SFS

LA FORTUNA

NATURE-INSPIRED BOUTIQUE RESIDENCES





"SFS La Fortuna is our tribute to nature lovers who crave a luxurious, modern oasis amidst lush greenery. Nestled opposite the serene Chittilappilly Square Wellness Park in Kakkanad, Cochin, this refined haven embodies the perfect harmony of balance, joy, and serenity, a symphony we call - The Rhythm of Life."

Managing Director



Chapter One

INSPIRING AMBITION

6

Chapter Three

A HAVEN IN THE HEART OF THE CITY

19



Chapter Two

IDYLIC LOCATION

11

Chapter Four

SCULPTED WITH STYLE

26

Chapter One

INSPIRING AMBITION

Find your haven at SFS La Fortuna, perfectly positioned opposite Chittilappilly Square Wellness Park, where tranquillity meets convenience. This serene backdrop sets the stage for life in harmony with nature. An address that embodies the spirit of nature-inspired living, SFS La Fortuna delivers homes that nurture a deeper connection with the natural world. Designed to promote well-being and balance, these nature-connected homes blend seamlessly into their surroundings. Rejuvenate amidst tranquil greenery, or head towards the nearby Seaport-Airport Road, where new developments are blossoming. At SFS La Fortuna, every day feels like a retreat, infused with the beauty and wonder of nature. Designed for lifestyles that cherish harmony with the environment, SFS La Fortuna offers a unique opportunity to reside in nature-inspired homes, where wellness and serenity come alive.

K-RERA/PRJ/ERN/189/2024
rera.kerala.gov.in

SFS
LA FORTUNA

Nature-Inspired Boutique Residences

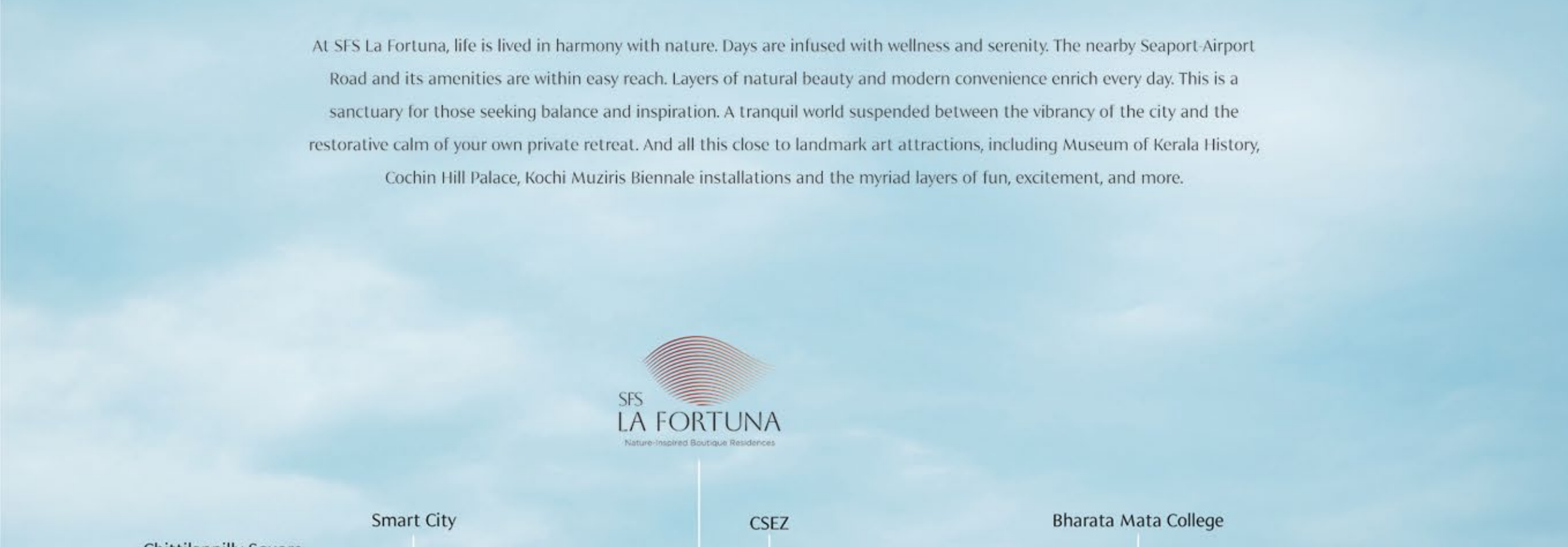
OPP. CHITTILAPPILLY SQUARE WELLNESS PARK
KAKKANAD, COCHIN

Artistic impression

Artistic impression

At SFS La Fortuna, life is lived in harmony with nature. Days are infused with wellness and serenity. The nearby Seaport-Airport Road and its amenities are within easy reach. Layers of natural beauty and modern convenience enrich every day. This is a sanctuary for those seeking balance and inspiration. A tranquil world suspended between the vibrancy of the city and the restorative calm of your own private retreat. And all this close to landmark art attractions, including Museum of Kerala History, Cochin Hill Palace, Kochi Muziris Biennale installations and the myriad layers of fun, excitement, and more.

SFS
LA FORTUNA
Nature-Inspired Boutique Residences



TRUE HARMONY



Artistic impression

Arriving home to SFS La Fortuna is a soothing and relaxing experience - your own urban oasis. Thoughtfully designed by master architects, this address redefines wellness-focused living in Cochin.

Seamlessly blending innovative exteriors with exceptional interiors, every space radiates calming energy and timeless beauty, creating a sanctuary of comfort, and elegance.



Artistic impression

Drop Point



Artistic impression

Grand Entrance Lobby



Chapter Two

IDYLLIC LOCATION

With its rare and enviable location directly opposite the serene, green expanse of Chittilappilly Square Wellness Park in Kakkanad, Cochin, SFS La Fortuna offers the perfect retreat for those seeking a life of harmony, joy, and well-being-without compromising on modern luxuries and conveniences. Here, you'll experience a lifestyle in sync with nature, fostering a transformative sense of balance and tranquillity.





"At SFS HOMES, you're not just buying square feet, you're investing in innovation, lifestyle, and community - a way of life we craft with every detail."

Prabhu

Vice President - Innovation, SFS Homes

Artistic impression

COCHIN BECKONS

From your coveted location in Kakkanad, you're perfectly positioned to embrace the best that Kerala's most happening city has to offer. Open to nature's elements on three sides, enjoy unfettered 270-degree panoramas of the Cochin skyline from your home. Privately owned terraces in select residences take the views to new heights. It's famed IT parks and lifestyle spots are in your vicinity and just a few minutes away.

Living here, you truly will be able to embrace the soul of this iconic city, its cultural heritage, youthful vitality and limitless opportunity.

Artistic impression



PRIZED LOCATION, INCOMPARABLE CONVENIENCE!

SCHOOLS

Naipunnya Public School	160 Mts
Horizon Public School	1.7 Km
Bhavan's Varuna School	1.9 Km
Cochin Public School	2 Km
Hill Valley Public School	2.5 Km
Mary Matha Public School	3.8 Km
Nava Nirman Public School	3.8 Km
Bhavan's Adarsha School	4.7 Km
Vidyodaya Public School	4.9 Km
Assisi School	5.5 Km
Rajagiri School	6.2 Km
Rajagiri Christu Jayanthi	6.4 Km
GEMS International School	6.7 Km
Choice School	10.6 Km

COLLEGES

CUSAT	2.1 Km
Model Engineering College	2 .2 Km
KMM College	2.5 Km
AISAT College	3.5 Km
St. Pauls College	4 Km
Govt. Medical College	5.3 Km
Rajagiri College	6 Km
Bharata Mata College	6.7 Km
SCMS	8 Km

GOVERNMENT INSTITUTIONS

Civil Station	2.4 Km
CSEZ	4.7 Km
Infopark-Smart City: Kinfra	7 Km

TRANSPORTATION

Edappally Metro Station	5 Km
Water Metro	5.4 Km
Proposed Pink Line Metro Station	6 Km
CUSAT Metro Station	6 Km
Kaloor Bus Stand	9 Km
Vytilla Hub	10.4 Km
North Railway Station	10.7 Km
South Railway Station	13.2 Km
Cochin Airport	22 Km

TEMPLE/CHURCH/MOSQUE

Thrikkakara Salafi Masjid	1 Km
Vanachira Sri Bagavathy Temple	1.5 Km
Pattupurakkal Devi Temple	2 Km
Thrikkakara Temple	2 Km
Little Flower Syro-Malabar Church	2 Km
St. Antony's Roman Catholic Church	3 Km
Olimugal Masjid	4 Km

HOSPITALS

Sunrise Hospital	1.2 Km
B & B Memorial Hospital	1.6 Km
Govt. Medical College	5.3 Km
KIMS	6.6 Km
EMC Hospital	7 Km
Amrita Hospital	9.3 Km
Aster Medicity	13.7 Km
Lakeshore Hospital	16.0 Km

CLOSE TO CONVENIENCES

Chittilappilly Square Wellness Park	45 Mts
Seaport - Airport Road	300 Mts
Banks	1 Km
Suburban Club	1.2 Km
Grand Mall	4.6 Km
Oberon Mall	6.1 Km
Edappally Jn./Lulu Mall	6.2 Km



