REALM OF CALM



It’s a misty morning

Sunny rays filter through

Feathered friends chirp in glee

The air is fresh and earthy

Green vistas meet the eye

Nature’s healing caress beckons

To inhabit the realm of calm

SFS SKY GARDEN
APARTMENTS

PEROORKADA, TRIVANDRUM

K-RERA/PRJ/TVM/184/2023
rera.kerala.gov.in

Artistic Perspective

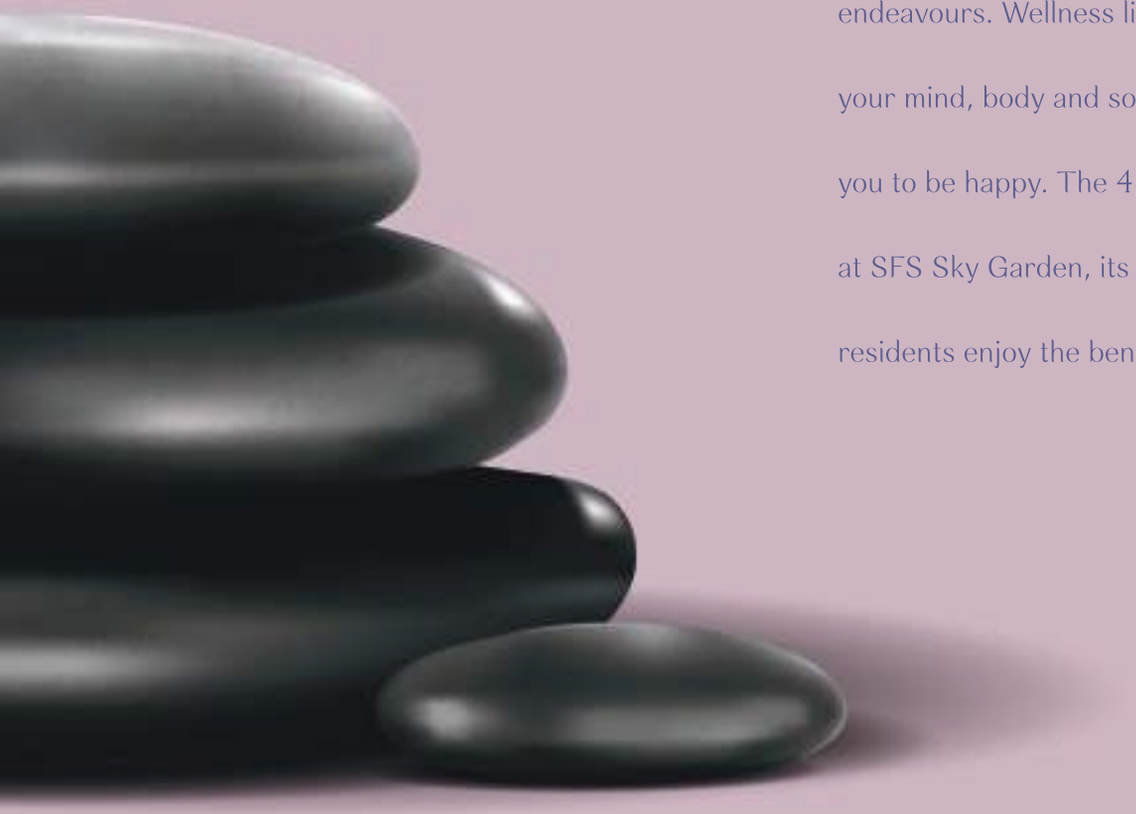


REALM OF GREEN



Welcome to SFS Sky Garden, a grand new world where every home is crafted to nurture a happy life, spur growth and usher in new beginnings. The elements of nature, your constant companions here, instil in you a new zest for life and your innovatively designed home will serve as an inspiration to live life to the fullest, at its blissful best.

REALM OF WELLNESS



The pursuit of happiness is one of life's most defining endeavours. Wellness lifestyles play a pivotal role in helping your mind, body and soul stay in perfect harmony enabling you to be happy. The 4, 3 and 2 BHK large, luxury apartments at SFS Sky Garden, its amenities and features ensure that residents enjoy the benefits of wellness living.



