SFS HOMES
TRUSTED TO DELIVER



A TIME FOR WELLNESS

SFS

AMBER

Wellness Homes by SFS

AMBALAMUKKU, TRIVANDRUM

K-RERA/PRJ/TVM/067/2022 | rera.kerala.gov.in

LAND OWNED BY SFS

SFS AMBER GREEN

SFS AMBER BLUE

A HOME OF WELLBEING

Artistic Perspective

A HARMONY OF MIND AND BODY



Artistic Perspective



Today, wellness is the new luxury.

It is a new concept in luxury living where a home possesses the ability to provide for the physical and mental wellbeing of its residents with unique wellness features. SFS Amber, at Ambalamukku in Trivandrum, is the first project in the capital to offer residents with wellness amenities like an **'Ayurveda Massage Room'** for rejuvenating the body and mind.

At SFS Amber, it's time for wellness!

A HOLISTIC WAY OF LIFE





Artistic Perspective



At SFS Amber, residents are encouraged to embrace a holistic lifestyle by devoting time for every aspect of life like family, work, rest, diet and exercise. Living here, residents can bring about a positive change to their lifestyles with the practice of Yoga and Meditation, detoxifying the body with Steam Therapy by using wellness amenities like the **Yoga and Meditation Deck, Sauna** and **Water Spa.**

At SFS Amber, it's all about your wellbeing!

A LIFE
LIVED GRAND



Artistic Perspective





Artistic Perspectives

SFS Amber is one of the first apartment projects in the capital to usher in a new wellness lifestyle without compromising on any aspect of lifestyle that one aspires for in a dream home. The 4, 3 and 2 BHK spacious apartments are innovatively designed with great attention to contemporary styling, fitted with the finest products, built to perfection, anointed with sought-after amenities and coming up at a perfect residential location in the city.

At SFS Amber, it's all about living in style!

A SPOT OF JOY


Scan
for location
KOTTARAKKARA
MC ROAD
POWDIKONAM ROAD
MANNANTHALA JN.
MC ROAD
NALANCHIRA JN.
MAR IVANIOS
COLLEGE
KSEB
SUB STATION
KOTTAKKATTU
CONVENTION
CENTRE
MUKKOLA JN.
DOORDARSHAN
KENDRA
COLLECTORATE
TRIVANDRUM
SFS
DEW DROPS
KERALA
LAW
ACADEMY
KUDAPPANAKUNNU JN.
NEDUMANGAD
ST. THOMAS
SCHOOLS
SFS
STANFORD
SANTHWANA
HOSPITAL
N.C.C. ROAD
PEROORKADA JN.
SASTHAMANGALAM
PEROORKADA
HOSPITAL
SFS
AMBER
SFS
CARLTON
SFS
VASANTHAM
MUKKOLA
PARUTHIPPARA JN.
MUTTADA JN.
VAYALIKKADA JN.
AMBALAMUKKU JN.
TEMPLE ROAD
MG
COLLEGE
SFS
PALACE
COURT
NARMADA
SHOPPING
COMPLEX
KURAVANKONAM
MEDICAL
COLLEGE
KESAVADASAPURAM JN.
CHAITHANYA EYE HOSPITAL
KEDARAM SHOPPING COMPLEX
ST. MARY'S SCHOOL
PATTOM GOVT. SCHOOL
KV SCHOOL
MC ROAD
KERALA STATE
PLANNING BOARD
LIC
SFS
CHERRY HILLS
KOWDIAR
PALACE
GOLF
CLUB
KURAVANKONAM JN.
KOWDIAR JN.
MARAPPALAM JN.
SFS
MAYFAIR
SFS
MERRIE PINK
SALVATION
ARMY SCHOOL
MEDICAL
COLLEGE
PATTOM JN.
SFS
PATTOM SQUARE
SFS
MYNT
PLAMOODU
PALAYAM
SUT HOSPITAL
VELLAYAMBALAM
N
W
E
S



Kowdiar Palace

Ambalamukku in Trivandrum city is a very traditional and preferred residential location with its close proximity to Kowdiar and all other lifestyle conveniences. SFS Amber is coming up in an expanse of land that is surrounded by ample greenery providing a clean and serene ambience for a home. Living here, one can reach the city centre and all the other happening places in a matter of minutes.

At SFS Amber, it's all about living a joyful life!

A HAPPY WAY OF LIFE



Artistic Perspective



Artistic Perspective

At SFS Amber, it's all about choosing a wellness lifestyle!

Gym and Yoga Facility | Ayurveda Massage Room & Sauna | Yoga/Meditation Deck

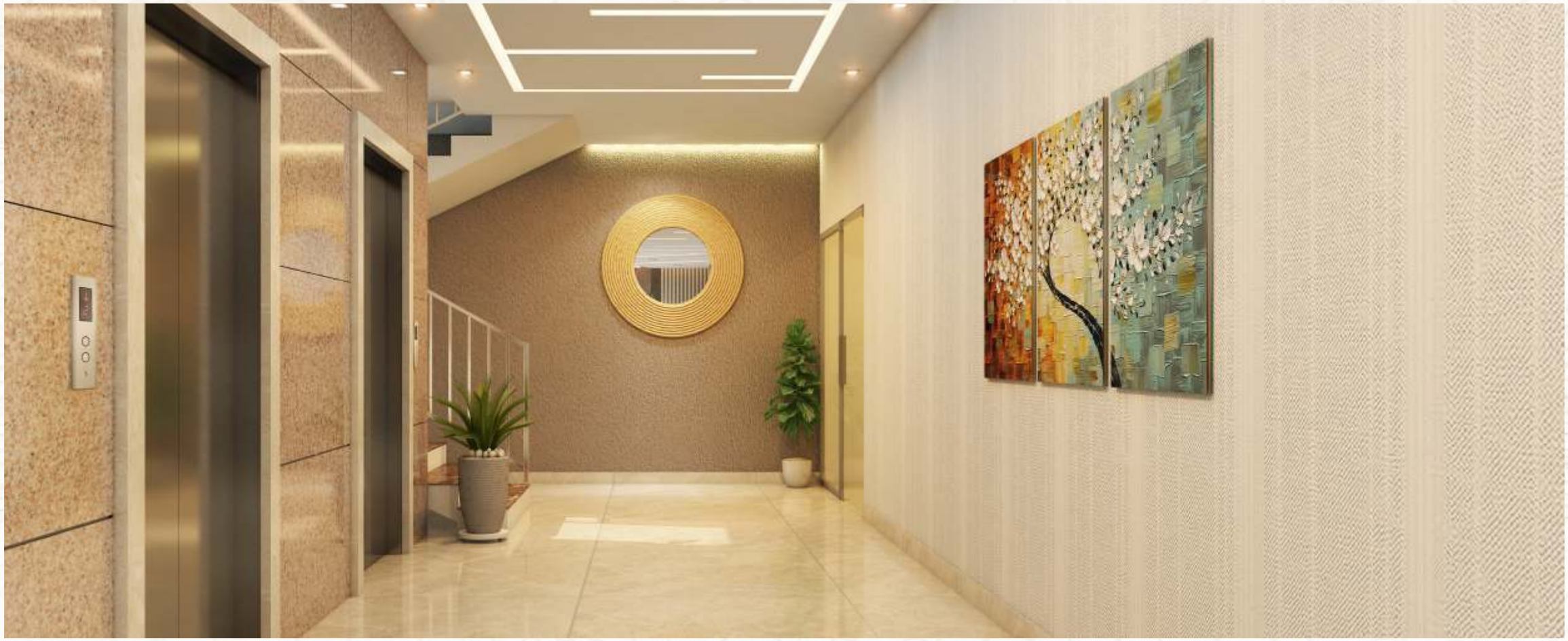
Water Spa | Open Recreation Area | Indoor Kids' Room | Children's Play Area

