SFS Song of

Nightingale

Harmonise with Nature

Harmonize with Nature

Welcome to a world where brilliance thrives.

Where nature and innovation come together, where science fuels technology,

and where work, learning, and play exist in perfect harmony.

Here, great minds connect, sparking a cycle of excellence that knows no bounds.

And it's all unfolding right at your doorstep.

WORK, LEARN, PLAY, AND THRIVE IN PERFECT HARMONY







SFS Song of Nightingale

Harmonize with Nature





TAKE OWNERSHIP OF THE FUTURE BY STAKING CLAIM TO THE HEART OF DOWNTOWN COCHIN

SFS Song of Nightingale is nestled in Thrikkakara, a vibrant suburb of metropolitan Cochin. This prime location gives seamless access to the best of what the city has to offer with an ambience of natural beauty and serenity.

Cochin has rapidly evolved into one of the fastest-growing cities in the country, boasting world-class infrastructure, a pleasant climate, and a thriving economy. With a bright future ahead, living at the heart of this dynamic growth ensures you are perfectly positioned to enjoy the best of urban sophistication and modern comforts.



Panoramic Image



IMMERSE YOURSELF IN THE SYMPHONY OF NATURE

The Song of Nightingale commands an unchallenged position that gives it unfettered access to a cool, steady breeze and bathed in lustrous sunlight. It is here that you will be serenaded by the sweet chirping of the birds, the myriad colours of the fauna and the happiness by feeling alive in nature's embrace!

A TOWERING PRESENCE, AN UNMATCHED STATEMENT



The Song of Nightingale rises to 22 magnificent storeys from Thrikkakara Hills featuring 4 & 3 BHK premium apartments

Seamlessly connecting you to

downtown *Cochin*

From your vantage point at Thrikkakara Hills,
meet every luxury of the city in the blink of an eye



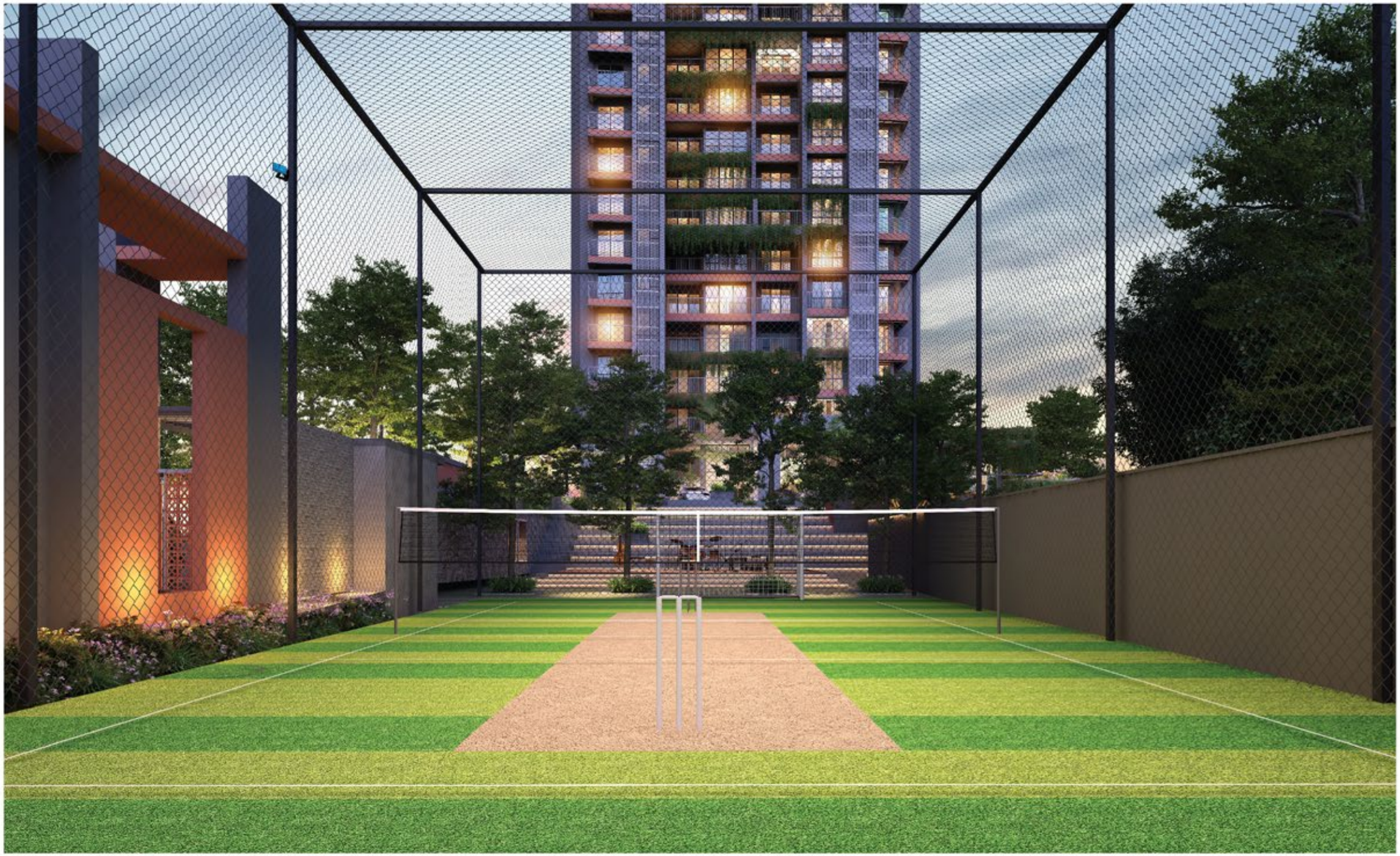
INSPIRING AWE TODAY AND FOREVER AFTER



Artistic Perspective

SFS Song of Nightingale is an ode to the wonders of nature, expressed through remarkable architecture that harmoniously blends natural elements. Its majestic Entrance Plaza stands as a testament to timeless design.

HARMONISING NATURE AND LUXURY IN A PRISTINE SETTING



Artistic Perspective

The design philosophy of SFS Song of Nightingale is to create living spaces that offer residents a harmonious and immersive experience. Every aspect of the project is thoughtfully crafted to exist within nature, inspired by its beauty, while integrating an array of luxury features like the multipurpose turf that elevate modern living to an unprecedented level.

HONOURING EVERY ARRIVAL WITH GRANDEUR



Artistic Perspective

A grand reception leaves a lasting impression, setting the tone for an extraordinary living experience. The double height porch of SFS Song of Nightingale is designed to captivate both residents and visitors, offering a stunning first glimpse into the luxe life crafted here.

