



# The Celestial Life

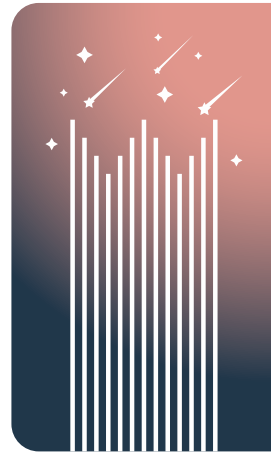
# The Story Behind the Logo

SFS Constellation, a magnificent B+G+20 floor building rises to the stars from a rock solid foundation of 40 years. The project celebrates the SFS Saga of Success over four decades and the Ruby Jubilee of the company.

The SFS Constellation logo commemorates this amazing milestone by imbuing elements of the number 40 as written in Braille.

40 in the Braille language script is depicted by using a combination of dots, ⠠⠠. The dot pattern for 4 (⠠⠠) and the dot pattern for 0 (⠠⠠) have been incorporated in the logo design to indicate the 40 year legacy of unmatched trust the company has earned in Kerala.





SFS

# CONSTELLATION

The Celestial Residence

NEAR CSEZ METRO STATION  
KAKKANAD, COCHIN

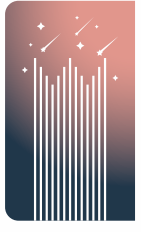
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OPEN HERE





**SFS**  
**CONSTELLATION**

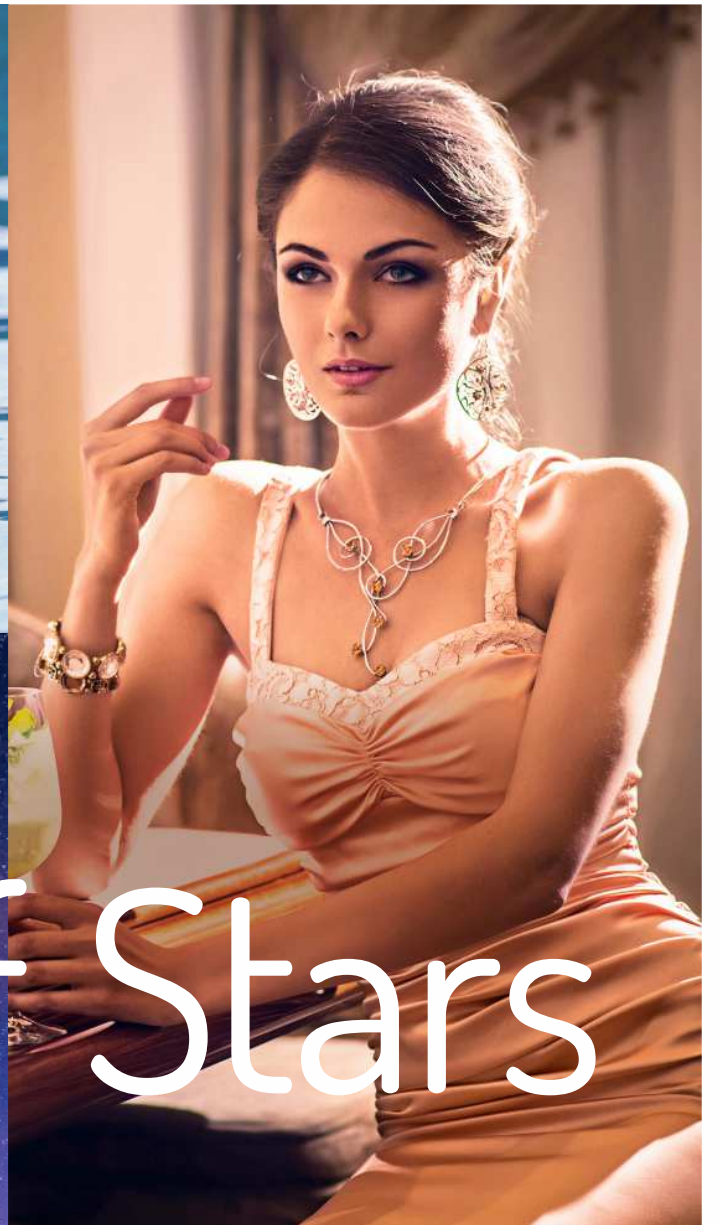
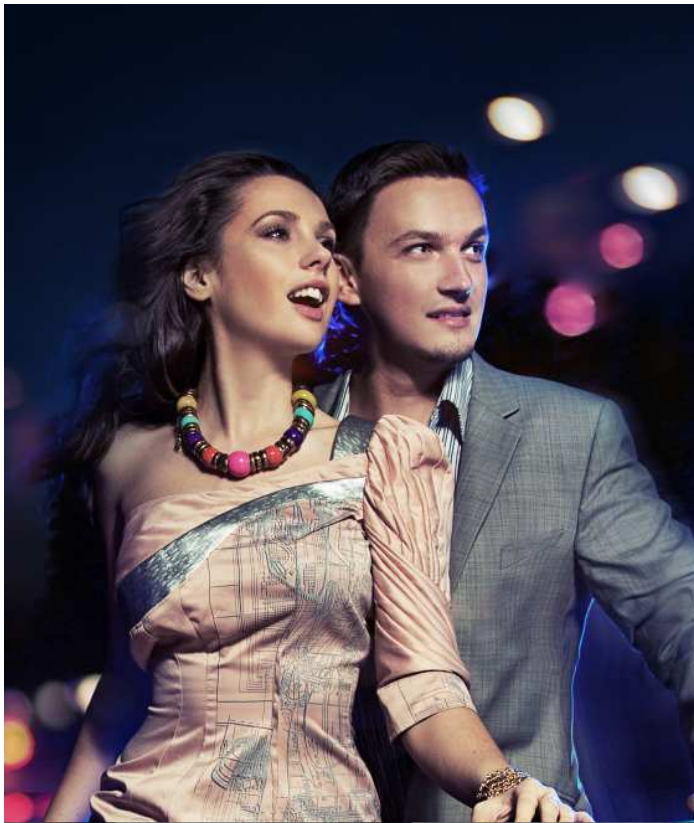
The Celestial Residence