Artistic Perspective

REALM OF LUXURY

Innovative design, masterful use of space, large balconies and windows, premium fittings and fixtures all combine to make the apartments at SFS Sky Garden benchmarks of luxury living. The potted greens and vertical gardens, the unfettered skies, the fragrant breeze bring the elements of nature right into your living room.







Artistic Perspective

Artistic Perspective



REALM OF WONDER

Some moments in life present sights that make your jaw drop in awe! Those are the moments that make life worth living.

The views of nature all around the apartments at SFS Sky Garden will present residents with such ‘wow’ moments every day of their lives, much like the kaleidoscope of colours created by the setting Sun at the infinity pool.



REALM OF DREAMS

As you retreat back into your most intimate space and lay your head down on your favourite pillow, the day's fatigue just vanishes. You enjoy a deep rejuvenating sleep, getting you in perfect shape to go out and ace the world every morning. The spacious and well-anointed master bedroom at SFS Sky Garden is just one of the many spaces here that make life grand.







Artistic Perspective

Artistic Perspective



REALM OF CINEMA

Homes give their owners a sense of pride and accomplishment. They are also a reflection of their lifestyles, tastes and desires. SFS Sky Garden is high on style, the common areas here are designed to take life to the next level, much like the Terrace Garden, where the Sky Cinema with its large screen will bring joy to family and friends.



RE-AIM

OF

SFS SKY GARDEN
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Artistic Perspective

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open

Artistic Perspective

GLORY

REALM OF URBANITY























Life in a buzzing metro has a charm

of its own. There is an exciting energy

in the heart of town, life's favourite indulgences

are at one's fingertips. Peroorkada, where

SFS Sky Garden is located, is an important

residential hub in Trivandrum city,

close to the city's favourite spots,

with great connectivity; it's also home

to the Collectorate, and most importantly

clean, serene and green.

