Tree of life

A small speck in the breeze

Finds a perfect spot to rest

Takes root and sprouts its greens

Branches out to nourish all

Seasons change with its fruits

Lands are crowned by its lushness

Many flock to its soothing canopy

Coming home to the tree of life

SFS
Bellagio
BOUTIQUE RESIDENCES

PARADISE ROAD
KADAVANTHRA - VYTTILA, COCHIN

K-RERA/PRJ/ERN/214/2022



The Verandah,
an idyllic spot,
a serene getaway,
a rejuvenating welcome

A visitor is greeted by one of the most enchanting and welcoming spaces crafted in an apartment. It is a place where the rustling of leaves, the warmth of the sun, and the refreshing drops of the rain serenade the soul. The stunning views of the cityscape will leave an awe-inspiring impression on the mind.

It's a space where one can observe the world in its true unfettered best and soak in its positive vibes. Welcome, now let imaginations run wild!

Artistic Perspective

Designed to echo your thoughts, inspired by your values



SFS Bellagio's boutique 4 BHK residences are designed to create bespoke living spaces with higher ceiling, taller windows and doors.

Ceilings are provided with provision to fit slim incognito surface mounted lights for a subtle warm glow and to possibly do away with false ceiling.

White Plans personalise the residence to the minutest detail.

Two spacious designer Living Rooms with a Powder Room.

Naturally-lit, airy and spacious, aided by the limited building footprint and open design.

Artistic Perspective

Memorable moments created by intimate spaces

Multi kitchen for added joy with utility storage for kitchen and laundry add more to the functional needs of the residents; and independent entry directly to kitchen from lobby assures privacy.

An Island Kitchen that accentuates the joys of cooking.

For the first time, Staff Quarters are being provided outside the residence with separate entrance.



The open kitchen, the perfect setting for many a culinary delight

Having a direct window in kitchen to the exterior can bring many benefits such as increased natural light, better ventilation, and the ability to enjoy outdoor views when cooking or doing chores. It can create a sense of openness and make kitchen feel larger and more spacious.

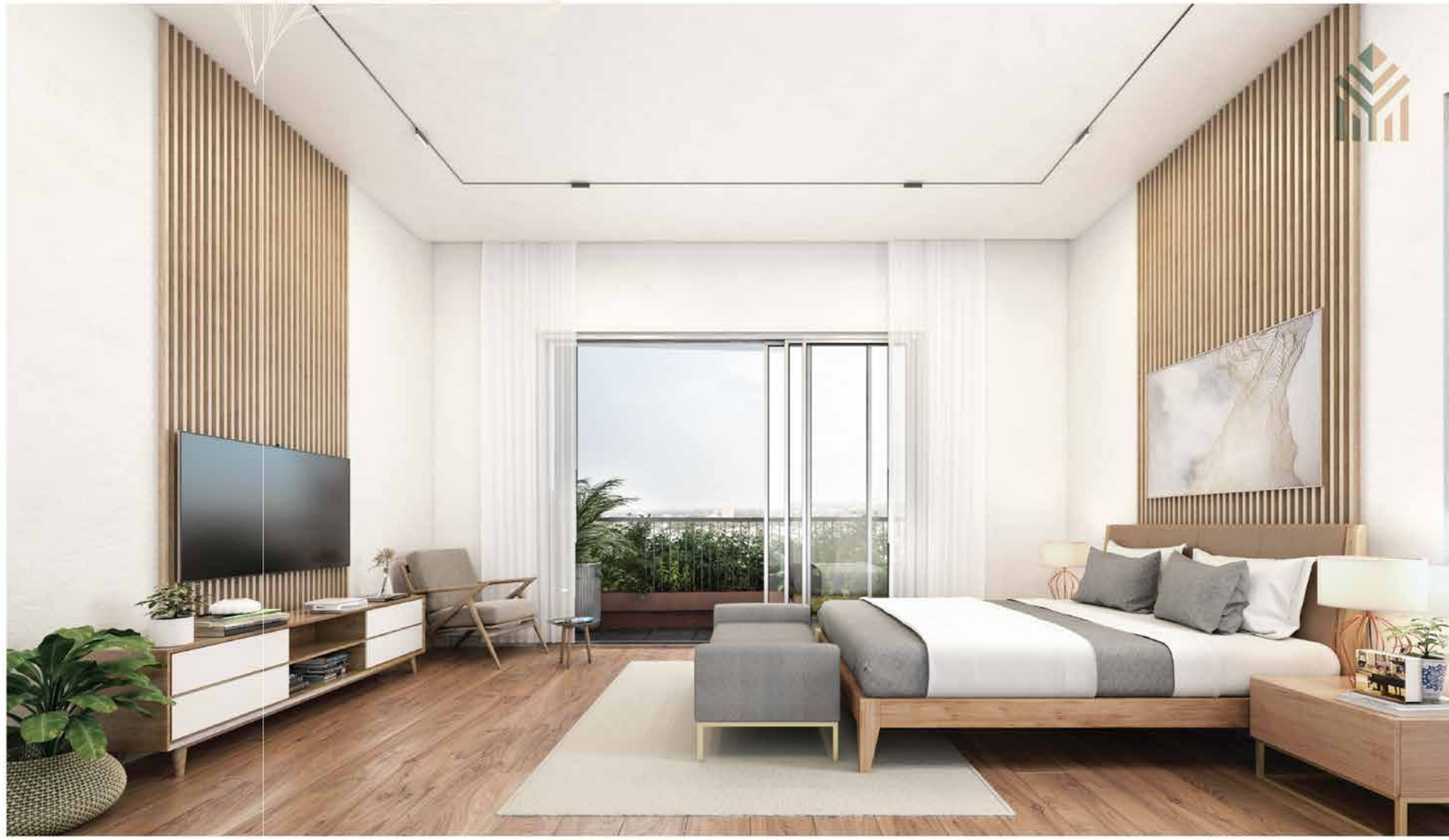
Artistic Perspective

Feel pampered, loved and blessed every time you're home



Four designer Washrooms lighten every tense sinew in your body.

Windows that expose your bathroom to light and ventilation without exposing you.



Artistic Perspectives

Four immaculately designed Bedrooms, offering space for every desire.

Master suite comes with seater space, his/her wardrobe and ensuite with twin hand wash.

The White Plan option is the perfect way to customise personal spaces.



Artistic Perspective

The fourth Bedroom is the perfect setting where hobbies and interests come alive.