COME TOGETHER, CELEBRATE THE THEATRE OF LIFE

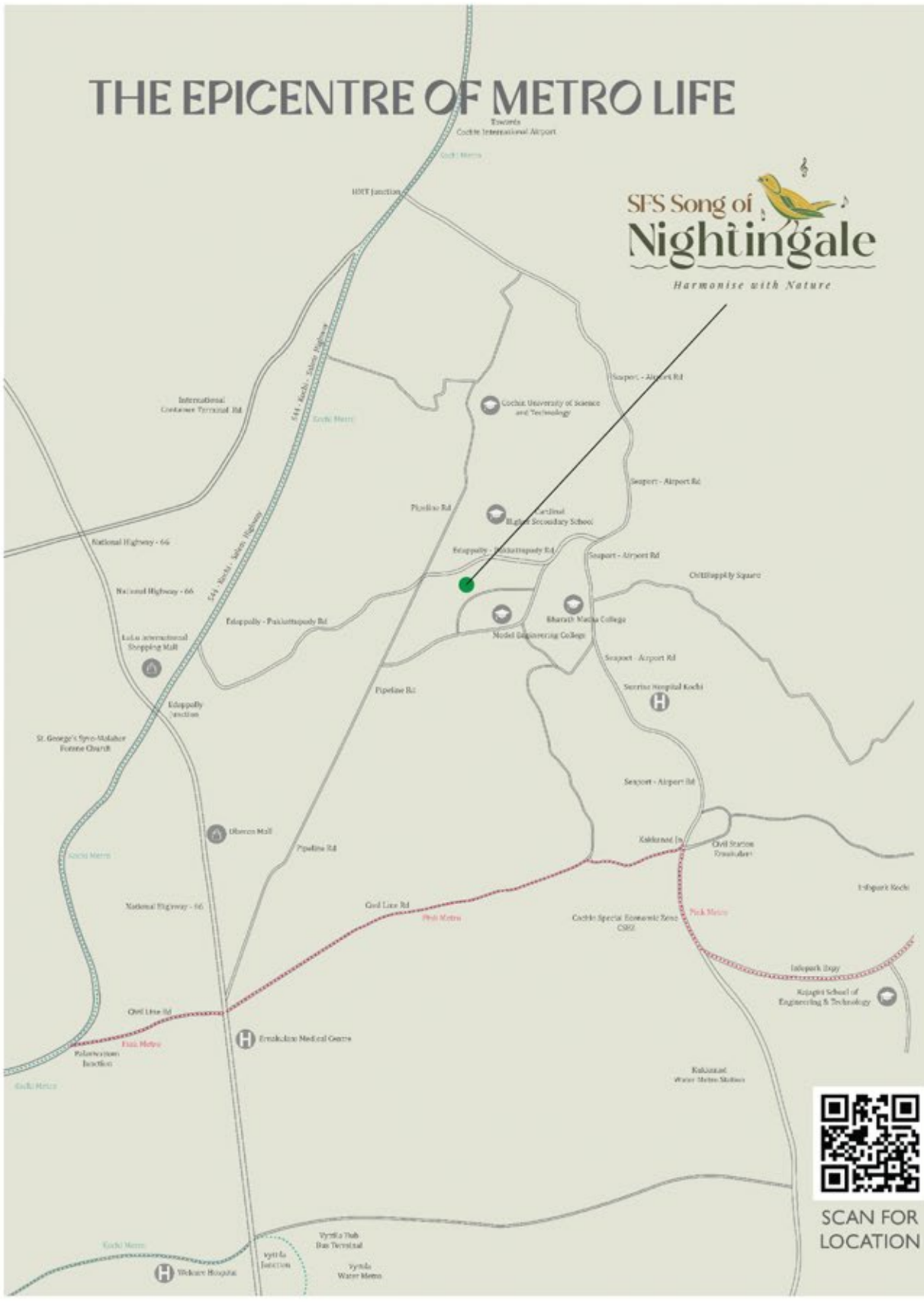


Artistic Perspective

The true essence of community living comes alive in thoughtfully designed spaces that bring people together. Here, residents can share cherished moments of camaraderie and celebrate joyous occasions in the warmth of each other's company.


BE ANYWHERE,
EVERYWHERE,
EVERY TIME.

THE EPICENTRE OF METRO LIFE



SCAN FOR LOCATION

ALL YOU NEED, RIGHT WHERE YOU NEED IT

SCHOOLS

Cochin Public School	350 mts
Hill Valley Public school	1.3 km
Bhavan's Varuna School	1.4 km
Nava Nirman Public School	1.7 km
Mary Matha Public School	1.8 km
Naipunnya Public School	2.3 km
Horizon Public School	2.4 km
Assisi School	4.8 km
Bhavan's Adarsha School	5.6 km
Vidyodaya Public School	6.1 km
Kristhu Jayanti	7.3 km
Rajagiri School	7.4 km
GEMS International School	7.7 km
Choice School	11.5 km

TEMPLE/CHURCH/MOSQUE

Juma Masjid	500 m
Mary Queen Church, Thoppil	1.0 km
Thrikkakara Temple	1.6 km
St. Jude Thadeous Church	2.5 km

GOVERNMENT INSTITUTIONS

Civil Station	3.2 km
CSEZ	5 km
Infopark-Smart City: Kinfra	7.6 Km

COLLEGES

Model Engineering College	450 Mts
KMM College	550 Mts
Bharata Mata College	1.7 km
CUSAT	1.8 km
AISAT College	3.4 km
St. Pauls College	5. 3 km
Govt. Medical College	6.6 km
Rajagiri College	6.8 km
SCMS	8 km

HOSPITALS

B & B Memorial Hospital	1 km
Sunrise Hospital	2 km
KIMS	5 km
EMC Hospital	6.2 km
Govt. Medical College	6.6 km
Amrita Hospital	8 km
Aster Medicity	14.0 km
Lakeshore Hospital	16.0 km

TRANSPORTATION

Edappally Metro Station	4.5 km
CUSAT Metro Station	5.8 km
Water Metro	5.8 km
Kaloor Bus Stand	9.3 km
Vytilla Hub	10 km
North Railway Station	10.7 km
South Railway Station	13.2 km
Cochin Airport	23 km

CLOSE TO CONVENIENCES

Banks	1.2 km
Seaport-Airport Road	1.8 km
Chittilappilly Square Wellness Park	2.1 km
Suburban Club	2.4 km
NH Bypass	3.3 km
Oberon Mall	4 km
Edappally Junction - LuLu Mall	4.5 km
Grand Mall	7 km
Jawaharlal Nehru Intl. Stadium	9.3 km
Wonderla Amusement Park	10.4 km
Marine Drive	12.0 km
M. G. Road	13.0 km



RECREATION ZONE

Artistic Perspective



In sync with Dynamic *Cochin*

A CITY THAT REDEFINES THE FUTURE, ONE IDEA AT A TIME



Twin Tower



Smart City



Infopark



LuLu Cyber Tower



The smartest liveable space in the most liveable city



LuLu Mall



Jayalakshmi



Forum Mall



Oberon Mall



For the connoisseurs of cuisine, a plethora of *choices*

Cochin, a vibrant cosmopolitan city, boasts a rich culinary landscape shaped by its diverse cultural influences. From iconic street food to renowned restaurants and luxury hotels serving international cuisine, the city offers a gastronomic experience like no other.

At SFS Song of Nightingale, you are perfectly positioned to explore Cochin's incredible food scene. Step out and embark on a delightful culinary journey, indulging your taste buds in flavours from around the world-right at your doorstep!



Grand Hyatt Bolgatty



Marriott Hotel



Four Points by Sheraton



Sky Grill Lounge Bar & Restaurant by Crowne Plaza


$E = mc^2$
78.15
$\frac{f(a + \Delta x) - f(a)}{\Delta x}, (x = a + \Delta x)$
$\hat{f}(\xi) := \int_{-\infty}^{\infty} f(x)\, e^{-2\pi i x \xi}\, dx$
$B(t,x) = 0$
$E(t,x) + \frac{\partial B(t,x)}{\partial t} = 0$
$D(t,x) = \rho(t,x)$
$H(p) = -\sum_{i=1}^{k} p(i) \log p(i)$
$\frac{1}{\sqrt{2\pi\sigma^2}} \exp\left(-\frac{(x-\mu)^2}{2\sigma^2}\right)$
$\lim_{x \to a} \frac{f(x) - f(a)}{x - a} = \lim_{\Delta x \to 0} \frac{f(a + \Delta x) - f(a)}{\Delta x}, (x = a + \Delta x)$
$i\hbar \frac{\partial \psi}{\partial t} =$
20.52
93.18
22.80
95.59
34.49

Every avenue to excel for achievers of all *ages*

In today's highly competitive world, success belongs to those who strive for excellence. For parents, providing their children with the best opportunities begins with access to top-tier education.

SFS Song of Nightingale is strategically located near some of the finest schools, colleges, and centres of academic excellence. Here, young minds have the advantage of learning from the best, empowering them to reach their full potential with ease.

The Choice School, Cochin



Rajagiri Centre for Business Studies



Model Engineering College



CUSAT





Naipunnya Public School



Assisi Vidyaniketan Public School



GEMS Modern Academy



Vidyodaya School



In harmony with nature, every step of the *way*

Living in harmony with nature fosters a deep sense of inner peace and tranquillity. Embracing the outdoors is a wonderful way to restore balance between mind and body. In and around Cochin, countless picturesque spots invite you to unwind, reconnect with nature, and revel in its breathtaking beauty.

Chittilappilly Square Wellness Park



Mangalavanam Bird Sanctuary



Fort Kochi





Athirappilly Falls



Vembanad Lake



Cherai Beach


YOU WILL BE IN A
CONSTANT STATE
OF HARMONY
WITH NATURE

WELCOMING EVERY GUEST WITH GRACE AND GRANDEUR



DOUBLE HEIGHT LOBBY

Artistic Perspective

AZURE WATERS, CAPTIVATING VIEWS, AND A GENTLE, CARESSING BREEZE - JUST ANOTHER DAY BY THE POOL



ROOFTOP SWIMMING POOL

Artistic Perspective

WHERE THE WIND WHISPERS, BIRDS SERENADE,
AND VIEWS INSPIRE - LIFE IS ELEVATED TO AN ART FORM



SKY DECK

Artistic Perspective

WHEN YOU CAN WORKOUT AT HOME, FITNESS BECOMES SECOND NATURE



UNISEX GYM

Artistic Perspective

THE JOYFUL LAUGHTER OF CHILDREN WILL ECHO THROUGH THE AIR,
SPREADING HAPPINESS ALL AROUND



KIDS' PLAY AREA

Artistic Perspective

LIGHTS, CAMERA, ACTION! EXPERIENCE ENTERTAINMENT LIKE NEVER BEFORE - UNDER THE STARS



SKY CINEMA

Artistic Perspective

EVERY OCCASION BECOMES A CELEBRATION WHEN YOU HAVE THE MOST INVITING OF SPACES RIGHT AT HOME



MULTIPURPOSE HALL

Artistic Perspective

THE RIGHT DECISIONS COME EFFORTLESSLY IN A SPACE DESIGNED FOR CLARITY AND INSPIRATION



ALL PURPOSE BUSINESS CENTRE CUM ASSOCIATION ROOM

Artistic Perspective

AN ELEGANTLY APPOINTED SPACE CRAFTED TO HOST
UNFORGETTABLE MOMENTS AND CREATE MEANINGFUL CONNECTIONS



HOSTING KITCHEN

Artistic Perspective



EVERY HOME, A BREATHTAKING MASTERPIECE HARMONISED WITH NATURE'S ELEGANCE

OPULENTLY CRAFTED TO HOST LIFE'S MOST EXQUISITE MOMENTS



LIVING & DINING

Artistic Perspective

A PERFECT VANTAGE POINT TO ADMIRE NATURE'S BEAUTY AND WELCOME ITS ENCHANTING ELEMENTS INDOORS



BALCONY

Artistic Perspective

STEP INTO A SANCTUARY WHERE YOUR SOUL IS
REFRESHED AND SPIRIT RENEWED



BEDROOM

Artistic Perspective

A TRULY PERSONAL SPACE DESIGNED TO REFLECT YOUR TASTES



BATHROOM

Artistic Perspective

GOOD FOOD AND CLOSE BONDS MAKE LIFE TRULY FULFILLING



KITCHEN

Artistic Perspective

SMART INSIDE AND OUT



Guest Management Tool



Access Control at Gate (RFTD)



