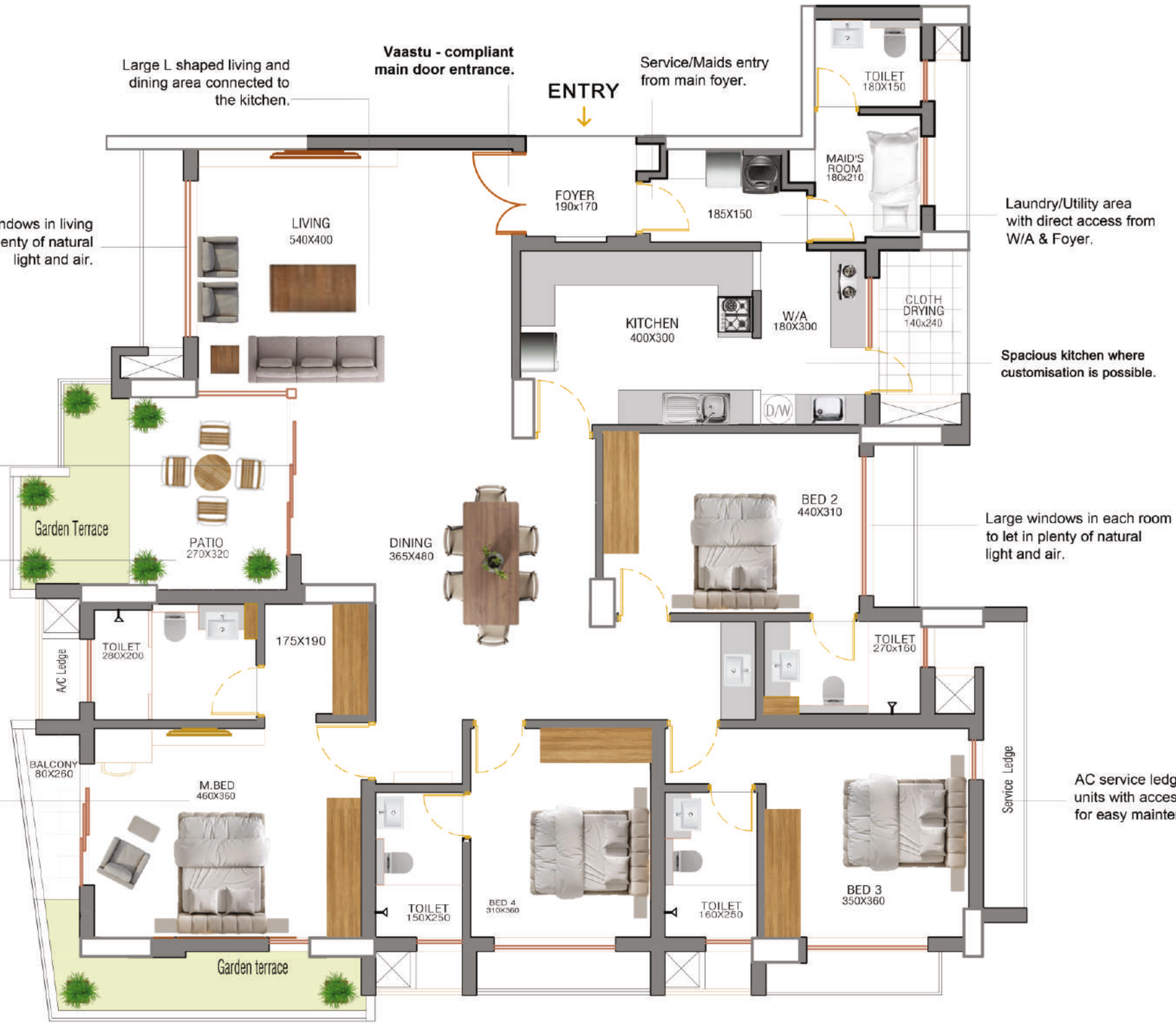
Full sliding door for good lighting & ventilation.

Large patio offering good seating space and view outside through garden terrace.

Large windows in each room to let in plenty of natural light and air.

Spacious master bedroom with provision for wall storage, TV point , study area, attached balcony and extended garden terrace.