Four large Balconies help bring the outdoors, indoors.

The spacious design gives the residence a Villa like appeal.

Every room in the residence is fitted with a smoke detector and fire safety sprinklers for utmost safety.

Explore wellness,
live life in the pink of health



Artistic Perspective



The Aqua Gym and Outdoor Spa Tub to rejuvenate the body and mind.

The project offers Hydrotherapy faucets as Swan's Neck Jets in pool to boost wellness and loosen stiff joints of shoulder and upper back.

Foot Reflexology Pathway massages and stimulates acupressure points on the soles of the feet.

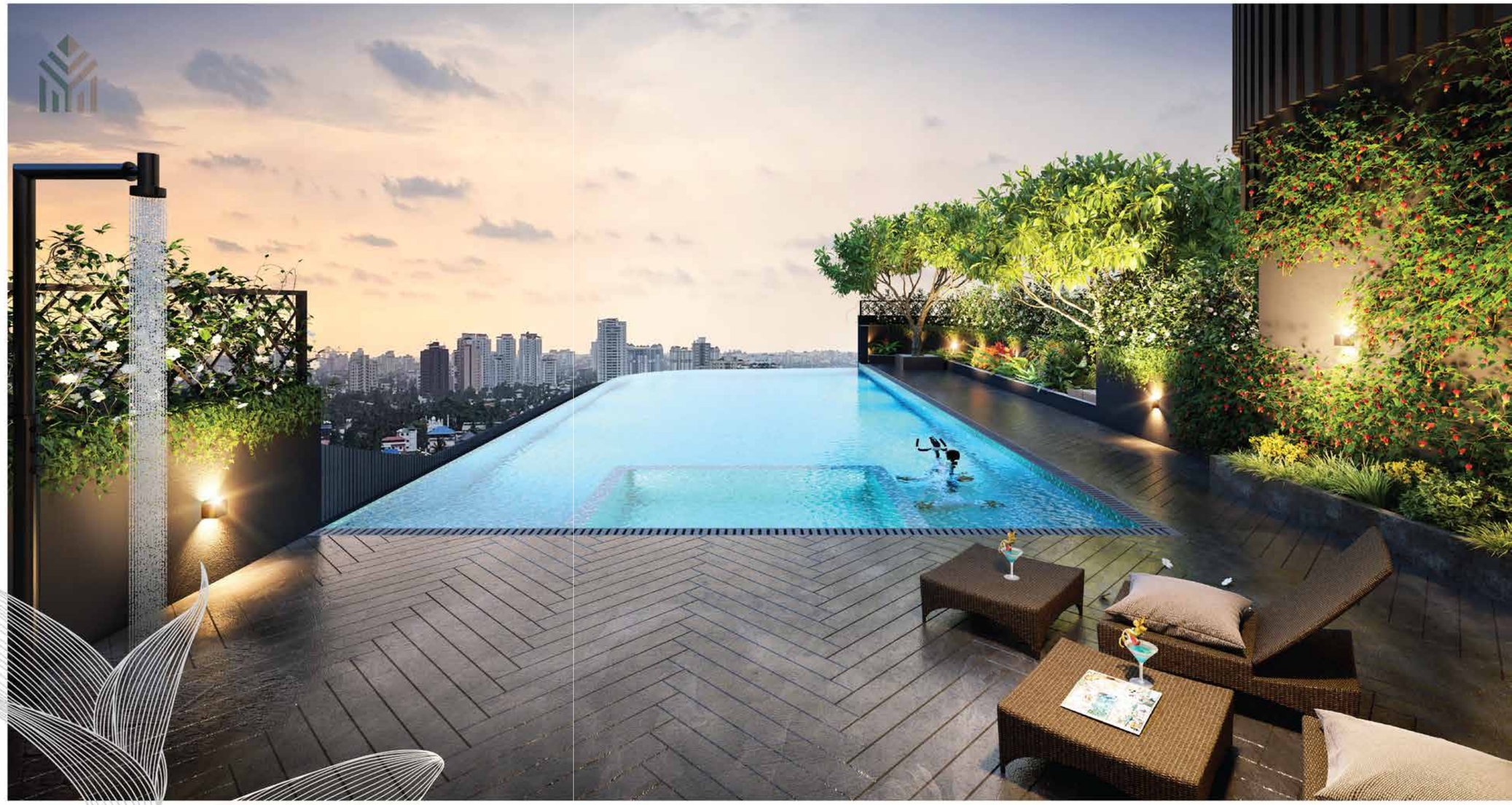
Amenities like the Fitness Centre and Children's Play Area aid in achieving wellness.

Landscaped gardens and wide open spaces take You away from the city's hustle and bustle.

With every lap, move closer to a state of joy

The Swimming Pool and the Rooftop Area would be the centre of life at the project.

Family and friends would share many a memorable moment at the Open Party Area and Party Terrace with BBQ Docks.



Artistic Perspective

Movie nights under the stars, great camaraderie at the Club House



The Rooftop at SFS Bellagio will be the project's most happening spot with the Sky Cinema. The large screen and open ambience will enhance the experience of watching your favourite movie or sport.



Artistic Perspectives

The Sky Club House will bear witness to the best of community living, with family and friends enjoying spending countless happy moments here. Many a party would be held in the stylish Alfresco Dining and BBQ area.

Only one garden home,
a one-of-a-kind luxury

3 B SFS Bellagio comes with a private garden terrace that combines the best of high rise living with ambience of a villa. It comes with a landscaped private garden with direct access from bedroom.

Artistic Perspective



Artistic Perspective

As one enters SFS Bellagio, the resort-style double height designer lobby will leave you in awe.

The ambience is cozy and welcoming for those visiting the home.

SFS

Bellagio

BOUTIQUE RESIDENCES

A stately residence, an address that is coveted,
an ambience that is serene, and a lifestyle that is unparalleled.

SFS Bellagio at Paradise Road, Kadavanthra, Cochin is all this and much more. It offers only 4 BHK boutique residences that exude the grandeur of space and style, innovative design is inspired by the 'Tree of life', an idea that celebrates the virtues of living in harmony with the forces of nature. Residences represent branches of a tree and are open on three sides, bringing residents closer to the elements of nature like air, water, flora and fauna.

The 'White Plan' option offered at SFS Bellagio is an invitation to customise your residence to reflect you and your lifestyle as the residences here are intended to celebrate everything unique in life.



