# The Celestial Life

# The Story Behind the Logo

SFS Constellation, a magnificent B+G+20 floor building rises to the stars from a rock solid foundation of 40 years. The project celebrates the SFS Saga of Success over four decades and the Ruby Jubilee of the company.

The SFS Constellation logo commemorates this amazing milestone by imbibing elements of the number 40 as written in Braille.

40 in the Braille language script is depicted by using a combination of dots, ⠲⠴The dot pattern for 4 (⠲) and the dot pattern for 0 (⠴) have been incorporated in the logo design to indicate the 40 year legacy of unmatched trust the company has earned in Kerala.



SFS

# CONSTELLATION

The Celestial Residence

## NEAR CSEZ METRO STATION
## KAKKANAD, COCHIN

K-RERA/PRJ/ERN/020/2024 | rera.kerala.gov.in

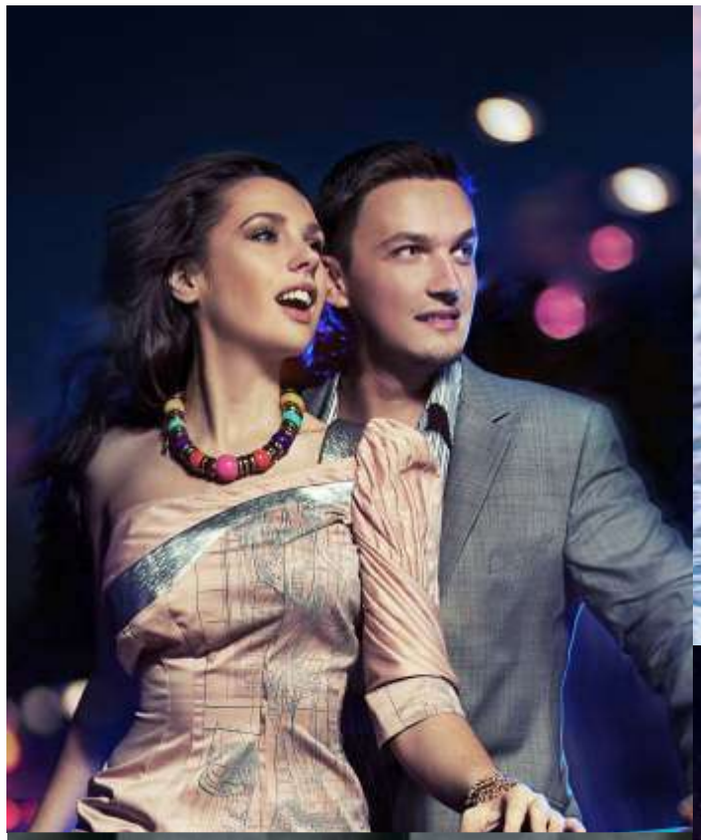
rera.kerala.gov.in

OPEN HERE

SFS
CONSTELLATION
The Celestial Residence



Artistic Perspective







# Constellation of Stars



At SFS Constellation, the brightest minds come together to form a constellation. Just as stars illuminate the night sky, the residents here illuminate the community with their unique talents, passions, and aspirations. Together, SFS Constellation creates a galaxy of unparalleled living.







Artistic Perspective

# Blazing Like a Meteor

SFS Constellation stands tall as a symbol of unparalleled luxury and sophistication. Rising majestically with the Basement, Ground and 20 floors, this high-rise building offers residents breathtaking views of the cityscape and the starry expanse.

A statement of refined living, these residences at SFS Constellation are designed to exceed your expectations and elevate your everyday experience.

# Centre of the Galaxy

Nestled in the vibrant neighbourhood of Kakkanad, Cochin, SFS Constellation makes daily life a breeze. With all essential amenities nearby, from shopping to dining and more, enjoy the ease of urban living right at your doorstep.

## SCHOOLS

| | | |
|---|---|---|
| 1) | Bhavan's | 1.3 km |
| 2) | Rajagiri Vidyapeetham | 3.3 km |
| 3) | Naipunnya Public School | 4.0 km |
| 4) | Nava Nirman | 4.2 km |
| 5) | Assisi Vidyanikethan Public School | 4.2 km |
| 6) | Marthoma Public School | 5.1 km |
| 7) | TIPS | 5.6 km |
| 8) | GEMS | 6.5 km |
| 9) | Choice School | 7.1 km |

## COLLEGES

| | | |
|---|---|---|
| 1) | Rajagiri Vidyapeetham | 2.6 km |
| 2) | Bharat Matha College | 3.5 km |
| 3) | Model Engineering College | 3.9 km |
| 4) | CUSAT | 5.2 km |
| 5) | St.Pauls College | 6.8 km |
| 6) | Govt Medical College | 8.5 km |
| 7) | SCMS | 9.0 km |

## GOVERNMENT INSTITUTIONS

| | | |
|---|---|---|
| 1) | Kendriya Bhavan | 240 mtr |
| 2) | Civil Station | 1.8 km |

## TRANSPORTATION

| | | |
|---|---|---|
| 1) | CSEZ Metro Station | 250 mts |
| 2) | Water Metro Station | 3.4 km |
| 3) | Edapally Metro Station | 7.5 km |
| 4) | Kaloor Bus Stand | 7.8 km |
| 5) | Vytilla Hub | 8.5 km |
| 6) | North Railway Station | 9.3 km |
| 7) | South Railway Station | 12.3 km |
| 8) | Cochin International Airport | 24.8 km |

## PLACES OF WORSHIP

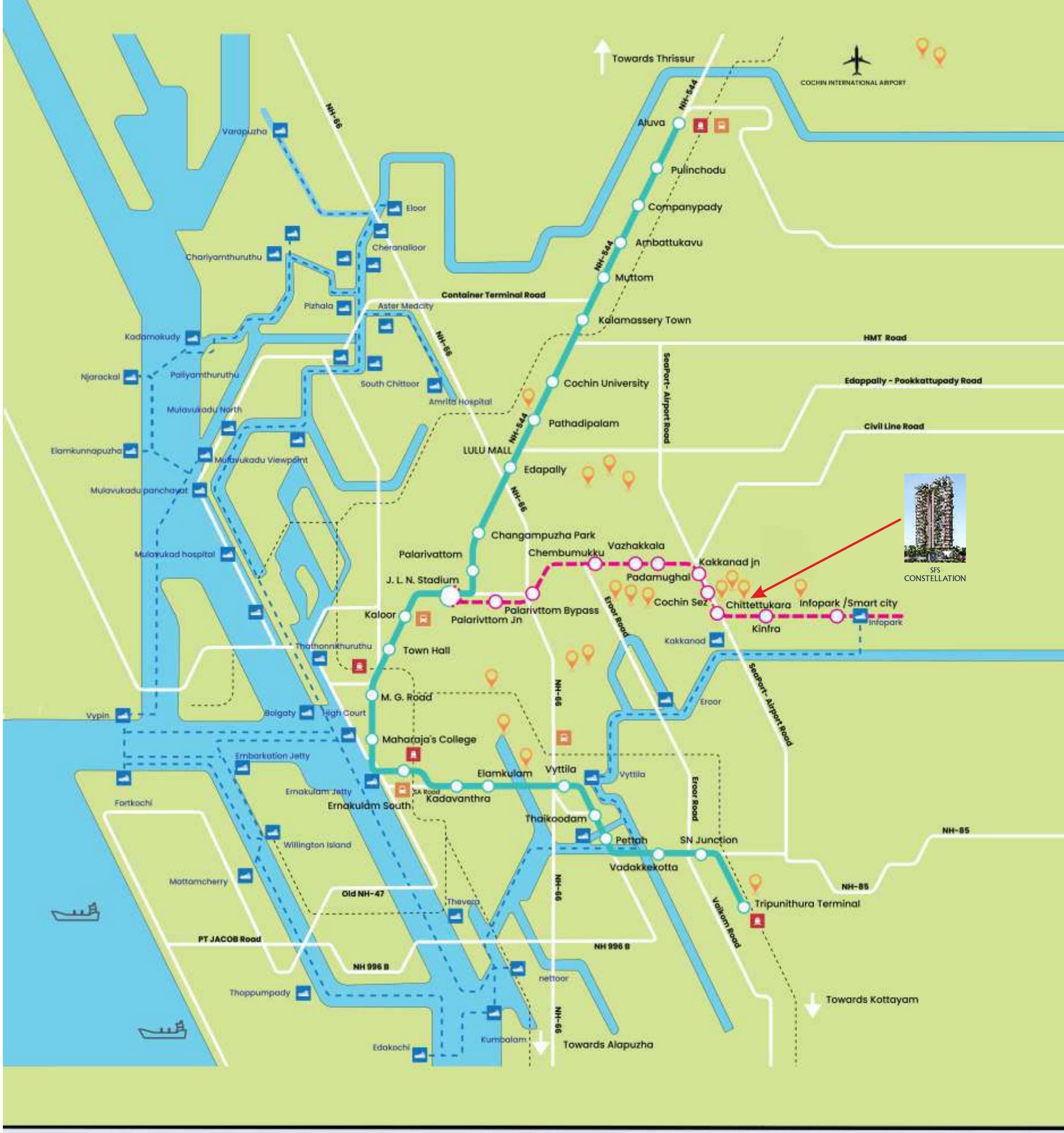
| | | |
|---|---|---|
| 1) | Nechikkattukavu Bhagavathi Temple | 1 km |
| 2) | Juma Masjid | 1.1 km |
| 3) | St. John The Baptist Orthodox Church | 1.5 km |
| 4) | St. Joseph's Syro-Malabar Church | 2.1 km |
| 5) | St. Francis Assisi Church | 2.2 km |
| 6) | St. Michael Church | 3.8 km |
| 7) | Thrikkakara Temple | 4.8 km |

## HOSPITALS

| | | |
|---|---|---|
| 1) | Co-Operative Hospital | 900 m |
| 2) | Sunrise Hospital | 2.8 km |
| 3) | KIMS | 5 km |
| 4) | Govt Medical College | 8.5 km |
| 5) | Amrita Hospital | 10.1 km |
| 6) | Lakeshore Hospital | 14.0 km |
| 7) | Aster Medcity | 14.4 km |
| 8) | Rajagiri Hospital | 15 km |

## CLOSE TO CONVENIENCES

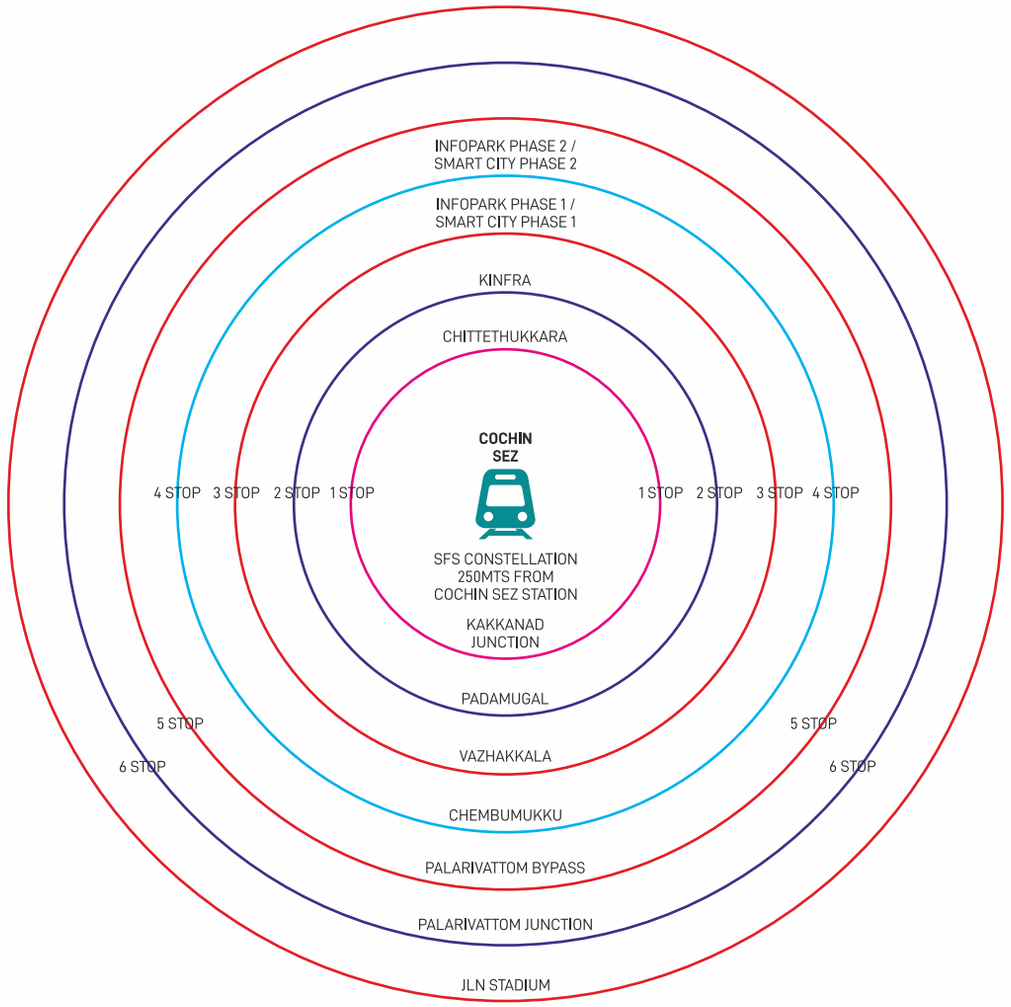
| | | |
|---|---|---|
| 1) | Banks - SBI/HDFC/ICICI/AXIS | 500 mtr |
| 2) | Seaport Airport Road | 200 mtr |
| 3) | Suburban Club | 4.2 km |
| 4) | Oberon Mall | 5.4 km |
| 5) | Grand Mall | 6.5 km |
| 6) | Lulu Mall | 6.6 km |
| 7) | Edappally Junction | 7.2 km |
| 8) | Jawaharlal Nehru Intl. Stadium | 7.7 km |
| 9) | NH Bypass | 8.2 km |
| 10) | Wonderla Amusement Park | 8.4 km |
| 11) | Marine Drive | 11.0 km |
| 12) | M G Road | 12.0 km |




SCAN FOR LOCATION




Artistic Perspective




PINK LINE METRO SECOND PHASE
JLN STADIUM TO INFOPARK, KAKKANAD







# Take-off to Everywhere, Any Time

SFS Constellation is strategically located about 250m from the CSEZ metro station of the phase 2 Pink Line.

This ensures effortless commuting but also prioritises the safety and convenience of all.

With the water metro also within reach, navigating to work, leisure, or any other necessities become seamless.



# A Cosmos of Fine Dining and High-end Shopping

Situated near an array of fine dining and high-end shopping options, SFS Constellation lets you indulge in culinary delights and upscale shopping experiences just moments away from your home.

Live in luxury, dine in delight, and shop in style, all within reach of your new home.










CUSAT


The Choice School


GEMS School


Rajagiri Public School


Bhavan's Adarsha Vidyalaya, Kakkanad

# Starry Array of Education, Recreation and Business Centres

SFS Constellation is located amidst an abundance of recreation options, esteemed educational institutions, and bustling business centers.

Whether you're seeking entertainment options, pursuing academics, or advancing your career, this location offers unparalleled accessibility to fulfil all your lifestyle needs, allowing you to thrive in every aspect of life.