Chittilapilly Square

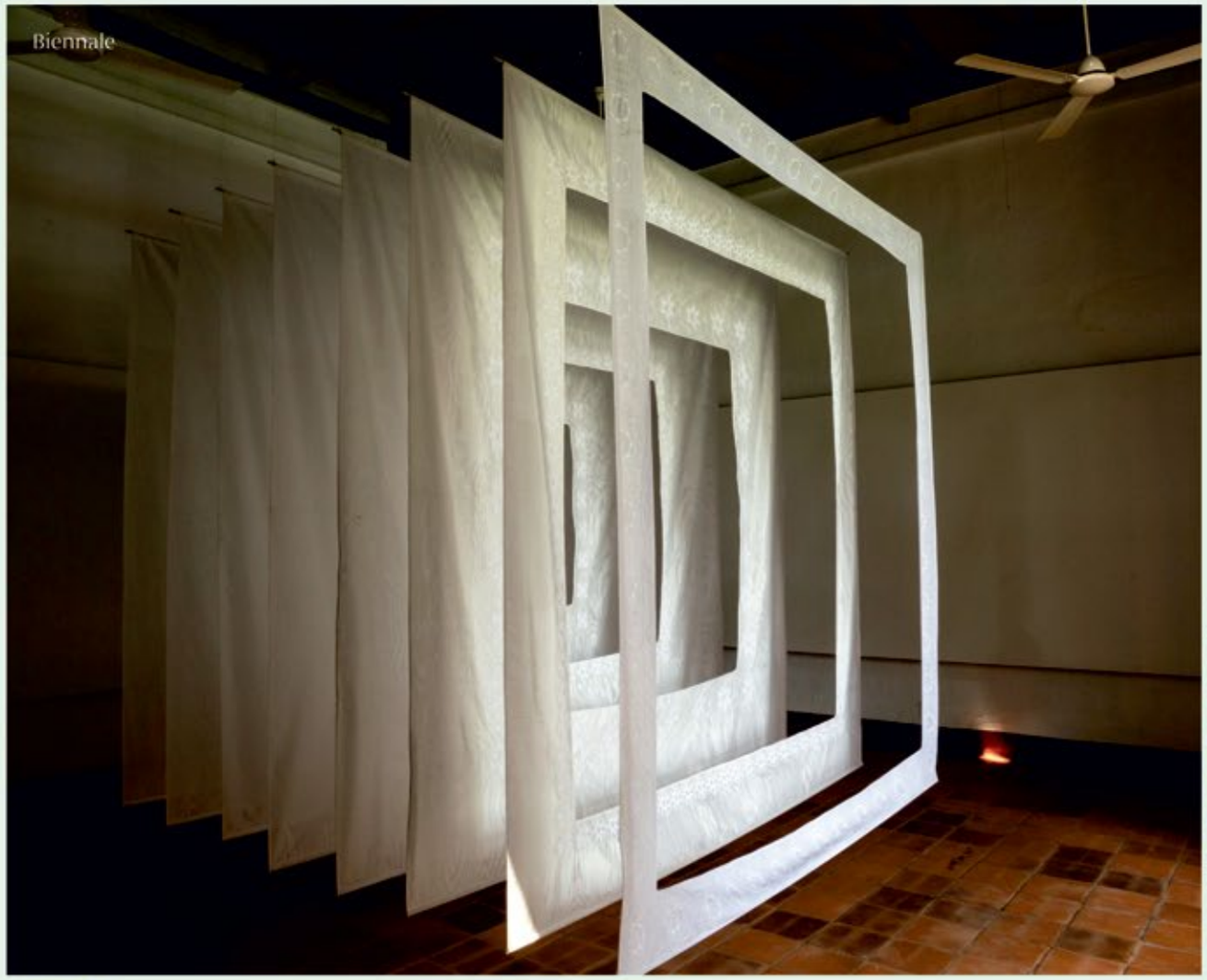

Mangalavanam Beach


Vembanad Lake

BREATHE



Strolling along the lush green walkways of
Chittilappilly Square Wellness Park, wetting your feet in the cool
waters at the Mangalavanam Beach, soaking in
the enthralling sight of the Athirappilly Falls, taking
a leisurely boat ride in the Vembanad Lake,
here you are in the midst of nature's bounty!


Biennale

DISCOVER

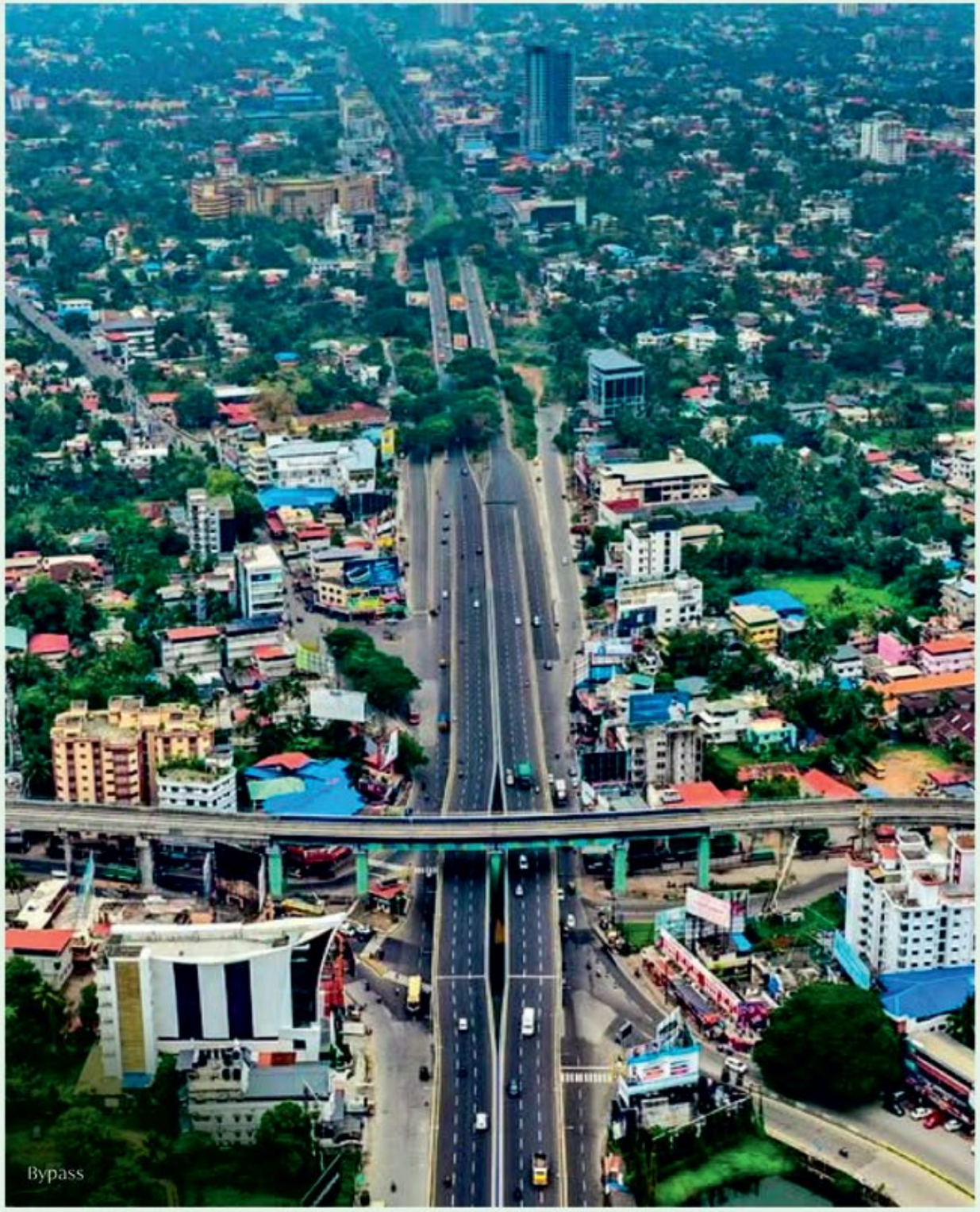


Museum


Hill Palace

Be reminded of the glorious past,
of our rich cultural heritage and rekindle
your love for art and culture by living
close to the Museum, the grand Hill
Palace and the annual Kochi Biennale.


Water Metro


Bypass

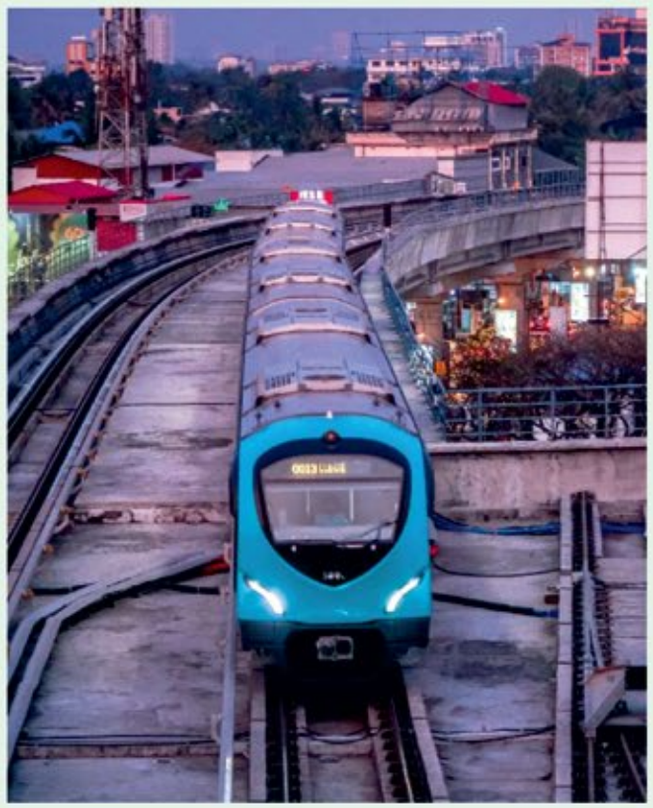
When you live in a pulsating metropolis like Cochin, easy access to life's most important conveniences considerably increases the joy of living. From your home in Kakkanad, you can arrive in downtown Cochin or its Central Business District in a matter of minutes. Rapid transport facilities like the Kochi Metro and Water Metro reach you in absolute comfort in a matter of minutes and the wide roads ensure hassle-free drives to everywhere you desire.



Cochin International Airport

CONNECT

Image courtesy – Kochi Metro



FUTURE

As the city grows exponentially, the ability to provide fast, spacious and reliable mobility to its vast population is the key to Cochin's success. The Kochi Metro has already proven its worth by providing the citizens with a world-class travel option. The Metro is rapidly expanding with work on the 11.2 km Kakkanad extension commencing soon and work on the Pink Line progressing fast.



Chapter Three

AN ODE TO THE RHYTHMS OF NATURE

When we embrace the beauty and wisdom of the natural world, we move closer to a state of nirvana. Stepping into SFS La Fortuna, you immediately feel a shift—time seems to pause, allowing you to breathe, reflect, and simply be. A profound sense of calm and serenity envelops you, inviting you into an oasis of happiness where bliss becomes a way of life.



Artistic impression

Kids' Play Area

Children flourish in the company of their peers. As they form friendships, learn to care, and share, they cultivate happiness that stays with them into adulthood. The Kids' Play Area at SFS La Fortuna offers a safe, vibrant, and engaging space where children can play freely, connect with others, and enjoy the great outdoors-fostering joy, creativity, and lifelong memories.

A HAVEN TO UNWIND AND RECHARGE



Yoga Deck



Artistic impressions

Unisex Gym

At SFS La Fortuna, wellness takes centre stage. In today's fast-paced world, finding moments to pause, breathe, and rejuvenate is essential. The Yoga Deck and Gym are thoughtfully designed wellness amenities that encourage a commitment to health and well-being. Whether you're a fitness enthusiast or someone looking for inspiration to embrace an active lifestyle, these spaces invite you to cultivate balance, energy, and inner harmony-one mindful movement at a time.