Cochin has always been one of the most important cities on India's West Coast, in recent years it has become one of its jewels. The city is a bustling metropolis, the state's business capital, a major IT hub, a retail hotspot and most importantly a happening place to live.

Kadavanthra is Cochin's Downtown and undoubtedly a most coveted residential address. It is the gateway to the best spots in Cochin with its easy access to the NH Bypass at Vyttila and onwards to Edappally and Kakkanad, proximity to Panampilly Nagar and South Cochin and it's an easy drive to Kaloor.

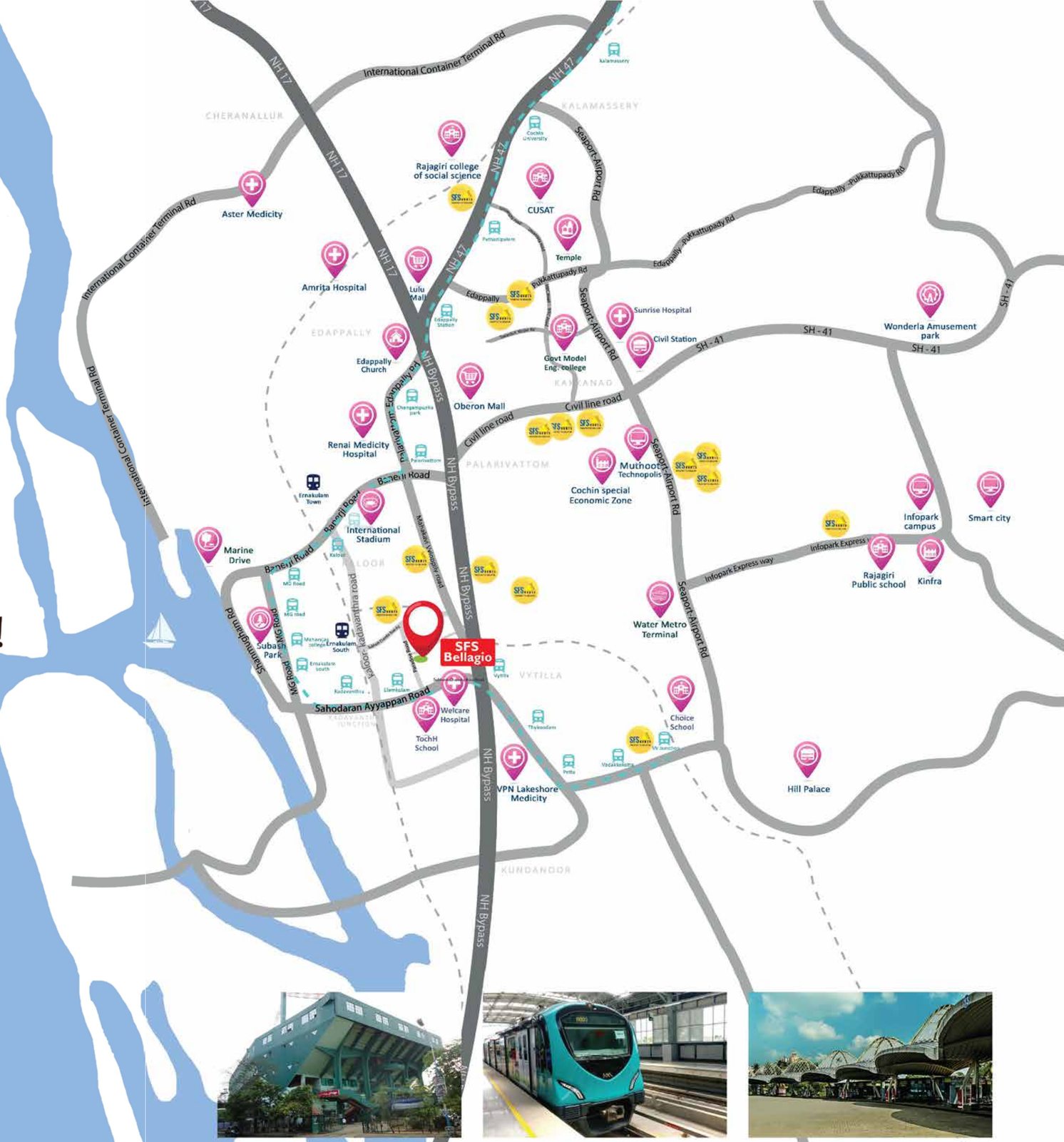
It has it all and much more. To live a pampered life, move to SFS Bellagio at Kadavanthra.

Prized Location, Incomparable Convenience!

SCHOOLS	
Toc-H Public School	1.8 Km
Kendriya Vidyalaya Kadavanthra	2.5 Km
Bhavans Vidya Mandir Girinagar	3.3 Km
Choice School	6.4 Km
COLLEGES	
St. Albert's College	6 Km
Sacred Heart	6.5 Km
St. Teresa's College	6.5 Km
GOVERNMENT INSTITUTIONS	
GCDA	2.4 Km
Kochi Municipal Corporation Head Office	5.2 Km
Kerala High Court	6 Km
Civil Station	9 Km
TRANSPORTATION	
Vyttila Metro Station	1.3 Km
Vyttila Mobility Hub	1.4 Km
Elamkulam Metro Station	1.5 Km
Ernakulam South Railway Station	4.2 Km
Cochin International Airport	28 Km

Scan for Location

HOSPITALS	
Welcare Hospital	700 M
Akshaya Hospital	2 Km
Indira Gandhi Co-operative Hospital	2.2 Km
Giridhar Eye Hospital	2.5 Km
Medical Trust Hospital	3.7 Km
Ernakulam Medical Centre Hospital	4.8 Km
General Hospital	4.8 Km
Renai Medicity Hospital	5.5 Km
Lakeshore Hospital	7 Km
PLACES OF WORSHIP	
Little Flower Church Elamkulam	2 Km
Kavalakkal Sreebhagavathi Temple	2 Km
Salafi Juma Masjid Girinagar Kadavanthra	2.5 Km
Ernakulam ShivaTemple	4.5 Km
CLOSE TO CONVENIENCES	
Radisson Blu	1.3 Km
Regional Sports Centre (Rajiv Gandhi Indoor Stadium)	2.2 Km
Holiday Inn	3.7 Km
Prestige Forum Mall	3.8 Km
Lotus Club	4.4 Km
Centre Square Mall	4.7 Km
Jawaharlal Nehru International Stadium Kaloor	5.2 Km
Crown Plaza	5.3 Km
Yacht Club	5.3 Km
Marine Drive	5.7 Km
Oberon Mall	6.0 Km
Lulu Mall	7.3 Km

