A GLORIOUS TRADITION WELCOMES YOU...



LIVE & REFRESH YOUR SOUL.



The glorious legacy

SFS weaves happiness in human minds with quality apartments & happy homes, making its presence felt over thousands of happy families and proud owners spread across over 30 countries.

Every SFS project, gains from the LEGACY of over two decades in the real estate industry. The Directors and Top Management bring a wealth of hands-on experience and expertise of over several million sq.ft. residential and commercial projects.

SFS also has shopping malls, hotels and major turnkey projects in the anvil.

In all, a legacy that redefined the construction business in Kerala.
A legacy that strengthened the commitment to quality.

In all, a legacy that evokes TRUST.



GURUVAYOOR- the heavenly abode, the land of mysterious

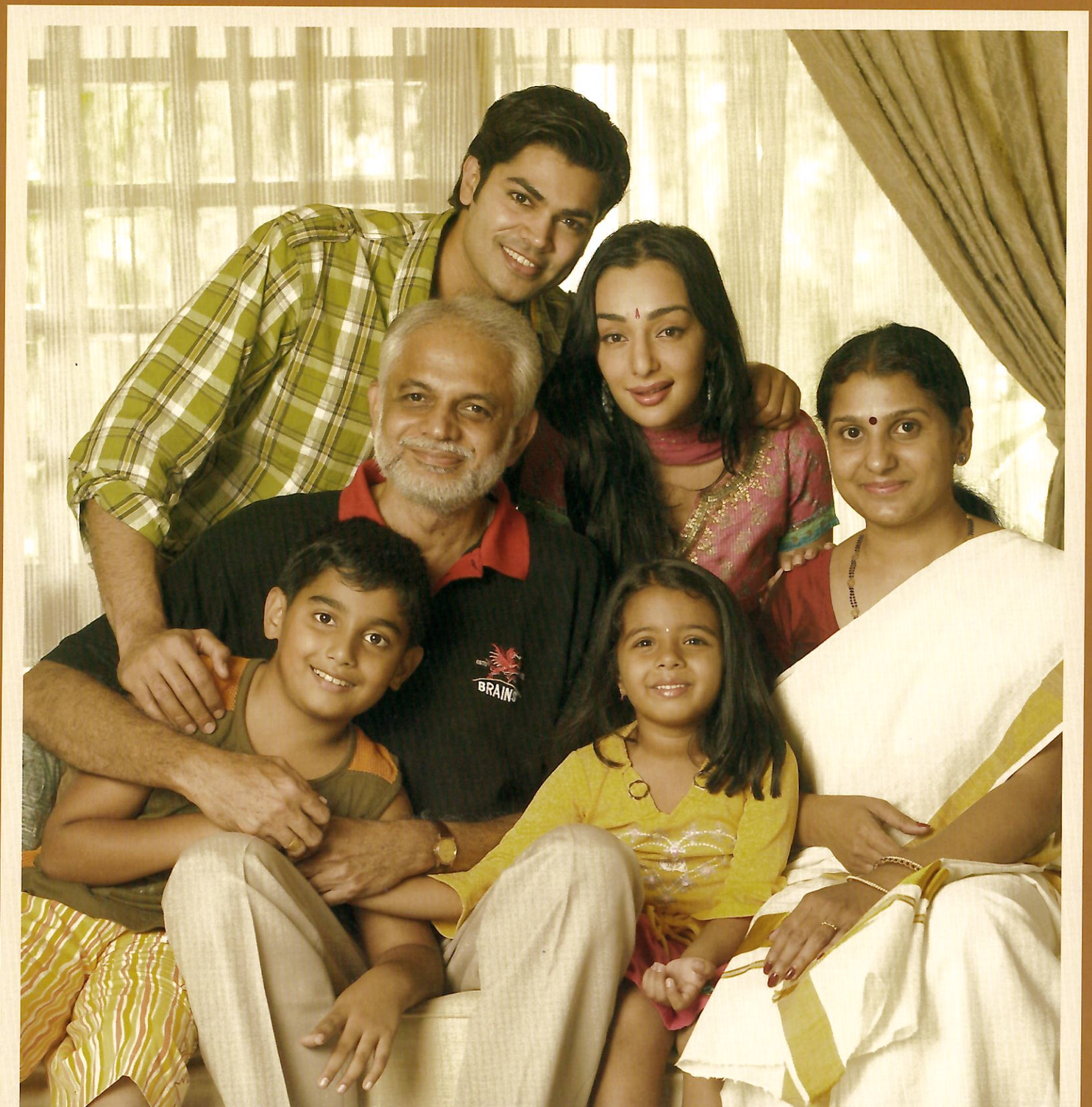
&

divine beauty…

A place that will instill serenity, peace & meaning into your life.