Wonderla


Jawaharlal Nehru Intl. Stadium


Lulu Mall


Chittilappilly Wellness Center

# Discover a Shooting Star




ENTRY ZONE

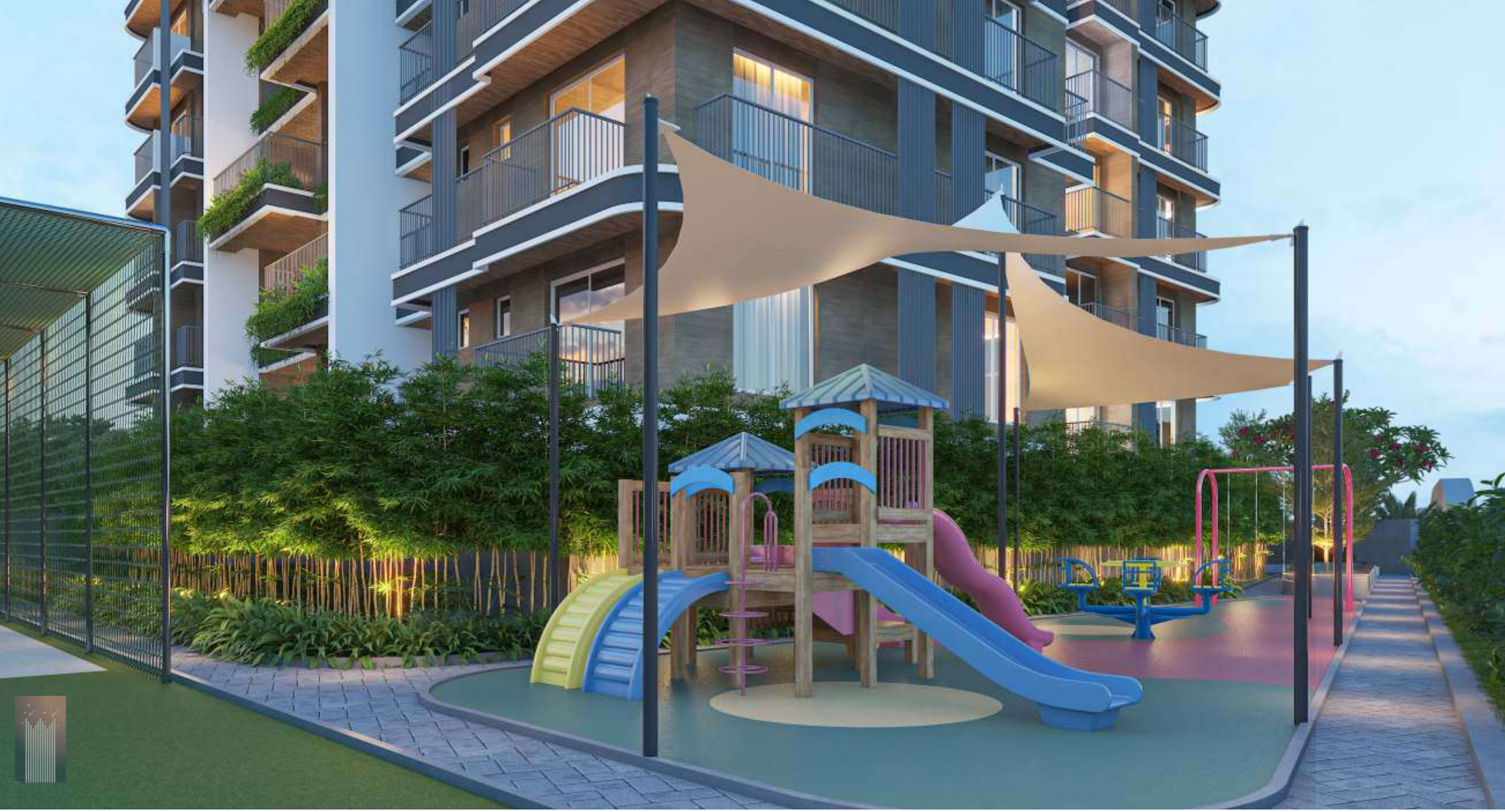
Artistic Perspective

# Say Hello to a Lifestyle Meteor

SFS Constellation features a head-turning elevation with ecstasy design and large panoramic French windows, offering breathtaking views of the surrounding landscape, inviting the cosmic beauty indoors.

With open-plan designs, spacious balconies, and tall room wide-angle layouts, the homes provide ample space. Enjoy the convenience of optional and dedicated laundry room, multiple storage options, and cloth drying spaces; all designed to enhance your daily living experience.

SFS Constellation is where the stars align for modern luxury living.



RECREATION ZONE

Artistic Perspective

# Enjoy Moments of Cosmic Joy

With an array of amenities catering to every age and interest, SFS Constellation is designed to elevate your lifestyle to new heights of comfort and enjoyment.

Escape the urban hustle in the serene urban forest with towering trees, and take a leisurely stroll along the picturesque walking pathways, or enjoy a game of cricket in the well-equipped nets.

Families can cherish quality moments in the dynamic kids' play area, fostering laughter and joy.

Come home to a lifestyle where nature and modern amenities seamlessly blend to create the perfect harmony.

Artistic Perspective

# Immerse into Your Inner Being

The pool is your portal to tranquility. Escape the chaos of everyday life in the infinity pool, where a refreshing dip is not only a luxury, but also a journey within.

As you glide through the pool, enjoy the soothing water and breathtaking views combining to create a sanctuary for your well-being, right at home.



HOSTING KITCHEN

Artistic Perspective

# A Habitat of Green

For those who love to entertain, the rooftop Hosting Kitchen connects to the terrace area, creating an ideal space for hosting parties and gatherings. With easy access to the outdoors and stunning views, it's the ultimate setting for celebrating special occasions with friends and family.

With its open layout and inviting atmosphere, the rooftop hosting kitchen fosters a sense of community and connection among residents.



GRAND RECEPTION AREA

Artistic Perspective

# The Launch Pad to Happy Homecomings

With its elegant design, luxurious finishes, and inviting ambience, the spectacular lobby sets the stage for memorable gatherings and stylish welcomes.

From the moment you enter, you'll be greeted with a sense of comfort and hospitality, ensuring that every visit is an experience to cherish.




ARENA VILLAGE HALL/MULTI PURPOSE COMMUNITY HALL



# An Arena Where Stars Meet

At SFS Constellation, the vibrant community Village Hall serves as a dynamic hub for residents to come together. This versatile space can easily be transformed into an amateur badminton court, inviting friendly matches and fostering camaraderie among neighbours.

With its adaptable design, it can seamlessly be transformed into a captivating Amphitheatre, setting the stage for cultural events, performances, and social gatherings.



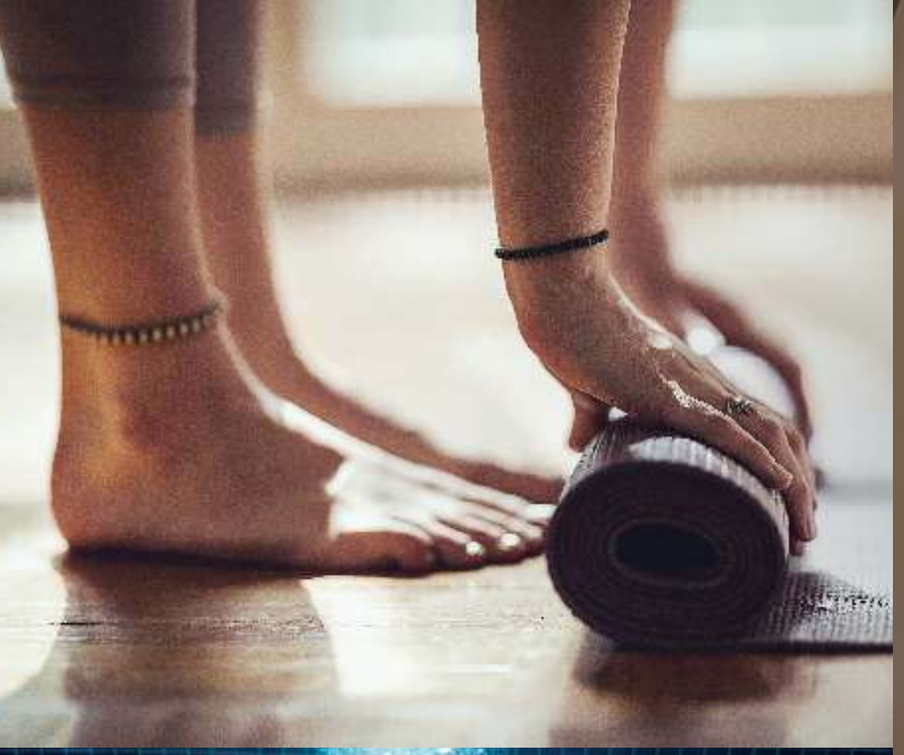

UNISEX GYM

Artistic Perspective

# The Orbit of Wellness

An active lifestyle is the key to a healthier, happier you. With modern equipment and a welcoming atmosphere, the fitness center is designed to inspire you to pursue your health and fitness goals.

Whether you're seeking to build strength, increase flexibility, or simply rejuvenate your mind and body, the comprehensive range of amenities at SFS Constellation have got you covered.







# The Stars are Aligned to Deliver Happiness Here

From the unbeatable location with easy conveyance options to the peace of mind provided by flood-safe elevation, every detail has been thoughtfully considered to elevate your living experience.

With spacious apartments offering green views and stunning architectural design, living here means embracing a lifestyle of sophistication and tranquility.

# Matching Ingenuity with Technology for the Ultimate Living Experience

- Stay near CSEZ Metro Station. Enjoy incomparable connectivity with the integrated and smart transport system by Kochi Metro Rail Limited (KMRL)
- Flexi Plan - One Plan Many Options
- Apartments With Green Views
- Premium Brands & Sophisticated Engineering Details
- High Wellness Quotient & High Maintainability Index
- Higher Window Opening To Floor Ratio
- Tall Room Wide Angle Design
- Designed By Award Winning Architect

# Site Plan




| |
|---|
| 1. Entry Zone |
| 2. Security Cabin |
| 3. Driveway |
| 4. Green Planting Area |
| 5. Podium |
| 6. Two Wheeler Parking |
| 7. Visitors' Parking |

# Schematic Plan

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| F20 | | | | | | Lobby | | | | | | |
| F19 | Open Terrace | Gym | Swimming Pool / Service Floor | | | Lobby | | Open Terrace/Hosting Kitchen | | | | |
| F18 | | A Type(2231 Sqft) | | B Type (2054 Sqft) | | | C Type (1825 Sqft) | | | | D Type (1723 Sqft) | |
| F17 | A Type (2316 Sqft) with Open Terrace (79 Sqft) in Bed2. | | B Type (1974 Sqft) with Open Terrace (61 Sqft) in Bed2. | | C Type (1813 Sqft) with Open Terrace (39 Sqft) in Mbed. | | | D Type (1710 Sqft) with Open Terrace (77 Sqft) in Bed2. | | | | |
| F16 | A Type (2231 Sqft) with Open Terrace (75 Sqft) in Work Area. | | | B Type (2054 Sqft) | | C Type (1837 Sqft) | | | | D Type (1738 Sqft) | | |
| F15 | A Type (2316 Sqft) with Open Terrace (75 Sqft) in Work Area. | | | B Type (1974 Sqft) | | C Type (1813 Sqft) | | | | D Type (1710 Sqft) | | |
| F14 | A Type (2231 Sqft) with Open Terrace (79 Sqft) in Bed2. | | B Type (2054 Sqft) with Open Terrace (61 Sqft) in Bed2. | | C Type (1825 Sqft) with Open Terrace (39 Sqft) in Mbed. | | | D Type (1723 Sqft) with Open Terrace (77 Sqft) in Bed2. | | | | |
| F12-1 | | A Type (2316 Sqft) | | B Type (1974 Sqft) | | C Type (1813 Sqft) | | | | D Type (1710 Sqft) | | |
| F12 | A Type (2231 Sqft) with Open Terrace (75 Sqft) in Work area. | | | B Type (2054 Sqft) | | C Type (1837 Sqft) | | | | D Type (1738 Sqft) | | |
| F11 | A Type (2316 Sqft) with Open Terrace (79 Sqft) in Bed2. | | B Type (1974 Sqft) with Open Terrace (61 Sqft) in Bed2. | | C Type (1813 Sqft) with Open Terrace (39 Sqft) in Mbed. | | | D Type (1710 Sqft) with Open Terrace (77 Sqft) in Bed2. | | | | |
| F10 | | A Type (2231 Sqft) | | B Type (2054 Sqft) | | | C Type (1825 Sqft) | | | | D Type (1723 Sqft) | |
| F9 | A Type (2316 Sqft) with Open Terrace (75 Sqft) in Work Area. | | | B Type (1974 Sqft) | | C Type (1813 Sqft) | | | | D Type (1710 Sqft) | | |
| F8 | A Type (2231 Sqft) with Open Terrace (79 Sqft) in Bed2. | | B Type (2054 Sqft) with Open Terrace (61 Sqft) in Bed2. | | C Type (1837 Sqft) with Open Terrace (39 Sqft) in Mbed. | | | D Type (1738 Sqft) with Open Terrace (77 Sqft) in Bed2. | | | | |
| F7 | | A Type (2316 Sqft) | | B Type (1974 Sqft) | | C Type (1813 Sqft) | | | | D Type (1710 Sqft) | | |
| F6 | A Type (2231 Sqft) with Open Terrace (75 Sqft) in Work Area. | | | B Type (2054 Sqft) | | | C Type (1825 Sqft) | | | | D Type (1723 Sqft) | |
| F5 | A Type (2316 Sqft) with Open Terrace (79 Sqft) in Bed2. | | B Type (1974 Sqft) with Open Terrace (61 Sqft) in Bed2. | | | | | D Type (1710 Sqft) with Open Terrace (77 Sqft) in Bed2. | | | | |
| F4 | A Type (2231 Sqft) with Open Terrace (75Sqft) in Work Area. | | | B Type(2054 Sqft) | | C Type (1837 Sqft) | | | | D Type (1738 Sqft) | | |
| F3 | | A Type (2316 Sqft) | | B Type (1974 Sqft) | | | C Type (1825 Sqft) | | | | D Type (1723 Sqft) | |
| F2 | Open Recreation Area | A Type (2231 Sqft) with Open Terrace (999 Sqft) | Jogging Track & Play area | B Type (1972 Sqft) with Open Terrace (1006 Sqft) . | C Type (1813 Sqft) with Open Terrace (670 Sqft). | | | Jogging Track | D Type (1710 Sqft) with Open Terrace (187 Sqft) in Mbed. | | | |
| | **A BLOCK**<br>A- 2316 Sqft<br>A- 2231 Sqft | | **B BLOCK**<br>B- 2054 Sqft<br>B- 1974 Sqft<br>B- 1972 Sqft | | **C BLOCK**<br>C- 1837 Sqft<br>C- 1825 Sqft<br>C- 1813 Sqft | | | **D BLOCK**<br>D -1738 Sqft<br>D -1723 Sqft<br>D -1710 Sqft | | | | |
| F1 | CAR PARKING | | | | | JANITORS ROOM | GAMES ROOM | | ASSOCIATION ROOM | LOBBY | CAR PARK | |
| GROUND LEVEL | CAR PARK | COMMUNITY HALL | | | GAS BANK | ELECTRICAL ROOM | FIRE COMMAND ROOM | MULTI PURPOSE LOUNGE | CARE TAKERS ROOM | LOBBY | CAR PARK | |
| B1 | CAR PARK | | | | CAR PARK | | | DRIVERS ROOM | GARBAGE ROOM | CAR PARK | | |
| B2 | | | | | | | | | | | | |

* F – Floor ie F1 means 1st Floor

* 12-1 Means 13 th FLOOR

* B1 & B2 - Means Basement 1 & Basement 2

# A Lifestyle that's Light Years Ahead

Artistic Perspective

# Togetherness Launches A Thousand Dreams

With ample room to relax and socialise, the designer living room becomes the perfect backdrop for creating cherished memories with family and friends.

The large windows fill the living area with sunshine and refreshing breeze, allowing you to immerse in the beauty of the outdoors from the comfort of your home.