Artistic Perspective







# Constellation of Stars

At SFS Constellation, the brightest minds come together to form a constellation. Just as stars illuminate the night sky, the residents here illuminate the community with their unique talents, passions, and aspirations. Together, SFS Constellation creates a galaxy of unparalleled living.







Artistic Perspective

# Blazing Like a Meteor

SFS Constellation stands tall as a symbol of unparalleled luxury and sophistication. Rising majestically with the Basement, Ground and 20 floors, this high-rise building offers residents breathtaking views of the cityscape and the starry expanse.

A statement of refined living, these residences at SFS Constellation are designed to exceed your expectations and elevate your everyday experience.



# Centre of the Galaxy

Nestled in the vibrant neighbourhood of Kakkanad, Cochin, SFS Constellation makes daily life a breeze. With all essential amenities nearby, from shopping to dining and more, enjoy the ease of urban living right at your doorstep.

## SCHOOLS

- |    |                                   |        |
|----|-----------------------------------|--------|
| 1) | Bhavan's                          | 1.3 km |
| 2) | Rajagiri Vidyapeetham             | 3.3 km |
| 3) | Naipunnya Public School           | 4.0 km |
| 4) | Nava Nirman                       | 4.2 km |
| 5) | Assisi Vidyankethan Public School | 4.2 km |
| 6) | Marthoma Public School            | 5.1 km |
| 7) | TIPS                              | 5.6 km |
| 8) | GEMS                              | 6.5 km |
| 9) | Choice School                     | 7.1 km |

## COLLEGES

- |    |                           |        |
|----|---------------------------|--------|
| 1) | Rajagiri Vidyapeetham     | 2.6 km |
| 2) | Bharat Matha College      | 3.5 km |
| 3) | Model Engineering College | 3.9 km |
| 4) | CUSAT                     | 5.2 km |
| 5) | St.Pauls College          | 6.8 km |
| 6) | Govt Medical College      | 8.5 km |
| 7) | SCMS                      | 9.0 km |

## GOVERNMENT INSTITUTIONS

- |    |                 |         |
|----|-----------------|---------|
| 1) | Kendriya Bhavan | 240 mtr |
| 2) | Civil Station   | 1.8 km  |

## TRANSPORTATION

- |    |                              |         |
|----|------------------------------|---------|
| 1) | CSEZ Metro Station           | 250 mts |
| 2) | Water Metro Station          | 3.4 km  |
| 3) | Edappally Metro Station      | 7.5 km  |
| 4) | Kaloor Bus Stand             | 7.8 km  |
| 5) | Vytilla Hub                  | 8.5 km  |
| 6) | North Railway Station        | 9.3 km  |
| 7) | South Railway Station        | 12.3 km |
| 8) | Cochin International Airport | 24.8 km |