BRAIN

GURUVAYOOR LOCATION MAP



MAP NOT TO SCALE

SFS TEMPLE TERRACE

Incredibly tagged elegance...
Provoking intense & pleasurable nostalgia…
Live & refresh your soul.



Interiors at a glimpse

Interior View of One Bed Apartment





Interior View of Studio Apartment

Interior View of One Bed Apartment

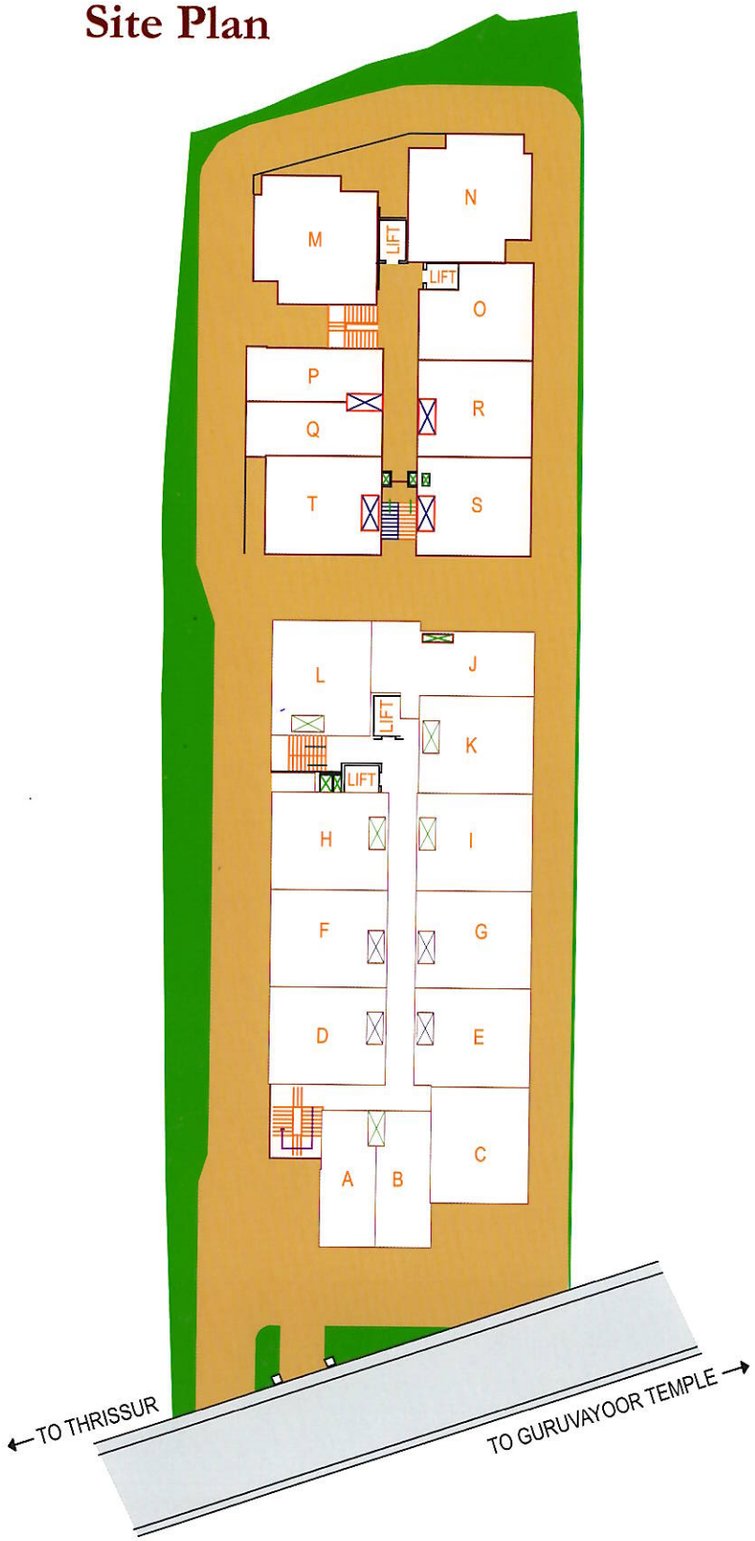




Interior View of Studio Apartment

*Furnitures and fixtures are not part of this standard offer.