Artistic impression

Rooftop Swimming Pool

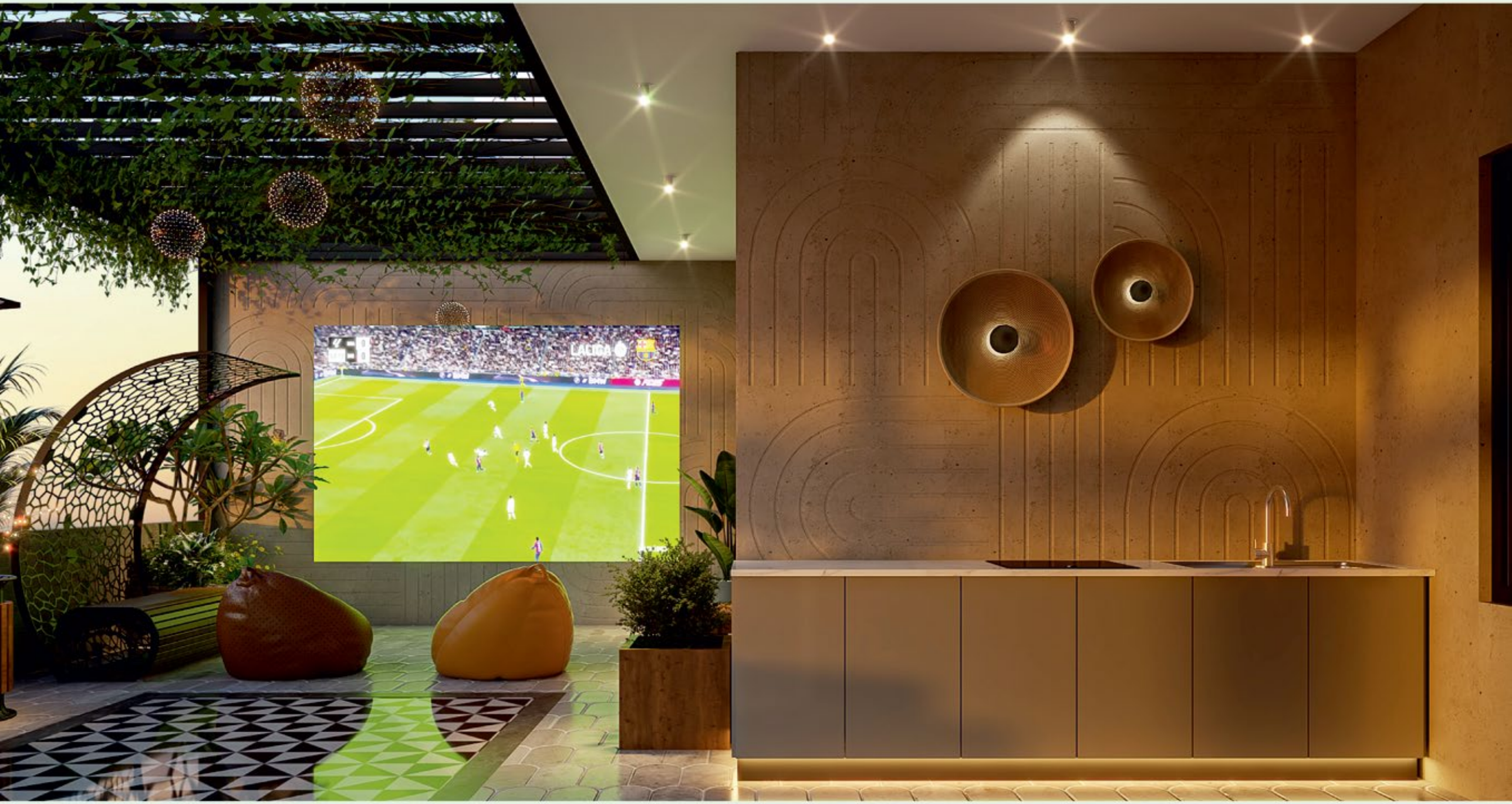


Artistic impression

Party Hall

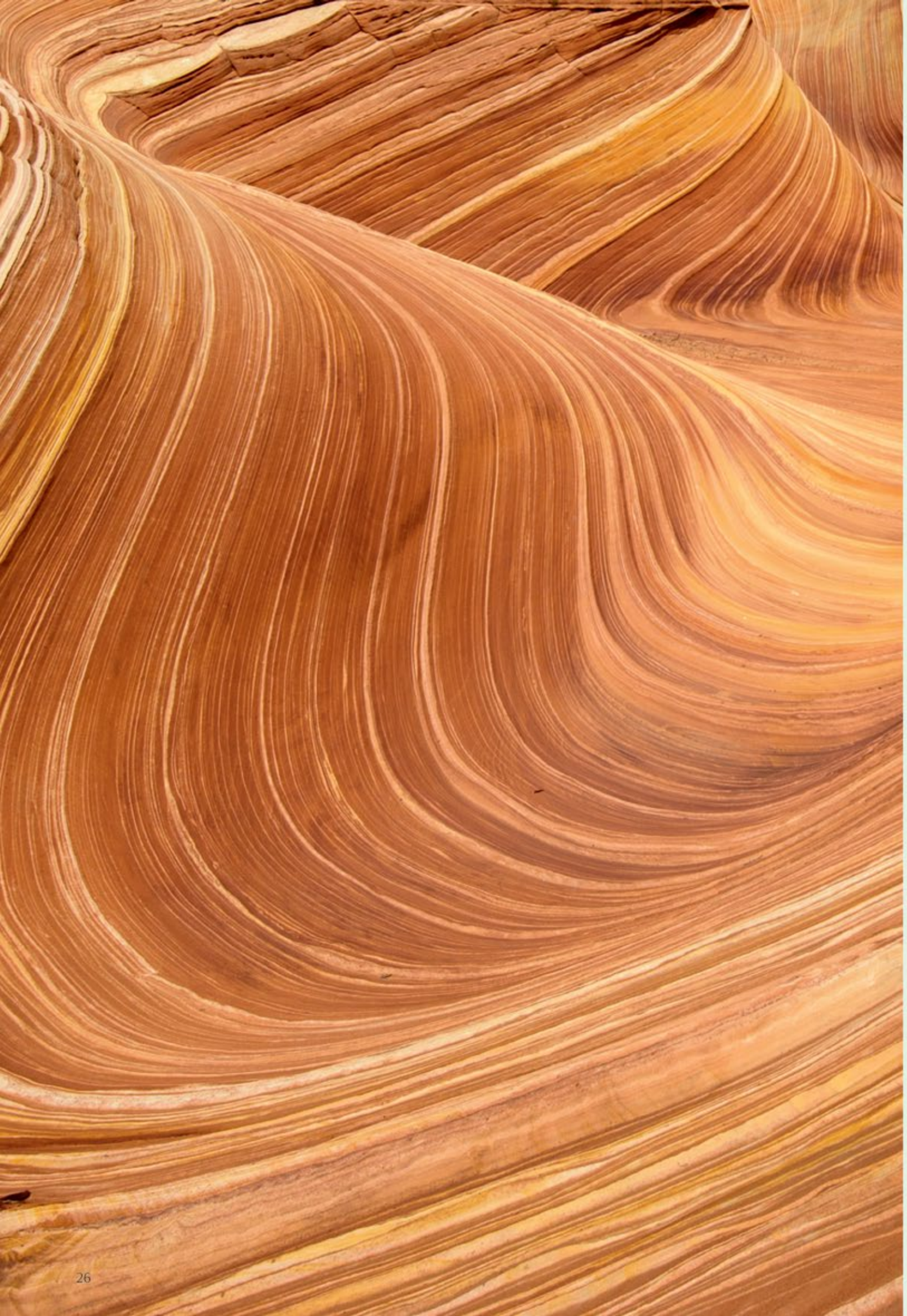
"True luxury lies in effortless functionality. I design for people, harmonising form and function to create spaces that are flawlessly practical, intuitively efficient, and beautifully simple, that is meaning of luxury for me."

Mathai Mathew, Architect



Artistic impression

Sky Cinema & Hosting Kitchen



Chapter Four

WELCOME TO THE SOUL OF YOUR HOME

A home is where one finds true peace-a sanctuary where life unfolds in its most natural state. The 5 & 4 BHK residences at SFS La Fortuna are thoughtfully designed to blend sophistication, elegance, and style with everyday practicality. Featuring a private living garden terrace, super-large master suites with walk-in wardrobes, ensuite washrooms, open dining kitchen, and large outdoor alfresco spaces, these homes seamlessly integrate nature into their architecture, creating a refreshing and harmonious living experience. From the grandeur of the living spaces to the serenity of the bedrooms and baths, every detail is crafted to bring joy and comfort. Here, each home is more than just a space-it is a celebration of life, reflecting the soul of its residents.



Artistic impression

The living area at SFS La Fortuna exudes elegance, seamlessly blending opulent design with the beauty of nature. Expansive windows invite the outdoors in, filling the space with natural light and breathtaking views. Thoughtfully designed for both style and comfort, it's the perfect setting for families to unwind, connect, and create cherished memories together.



Artistic impression

SFS La Fortuna embodies refined sophistication, showcasing a neutral contemporary palette that highlights natural materials and meticulous detailing. Enhanced by expansive room heights, panoramic windows, and glass handrails, the design offers unobstructed views. Strategically placed ceiling light points create a dramatic lighting effect, further elevating the space. Every space is thoughtfully designed to offer a seamless blend of style, comfort, and timeless elegance.



Artistic impression

The dining room holds a special place in every home. It's at the table, sharing a meal prepared with love, that families strengthen their bonds and create lasting memories.
The open kitchen, seamlessly connected to the dining area, fosters a sense of togetherness, making every gathering warmer and more intimate.



Artistic impression

There's no better way to bond than sharing a meal while engaging in lively conversations about the day's events. The Dining Open Kitchen at SFS La Fortuna is thoughtfully designed to be the heart of the home-a warm, inviting space where family and friends come together, creating moments of joy, connection, and togetherness. It fosters closeness and transforms everyday dining into a cherished experience.



Artistic impression

As you retreat to your bedroom each night, a blissful sense of calm embraces you. The spacious layout, elegantly designed walk-in wardrobes, and luxurious ensuite bath come together to create a haven of comfort and relaxation. This thoughtfully crafted space is sure to become your personal favourite, offering the perfect setting for deep, rejuvenating sleep.



Artistic impression

One of the standout features of the residences at SFS La Fortuna is the exquisitely crafted washrooms. Thoughtfully designed and appointed with premium fittings from the world's leading bath and tile brands, these spacious sanctuaries turn everyday routines into moments of indulgent joy.



Artistic impression

Sunlight pours through floor-to-ceiling windows, bathing the interiors in a golden glow. The airy living space opens onto a curved-edge balcony, where the horizon invites daily reflection on life's rich layers.