Furnished Designer Lobby | Multi-function Hall with Pantry

A LIFE
WELL LIVED



Artistic Perspective



Artistic Perspective

At SFS Amber, it's all about living hassle-free!

Terrace Party Area | Surveillance Cameras in Selected Common Areas

Car Wash Facility | Motion Sensor for Car Park Lighting | On-grid Solar Power

Bio-bin for Solid Waste Management | Washroom for Drivers & Maids

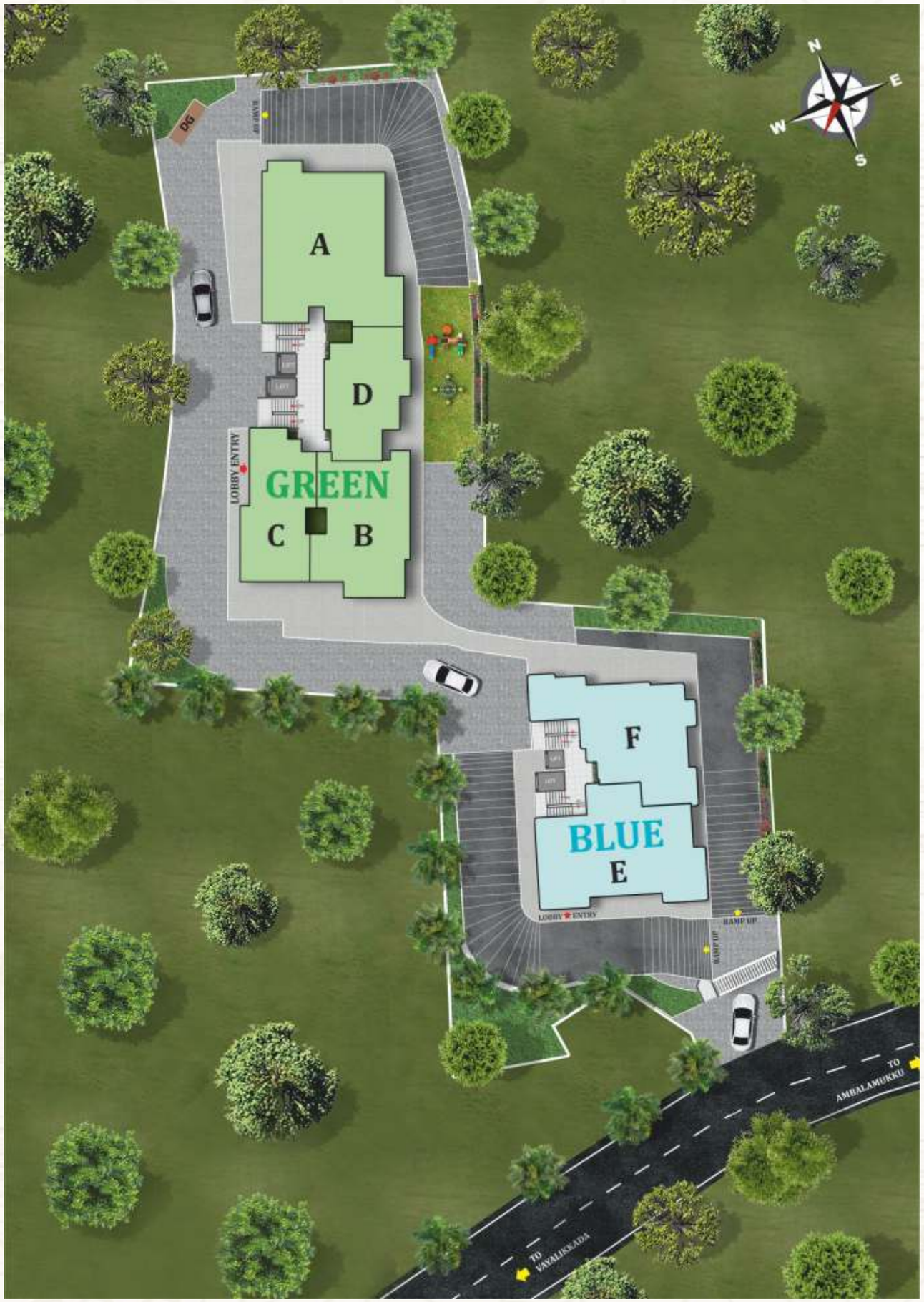


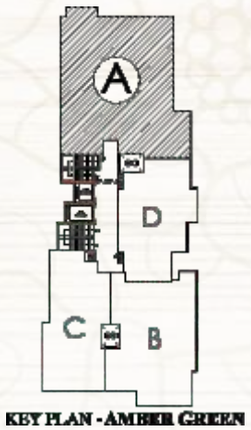
A CREATIVE MIND AT WORK

SFS Amber, as a wellness lifestyle project has been designed by Ar. Dharmakeerthi A. of Keerthi & Bhavana Architects, Trivandrum. The wellness concept has been woven into the project by the Architect through the innovative use of space creating open areas, providing of special amenities like Ayurveda Massage Room & Sauna, Yoga/Meditation Deck with the use of earth-friendly materials and colours.