AC service ledge for outdoor units with access from window for easy maintenance.



Carpet area as per RERA	Balcony area	External wall area	Saleable area	Garden terrace (GT)
(167.47 sqm) 1802 sqft	(18.27 sqm) 197 sqft	(18.13 sqm) 195 sqft	(254.84 sqm) 2742 sqft	(12.3 sqm) 132 sqft

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

TYPE A - 4 BHK

Area - 2742 Sq. Ft.

(2, 4, 6, 8, 10,12th Floor)



Carpet area as per RERA	Balcony area	External wall area	Saleable area	Garden terrace (GT)
(167.47 sqm) 1802 sqft	(18.27 sqm) 197 sqft	(18.13 sqm) 195 sqft	(254.84 sqm) 2742 sqft	(18.0 sqm) 194 sqft

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

TYPE A - 4 BHK

Area - 2742 Sq. Ft.
(3, 7, 11th Floor)

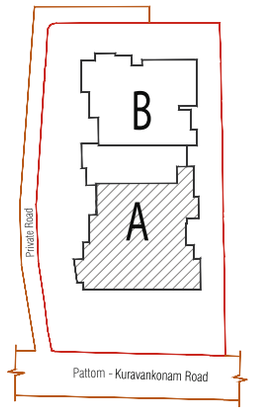


Carpet area as per RERA	Balcony area	External wall area	saleable area
(167.47 sqm) 1802 sqft	(30.7 sqm) 330 sqft	(19.5 sqm) 210 sqft	(272.09 sqm) 2927 sqft

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

TYPE A 14 - 4 BHK

Area - 2927 Sq. Ft.
(14th Floor)





Large balcony offering good view outside through garden terrace.

Large L shaped living and dining area connected to the kitchen.

Vaastu - compliant main door entrance.

ENTRY

Service/Maids entry from main foyer.

Full sliding door for good lighting & ventilation.

Full sliding door for good lighting & ventilation.

Large patio offering good seating space and view outside through garden terrace.

Spacious master bedroom with provision for wall storage, TV point , study area, attached balcony and extended garden terrace.

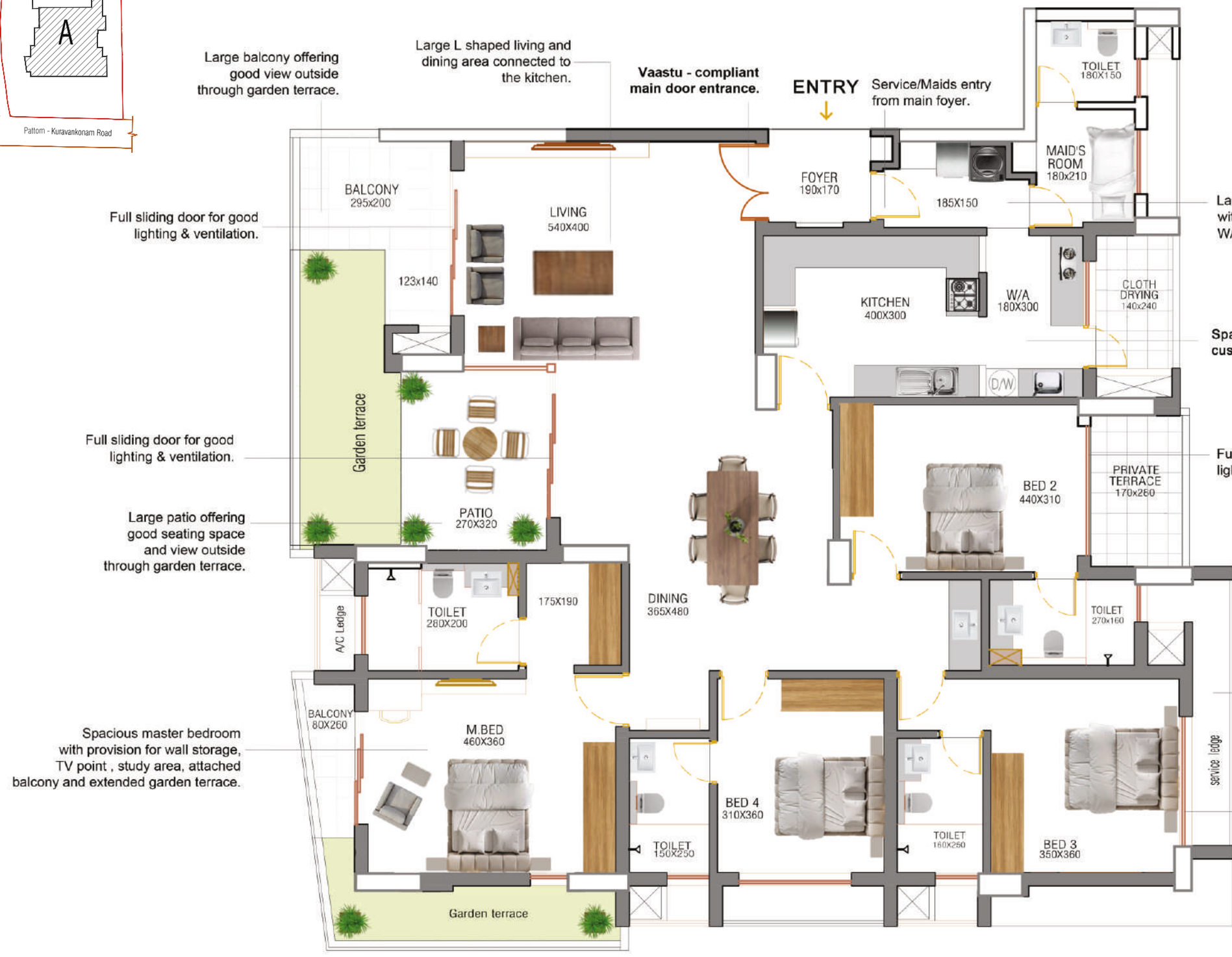
Laundry/Utility area with direct access from W/A & Foyer.