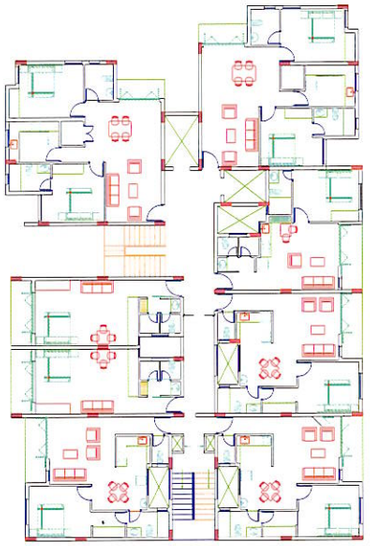
Site Plan

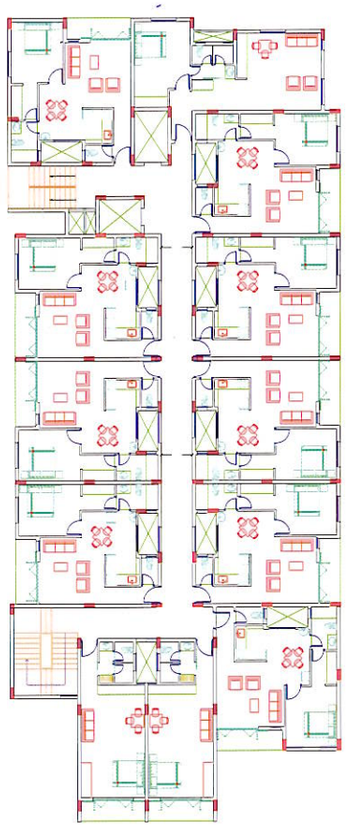


Schematic Section

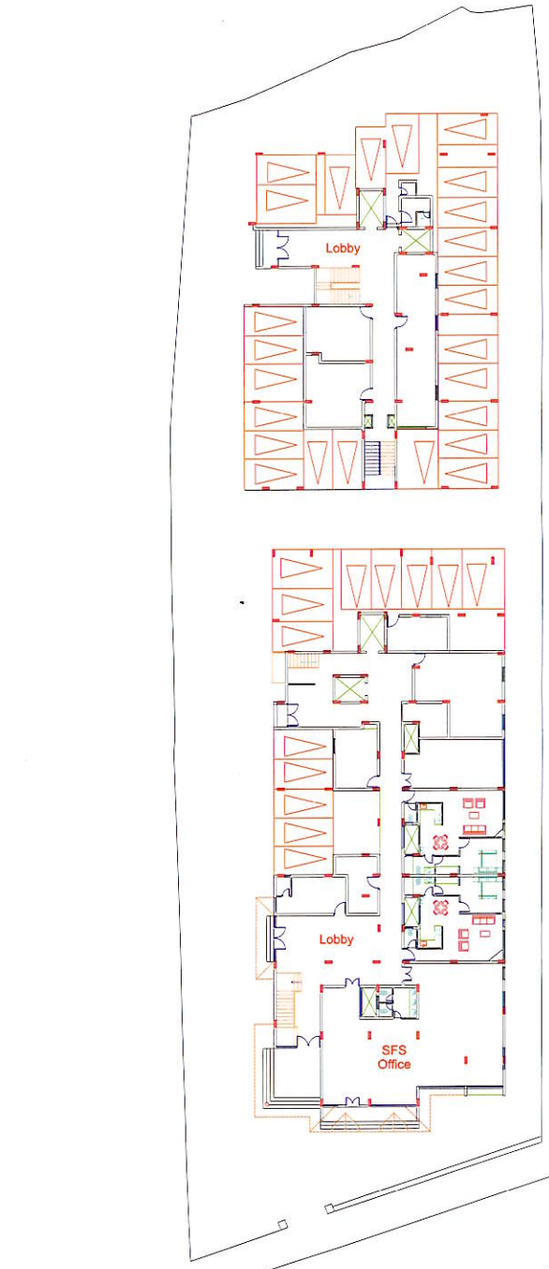
SIXTH FLOOR	A(635), B, C, D, E, F, G, H, I, J(475), K, L, M, N, O, P, Q, R, S, T
FIFTH FLOOR	A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T
FOURTH FLOOR	A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T
THIRD FLOOR	A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T
SECOND FLOOR	A(635), B, C, D, E, F, G, H, I, J(475), K, L, M, N, O, P, Q, R, S, T
FIRST FLOOR	A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T
GROUND FLOOR	E(784), G(784), RECREATION ROOMS, LOBBY, PRAYER ROOM, STORE ROOM, CARETAKER ROOM, ELECTRICAL ROOM, DRIVER'S ROOM AND TOILETS