St. Thomas Schools

Mar Ivanios Nagar

Collectorate

Doordarshan Kendra

Trivandrum Tennis Club

Kowdiar Palace

Trivandrum Golf Course

Kerala Raj Bhavan

Napier Museum

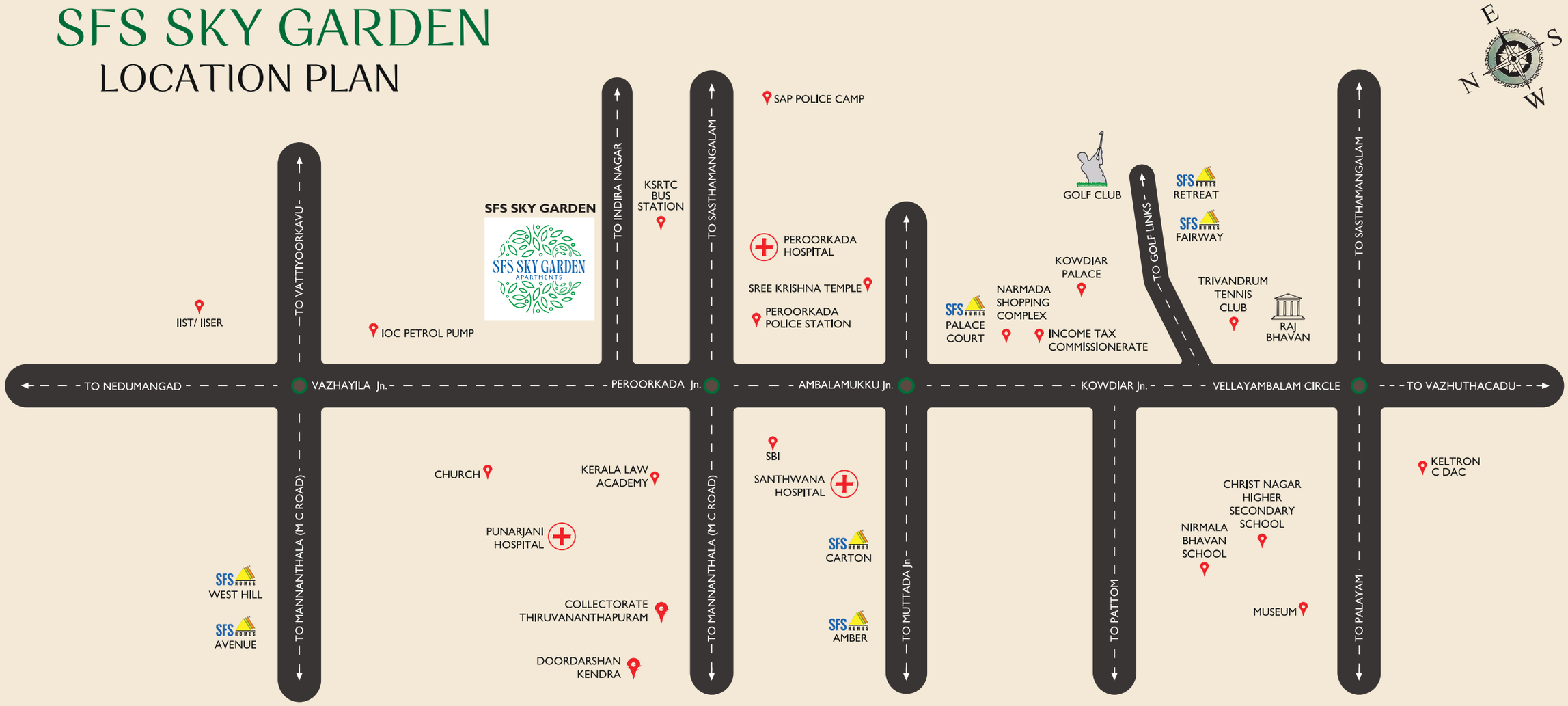
Ponmudi Eco Tourism

Lulu Mall • KIMS • Technopark

Trivandrum International Airport

SFS SKY GARDEN

LOCATION PLAN



PRIZED LOCATION! INCOMPARABLE CONVENIENCE!

SFS Sky Garden is located at Peroorkada, near Kowdiar (2.5 km), one of Trivandrum city's finest residential locations that offer easy access to all the lifestyle amenities needed for a life of ease and comfort!

SCHOOLS	
Concordia	1.5 km
Christ Nagar Kowdiar	3.7 km
St. Thomas Schools	4.2 km
Bethany	4.7 km
Sarvodaya Vidyalaya	5 km
COLLEGES	
Law Academy	1 km
MG College	4 km
Mar Ivanios College	5 km
Mar Baselios College of Engg.	5 km
GOVT. INSTITUTIONS	
Civil Station	2.5 km
Doordarshan Kendra	3 km



View of Western Ghats



Kowdiar Palace

Legislative Assembly	5 km
Govt. Secretariat	6 km
HOSPITALS	
Govt. Hospital Peroorkada	0.5 km
Credence Hospital	4.5 km
Cosmopolitan Hospital	5 km
Medical College Hospital	5.5 km
Regional Cancer Centre	5.5 km
Sree Chitra Thirunal Institute of Medical Sciences	5.5 km
KIMS	8 km
TEMPLE/CHURCH/MOSQUE	
Ebenezer Marthoma Church Peroorkada	0.75 km
St. Gregorios Orthodox Church	0.75 km
Peroor Sreekrishnaswamy Temple	1 km
Palayam Cathedral Church	5 km
Palayam Mosque	5 km
TRANSPORTATION	
KSRTC Bus Stand	8 km
Railway Station	8 km
Trivandrum International Airport	10 km
OTHER CONVENIENCES	
Kowdiar Golf Course	3.5 km
Museum	4.5 km
Kanakakunnu Palace	4.5 km
Central Stadium	6 km
Lulu Mall	10 km
Infosys Campus	11 km
UST Global Campus	11 km
Technopark	13 km

REALM OF JOY

When are you happy? It's mostly when you have lots to do and you are spending time doing the things you love.

At SFS Sky Garden, the outdoors beckon with activities like swimming, working out, playing games, meeting friends, meditating and much more. Here, the amenities give you many more reasons to get back home.



