



Life made easy.

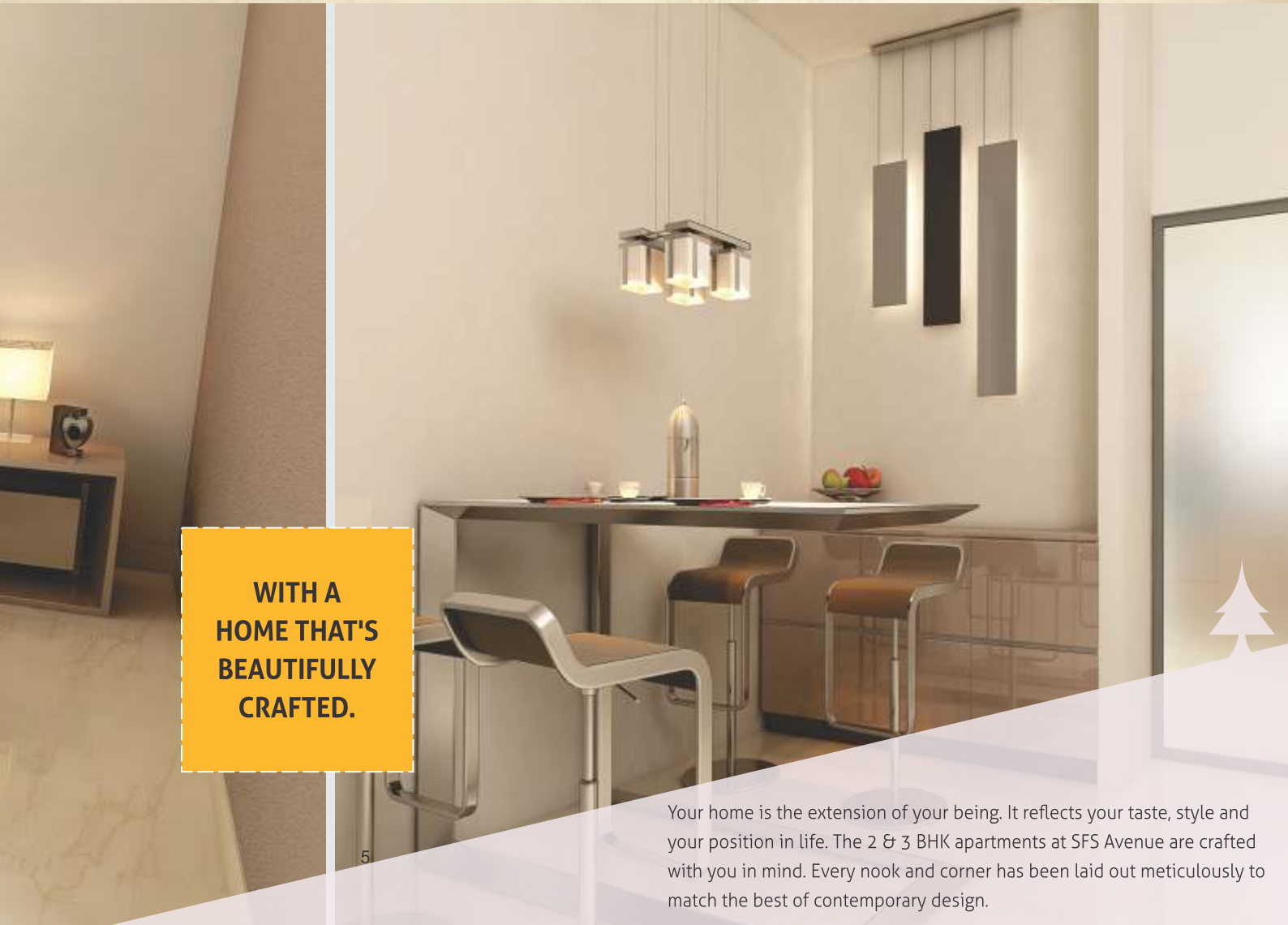


APARTMENTS

VAZHAYILA, PEROORKADA, TRIVANDRUM

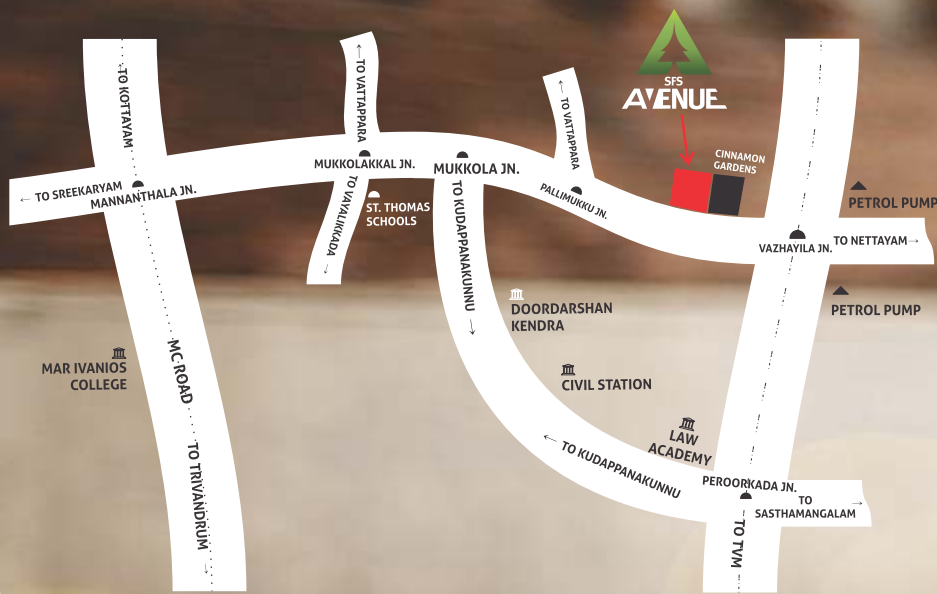
With a city home that's perfectly located.

Everybody is searching for the perfect city location for a home. A place close enough to feel the city's energy and enjoy its frenetic pace, yet located amidst nature's blues and greens. At Vazhayila, near Peroorkada we've unearthed such a rare urban gem. A city location close enough to let you drive into town in minutes and get back home to a life of serenity. Presenting SFS Avenue, where everyday is a miracle.



**WITH A
HOME THAT'S
BEAUTIFULLY
CRAFTED.**

Your home is the extension of your being. It reflects your taste, style and your position in life. The 2 & 3 BHK apartments at SFS Avenue are crafted with you in mind. Every nook and corner has been laid out meticulously to match the best of contemporary design.



**WITH A HOME
THAT'S AT
THE CITY'S
QUIETEST SPOT.**

Trivandrum is growing at an astonishing pace. With the IT sector doing exceedingly well and major infrastructure projects on the anvil, the demand for housing is at its peak. Vazhayila near Peroorkada is a serene and quiet locality. With the city's proposed ring road in front of SFS Avenue, the location also offers easy access to all of life's conveniences.