Access Control for Common Lobby



Electronic Main Door Lock



Individual Gas Meter



Smart Water Meter



USB Charging



Smart Concealed Door Closer for Main Door



Smart Thermostats in Master Toilet



Smart Smoke Detectors



CCTV Cameras



LED Foot Lamp

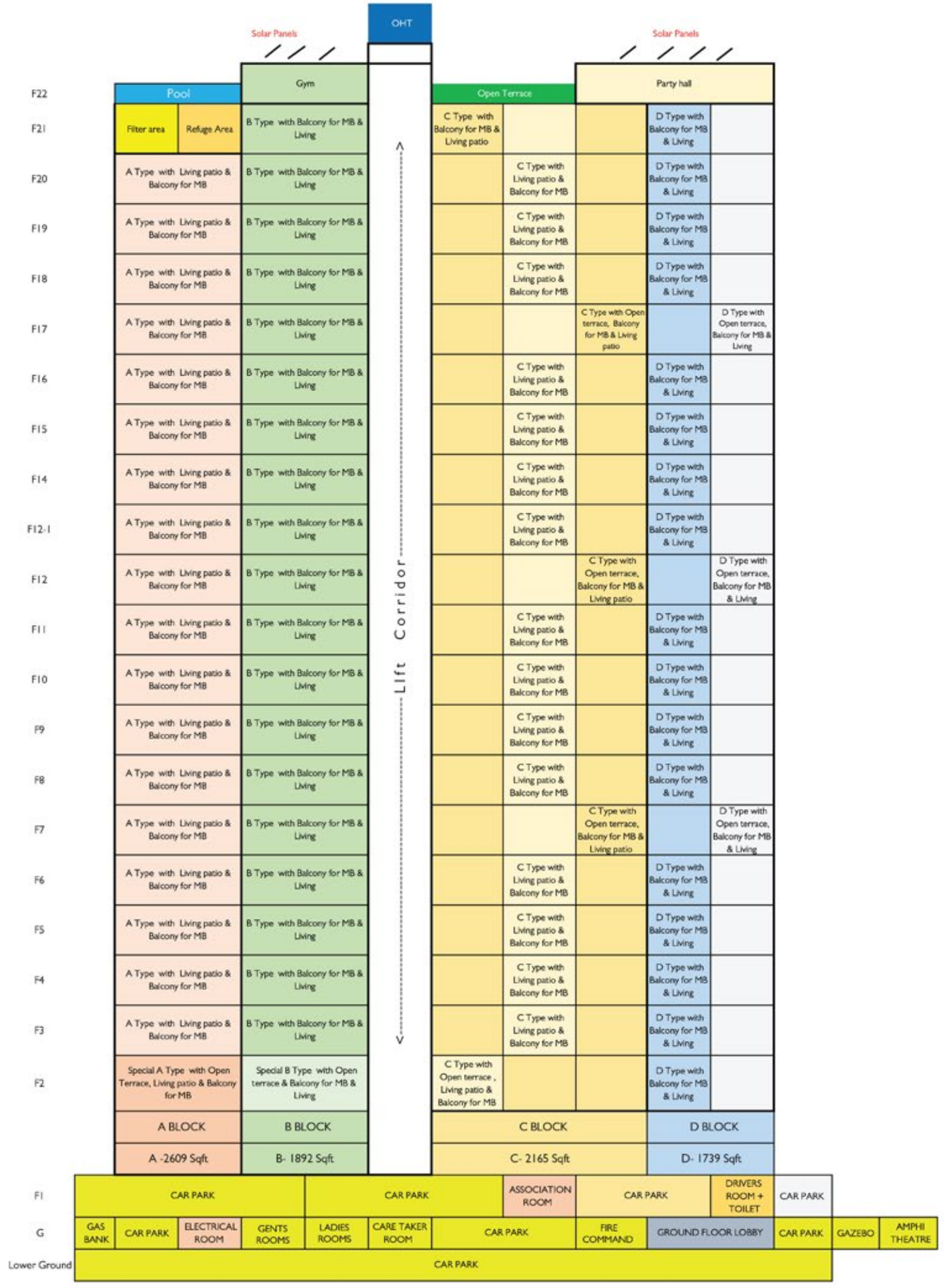
LAND OWNED BY SFS

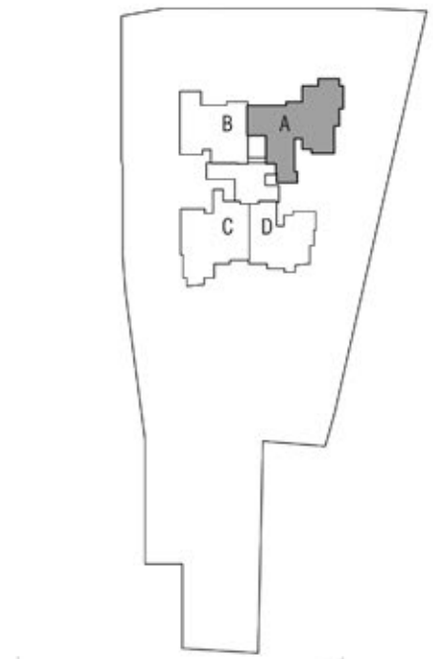
SITE PLAN



1. Gate Plaza
2. Guard Room
3. Multipurpose Turf
4. Open Platform
5. Amphitheatre
6. Kids' Play Area
7. Gazebo
8. Drop Point
9. Water Body
10. Visitors' Parking
11. Ramp

SCHEMATIC SECTION





Key plan not to scale



①	SUNSHADE
②	SERVICE LEDGE
③	CLOTH DRYING AREA
④	PLUMBING SHAFT
⑤	POTTED PLANTS AREA

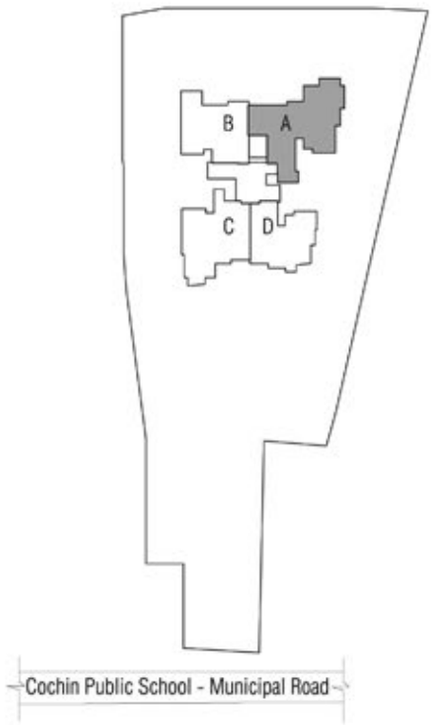
CARPET AREA AS PER RERA	EXTERNAL WALL AREA	BALCONY AREA	PLINTH AREA	COMMON AREA	SALEABLE AREA	GARDEN TERRACE/ TERRACE
168.43 m2 1812 sq ft	19.62 m2 211 sq ft	14.24 m2 153 sq ft	202.29 m2 2176 sq ft	40.25 m2 433 sq ft	242.54 m2 2609 sq ft	33.5 m2 360 sq ft