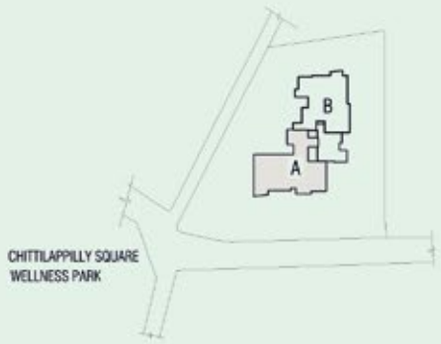


SITE PLAN

1. Entrance plaza and guard room
2. Entrance porch
3. Visitors' parking
4. Outdoor kids' play area
5. Ramp to lower-level parking

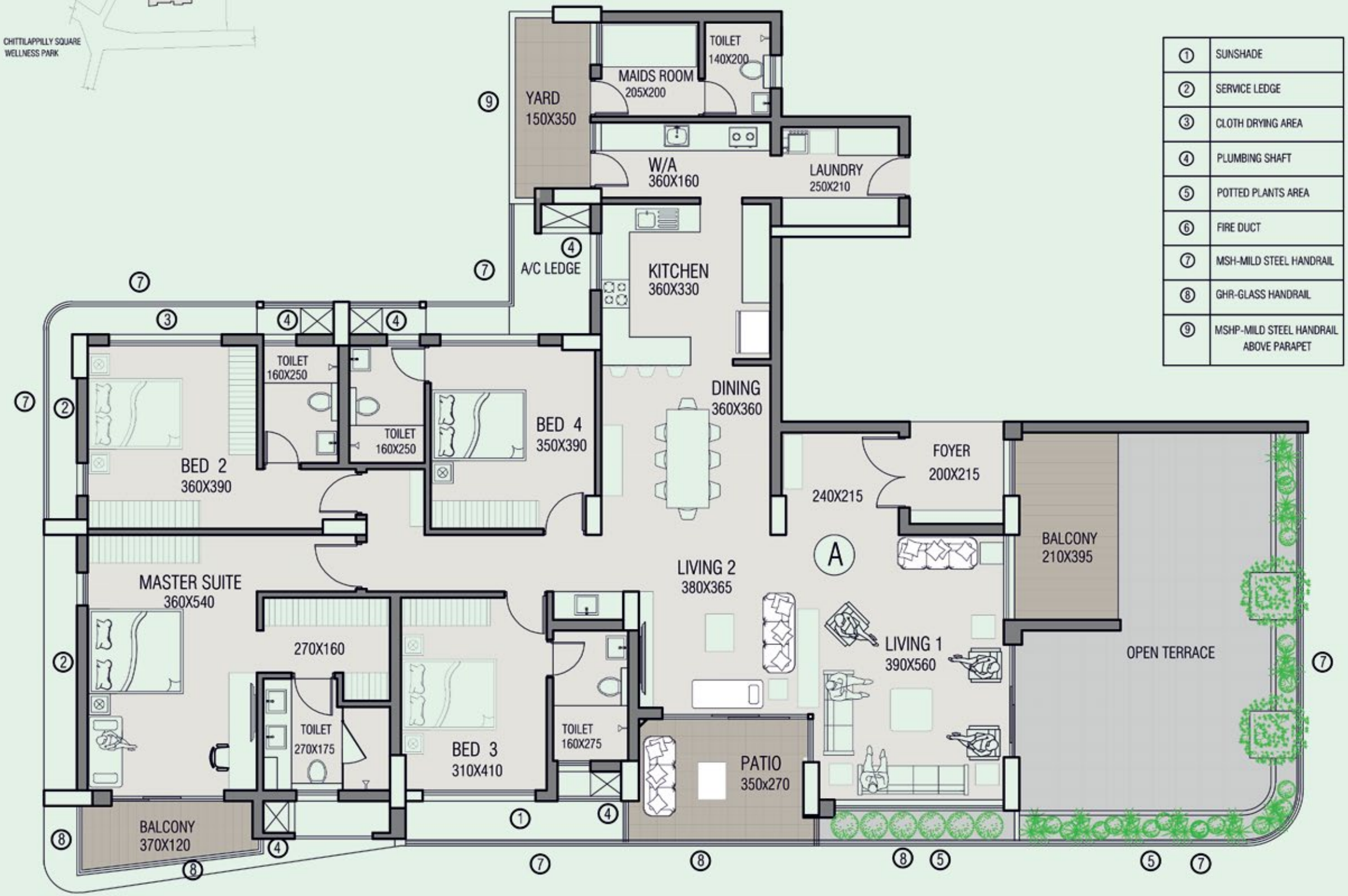
SCHEMATIC PLAN

F17	Open Terrace + Party Hall + Gym+ Games Room	Corridor	Pool
F16	B Type (2771 Sqft) with Balcony for Mbed, Bed 2 & Patio.		Association Room + Service floor
F15	B Type (2715 Sqft) with Balcony & Garden Terrace for Mbed & Patio.		A Type (3349 Sqft) with Balcony for Mbed , Living & Patio
F14	B Type (2715 Sqft) with Balcony for Mbed, Garden Terrace for Bed2 & Patio.		A Type (3214 Sqft) with Balcony for Mbed & Garden terrace for Living & Patio
F12-1	B Type (2715 Sqft) with Balcony & Garden Terrace for Mbed & Patio.		A Type (3214 Sqft) with Balcony for Mbed & Garden terrace for Living & Patio
F12	B Type (2715 Sqft) with Balcony for Mbed ,Patio & Garden Terrace for Bed2		A Type (3214 Sqft) with Balcony for Mbed & Garden terrace for Living & Patio
F11	B Type (2715 Sqft) with Balcony & Garden Terrace for Mbed & Patio.		A Type (3214 Sqft) with Balcony for Mbed & Garden terrace for Living & Patio
F10	B Type (2715 Sqft) with Balcony for Mbed, Garden Terrace for Bed2 & Patio.		A Type (3214 Sqft) with Balcony for Mbed & Garden terrace for Living & Patio
F9	B Type (2715 Sqft) with Balcony & Garden Terrace for Mbed & Patio.		A Type (3214 Sqft) with Balcony for Mbed & Garden terrace for Living & Patio
F8	B Type (2715 Sqft) with Balcony for Mbed ,Patio & Garden Terrace for Bed2		A Type (3214 Sqft) with Balcony for Mbed & Garden terrace for Living & Patio
F7	B Type (2715 Sqft) with Balcony & Garden Terrace for Mbed & Patio.		A Type (3214 Sqft) with Balcony for Mbed & Garden terrace for Living & Patio
F6	B Type (2715 Sqft) with Balcony for Mbed, Garden Terrace for Bed2 & Patio.		A Type (3214 Sqft) with Balcony for Mbed & Garden terrace for Living & Patio
F5	B Type (2715 Sqft) with Balcony & Garden Terrace for Mbed & Patio.		A Type (3214 Sqft) with Balcony for Mbed & Garden terrace for Living & Patio
F4	B Type (2715 Sqft) with Balcony for Mbed ,Patio & Garden Terrace for Bed2		A Type (3214 Sqft) with Balcony for Mbed & Garden terrace for Living & Patio
F3	B Type (2715 Sqft) with Balcony & Garden Terrace for Mbed & Patio.		A Type (3214 Sqft) with Balcony for Mbed & Garden terrace for Living & Patio
F2	B Type (2715 Sqft) with Balcony for Mbed, Garden Terrace for Bed2 & Patio.		A Type (3214 Sqft) with Balcony for Mbed & Garden terrace for Living & Patio
F1	B Type (2771 Sqft) with Balcony & garden terrace for Mbed, Open terrace for Bed3, Open terrace & Balcony for Bed2 & Patio		B Type (3346 Sqft) with Open terrace & Balcony for Living, Balcony for Mbed & Living Patio
G	Electrical Room + Fire Command centre+ Lobby + Car Park		
L1	Lower Ground Level Park		
L2	Lower Level Car Park		





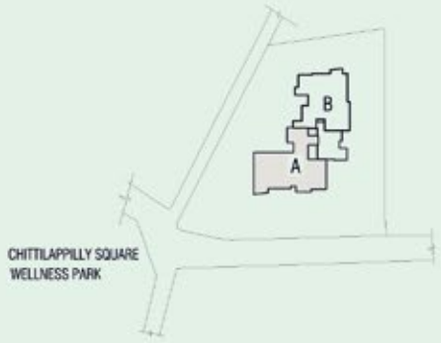
①	SUNSHADE
②	SERVICE LEDGE
③	CLOTH DRYING AREA
④	PLUMBING SHAFT
⑤	POTTED PLANTS AREA
⑥	FIRE DUCT
⑦	MSH-MILD STEEL HANDRAIL
⑧	GHR-GLASS HANDRAIL
⑨	MSHP-MILD STEEL HANDRAIL ABOVE PARAPET



CARPET AREA AS PER RERA	EXTERNAL WALL AREA	BALCONY AREA	PLINTH AREA	COMMON AREA	SALEABLE AREA	GARDEN TERRACE/ TERRACE
198.16 m2 2132 sq. ft.	22.00 m2 237 sq. ft.	28.97 m2 312 sq. ft.	249.13 m2 2681 sq. ft.	61.86 m2 665 sq. ft.	310.99 m2 3346 sq. ft.	41.82 m2 450 sq. ft.

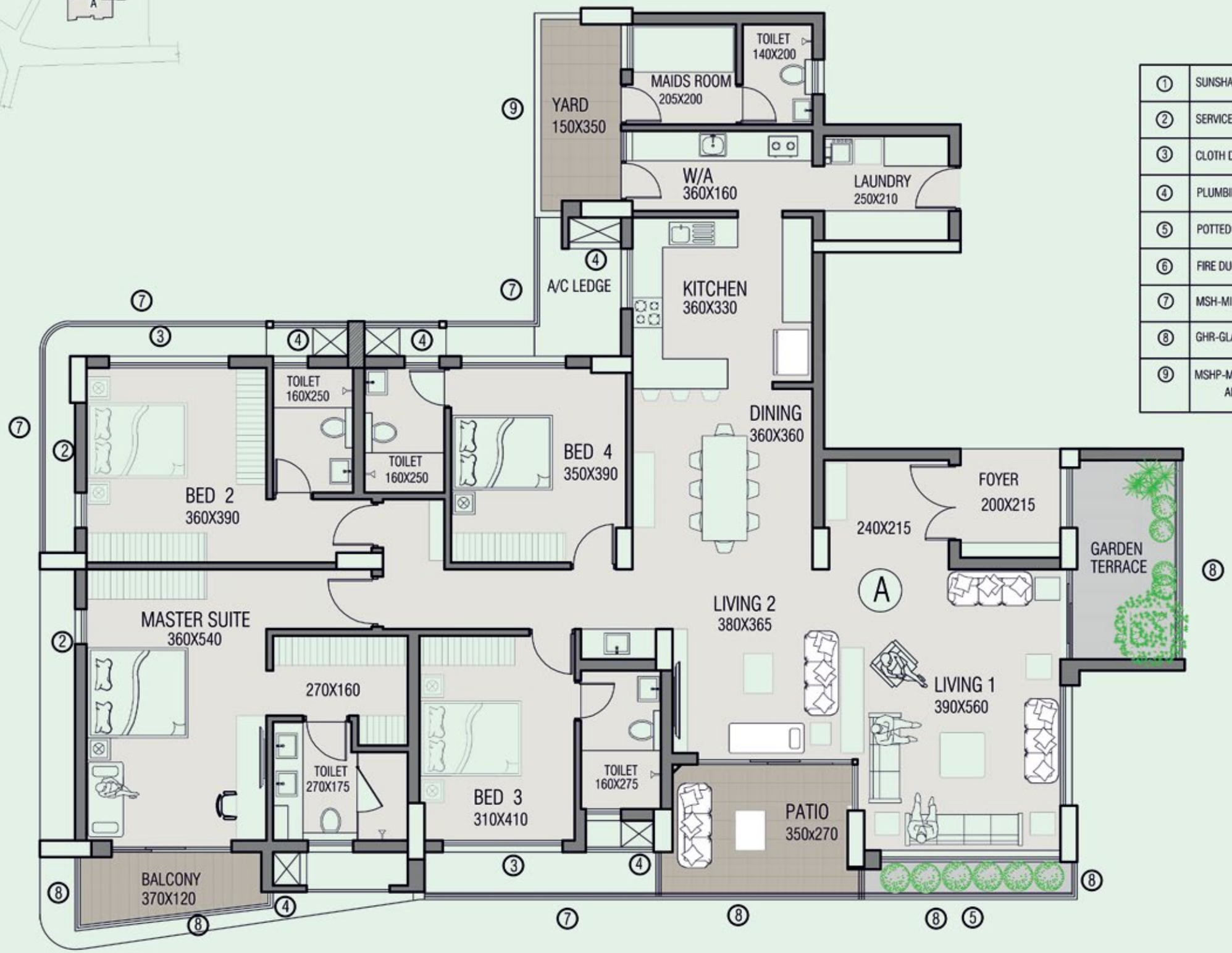
Design/dimensions may slightly vary. All dimensions are in centimeters.
Column Positions/Dimensions are indicative only

TYPE A (1)
Area - 3346 sq. ft.
Terrace Area - 450 sq. ft.