Spacious kitchen where customisation is possible.

Full sliding door for good lighting & ventilation.

AC service ledge for outdoor units with access from window for easy maintenance.

Large windows in each room to let in plenty of natural light and air.



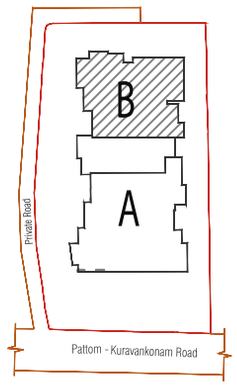
Carpet area as per RERA	Balcony area	External wall area	Saleable area	Garden terrace (GT)	Private terrace
(167.47 sqm) 1802 sqft	(25.97 sqm) 279 sqft	(18.96 sqm) 204 sqft	(265.5 sqm) 2856 sqft	(17.20sqm) 185sqft	(04.76sqm) 51sqft

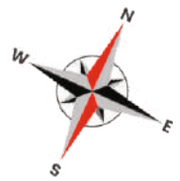
Dimensions may slightly vary during construction. Furniture and fixtures are indicative only. All dimensions are in centimetres.

TYPE A - 4 BHK

Area - 2856 Sq. Ft.

Upper Ground Floor Plan





Spacious master bedroom with provision for wall storage, TV point , study area and attached balcony.

AC service ledge for outdoor units with access from window for easy maintenance.

Large windows in each room to let in plenty of natural light and air.

Large patio offering good seating space and view outside through garden terrace.

Full sliding door for good lighting & ventilation.

Large windows in living to let in plenty of natural light and air.

Spacious kitchen where customisation is possible.