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

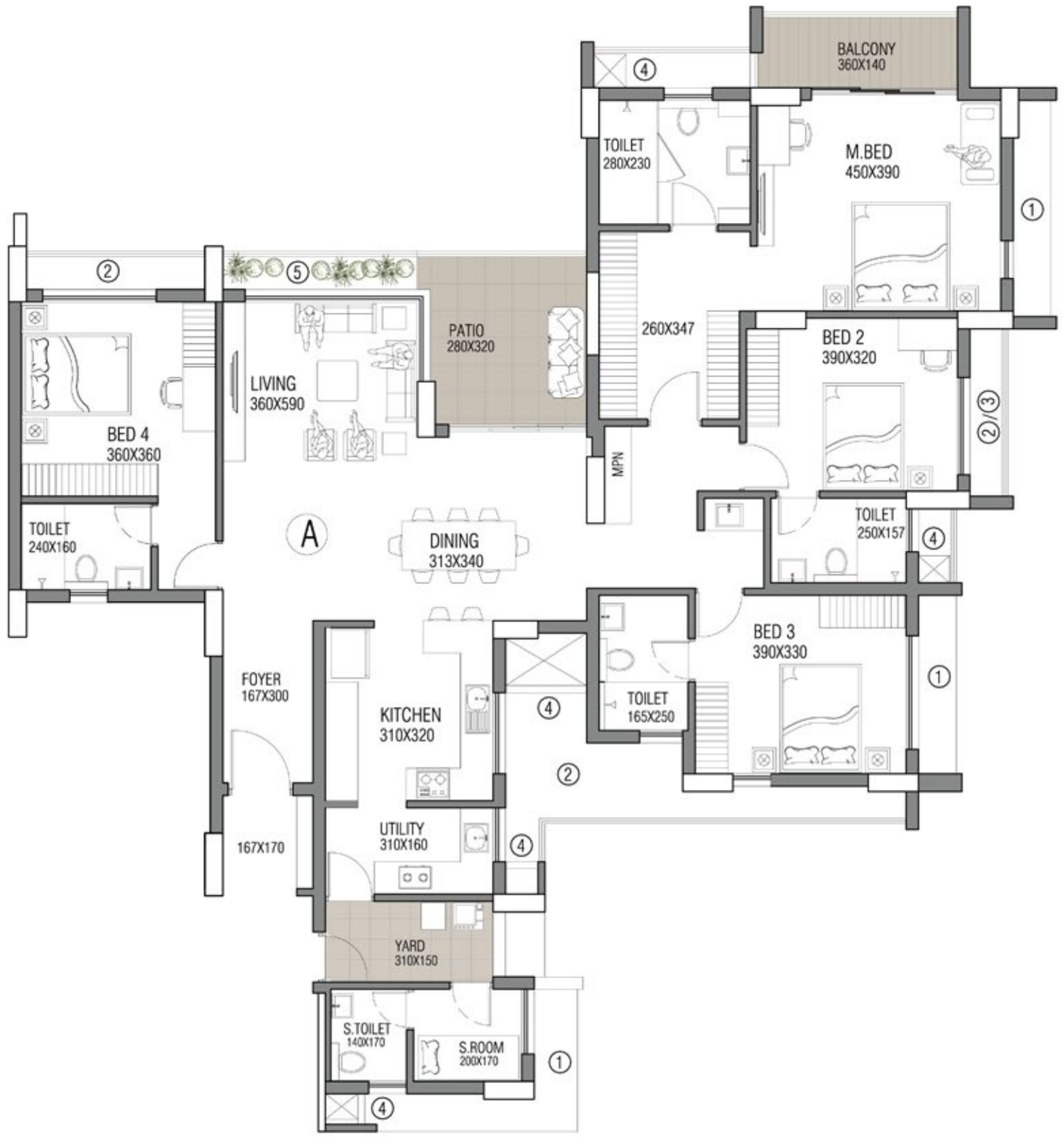
TYPE A (2nd FLOOR)

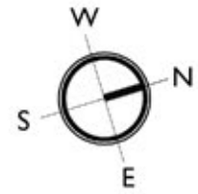
Area - 2609 sqft

Terrace area - 360 sqft



Key plan not to scale





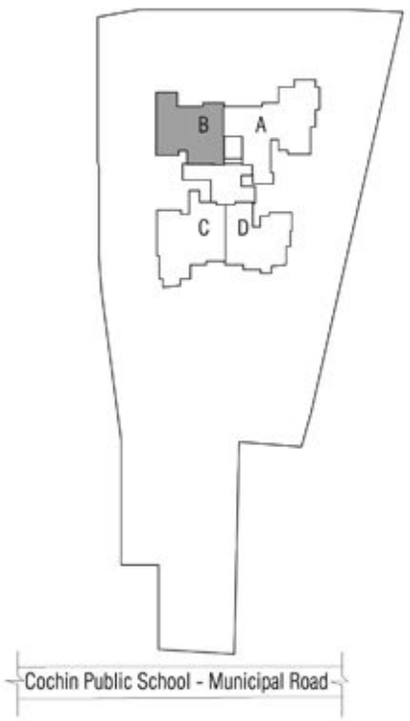
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③	CLOTH DRYING AREA
④	PLUMBING SHAFT
⑤	POTTED PLANTS AREA

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168.43 m2 1812 sq ft	19.62 m2 211 sq ft	14.24 m2 153 sq ft	202.29 m2 2176 sq ft	40.25 m2 433 sq ft	242.54 m2 2609 sq ft

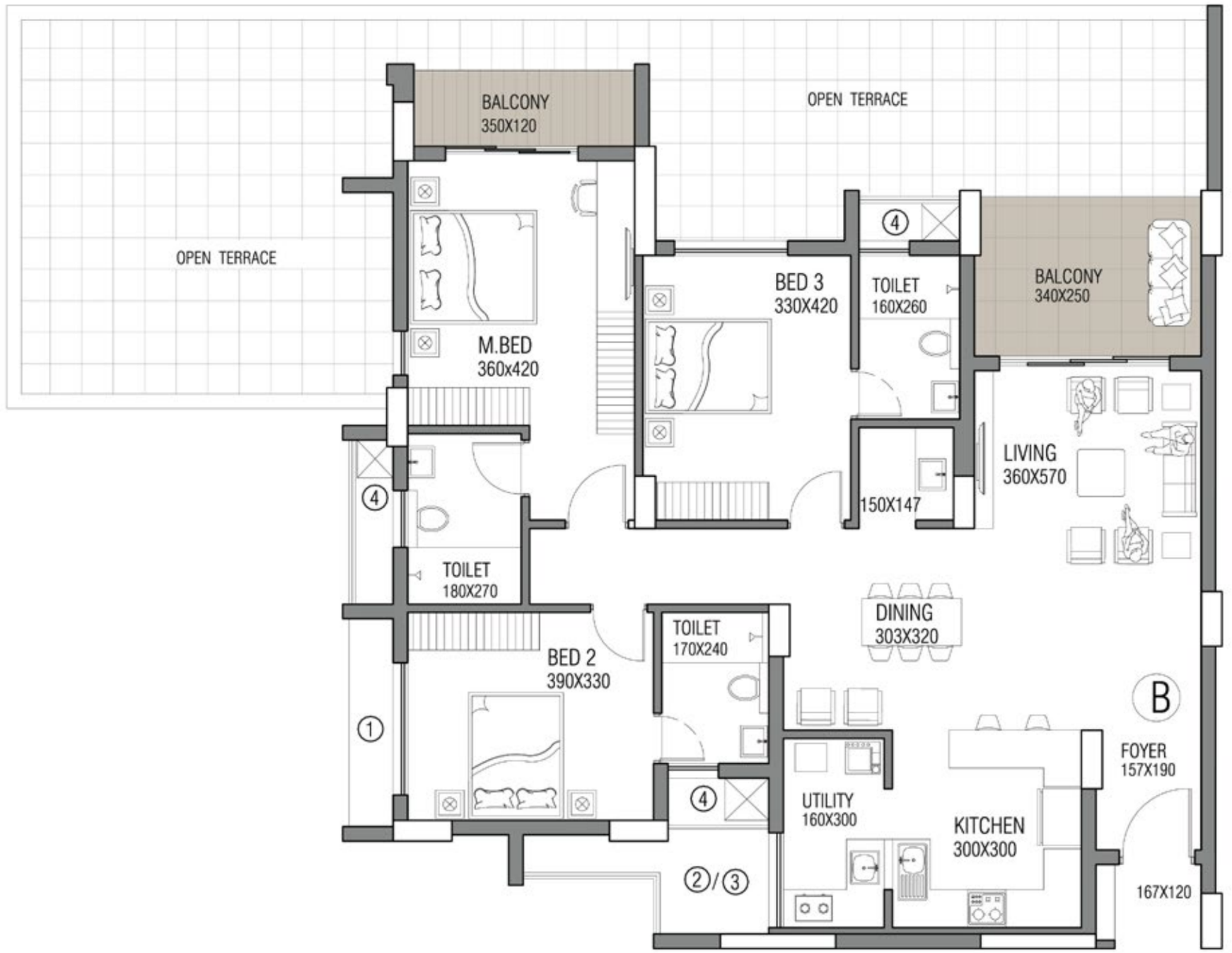
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TYPE A
(3 to 20 th FLOOR PLAN)