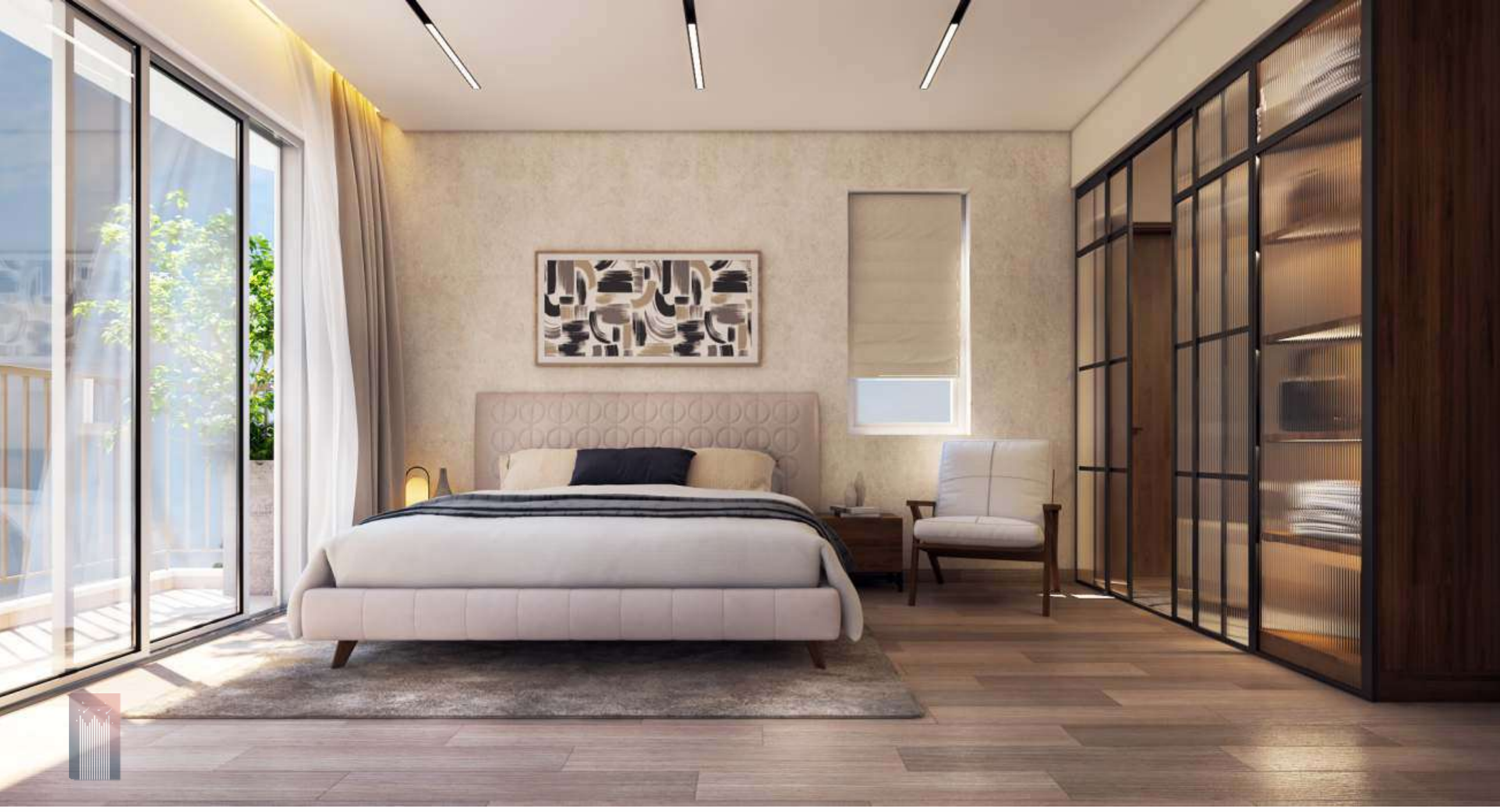


Artistic Perspective

# A Table that Steers Every Ship Home

At SFS Constellation, every meal is a celebration of comfort, style, and togetherness. Whether you're enjoying a quiet breakfast with loved ones or hosting a dinner party for friends, the spacious dining area provides the perfect setting for memorable moments and delightful culinary experiences.

With its modern design and attractive ambiance, the dining area invites you to savour the joys of everyday living in style.



Artistic Perspective

# Where Gravity Fades and Happiness Floats

Experience the luxury of having everything you need within reach, without compromising on the aesthetic appeal of your bedroom.

Designed with your convenience in mind, ample storage space ensures clutter-free living, keeping your belongings neatly organised.



Artistic Perspectives

# Versatile Living Echoing the Wonders of Space

To adapt to your every need, SFS Constellation offers a versatile space that blends the functionality of a traditional bedroom with the flexibility of a study area. Whether you envision it as a cozy guest room, a calm space for focused work, or a dynamic space for creativity, this multi-activity room provided for select units, creates a flexible and inspiring environment to suit your lifestyle needs.



Artistic Perspective

# A Loving Sight and an Intimate Treat

With ample space for both culinary creativity and communal gatherings, the open kitchen option doubles up the space of the dining area and makes every meal a delightful experience filled with fun and camaraderie.




Artistic Perspective

# Gazing at the Skies to Catch a Shooting Star

Each residence at SFS Constellation invites nature right into your daily life. Picture yourself sipping your morning coffee with nature on your balcony, a personal retreat where city living meets a touch of tranquility.

Feel the refreshing vibe of lush green surroundings that make coming home a breath of fresh air. It's like having a green paradise on your balcony.



Artistic Perspective

# Feel the Celestial Bliss

The meticulously crafted bathrooms featuring premium fittings and fixtures elevate your daily routine to a pampering experience.

With ample space reminiscent of lavish spa retreats, the bathrooms provide a sanctuary where you can unwind and rejuvenate in absolute tranquility.

Here, storage space is designed with functionality in mind. Ample room is provided for essentials and toiletries, ensuring everything has its place and is easily accessible. Additionally, there's a dedicated space for reading materials such as books or magazines, allowing residents to indulge in a relaxing read.



Artistic Perspective

# Innovation Turns the Mundane to the Magical

Turn your laundry day to a fun day with the dedicated space provided optional at SFS Constellation. Store everything in its place with designated areas for sorting, washing, draining, drying, and even pressing your clothes.

The storage space in the laundry area is thoughtfully designed to accommodate all your cleaning tools and essentials, along with additional storage for empty luggage boxes, ensuring a clutter-free environment.

Welcome to a world where even the mundane becomes magical.

# A Home Tailored to Fit the Homemaker

Designed with your evolving needs in mind, the Flexi Plan offers the freedom to customize your living space to suit your lifestyle, ensuring that your home remains functional and tailored to your preferences.

Select units of 3 BHK have layout options which effortlessly adapt to your lifestyle, offering the option to transform to a fourth bedroom or an ideal home office or additional living area.

The 3 BHK unit opens up into a spacious living cum dining space with a wide balcony that draws you outdoors. These expansive balconies serve as an extension of your living space, connecting you to the outdoors and providing the perfect setting to enjoy fresh air and scenic views.



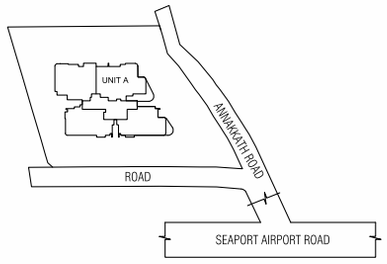

Original hand-drawn design sketches by the architect capture early concepts, the design's philosophy, and its site-driven approach. These sketches, preceding detailed drawings, heavily influence the final outcome. They showcase the architect's vision, focusing on functionality, aesthetics, and integration with the site's unique features, creating a sustainable and cohesive living environment.

# In the Stratosphere of His Own

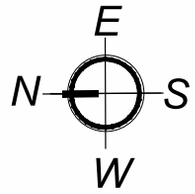
silpi

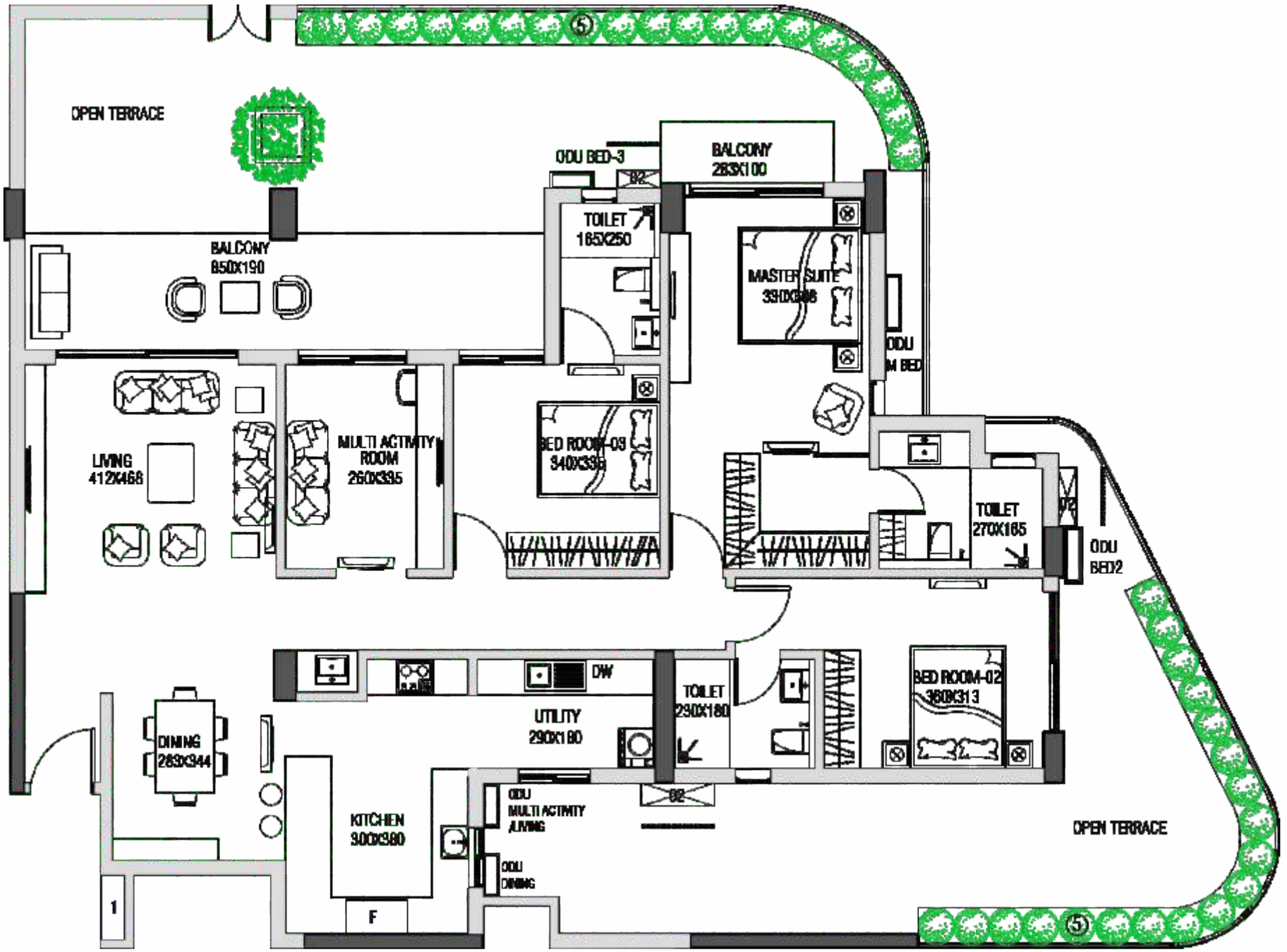
Ar. Sebastian Jose (B.Arch, M. L. Arch), the Founder Principal of SILPI Architects, Kochi, holds a Bachelor's degree in Architecture from Kerala University and a Master's Degree from School of Planning and Architecture, New Delhi.

In 2013, Architect & Interiors India magazine honoured Ar. Sebastian as one of the top 50 gen next architects of India, recognizing his innovative approach and outstanding achievements in the industry




KEY PLAN



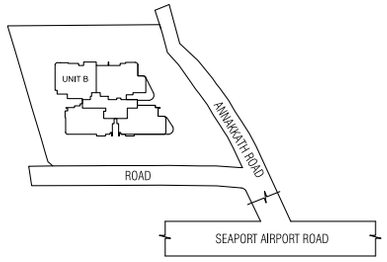




| | |
|---|---|
| ① | SHELF FOR MILK / PAPER |
| ② | SERVICE SHAFT |
| ③ | CLOTH DRYING AREA |
| ④ | SERVICE LEDGE |
| ⑤ | POTTED PLANT AREA |
| ODU | AC OUTDOOR UNIT |
| | AC INDOOR UNIT |
| MPN | MULTI PURPOSE NICHE |
| F | REFRIGERATOR |
| DW | DISH WASHER |
| | ARCHITECTURAL /FACADE ELEMENT |

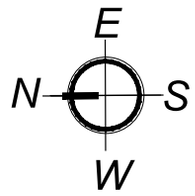
| CARPET AREA AS PER RERA | EXTERNAL WALL AREA | BALCONY AREA | PLINTH AREA | COMMON AREA | SALEABLE AREA | OPEN TERRACE |
|---|---|---|---|---|---|---|
| 134.99 m2<br>1452.49 sq ft | 10.53 m2<br>113.3 sq ft | 18.99 m2<br>204.33 sq ft | 164.51 m2<br>1770.12 sq ft | 42.77 m2<br>460.20 sq ft | 207.28 m2<br>2231 sq ft | 92.87 m2<br>999 sq ft |

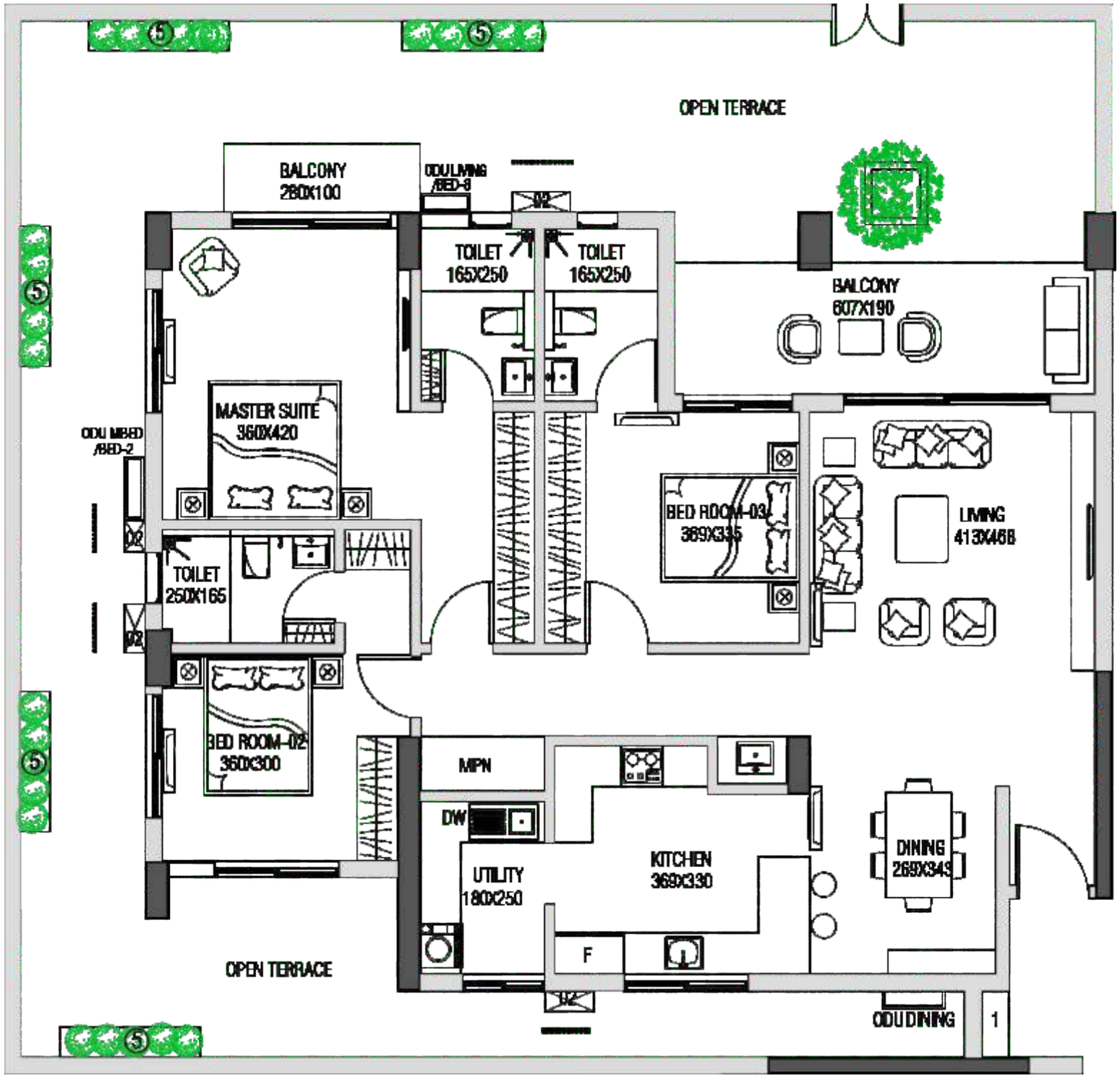
Dimensions may slightly vary during construction.
Furniture and fixtures are indicative only. All dimensions are in centimeters.