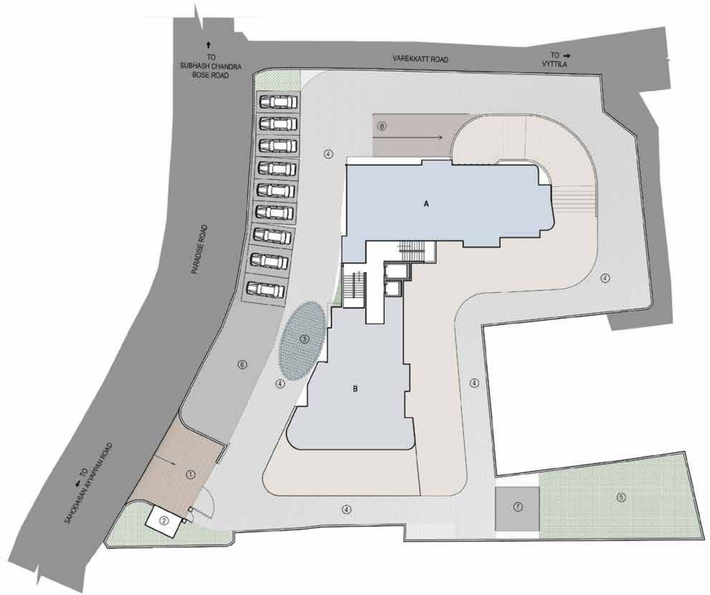


Regional Sports Centre (Rajiv Gandhi Indoor Stadium)

Elamkulam Metro Station

Vyttila Mobility Hub

SFS
Bellagio
BOUTIQUE RESIDENCES



Site Plan
(Not to scale)

1. Entrance plaza
2. Security cabin
3. Drop point
4. Driveway
5. Kids' play area
6. Visitors' parking area
7. Covered parking
8. Ramp

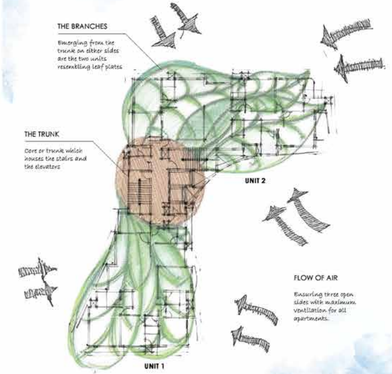
Soothing sound of the birds chirping
Foliage of green in hanging greens
Sun shine gleams on all the floors

Begining of another day in paradise
Earth sprouts a new seed from Hearth
Like a tree it spreads all its branches
Looming large it holds all in shade
A nest to stay for the birds on wings
Green leaves smiles up from its arms
It stands tall sheltering from wind 'n' rain
Oh, mother earth, as you hold my roots

I bow my head and thank
you for making me as I am.....

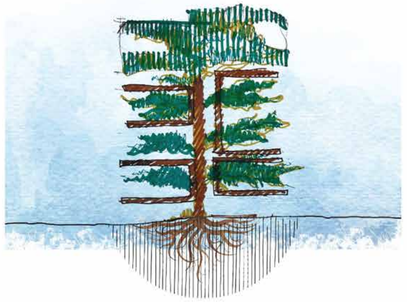
PLAN

The concept is established in simple planning method where the core comprises of the lifts and staircases. The relevance of the tree trunk which branches out to various sides often tilting towards the eastern sun is created as two leaf plates which comprise of the two living units.



CONCEPT

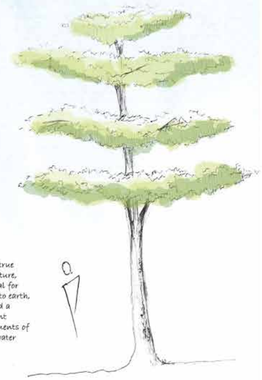
The concept of this apartment tower was based on a singular vertical residential development with emphasis given on enhancing the relationship between human beings and nature.



UNIT PLAN



A TREE



A tree which symbolizes the true essence between Man and nature, which stands as a testimonial for sturdiness, stability, rooted to earth, a nesting place of nature and a truly sustainable embodiment which respects the many elements of nature like air, wind, heat, water and space.

FORM



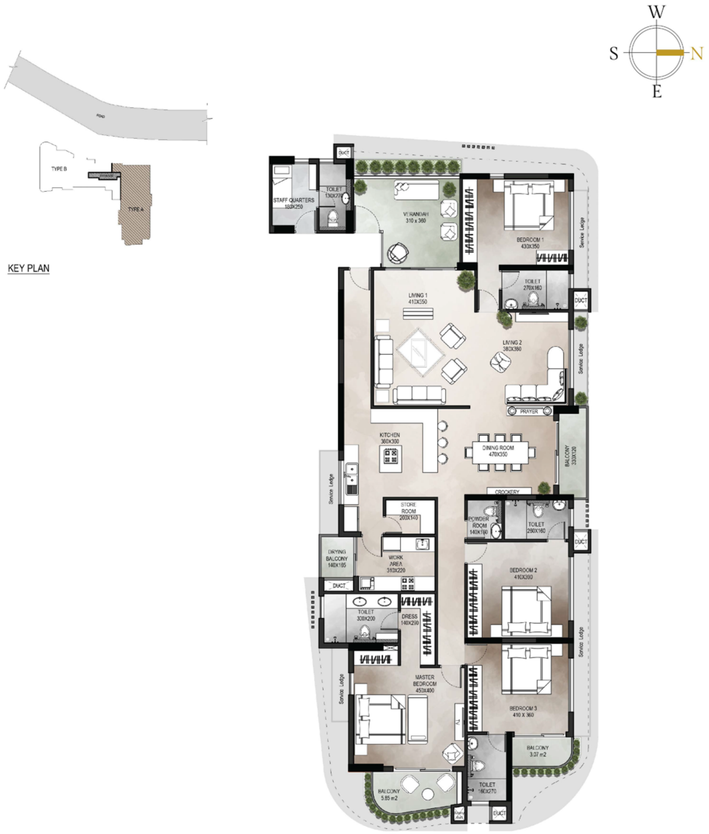
The facade also follows the basic structure of a tree, with a central core of a stairwell and clusters of apartments branching out on two sides. The distinctive architectural gives the structure a feel of stepped branches at different levels. The curved form of the structure is indicative of the organic shape of nature's elements. The open fluted edges with its sun defining form emphasises the concept. The fluted elements used to camouflage the upper crest is metaphorical to verticality and growth. This same element covers the car parking symbolising the root structure of a tree.

