

Once  
upon  
a time

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Luxury Apartments

Akkulam Waterfront  
Trivandrum

*When Kerala's most trusted builder plans to craft a masterpiece, the home becomes a celebration of contemporary living.*

Presenting SFS Blue Bay, apartments worthy of royalty beside the Akkulam lake - Trivandrum's most enchanting water body.





*There will be  
a family living  
like royalty by a bay.*

*They will live  
like free spirits,  
enjoying a lifestyle  
beyond compare.*





*When you live beside a pristine lake, life is serene.  
And when it takes just minutes to drive to work, time becomes an  
ally and you live like a free spirit.*

SFS Blue Bay is just off the NH bypass and very close to the offices of the nation's leading IT companies like Infosys, UST Global and Technopark.

The NH bypass today is also a preferred residential location with over 10,000 people choosing to live close to their offices.



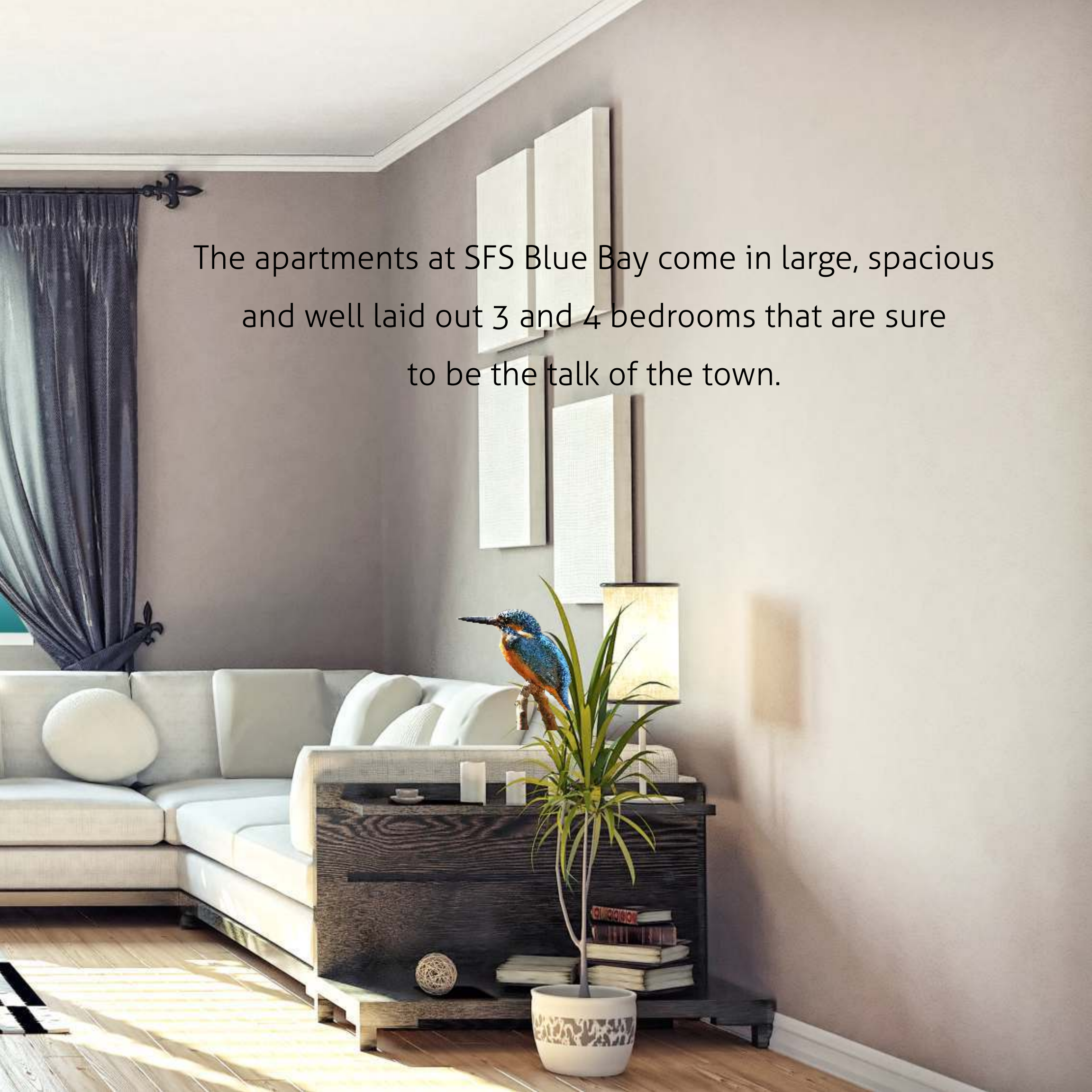


*The beauty of their  
home will be talked  
about far and wide.*





The apartments at SFS Blue Bay come in large, spacious and well laid out 3 and 4 bedrooms that are sure to be the talk of the town.