Typical Floor Plan





Ground Floor Plan



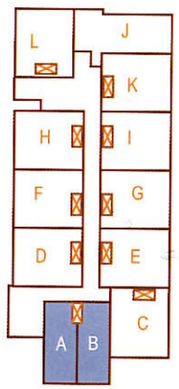




Studio Apartment



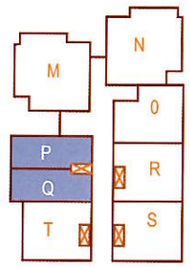


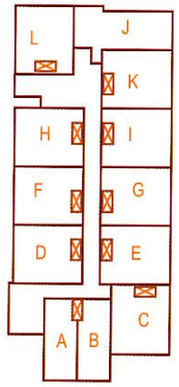


Type - A-B
Area - 559 sq.ft. (Approx.)



Type -P-Q
Area - 523 sq.ft. (Approx.)





Column positions are indicative. Furniture and fixtures are not part of our offer. All dimensions are in centimeters. Dimensions may vary during construction.

Studio Apartment (2nd & 6th Floors)

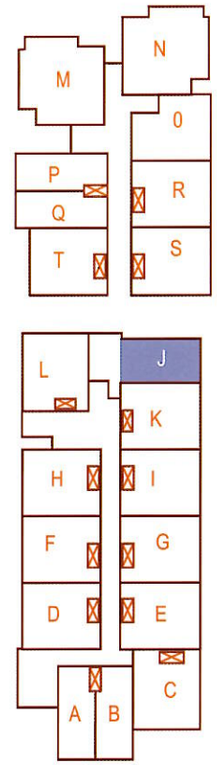




Type - A
Area - 672 sq.ft. (Approx.)



Type - J
Area - 474 sq.ft. (Approx.)

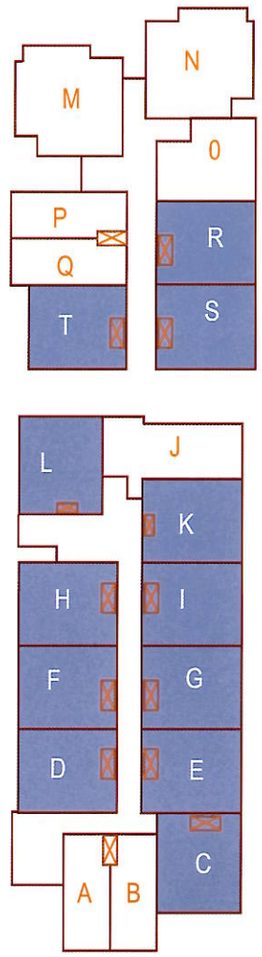


Column positions are indicative. Furniture and fixtures are not part of our offer. All dimensions are in centimeters. Dimensions may vary during construction.

One Bedroom Apartment







Type - D, C, E, F, G, R, S, H, I, K, L, T

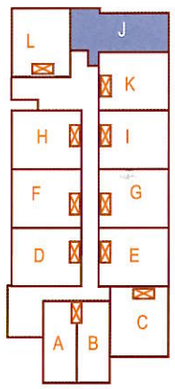
Area - 784 sq.ft. (Approx.)

Column positions are indicative. Furniture and fixtures are not part of our offer. All dimensions are in centimeters. Dimensions may vary during construction.

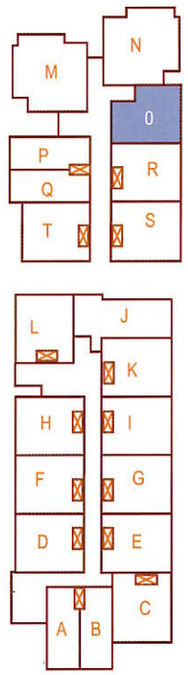
One Bedroom Apartment







Type - J
Area - 760 sq.ft. (Approx.)