JIBU & THOMAS

www.jibuandthomas.com



Jibu & Thomas Architects was instituted in 1996 with the objective of providing Architectural Services for different categories of projects. The organisation is committed in designing facilities that are more than merely functional places and spaces. Our objective is to create designs with need based flexibility which eventually gets translated into meaningful designs of lasting value.



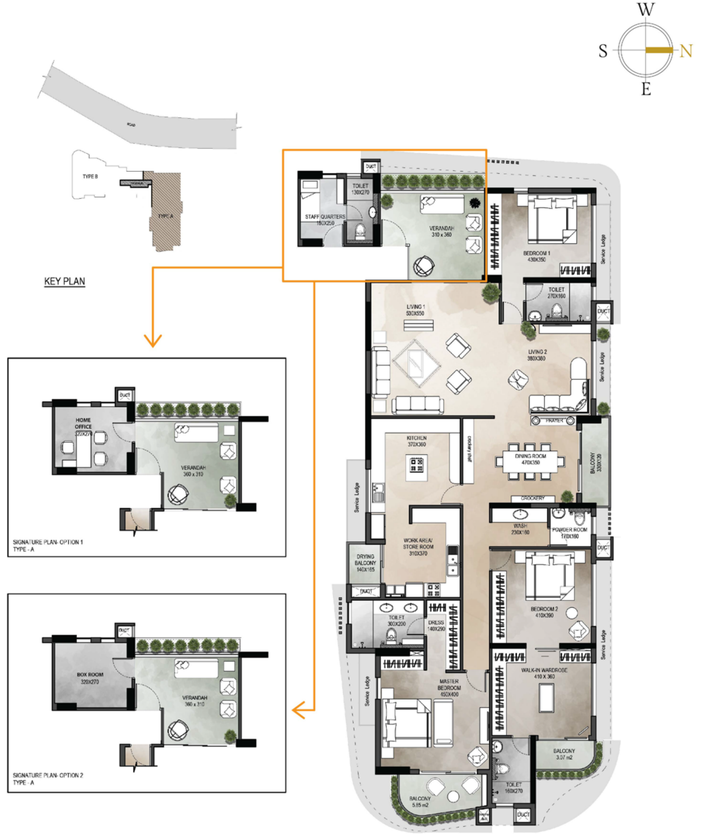
STANDARD FLOOR PLAN
TYPE - A : 3385 sqft

RERA CARPET AREA	BALCONY AREA	EXTERNAL WALL AREA	PLINTH AREA	COMMON AREA	SALEABLE AREA
201.92 sq.m (2172.65 sqft)	29.79 sq.m (320.54 sqft)	16.40 sq.m (176.46 sqft)	248.11 sq.m (2670 sqft)	66.543sq.m (716sqft)	314.653 sq.m (3385.67 sqft)

(Not to scale)

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

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.



SIGNATURE FLOOR PLAN (OPTIONAL)
TYPE - A : 3385 sqft

RERA CARPET AREA	BALCONY AREA	EXTERNAL WALL AREA	PLINTH AREA	COMMON AREA	SALEABLE AREA
201.92 sq.m (2172.65 sqft)	29.79 sq.m (320.54 sqft)	16.40 sq.m (176.46 sqft)	248.11 sq.m (2670 sqft)	66.543sq.m (716sqft)	314.653 sq.m (3385.67 sqft)

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WHITE PLAN

GREY WET AREAS

WHITE PLAN (OPTIONAL)
TYPE - A : 3385 sqft

RERA CARPET AREA	BALCONY AREA	EXTERNAL WALL AREA	PLINTH AREA	COMMON AREA	SALEABLE AREA
201.92 sq.m (2172.65 sqft)	29.79 sq.m (320.54 sqft)	16.40 sq.m (176.46 sqft)	248.11 sq.m (2670 sqft)	66.543sq.m (716sqft)	314.653 sq.m (3385.67 sqft)

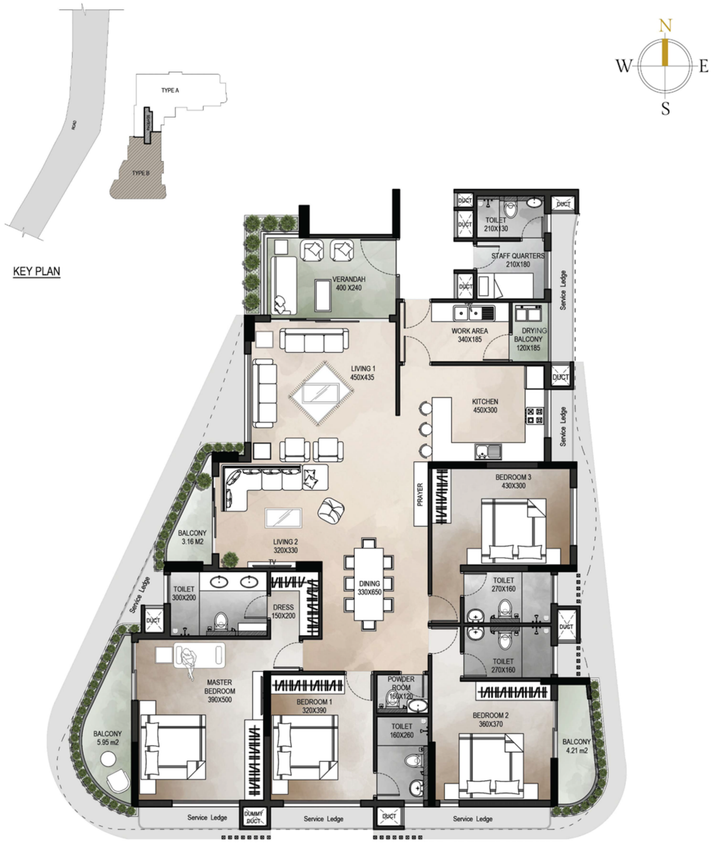
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Open

KEY PLAN



RERA CARPET AREA	BALCONY AREA	EXTERNAL WALL AREA	PLINTH AREA	COMMON AREA	SALEABLE AREA
172.83 sq.m (1859.65 sqft)	26.27 sq.m (282.66 sqft)	12.71 sq.m (136.75 sqft)	211.81 sq.m (2279 sqft)	56.807sq.m (611.24sqft)	268.617 sq.m (2890.32 sqft)