## PLACES OF WORSHIP

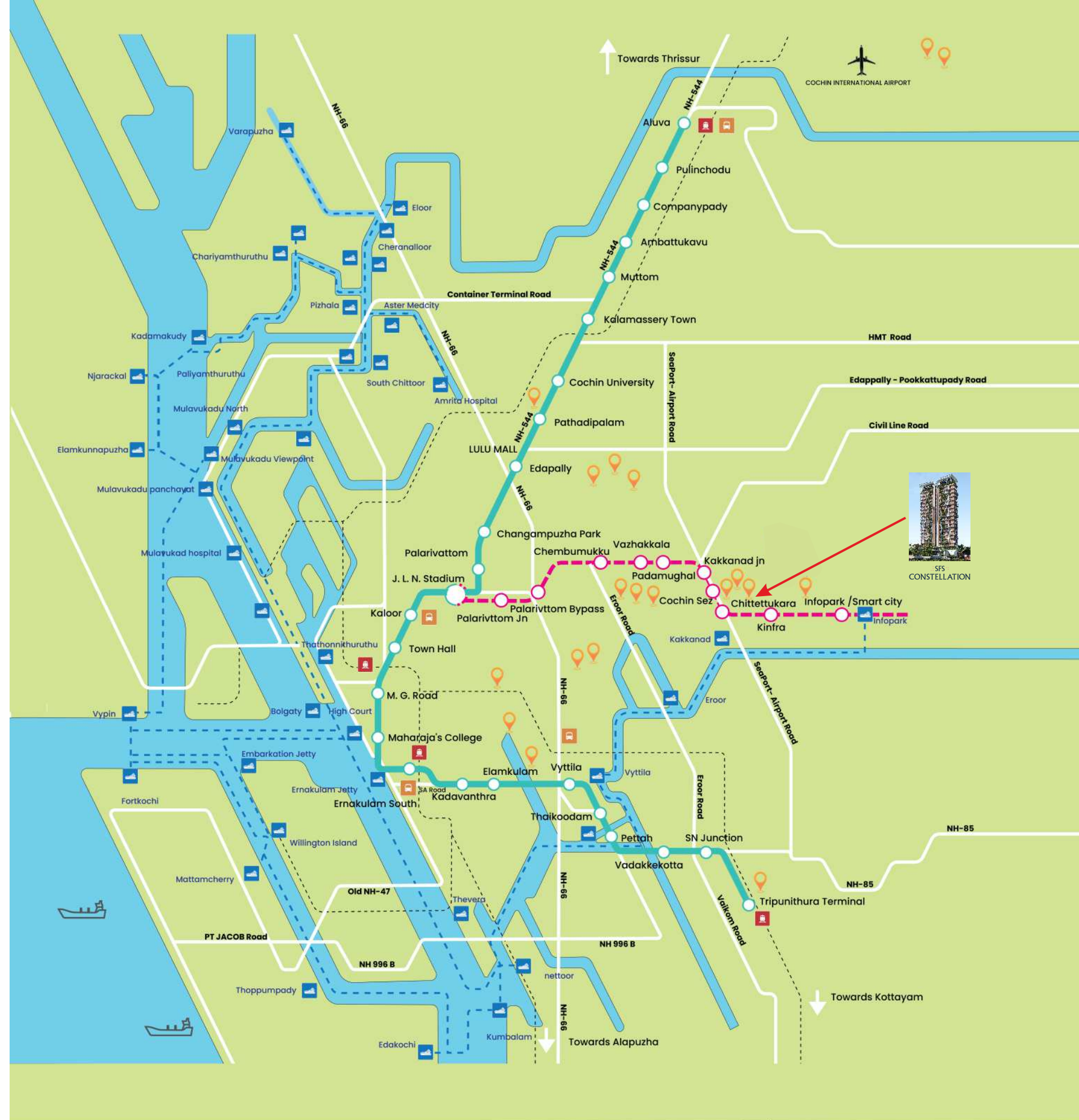
- |    |                                      |        |
|----|--------------------------------------|--------|
| 1) | Nechikkattukavu Bhagavathi Temple    | 1 km   |
| 2) | Juma Masjid                          | 1.1 km |
| 3) | St. John The Baptist Orthodox Church | 1.5 km |
| 4) | St. Joseph's Syro-Malabar Church     | 2.1 km |
| 5) | St. Francis Assisi Church            | 2.2 km |
| 6) | St. Michael Church                   | 3.8 km |
| 7) | Thrikkakara Temple                   | 4.8 km |