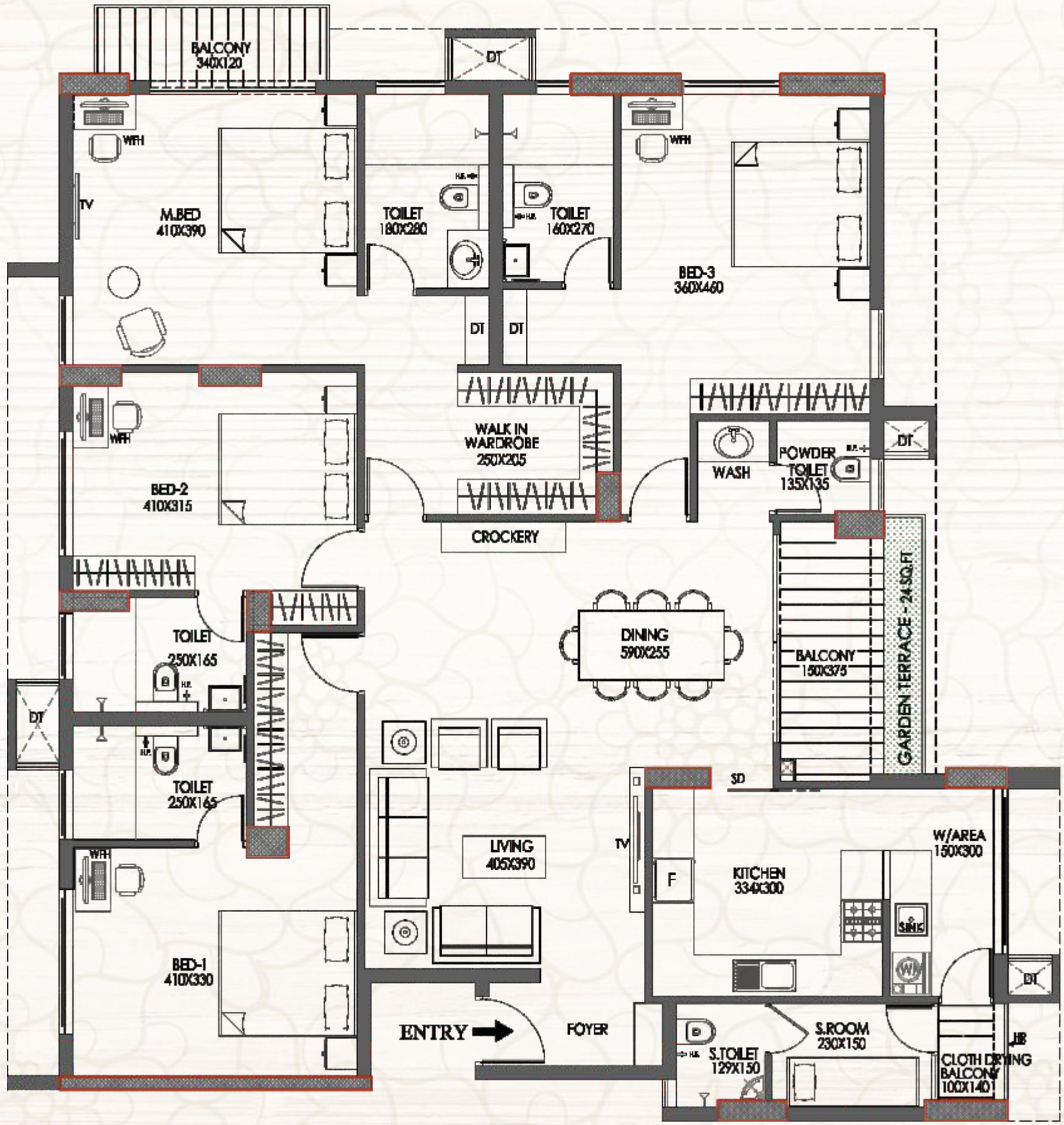


SITE PLAN


N
E
W
S
DG
RAMP UP
A
D
LOBBY ENTRY
GREEN
C
B
F
BLUE
E
LOBBY ENTRY
RAMP UP
RAMP UP
TO
AMBALAMUKKU
TO
VAVALISSADA



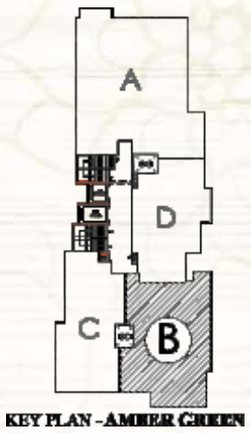
KEY PLAN - AMBER GREEN



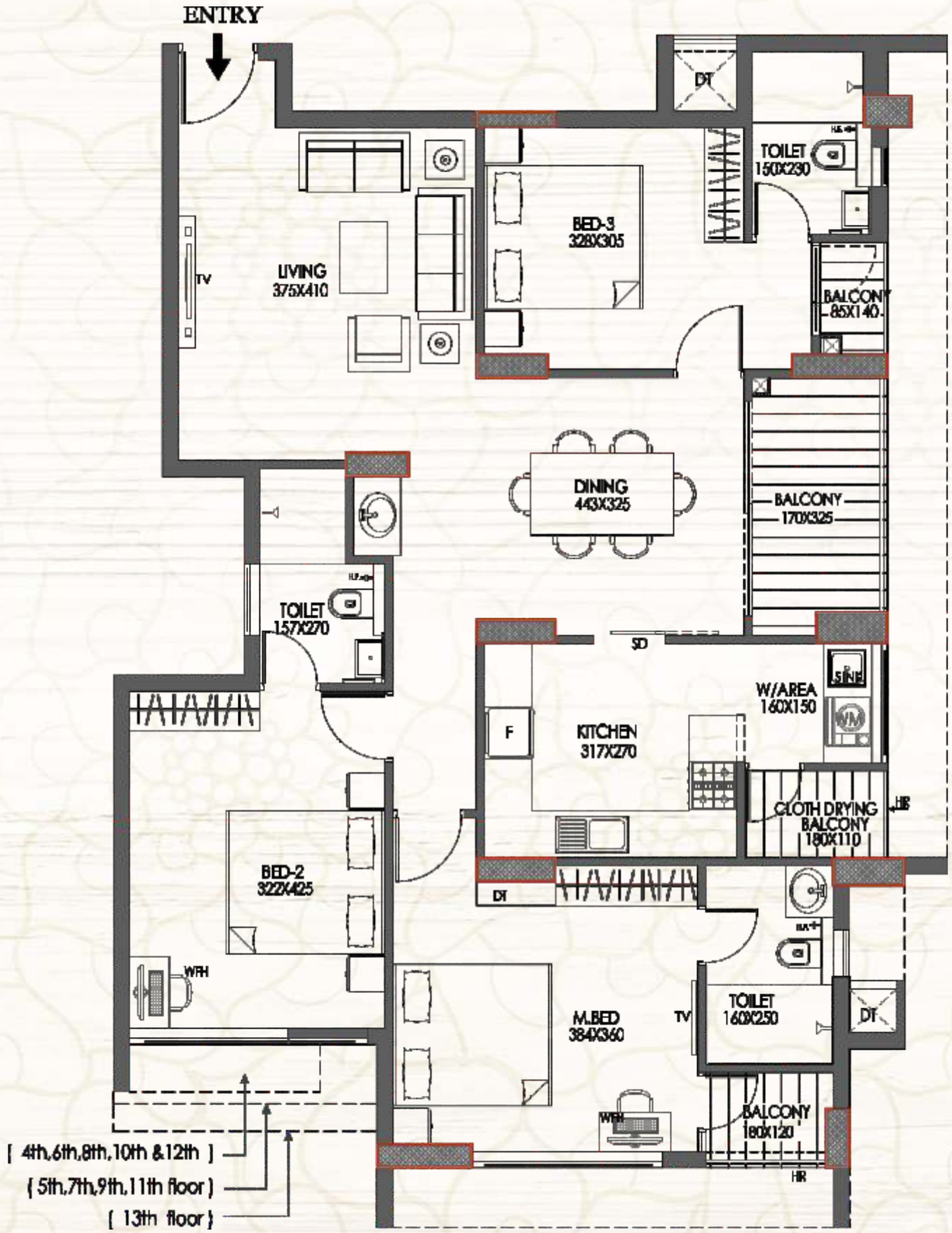
PLINTH AREA	SALEABLE AREA	CARPET AREA	BALCONY AREA	GARDEN TERRACE AREA
1981 Sq. Ft	2459 Sq. Ft	1736 Sq. Ft	115 Sq. Ft	24 Sq. Ft

* Dimensions may vary during construction. * Furniture and fixtures are indicative only. * All dimensions are in centimeters.