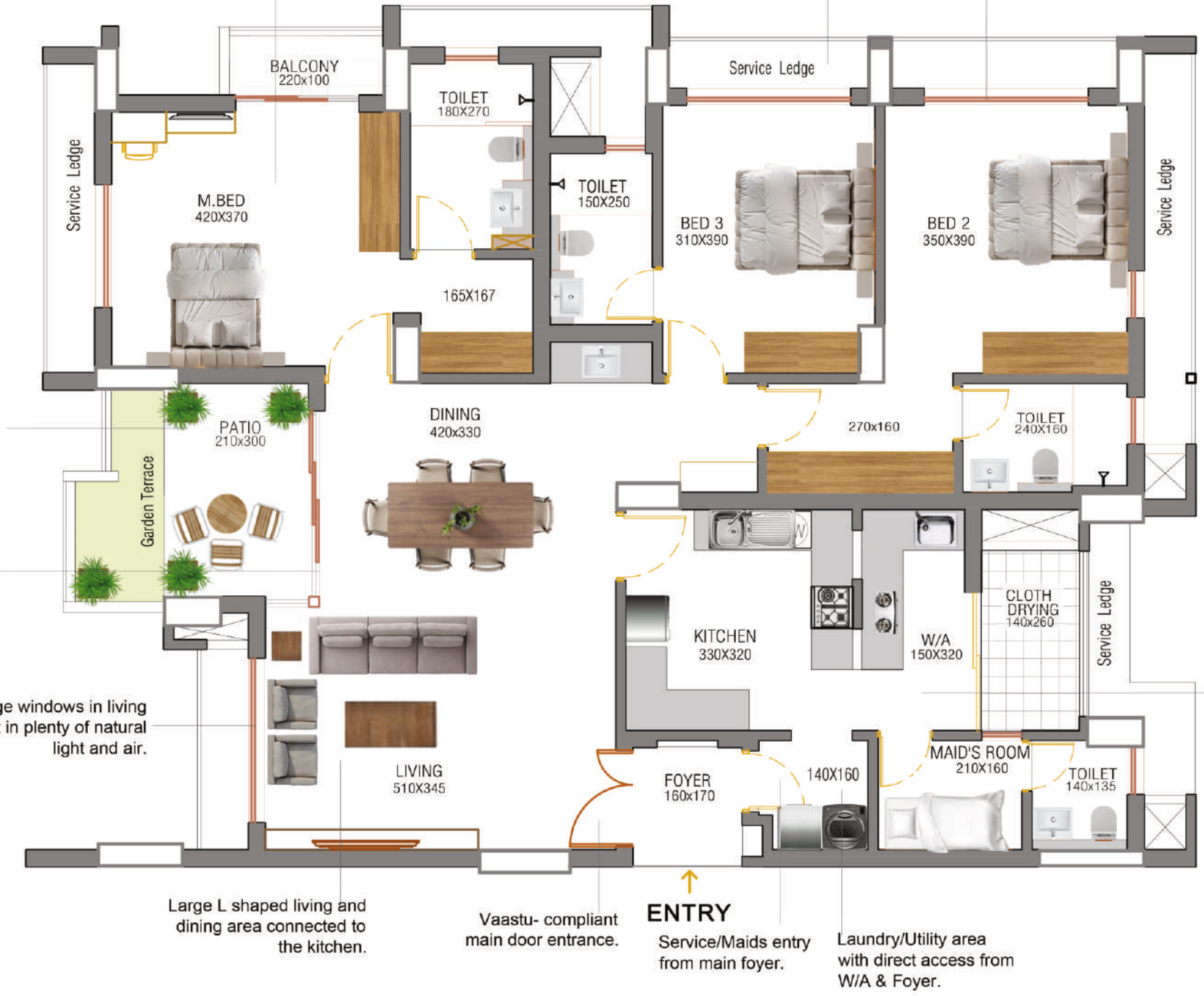
Large L shaped living and dining area connected to the kitchen.

Vaastu- compliant main door entrance.

ENTRY

Service/Maids entry from main foyer.

Laundry/Utility area with direct access from W/A & Foyer.



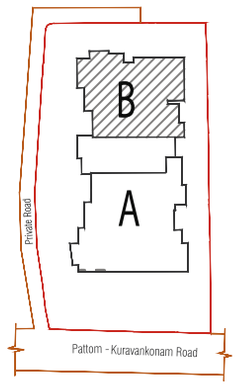
Carpet area as per RERA	Balcony area	External wall area	Saleable area	Garden terrace (GT)
(127.88 sqm) 1376 sqft	(15.22 sqm) 164 sqft	(16.05 sqm) 172 sqft	(198.94 sqm) 2140sqft	(3.76 sqm) 40 sqft

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

TYPE B - 3 BHK

Area - 2140 Sq. Ft.