## HOSPITALS

- |    |                       |         |
|----|-----------------------|---------|
| 1) | Co-Operative Hospital | 900 m   |
| 2) | Sunrise Hospital      | 2.8 km  |
| 3) | KIMS                  | 5 km    |
| 4) | Govt Medical College  | 8.5 km  |
| 5) | Amrita Hospital       | 10.1 km |
| 6) | Lakeshore Hospital    | 14.0 km |
| 7) | Aster Medcity         | 14.4 km |
| 8) | Rajagiri Hospital     | 15 km   |

## CLOSE TO CONVENIENCES

- |     |                                |         |
|-----|--------------------------------|---------|
| 1)  | Banks - SBI/HDFC/ICICI/AXIS    | 500 mtr |
| 2)  | Seaport Airport Road           | 200 mtr |
| 3)  | Suburban Club                  | 4.2 km  |
| 4)  | Oberon Mall                    | 5.4 km  |
| 5)  | Grand Mall                     | 6.5 km  |
| 6)  | Lulu Mall                      | 6.6 km  |
| 7)  | Edappally Junction             | 7.2 km  |
| 8)  | Jawaharlal Nehru Intl. Stadium | 7.7 km  |
| 9)  | NH Bypass                      | 8.2 km  |
| 10) | Wonderla Amusement Park        | 8.4 km  |
| 11) | Marine Drive                   | 11.0 km |
| 12) | M G Road                       | 12.0 km |