Area - 2609 sqft



Key plan not to scale



①	SUNSHADE
②	SERVICE LEDGE
③	CLOTH DRYING AREA
④	PLUMBING SHAFT
⑤	POTTED PLANTS AREA

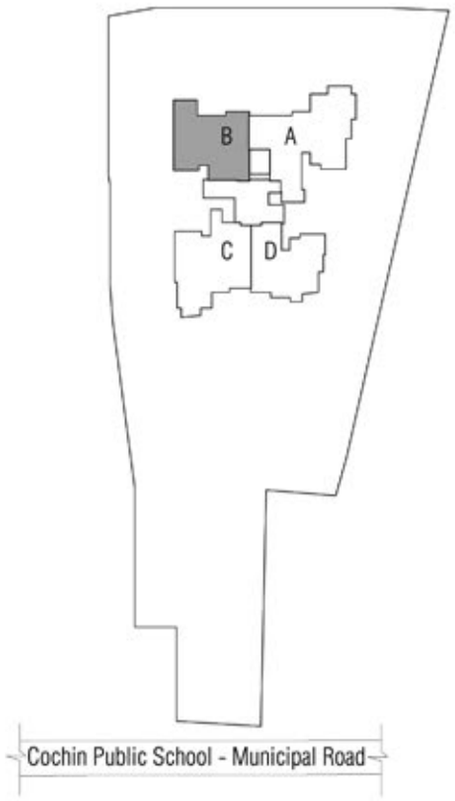
CARPET AREA AS PER RERA	EXTERNAL WALL AREA	BALCONY AREA	PLINTH AREA	COMMON AREA	SALEABLE AREA	GARDEN TERRACE/ TERRACE
120.94 m2 1301 sq ft	12.59 m2 135 sq ft	13.21 m2 142 sq ft	146.74 m2 1578 sq ft	29.20 m2 314 sq ft	175.94 1892 sq ft	62.75 m2 675 sq ft

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

TYPE B (2nd FLOOR)

Area - 1892 sqft

Terrace area - 675 sqft



Key plan not to scale

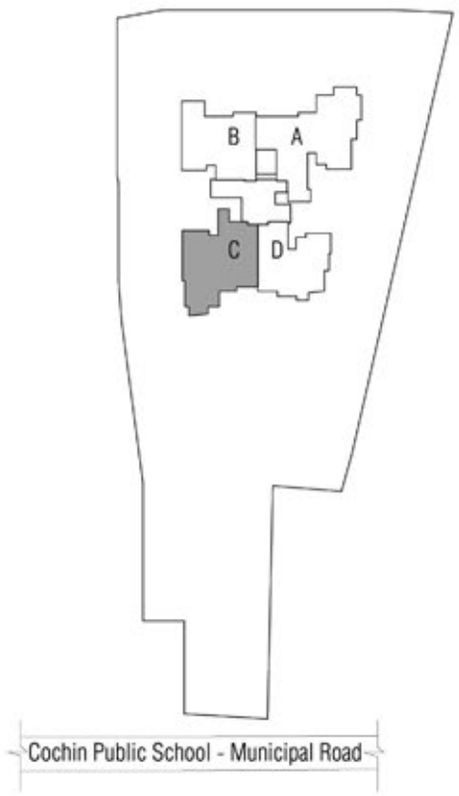


①	SUNSHADE
②	SERVICE LEDGE
③	CLOTH DRYING AREA
④	PLUMBING SHAFT
⑤	POTTED PLANTS AREA

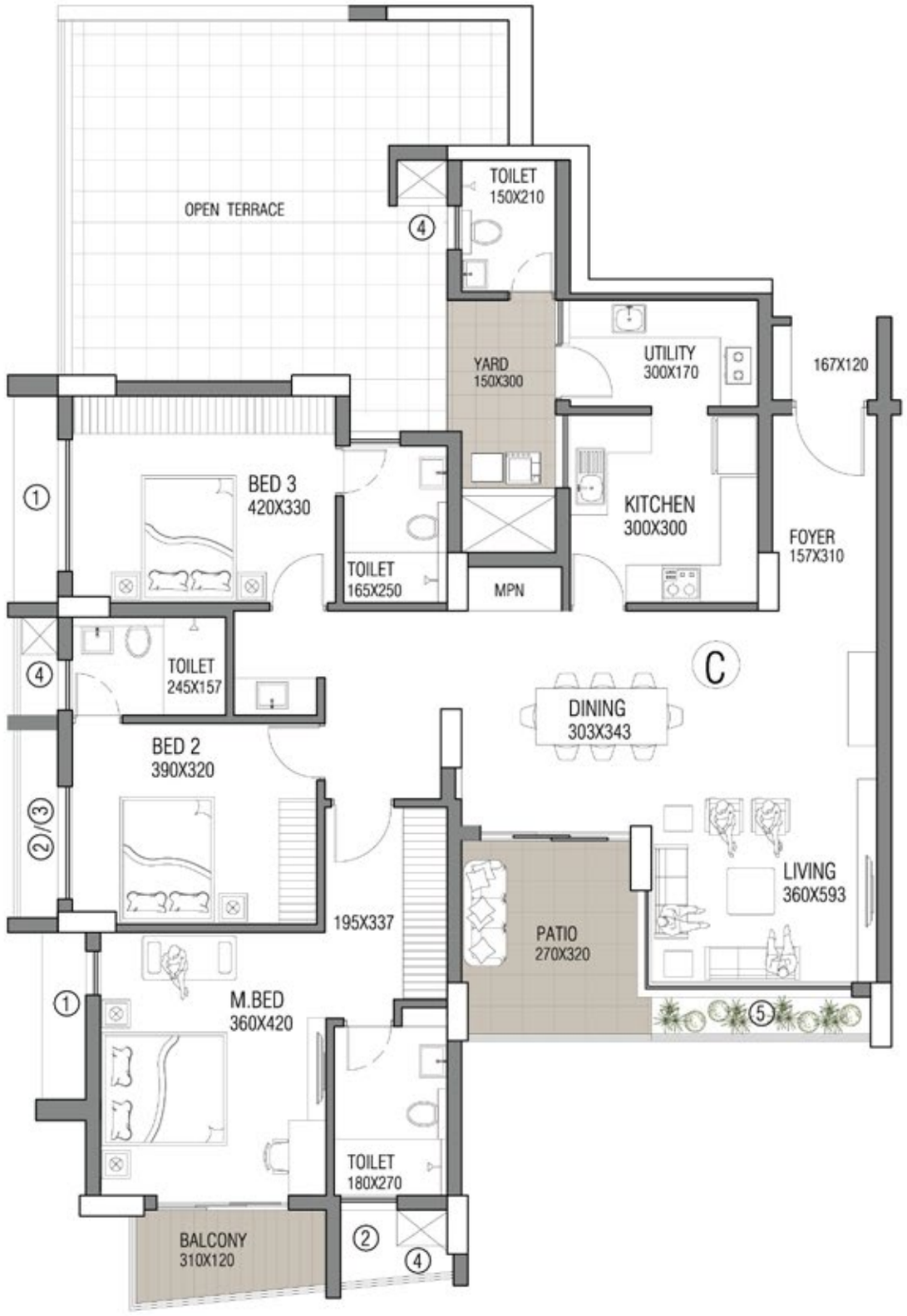
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120.94 m2 1301 sq ft	12.59 m2 135 sq ft	13.21 m2 142 sq ft	146.74 m2 1578 sq ft	29.20 m2 314 sq ft	175.94 1892 sq ft

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TYPE B
(3 to 21 st FLOOR PLAN)
Area - 1892 sqft



Key plan not to scale



①	SUNSHADE
②	SERVICE LEDGE
③	CLOTH DRYING AREA
④	PLUMBING SHAFT
⑤	POTTED PLANTS AREA

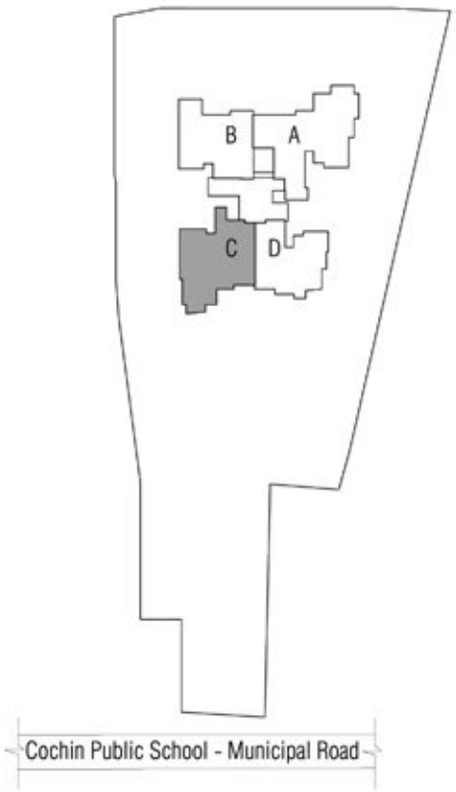
CARPET AREA AS PER RERA	EXTERNAL WALL AREA	BALCONY AREA	PLINTH AREA	COMMON AREA	SALEABLE AREA	GARDEN TERRACE/ TERRACE
140.09 m2 1507 sq ft	14.41 m2 155 sq ft	13.37 m2 144 sq ft	167.87 m2 1806 sq ft	33.4 m2 359 sq ft	201.27 m2 2165 sq ft	35.8 m2 385 sq ft

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TYPE C (2nd FLOOR)