TYPE - A
4 BHK
(4th to12th floor)



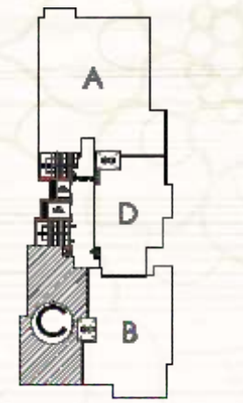
KEY PLAN - AMBER GREEN



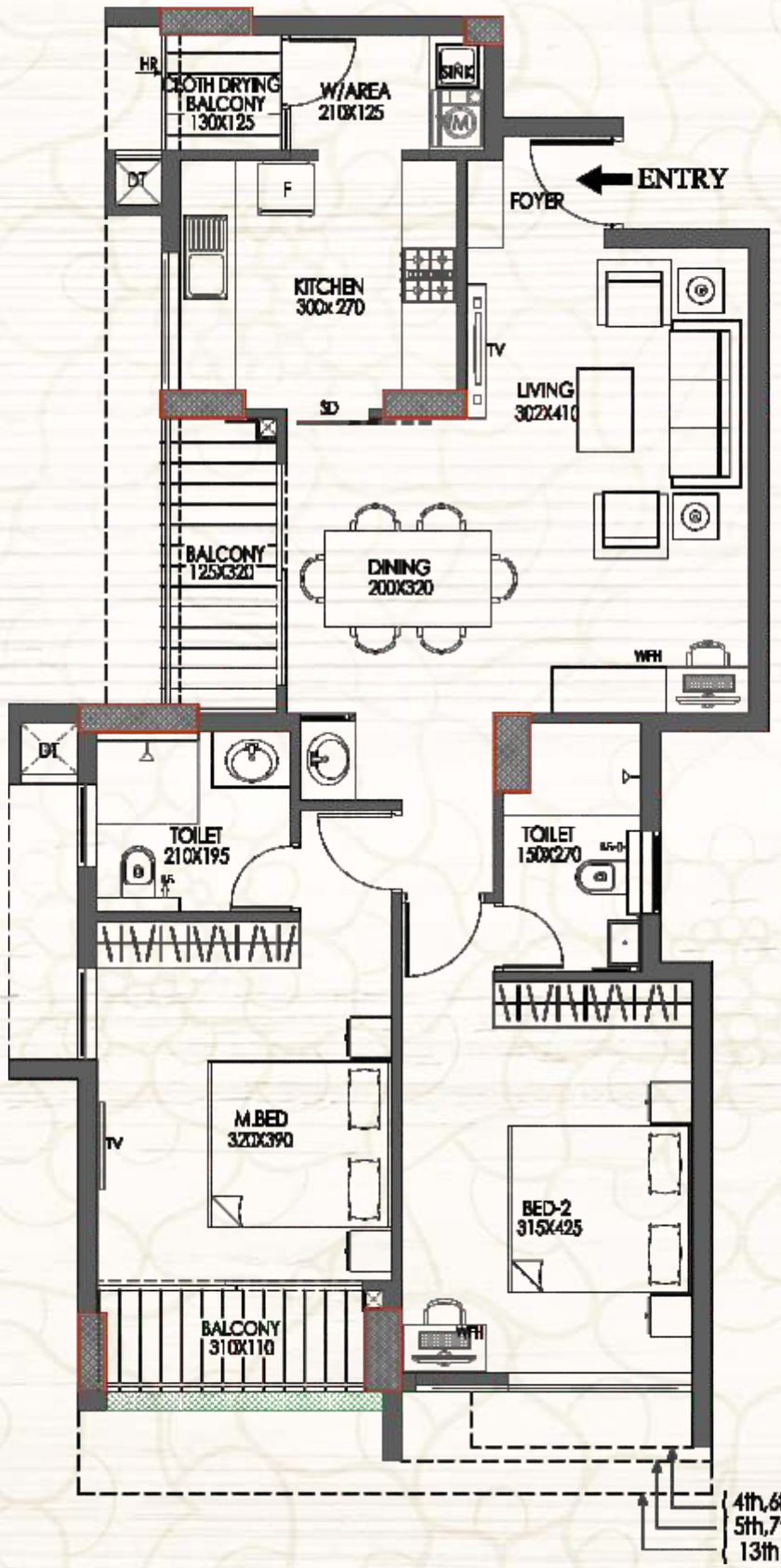
PLINTH AREA	SALEABLE AREA	CARPET AREA	BALCONY AREA
1263 Sq. Ft	1555 Sq. Ft	1051 Sq. Ft	110 Sq. Ft

* Dimensions may vary during construction. * Furniture and fixtures are indicative only. * All dimensions are in centimeters.

TYPE - B
3 BHK
(4th to13th floor)



