

RISE TO A NEW RHYTHM.



Artistic Impression

SFS RHYTHM

APARTMENTS

PALLIPPURAM
NEAR KAZHAKOOTTAM

K-RERA/PRJ/TVM/191/2022

A new Trivandrum is on the rise.
It is now young, energetic and fast-paced.
The city has a booming IT sector, Mega Malls, growing Entertainment and Hospitality sectors and better infrastructure.

The young have great careers to look forward to and happy places that have a new vibe.
It's the Trivandrum of tomorrow and it's along the NH Bypass from Chakkai to Kazhakoottam and onwards to Kaniyapuram. SFS Rhythm at Pallippuram gives families living here easy access to this vibrant new world.



LIVE WITH A NEW RHYTHM.





Artistic Impression

SFS Rhythm at Pallippuram is strategically located just off the National Highway to give its residents close access to the IT Hub and happening places like Lulu Mall, Five-star Hotels, Car Dealerships, Multiplexes, Restaurants and vibrant retail outlets.

The 2 & 3 BHK apartments at SFS Rhythm have been futuristically designed to create a contemporary home for young families with a range of amenities for a happy balance of mind and body.



LOCATION PLAN

NOT TO SCALE



SCAN FOR LOCATION



Artistic Impression

FIND THE NEW RHYTHM.

Choosing to live at a location that is witnessing rapid infrastructural development is always a wise choice. The developments in the vicinity will continue to drive land costs up and assure higher rentals.

SFS Rhythm at Pallippuram near Kazhakoottam is coming up near Technopark Phase 4 (earlier Technocity), Lulu Mall, the lifestyle hub at Kazhakoottam, etc. making investing in a home here the right choice.

ENJOY THE NEW RHYTHM.

A home that offers a host of amenities to help us keep fit and to rejuvenate our minds is a joy to behold. At SFS Rhythm, the elders at home can work out in the Fitness Centre or enjoy yoga while the kids can have fun in the park. Living at SFS Rhythm will be a blissful experience.





Artistic Impressions

AMENITIES

- AC Fitness Centre
- Swimming Pool
- Yoga Facility
- AC Multi-purpose Recreation Hall
- Children's Play Area
- Table Tennis
- Terrace Party Area
- Solar Lighting for common areas
- Janitor's & Drivers' Room and Toilet
- Sewerage Treatment Plant
- Solid Waste Management (Bio-bins)
- Surveillance Camera in selected areas





Artistic Impression

DESIGN THE NEW RHYTHM

SFS Homes are known for their innovative design, assured construction quality, use of premium fittings and fixtures and hassle-free after-sales service. So when you become the proud owner of an apartment at SFS Rhythm, you become part of an unmatched legacy of trust and the over 5000 strong SFS family.

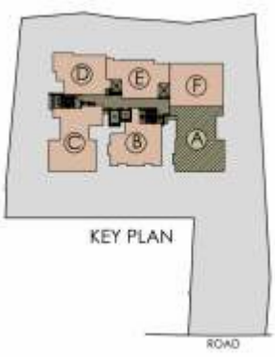




SITE PLAN

PLAN A





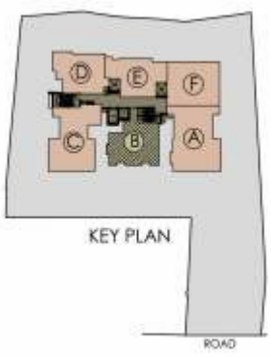
Ⓐ 3 BHK (3rd TO 12th FLOOR)

PLINTH AREA	CARPET AREA	BALCONY AREA	SALEABLE AREA
1257 SQ.FT	1088 SQ.FT	70 SQ.FT	1559 SQ.FT

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

PLAN B





Ⓑ 2 BHK (2nd TO 12th FLOOR)

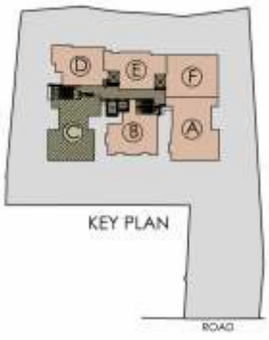
PLINTH AREA	CARPET AREA	BALCONY AREA	SALEABLE AREA
889 SQ.FT	741 SQ.FT	44 SQ.FT	1102 SQ.FT

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

PLAN C







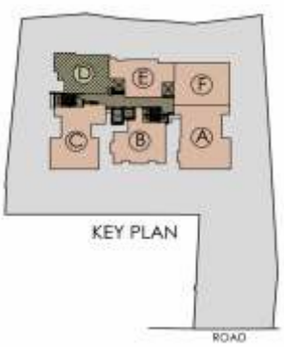
Ⓒ 3 BHK (3rd TO 12th FLOOR)