Artistic Perspective


Artistic Perspective

ROOFTOP
SWIMMING POOL

AC GYM WITH
EQUIPMENT

AC MULTI-PURPOSE
HALL WITH PANTRY
AND TOILET

CHILDREN'S
PLAY AREA

KIDS' POOL

AC GUEST SUITE

SENSOR LIGHTS
FOR PARKING AREA
& LOBBIES

ACCESS CARD ENTRY
IN SELECTED AREAS

VISITORS' LOUNGE

LANDSCAPED
TERRACE PARTY AREA

EV CHARGING
FACILITY

SOLID WASTE
MANAGEMENT
(BIO BINS)

SOLAR CONNECTION
FOR COMMON AREAS

JANITOR'S ROOM
AND TOILETS

DRIVERS' ROOM
AND TOILETS

FOOD DELIVERY
COUNTER

REALM OF DESIGN



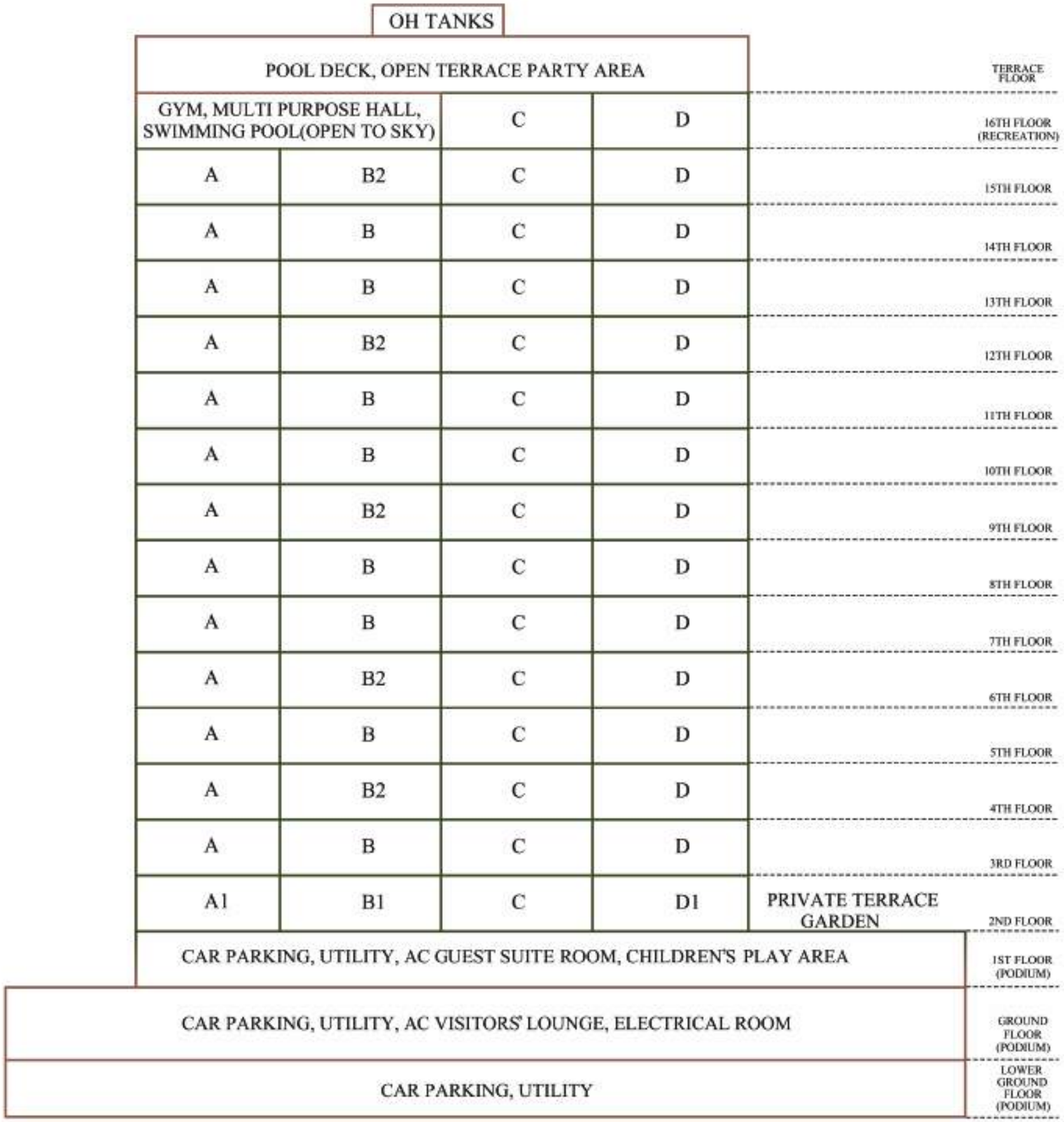
Artistic Perspective

SITE PLAN

1. MAIN ENTRY TO GROUND FLOOR LVL
2. DOUBLE HEIGHT ENTRANCE PORCH
3. DIFFERENTLY-ABLED PARKING
4. RAMP TO FIRST FLOOR FROM GROUND FLOOR LVL
5. RAMP TO GROUND FLOOR LVL FROM FIRST FLOOR LVL
6. CHILDREN'S PLAY AREA AT FIRST FLOOR LVL
7. RECREATIONAL AREA AT LOWER GROUND LVL
8. COVERED PARKING
9. ENTRY TO LOWER GROUND LVL
10. RAMP TO GROUND FLOOR LVL FROM LOWER GROUND LVL
11. RAMP TO LOWER GROUND LVL FROM GROUND FLOOR LVL
12. PROPOSED ROAD WIDENING AREA
13. VISITORS PARKING
14. SECURITY CABIN



SCHEMATIC SECTION





KEY PLAN





TYPE A - 4 BED
(3RD TO 15TH FLOOR)
AREA - 2377 sq.ft

1	CREDENZA FOR MILK / PAPER
2	SUNSHADE / SERVICE LEDGE
3	UTILITY SHAFT
4	POTTED PLANT AREA

Carpet area as per RERA	Balcony area	External wall area	Plinth area	Common area	Saleable area	Potted Plant area
160.92 Sq.m	9.45 Sq.m	13.63 Sq.m	184.00 Sq.m	36.92 Sq.m	220.92 Sq.m	8.68 Sq.m
1731 Sq.ft	102 Sq.ft	147 Sq.ft	1980 Sq.ft	397 Sq.ft	2377 Sq.ft	93 Sq.ft