(2, 4, 6, 8, 10,12th Floor)





Spacious master bedroom with provision for wall storage, TV point , study area, attached balcony and extended garden terrace.

AC service ledge for outdoor units with access from window for easy maintenance.

Large windows in each room to let in plenty of natural light and air.

Full sliding door for good lighting & ventilation.

Large patio offering good seating space and views.

Full sliding door for good lighting & ventilation.

Spacious kitchen where customisation is possible.

Large L shaped living and dining area connected to the kitchen.

Vaastu- compliant main door entrance.

Laundry/Utility area with direct access from W/A & Foyer.

Service/Maids entry from main foyer.

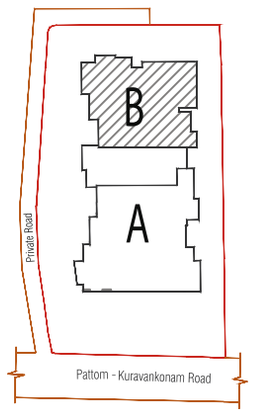
Carpet area as per RERA	Balcony area	External wall area	Saleable area	Garden terrace (GT)
(127.88 sqm) 1376 sqft	(15.22 sqm) 164 sqft	(16.05 sqm) 172 sqft	(198.94 sqm) 2140sqft	(7.7 sqm) 83 sqft

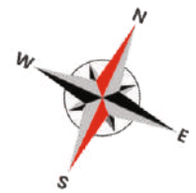
Dimensions may slightly vary during construction. Furniture and fixtures are indicative only. All dimensions are in centimetres.

TYPE B - 3 BHK

Area - 2140 Sq. Ft.

(3, 5, 7, 9, 11, 13th Floor)





Spacious master bedroom with provision for wall storage, TV point , study area, attached balcony and extended garden terrace.

AC service ledge for outdoor units with access from window for easy maintenance.

Large windows in each room to let in plenty of natural light and air.

Large patio offering good seating space and view outside through balcony.

Full sliding door for good lighting & ventilation.

Large windows in living to let in plenty of natural light and air.



Spacious kitchen where customisation is possible.

Large L shaped living and dining area connected to the kitchen.

Vaastu- compliant main door entrance.

Service/Maids entry from main foyer.

Laundry/Utility area with direct access from W/A & Foyer.

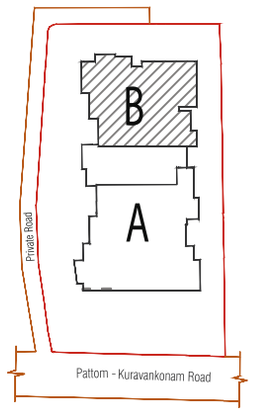
Carpet area as per RERA	Balcony area	External wall area	Saleable area	Garden terrace (GT)	Private terrace
(127.88 sqm) 1376 sqft	(19.28 sqm) 207 sqft	(16.16 sqm) 174 sqft	(204.15 sqm) 2196 sqft	(1.62 sqm) 17sqft	(39.65sqm) 427sqft

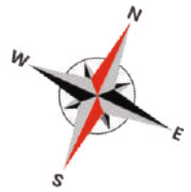
Dimensions may slightly vary during construction. Furniture and fixtures are indicative only. All dimensions are in centimetres.

TYPE B 1 - 3 BHK

Area - 2196 Sq. Ft.

(1st Floor)





Spacious master bedroom with provision for wall storage, TV point , study area and attached balcony.

AC service ledge for outdoor units with access from window for easy maintenance.

Large windows in each room to let in plenty of natural light and air.



Large patio offering good seating space and view outside through balcony.

Full sliding door for good lighting & ventilation.

Large windows in living to let in plenty of natural light and air.

Spacious kitchen where customisation is possible.

Large L shaped living and dining area connected to the kitchen.

Vaastu- compliant main door entrance.

Laundry/Utility area with direct access from W/A & Foyer.

Service/Maids entry from main foyer.

Carpet area as per RERA	Balcony area	External wall area	Saleable area
(127.88 sqm) 1376 sqft	(18.98 sqm) 204 sqft	(16.46 sqm) 177 sqft	(204.15 sqm) 2196 sqft

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

TYPE B 14 - 3 BHK

Area - 2196 Sq. Ft.

