



home
green
home

Actual visual of SFS Airport Royale - Cockpit (Tower 1)



AIRPORT ROYALE Wings

AAK Gardens, Nedumbasserry, Cochin

SFS Airport Royale is set in picture postcard environs, surrounded by enchanting greenery, gurgling streams and undulating expanses of natural beauty.

That too, bang in the immediate vicinity of Cochin International Airport, facing NH - 47.

Come, own your dream home in a dream location.

3 BHK Apartments	1348 Sq. Ft.
2 BHK Apartments	1030 / 1108 Sq. Ft.
1 BHK Apartments	769 / 771 Sq. Ft.

The perfect
family
abode





SFS Airport Royale is perfectly equipped to meet all the needs of a family. Its futuristic design, convenient location and thoughtful amenities are all tailor made for the families of any size.





the
gen new
home

**For the ME ME ME ME
generation for whom
the best is not best enough.**

SFS Airport Royale is a 'Next-Gen' home too, being close to Kochi's growing IT corridor and other commercial hubs. For many youngsters, it's a not just a convenient and stylish home, but a fast appreciating property for future as well.





the
ever green
home

**You are young at heart
to set another goal
or to dream
a new dream.
Here is a beautiful home
for those in their
golden years.**



SFS Airport Royale is also seen by many as the perfect home for the elderly, an idyllic abode serenaded by greenery and tranquility. It is just the right home for people in their autumn years, helping them to lead an active life.

Actual visual of SFS Airport Royale - Cockpit (Tower 1)



the
second
home

**A home for you to unwind and relax.
Also, a place for you to network
with your golf playing friends**



Actual visual of SFS Airport Royale - Cockpit (Tower 1)

SFS Airport Royale is the upscale second home for the upper crest. Its proximity to the airport & the golf club makes it a dream dwelling. A cosy home for you to stay when you are in Cochin.



the
transit
home

SFS Airport Royale is the ideal transit home for NRIs/NRKs. Just 5 minutes drive away from the airport, it is the ideal abode for the 'just arrived' achiever. It's also the perfect home for the businessman on the move.

HIGHLIGHTS OF CIAL*

- 900 Flights per week
- 25 Airlines
- Direct flights to major international cities - East & West

*source: CIAL website



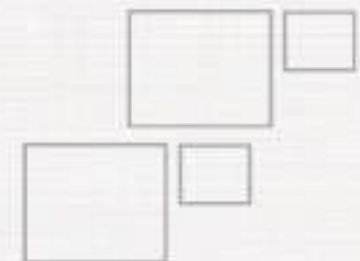


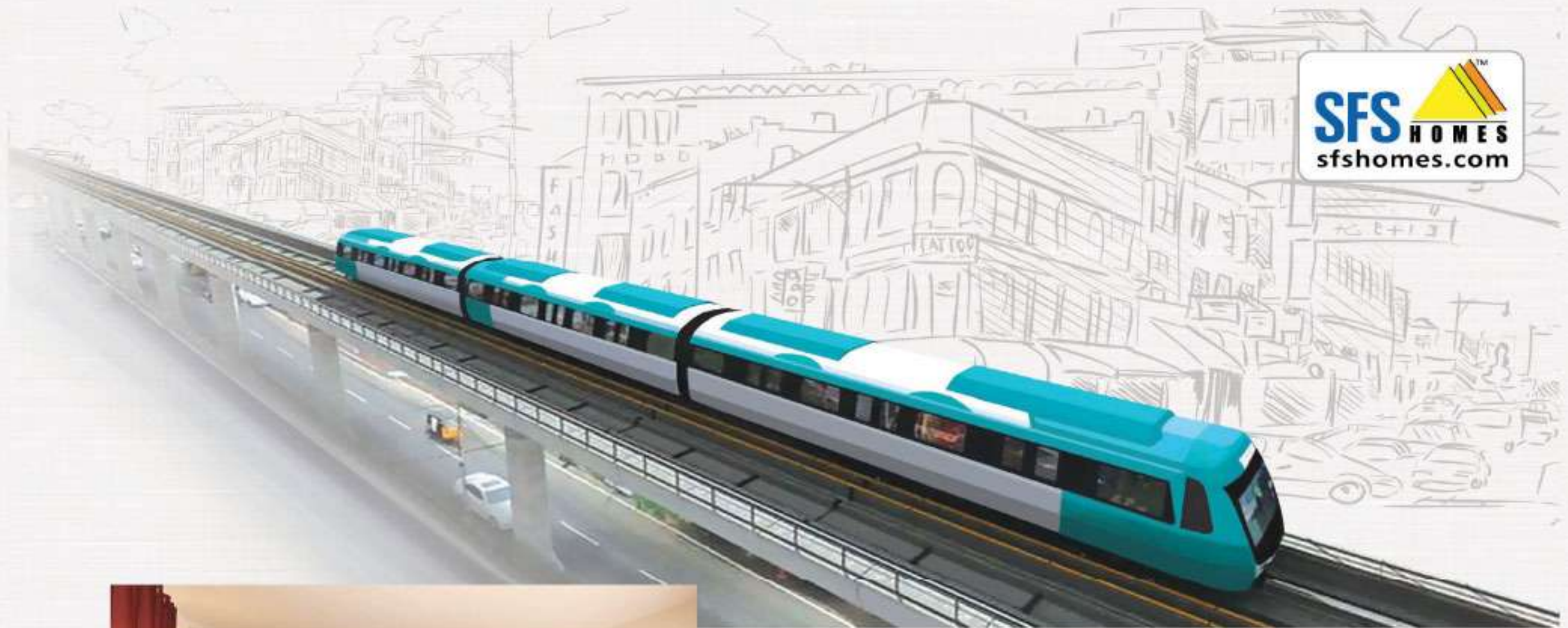
the
investment
home

The upcoming Kochi Metro and its proposed extension to the Airport region will have a profoundly positive effect on Airport Royale.

The city of Cochin is fast growing.

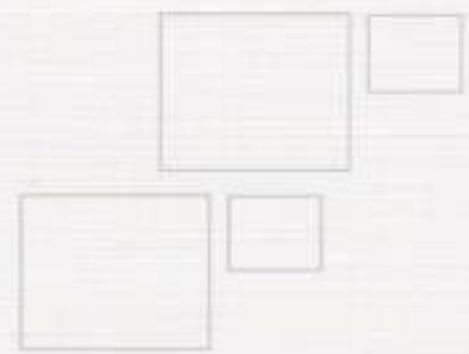
The extended city now encompasses Nedumbassery and beyond.





Actual visual of SFS Airport Royale - Cockpit (Tower I)

SFS Airport Royale is not just a beautiful home. It's an appreciating investment as well. So, if you're looking for attractive returns on your investment, this is the property for you.





Artistic perspective



KEY PLAN

- 1 BHK
- 2 BHK
- 3 BHK



**AIRPORT ROYALE
Wings**
AAK Gardens, Nedumbasserry, Cochin

LOCATION MAP
Not to scale



proximity to life!