# UNIT - A
(2nd Floor)
AREA - 2231 Sq. Ft.




KEY PLAN



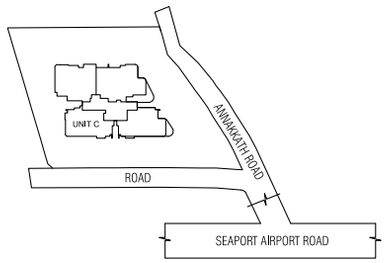




| | |
|---|---|
| ① | SHELF FOR MILK / PAPER |
| ② | SERVICE SHAFT |
| ③ | CLOTH DRYING AREA |
| ④ | SERVICE LEDGE |
| ⑤ | POTTED PLANT AREA |
| ODU | AC OUTDOOR UNIT |
| | AC INDOOR UNIT |
| MPN | MULTI PURPOSE NICHE |
| F | REFRIGERATOR |
| DW | DISH WASHER |
| ••••••••••• | ARCHITECTURAL /FACADE ELEMENT |

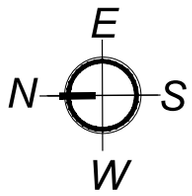
| CARPET AREA AS PER RERA | EXTERNAL WALL AREA | BALCONY AREA | PLINTH AREA | COMMON AREA | SALEABLE AREA | OPEN TERRACE |
|---|---|---|---|---|---|---|
| 122.35m2<br>1316.48 sq ft | 8.76 m2<br>94.25 sq ft | 14.36 m2<br>154.51 sq ft | 145.47 m2<br>1565.25 sq ft | 37.82 m2<br>406.94 sq ft | 183.29 m2<br>1972 sq ft | 93.55 m2<br>1006 sq ft |

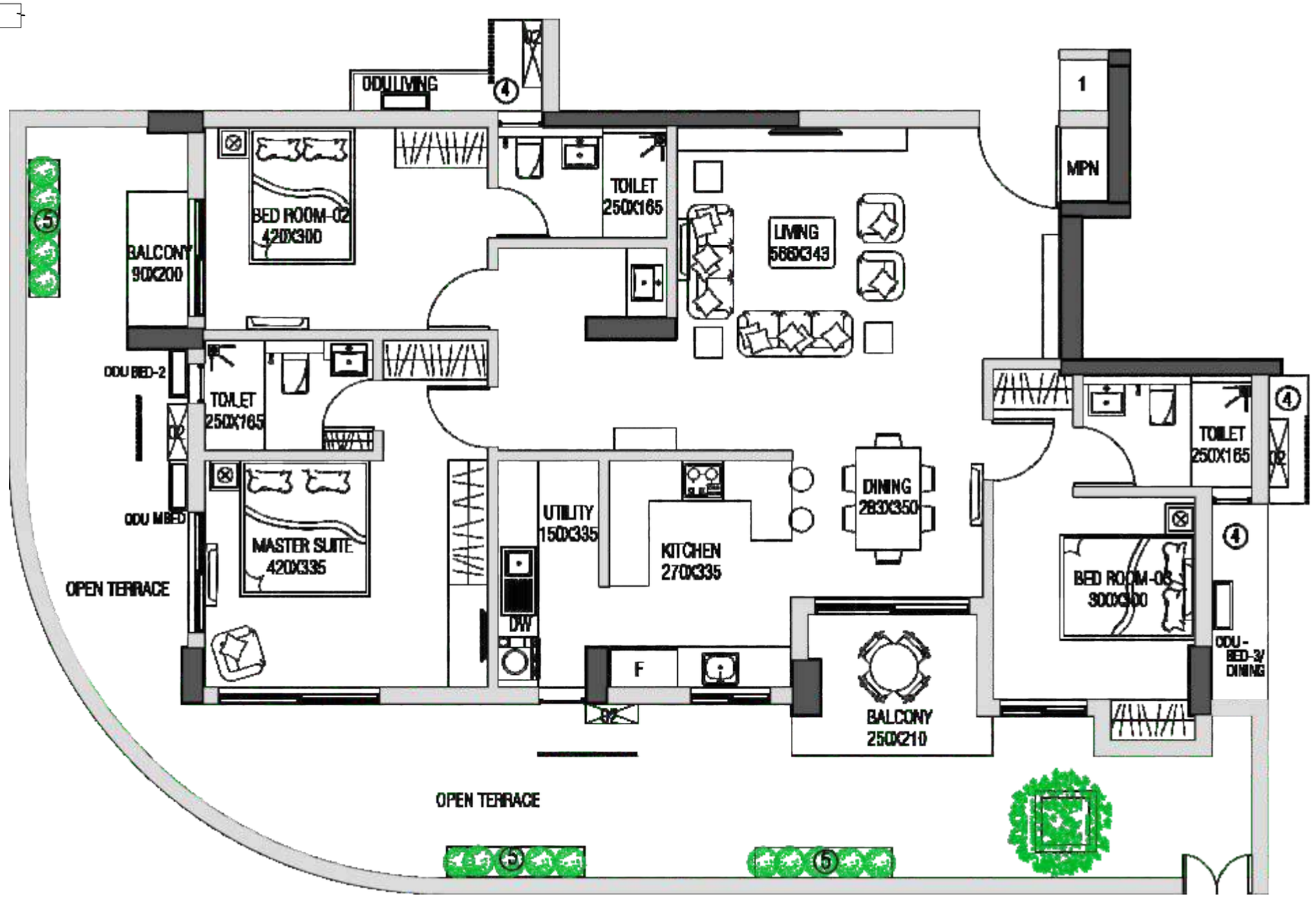
Dimensions may slightly vary during construction.
Furniture and fixtures are indicative only. All dimensions are in centimeters.

# UNIT - B
(2nd Floor)
AREA - 1972 Sq. Ft.




KEY PLAN



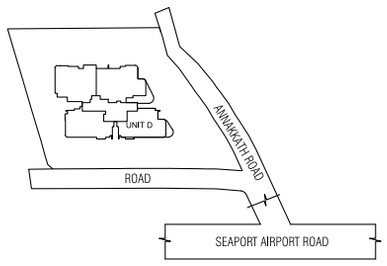




| | |
|---|---|
| ① | SHELF FOR MILK / PAPER |
| ② | SERVICE SHAFT |
| ③ | CLOTH DRYING AREA |
| ④ | SERVICE LEDGE |
| ⑤ | POTTED PLANT AREA |
| ODU | AC OUTDOOR UNIT |
| | AC INDOOR UNIT |
| MPN | MULTI PURPOSE NICHE |
| F | REFRIGERATOR |
| DW | DISH WASHER |
| ▪▪▪▪▪▪▪▪▪▪▪▪ | ARCHITECTURAL /FACADE ELEMENT |

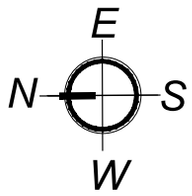
| CARPET AREA AS PER RERA | EXTERNAL WALL AREA | BALCONY AREA | PLINTH AREA | COMMON AREA | SALEABLE AREA | OPEN TERRACE |
|---|---|---|---|---|---|---|
| 114.92 m2<br>1236.53 sq ft | 11.77 m2<br>126.64 sq ft | 7.03 m2<br>75.64 sq ft | 133.72 m2<br>1438.82 sq ft | 34.77 m2<br>374.12 sq ft | 168.49 m2<br>1813 sq ft | 62.34 m2<br>670 sq ft |

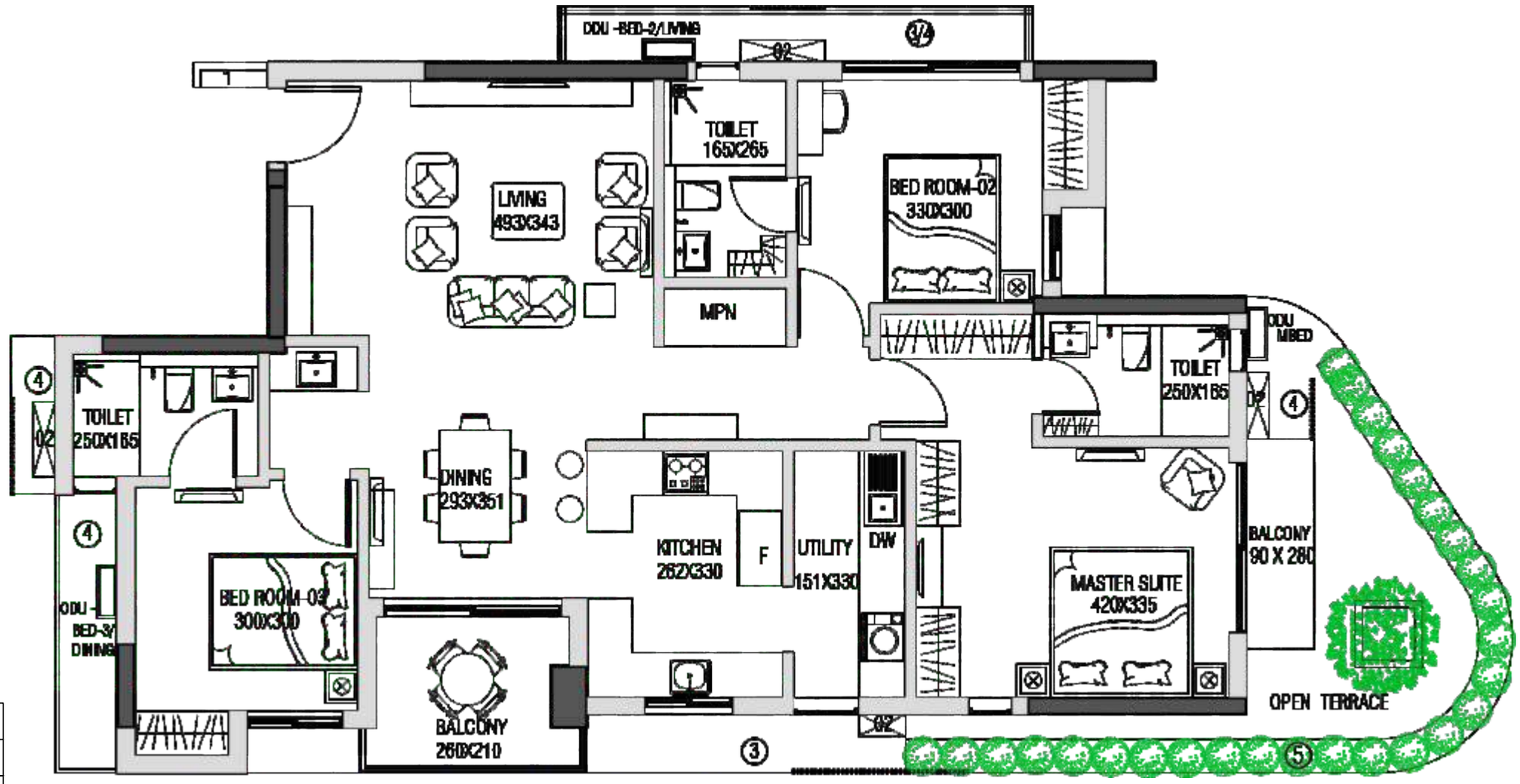
Dimensions may slightly vary during construction.
Furniture and fixtures are indicative only. All dimensions are in centimeters.

# UNIT - C
(2nd Floor)
AREA - 1813 Sq. Ft.




KEY PLAN



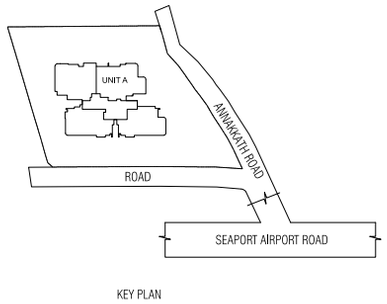




| | |
|---|---|
| ① | SHELF FOR MILK / PAPER |
| ② | SERVICE SHAFT |
| ③ | CLOTH DRYING AREA |
| ④ | SERVICE LEDGE |
| ⑤ | POTTED PLANT AREA |
| ODU | AC OUTDOOR UNIT |
| | AC INDOOR UNIT |
| MPN | MULTI PURPOSE NICHE |
| F | REFRIGERATOR |
| DW | DISH WASHER |
| ..... | ARCHITECTURAL /FACADE ELEMENT |

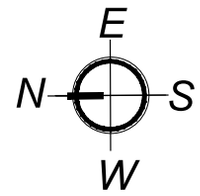
| CARPET AREA AS PER RERA | EXTERNAL WALL AREA | BALCONY AREA | PLINTH AREA | COMMON AREA | SALEABLE AREA | OPEN TERRACE |
|---|---|---|---|---|---|---|
| 106.68 m2<br>1147.87sq ft | 11.48 m2<br>123.52 sq ft | 8.03 m2<br>86.40 sq ft | 126.19 m2<br>1357.80sq ft | 32.81 m2<br>353.03 sq ft | 159.0m2<br>1710 sq ft | 17.47 m2<br>187 sq ft |

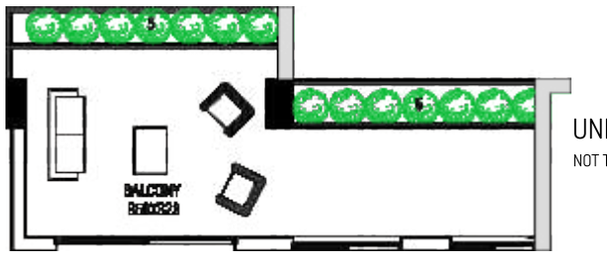
Dimensions may slightly vary during construction.
Furniture and fixtures are indicative only. All dimensions are in centimeters.