(14th Floor)

15th Floor Plan



16th Floor Plan



STRUCTURE

FRAME
RCC Framed structure resting on pile foundation, compliance with seismic zone 3 design

WALLS
Concrete/ACC block/Porotherm/ Brick masonry

FLOORING

GENERAL
Marble for Foyer, Living and Dining
Vitrified tiles for other areas

TOILETS
Vitrified/Ceramic tiles

BALCONY
Vitrified/Ceramic tiles

TOILET FINISHES

WALLS
Ceramic/Vitrified tiles

EXHAUST FAN
In all Toilets and Kitchen

WATER HEATER
Wired water heater provision in all toilets

KITCHEN/WORK AREA

NO COUNTER
Sink and CP fittings not provided

Only plumbing provisions to enable customisation

DOORS

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 and bug mesh

Building Specifications

ELECTRICAL

GENERAL
Concealed wiring with PVC insulated copper cables and modular type switches. Adequate fan and light points, 6/16 Amps power plugs controlled by MCB with RCCB protection. Independent energy meter for each apartment

WIRES
Fire retardant low smoke cables (FRLS)

LIFTS AND ALL COMMON AREAS
Generator back up











GRILLS AND RAILINGS

WINDOWS
Grills of mild steel with enamel painted finish

BALCONY RAILING
Railings in balcony with a combination of masonry parapet/MS/SS grill/glass

WINDOWS & VENTILATORS

BEDROOMS AND TOILETS
Bedrooms and Toilets UPVC/Aluminium sections with a combination of fixed/sliding/openable glass panels and bug mesh

PAINTING INTERNAL

INTERNAL
Acrylic Emulsion over putty finish

EXTERNAL
Exterior emulsion

PLUMBING AND SANITARY

EWC
Wall hung EWC, concealed water cistern dual flush

WASHBASIN
Ceramic

TAPS & FITTINGS
Chromium plated fittings and fixtures

POWER BACK UP

APARTMENTS
5000 watts for each apartment including master bedroom AC

WATER SUPPLY

Water supply through underground sump and overhead tank. Independent water meter for each apartment at extra cost

ELEVATORS

Fully automatic lifts - 2 lifts including one stretcher lift

SECURITY SYSTEM

Access control entry to lobby and from car parking areas

AIR CONDITIONING

Wired split AC provision in living/dining all bedrooms and kitchen

FIRE FIGHTING

Fire fighting arrangements as per Kerala Fire and Rescue department norms

CAR PARK

For each apartment at an extra cost

Terms And Conditions

DISCLAIMER:

- Whilst every reasonable care has been taken in preparing this brochure, the Builder/Promoter & its agents cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not to be regarded as statements of representation of facts. All information & specifications are current at the time of going to the press and are subject to change as may be required & cannot form part of an offer or contract. All plans are subject to any amendments approved or may be approved by relevant authorities. All plans shown in this brochure are not to scale. Floor areas are approximate measurements & subject to final survey.

- The brand, colour and model of all materials, fittings, equipment, finishes & installations shown shall be provided subject to builder/promoter's selection, market and availability and the sole discretion of the builder/promoter. Every effort has been made to ensure the accuracy of the information in this brochure and Builder/Promoter will take all reasonable action to deliver these in accordance with the descriptions set out in it. However Builder/Promoter reserves the right to vary these, using all reasonable efforts to offer a suitable alternative. All measurements, perspectives and material specifications stated in this brochure are subject to minor changes and should be taken as a guide only. All photographs, floor plans and perspectives used in this brochure are exclusive materials of Builder/Promoter and copying/reproducing it in any format without express written permission is prohibited.