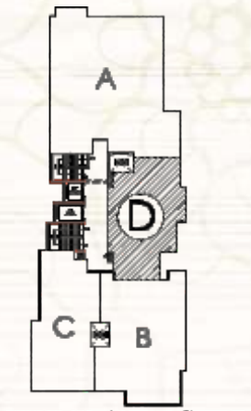
KEY PLAN - AMBER GREEN



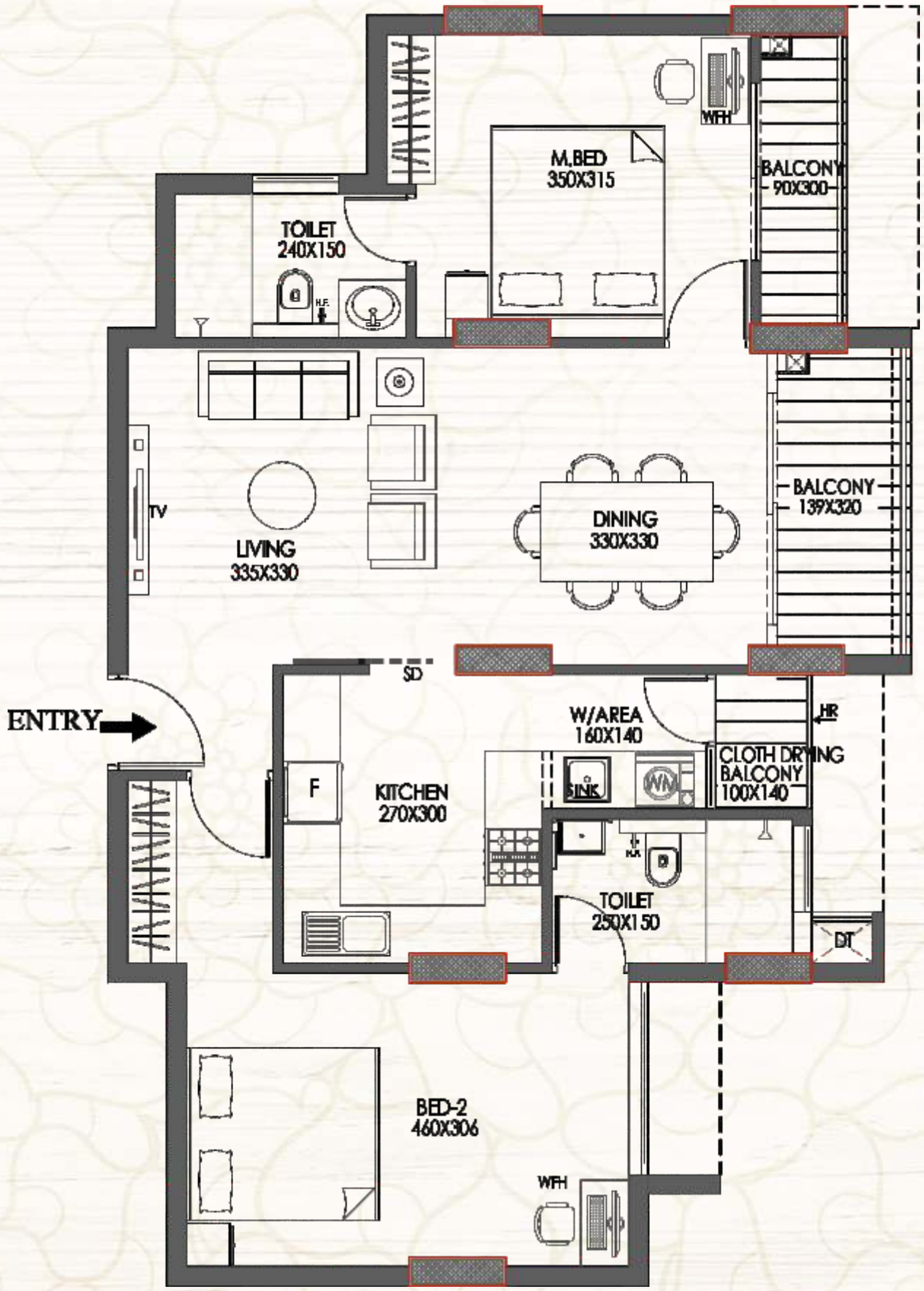
PLINTH AREA	SALEABLE AREA	CARPET AREA	BALCONY AREA
997 Sq. Ft	1227 Sq. Ft	813 Sq. Ft	92 Sq. Ft

* Dimensions may vary during construction. * Furniture and fixtures are indicative only. * All dimensions are in centimeters.

TYPE - C
2 BHK
(4th to13th floor)



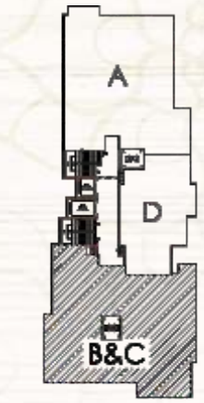
KEY PLAN - AMBER GREEN



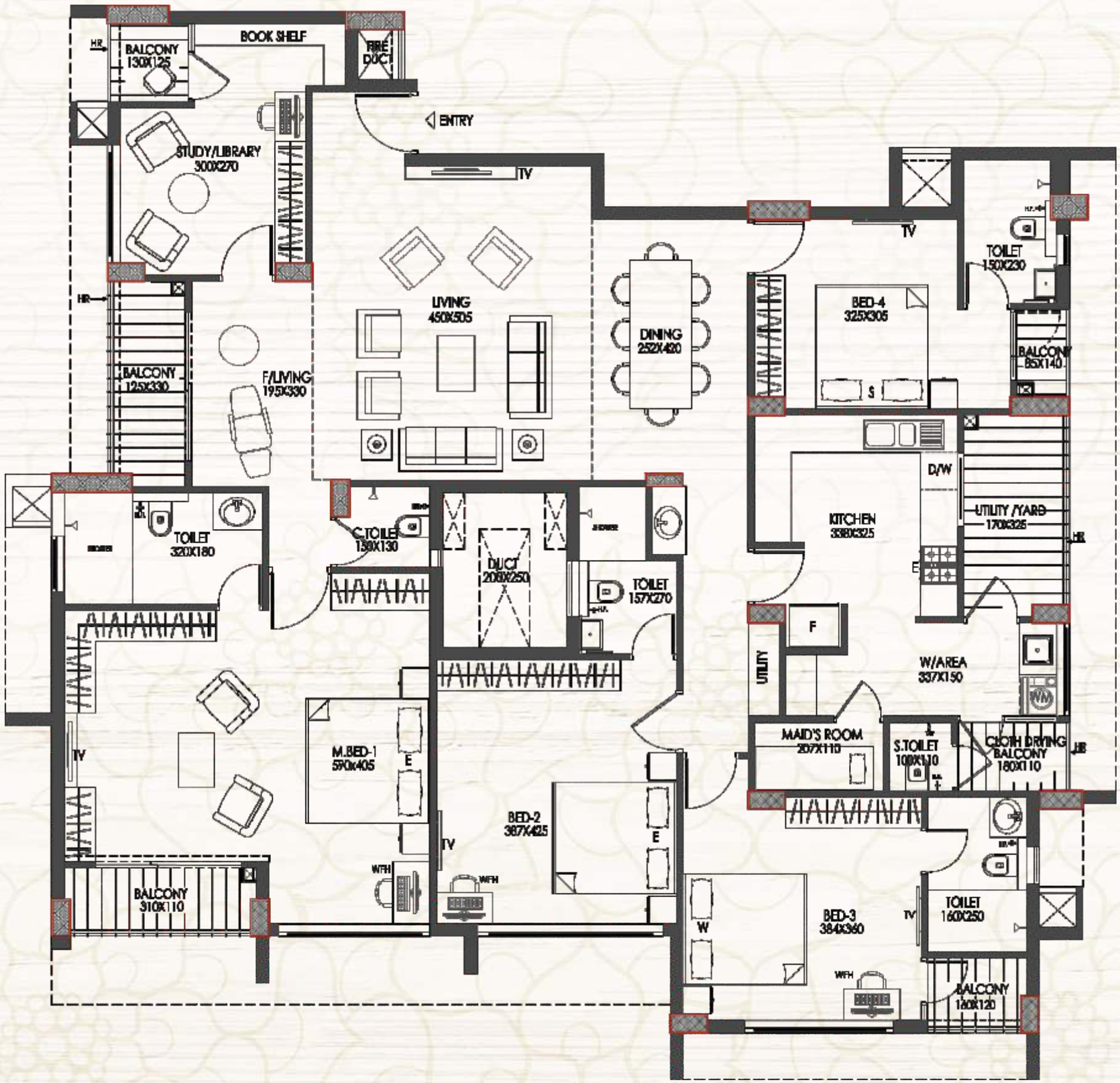
PLINTH AREA	SALEABLE AREA	CARPET AREA	BALCONY AREA
946 Sq. Ft	1165 Sq. Ft	776 Sq. Ft	89 Sq. Ft

* Dimensions may vary during construction. * Furniture and fixtures are indicative only. * All dimensions are in centimeters.