*The warmth of their  
home will kindle  
many moments of joy.*





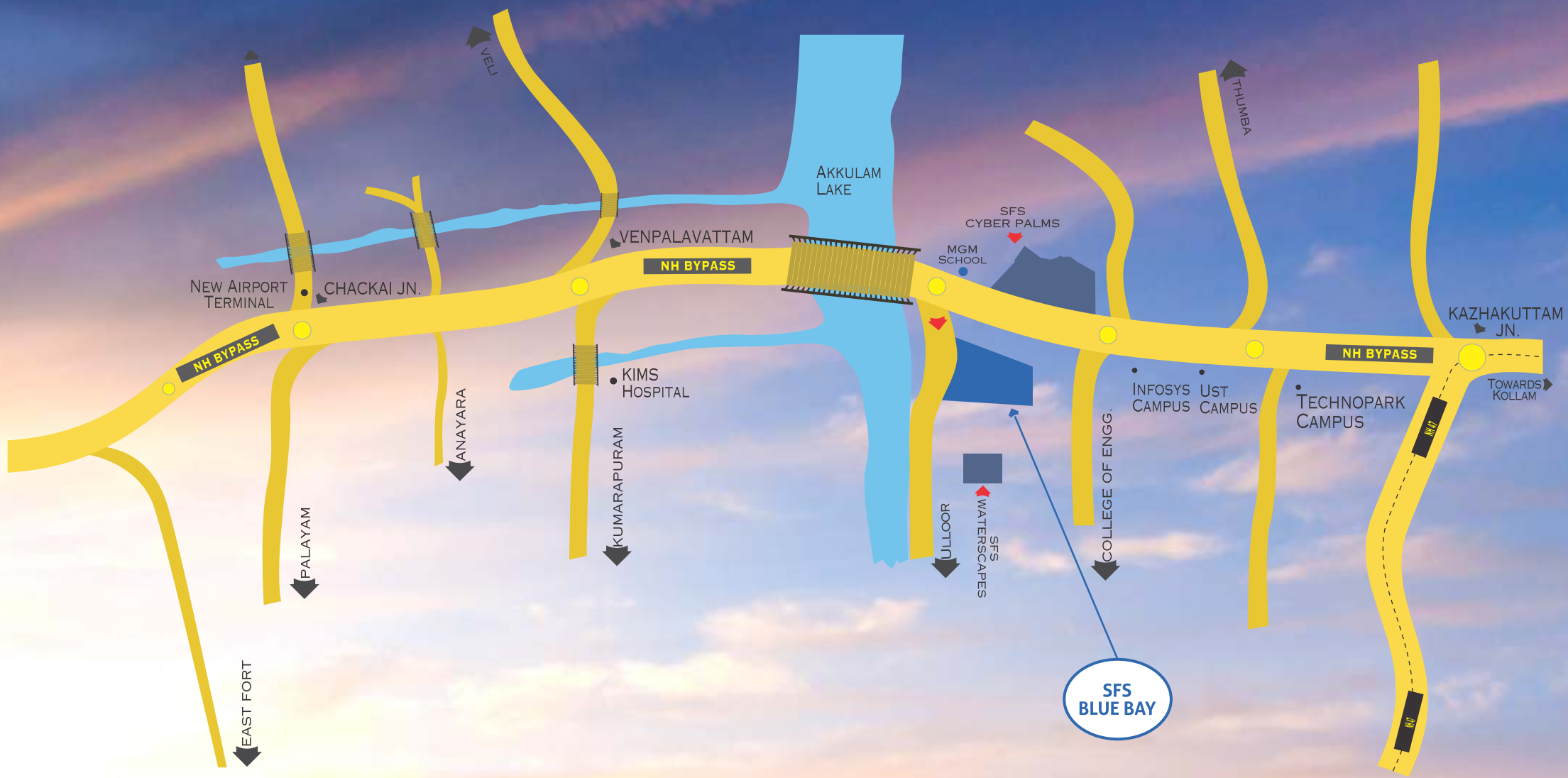
The apartments at SFS Blue Bay are adorned with the finest fittings and fixtures hand-picked to complement the lifestyle of its owners and to maximise their comfort.