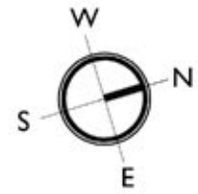
Area - 2165 sqft

Terrace area - 385 sqft



Key plan not to scale





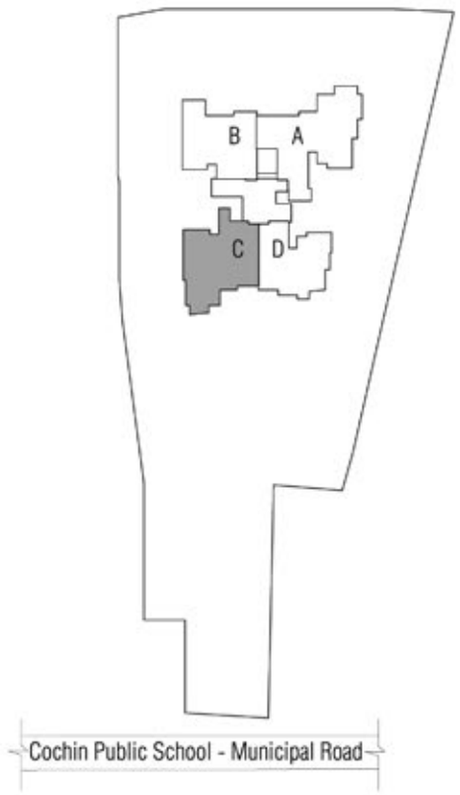
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④	PLUMBING SHAFT
⑤	POTTED PLANTS AREA

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140.09 m2 1507 sq ft	14.41 m2 155 sq ft	13.37 m2 144 sq ft	167.87 m2 1806 sq ft	33.4 m2 359 sq ft	201.27 m2 2165 sq ft

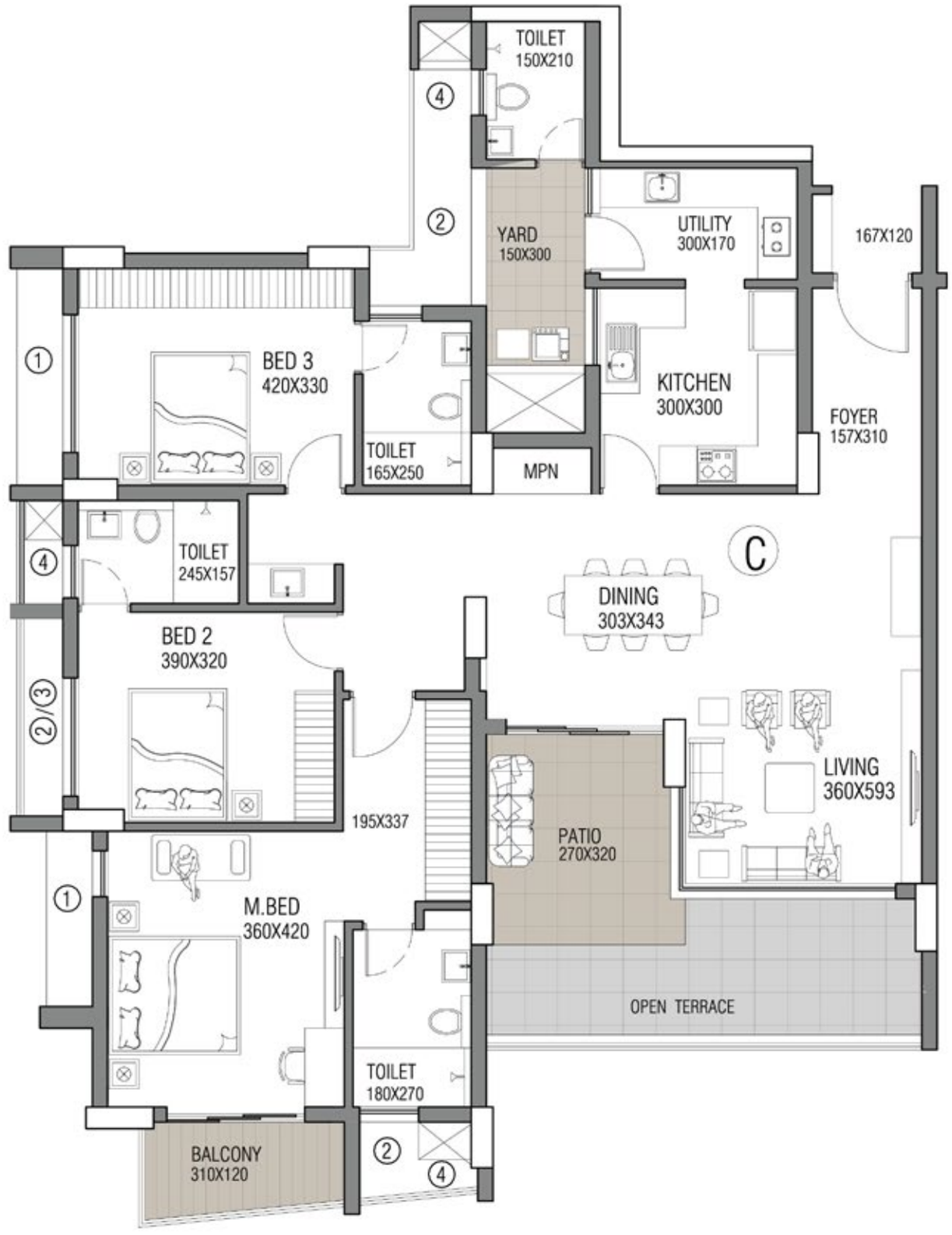
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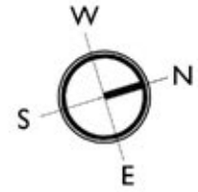
TYPE C (3-6th, 8-11th, 13-16th, 18-21st FLOOR)

Area - 2165 sqft



Key plan not to scale





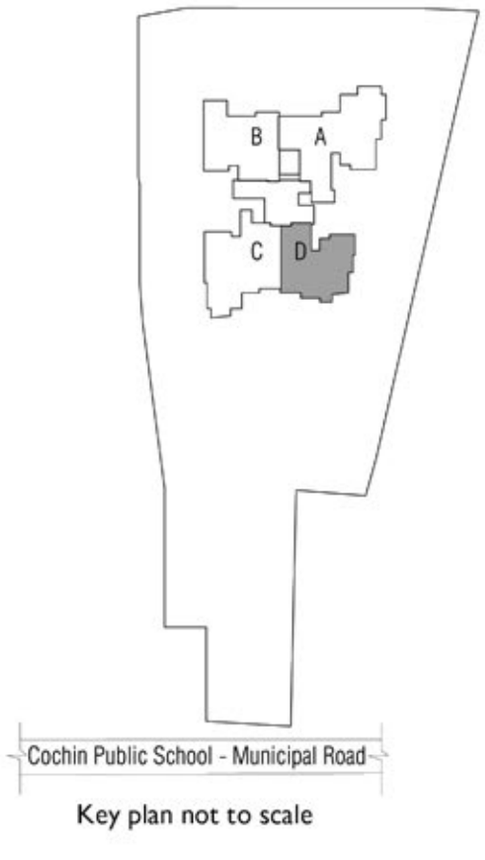
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CARPET AREA AS PER RERA	EXTERNAL WALL AREA	BALCONY AREA	PLINTH AREA	COMMON AREA	SALEABLE AREA	GARDEN TERRACE/ TERRACE
140.09 m2 1507 sq ft	14.41 m2 155 sq ft	13.37 m2 144 sq ft	167.87 m2 1806 sq ft	33.4 m2 359 sq ft	201.27 m2 2165 sq ft	10.7 m2 115 sq ft