# UNIT - D
(2nd Floor)
AREA - 1710 Sq. Ft.



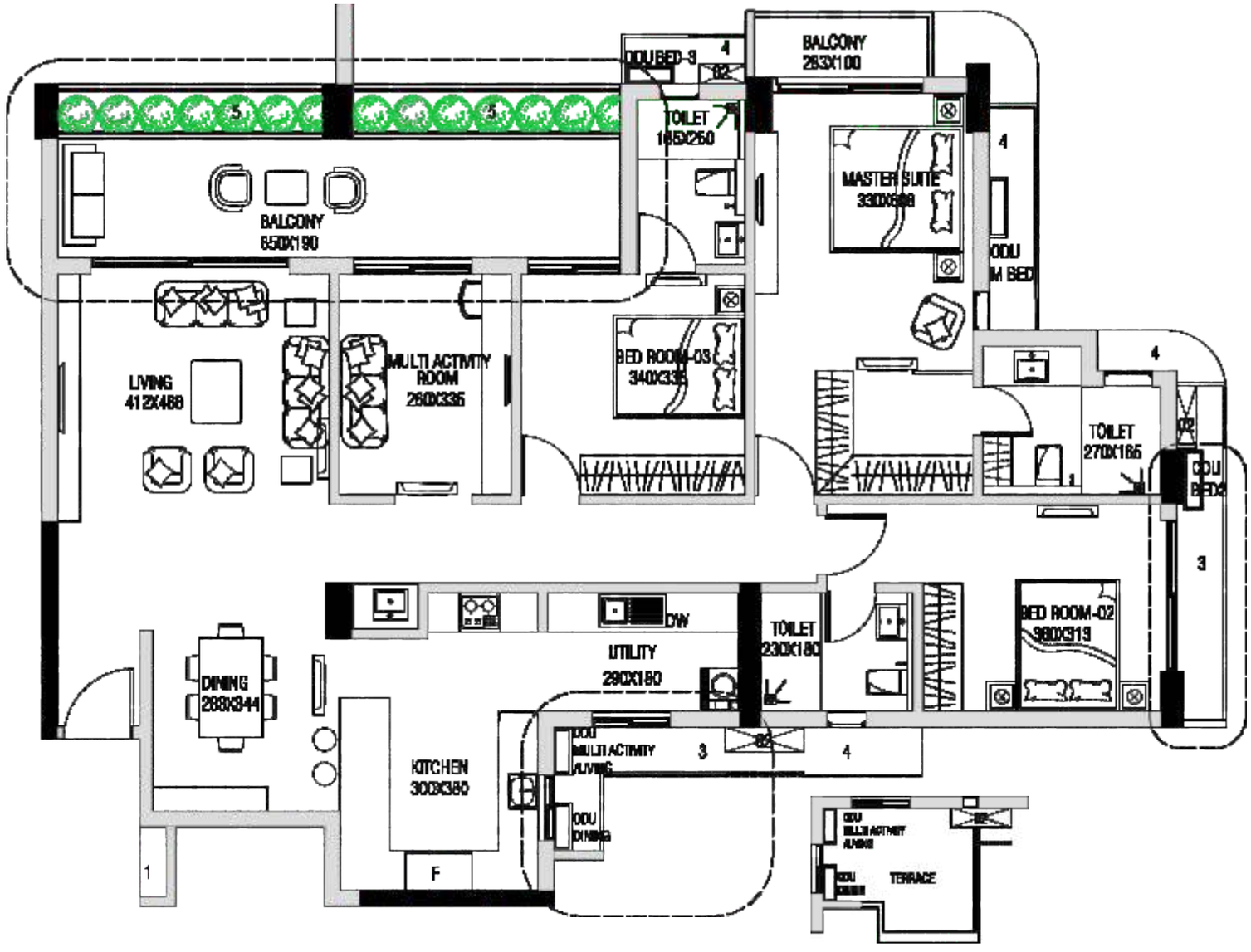

KEY PLAN



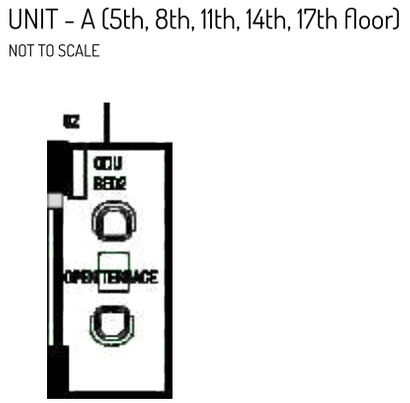

UNIT - A (3rd, 5th, 7th, 9th, 11th, 13th, 15th, 17th floor)

NOT TO SCALE




UNIT - A (4th, 6th, 9th, 12th, 15th, 16th floor)

NOT TO SCALE




UNIT - A (5th, 8th, 11th, 14th, 17th floor)

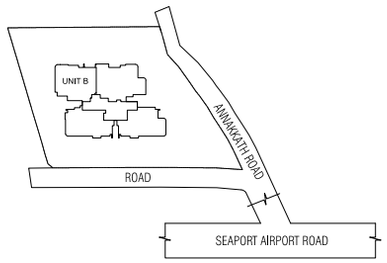
NOT TO SCALE

| | |
|---|---|
| ① | SHELF FOR MILK / PAPER |
| ② | SERVICE SHAFT |
| ③ | CLOTH DRYING AREA |
| ④ | SERVICE LEDGE |
| ⑤ | POTTED PLANT AREA |
| ODU | AC OUTDOOR UNIT |
| | AC INDOOR UNIT |
| MPN | MULTI PURPOSE NICHE |
| F | REFRIGERATOR |
| DW | DISH WASHER |
| ▪▪▪▪▪▪▪▪▪▪▪▪ | ARCHITECTURAL /FACADE ELEMENT |

| CARPET AREA AS PER RERA | EXTERNAL WALL AREA | BALCONY AREA | PLINTH AREA | COMMON AREA | SALEABLE AREA | FLOWER BED |
|---|---|---|---|---|---|---|
| 134.72 m2<br>1449.58 sq ft | 10.9 m2<br>117.28 sq ft | 18.99 m2<br>204.33 sq ft | 164.61 m2<br>1771.20 sq ft | 42.80 m2<br>460.52 sq ft | 207.41 m2<br>2231 sq ft | 6.21 m2<br>66.81 sq ft |

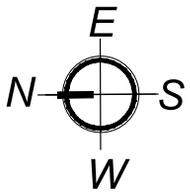
Dimensions may slightly vary during construction.
Furniture and fixtures are indicative only. All dimensions are in centimeters.

# UNIT - A
## (10th, 18th Floor)
## AREA - 2231 Sq. Ft.



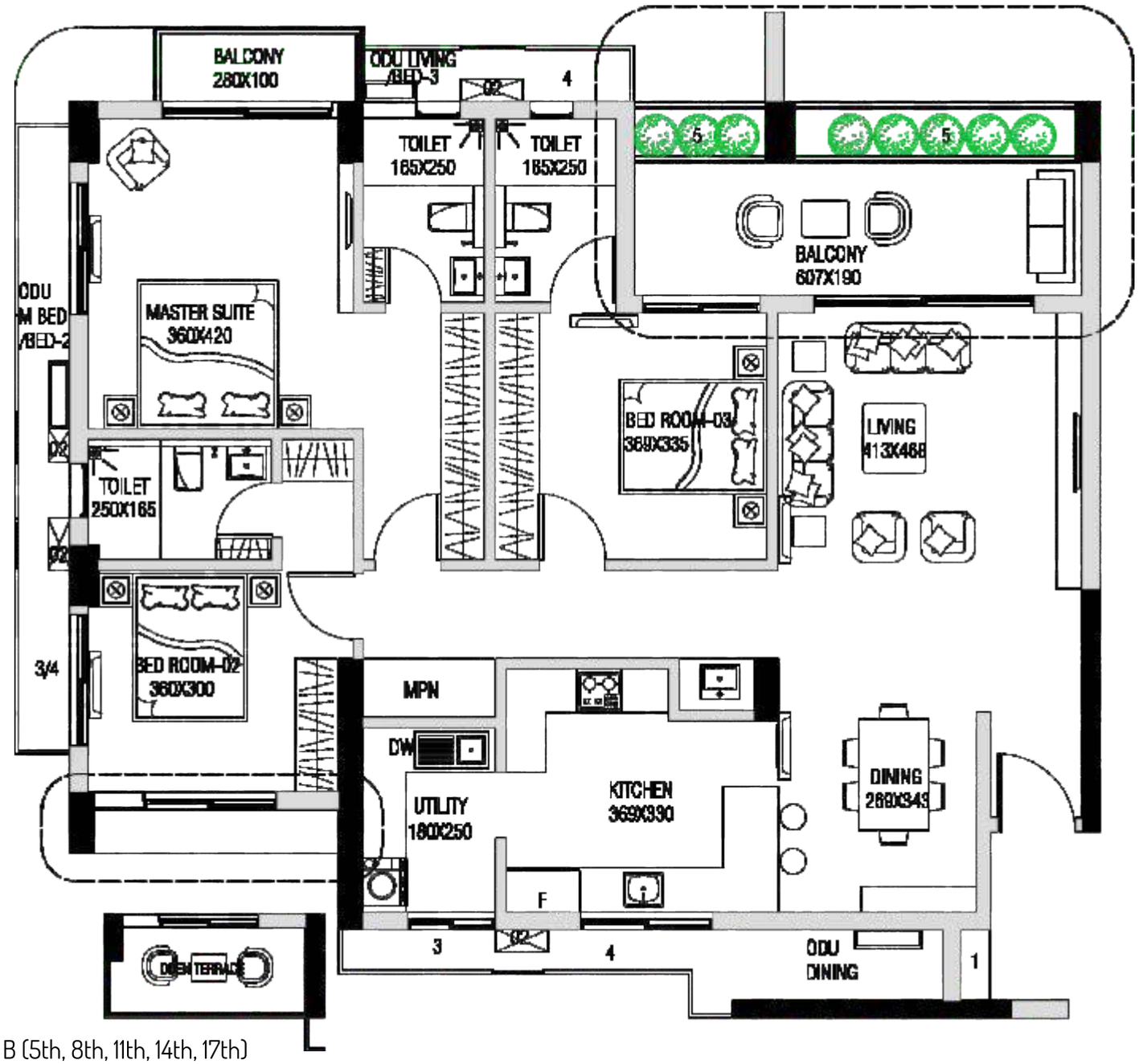

KEY PLAN




UNIT - B (4th, 6th, 8th, 10th, 12th, 14th, 16th, 18th)

NOT TO SCALE




UNIT - B (5th, 8th, 11th, 14th, 17th)

NOT TO SCALE

| | |
|---|---|
| ① | SHELF FOR MILK / PAPER |
| ② | SERVICE SHAFT |
| ③ | CLOTH DRYING AREA |
| ④ | SERVICE LEDGE |
| ⑤ | POTTED PLANT AREA |
| ODU | AC OUTDOOR UNIT |
| | AC INDOOR UNIT |
| MPN | MULTI PURPOSE NICHE |
| F | REFRIGERATOR |
| DW | DISH WASHER |
| | ARCHITECTURAL /FACADE ELEMENT |

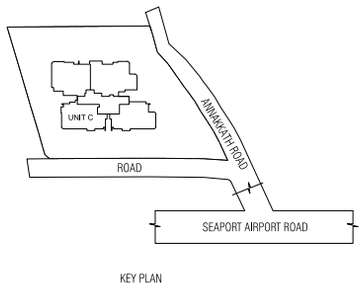
| CARPET AREA AS PER RERA | EXTERNAL WALL AREA | BALCONY AREA | PLINTH AREA | COMMON AREA | SALEABLE AREA | FLOWER BED |
|---|---|---|---|---|---|---|
| 121.93 m2<br>1311.96 sq ft | 9.34 m2<br>100.49 sq ft | 14.36 m2<br>154.51 sq ft | 145.63 m2<br>1566.97 sq ft | 37.86 m2<br>407.37 sq ft | 183.49 m2<br>1974 sq ft | 4.35 m2<br>46.80 sq ft |

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

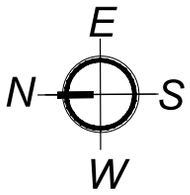
# UNIT - B

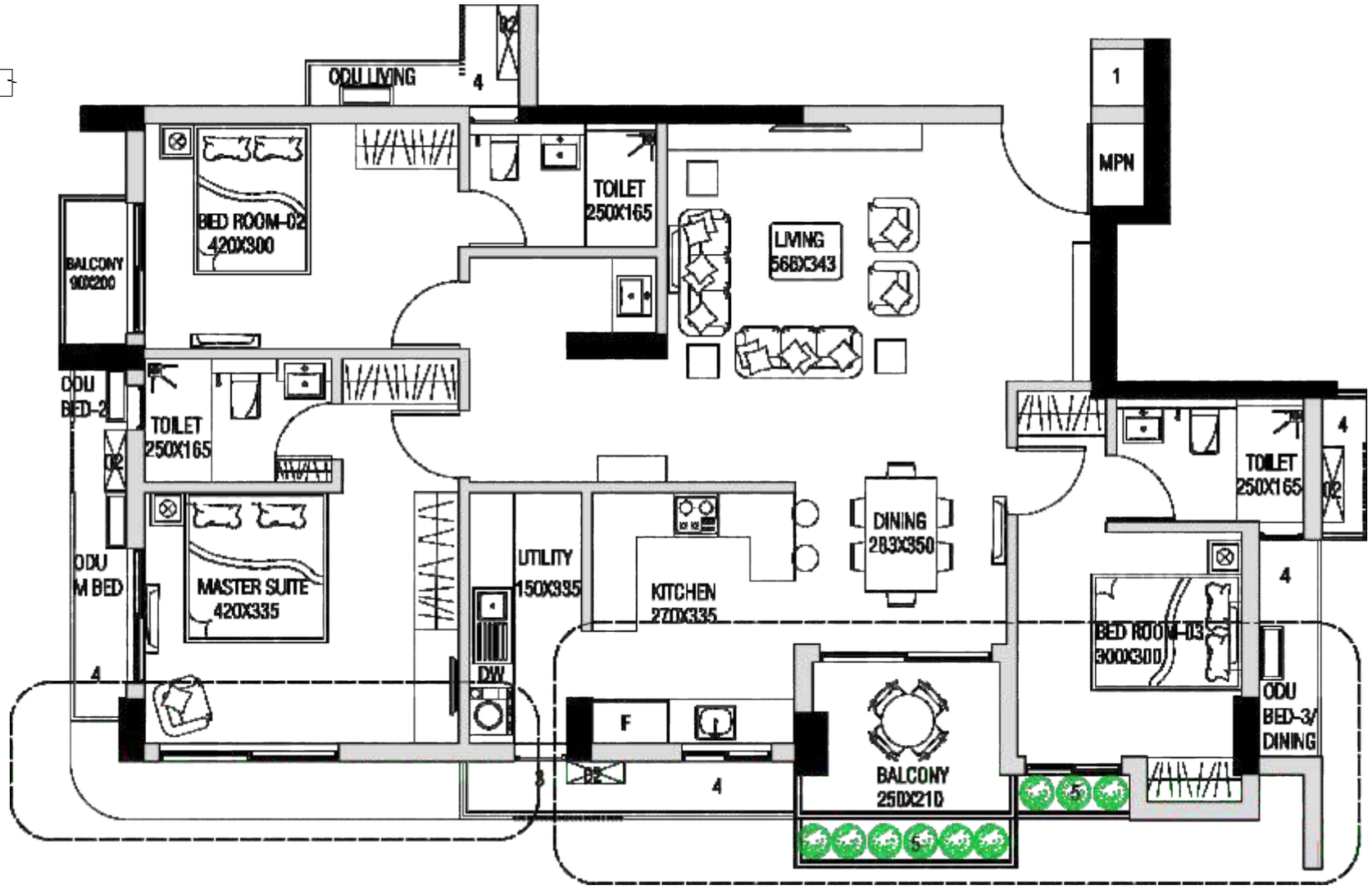
( 3rd, 7th, 9th, 13th, 15th Floor)

AREA - 1974 Sq. Ft.