TYPE - D
2 BHK
(4th to13th floor)



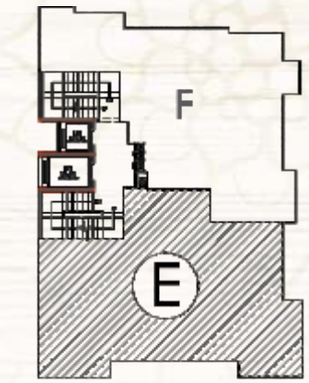
KEY PLAN - AMBER GREEN



PLINTH AREA	SALEABLE AREA	CARPET AREA	BALCONY AREA
2260 Sq. Ft	2782 Sq. Ft	1910 Sq. Ft	202 Sq. Ft

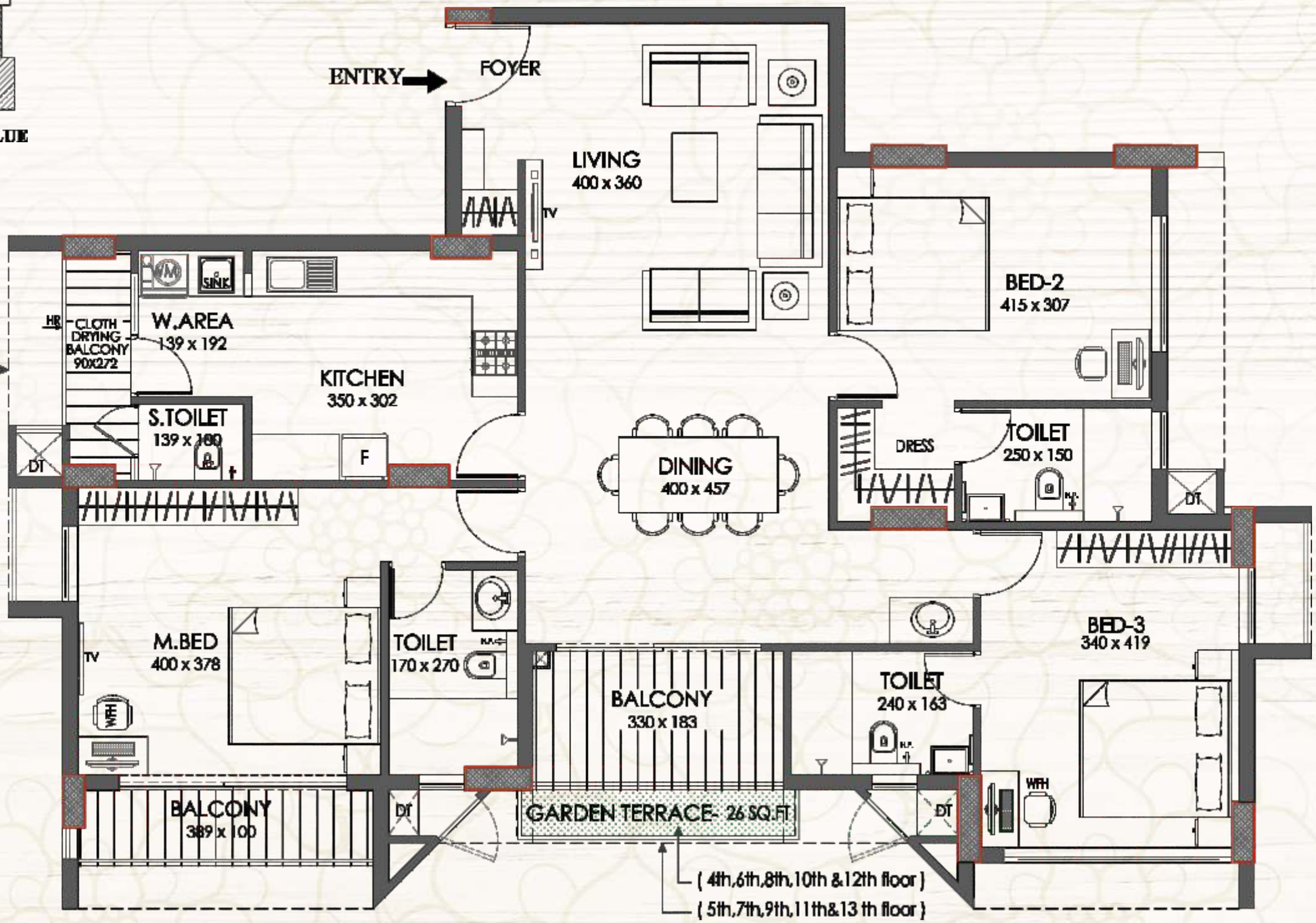
* Dimensions may vary during construction. * Furniture and fixtures are indicative only. * All dimensions are in centimeters.