SCHOOLS & COLLEGES

1. St. Francis Assisi School
2. Vidyadi Raja School
3. St. Pauls International School
4. UC College
5. St. Xaviers College
6. Sree Sankara College Kalady
7. FISAT



HOSPITALS

1. C.A. Hospital 24 Hrs Accident Care & CT
2. Little Flower Hospital & Research Center
3. Ayurveda Clinic
4. Dr.SAits Homeopathy
5. Arogyalayam Hospital
6. Najath Hospital
7. Vithayathil Dental Clinic
8. Dynamic Health Care Center
9. Dr.Tony Fernandez Eye Hospital
10. Kerala Ayurveda Ltd.
11. World Vision Optics - Eye Testing & Contact Lens
12. Chakkalal High Tech Dental clinic
13. Kerala Ayurveda Shop
14. Merry Land Ayurveda Hospital



BANKS\ATM

1. Union Bank Of India
2. Federal Bank ATM
3. Federal Bank
4. Dhanalakshmi ATM
5. Federal Bank ATM
6. HDFC Bank
7. Bank Of Bahrain & Kuwait (BBK)

NEAR BY CLUBS

1. Periyar Club - Desom Junction
2. Golf Club (Airport Road)

PROVISIONAL STORE\ SUPERMARKET \OTHER SHOPS

1. Lulu Stores
2. Jack & Jill Toys Center
3. Gooddy Gifts Center
4. Tripti Margin Free Market
5. Ultimate Supermarket
6. BABA Bazar Supermarket
7. Soupamika Ice Cream Parlour & Fresh Chips
8. Surya Fancy Stationary & Footwears
9. Navya Cake Shop



PLACES OF WORSHIP

1. Desom Sri pallipattu Kavi Bagvathi Kshethram
2. Sree Duttan Anjenayan Temple
3. St. Francis Church
4. St. George Jacobite Syrian Church
5. Santa Teresa Convent
6. St. Francis Church
7. St George orthodox Syric Church
8. Mosque

CONVENTION CENTERS

1. CIAL Convention Center
3000-4000 Pax wedding center with 500 Car Parks, Golf Club.
2. Adlux Convention Center

THEATRES

1. Zenath Theatre (Aluva)
2. Madhurya Theatre (Aluva)
3. Carnival Multiplex

MAJOR HOTELS

1. Hotel Elite Plazo
2. Flora Airport Hotel
3. Abad Airport Hotel
4. Lotus B
5. Sapphire Inn
6. Courtyard by Marriott Kochi Airport
7. Saj Earth Resort
8. Sapphire Inn
9. Quality Airport Hotel
10. Abad Airport Hotel



RESTAURANTS WITH HOME DELIVERY

1. Hotel Royal Fast Food
2. Aryas Hotel
3. Hotel Zam Zam
4. Hotel Safari
5. Kayees Restaurant
6. Malabar Hotel
7. Nachus Hotel
8. Hotel Airlink Castle
9. Carnival Court
10. Hotel Green Fort
11. Zaki A\C Restaurant
12. Hotel Highway Restaurant
13. Annalakshmi Pure Veg Restaurant
14. Hotel Green Park
15. Ifthar Restaurant