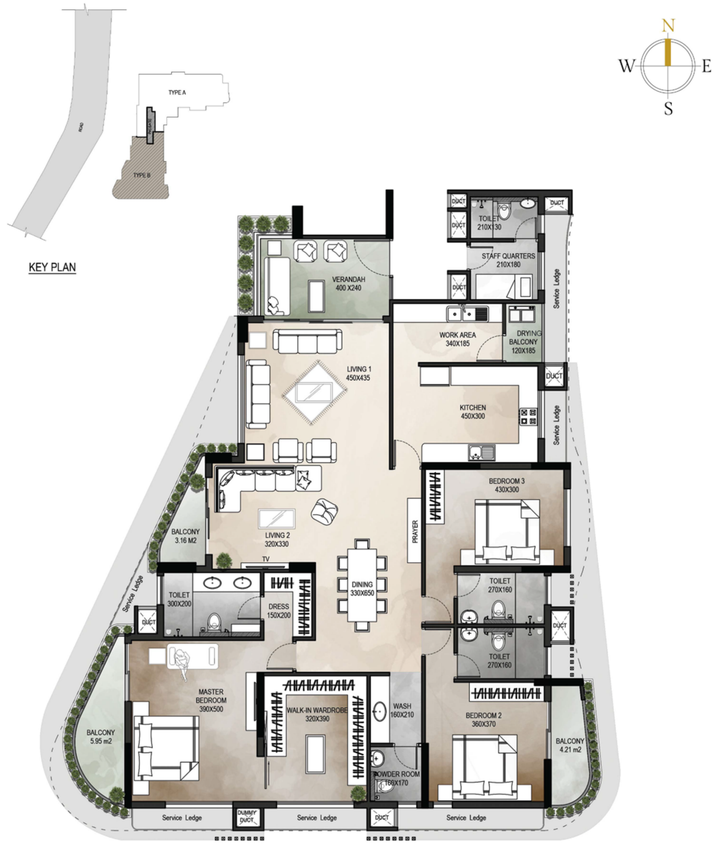
(Not to scale)

STANDARD FLOOR PLAN
TYPE - B : 2890 sqft

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

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KEY PLAN



RERA CARPET AREA	BALCONY AREA	EXTERNAL WALL AREA	PLINTH AREA	COMMON AREA	SALEABLE AREA
172.83 sq.m (1859.65 sqft)	26.27 sq.m (282.66 sqft)	12.71 sq.m (136.75 sqft)	211.81 sq.m (2279 sqft)	56.807sq.m (611.24sqft)	268.617 sq.m (2890.32 sqft)

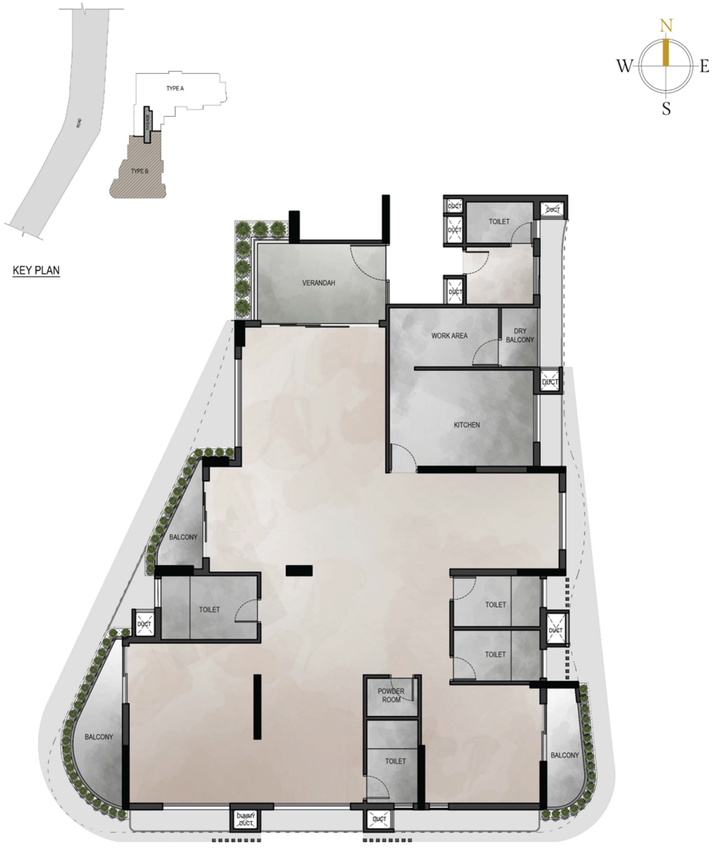
(Not to scale)

SIGNATURE FLOOR PLAN
(OPTIONAL)
TYPE - B : 2890 sqft

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KEY PLAN



GREY WET AREAS

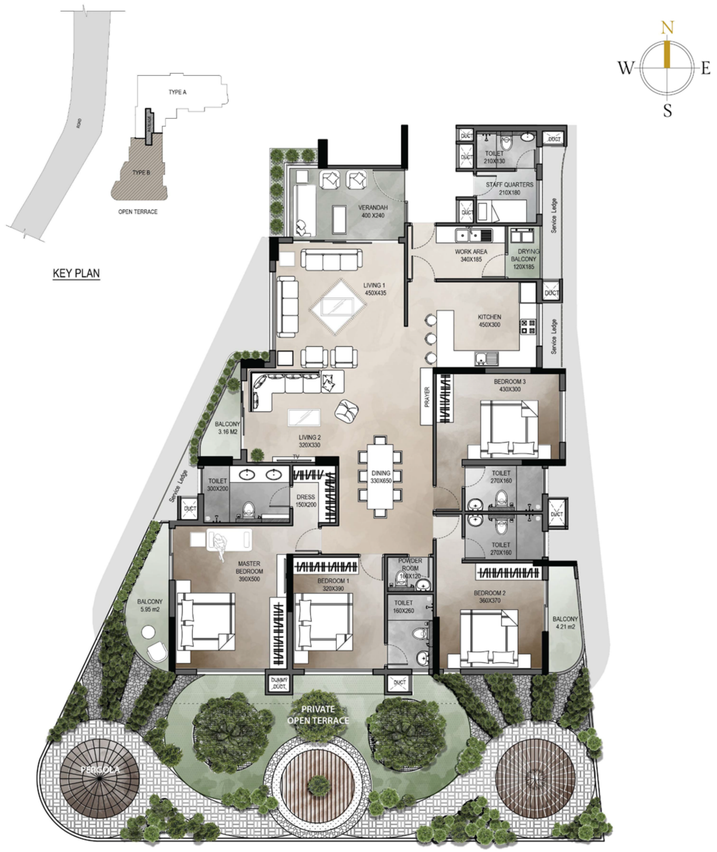
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172.83 sq.m (1859.65 sqft)	26.27 sq.m (282.66 sqft)	12.71 sq.m (136.75 sqft)	211.81 sq.m (2279 sqft)	56.807sq.m (611.24sqft)	268.617 sq.m (2890.32 sqft)