KEY PLAN

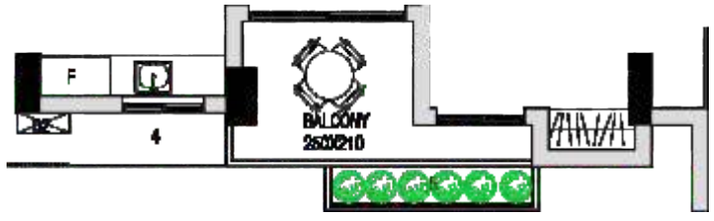


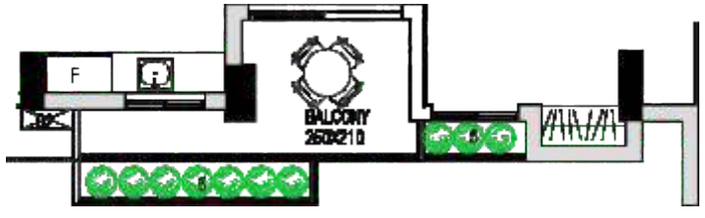




UNIT - C (5th, 8th, 11th, 14th, 17th)
NOT TO SCALE




UNIT - C (6th, 10th, 18th, 14th)
NOT TO SCALE




UNIT - C (4th, 8th, 12th, 16th)
NOT TO SCALE

| | |
|---|---|
| ① | SHELF FOR MILK / PAPER |
| ② | SERVICE SHAFT |
| ③ | CLOTH DRYING AREA |
| ④ | SERVICE LEDGE |
| ⑤ | POTTED PLANT AREA |
| ODU | AC OUTDOOR UNIT |
| | AC INDOOR UNIT |
| MPN | MULTI PURPOSE NICHE |
| F | REFRIGERATOR |
| DW | DISH WASHER |
| ..... | ARCHITECTURAL /FACADE ELEMENT |

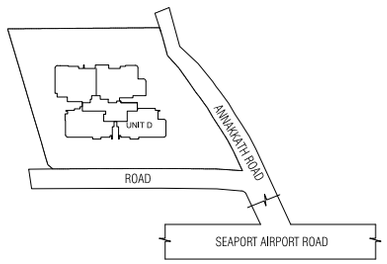
| CARPET AREA AS PER RERA | EXTERNAL WALL AREA | BALCONY AREA | PLINTH AREA | COMMON AREA | SALEABLE AREA | FLOWER BED |
|---|---|---|---|---|---|---|
| 114.37 m2<br>1230.62 sq ft | 12.33 m2<br>132.67 sq ft | 7.03 m2<br>75.64 sq ft | 133.73m2<br>1438.93 sq ft | 34.77 m2<br>374.12 sq ft | 168.50 m2<br>1813 sq ft | 2.82 m2<br>30.34 sq ft |

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

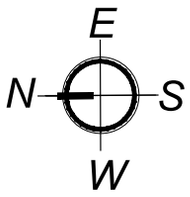
# UNIT - C

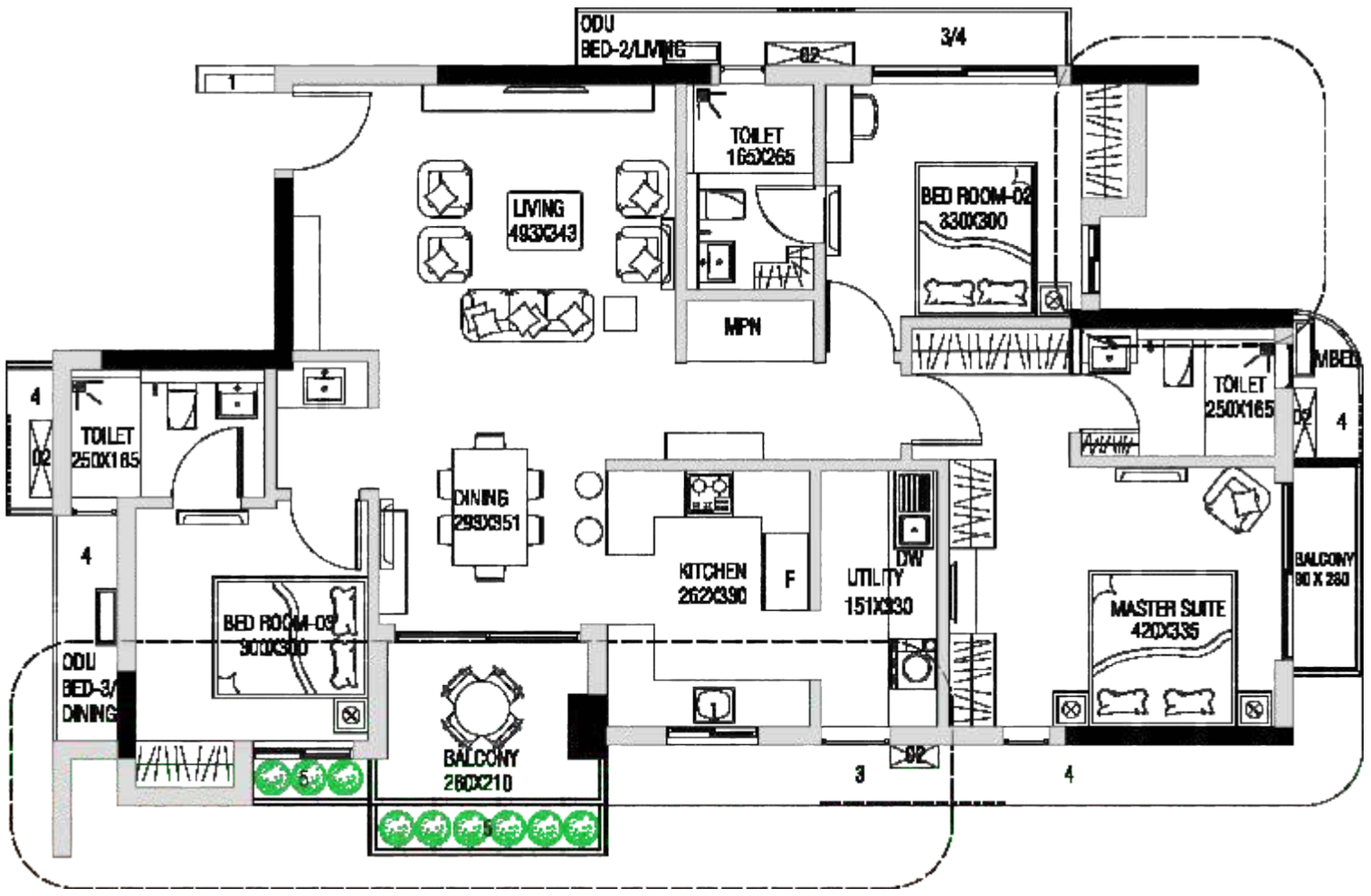
## (7th, 9th, 13th, 15th Floor)

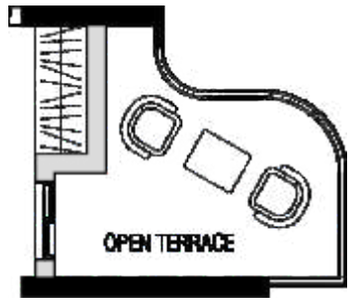
## AREA - 1813 Sq. Ft.




KEY PLAN




UNIT - D ( 5th , 8th , 11th ,14th ,17)

NOT TO SCALE




UNIT - D ( 6th, 10th ,14th ,18th )

NOT TO SCALE




UNIT - D ( 4th , 8th ,12th ,16th )

NOT TO SCALE

| | |
|---|---|
| ① | SHELF FOR MILK / PAPER |
| ② | SERVICE SHAFT |
| ③ | CLOTH DRYING AREA |
| ④ | SERVICE LEDGE |
| ⑤ | POTTED PLANT AREA |
| ODU | AC OUTDOOR UNIT |
| | AC INDOOR UNIT |
| MPN | MULTI PURPOSE NICHE |
| F | REFRIGERATOR |
| DW | DISH WASHER |
| ..... | ARCHITECTURAL /FACADE ELEMENT |

| CARPET AREA AS PER RERA | EXTERNAL WALL AREA | BALCONY AREA | PLINTH AREA | COMMON AREA | SALEABLE AREA | FLOWER BED |
|---|---|---|---|---|---|---|
| 106.68 m2<br>1147.87 sq ft | 11.48 m2<br>123.52 sq ft | 8.03 m2<br>86.40 sq ft | 126.19 m2<br>1357.80 sq ft | 32.81 m2<br>353.03 sq ft | 159.0 m2<br>1710 sq ft | 2.88 m2<br>30.98 sq ft |

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

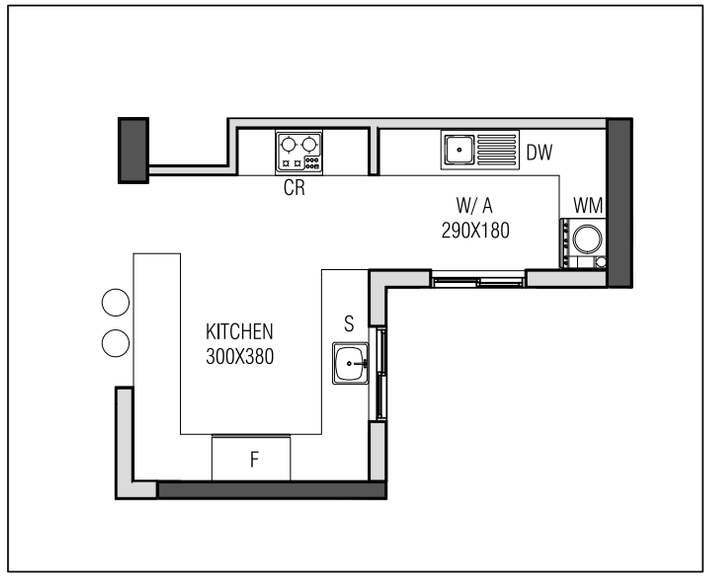
# UNIT - D

(5th, 7th, 9th, 13th, 11th, 15th, 17th Floor)

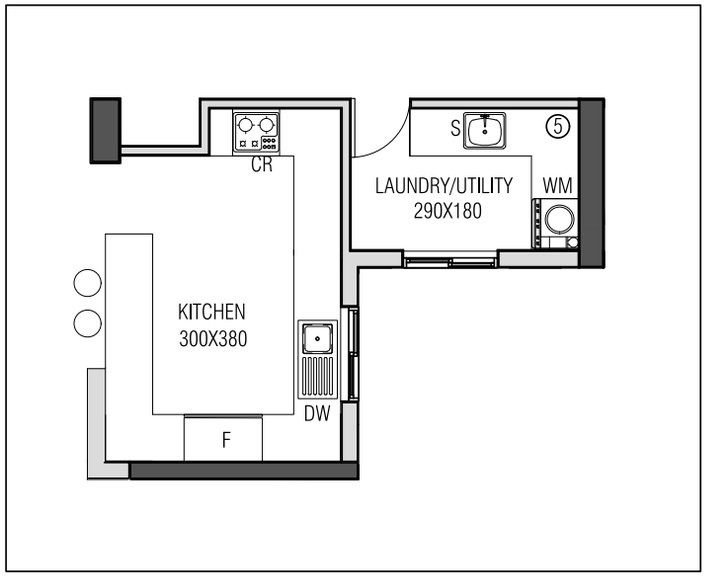
AREA - 1710 Sq. Ft.

# CHOICE FOR OWNER / APARTMENT A / SFS CONSTELLATION

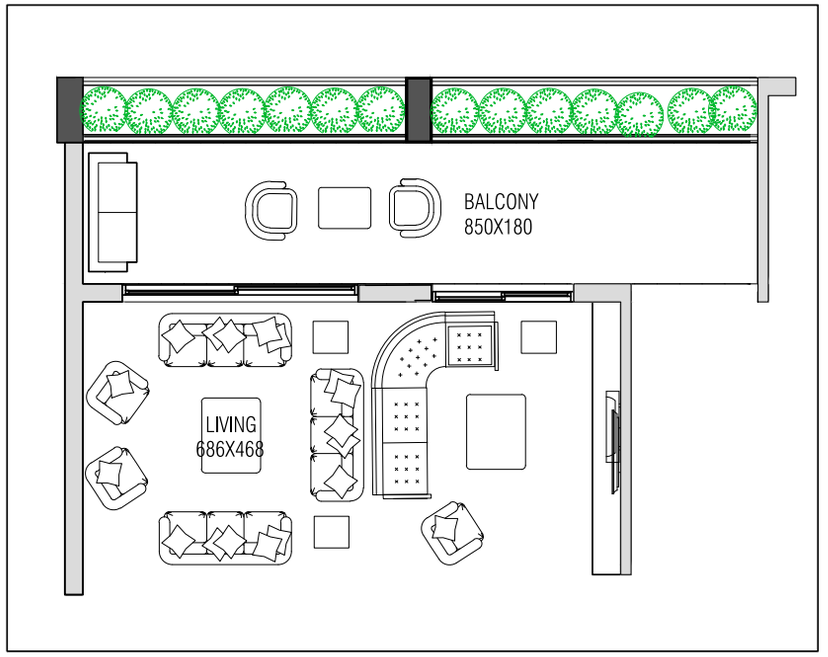
## 1.OPEN KITCHEN -STANDARD ☐



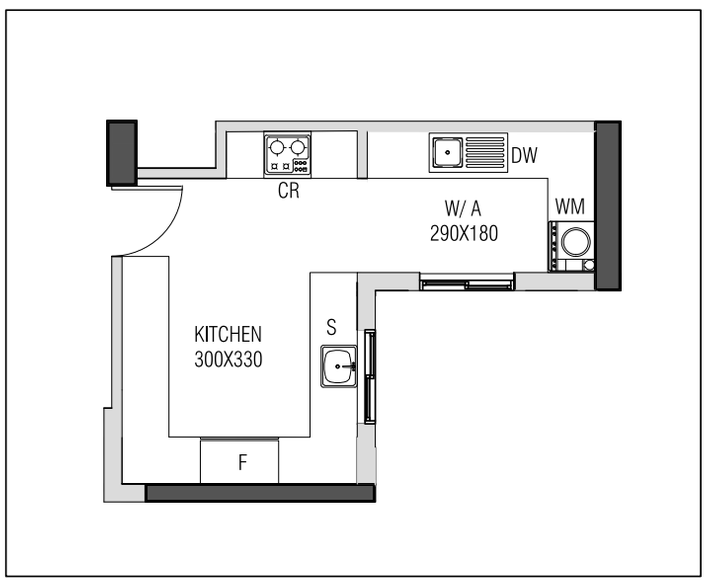

## 3. KITCHEN & LAUNDRY UNIT ☐



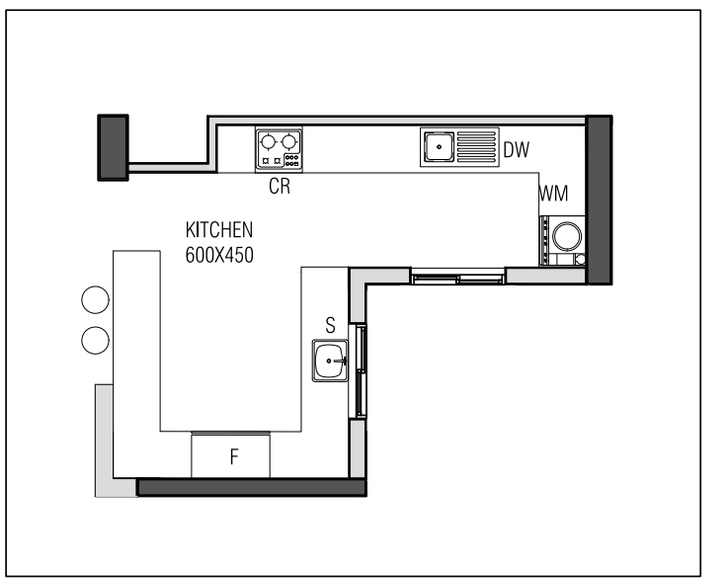

## 5. MEGA LIVING ☐




## 2. CLOSED KITCHEN ☐




## 4. MEGA KITCHEN ☐

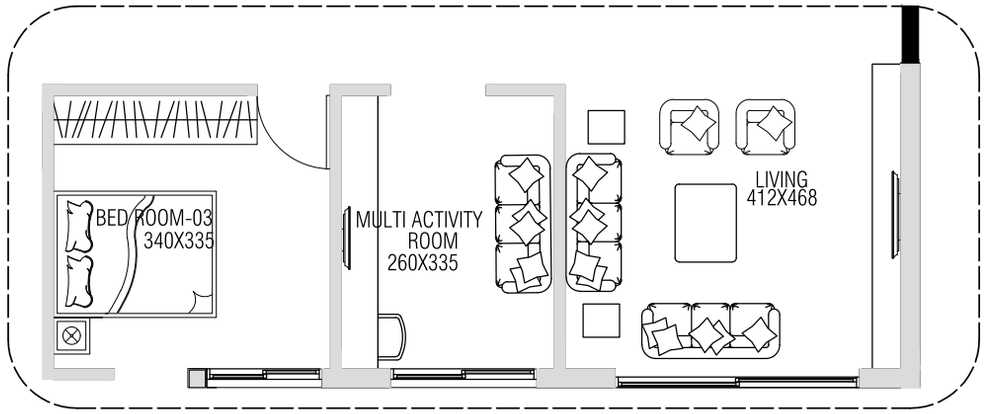



| | |
|---|---|
| F | FRIDGE |
| S | SINGLE BOWL SINK |
| CR | COOKING RANGE |
| DW | SINGLE BOWL SINGLE DRAIN SINK |
| WM | WASHING MACHINE |