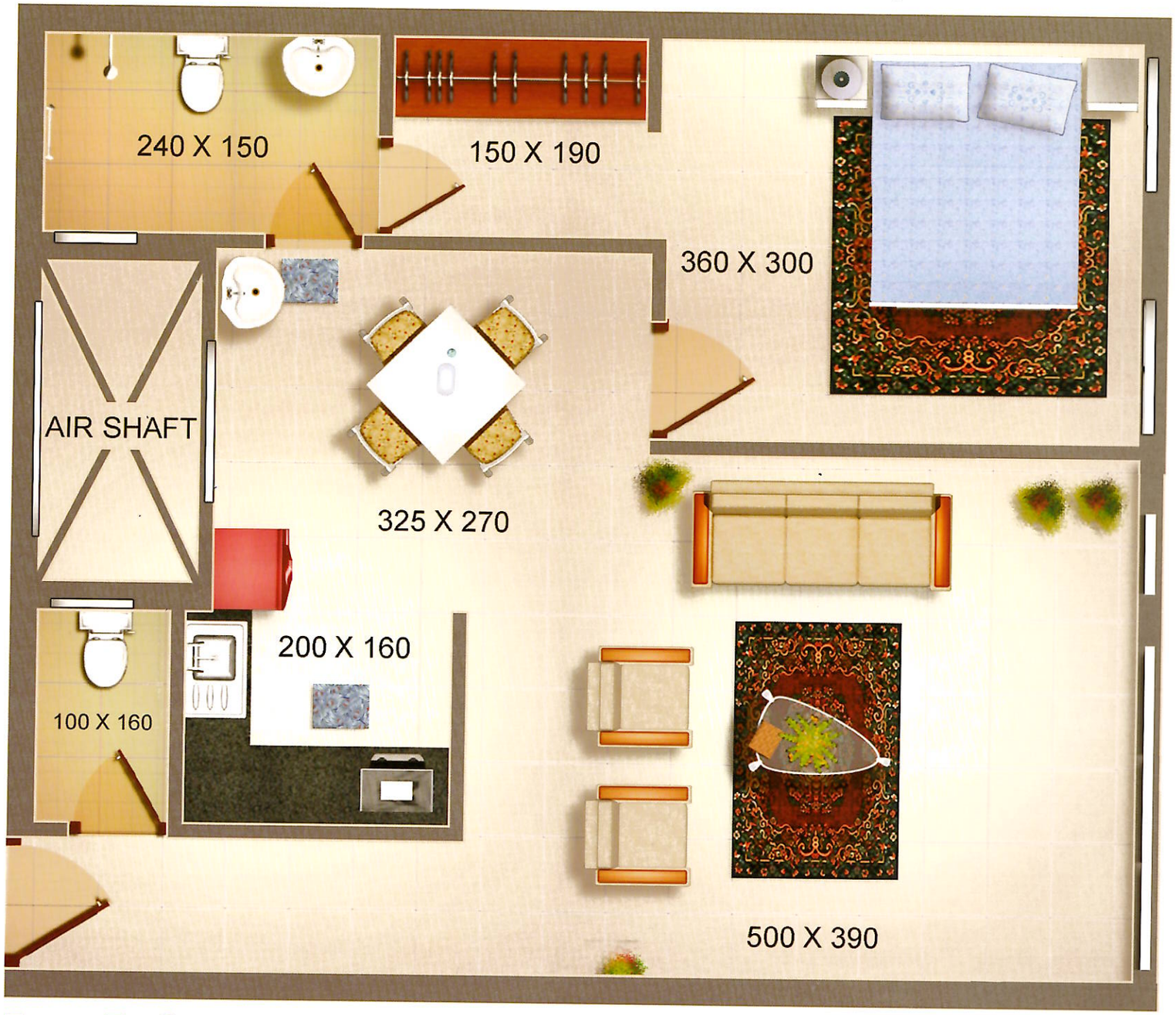




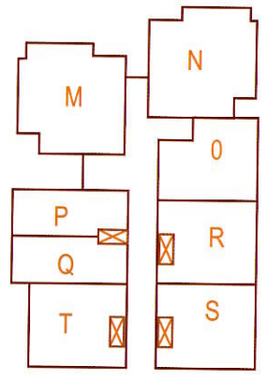
Type - O
Area - 685 sq.ft. (Approx.)