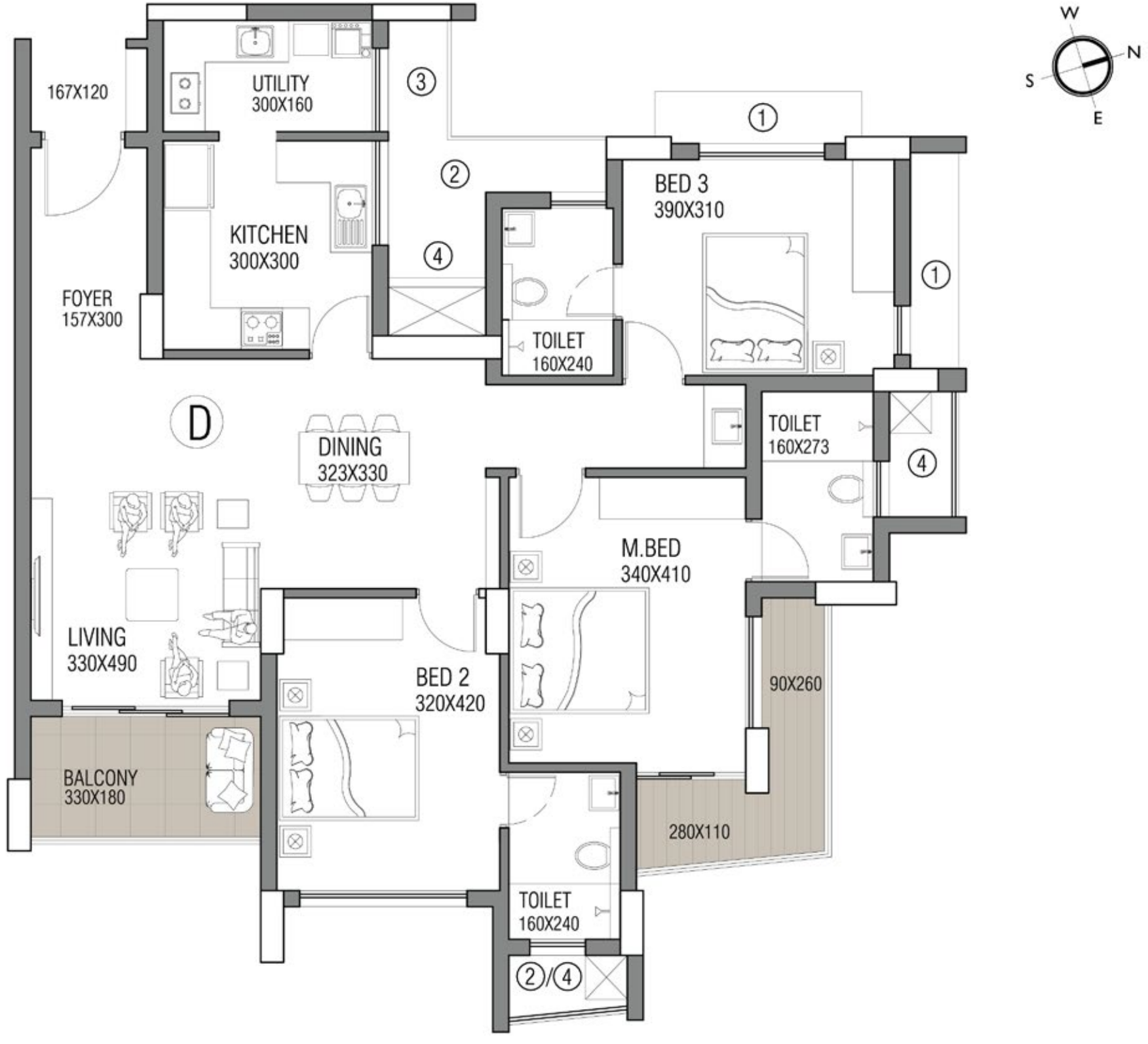
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TYPE C (7th, 12th, 17th FLOOR)

Area - 2165 sqft
Terrace area - 115 sqft



Key plan not to scale



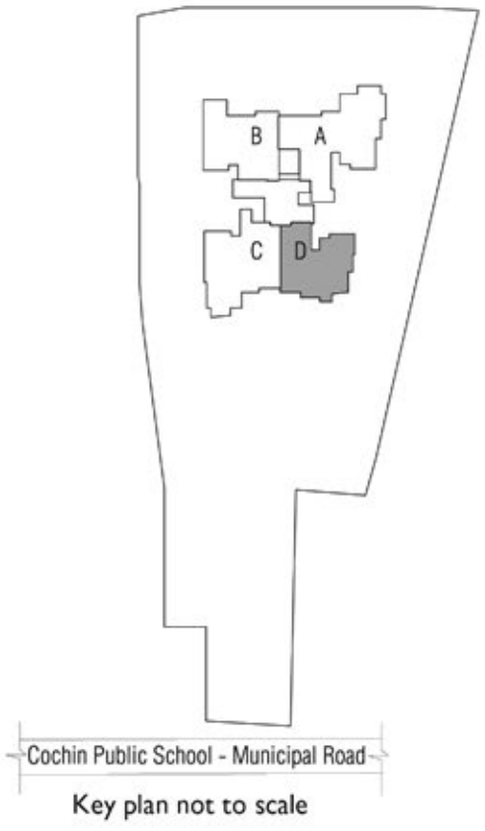
①	SUNSHADE
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CARPET AREA AS PER RERA	EXTERNAL WALL AREA	BALCONY AREA	PLINTH AREA	COMMON AREA	SALEABLE AREA
110.31 m2 1187 sq ft	12.69 m2 136 sq ft	11.90 m2 128 sq ft	134.9 m2 1451 sq ft	26.84 m2 288 sq ft	161.74 m2 1739 sq ft

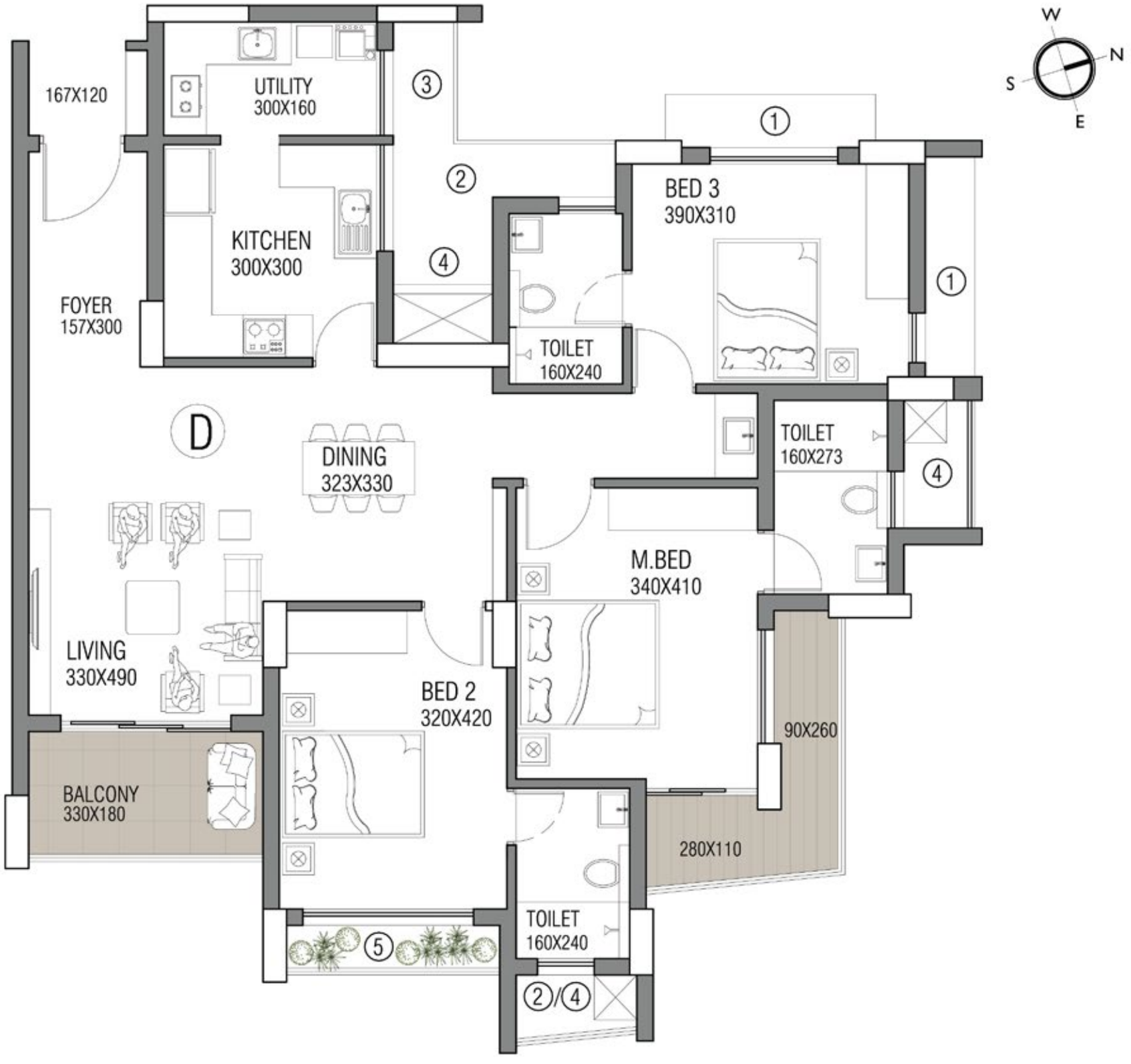
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TYPE D (2nd FLOOR)

Area - 1739 sqft



Key plan not to scale



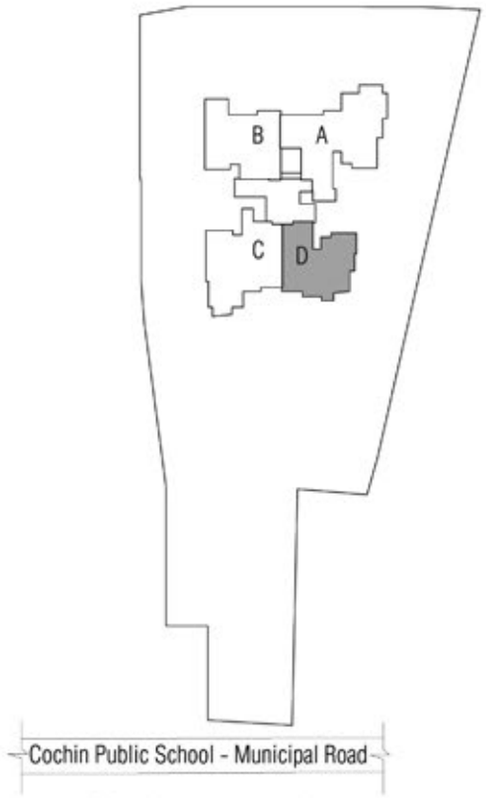
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④	PLUMBING SHAFT
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CARPET AREA AS PER RERA	EXTERNAL WALL AREA	BALCONY AREA	PLINTH AREA	COMMON AREA	SALEABLE AREA
110.31 m2 1187 sq ft	12.69 m2 136 sq ft	11.90 m2 128 sq ft	134.9 m2 1451 sq ft	26.84 m2 288 sq ft	161.74 m2 1739 sq ft