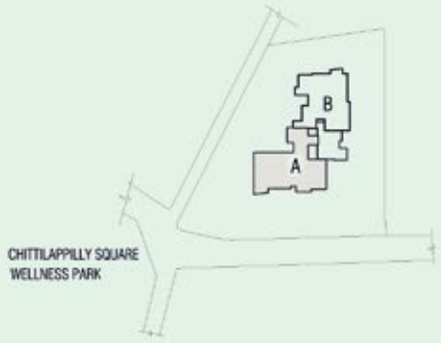
①	SUNSHADE
②	SERVICE LEDGE
③	CLOTH DRYING AREA
④	PLUMBING SHAFT
⑤	POTTED PLANTS AREA
⑥	FIRE DUCT
⑦	MSH-MILD STEEL HANDRAIL
⑧	GHR-GLASS HANDRAIL
⑨	MSHP-MILD STEEL HANDRAIL ABOVE PARAPET



CARPET AREA AS PER RERA	EXTERNAL WALL AREA	BALCONY AREA	PLINTH AREA	COMMON AREA	SALEABLE AREA	GARDEN TERRACE/ TERRACE
198.16 m2 2132 sq. ft.	20.98 m2 226 sq. ft.	20.22 m2 217 sq. ft.	239.36 m2 2575 sq. ft.	59.43 m2 639 sq. ft.	298.79 m2 3214 sq. ft.	7.95 m2 85 sq. ft.

TYPE A
2,6,10,14 FLOOR PLAN
Area - 3214 sq. ft.
Garden terrace - 85 sq. ft.

Design/dimensions may slightly vary. All dimensions are in centimeters.
Column Positions/Dimensions are indicative only



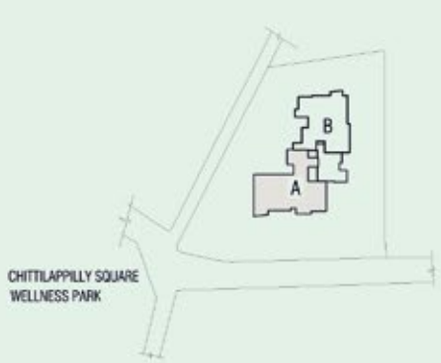


①	SUNSHADE
②	SERVICE LEDGE
③	CLOTH DRYING AREA
④	PLUMBING SHAFT
⑤	POTTED PLANTS AREA
⑥	FIRE DUCT
⑦	MSH-MILD STEEL HANDRAIL
⑧	GHR-GLASS HANDRAIL
⑨	MSHP-MILD STEEL HANDRAIL ABOVE PARAPET

CARPET AREA AS PER RERA	EXTERNAL WALL AREA	BALCONY AREA	PLINTH AREA	COMMON AREA	SALEABLE AREA	GARDEN TERRACE/ TERRACE
198.16 m2 2132 sq. ft.	20.98 m2 226 sq. ft.	20.22 m2 217 sq. ft.	239.36 m2 2575 sq. ft.	59.43 m2 639 sq. ft.	298.79 m2 3214 sq. ft.	8.40 m2 90 sq. ft.

Design/dimensions may slightly vary. All dimensions are in centimeters.
Column Positions/Dimensions are indicative only

TYPE A
3,5,7,9,11,13th FLOOR PLAN
Area - 3214 sq. ft.
Garden terrace - 90 sq. ft.





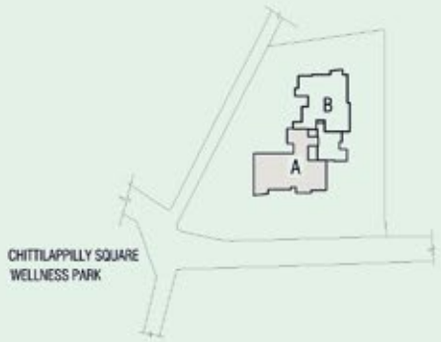
①	SUNSHADE
②	SERVICE LEDGE
③	CLOTH DRYING AREA
④	PLUMBING SHAFT
⑤	POTTED PLANTS AREA
⑥	FIRE DUCT
⑦	MSH-MILD STEEL HANDRAIL
⑧	GHR-GLASS HANDRAIL
⑨	MSHP-MILD STEEL HANDRAIL ABOVE PARAPET

CARPET AREA AS PER RERA	EXTERNAL WALL AREA	BALCONY AREA	PLINTH AREA	COMMON AREA	SALEABLE AREA	GARDEN TERRACE/ TERRACE
198.16 m2 2132 sq. ft.	20.98 m2 226 sq. ft.	20.22 m2 217 sq. ft.	239.36 m2 2575 sq. ft.	59.43 m2 639 sq. ft.	298.79 m2 3214 sq. ft.	14.90 m2 160 sq. ft.

Design/dimensions may slightly vary. All dimensions are in centimeters.
Column Positions/Dimensions are indicative only

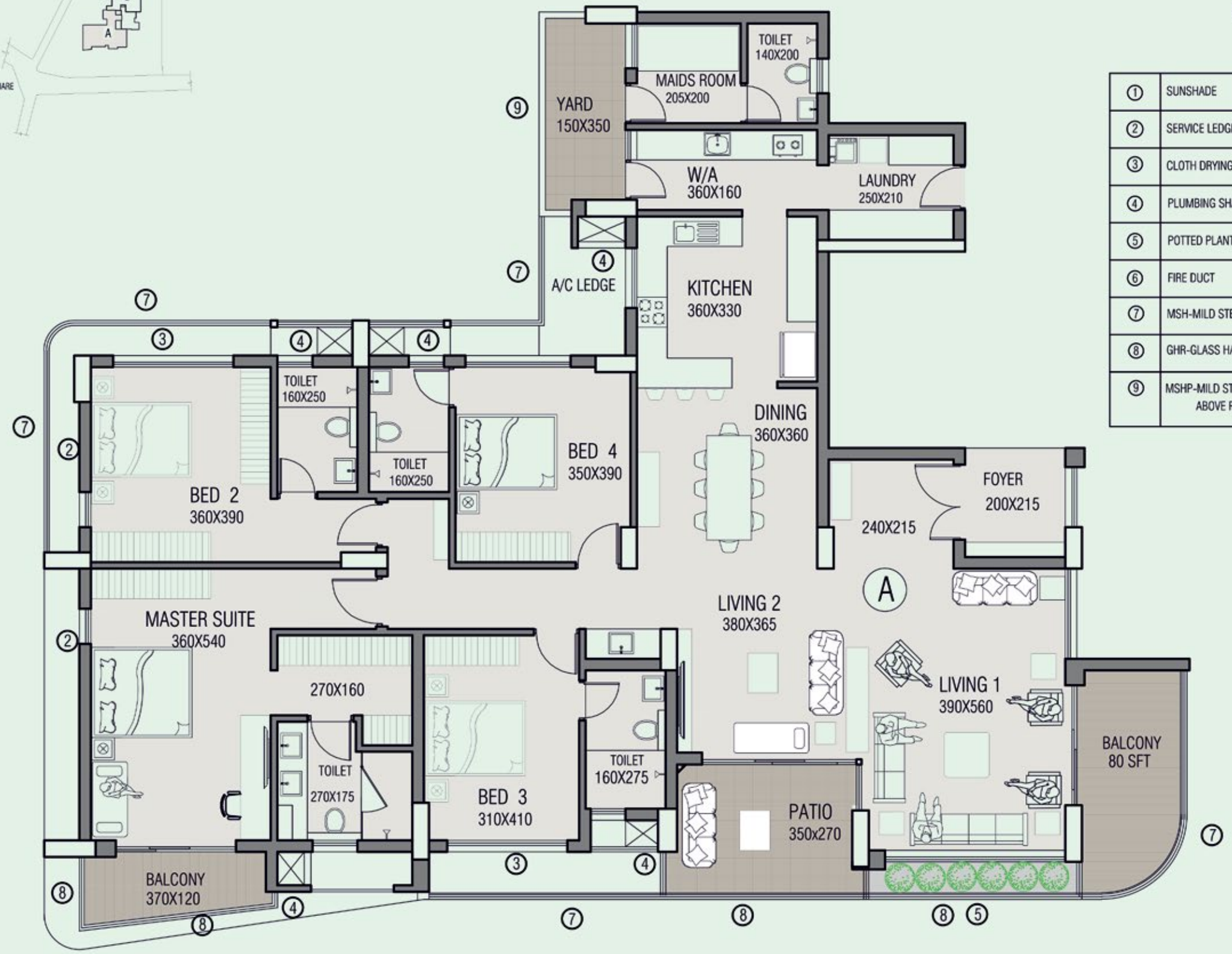
TYPE A
4,8,12 FLOOR PLAN

Area - 3214 sq. ft.
Garden terrace -160 sq. ft.





①	SUNSHADE
②	SERVICE LEDGE
③	CLOTH DRYING AREA
④	PLUMBING SHAFT
⑤	POTTED PLANTS AREA
⑥	FIRE DUCT
⑦	MSH-MILD STEEL HANDRAIL
⑧	GHR-GLASS HANDRAIL
⑨	MSHP-MILD STEEL HANDRAIL ABOVE PARAPET

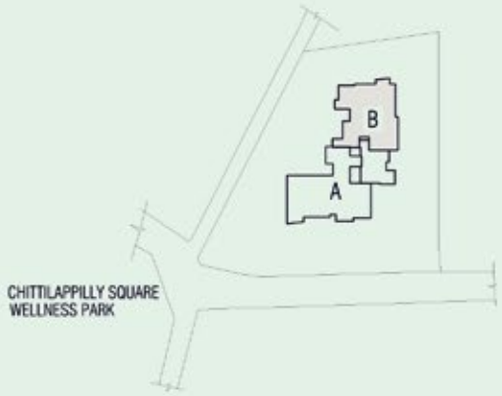


CARPET AREA AS PER RERA	EXTERNAL WALL AREA	BALCONY AREA	PLINTH AREA	COMMON AREA	SALEABLE AREA
198.16 m2 2132 sq. ft.	21.73 m2 234 sq. ft.	29.44 m2 317 sq. ft.	249.33 m2 2683 sq. ft.	61.91 m2 666 sq. ft.	311.24 m2 3349 sq. ft.