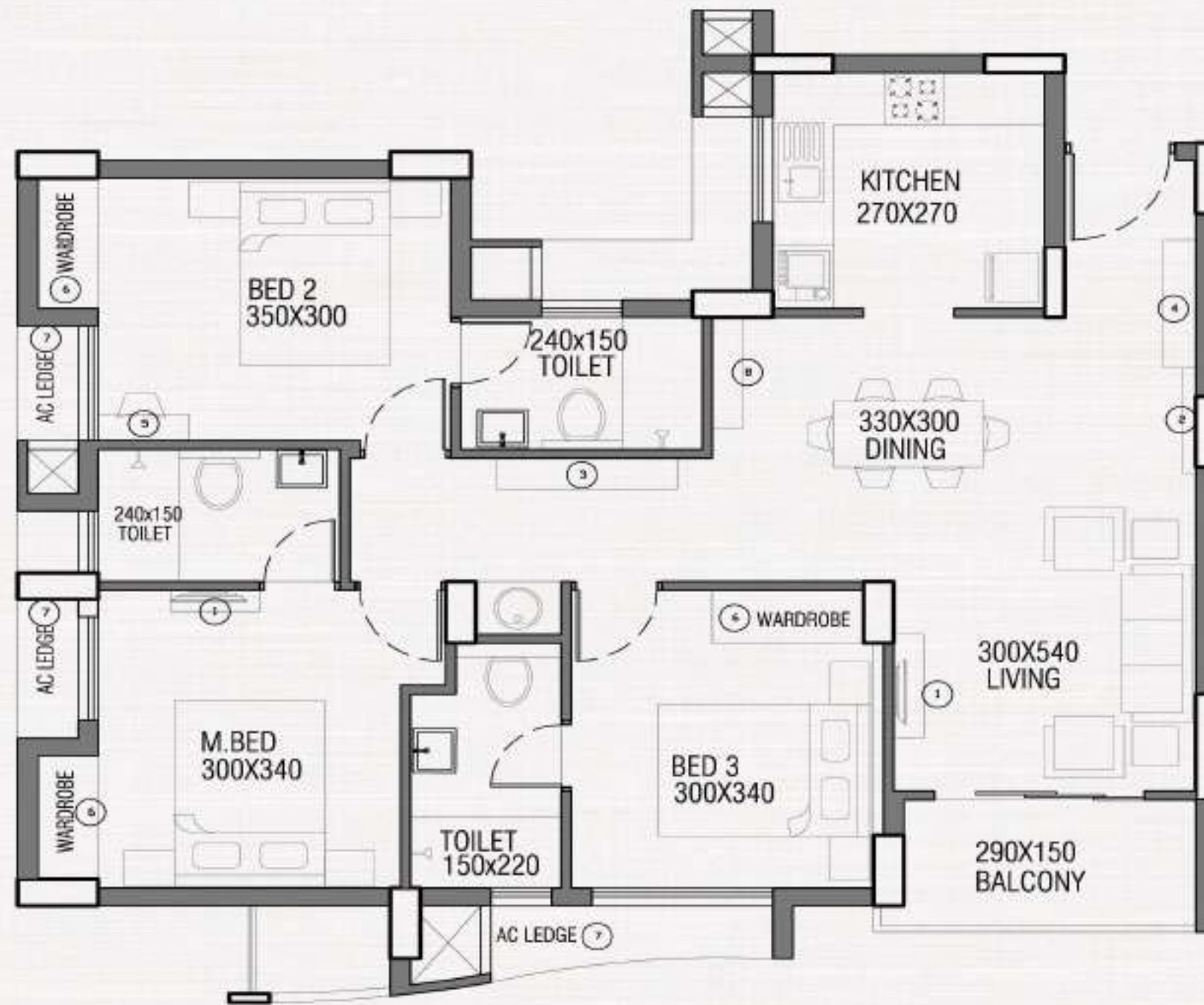
GAS AGENCIES

1. Bindhu Gas Agency
2. Bharath Gas Agency
3. Indane Gas Agency

TYPE-A

3 BHK

1348 Sq. Ft.

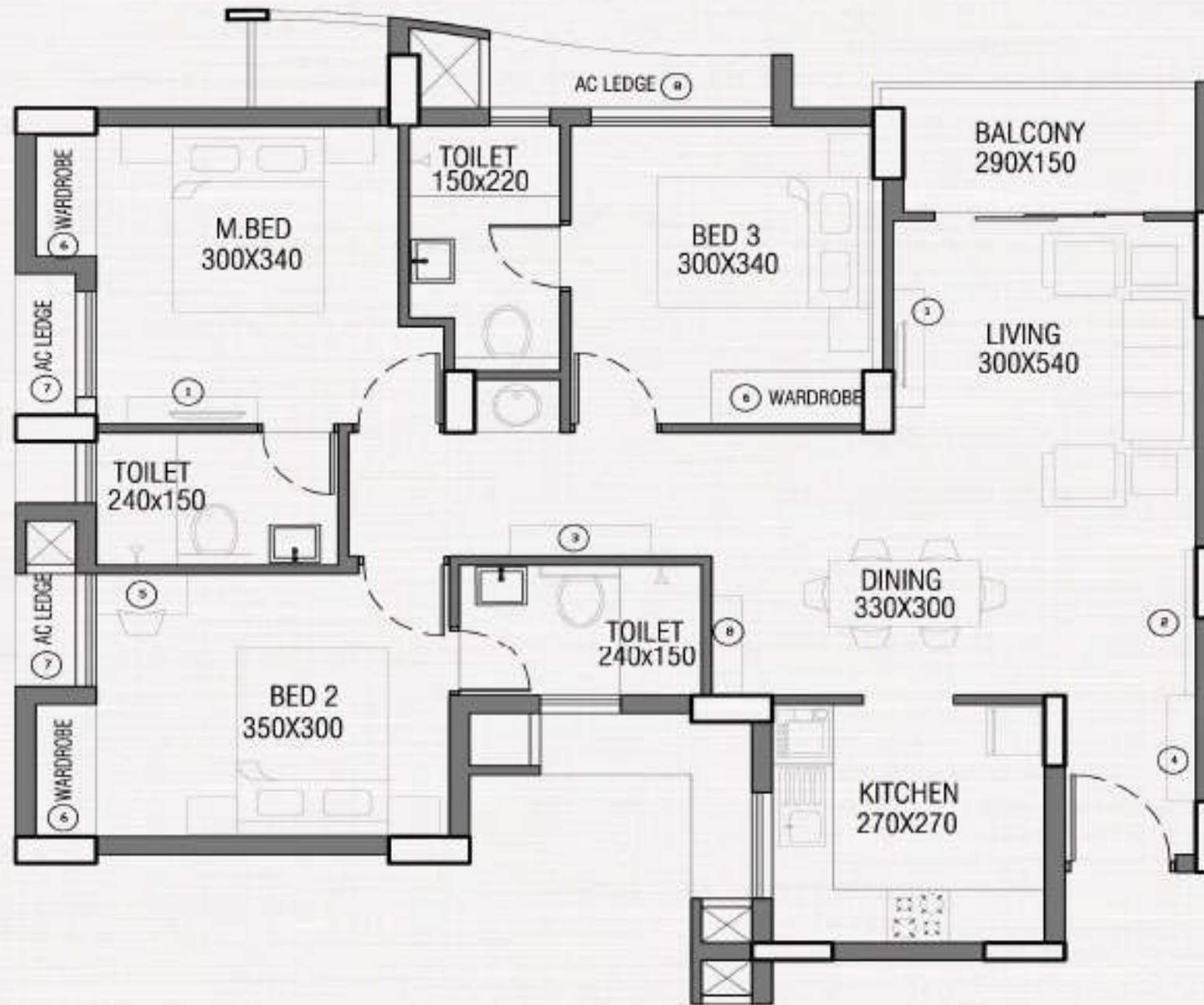


- 1 SPACE FOR TV UNIT
- 2 SPACE FOR CURIO SHELF
- 3 BOOK SHELF
- 4 SHOE RACK
- 5 STUDY
- 6 WARDROBE
- 7 AC LEDGE
- 8 CROCKERY UNIT



Furniture and fixtures are indicative only and not part of the standard offer. Minor variation may occur in area/dimensions. All dimensions are in centimeters. Positions and size of columns, masonry wall and joinery units may vary. Positions of furniture, faucets, and fixtures may vary. Minor variations in the above plan may be done for the purpose of improvement or as decided by the Builder/Architect.

TYPE-B
3 BHK
 1348 Sq. Ft.



- 1 SPACE FOR TV UNIT
- 2 SPACE FOR CURIO SHELF
- 3 BOOK SHELF
- 4 SHOE RACK
- 5 STUDY
- 6 WARDROBE
- 7 AC LEDGE
- 8 CROCKERY UNIT