(Not to scale)

WHITE PLAN (OPTIONAL)
TYPE - B : 2890 sqft

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RERA CARPET AREA	BALCONY AREA	EXTERNAL WALL AREA	PLINTH AREA	PRIVATE OPEN TERRACE	COMMON AREA	SALEABLE AREA
172.83 sq.m (1859.65 sqft)	26.27 sq.m (282.66 sqft)	12.71 sq.m (136.75 sqft)	211.81 sq.m (2279 sqft)	114.11 sq.m (1228 sqft)	56.807sq.m (611.24sqft)	268.617 sq.m (2890.32 sqft)

(Not to scale)

STANDARD PLAN
THIRD FLOOR
(GARDEN HOME)
TYPE - B : 2890 sqft

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

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Schematic Section



Building Specifications

ITEM	LOCATION	SPECIFICATION
STRUCTURE OF THE BUILDING	Frame	RCC framed structure with wall partitions. The structure surface including walls shall be cement plastered/exposed concrete finish /gypsum plastered/finished with coarse putty
INTERNAL AND EXTERNAL WALL	Walls	Walls shall be cement concrete hollow block masonry/cement concrete solid block masonry/Autoclaved Aerated Concrete (AAC) light weight blocks/ Porotherm bricks (burnt hollow clay bricks)/Gypsum Dry Wall partition
FLOORING	General floor	Vitrified/Ceramic tiles
	Balcony	Vitrified/Ceramic tiles
	Toilet	Vitrified/Ceramic tiles
WALLS AND CEILING	External wall	Exterior paint/Texture paint
	Internal walls	2 coats of interior paint
	Ceiling	Interior paint for all rooms. False ceiling for toilets
	Wall for toilets	Vitrified/Ceramic tiles
	Wall finish for kitchen and kitchen yard	Interior paint on plastered walls. Kitchen and work area shall not be provided with any RCC slab/steel support frames, counter top, faucet and steel sink to enable customized and easy fit out of modular kitchen
DOORS AND WINDOWS	Entrance door and servants' entry	Engineered door frame with veneered flush door
	Internal doors	Engineered door frame with laminate flush door/moulded skin door
	Toilet doors	Engineered door frame with flush door with water resistant coating/ABS doors/UPVC doors
	Windows	Made of powder coated Aluminium/UPVC sections with combination of fixed and openable/sliding window panels with glass
	Balcony door	Made of powder coated Aluminium/UPVC sections with combination of fixed and openable/sliding window panels with glass
GRILLS AND RAILINGS	Safety for windows	Mild Steel grill for windows or handrail at sunshade, painted with enamel
	Balcony railing	Combination of railing of mild steel/masonry/concrete enamel paint for mild steel sections
ELECTRICAL	General	Concealed wiring with PVC insulated copper cables, light, fan, 6/16 Ampere power plug points as per attached schedule
	Switches	Modular Switches of make Legrand/Schneider equivalent

Building Specifications

ITEM	LOCATION	SPECIFICATION
ELECTRICAL	Generator Backup	Generator power back up for common facilities such as lifts, common lighting, pumps etc... Following power back up for apartments • Light and fan in all rooms, entrance light, bell push, TV point • 6A point for water purifier in Kitchen • 16A fridge point with a load of 500 W • Master bed split air conditioner with load of 2000 W The total load limited to 3000 W in apartment Generator power back up shall not be metered
	AC provision	Provision to install split type air-conditioner for living room, dining room, all bed rooms and kitchen with energized electrical power point Outdoor unit of the split type air-conditioner to be kept in approved and designated location by the builder
PLUMBING AND SANITATION	Sanitary fittings ceramic	Sanitary fixtures shall be of Roca/Kohler equivalent
	Taps	Chromium Plated bathroom faucets. All faucets shall be of make Roca/Grohe equivalent
	Hot and Cold water provision	Hot and Cold Water tap provision shall be provided with mixing facility for all bath mixer taps and wash basin taps
WATER SUPPLY	Water Supply with underground sump tank and overhead tank	
	Each apartment is provided with plumbing system to supply of two qualities of water, namely domestic quality and flush quality water	
	Individual water metering for domestic water connection for each flat (Cost included in deposit-infrastructure and other utility charges)	
CAR PARK	Car parking shall be provided for every apartment as per the allotment chart of the builder	
FIRE FIGHTING	Fire Fighting arrangements as per the prevailing rules of Kerala Fire and Rescue Department, with one year warranty by the supplier. After that Owner's Association should take the AMC (Annual Maintenance Contract) The fire NOC shall be renewed every year by the Owner's Association	
RETICULATED GAS	Reticulated gas/city gas distribution system shall be provided (Cost included in deposit-infrastructure and other utility charges) subject to the prevailing rules, with one year warranty by the supplier. After that Owner's Association should take the AMC (Annual Maintenance Contract)	
SEWAGE TREATMENT PLANT	Sewage Treatment Plant shall be provided as per the Kerala Pollution Control Board norms with one year warranty by the supplier. After that Owner's Association should take the AMC (Annual Maintenance Contract) for machinery and services. Consent to operate shall be renewed on its expiry by the Owner's Association	