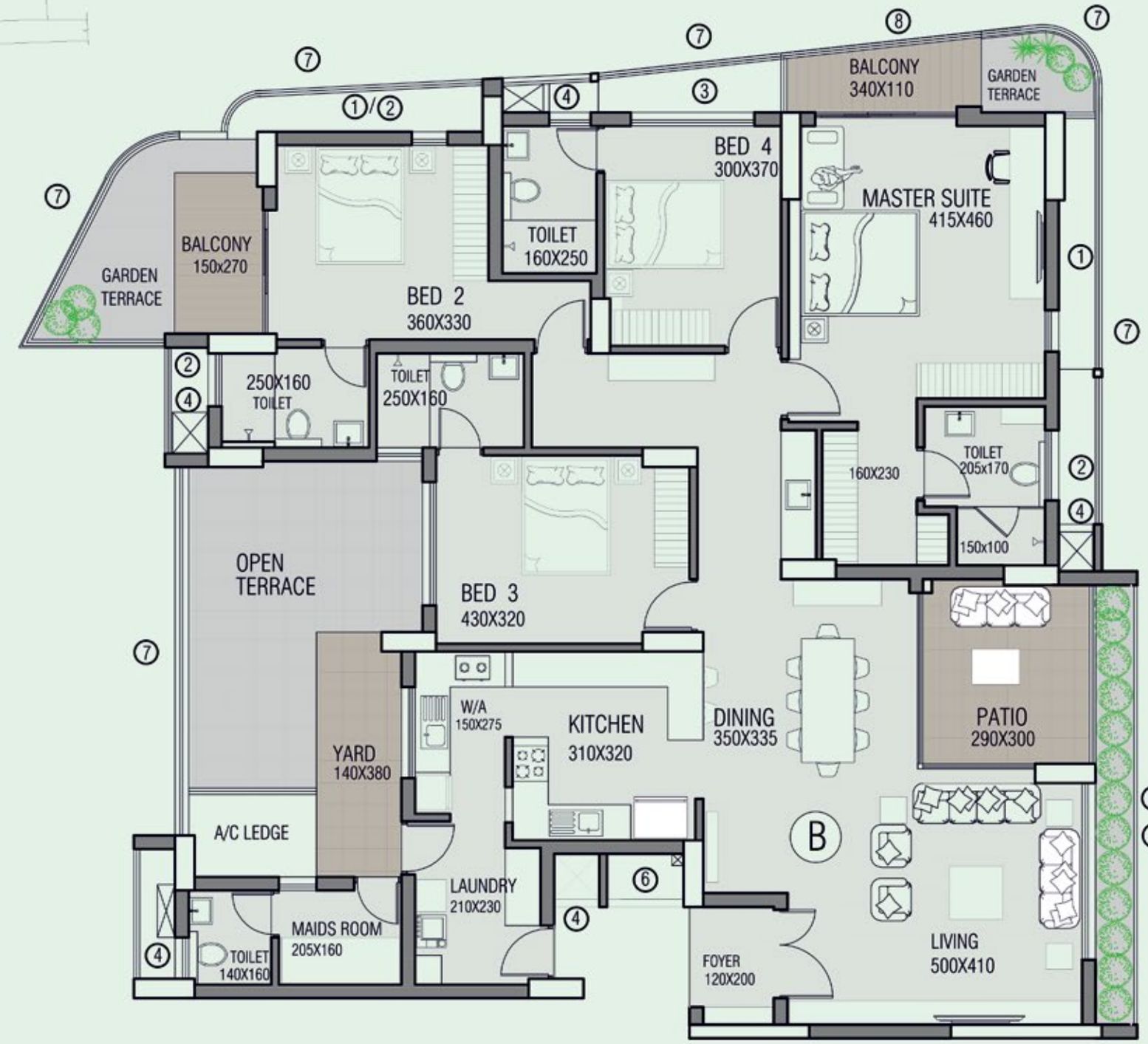
TYPE A (15)

Area - 3349 sq. ft.

Design/dimensions may slightly vary. All dimensions are in centimeters.
Column Positions/Dimensions are indicative only







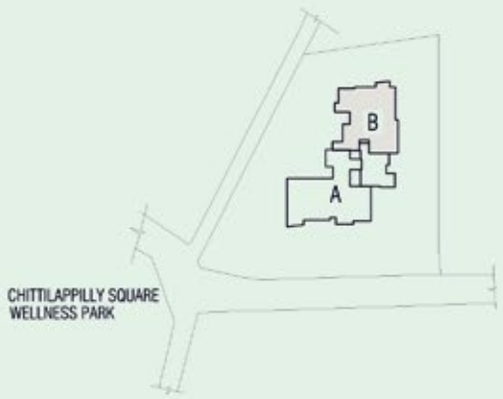
①	SUNSHADE
②	SERVICE LEDGE
③	CLOTH DRYING AREA
④	PLUMBING SHAFT
⑤	POTTED PLANTS AREA
⑥	FIRE DUCT
⑦	MSH-MILD STEEL HANDRAIL
⑧	GHR-GLASS HANDRAIL
⑨	MSHP-MILD STEEL HANDRAIL ABOVE PARAPET

CARPET AREA AS PER RERA	EXTERNAL WALL AREA	BALCONY AREA	PLINTH AREA	COMMON AREA	SALEABLE AREA	GARDEN TERRACE/ TERRACE
165.09 m2 1776 sq. ft.	18.36 m2 197 sq. ft.	22.94 m2 247 sq. ft.	206.39 m2 2220 sq. ft.	51.22 m2 551 sq. ft.	257.62 m2 2771 sq. ft.	24.42 m2 262 sq. ft.

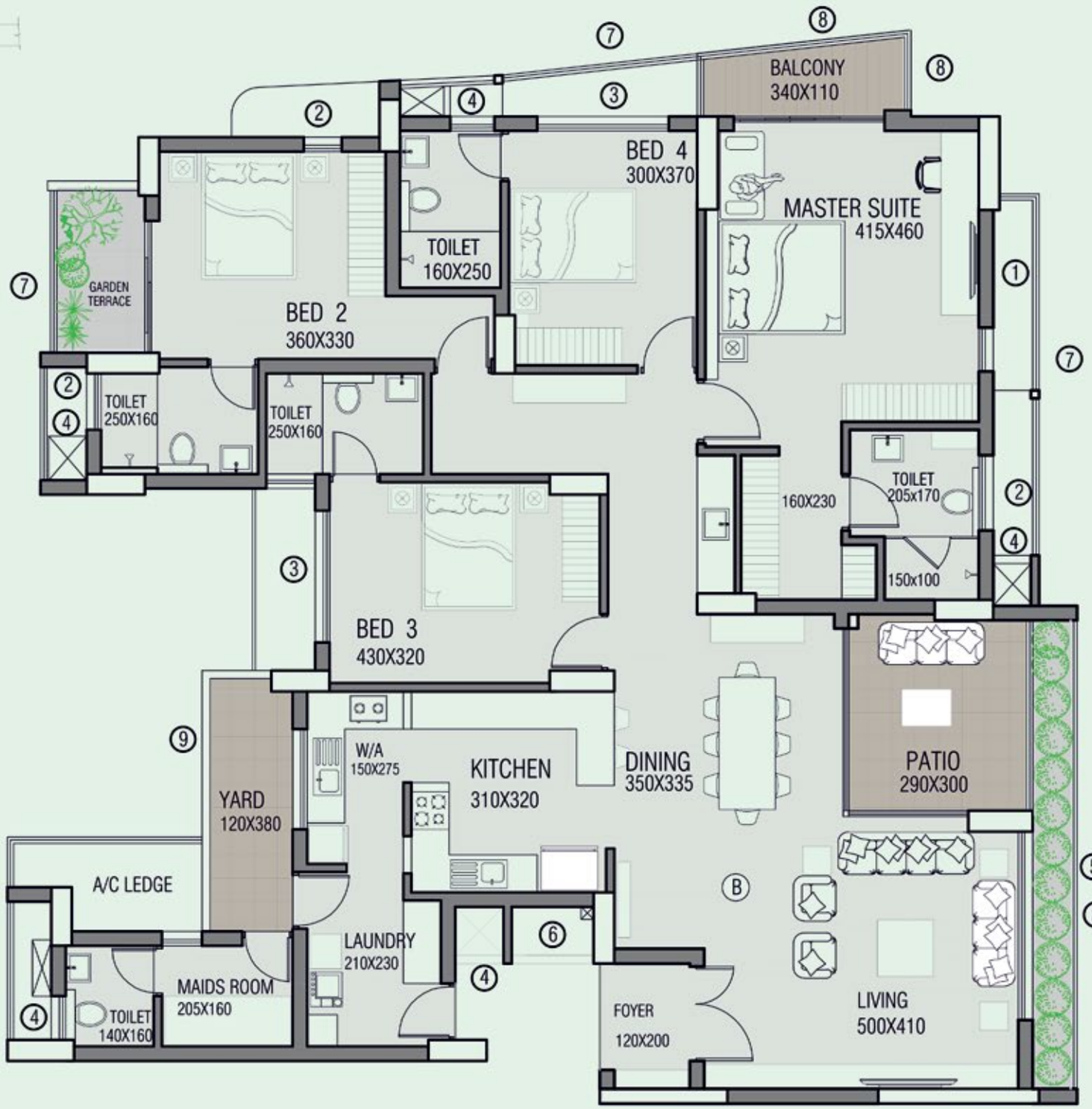
Design/dimensions may slightly vary. All dimensions are in centimeters.
Column Positions/Dimensions are indicative only

TYPE B (1)

Area - 2771 sq. ft.
Terrace Area - 262 sq. ft.







①	SUNSHADE
②	SERVICE LEDGE
③	CLOTH DRYING AREA
④	PLUMBING SHAFT
⑤	POTTED PLANTS AREA
⑥	FIRE DUCT
⑦	MSH-MILD STEEL HANDRAIL
⑧	GHR-GLASS HANDRAIL
⑨	MSHP-MILD STEEL HANDRAIL ABOVE PARAPET

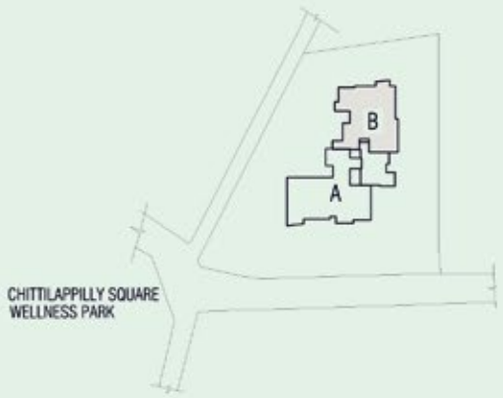
CARPET AREA AS PER RERA	EXTERNAL WALL AREA	BALCONY AREA	PLINTH AREA	COMMON AREA	SALEABLE AREA	GARDEN TERRACE/ TERRACE
165.09 m2 1776 sq. ft.	18.87m2 203 sq. ft.	18.20 m2 196 sq. ft.	202.16 m2 2175 sq. ft.	50.20 m2 540 sq. ft.	252.36 m2 2715 sq. ft.	3.86 m2 41 sq. ft.