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



KEY PLAN



TYPE B - 3 BED LARGE
(3RD, 5TH, 7TH, 8TH, 10TH, 11TH, 13TH & 14TH FLOOR)
AREA - 1859 sq.ft

1	CREDENZA FOR MILK / PAPER
2	SUNSHADE / SERVICE LEDGE
3	UTILITY SHAFT
4	POTTED PLANT AREA

Carpet area as per RERA	Balcony area	External wall area	Plinth area	Common area	Saleable area	Potted Plant area
124.60 Sq.m	8.97 Sq.m	10.31 Sq.m	143.88 Sq.m	28.87 Sq.m	172.75 Sq.m	7.00 Sq.m
1341 Sq.ft	96 Sq.ft	111 Sq.ft	1548 Sq.ft	311 Sq.ft	1859 Sq.ft	75 Sq.ft

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



KEY PLAN





TYPE B2 - 3 BED LARGE
(4TH, 6TH, 9TH, 12TH & 15TH FLOOR)
AREA - 1859 sq.ft

1	CREDENZA FOR MILK / PAPER
2	SUNSHADE / SERVICE LEDGE
3	UTILITY SHAFT
4	POTTED PLANT AREA

Carpet area as per RERA	Balcony area	External wall area	Plinth area	Common area	Saleable area	Potted Plant area
124.60 Sq.m	8.97 Sq.m	10.31 Sq.m	143.88 Sq.m	28.87 Sq.m	172.75 Sq.m	9.95 Sq.m
1341 Sq.ft	96 Sq.ft	111 Sq.ft	1548 Sq.ft	311 Sq.ft	1859 Sq.ft	107 Sq.ft

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



KEY PLAN



TYPE C - 3 BED COMPACT (2ND TO 16TH FLOOR) AREA - 1727 sq.ft

1	CREDENZA FOR MILK / PAPER
2	SUNSHADE / SERVICE LEDGE
3	UTILITY SHAFT
4	POTTED PLANT AREA

Carpet area as per RERA	Balcony area	External wall area	Plinth area	Common area	Saleable area	Potted Plant area
115.66 Sq.m	7.44 Sq.m	10.61 Sq.m	133.71 Sq.m	26.83 Sq.m	160.54 Sq.m	4.67 Sq.m
1245 Sq.ft	80 Sq.ft	114 Sq.ft	1439 Sq.ft	288 Sq.ft	1727 Sq.ft	50 Sq.ft