PLINTH AREA	CARPET AREA	BALCONY AREA	SALEABLE AREA
1152 SQ.FT	972 SQ.FT	62 SQ.FT	1428 SQ.FT

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

PLAN D





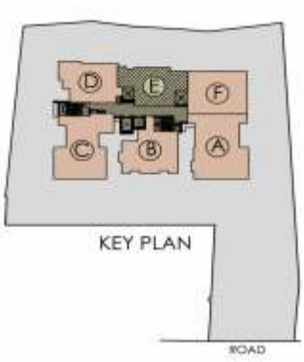
(D) 2 BHK (2nd TO 12th FLOOR)

PLINTH AREA	CARPET AREA	BALCONY AREA	SALEABLE AREA
832 SQ.FT	704 SQ.FT	43 SQ.FT	1032 SQ.FT

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

PLAN E





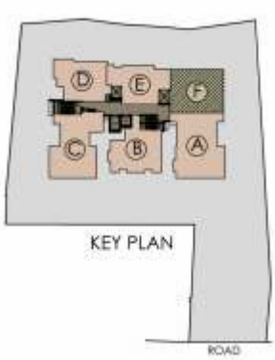
(E) 2 BHK (2nd TO 12th FLOOR)

PLINTH AREA	CARPET AREA	BALCONY AREA	SALEABLE AREA
802 SQ.FT	683 SQ.FT	37 SQ.FT	994 SQ.FT

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

PLAN F





(F) 2 BHK (3rd TO 12th FLOOR)

PLINTH AREA	CARPET AREA	BALCONY AREA	SALEABLE AREA
950 SQ.FT	838 SQ.FT	43 SQ.FT	1178 SQ.FT

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

PRODUCT CHART

TOTAL LAND AREA	55 CENTS		G+13 FLOORS		TOTAL 66 APARTMENTS	
TYPE OF APARTMENT	A- 3BHK	B- 2BHK	C- 3BHK	D- 2BHK	E- 2BHK	F- 2BHK
CARPET AREA	1088	741	972	704	683	838
GROUND FLOOR	ENTRANCE LOBBY, PARKING & SERVICES					
1ST FLOOR PARKING	PARKING, SWIMMING POOL & SERVICES					
2ND FLOOR	1559*	1102*	1428*	1032*	994*	1178*
PRIVATE TERRACE	758	----	485	----	----	970
3RD FLOOR	1559	1102	1428	1032	994	1178
4TH FLOOR	1559	1102	1428	1032	994	1178
5TH FLOOR	1559	1102	1428	1032	994	1178
6TH FLOOR	1559	1102	1428	1032	994	1178
7TH FLOOR	1559	1102	1428	1032	994	1178
8TH FLOOR	1559	1102	1428	1032	994	1178
9TH FLOOR	1559	1102	1428	1032	994	1178
10TH FLOOR	1559	1102	1428	1032	994	1178
11TH FLOOR	1559	1102	1428	1032	994	1178
12TH FLOOR	1559	1102	1428	1032	994	1178
13TH FLOOR	MULTIPURPOSE HALL, GYM, YOGA SPACE, RECREATION AREA LANDSCAPED TERRACE PARTY AREA					
TERRACE FLOOR	SOLID WASTE MANAGEMENT (BIO BINS), SOLAR PANELS					

*SUPER BUILT UP AREA. ALL AREAS ARE IN SQUARE FEET.