TYPE B
2,4,6,8,10,12,14 FLOOR PLAN

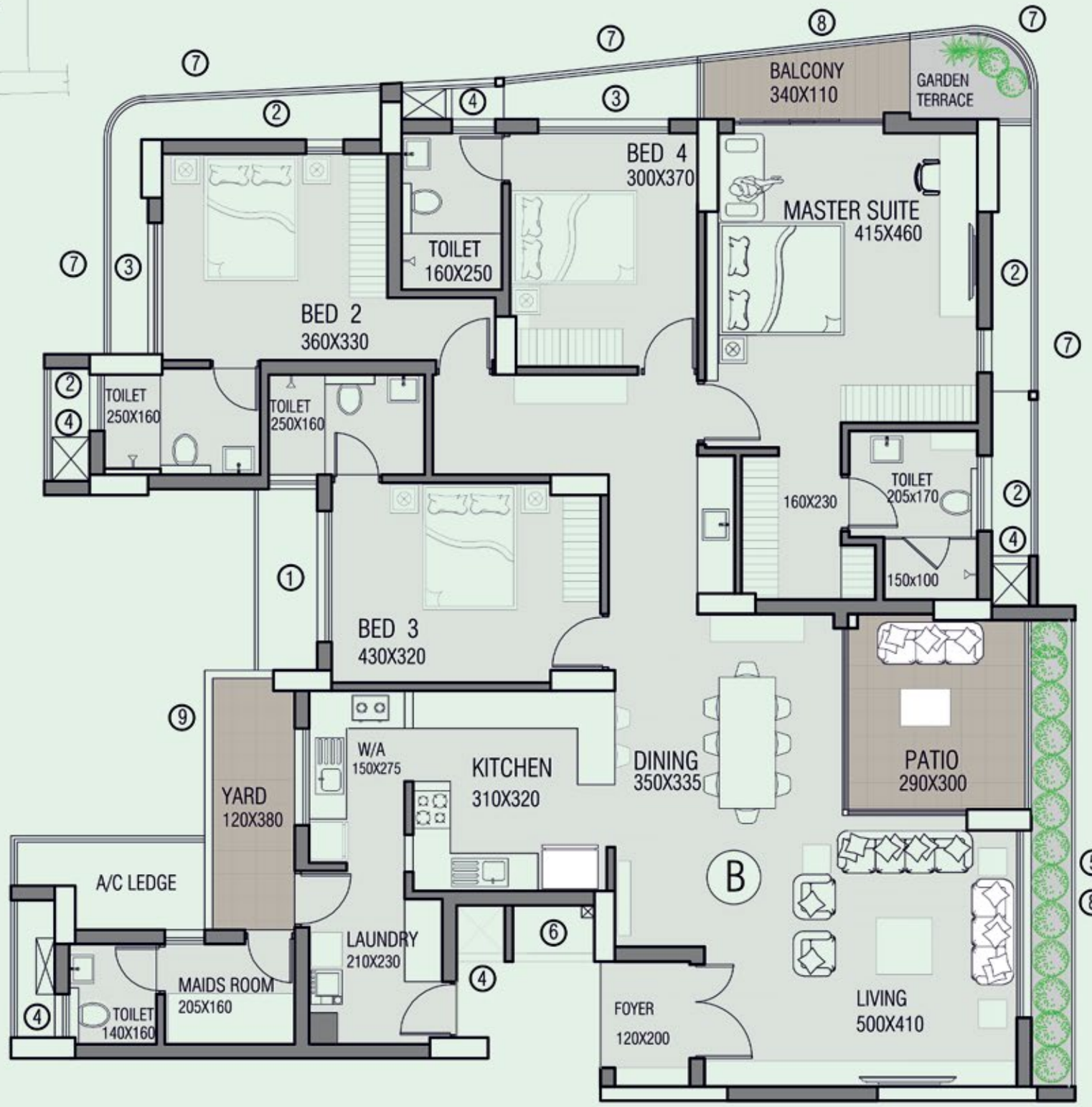
Area - 2715 sq. ft.

Garden terrace - 41 sq. ft.

Design/dimensions may slightly vary. All dimensions are in centimeters.
Column Positions/Dimensions are indicative only





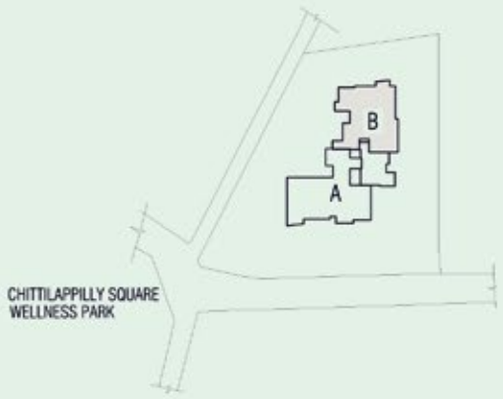


①	SUNSHADE
②	SERVICE LEDGE
③	CLOTH DRYING AREA
④	PLUMBING SHAFT
⑤	POTTED PLANTS AREA
⑥	FIRE DUCT
⑦	MSH-MILD STEEL HANDRAIL
⑧	GHR-GLASS HANDRAIL
⑨	MSHP-MILD STEEL HANDRAIL ABOVE PARAPET

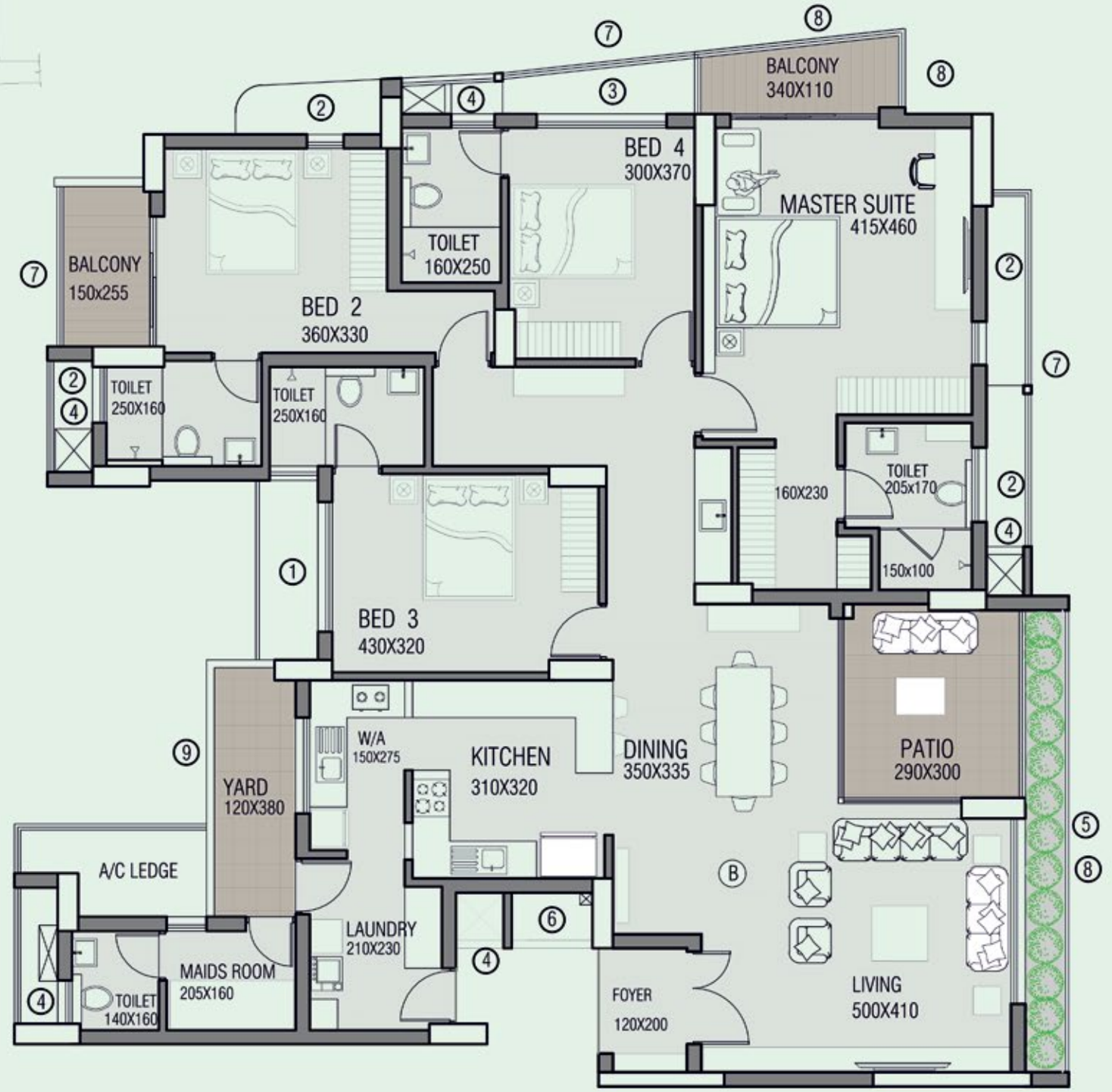
CARPET AREA AS PER RERA	EXTERNAL WALL AREA	BALCONY AREA	PLINTH AREA	COMMON AREA	SALEABLE AREA	GARDEN TERRACE/ TERRACE
165.09 m2 1776 sq. ft.	18.87m2 203 sq. ft.	18.20 m2 196 sq. ft.	202.16 m2 2175 sq. ft.	50.20 m2 540 sq. ft.	252.36 m2 2715 sq. ft.	2.37 m2 25 sq. ft.

Design/dimensions may slightly vary. All dimensions are in centimeters.
Column Positions/Dimensions are indicative only

TYPE B
3,5,7,9,11,13,15th FLOOR PLAN
Area - 2715 sq. ft.
Garden terrace - 25 sq. ft.







①	SUNSHADE
②	SERVICE LEDGE
③	CLOTH DRYING AREA
④	PLUMBING SHAFT
⑤	POTTED PLANTS AREA
⑥	FIRE DUCT
⑦	MSH-MILD STEEL HANDRAIL
⑧	GHR-GLASS HANDRAIL
⑨	MSHP-MILD STEEL HANDRAIL ABOVE PARAPET

CARPET AREA AS PER RERA	EXTERNAL WALL AREA	BALCONY AREA	PLINTH AREA	COMMON AREA	SALEABLE AREA
165.09 m2 1776 sq. ft.	19.24 m2 207 sq. ft.	22.07 m2 237 sq. ft.	206.39 m2 2220 sq. ft.	51.22 m2 551 sq. ft.	257.62 m2 2771 sq. ft.

Design/dimensions may slightly vary. All dimensions are in centimeters.
Column Positions/Dimensions are indicative only

TYPE B (16)

Area - 2771 sq. ft.