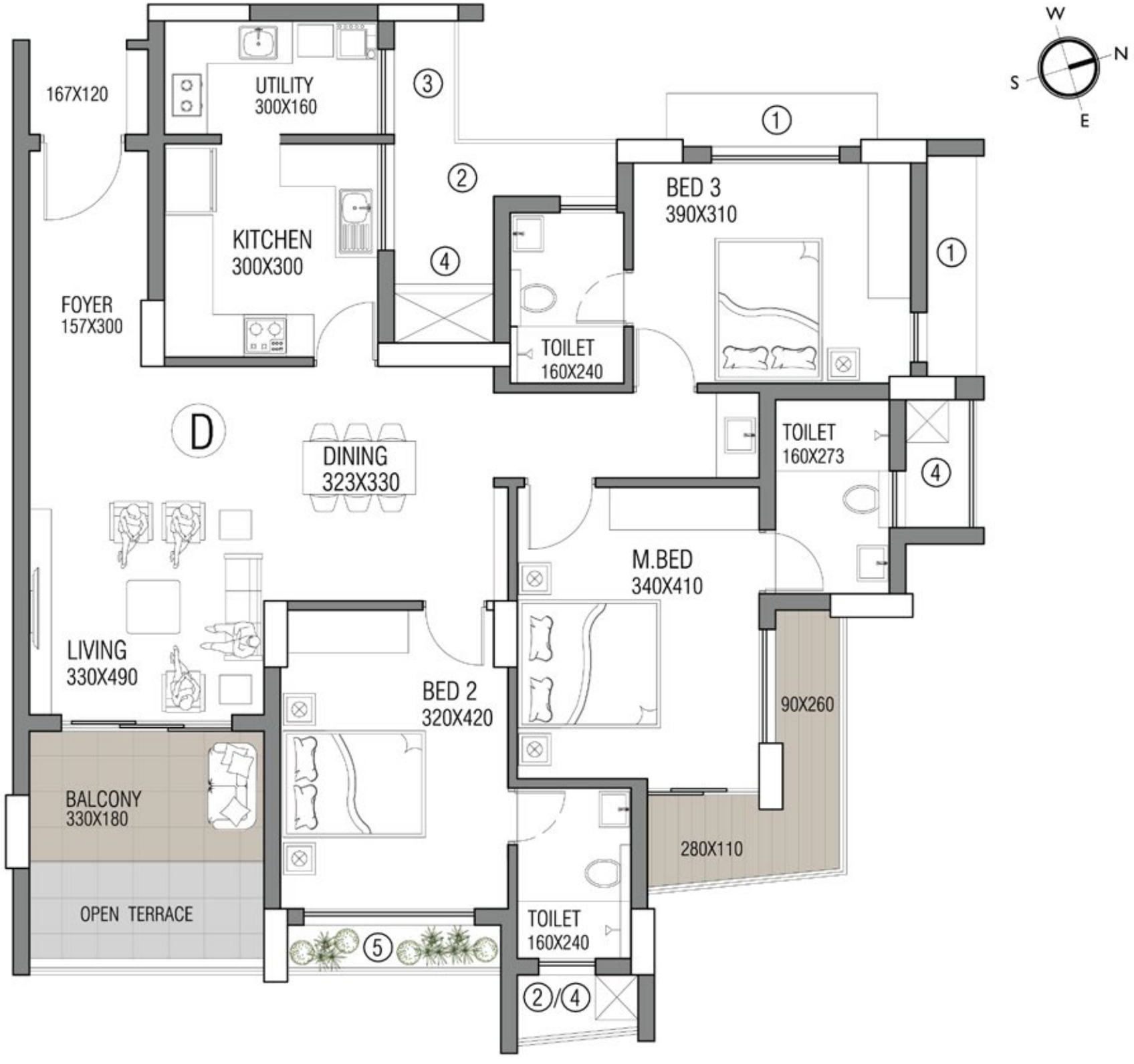
Design/dimensions may slightly vary. All dimensions are in centimeters. Column Positions/ Dimensions are indicative only

TYPE D
(3-6th, 8-11th, 13-16th, 18-21st FLOOR)

Area - 1739 sqft



Key plan not to scale



①	SUNSHADE
②	SERVICE LEDGE
③	CLOTH DRYING AREA
④	PLUMBING SHAFT
⑤	POTTED PLANTS AREA

CARPET AREA AS PER RERA	EXTERNAL WALL AREA	BALCONY AREA	PLINTH AREA	COMMON AREA	SALEABLE AREA	GARDEN TERRACE/ TERRACE
110.31 m2 1187 sq ft	12.69 m2 136 sq ft	11.90 m2 128 sq ft	134.9 m2 1451 sq ft	26.84 m2 288 sq ft	161.74 m2 1739 sq ft	4.2 m2 45 sq ft

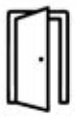
Design/dimensions may slightly vary. All dimensions are in centimeters. Column Positions/ Dimensions are indicative only

TYPE D
(7th, 12th, 17th FLOOR)

Area - 1739 sqft

Terrace area - 45 sqft

BUILDING SPECIFICATIONS

	Structure of the building	RCC framed structure/composite structure with wall partitions. The structure surface including walls shall be cement plastered/ exposed concrete finish/gypsum plastered/cladded/finished with coarse putty	
	Internal and external wall	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 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
	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

BUILDING SPECIFICATIONS

	Electrical	General	Concealed wiring with PVC insulated copper cables, light point, fan point, 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 as diesel generator set The total load limited to 2,000 W in apartment considering diversity factor design 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 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 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 of 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 Owners' 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 Owners' 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 Owners' Association should take the operational and maintenance contract for Sewage Treatment Plant. Consent to operate shall be renewed on its expiry by the Owners' Association	

AMENITIES

- Double height entrance lobby
- Drop point
- Designer water feature
- Association room
- Multipurpose air-conditioned hall
- Unisex air-conditioned gym
- Swimming pool
- Kids' pool
- Kids' play area
- Meditation space
- Gazebo Yoga deck
- Jacuzzi jets in pool
- Mini multipurpose play turf area with nets

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
- Selected landscape maintained through recycled treated water as drip irrigation
- Auto level control for storage water tank

UTILITY FEATURES

- Multi-level car park • Association room • Gents' staff room with attached toilet
- Ladies' staff room with attached toilet • Fire command room cum care taker room
- Designated visitor's car parking • Passenger lifts (3 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

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



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 Song of Nightingale 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 Song of Nightingale's 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 Song of Nightingale:

TANGIBLE BENIFITS

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

WATER

- Water-efficient fittings, fixtures and appliances including showers, toilets and 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


Kochi Metro


Infopark, Kochi

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



The highest developer grading in Kerala CRISIL graded builder since 2009



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



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



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



HOW SFS SONG OF NIGHTINGALE DIFFERS FROM OTHERS



Unparalleled location advantage with proximity to IT hubs, educational institutions, advanced healthcare and easy access to Kakkanad, Edappally, Palarivattom and Kalamassery.



Original Landscape/Topography maintained - least disturbance to ecosystems



Charging points for electric vehicles



Large underground storage tanks for rainwater harvesting and other purposes



Low flow and efficient water fixtures - for reduced water consumption



Individual water metering for every apartment



Use of state-of-the-art STP and water filtration plant



Organic waste converter - Bio Bin



Eco-friendly measures during construction, including on-site vegetable garden, reuse of cut tiles, dust control netting etc.



Car parking for the handicapped



Building design to cater to differently abled people in public areas



Water savings up to 40% when compared to a non-green building

PROJECT WITH GREEN BUILDING FEATURES FOR SUSTAINABLE LIFESTYLE



Well designed and high efficiency building envelope



LOWER CAM CHARGES - common areas maintenance reason being energy and water efficiency and on-site power production by solar power plant.



Use of special type of glass for windows and higher window to floor ratio



Efficient rainwater harvesting system



High-speed Elevators/lifts with ECO-EFFICIENCY TECHNOLOGY



Eco-friendly roof finishes - use of high SRI material to reduce heat ingress



Energy savings up to 10% when compared to a non-green building



Provisions to use treated waste water for landscaping.



Large on-grid solar plant to power common areas



Low VOC (volatile organic compounds) paints and sealants etc



Reserved parking facility for visitors



Native species for landscaping to reduce water consumption

DISCLAIMER:

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- 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 Song of Nightingale 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 Song of Nightingale. 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 Song of Nightingale.

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