NOTE : TICK UP ☑ IN APPROPRIATE BOX FOR YOUR KITCHEN CHOICE

SCENARIO 1

## SLEEP - STUDY - LIVE

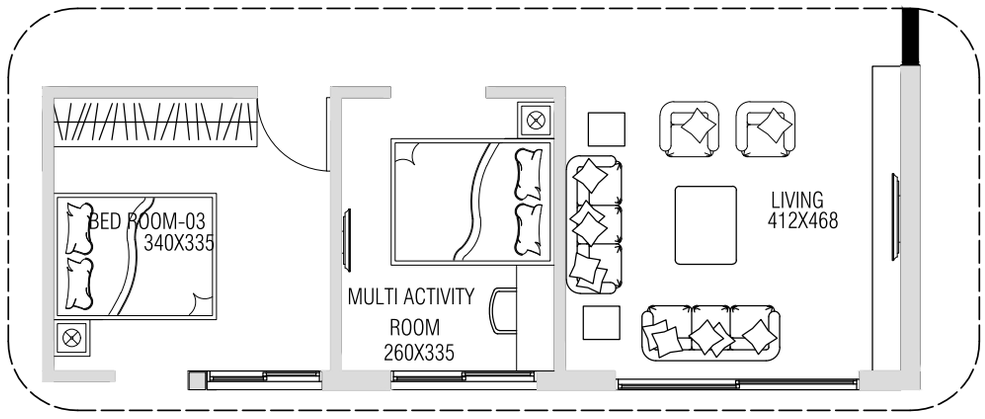





SLEEP STUDY LIVE

SCENARIO 2

## SLEEP - SLEEP - LIVE

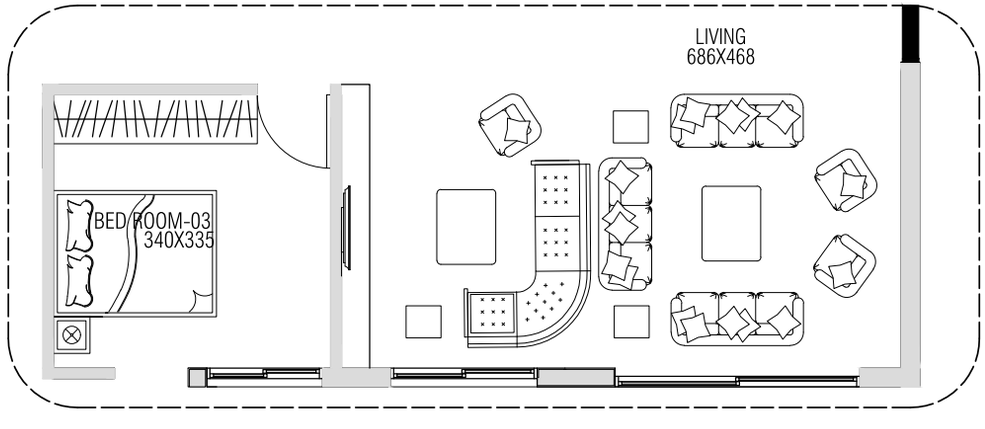





SLEEP SLEEP LIVE

SCENARIO 3

## SLEEP - LIVE - LIVE

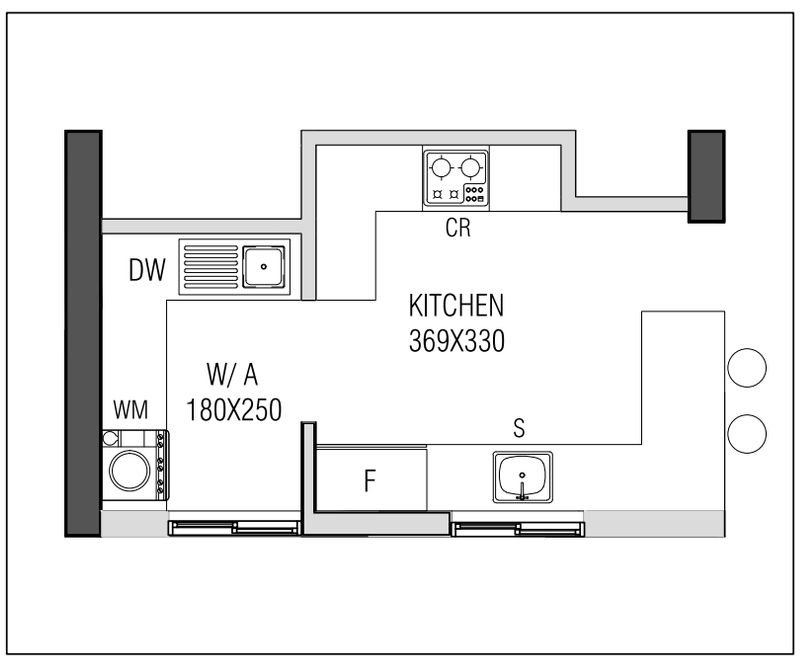




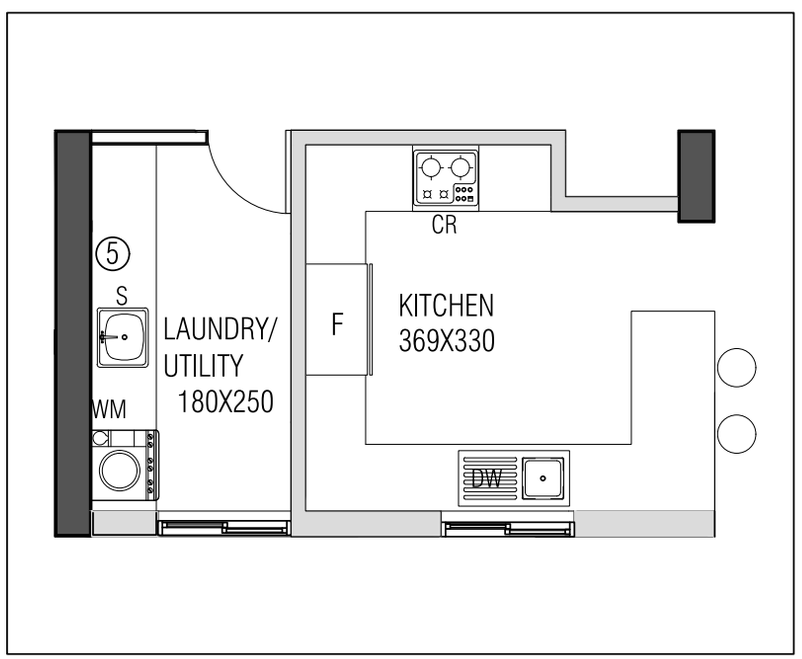

SLEEP LIVE LIVE

# CHOICE FOR OWNER / APARTMENT B / SFS CONSTELLATION

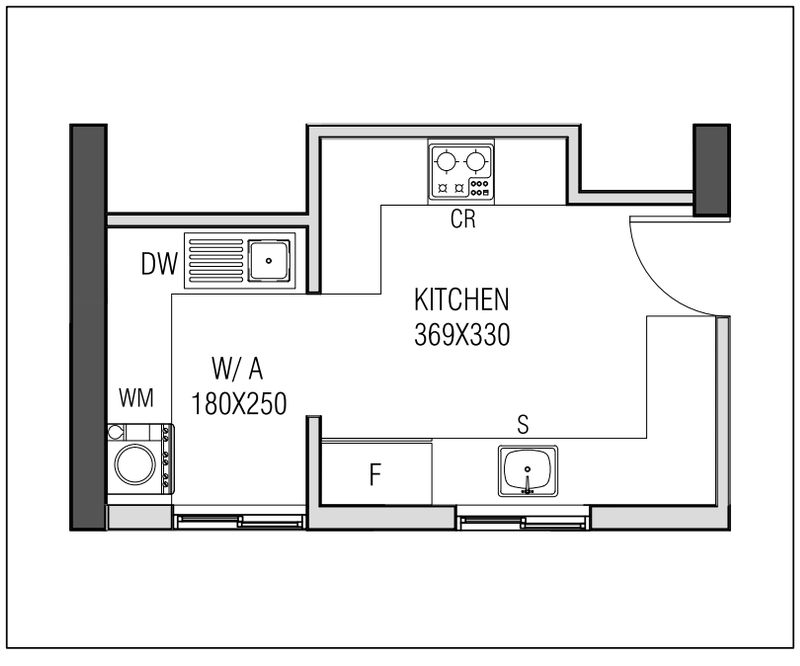
1.OPEN KITCHEN -STANDARD ☐



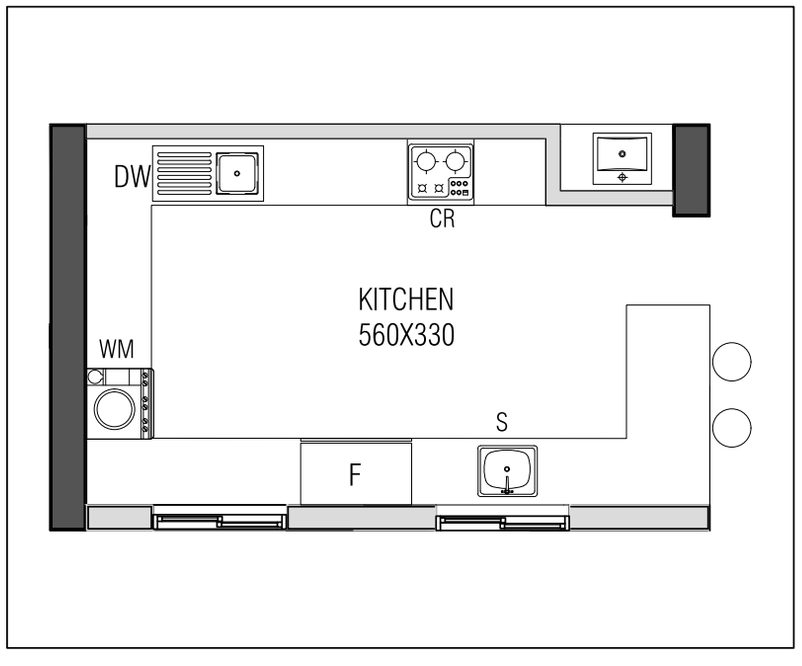

3. KITCHEN & LAUNDRY UNIT ☐




2. CLOSED KITCHEN ☐




4. MEGA KITCHEN ☐

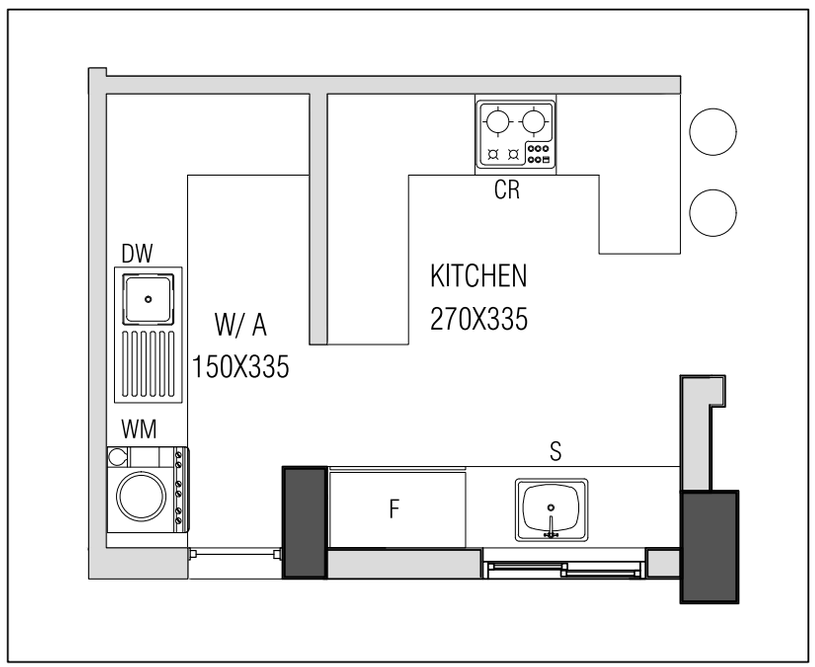



| | |
|---|---|
| F | FRIDGE |
| S | SINGLE BOWL SINK |
| CR | COOKING RANGE |
| DW | SINGLE BOWL SINGLE DRAIN SINK |
| WM | WASHING MACHINE |