*The spot they call home is  
one-of-a-kind, close to nature's  
best yet closer to the future.*





IT CAMPUSES CLOSE TO SFS BLUE BAY



INFOSYS



UST GLOBAL



TECHNOPARK PHASE III

Some of the leading IT companies functioning at Technopark, where about 35000 IT Professionals work

Allianz • Accenture • Tata Consultancy Services • IBS • Ernst & Young • ITC Infotech • Nasscom

Quest • Oracle • RM Education • SunTEC





*With every luxury at their  
beck and call, they will  
live blissful lives.*

SFS Blue Bay offers its regal owners a action packed life with a host of luxury amenities.

Infinity pool with change room and toilets • Air-conditioned fitness centre

Children's play area • Roof-top party area • Biometric access card entry

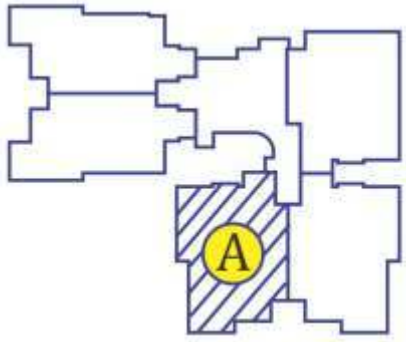
• CCTV surveillance cameras • Multi-purpose function hall

• Solar panel for common area lighting





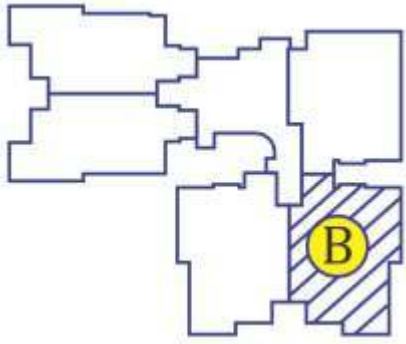
*Site plan*



TYPE - A  
(1st to 6th FLOOR)  
3 BHK 1834 sqft

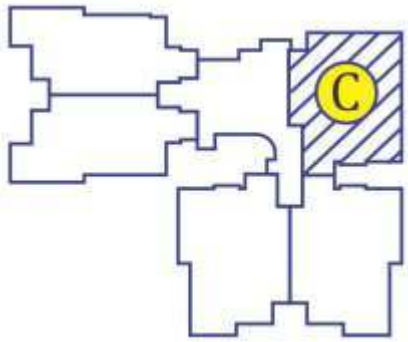
• Dimensions may vary during construction. • Furniture and fixtures are indicative only. • All dimensions are in centimeters.





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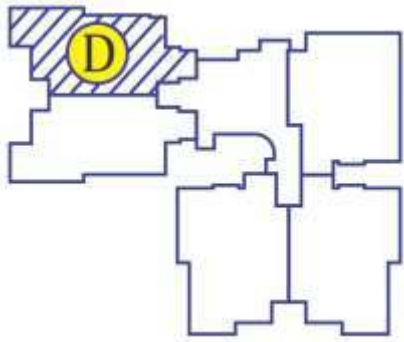
TYPE - B  
(1st to 6th FLOOR)  
3 BHK 1823 sqft



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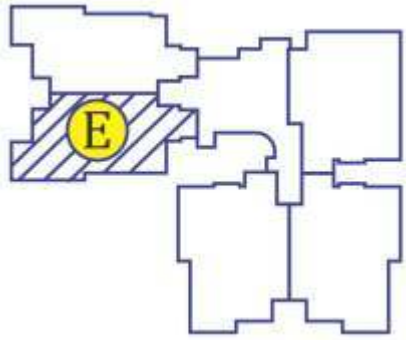
TYPE - C  
(1st to 11th FLOOR)  
3 BHK 1751 sqft





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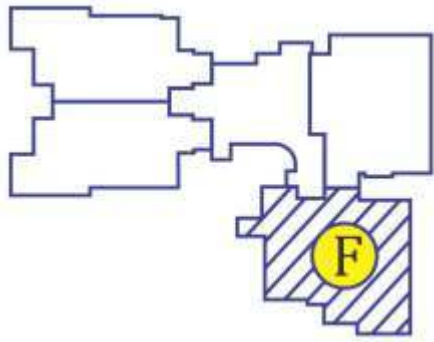
TYPE - D  
(1st to 11th FLOOR)  
3 BHK 1547 sqft



TYPE - E  
(1st to 11th FLOOR)  
3 BHK 1551 sqft

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





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TYPE - F  
(7th to 11th FLOOR)  
4 BHK 2756 sqft

## Structure

- *RCC framed structure, compliant with Seismic Zone - 3.*
- *Concrete block masonry for walls*