Building Specifications

LUXURY FEATURES	• Grand double height arrival lobby • Drop point
WELLNESS FEATURES	• Spa room with massage table, steam and changing room • Foot reflexology pathway • Outdoor spa tub • Aqua gym
SUSTAINABLE FEATURES	• On-grid solar power plant - 30 KW • EV charging point: Single phase 16 amps power point for electric vehicle charging, powered by independent power line from apartment energy meter. (One per apartment). Cost included in deposit - infrastructure and other utility charges • Wet waste treatment arrangement - Organic waste converter • Rainwater harvesting system as stipulated in Kerala Municipal Building Rules • Landscaping with native species • All landscape maintained through recycled treated water
UTILITY FEATURES	• Multi-level car park • Janitor's room with toilet • All purpose business centre • Handyman room with toilet • Drivers' room • Estate manager cabin • Designated visitor's car parking • Fully automatic lifts (2 Nos) • Water filtration plant • Building design features for differently abled people o Ramps are provided to reach to lift lobbies from all car park levels o Designated car park o Toilet in ground floor lobby
SOCIAL FEATURES	• Swimming pool • Kids' pool • Kids' play area • Gym • Function hall • Party terrace
INNOVATIVE FEATURES	• Roof top party spot with open air projector • White plan design (Optional)
SECURITY AND SAFETY FEATURES	• Entry Gate plaza with Guard room and toilet • Boom barrier • Multi apartment video door phone • CCTV camera for common area lifts and car park floors at ground floor level • Access control • Smoke sensors in apartments • ARD (Automatic Rescue Device) in the lift

SFS Homes built to last a lifetime

Go green, starting with your SFS Home



SFS Homes are pioneers of sustainable lifestyles in Kerala and is the only builder in the state to deliver IGBC Platinum Rated Green Apartment Projects - SFS Tranquil, Kottayam and SFS Stanford, Trivandrum. Our projects have features that conserve scarce resources and are designed to provide ample natural lighting and ventilation creating a healthy environment at home.

Luxury is in the details, even when it comes to your bathrooms



SFS home is meticulously designed to reflect your style and taste. At SFS, we use the finest materials, provide the best features and employ an expert workforce to create bathrooms that are stunning to look yet functional and easy to maintain.

Perfection, why not for doors and windows?



Doors and windows are features that can make or break the aesthetics of a home's design. We ensure that we select the finest doors and windows both in terms of quality and looks to elevate a home's functionality and beauty.

Clean environs keep homes happy



Management of waste is a key issue in most apartment projects. At SFS projects priority is given to waste management through the use of Sewage Treatment Plants and Bio-bins. This ensures that the residents do not have any hassles in waste disposal.

Every raindrop matters, we ensure they do



Rainwater is a vital source of water for us and it is our duty to conserve it. SFS projects have rainwater harvesting systems installed to collect this vital resource and reduce the dependence on outside sources for precious water.

Our homes let the sun shine through



A home that lets in ample sunshine is always wrapped in the glow of happiness. The design of every SFS home ensures that natural sunlight easily enters thereby reducing the use of scarce energy. The use of solar panels reduces energy consumption considerably.

SFS Homes built to last a lifetime

Individual water metering for each apartment



Consumption of water by each apartment is monitored separately through individual water meters ensuring residents pay for the exact amount of water used.

Every detail looked into, every nook and corner checked



When it comes to delivering a home that lasts a lifetime, we have to ensure that equal importance is given to every aspect of a home starting with its design, the features, materials used, standard of work and quality controls.

Your car park, an extension of your home



Every apartment has a car park and most often it is just seen as a space to park a car. But at SFS, car parks are designed to look good and to have features like motion sensors and electric charging points.

The builder matters most when your home is concerned



As we move closer to completing our fourth decade of delivering Kerala's finest homes on time, we have kept on learning how we can improve our work to ensure that our homes remain contemporary in style and defect-free for decades.

SFS is Kerala's highest CRISIL rated developer



CRISIL DA2+ - VERY GOOD

The grading indicates that the developer's ability to execute real estate projects as per specified quality level and within the stipulated time schedule, and to transfer a clean title, is 'Very Good'.

Highest levels of quality and transparency



SFS ensures the highest levels of transparency and quality in all its processes and is an ISO 9001:2015 certified builder.

SFS Boutique Projects
Exquisite homes for exclusive people


SFS Haveli, Near Holiday Inn, Cochin


SFS Sensations, Kazhakuttam, Cochin


SFS Retreat, Opp. Golf Club, Trivandrum


SFS Boulevard, Near Holiday Inn, Cochin


SFS Tranquil


SFS Only One, Museum Avenue, Trivandrum


SFS Capital Park, Museum Avenue, Trivandrum


SFS Gardenia Pool Villas, Vazhakkala, Cochin


SFS Highland Park, Thrikkakara, Cochin

For close to four decades, SFS has been setting benchmarks by constructing homes that have ushered in new lifestyles. The Boutique Residential Projects undertaken by SFS have caught the imagination of buyers for their unique locations, large sizes, unmatched amenities, world-class fittings & fixtures, innovative designs, and new lifestyle concepts. Some of the Boutique Residences include Green Homes, Wellness Lifestyles, Villaments, Sky Mansions, and Resort-style Homes.

Faster. Stronger. Higher

Awards, Accreditations & Milestones

By delivering on every promise and by maintaining the highest levels of corporate good governance, SFS has been bestowed with the highest awards and accolades in the industry.

CRISIL reaffirms DA2+ Rating
for SFS Homes, the highest developer
rating awarded in Kerala

SFS Tranquil, Kottayam - the highest
IGBC Platinum Rated Green Residential
Apartment Building in Kerala

SFS Stanford, Trivandrum - the first
and highest IGBC Platinum Rated Green
Residential Apartment Building in Kerala

SFS Olympia, Opp. Greenfield
International Stadium, Kariavattom,
Trivandrum is the first and only
7 star ICRA Rated Residential
Project in Kerala

Kerala's First RERA Registered Project
SFS Retreat, Trivandrum
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COCHIN: SFS Silicon Drive, Opp. CSEZ, Seaport-Airport Road, Cochin. E: marketing@sfscochin.com
SFS SALES & INNOVATION CENTRE: Puthiya Road, Cochin. M: 99473 55555
TRIVANDRUM: Skyline Plaza, Vellayambalam, Trivandrum - 10. E: marketing@sfstvm.com
SFS SALES OFFICE: Marketing Office, Near Infosys Campus, Trivandrum. E: marketing@sfstvm.com
KOTTAYAM: SFS Tranquil, Kodimatha, Opp. Windsor Castle, Kottayam - 686 013. M: 97470 00001 E: marketing@sfsktm.com
GURUVAYOOR: Temple Terrace, Mavinchuvadu, East Nada, Guruvayoor. M: 99473 55555 E: marketing@sfscochin.com
BANGALORE: Koramangala, Bangalore - 29, Karnataka. T: 080 25533875

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