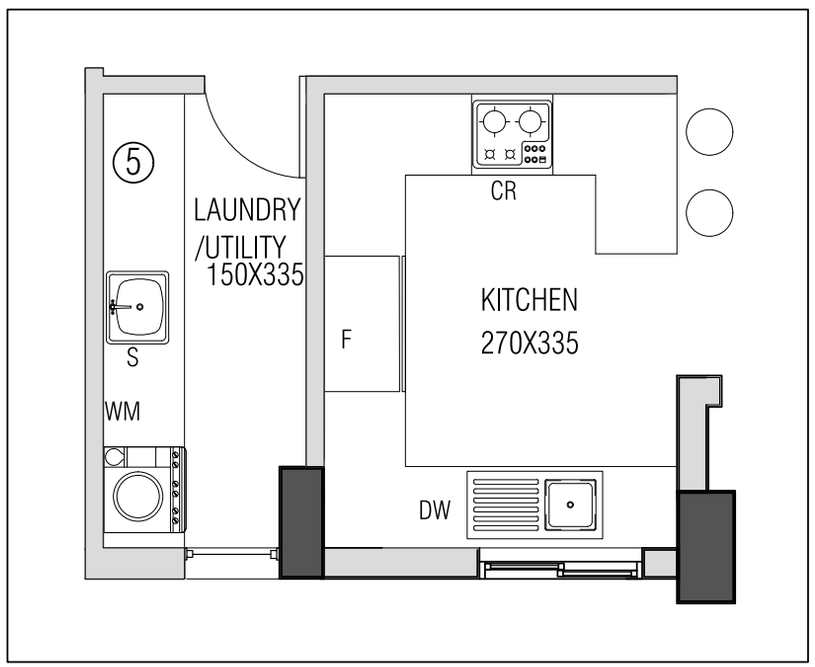
NOTE : TICK ☑ IN APPROPRIATE BOX FOR YOUR KITCHEN CHOICE

# CHOICE FOR OWNER / APARTMENT C / SFS CONSTELLATION

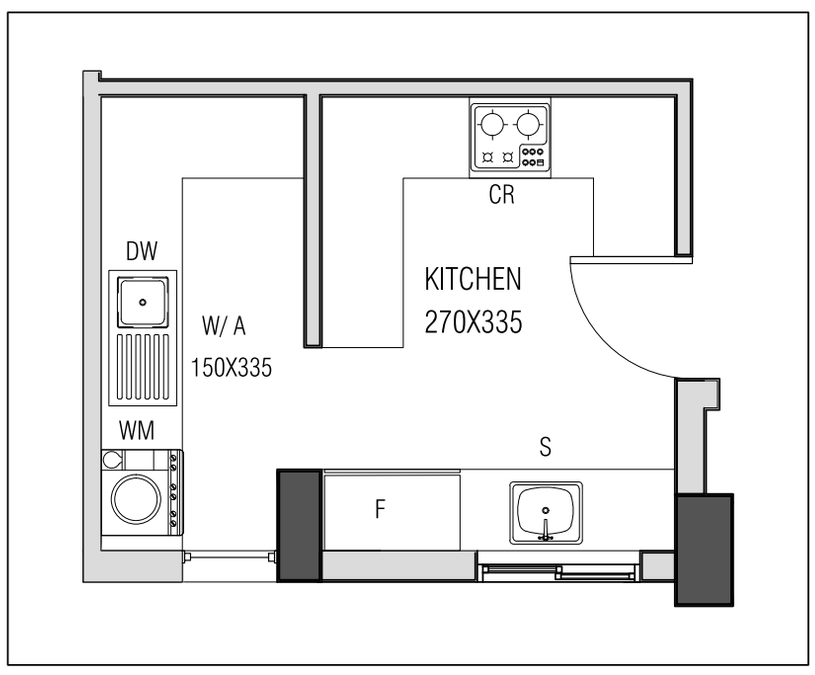
1.OPEN KITCHEN -STANDARD ☐



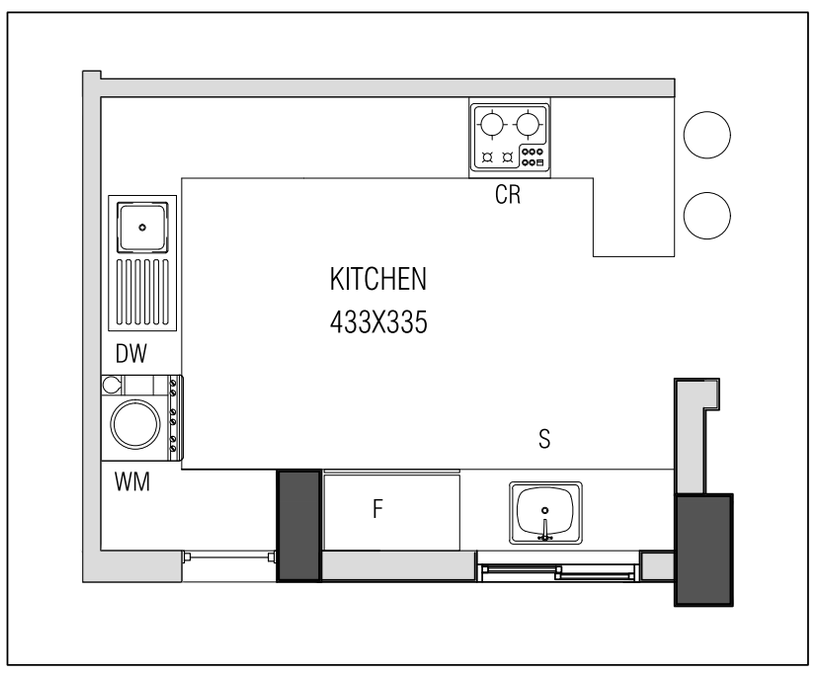

3. KITCHEN & LAUNDRY UNIT ☐




2. CLOSED KITCHEN ☐




4. MEGA KITCHEN ☐

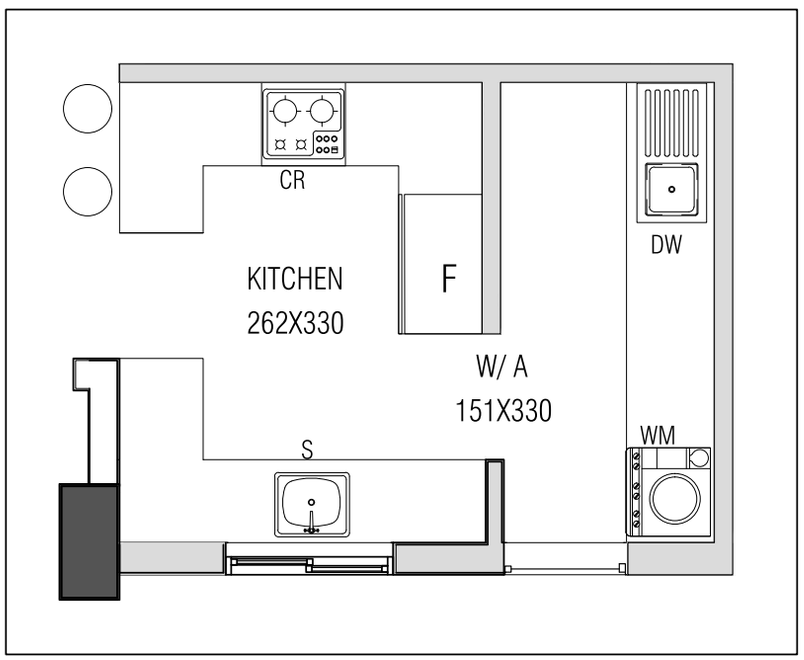



| | |
|---|---|
| F | FRIDGE |
| S | SINGLE BOWL SINK |
| CR | COOKING RANGE |
| DW | SINGLE BOWL SINGLE DRAIN SINK |
| WM | WASHING MACHINE |

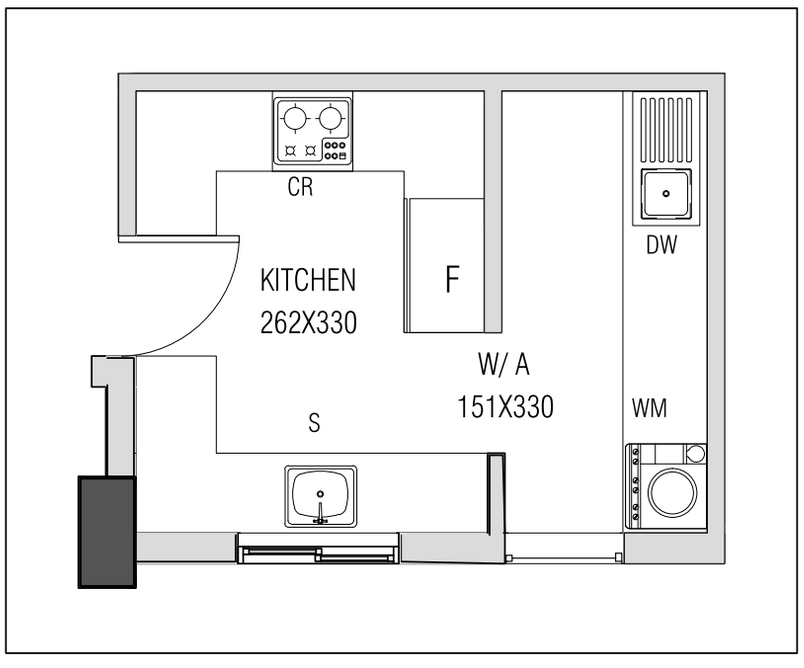
NOTE : TICK ☑ IN APPROPRIATE BOX FOR YOUR KITCHEN CHOICE

# CHOICE FOR OWNER / APARTMENT D / SFS CONSTELLATION

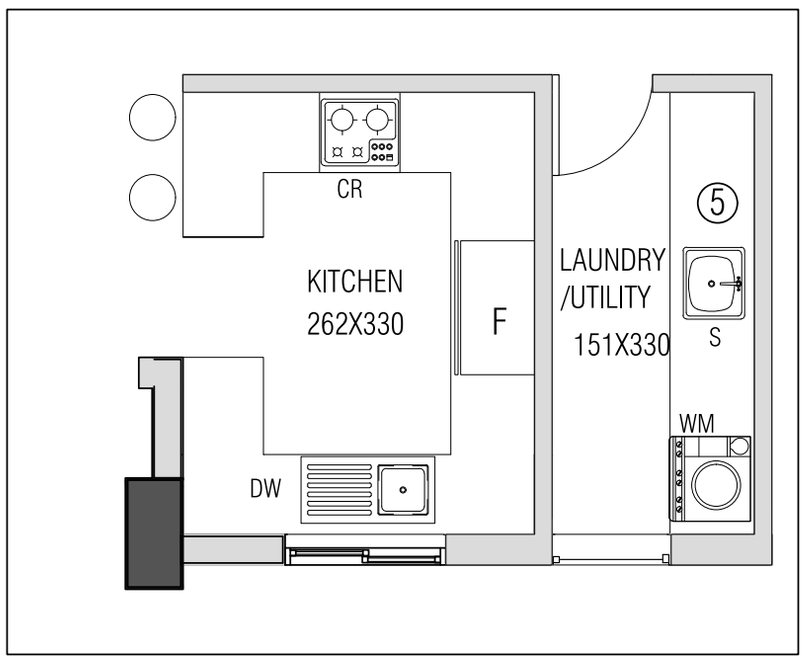
1.OPEN KITCHEN -STANDARD ☐



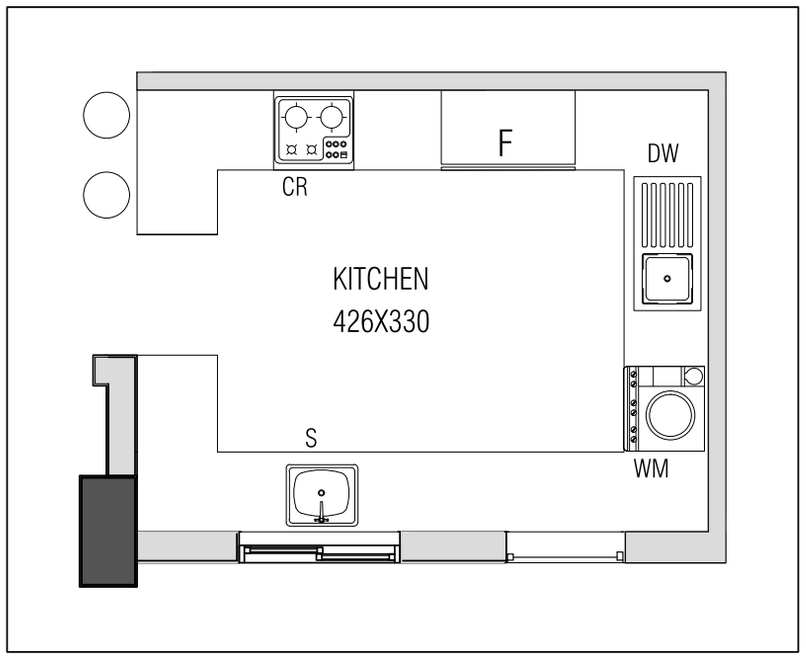

2. CLOSED KITCHEN ☐




3. KITCHEN & LAUNDRY UNIT ☐



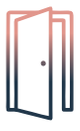

4. MEGA KITCHEN ☐




| | |
|---|---|
| F | FRIDGE |
| S | SINGLE BOWL SINK |
| CR | COOKING RANGE |
| DW | SINGLE BOWL SINGLE DRAIN SINK |
| WM | WASHING MACHINE |

NOTE : TICK ☑ IN APPROPRIATE BOX FOR YOUR KITCHEN CHOICE

# Building Specifications

| Item | | Location | Specification |
|---|---|---|---|
|  | **Structure** | Frame | RCC framed structure/composite structure with wall partitions.<br>The structure surface including walls shall be cement plastered/exposed concrete finish/gypsum plastered/cladded/finished with coarse putty |
| | | Walls | Walls shall be cement concrete hollow blocks masonry/cement concrete solid blocks masonry/Autoclaved Aerated Concrete (AAC) light weight blocks masonry/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 Final Finishes** | External wall | Exterior paint/texture paint and or combination of both |
| | | Internal walls | 2 coats of interior emulsion |
| | | Ceiling | Interior emulsion for all rooms. False ceiling for toilets |
| | | Wall for Toilets | Vitrified/ceramic tiles |
| | | Wall Finish for Kitchen and Kitchen Yard | Interior emulsion 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 | Engineered door frame with veneered flush door |
| | | Internal Doors | Engineered door frame with laminate flush door/moulded skin door.<br>Door shall be swing/sliding as case may be |
| | | Toilet Doors | Engineered door frame with flush door with water resistant coating/ ABS doors/UPVC doors. Door shall be swing/sliding as case may be |
| | | Windows | Made of powder coated Aluminum/UPVC sections with combination of fixed and swing/sliding window panels with glass |
| | | Balcony Door | Made of powder coated Aluminum/UPVC sections with combination of fixed and swing/sliding window panels with glass |

# Building Specifications

| Item | | Location | Specification |
|---|---|---|---|
|  | **Grills and Railings** | Safety for Windows | Mild Steel grill for windows or handrail at sunshade, painted with enamel paint |
| | | 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 |
| | | Generator Back up | Generator power back up for common facilities such as lifts, common lighting and water pumps<br>Following power back up for apartments, electrical points.<br>• Light and fan in all rooms, entrance light, bell push, TV point and fridge<br>• 6A point for water purifier in Kitchen<br>The total load limited to 2,000 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 and all bedrooms with energized electrical power point. Outdoor unit of the split type air-conditioner to be kept only in the approved and designated location by the builder |
|  | **Plumbing and Sanitation** | Sanitary Fittings Ceramic | Sanitary fixtures shall be of Roca/Jaquar |
| | | Taps | Chromium Plated bathroom faucets. All faucets shall be of make Roca/Jaquar |
| | | Hot and Cold Water Provision | Hot and cold water provision shall be provided with mixing facility for all bath mixer taps |
|  | **Water Supply** | Water Supply with underground sump tank and overhead tank. Each apartment is provided with plumbing system to supply two qualities of water, namely domestic quality and flush quality water. Individual water metering for domestic water connection only 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. The Owner's Association should take the AMC (Annual maintenance contract) and the fire NOC every year | |
|  | **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. The 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. The Owner's Association should take the operational and maintenance contract for Sewage Treatment Plant. Consent to operate shall be renewed on its expiry by the Owner's Association | |






## Amenities

- Grand entrance lobby • Drop point
- Designer water feature • Multi-purpose community hall
- Unisex gym • Swimming pool • Kids' pool
- Kids' play area • Multipurpose lounge
- Hosting kitchen with barbecue facility
- Sky gazing spot • City view deck
- Jacuzzi water jet in swimming pool

## Utility Features

- Multi-level car park • Association room • Janitor's room • Drivers' room
- Green room and toilet • Caretaker room • Designated visitors' car parking
- Passenger lifts (3 Nos) • Water filtration plant
- Building design features for differently abled people
  1) Ramps are provided at appropriate locations
  2) Designated car park 3) Toilet in ground floor lobby

## 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.
- Organic waste converter for organic waste treatment.
- All landscape maintained through recycled treated water.
- Auto level control for storage water tank.

## Security and Safety Features.

- Guard room and toilet.
- Building access video door phone at main entry to control access from apartment. Access control at other entry points to building.
- CCTV camera for common area, lifts, ground floor, and car park floors at strategic location.
- ARD (Automatic Rescue Device) in the lift.

# 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.

**The highest developer grading in Kerala**
CRISIL graded builder since 2009



SFS wins the 2023-24 Builders Association of India (BAI) award for the Best Builder in Kerala for its flagship Project, SFS Retreat, Trivandrum.

Kerala's most trusted builder with an unmatched record of on-time delivery

Pioneers of premium wellness and green living 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

**7 STAR RATING BY ICRA**

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**
completed on schedule

K-RERA/PRJ/001/2020

## 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.

- "The details provided in this brochure regarding proposed development projects such as Metro Phase 2 - Pink Line, Water Metro, roads, and facilities are sourced from various public sources. Completion, routes, station locations, and final details of these public facilities depend on government policies and implementation capabilities. Buyers are advised to conduct their own research and due diligence before making a purchase decision. The promoter and their staff/agents are not liable for any delays in the implementation of these facilities, as they are under government jurisdiction."

- 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 Constellation 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 Constellation. 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 Constellation.




Artistic Perspective

# SFS CONSTELLATION

The Celestial Residence

## KAKKANAD, COCHIN

Call 99473 55555

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

SFS HOMES
TRUSTED TO DELIVER

## SKYLINE FOUNDATIONS & STRUCTURES (P) LTD.

**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. M: 98440 82907

40 YEARS OF THE JOY OF LIVING

Member CREDAI

BUILDER'S ASSOCIATION OF INDIA ESTD. 1941

Indian Green Building Council MEMBER

CREATIVE ROUTE