Kochi Metro line

Pink Metro line

Railway line

Major Roads

Major Boat Stations

Major Bus Stations

Major Railway Stations

SFS Projects

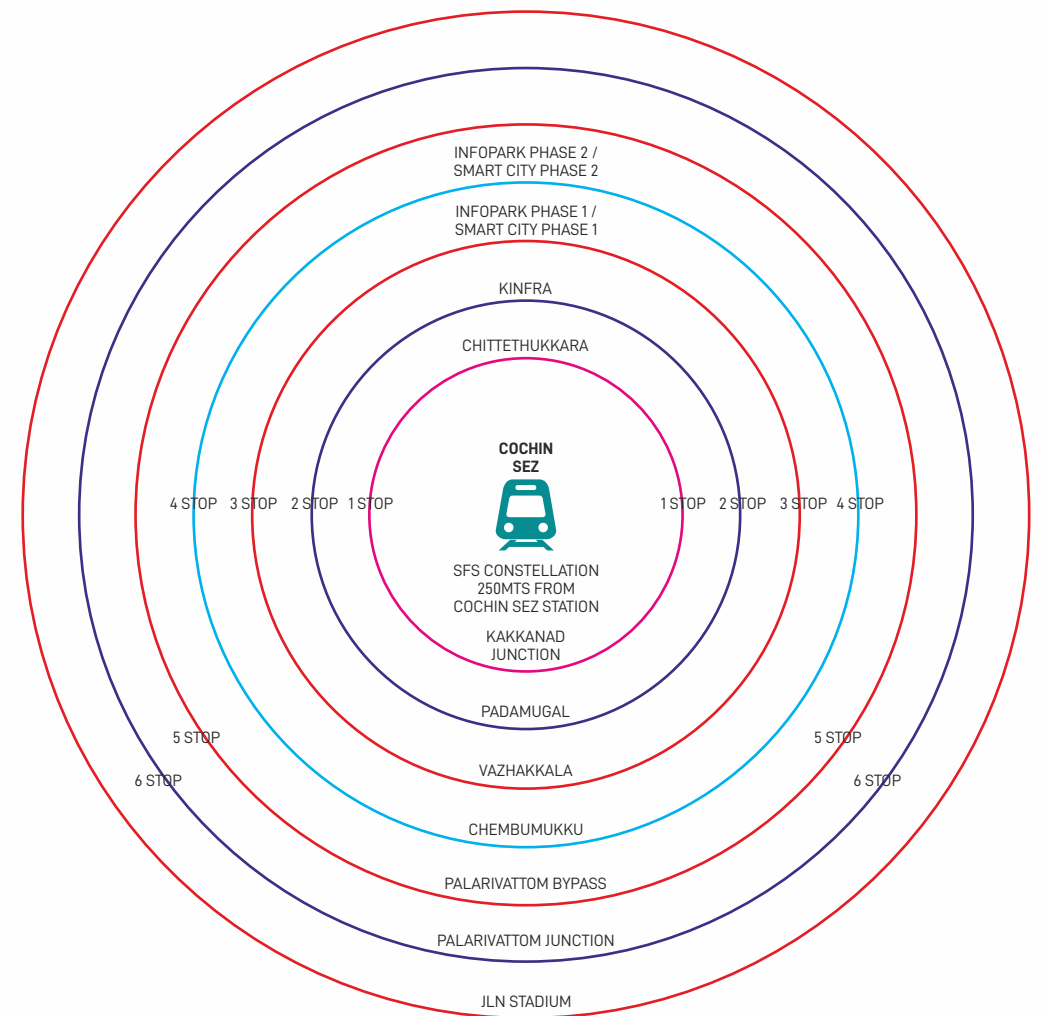


SCAN FOR LOCATION





Artistic Perspective



PINK LINE METRO SECOND PHASE  
JLN STADIUM TO INFO-PARK, KAKKANAD



# Take-off to Everywhere, Any Time

SFS Constellation is strategically located at a mere 250m from the CSEZ metro station of the phase 2 Pink Line. This ensures effortless commuting but also prioritises the safety and convenience of all.

With the water metro also within reach, navigating to work, leisure, or any other necessities become seamless.





# A Cosmos of Fine Dining and High-end Shopping

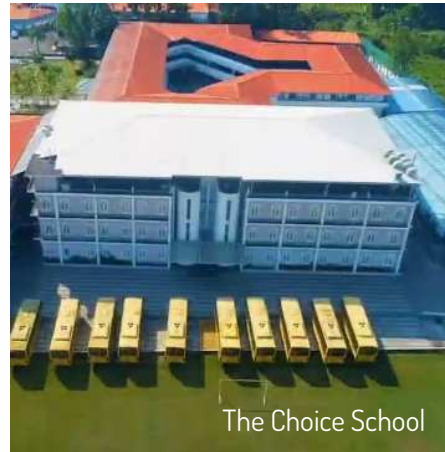
Situated near an array of fine dining and high-end shopping options, SFS Constellation lets you indulge in culinary delights and upscale shopping experiences just moments away from your home. Live in luxury, dine in delight, and shop in style, all within reach of your new home.







CUSAT



The Choice School



GEMS School



Rajagiri Public School



Bhavan's Adarsha Vidyalaya, Kakkanad

# Starry Array of Education, Recreation and Business Centres

SFS Constellation is located amidst an abundance of recreation options, esteemed educational institutions, and bustling business centers.

Whether you're seeking entertainment options, pursuing academics, or advancing your career, this location offers unparalleled accessibility to fulfil all your lifestyle needs, allowing you to thrive in every aspect of life.



Wonderla



Jawaharlal Nehru Intl. Stadium



Lulu Mall



Chittilappilly Wellness Center



A night sky filled with numerous shooting stars (meteors) streaking across the frame. The background is a deep blue-black, densely populated with stars of varying brightness. The shooting stars appear as bright white lines with some trailing light, moving in various directions. The bottom of the image shows dark, silhouetted shapes of trees or clouds.

# Discover a Shooting Star





ENTRY ZONE

Artistic Perspective

# Say Hello to a Lifestyle Meteor

SFS Constellation features head-turning elevation with ecstasy design and large panoramic French windows, offering breathtaking views of the surrounding landscape, inviting the cosmic beauty indoors.

With open-plan designs, spacious balconies, and tall room wide-angle layouts, the homes provide ample space. Enjoy the convenience of optional and dedicated laundry room, multiple storage options, and cloth drying spaces; all designed to enhance your daily living experience.

SFS Constellation is where the stars align for modern luxury living.





RECREATION ZONE

Artistic Perspective

# Enjoy Moments of Cosmic Joy

With an array of amenities catering to every age and interest, SFS Constellation is designed to elevate your lifestyle to new heights of comfort and enjoyment.

Escape the urban hustle in the serene urban forest with towering trees, and take a leisurely stroll along the picturesque walking pathways, or enjoy a game of cricket in the well-equipped nets.

Families can cherish quality moments in the dynamic kids' play area, fostering laughter and joy.

Come home to a lifestyle where nature and modern amenities seamlessly blend to create the perfect harmony.





INFINITY POOL

Artistic Perspective

# Immerse into Your Inner Being

The pool is your portal to tranquility. Escape the chaos of everyday life in the infinity pool, where a refreshing dip is not only a luxury, but also a journey within.