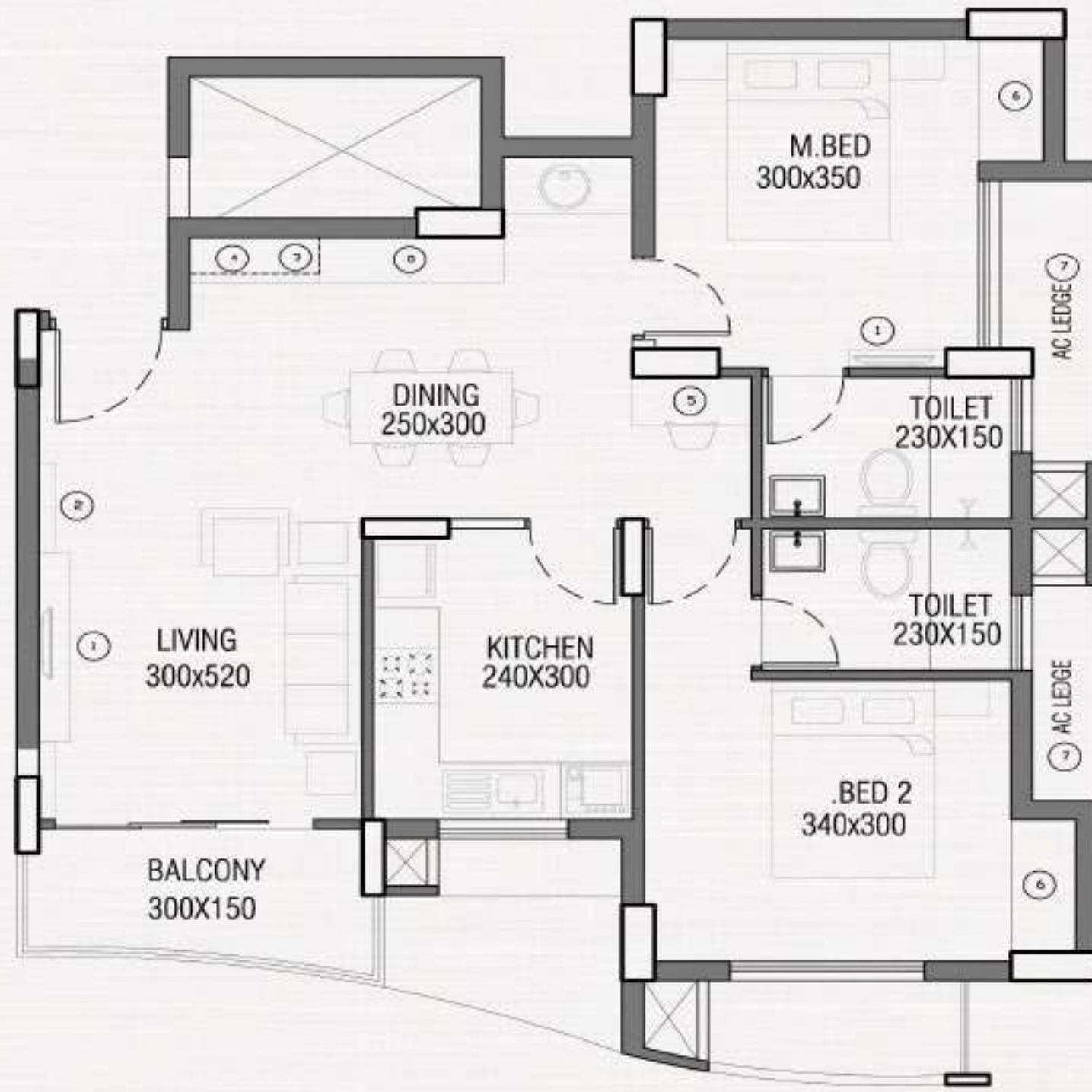


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TYPE-H

2 BHK

1108 Sq. Ft.

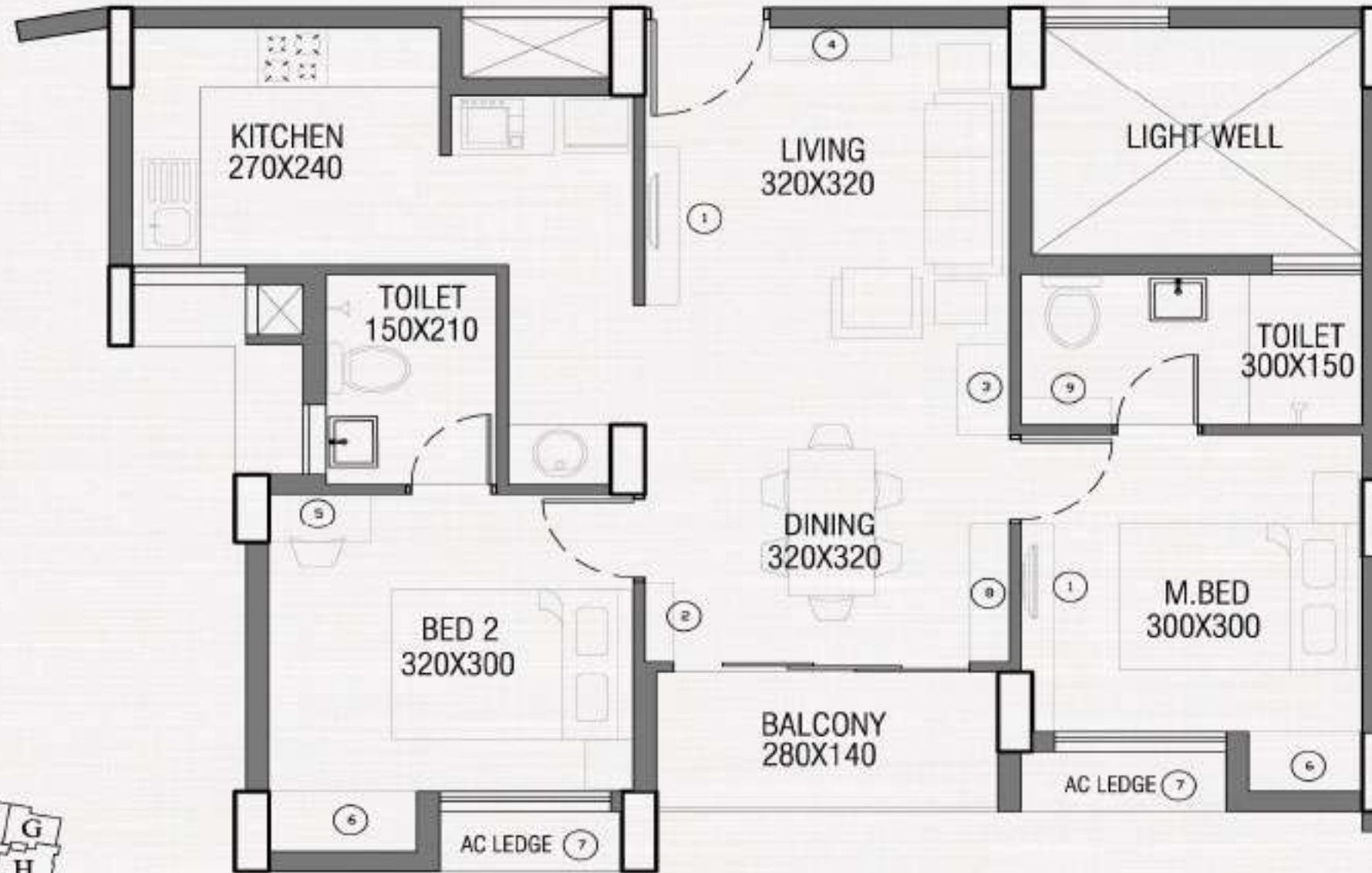


- 1 SPACE FOR TV UNIT
- 2 SPACE FOR CURIO SHELF
- 3 BOOK SHELF
- 4 SHOE RACK
- 5 STUDY
- 6 WARDROBE
- 7 AC LEDGE
- 8 CROCKERY UNIT



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TYPE-J
2 BHK
 1030 Sq. Ft.



- 1 SPACE FOR TV UNIT
- 2 SPACE FOR CURIO SHELF
- 3 BOOK SHELF
- 4 SHOE RACK
- 5 STUDY
- 6 WARDROBE
- 7 AC LEDGE
- 8 CROCKERY UNIT
- 9 TOILET WARDROBE