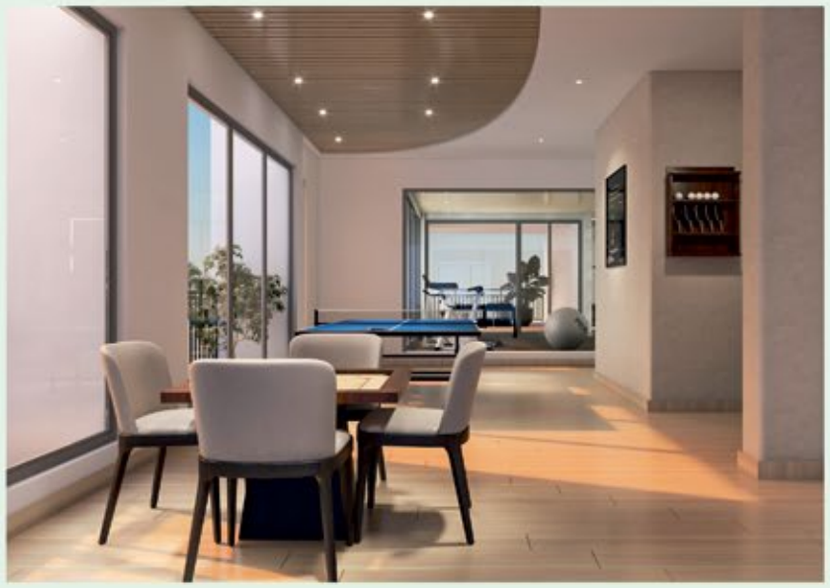
BUILDING SPECIFICATIONS

	Structure of the building	RCC framed structure/composite structure with wall partitions. The structure surface including walls will be cement plastered/exposed concrete finish/gypsum plastered/cladded/finished with coarse putty	
	Internal and external wall	Walls will be cement concrete hollow blocks masonry/cement concrete solid blocks masonry/ Autoclaved Aerated Concrete (AAC) light weight blocks masonry/Burnt hollow clay blocks (like Porotherm)/ 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	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 will 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 & Maid Entry door	Engineered door frame with veneered flush door
		Internal Doors	Engineered door frame with laminate flush door/moulded skin door. 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 will 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
	Grills and Railings	Safety for Windows	Mild steel grill for windows or handrail at sunshade, painted with enamel paint
		Balcony Railing	Railing of mild steel/glass/masonry/concrete or its combination

BUILDING SPECIFICATIONS

	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
		Generator Back-up	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 3,000 W in apartment. Generator power back-up will not be metered
		AC Provision	Provision to install a VRF type air-conditioner for the living room, dining room, kitchen and all bedrooms (except the master bedroom) with energised electrical power points. Provision to install a split type air-conditioner for the master bedroom with an energised 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 will be of Duravit/Kohler/Roca/equivalent
		Taps	Chromium Plated bathroom faucets. All faucets will be of make Hansgrohe/Grohe/Kohler/equivalent
		Hot and Cold Water Provision	Hot and Cold Water provision will 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 of two qualities of water, namely domestic quality and flush quality water Individual water metering for domestic water connections for each flat (cost included in deposit for infrastructure and other utility charges)	
	Car Park	Car parking will 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 Owners' Association should take the AMC (Annual maintenance contract) and the fire NOC every year	
	Reticulated GAS	Reticulated gas/city gas distribution system will be provided (Cost included in deposit-infrastructure and other utility charges) subject to the prevailing rules. The Owners' Association should take the AMC (Annual maintenance contract).	
	Sewage Treatment Plant	Sewage Treatment Plant will be provided as per the Kerala Pollution Control Board norms. The Owners' Association should take the operational and maintenance contract for Sewage Treatment Plant. Consent to operate will be renewed on its expiry by the Owners' Association	






AMENITIES

- Grand entrance lobby
- Drop point
- Multipurpose hall
- Unisex gym
- Swimming pool
- Kids' pool
- Kids' play area
- Outdoor gym equipment
- Yoga deck

UTILITY FEATURES

- Multi-level car park
- All-purpose business centre cum association room
- Handyman room
- Fire command centre room
- Designated visitor's car parking
- Passenger lifts (2 Nos)
- Water filtration plant
- Building design features for differently abled people:
  - Ramps are provided at appropriate locations
  - Designated car park
  - 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
- Provision to use treated water for landscaping
- Auto level control for storage water tank

SECURITY AND SAFETY FEATURES

- Entrance gate plaza with 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 areas, lifts, ground floor, and car park floors at strategic locations
- ARD (Automatic Rescue Device) in the lift



BENEFITS TO THE CUSTOMER

THE CONCEPT AND BELIEF

SFS is firmly dedicated to forging a sustainable future that reveres and conserves nature and the environment. Each breathtaking building serves as a canvas for unveiling environmental innovations that allow residents to live a future-forward life in harmony with their environment. SFS La Fortuna is poised to embody the many layers of forward-thinking living, catering to socially conscious and ambitious individuals while paying homage to the community's storied heritage.

In keeping with SFS's impeccable standards of architecture, interior design and craftsmanship, SFS La Fortuna commitment to sustainability is paramount. Through our commitment to craftsmanship, design excellence, and sustainability, we are paving the way for a future where both luxury and social and environmental consciousness thrive in perfect harmony.

SFS is targeting the following sustainability outcomes for SFS La Fortuna:

TANGIBLE BENIFITS

- High performance glass
- Sensor controlled LED lights in drive ways
- VFD controlled lifts, fire pump starter panels
- 30 KW ongrid solar power plant
- Building design to harvest natural daylight and fresh air

WATER

- Water-efficient fittings, fixtures and appliances including showers, toilets & taps
- Rainwater treated water tank
- Drip irrigation implemented and linked to individual water meters

LANDSCAPING

- Procurement of locally sourced materials
- Integrated rain garden/water-sensitive urban design strategies
- Considered plant selection to minimise irrigation requirements

TRANSPORT

- EV charging point: Single phase 16 amps power point for electric vehicle charging, (One per apartment)
- Car and Bike parking spaces for residents and dedicated spaces for Visitors' parking/ Differently abled

WASTE

- Low VOC materials to be used
- Organic food waste converter (Bio bin)
- State-of-the-art sewage treatment plant





AWARDS, ACCREDITATIONS & MILESTONES



SFS once again wins the 2024-25 Builders Association of India (BAI) award for the Best Builder in Kerala.

Pioneers of premium wellness and green living in Kerala

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

Crisil Real Estate DA2+ Developer Gradings

The highest developer grading in Kerala CRISIL graded builder since 2009

40 YEARS OF THE JOY OF LIVING

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

IGBC GREEN HOMES · INDIAN GREEN BUILDING COUNCIL · SFS TRANQUIL · PLATINUM

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

KERALA'S 1st K-RERA REGISTERED PROJECT

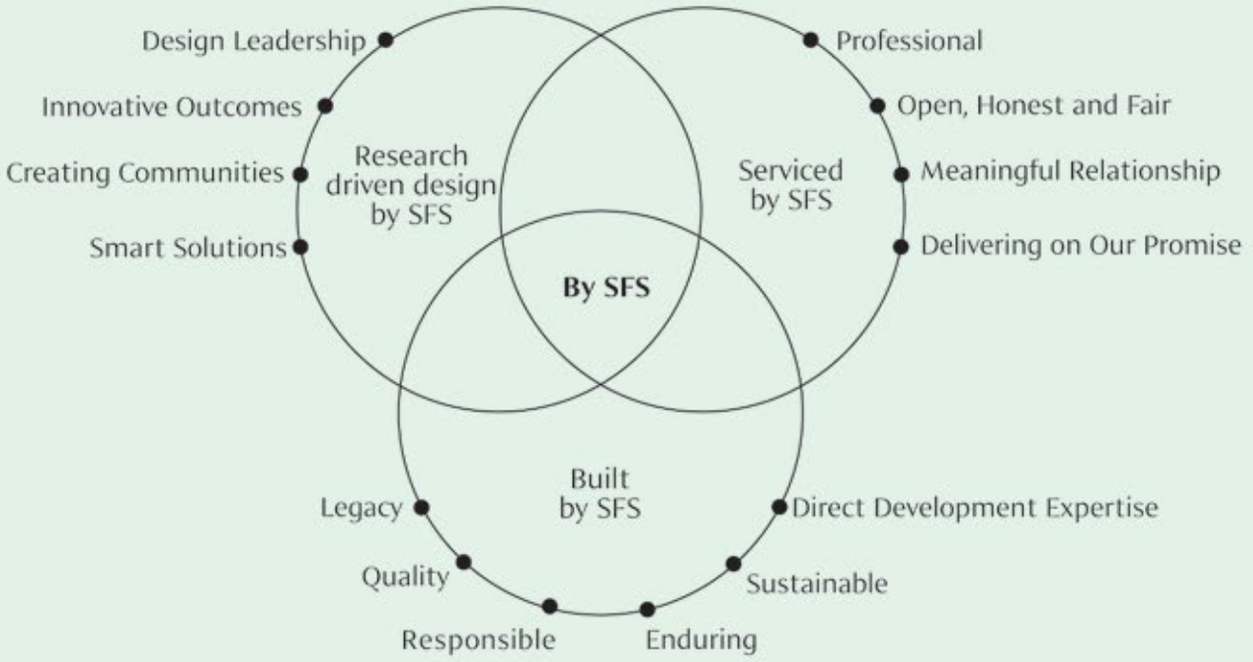
Kerala's First RERA Registered Project SFS Retreat, Trivandrum completed on schedule

K-RERA/PRJ/001/2020

THE SFS DIFFERENCE

For over 40 years we have been reimagining urban life in Kerala - creating exceptional living experiences through the pursuit of quality and care in every little detail. You can benefit from our visionary philosophy, customer-first approach and our all-under-one-roof knowledge, passion, experience, service and delivery.

QUALITY AND CARE IN EVERY LITTLE DETAIL





SFS LA FORTUNA HIGHLIGHTS

A tall immersive
building facing the picturesque
Chittilappilly Square Wellness Park

Supersized
5/4 BHK residences

One tower with
31 residences with
east-west facing entry

World-class amenities
including scenic Swimming Pool,
Gym and Yoga Deck

Lavish car parking
across levels 1, 2 & 3











SFS LA FORTUNA - IN A NEIGHBOURHOOD THAT'S HAPPENING







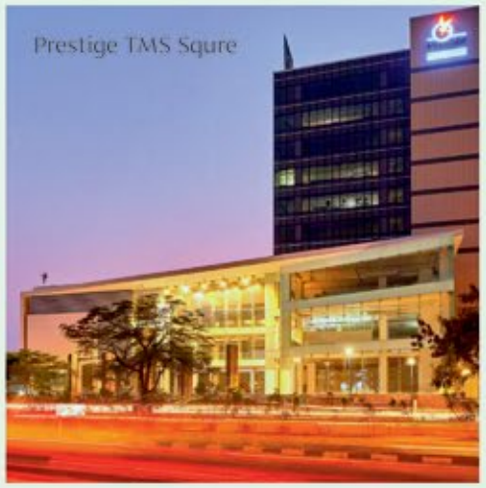












We have always been very conscious
of the impact of modern
development, on the land it sits on.

To integrate modern amenities
within the urban setting responsibly,
it is important for us to also bring
nature into the development.

That should be the model as we
advance because people and nature
should coexist.

SFS HOMES

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, 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 correlation with the project. The patterns, colours, textures, and detailing of exterior textures, tile patterns, wall colours, window designs, window panes, window members, door details, and other architectural elements depicted as standard offerings in this brochure are indicative only and subject to change as per market trends and availability, while maintaining the specified quality, technical specifications, and standards. 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 La Fortuna 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 La Fortuna. 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 La Fortuna.

- 4 BHK apartment configured as a duplex will have a 5 BHK layout. This is a bespoke arrangement and is not part of the standard approved unit design.

SFS

LA FORTUNA

Nature-Inspired Boutique Residences

OPP. CHITTILAPPILLY SQUARE WELLNESS PARK

KAKKANAD, COCHIN



Call 99473 55555

Crisil Real Estate
Skyline Foundations & Structures Private Limited
DA2+
Valid till March 09, 2026
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
GURUVAYUR: Temple Terrace, Mavinchuvadu, East Nada, Guruvayur. 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