Distances from SFS Avenue

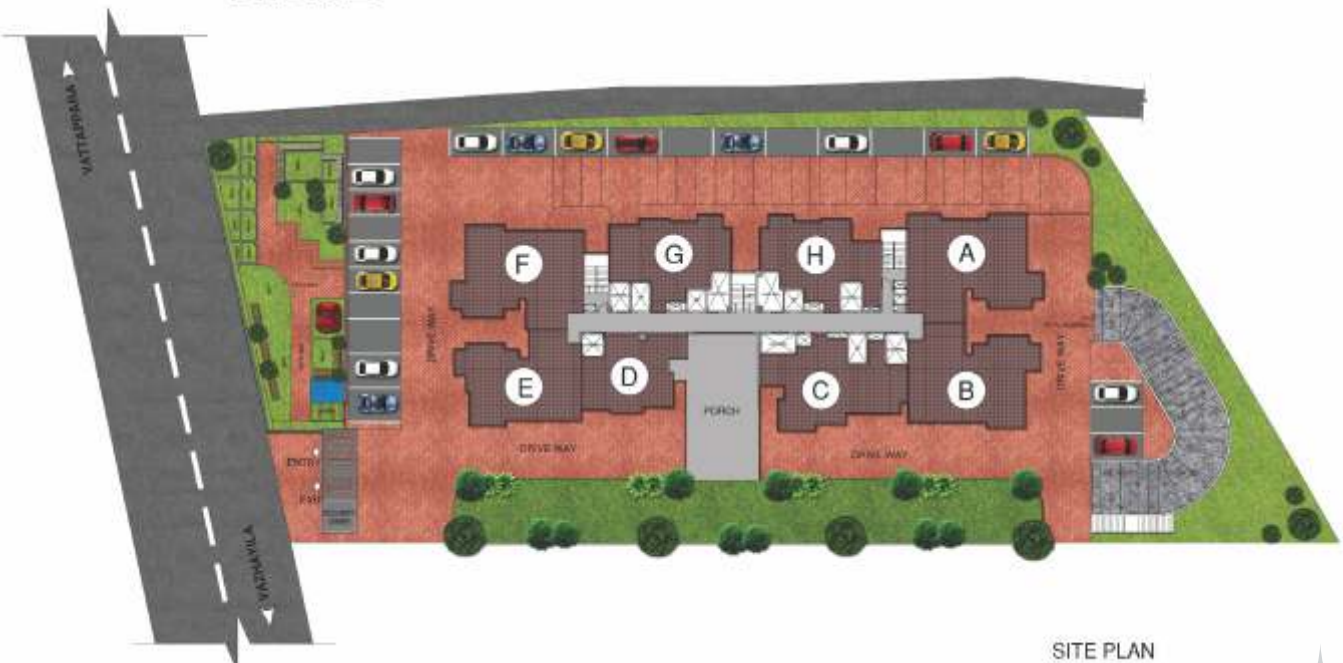
- Peroorkada - 2.5 Km
- Law Academy - 2.5 Km
- Kowdiar - 4.5 Km
- St. Thomas Schools - 2.8 Km
- Doordarshan Kendra - 3.7 Km
- Civil Station - 4.5 Km
- Railway Station - 8.8 Km
- Trivandrum International Airport - 13 Km
- Technopark - 16 Km
- Mar Ivanios College - 7 Km



AMENITIES AT SFS AVENUE

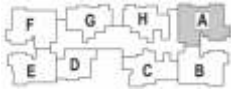
- Air-conditioned fitness centre • Children's play area with play equipments
- Rooftop party area • Bio-metric access card at entry points
- Multi-purpose function hall • Solar panel for common area lighting
- Wheel chair entry • Fully automatic elevators • Rainwater harvesting
- Power back-up in apartments • Waste management using bio-bins

WITH A HOME THAT HAS IT ALL.



SITE PLAN



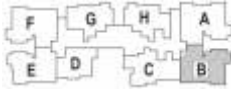


KEY PLAN



Type A (1st to 13th Floor)
3 BHK - 1727 sq. ft.

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



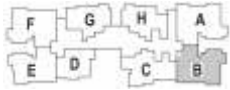
KEY PLAN



Type B (1st to 11th Floor)
3 BHK - 1601 sq. ft.

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



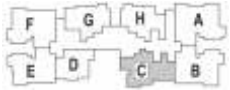


KEY PLAN



Type B (12th & 13th Floor)
3 BHK - 1644 sq. ft.

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



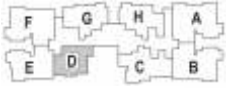
KEY PLAN



Type C (1st to 13th Floor)
3 BHK - 1400 sq. ft.

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





KEY PLAN



Type D (1st to 13th Floor)
2 BHK - 993 sq. ft.