- This document is conceptual and not a legal offering by the company for advertising and is to be used for general information only. Any interested party should verify all the information including designs, plans specifications, facilities, features, payment schedules, terms of sales etc. independently with the company prior to concluding any decision for buying in any project. This user of the brochure confirms that she/he has not solely relied on this information for making any booking /purchase in any project of the company. All art rendering & illustrations contained in this brochure are artist's impressions only & photographs are only deco suggestions & none can be regarded as representation of fact. The visuals and information contained herein marked as “artistic impression” are artistic impressions being indicative in nature and are for general information purpose only. The visuals contained marked as “artistic perspective” and other visuals/image/photographs are general images and do not have any co relation with the project. The imagery used in the brochure may not represent actuals or may be indicative of style only. Photographs of interiors, surrounding views and location may not represent actuals or may have been digitally enhanced or altered. These photographs may not represent actuals or may be indicative only. Computer generated images, walkthroughs and render images are artist's impressions and are an indicative of the actual design. No information given on this brochure creates a warranty or expand the scope of any warranty that cannot be disclaimed under the applicable laws. The information on this brochure is presented as general information and no representation or warranty is expressly or impliedly given as to its accuracy. While enough care is taken by the company to ensure that information in the brochure are up to date, accurate and correct, the readers/users are requested to make an independent enquiry with the company before relying upon the same. Nothing in the brochure should be misconstrued as advertising, marketing, booking, selling or an offer for sale or invitation to purchase a unit in any project by the company. The company is not responsible for the consequences of any action taken by the viewer relying on such material/information in this brochure without independently verifying with the company.

- The interior views depicted in the brochure are presented with furnishings, both soft and hard, fixtures, lighting fixtures, wall finishes, cladding, renders, surface treatments, and wall art. It's important to note that these elements are not included in the standard offering. Buyers are required to reference the specifications and standard offering outlined in the sales agreement.

- The trees, plants, and shrubs shown in representative pictures and computer-generated images are depicted in a fully grown condition for artistic impression purposes. However, the final design, species, height, and size will be determined by the promoter. These will be delivered to the owners' association as small-sized nursery-grown saplings, not as fully grown plants/trees/shrubs etc. The interior views, floor layout and exterior views are shown with planting in area earmarked as potted plant area, open terrace and terrace. These planting are not included in the standard offering .

- The external elevation/facades of the apartment including but not limited to service ledge, sunshade, louvers, solid wall and/or any features relevant to the facades are positioned, installed and/or subject to random rhythmic combination of architectural treatment. As such, the external elevation/facade/features/sunshade/service ledge/louvers/installations are modular and fluid and all in apartments may vary some way or another as size/shape/design and/or pattern.

- Prospective buyers should note that, in accordance with the guidelines of Kerala Building Rules, no structural alterations are permitted in the patio, potted plant area, open terrace, garden terrace, or balcony areas of the allotted property. It is important to understand that the building's elevation and exterior facade, as depicted in the SFS Casabella brochure, define the theme and character of the complex. As a buyer, you are expected to refrain from making any modifications to these areas or deviating from the approved facade, elevation, and drawings authorized by the competent authorities. Any alterations such as enclosing balconies or covering terrace gardens would infringe upon the collective rights enjoyed by other allottees within SFS Casabella. Please be aware that only approved alterations, like the installation of sun cutters, rain cutters, bug mesh, bird mesh, and child safety accessories, are allowed. These alterations must conform to the approved design, pattern, colour, and model, which can be observed in the sample apartment. If buyers choose to use the promoter's services for such alterations, they will be treated as optional and incurred at an extra cost. This information is provided to ensure that prospective buyers are fully informed about the limitations and possibilities within SFS Casabella.

Call
99477 10001 | 99470 18881
92074 96669 | 98473 66667
99470 11111 | 050 8519309 (DXB)

www.sfshomes.com

40 YEARS OF THE JOY OF LIVING

CRISIL Real Estate Developer Gradings
Skyline Foundations and Structures Private Limited
DA2+
Valid till February 19, 2025

SFS HOMES®
TRUSTED TO DELIVER

SKYLINE FOUNDATIONS & STRUCTURES (P) LTD.

TRIVANDRUM: Skyline Plaza, Vellayambalam, Trivandrum - 10. E: marketing@sfstvm.com
SFS SALES OFFICE: Marketing Office, Near Infosys Campus, Trivandrum. E: marketing@sfstvm.com
ALSO AT: COCHIN • KOTTAYAM • GURUVAYOOR • BANGALORE

Member CREDAI
BUILDER'S ASSOCIATION OF INDIA ESTD. 1941
Indian Green Building Council MEMBER