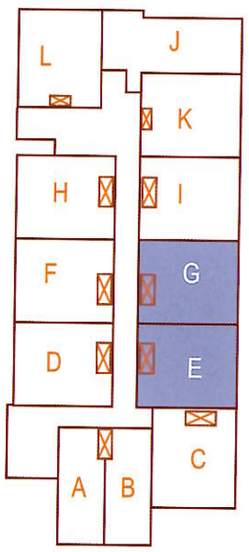
Column positions are indicative. Furniture and fixtures are not part of our offer. All dimensions are in centimeters. Dimensions may vary during construction.

One Bedroom Apartment (Ground Floor)









Type - E - G

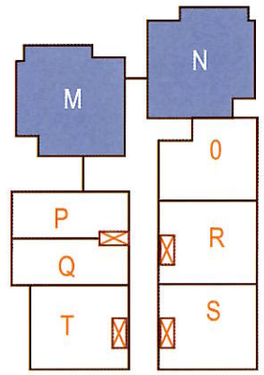
Area - 784 sq.ft. (Approx.)

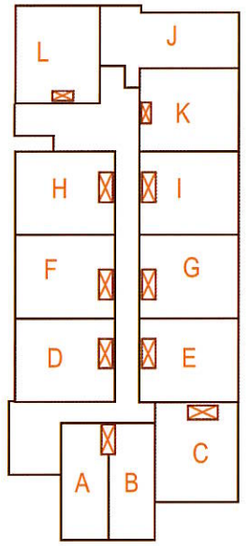
Column positions are indicative. Furniture and fixtures are not part of our offer. All dimensions are in centimeters. Dimensions may vary during construction.

Two Bedroom Apartment









Type - M - N
Area - 1087 sq.ft. (Approx.)

Column positions are indicative. Furniture and fixtures are not part of our offer. All dimensions are in centimeters. Dimensions may vary during construction.

APARTMENT SPECIFICATIONS

Flooring
Superior Quality Vitrified Tiles for the Entire Area. Anti Skid Ceramic Tile flooring for the Toilets and Balconies

Kitchen
Superior Quality Granite Counter, Glazed tiles above the counter to a height of 40 cm. Provision for water purifier.

Toilets
Glazed Tile for walls up to 210 cm, Sanitary Fixtures of Parryware or equivalent matching to the wall tiles, Hot and Cold Mixer of Jaguar / equivalent with head shower, Provision for Exhaust Fan & Geyser.

Doors and Windows
Elegant hardwood entrance door, Moulded or Flush Internal Doors with hardwood frames, Powder coated aluminum windows, Glazed sliding doors for balconies, grill for windows.

Painting
Polished Front door, plastic emulsion over putty for entire walls, OBD for ceiling, enamel paint for doors & grills.

Electrical
Concealed wiring with superior quality PVC insulated copper cables and Modular type switches, Adequate light, fan, 6/16 Ampere power plug points controlled by ELCB and MCB, Independent Energy meter for each Apartment.

Air Conditioner
Split AC provision for Master Bedroom.

Telephone
Telephone point in Living-room .

Cable TV
Cable TV point in Living-room .

Generator
Generator Backup for Lifts, Common Areas, Pumps, and six to eight designated points inside the Apartments.

Fire Fighting
Fire Fighting arrangements as per the National Building Code and Kerala Fire Fighting Department Norms.

Water Supply
Water Supply through underground sump tank and overhead tank of sufficient storage capacity. Rain water harvesting tanks provided.

Car Parking
Reserved Car Park at Extra Cost.

COMMON AMENITIES

- Designer Entrance Lobby
- Recreation hall
- Prayer room
- Round-the-clock security
- Generator backup for all common areas
- One fully automatic and one semiautomatic lift per block
- Rainwater harvesting



SFS homecare

TAKES EXTRA CARE*

Home, for us, is a place to be at peace,
where you can be at ease, and say 'I am pleased'.
Our homecare division serves you by:

- Assess rental value
- Advertise property
- Show property to prospective tenants
- Draw up lease agreement
- Collection of security deposit & rental cheques
- Hand over of property to tenants
- Manage tenant's queries
- Regular report to owners
- Move out inspection
- Pre move-in cleaning
- Remittance of statutory taxes, telephone and electricity bills etc.
- Periodical cleaning of home and its premises





SFS design studio

irresistible interiors

We literally listen to the functional & emotional
needs of our users & will create rooms with themes.
Our design studio is fully equipped with ideas
to give you services like:

- Layout, designing and execution of interiors,
  wardrobes, cabinets etc...
- Painting, drapery and customized furniture
- Designer kitchens, cupboards etc...