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



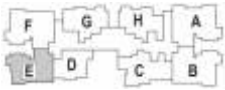
KEY PLAN



Type E (1st to 11th Floor)
3 BHK - 1390 sq. ft.

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



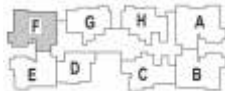


KEY PLAN



Type E (12th & 13th Floor)
3 BHK - 1425 sq. ft.

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



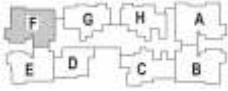
KEY PLAN



Type F (1st to 11th Floor)
3 BHK - 1612 sq. ft.

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



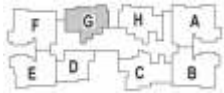


KEY PLAN



Type F (12th to 13th Floor)
3 BHK - 1645 sq. ft.

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



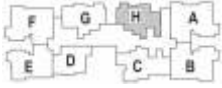
KEY PLAN



Type G (1st to 14th Floor)
2 BHK - 1202 sq. ft.

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





KEY PLAN



Type H (1st to 14th Floor)
2 BHK - 1198 sq. ft.

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



BUILDING SPECIFICATIONS

FLOORING

- **General** - Superior quality vitrified tiles
- **Toilets** - Quality ceramic tiles

PAINTING

- **Entrance door** - Polish/painted finish
- **Internal doors** - Painted/polish finish
- **Walls & Ceiling** - Acrylic emulsion with putty finish

TOILETS

- **Wall** - Ceramic glazed tile, special effect paint and mirror
- **Exhaust fan** - Provision in all toilets
- **Geyser** - Wired Geyser provision in all toilets except servants toilet

KITCHEN

- **Counter** - Granite/Alternate slab
- **Sink** - Stainless steel single bowl with drain board
- **Sink in work area** - Stainless steel deep bowl sink

WINDOWS

- **Windows** - Powder coated aluminium sections with glazed sliding shutters

GRILLS & RAILINGS

- **Windows** - MS safety grills
- **Balcony railing** - MS grills and hand rail only

DOORS

- **Entrance door** - Skin/flush door shutter
- **Internal door** - Moulded skin/flush door shutter
- **Toilet door** - Marine grade flush door shutter or equivalent with laminate inside
- **Balcony door** - Powder coated aluminium with toughened glass fixed/sliding shutters

AIR CONDITIONING

- **Wired split a/c** provision in master bed and dummy provision in all bedrooms and living room

STRUCTURE

- **RCC framed structure** compliant with Seismic zone-3 design
- **Walls** - Concrete block/fly ash/local country burnt brick masonry

BUILDING SPECIFICATIONS

ELEVATORS

- Fully automatic

SECURITY SYSTEM

- Access control entry to common main entrance door

TELEPHONE

- Living & master bedroom - Provision

INTERCOM

- Living Room - Provision

WATER SUPPLY

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

ELECTRICAL

- **General** - Concealed wiring with superior quality PVC insulated copper cables and modular type switches. Adequate light, fan, 6/16 amps power plugs controlled by MCB with ELCB protection. Independent energy meter for each apartment.
- **Wires** - Finolex/RR/Havels or equivalent
- **Switches** - Havells/RR/Crabtree/ABB/Legrand or equivalent
- **Lifts & common areas** - Generator back-up

POWER BACK-UP

- **Apartments** - Up to 1000 watts in each unit

CAR PARK

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

FIRE FIGHTING

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

PLUMBING & SANITARY

- **EWC** - Water closets wall/floor mounted of Cera/Hindware or equivalent
- **Wash basin** - Cera/Hindware or equivalent
- **Taps and fittings** - Chromium plated taps and fittings of Cera/Jaquar or equivalent
- **Heater provision** - Provision for hot water connection in all toilets except servant's toilet.

TERMS AND CONDITIONS

Documentation

- 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.
- 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.
- 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 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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050 8519309, 056 3009210 | DUB



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