## Flooring

- General - Vitrified tiles*
- Master bedroom - Laminate flooring*
- Toilets - Ceramic tiles*
- Balcony - Vitrified tiles*

## Toilet finishes

- Wall - Ceramic glazed tiles and mirror*
- Wash basin counter top - Granite slab or equivalent*
- *Exhaust fan - All toilets*
- Geyser - Wired geyser provision in all toilets*

## Kitchen

- Counter - Granite slab/alternate material of matching colour*
- *Sink - Stainless steel one and a half bowl with drain board.*

## Doors & Windows

- Entrance door - Veneer door*
- *Internal door - Moulded /skin door*
- *Toilet door - Marine grade flush door/alternate*
- *Windows - Powder coated aluminium with glazed shutters.*
- *Balcony door - Powder coated aluminium with toughened glass fixed/sliding shutters*

## Electrical

- General - Concealed wiring with superior quality PVC insulated copper cables and modular type switches. Adequate power points for light, fan, 6/16 amps power plugs controlled by ELCB & MCB. Independent energy meter for each apartment*
- *Switches - Crabtree/ equivalent make*
- *Bedroom - Night lamp in all bedrooms*
- *Lift & common area - Generator power back-up*
- *Apartment - Up to 2500 watts power back-up.*

## Telephone

- Living & master bedroom - Provision*

## Water supply

- Water supply through underground sump and overhead tank. Independent water meter for each apartment at an extra cost.*

## Intercom

- Living room - With instrument*

## Building Specifications



## Landscaping

- Landscaping as per architect's design.*

## Internet

- One bedroom only - Provision*

## Plumbing & Sanitary

- EWC - Wall hung closets of American standard/Kohler/Grohe or equivalent except servant's bathroom.*
- *Wash basin - All bathrooms with above/below counter or bowl type of American Standard/Kohler/Grohe or equivalent.*
- *Taps - Single lever concealed diverters of American standard or equivalent.*
- *Geysers - Provision for hot water connection in all toilets.*

## Air conditioning

- Wired provision for split AC in all bed rooms.*

## Elevators

- Fully automatic*

## Security System

- Access control entry to Common main entrance door and fitness centre.*

## Fire Fighting

- *Fire fighting arrangements as per National Building Code and Kerala Fire fighting norms.*

## Car park

- Covered car park for each apartment at an extra cost.*



*And their  
kingdom by the bay  
will flourish for  
years to come.*

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# SFS property services



## Bringing square feet to life.

A meticulously planned and executed interior design adds value to a home, making it a source of joy. SFS Vista, the one-stop interior design solution provider of SFS Homes offers you the following services.

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



At SFS, we believe in building lasting relationships. One that begins when we handover the keys to your home and continues for a lifetime, with our Homecare Division always being there for you when you need help to maintain your home in pristine condition.

## Rental services

- Assess rental value • Advertise property • Show property to prospective tenants • Draw up lease agreement
- Collection of security deposit and rental cheques • Handover of property to tenants • Manage tenants' queries
- Regular reports to owners • Move out inspection • Pre-move in cleaning

## Maintenance & utilities

- Electrical maintenance • Plumbing • Pest control
- Remittance of statutory taxes, telephone and electricity bills, etc.
- Periodical cleaning of apartments



# Terms and conditions

## Documentation

- a. On allotment, agreement will be executed between the builder and the purchaser; one for the sale of undivided share of land and another for the apartment and car park. Though separate considerations are specified in each agreement, the composite value of the undivided share of land and that of the apartment plus car park will be shown in the payment schedule. Necessary citation to this effect are given in the agreements.
- b. The sale deed for the undivided share of land together with the fair value of apartment (car park, if any) will be registered in favour of the purchaser on receipt of the entire payments. Stamp duty, documentation charges, registration charges and incidental expenses for the registration of the sale deed will be to the buyer's account.
- c. Documentation procedures may change depending on Government policies and regulations from time to time.

## Maintenance

Owners' Association/Trust will be formed on completion of the project. 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 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 payments are not made as per 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.

## Payment Schedule

Booking amount specified by the builder to be paid initially at the commencement stage of project while executing the agreement and balance in bimonthly / quarterly instalments 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 the Buyers Sale Agreement. Visual representations, including models, drawings, illustration, photographs and art renderings (the "Visual Representation") 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 change and should not be relied upon as accurately describing any specific matter. Floor areas are approximate measurements and are subject to 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 by the relevant authorities.

We have not authorised 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. This brochure does not constitute a legal offer.



Call

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99473 55555, 99473 33333	CHN
81579 40940, 81579 41941	KTM
050 8519309, 056 3009210	DUB



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