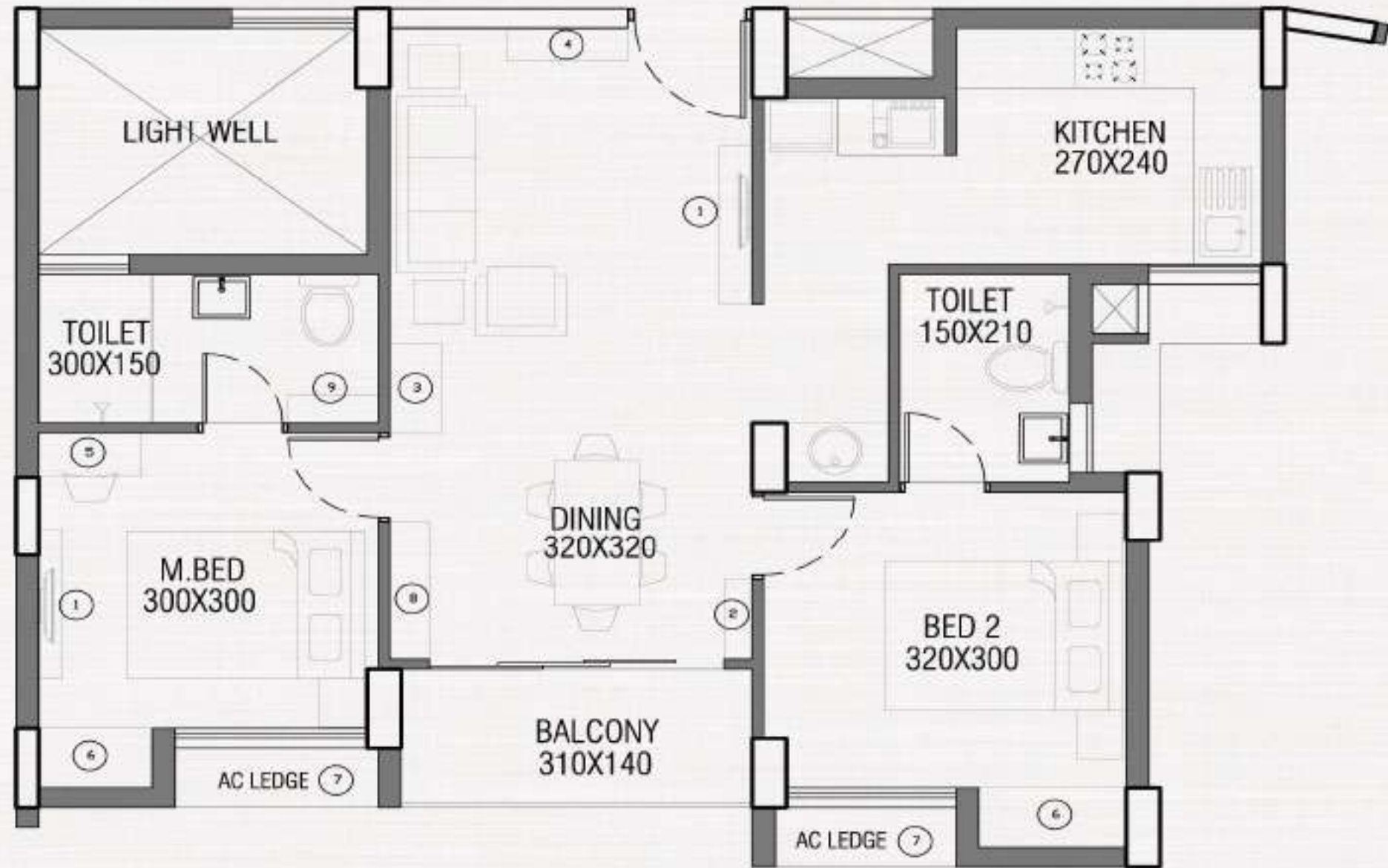


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TYPE-K

2 BHK

1030 Sq. Ft.



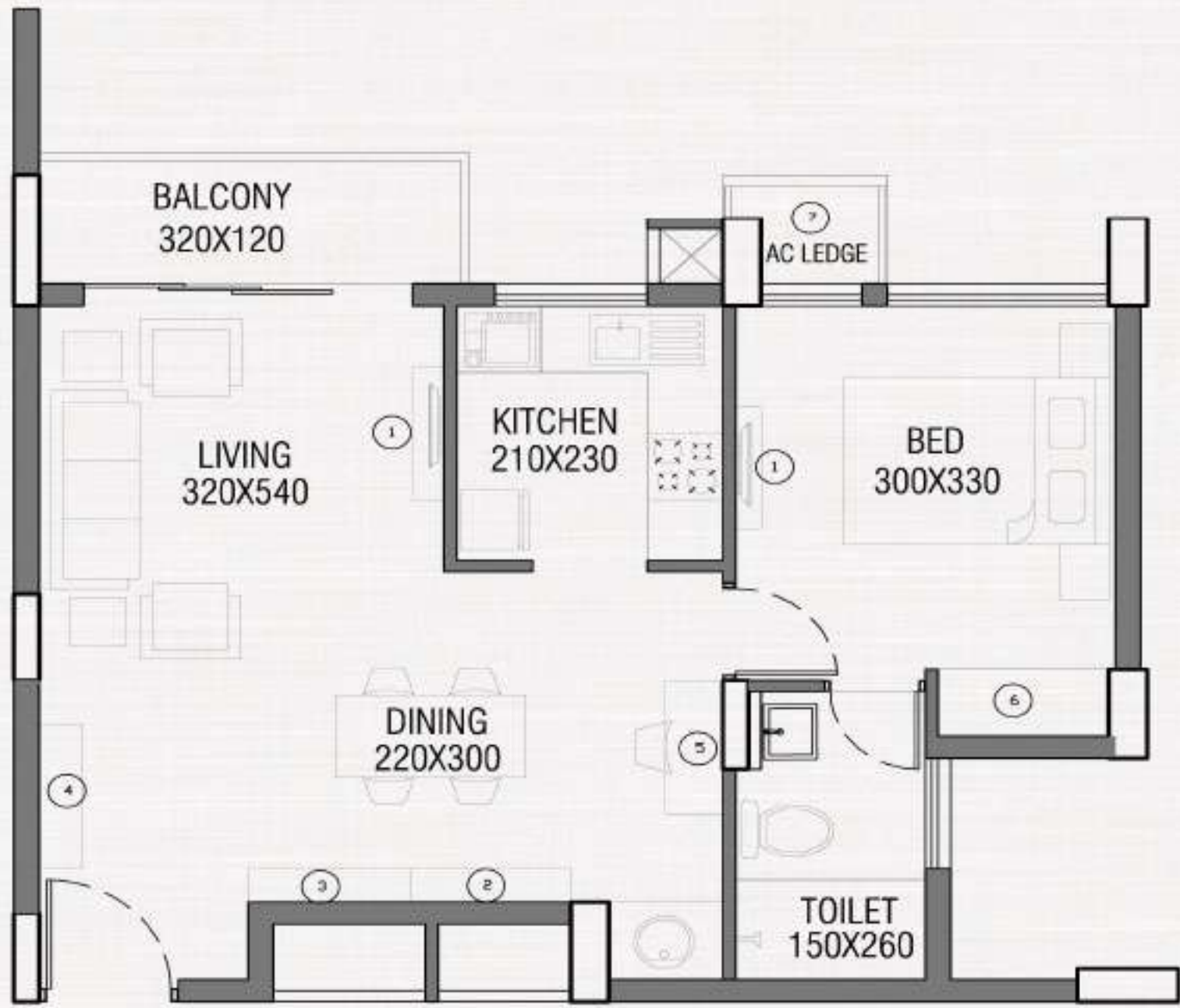
- 1 SPACE FOR TV UNIT
- 2 SPACE FOR CURIO SHELF
- 3 BOOK SHELF
- 4 SHOE RACK
- 5 STUDY
- 6 WARDROBE
- 7 AC LEDGE
- 8 CROCKERY UNIT
- 9 TOILET WARDROBE