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



KEY PLAN



N
W
E
S

TYPE D - 2 BED
(3RD TO 16TH FLOOR)
AREA - 1220 sq.ft

1	CREDENZA FOR MILK / PAPER
2	SUNSHADE / SERVICE LEDGE
3	UTILITY SHAFT
4	POTTED PLANT AREA

Carpet area as per RERA	Balcony area	External wall area	Plinth area	Common area	Saleable area	Potted Plant area
76.65 Sq.m	8.01 Sq.m	9.80 Sq.m	94.46 Sq.m	18.95 Sq.m	113.41 Sq.m	3.89 Sq.m
825 Sq.ft	86 Sq.ft	105 Sq.ft	1016 Sq.ft	204 Sq.ft	1220 Sq.ft	42 Sq.ft

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

BUILDING SPECIFICATIONS

ITEM	LOCATION	SPECIFICATION
Structure	Frame	RCC Framed structure compliance with seismic zone 3 design
	Walls	Concrete block/brick masonry
Flooring	General	Vitrified tiles
	Toilets	Vitrified/Ceramic tiles
	Balconies	Vitrified/Ceramic matte finish tiles
Toilet Finishes	Wall	Ceramic/vitrified tiles
	Exhaust Fan	In all toilets and kitchen
	Water Heater	Wired water heater provision in all toilets
Kitchen	Counter	Granite/Quartz
	Sink	Stainless steel single bowl with drain board
	Sink in work area	Stainless steel single deep bowl sink
Doors	Entrance door	Hard wood/Engineered wood door frame and shutter with architrave
	Internal doors	Hard wood/Engineered wood door frame and flush door shutter
	Toilet doors	WPC door frame and flush door shutter with inside lamination
	Balcony doors	Powder coated aluminium with toughened glass fixed/sliding shutters
	Windows	Powder coated aluminium with glazed shutters
Grills and Railings	Windows	MS safety grills
	Balcony railing	MS Hand rails
Electrical	General	Concealed wiring with PVC insulated copper cables, and modular type switches. Adequate fan and light points, 6/16 Amps power plugs controlled by MCB with RCCB protection. Independent energy meter for each apartment

		Wires	Fire retardant low smoke cables (FRLS)
		Lifts and all common areas	Generator back-up
	Power back-up	Apartments	1200 watts for 2 BHK, 1500 watts for 3 BHK, and 2000 watts for 4 BHK apartments.
	Painting	Internal	Acrylic Emulsion over putty finish
		External	Exterior emulsion
	Plumbing and Sanitary	EWC	Wall hung EWC with concealed water cistern
		Washbasin	Ceramic
		Taps & fittings	Chromium plated fittings and fixtures.
	Water Supply	Water supply through underground sump and overhead tank. Independent water meter for each apartment at extra cost	
	Air Conditioning	Wired split AC provision in all bedrooms, living/dining room	
	Elevators	Fully automatic lifts - 2 numbers. One 10 passenger lift and stretcher lift	
	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	All apartments with individual electric vehicle charging facility at extra cost	
	Gas connection & Gas leak detector	Reticulated gas connection in all apartments subject to Govt. rules at extra cost	

Note: Alternate materials mentioned above will be provided based on availability and at the discretion of the builder.

EXPERT CARE KEEPS HOMES EVERGREEN!

PROPERTY MANAGEMENT SERVICES





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

1400 **FLATS UNDER SFS HOMECARE MANAGEMENT**

SFS HOMECARE
TAKES EXTRA CARE

SFS VISTA
irresistible interiors

YOUR SPACE. YOUR VISTA.



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

THE ONE-STOP SOLUTION FOR EVERYTHING IN INTERIOR DESIGN FROM THE HOUSE OF SFS, KERALA'S MOST TRUSTED BUILDER.

TERMS & 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 to be borne by the Allottee.

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

Maintenance:

Owners' Association/Trust will be formed. Membership in the above Association/Trust is compulsory and not optional. The Owners' 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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98473 66667 | 99477 10001 |



SFS HOMES

TRUSTED TO DELIVER

SKYLINE FOUNDATIONS & STRUCTURES (P) LTD.

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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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