TYPE - B & C COMBINED
4 BHK + STUDY



KEY PLAN - AMBER BLUE

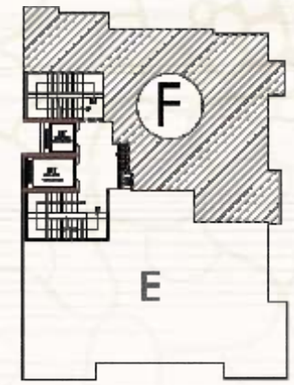




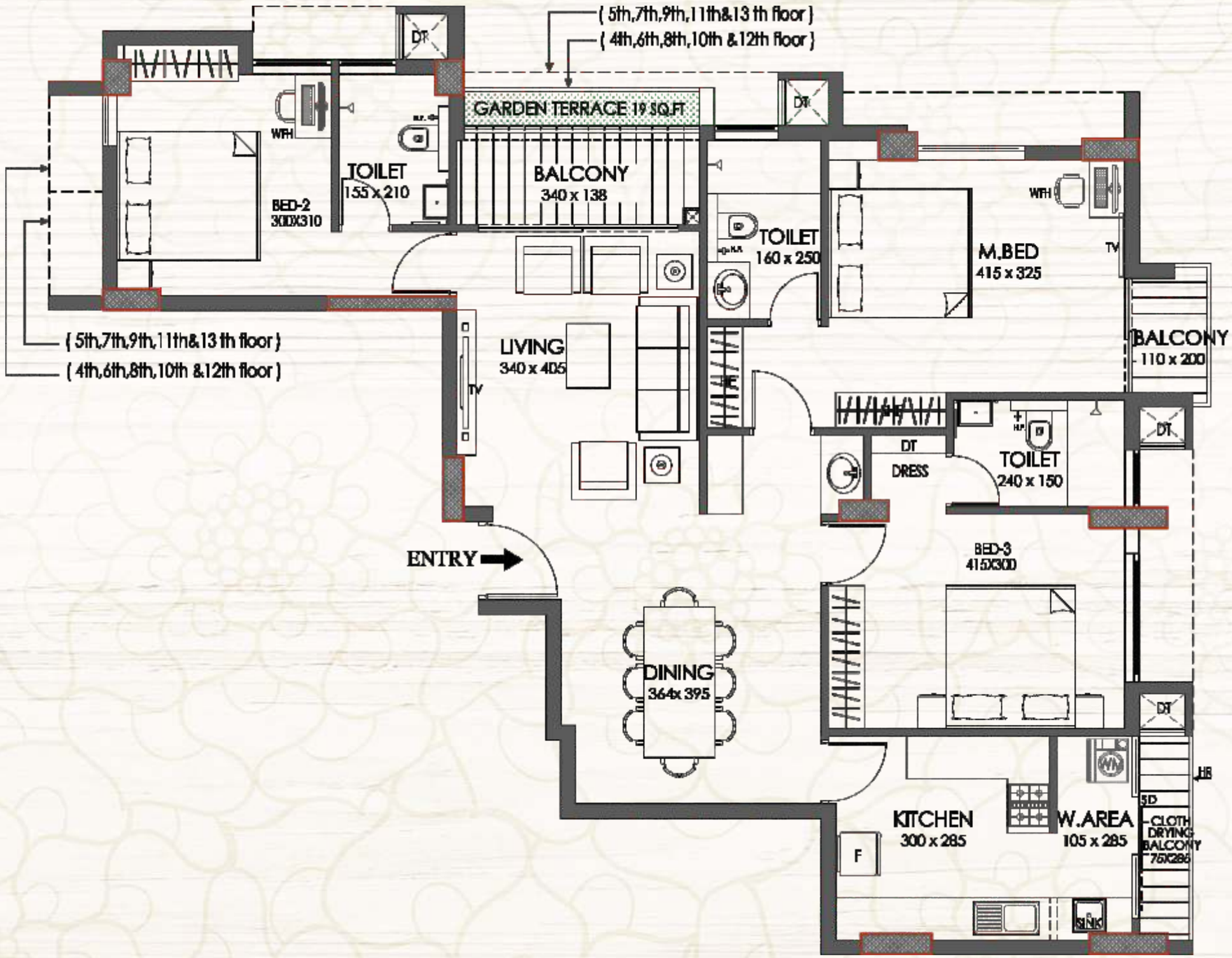
PLINTH AREA	SALEABLE AREA	CARPET AREA	BALCONY AREA	GARDEN TERRACE AREA { 4th,6th,8th,10th &12th floor }
1482 Sq. Ft	1824 Sq. Ft	1298 Sq. Ft	151 Sq. Ft	26 Sq. Ft

* Dimensions may vary during construction. * Furniture and fixtures are indicative only. * All dimensions are in centimeters.

TYPE - E
3 BHK
(4th to13th floor)



KEY PLAN - AMBER BLUE



PLINTH AREA	SALEABLE AREA	CARPET AREA	BALCONY AREA	GARDEN TERRACE AREA (4th,6th,8th,10th &12th floor)
1270 Sq. Ft	1565 Sq. Ft	1045 Sq. Ft	92 Sq. Ft	19 Sq. Ft

* Dimensions may vary during construction. * Furniture and fixtures are indicative only. * All dimensions are in centimeters.

TYPE - F
3 BHK
(4th to13th floor)

PRODUCT CHART

TOTAL LAND AREA	77.93 CENTS		G+14 FLOORS		TOTAL 71 APARTMENTS	
NAME OF BLOCK	AMBER GREEN				AMBER BLUE	
NO. OF APARTMENTS	47				24	
TYPE OF APARTMENTS	A - 4BHK	B - 3BHK	C - 2BHK	D - 2BHK	E - 3BHK	F - 3BHK
CARPET AREA	1736	1051	813	776	1238	1065
GROUND FLOOR	ENTRANCE LOBBY, PARKING, SERVICES, GYM & YOGA SPACE, KIDS' ROOM, CHILDREN'S PLAY AREA				PARKING & CAR WASH FACILITY	
1ST FLOOR	PARKING				ENTRANCE LOBBY, PARKING, SERVICES, SFS OFFICE	
2ND FLOOR	PARKING				PARKING	
3RD FLOOR	2439*	1555*	1227*	1165*	1824*	1563*
PRIVATE/GARDEN TERRACE	818	174	270	245	126	364
4TH FLOOR	2439	1555	1227	1165	1824	1563
GARDEN TERRACE	24	----	----	----	26	19
5TH FLOOR	2439	1555	1227	1165	1824	1563
GARDEN TERRACE	24	----	----	----	----	----
6TH FLOOR	2439	1555	1227	1165	1824	1563
GARDEN TERRACE	24	----	----	----	26	19
7TH FLOOR	2439	1555	1227	1165	1824	1563
GARDEN TERRACE	24	----	----	----	----	----
8TH FLOOR	2439	1555	1227	1165	1824	1563
GARDEN TERRACE	24	----	----	----	26	19
9TH FLOOR	2439	1555	1227	1165	1824	1563
GARDEN TERRACE	24	----	----	----	----	----
10TH FLOOR	2439	1555	1227	1165	1824	1563
GARDEN TERRACE	24	----	----	----	26	19
11TH FLOOR	2439	1555	1227	1165	1824	1563
GARDEN TERRACE	24	----	----	----	----	----
12TH FLOOR	2439	1555	1227	1165	1824	1563
GARDEN TERRACE	24	----	----	----	26	19
13TH FLOOR	2439	1555	1227	1165	1824	1563
PRIVATE/GARDEN TERRACE	139	----	----	----	----	----
14TH FLOOR	FUNCTION HALL, AYURVEDA MASSAGE & SAUNA	1555	1227	1165	1824	1563
PRIVATE/GARDEN TERRACE		33	71	80	71	67
TERRACE FLOOR	TERRACE PARTY AREA, YOGA/MEDITATION DECK, SOLAR PANELS				OPEN RECREATION, SOLAR PANELS	