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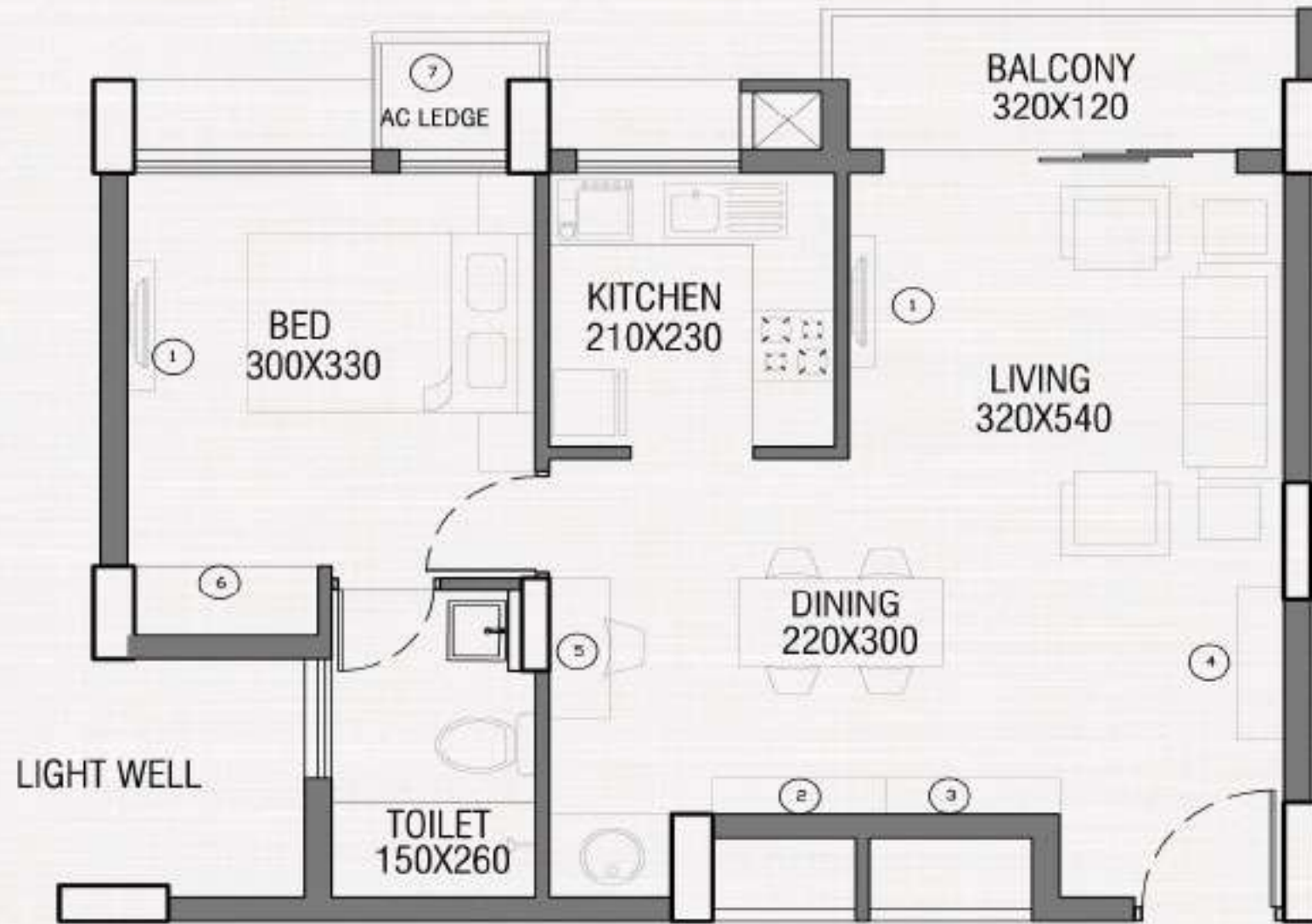
TYPE-C
1 BHK
 771 Sq. Ft.

- 1 SPACE FOR TV UNIT
- 2 CROCKERY UNIT
- 3 BOOK SHELF
- 4 SHOE RACK
- 5 STUDY
- 6 WARDROBE
- 7 AC LEDGE



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TYPE-D
1 BHK
 771 Sq. Ft.

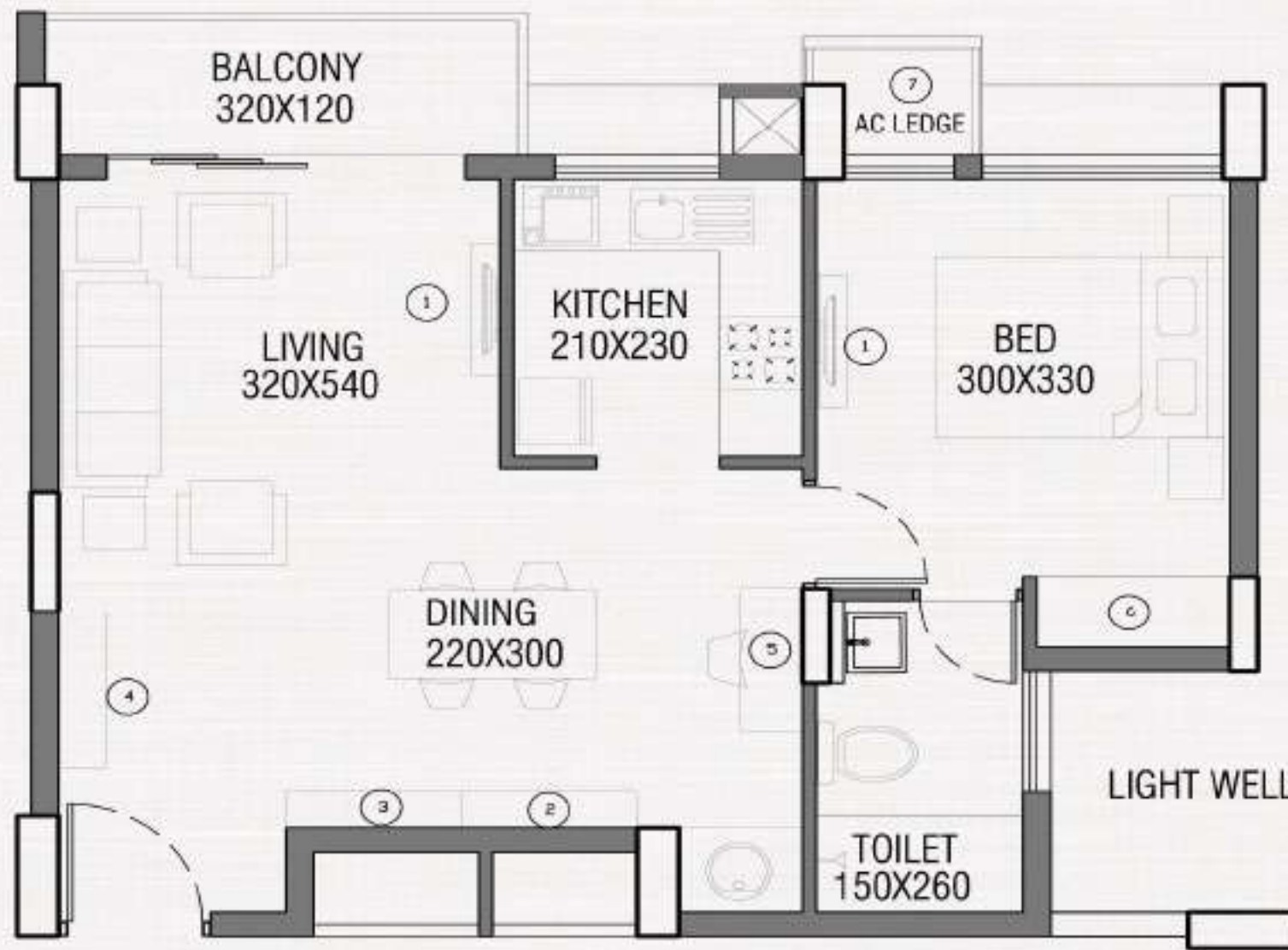


- 1 SPACE FOR TV UNIT
- 2 CROCKERY UNIT
- 3 BOOK SHELF
- 4 SHOE RACK
- 5 STUDY
- 6 WARDROBE
- 7 AC LEDGE



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TYPE-E
1 BHK
 771 Sq. Ft.