BUILDING SPECIFICATIONS

Structure	Frame	RCC Framed Structure Compliant with Seismic Zone 3 Design
	Walls	Concrete Block/Brick/Porotherm Brick Masonry
Flooring	General	Vitrified Tiles
	Toilets	Vitrified/Ceramic Tiles
	Balconies	Vitrified/Ceramic Matte Finish Tiles
Toilet Finishes	Wall	Ceramic/Vitrified Tiles
	Exhaust Fan	In all Toilets and Kitchen
	Water Heater	Wired Water Heater provision in all Toilets
Kitchen	Counter	Granite
	Sink	Stainless Steel Single Bowl with Drain Board
	Sink in Work Area	Stainless Steel Single Deep Bowl Sink
Doors	Entrance Door	Hardwood Frame and Engineered Wood Shutter with Architrave
	Internal Doors	Engineered Hardwood Frame and Flush Door Shutter
	Toilet Doors	WPC Door Frame and Flush Door Shutter with Inside Lamination
	Balcony Doors	Powder Coated Aluminium with Toughened Glass Fixed/Sliding Shutters
	Windows	Powder Coated Aluminium with Glazed Shutters
Grills and Railings	Windows	MS Safety Grills
	Balcony Railing	MS Hand Rails
Electrical	General	Concealed Wiring with PVC Insulated Copper Cables, and Modular Type Switches. Adequate Fan and Light Points, 6/16 Amps Power Plugs Controlled by MCB with RCCB Protection. Independent Energy Meter for each Apartment
	Wires	Fire Retardant Low Smoke Cables (FRLS)
	Lifts and all Common Areas	Generator Back-up
Power Back-up	Apartments	1500 Watts for each Apartment
Painting	Internal	Acrylic Emulsion over Putty Finish
	External	Exterior Emulsion
Plumbing and Sanitary	EWC	Wall Hung EWC with Concealed Water Cistern
	Washbasin	Ceramic
	Taps & Fittings	Chromium Plated Fittings and Fixtures
Water Supply	Water Supply through Underground Sump and Overhead Tank. Independent Water Meter for each Apartment subject to Government Rules at Extra Cost	
Air-Conditioning	Wired Split AC provision in all Bedrooms and in Living or Dining Area	
Elevators	Fully Automatic Lifts - 2 Nos. with Automatic Rescue Device	
Security System	Access Control Entry to Lobby and from Car Parking Areas	
Fire Fighting	Fire Fighting Arrangements as per Kerala Fire and Rescue Department Norms	
Car Park	Electric Vehicle Charging Facility at Extra Cost for all Apartments	
Gas Connection & Gas Leak Detector	Reticulated Gas Connection in all Apartments subject to Govt. Rules at Extra Cost	



DIGITAL UNIVERSITY

Actual Image

LIVE WITH A NEW RHYTHM OF GROWTH



Rendered Image

DIGITAL SCIENCE PARK



KABANI IT BUILDING



TATA ELXSI

Pallippuram near Kazhakoottam is witnessing one of the most rapid infrastructural developments in terms of new facilities for Information Technology, Pharmaceuticals, and Life Sciences. The Technopark Phase IV (Technocity) is already home to some of the leading brands in these sectors. A Digital University has been set up and a host of private companies have also built their campuses here.

This exponential influx of professionals working in these companies and institutions in this area is sure to drive up the demand for quality housing. A home in this growth hub is bound to generate **high rental returns** and **fast value appreciation.**



SUNTEC



INSTITUTE OF ADVANCED VIROLOGY

EXPERT CARE KEEPS HOMES EVERGREEN!

PROPERTY MANAGEMENT SERVICES

SFS HOMECARE
TAKES EXTRA CARE



RENTAL SERVICES

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



HOME MAINTENANCE & UTILITY SERVICES

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

YOUR SPACE. YOUR VISTA.

SFS VISTA
irresistible interiors



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



SERVICES OFFERED

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

TERMS AND CONDITIONS

Documentation:

a. On allotment and payment of booking amount agreement will be executed between the Promoter and Allottee. The composite value of the undivided share of land and that of the apartment plus car park will be shown in the payment schedule under the agreement.

b. The sale deed for the undivided share of land together with the value of apartment and car park will be registered in favour of the Allottee on receipt of entire payments. Stamp duty, documentation charges, registration charges and incidental expenses for the registration of the sale deed will be borne by the buyer.

c. Documentation procedures may change depending on Government policies and regulations from time to time.

Maintenance:

Owner's Association/Trust will be formed. Membership in the above Association/Trust is compulsory and not optional. The Owner's Association/Trust will carry out all necessary routine and annual maintenance and repairs to the common area and exterior wall of the building, common installation and fittings, payment of electrical and water charges for common facilities and services. Maintenance and charges/deposits are to be paid by each owner regularly and timely. The maintenance will be carried out by the promoter till the maintenance is taken over by the Owners Association/Trust. Maintenance deposit/advance is collected from all owners by the promoter and after appropriating the expenses incurred by the promoter during the period, the maintenance was done by them, the promoter shall transfer the balance amount to the Association.

Rules and Regulations:

This is a time bound project. In case payments are not made as per the agreement signed, promoter reserves the right to cancel the allotment subject to the terms in the agreements.

Payment Schedule:

Booking amount specified by the promoter to be paid initially at the commencement stage of the project while executing the agreement and balance installment as specified in the agreement.

Disclaimer

- This brochure is not an offer document.
- Visual representations, digital images, models, show flat, illustrations, photographs, drawings, displays and renderings are for representational purposes only. The building and amenities will be constructed and developed as per sanction plan and specifications.
- Colours of the building are indicative only.

For more information, visit K-RERA website: **rera.kerala.gov.in**

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COCHIN: SFS Silicon Drive, Opp. CSEZ, Seaport-Airport Road, Cochin. E: marketing@sfscochin.com
SFS SALES & INNOVATION CENTRE: Puthiya Road, Cochin. M: 99473 55555
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.

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