*SALEABLE AREA ALL AREAS ARE IN SQUARE FEET

BUILDING SPECIFICATIONS

STRUCTURE

Frame: RCC Framed Structure Compliant with Seismic Zone 3 Design

Walls: Concrete Block/Brick Masonry

FLOORING

General: Vitrified Tiles

Toilets: Vitrified/Ceramic Tiles

Balconies: Vitrified/ Ceramic Matte Finish Tiles

TOILET FINISHES

Wall: Ceramic/Vitrified Tiles

Exhaust Fan: In all Toilets and Kitchen

Water Heater: Wired Water Heater provision in all Toilets

KITCHEN

Counter: Granite

Sink: Stainless Steel Single Bowl with Drain Board

Sink in Work Area: Stainless Steel Single Deep Bowl Sink

DOORS

Entrance Door: Hardwood Frame and Engineered Wood Shutter with Architrave

Internal Doors: Engineered Hardwood Frame and Flush Door Shutter

Toilet Doors: WPC Door Frame and Flush Door Shutter with Inside Lamination

Balcony Doors: Powder Coated Aluminium with Toughened Glass Fixed/Sliding Shutters

Windows: Powder Coated Aluminium with Glazed Shutters

GRILLS AND RAILINGS

Windows: MS Safety Grills

Balcony Railing: MS Hand Rails

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

POWER BACK-UP

Apartments: 1200 Watts for 2 BHK, 1500 Watts for 3 BHK and 2000 Watts for 4 BHK Apartments

PAINTING

Internal: Acrylic Emulsion over Putty Finish

External: Exterior Emulsion

PLUMBING AND SANITARY

EWC: Wall Hung EWC with Concealed Water Cistern

Washbasin: Ceramic

Taps & fittings: Chromium Plated Fittings and Fixtures

WATER SUPPLY

Water Supply through Underground Sump and Overhead Tank. Independent Water Meter for each Apartment at extra cost

AIR CONDITIONING

Wired Split AC provision in all Bedrooms and dummy provision in Living/Dining Area

ELEVATORS

Fully Automatic Lifts - 2 Lifts per Block

SECURITY SYSTEM

Access Control Entry to Lobby and Car Parking Areas

FIRE FIGHTING

Fire Fighting Arrangements as per Kerala Fire and Rescue Department Norms

CAR PARK

For all Apartments with Electric Vehicle Charging Facility at extra cost

GAS CONNECTION

Reticulated Gas Connection in all Apartments subject to Govt. rules at extra cost


Kowdiar Palace


Trivandrum Golf Course


Trivandrum Tennis Club


Kerala Raj Bhavan

A LOCATION WHERE YOU CAN ENJOY ALL-ROUND CONVENIENCE ALL YEAR ROUND!

SFS Amber is coming up at Ambalamukku, near Kowdiar, a very traditional and much preferred residential location in Trivandrum city. It's uniquely located in a clean, green and serene spot in the city that is close to all the lifestyle conveniences one needs to enjoy a happy life. Trivandrum is on the rise and a home in one of the finest residential spots of the city is a wonderful investment!


Napier Museum


St. Thomas Schools




Mar Ivanios Nagar

- Kowdiar Palace
- Trivandrum Golf Course
- Trivandrum Tennis Club
- Kerala Raj Bhavan
- Napier Museum • Lulu Mall
- KIMS • Mar Ivanios Nagar
- St. Thomas Schools
- Doordarshan Kendra
- Technopark
- Trivandrum International Airport
- Ponmudi Eco Tourism




Trivandrum International Airport




Lulu Mall


Technopark


Ponmudi Eco Tourism

PRIZED LOCATION!

INCOMPARABLE CONVENIENCE!

SFS Amber is located at Ambalamukku near Kowdiar (1.5 km), one of Trivandrum city's finest residential locations that offers easy access to all the lifestyle amenities needed for a life of ease and comfort!

SCHOOLS

Christ Nagar Kowdiar	3 km
St. Thomas Schools	5 km
Marygiri	3 km
Concordia	2 km
Sarvodaya Vidyalaya	3 km
Navajeevan Bethany	1.5 km

COLLEGES

Law Academy	2 km
MG College	2.5 km
Mar Ivanios College	3.3 km
Bethany College	3 km
Mar Baselios College of Engg.	3.3 km

GOVT. INSTITUTIONS

Civil Station	3.5 km
Jala Vijnana Bhavan	250 m
Doordarshan Kendra	4 km
Govt. Secretariat	5.5 km
Legislative Assembly	4 km

HOSPITALS

Credence Hospital	3 km
Medical College Hospital	4.3 km
Regional Cancer Centre	5.2 km
Sree Chitra Thirunal Institute of Medical Sciences	5 km
ESI Hospital Peroorkada	1.9 km
Santhwana Hospital	600 m
Govt. Hospital Peroorkada	1.7 km
Chaithanya Eye Hospital	2.4 km

TEMPLE/CHURCH/MOSQUE

Ebenezer Marthoma Church Peroorkada	600 m
Peroor Sreekrishnaswamy Temple	750 m
Kesavadasapuram Mosque	3 km
Palayam Cathedral Church	4.6 km
Palayam Mosque	4.6 km
St. Gregorios Orthodox Church	500 m

TRANSPORTATION

Trivandrum International Airport	9 km
KSRTC Bus Stand	6.7 km
Railway Station	6.7 km

OTHER CONVENIENCES

Kowdiar Golf Course	2.5 km
Museum	4 km
Kanakakunnu Palace	3.9 km
Lulu Mall	8.7 km
Mall of Travancore	9 km
Central Stadium	5.7 km
Technopark	12 km
Infosys	10 km
UST Global	10 km

EXPERT CARE KEEPS HOMES EVERGREEN!

PROPERTY MANAGEMENT SERVICES

SFS HOMECARE
TAKES EXTRA CARE





RENTAL SERVICES

- Identifying Tenants
- Rental Analysis/Securing Tenants
- Property Inspections
- Rent Collection & Remittance
- Tenancy Contract





HOME MAINTENANCE & UTILITY SERVICES

- Dedicated Property Supervisor
- Repairs & Maintenance
- Cleaning of Apartments
- Bill Remittances
- Customer Service Helpline

YOUR SPACE. YOUR VISTA.

SFS VISTA
irresistible interiors



The one-stop solution for everything in interior design from the house of SFS, Kerala's most trusted builder.



SERVICES OFFERED

• Customised Kitchens • Wardrobes with Smart Storage Design • Remodelling & Renovation of Apartments
• False Ceilings • Aluminium Fabrication • Soft Furnishing like Curtains, Carpets, Cushions etc.
• Wall Portraits/Paintings to enhance Wall Decor • Shower Cubicles and Glass Partitions for Toilets

99477 10001 (VIVEK)
99470 18881 (KANNAN)
92074 96669 (BIBIN)
99470 11111 (AKHIL)
98473 66667 (SHINE)

www.sfshomes.com

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CRISIL Real Estate Developer Gradings
Skyline Foundations and Structures Private Limited
DA2+
Valid till March 15, 2023

SFS HOMES
TRUSTED TO DELIVER

SKYLINE FOUNDATIONS & STRUCTURES (P) LTD.

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37 years joy of living

Member CREDAI

Builders Association of India ESTD. 1941

Indian Green Building Council MEMBER