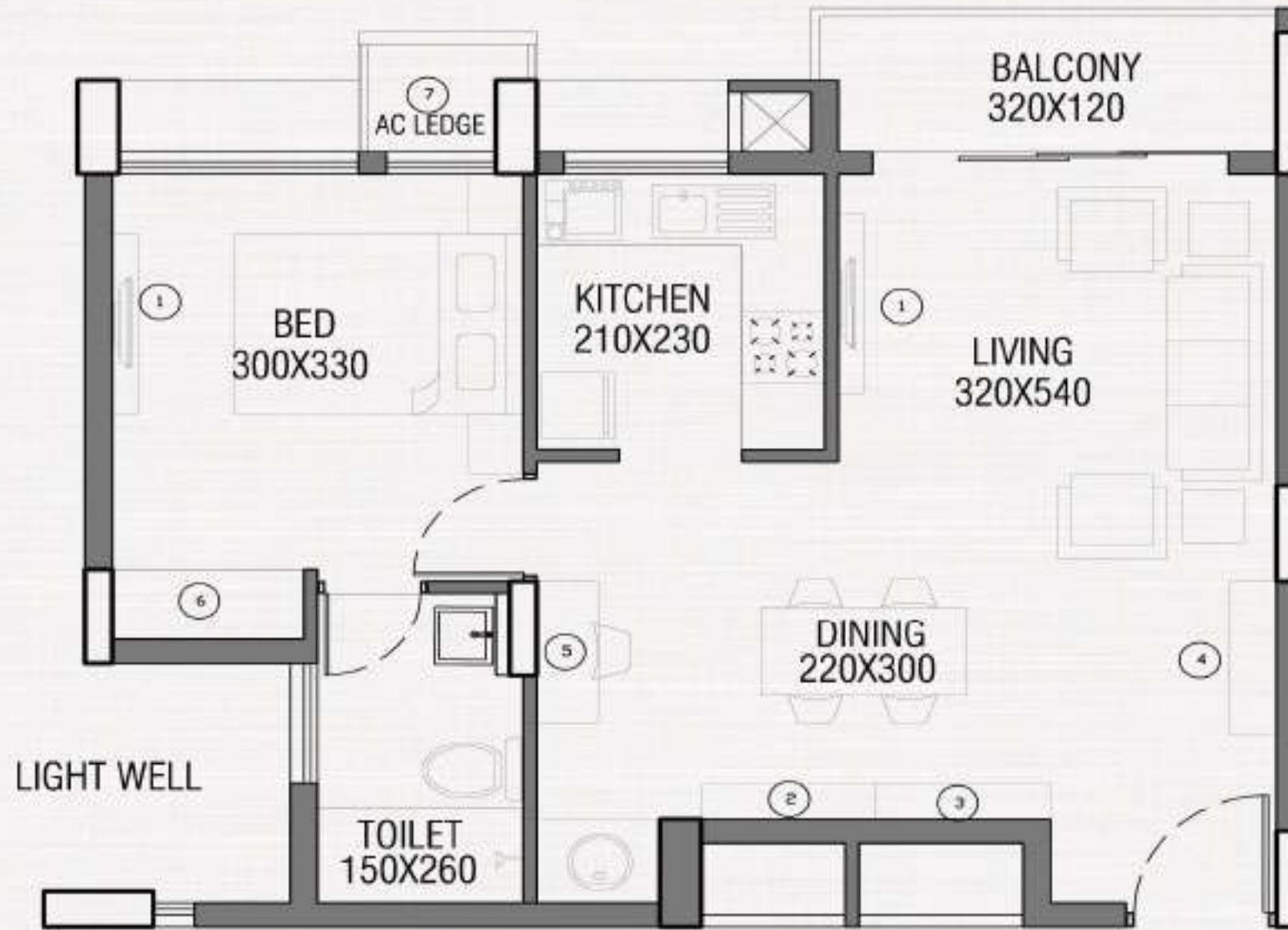


- 1 SPACE FOR TV UNIT
- 2 CROCKERY UNIT
- 3 BOOK SHELF
- 4 SHOE RACK
- 5 STUDY
- 6 WARDROBE
- 7 AC LEDGE



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TYPE-F
1 BHK
 771 Sq. Ft.

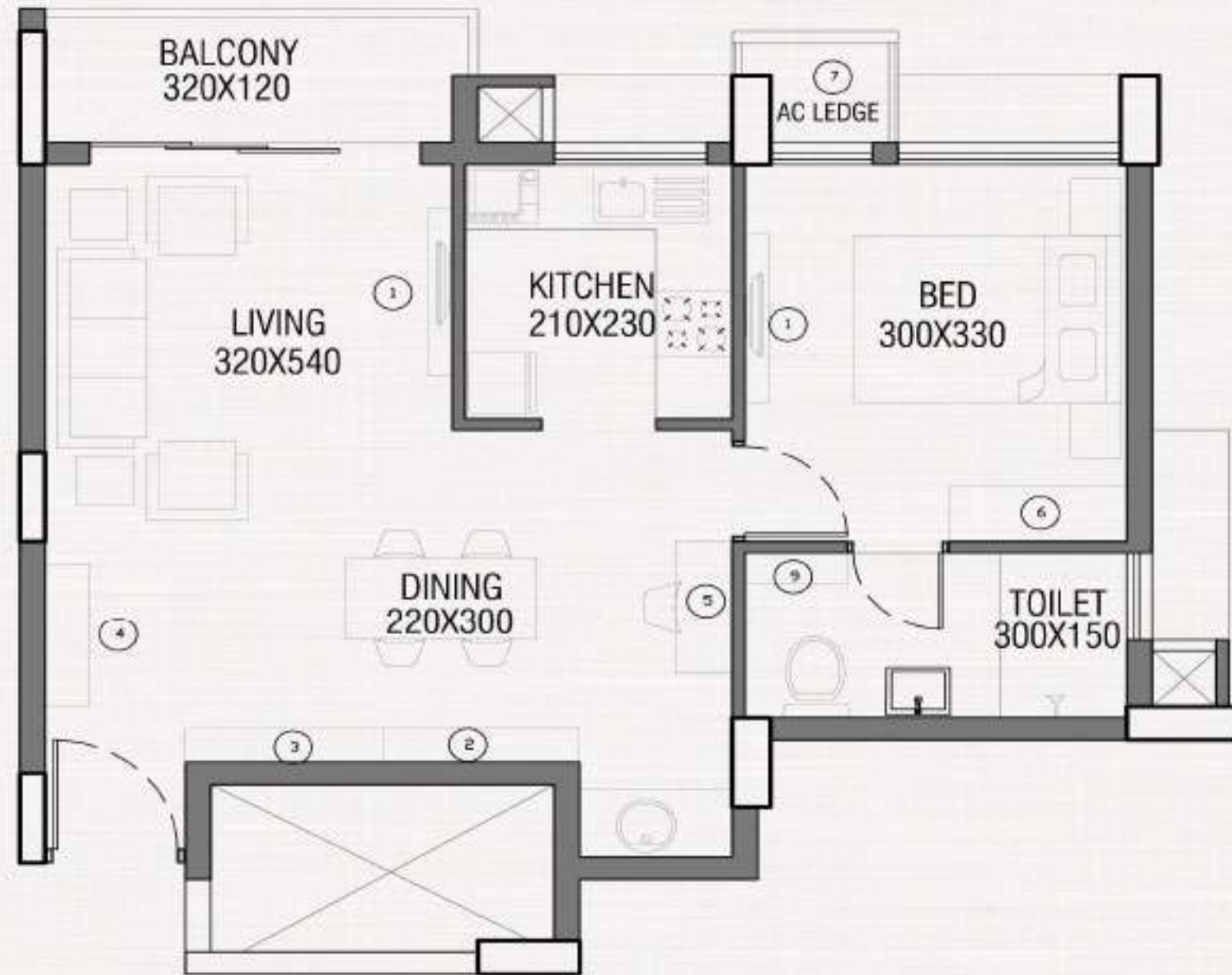


- 1 SPACE FOR TV UNIT
- 2 CROCKERY UNIT
- 3 BOOK SHELF
- 4 SHOE RACK
- 5 STUDY
- 6 WARDROBE
- 7 AC LEDGE



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TYPE-G
1 BHK
 769 Sq. Ft.