* Conditions apply.

ONGOING / NEW PROJECTS IN COCHIN / TRIVANDRUM / GURUVAYOOR
(In prime locations)



SFS AQUA GREENS
Alwaye, Kochi
(Periyar Waterfront)



SFS ETERNIA
Edapally, Kochi
(On NH 47)



SFS SILICON DRIVE
Kakkanad, Kochi
(On Airport-Seaport Road)



SFS SILICON PARK
Kakkanad, Kochi
(On Airport-Seaport Road)



SFS CARLTON
Ambalamukku, Trivandrum



SFS FAIRWAY
Golflinks, Trivandrum



SFS ROYAL GREENS
Museum Road, Trivandrum



SFS ICON
Vellayambalam, Trivandrum





SFS CYBER PALMS
Near Technopark, Trivandrum

Terms & Conditions

Documentation

Documentation of an apartment comprises of two parts.

a. On allotment, two agreements will be executed between the builder and the purchaser; one for the sale of undivided share of land and another for execution of a construction contract to build an apartment. Though separate considerations are specified in each agreement, the composite value of the undivided share of land and that of the construction contract will be shown in the payment schedule. Necessary citation to this effect is given in the agreements.

b. The sale deed for the undivided share of land will be registered in favour of the purchaser on receipt of the entire payments.

c. Changes in the above documentation procedure and rates will be applicable as per Government rules and regulations from time to time.

Maintenance

Owners Association/Trust will be formed on handing over the possession of the apartments.
Membership in the above Association /Trust is compulsory, not optional.
The owners association/trust will carry out all necessary routine and annual maintenance and repairs to common area and exterior wall of the building, common installations 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 builder till the formation of the owners Association, which will take over the maintenance. Maintenance deposit/advance is collected from all the owners by the builder and after appropriating the expenses incurred by the builder during the period the maintenance was done by them, the builder shall transfer the balance amount to the association after its formation.

Rules and Regulations

This is a time bound project. In case the payments are not made as per the agreement signed, the builder reserves the right to cancel the allotment, in which case the amount paid till such cancellation will be returned only after re-allotment to another party and without any interest and statutory payments made by the builder on account of the apartment.

Payment Schedule

30% of the total contracted amount to be paid initially at the commencement stage of project while executing the agreement and balance in bi- monthly installments vide post dated cheques. Allotment of car park will be at extra cost.

Disclaimer

Whilst reasonable care has been taken to ensure accuracy in the preparation of information in this brochure, no warranty is given and interested parties should rely on buyer's sale agreement. Visual representations, including models, drawings, illustrations, photographs and art renderings (the "Visual Representations") portray artistic impressions only. The information contained herein, the fittings, finishes, features and other display in the show units or elsewhere (the "Materials"), which are for general guidance only, are subject to the change and should not relied upon accurately describing any specific matter.

Floor areas are approximate measurements final survey. We reserve the right to modify features, any unit, the development or any part thereof as may be approved or required by the builder or relevant authorities. We have not authorized anyone to make any oral promises or assurances on our behalf with regard to the specifications of the apartments in question. Purchasers are requested to rely only upon the terms of the Buyers Sale Agreement which is a comprehensive document containing all the terms and conditions applicable as between the parties

Call:

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COCHIN	: 99473 55555
TRIVANDRUM	: 98471 99999
BANGALORE	: 098455 22429
DUBAI	: 50-384 2837

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www.sfshomes.com

SFS Temple Terrace Guruvayoor

SKYLINE FOUNDATIONS & STRUCTURES (P) LTD.

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TRIVANDRUM	: Skyline Plaza, Vellayambalam, Trivandrum 10, Kerala. Ph: 0471 2726992 Fx: 0471 2726972 Mob: 98471 99999 Email: marketing@sfstvm.com
BANGALORE	: Hosur Road, Dharmaram College P.O., Bangalore 29, Karnataka. Mob: 098455 22429
DUBAI	: SFS Office, Mezzanine Floor, B.Block, Baby Shop Building, P.O.Box-115750, Al-Karama, Dubai, UAE. Ph: 00971-43370074 Mob: 50-8519309 E-mail: marketing@sfsdubai.com

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KBF Kerala Builders Forum

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