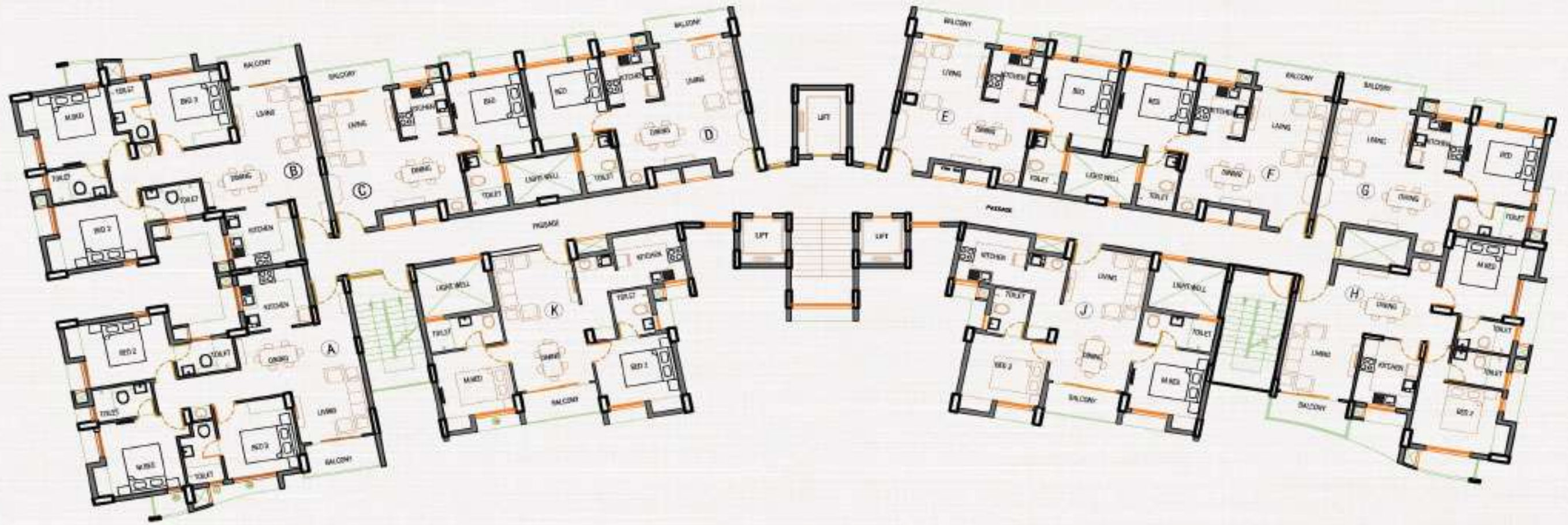


- 1 SPACE FOR TV UNIT
- 2 CROCKERY UNIT
- 3 BOOK SHELF
- 4 SHOE RACK
- 5 STUDY
- 6 WARDROBE
- 7 AC LEDGE



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**TYPICAL FLOOR PLAN
(10 floors)**





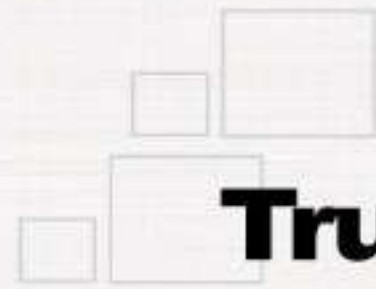
specification

DESCRIPTION	SPECIFICATIONS
FLOORING	
Flooring inside flats	Vitrified tiles
Balcony Flooring	Ceramic tiles
TOILET FINISHES	
Toilet Flooring	Ceramic tiles
Toilet Daddo	Combination of wall tiling and texture painting
CP AND SANITARY FIXTURES	
Taps	CP taps
EWC / WHB	White sanitary ware
KITCHEN	
Kitchen Counter and dado	Granite counter top and 40 cms height dado tiles
Sink	Single bowl stainless sink with single drain board

DESCRIPTION	SPECIFICATIONS
JOINERY	
Main door	Polished Veneered flush doors
Internal doors	Painted Flush/ Moulded doors
Toilet doors	Painted Flush/ moulded doors
Windows	Aluminium sliding / swing / fixed panel windows
Safety Grills	Safety grills for Windows to a height of 150 cm from the finished floor
ELECTRICAL	
Switches	Modular Switches
Generator	400w, 500w and 600 W for 1BHK, 2BHK and 3 BHK respectively inside the apartments
PAINTING	Interior emulsion for wall and exterior emulsion for outer walls
WATER SUPPLY	Through underground sump and overhead tanks
LIFTS	3 Lifts
CAR PARK	Covered car park at additional cost

premium amenities

1. Posh lobby
2. Swimming pool.
3. Games room/Gym
4. Visitors lounge
5. Function halls
6. 3 level car parking
7. Scenic landscapes



Trusted to deliver.
Trusted by **generations**



Best Developer
Rating in Kerala



After 3 decades of crafting and delivering the finest living spaces in Kerala, SFS Homes enjoys a CRISIL rating of DA2 - the highest developer rating in the state. The company has an unmatched record of on-time delivery and is credited with pioneering new lifestyle in the state. SFS projects are now on offer in Trivandrum, Cochin, Kottayam and Guruvayur with the company having offices in these cities and an office in Dubai catering to thousands of satisfied families hailing from Gulf countries. SFS Homes is truly a universal brand, having customers in 33 countries across the globe.

K. Srikant
Chairman



K. Lava
Managing Director

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 schedules.

Necessary citation to this effect is given in the agreements.

b. The sale deed for the undivided share of land and apartment will be registered in favor of the purchaser on receipt of the entire payments. Stamp duty, documentation charge, registration charge and incidental expenses for the registration of the sale deed will be to the buyer's account.

c. Changes in the above documentation procedure and rates will be applicable 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 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 builder till the formation of the owners Association, which will take over the maintenance. Maintenance deposit/advance is collected 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 the allotment to another party and without any interest and statutory payments made by the builder on account of the apartment.

Payment Schedule

25% of the total contract Value to be paid initially at the commencement stage of project while executing the agreement and balance in bimonthly installments via 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 representation including models, drawing, illustrations, photographs and art renderings (the "Visual Representations") portray artistic impressions only. The information contained herein, the fittings, finishes, features, floor (size, finish, colour) and other display in the show units or elsewhere (the "Material"), which are for general guidance only, are subject to change and should not be relied upon accurately describing any specific matter.

Floor areas are approximate measurements and may change on final survey/design. We reserve the right to modify area, sizes 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.

Builder reserves the right to increase/reduce/change the number of floors/flats subject to sanction/permit/approval by relevant authorities.

Plans specification mentioned in the Buyer - Seller Agreement supersedes this brochure.

Elevation & all pictures not a legal offer.

This brochure does not contribute a legal offer.

*Design concept for interiors.

**Artistic Perspective.

gallery of  **SFS projects**



Constant **Innovation,** Consistent **Performance.**



SFS Homes made a mark in Kerala's real estate landscape by treading a path of constant innovation. In tune with the innovation theme, SFS Homes recently launched India's first White Plan project called "Boulevard", extending to customers the path-breaking 'You Design, We Build' concept. SFS Gardenia introduced Kerala to the concept of private pool villas within the heart of Cochin city. SFS Silicon Hills & Meadows offers 3G apartments that promote the innovative idea of 3 generations living under the same roof without compromising their independence and privacy. SFS Pearl, Pettah, Trivandrum provides Small Office Home Office (SOHO) where clients are given a small office space at the ground floor of their apartment. SFS Tranquil boasts of India's first aqua gym. A host of such thoughtful and new generation amenities are factored into all the ongoing and new SFS projects.