As you glide through the pool, enjoy the soothing water and breathtaking views combining to create a sanctuary for your well-being, right at home.





HOSTING KITCHEN

Artistic Perspective

# A Habitat of Green

For those who love to entertain, the rooftop Hosting Kitchen connects to the terrace area, creating an ideal space for hosting parties and gatherings. With easy access to the outdoors and stunning views, it's the ultimate setting for celebrating special occasions with friends and family.

With its open layout and inviting atmosphere, the rooftop hosting kitchen fosters a sense of community and connection among residents.





GRAND RECEPTION AREA

Artistic Perspective

# The Launch Pad to Happy Homecomings

With its elegant design, luxurious finishes, and inviting ambience, the spectacular lobby sets the stage for memorable gatherings and stylish welcomes.

From the moment you enter, you'll be greeted with a sense of comfort and hospitality, ensuring that every visit is an experience to cherish.





ARENA VILLAGE HALL/MULTI PURPOSE COMMUNITY HALL

Artistic Perspectives

# An Arena Where Stars Meet

At SFS Constellation, the vibrant community village hall serves as a dynamic hub for residents to come together. This versatile space can easily be transformed into an amateur badminton court, inviting friendly matches and fostering camaraderie among neighbours.

With its adaptable design, it can seamlessly be transformed into a captivating Amphitheatre, setting the stage for cultural events, performances, and social gatherings.





UNISEX GYM

Artistic Perspective

# The Orbit of Wellness

An active lifestyle is the key to a healthier, happier you. With modern equipment and a welcoming atmosphere, the fitness center is designed to inspire you to pursue your health and fitness goals.

Whether you're seeking to build strength, increase flexibility, or simply rejuvenate your mind and body, the comprehensive range of amenities at SFS Constellation have got you covered.





# The Stars are Aligned to Deliver Happiness Here

From the unbeatable location with easy conveyance options to the peace of mind provided by flood-safe elevation, every detail has been thoughtfully considered to elevate your living experience.

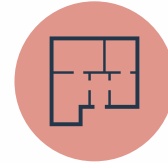
With spacious apartments offering green views and stunning architectural design, living here means embracing a lifestyle of sophistication and tranquility.



# Matching Ingenuity with Technology for the Ultimate Living Experience



Stay near CSEZ Metro Station. Incomparable connectivity and enjoy integrated and smart transport system by Kochi Metro Rail Limited (KMRL)



Flexi Plan – One Plan Many Options



Apartments With Green View



Premium Brands & Sophisticated Engineering Details



High Wellness Quotient & High Maintainability Index



Higher Window Opening To Floor Ratio



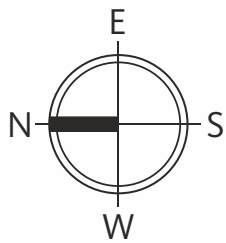
Tall Room Wide Angle Design



Designed By Award Winning Architect



# Site Plan



1. Entry Zone
2. Security Cabin
3. Driveway
4. Green Planting Area
5. Podium
6. Two wheeler Parking
7. Visitors' Parking



# Schematic Plan

\* F – Floor ie F1 means 1st Floor

\* 12-1 Means 13 th FLOOR

\* B1 & B2 – Means Basement 1

& Basement 2

F20							Lobby											
F19	Open Terrace	Gym	Swimming Pool			Lobby		Open Terrace/Hosting Kitchen										
			Service Floor															
F18		A Type(2231 Sqft)				B Type (2054 Sqft)			C Type (1825 Sqft)					D Type (1723 Sqft)				
F17		A Type (2316 Sqft) with Open Terrace (79 Sqft) in Bed2.				B Type (1974 Sqft) with Open Terrace (61 Sqft) in Bed2.		C Type (1813 Sqft) with Open Terrace (39 Sqft) in Mbed.					D Type (1710 Sqft) with Open Terrace (77 Sqft) in Bed2.					
F16		A Type (2231 Sqft) with Open Terrace (75 Sqft) in Work Area.				B Type (2054 Sqft)		C Type (1837 Sqft)					D Type (1738 Sqft)					
F15		A Type (2316 Sqft) with Open Terrace (75 Sqft) in Work Area.				B Type (1974 Sqft)		C Type (1813 Sqft)					D Type (1710 Sqft)					
F14		A Type (2231 Sqft) with Open Terrace (79 Sqft) in Bed2.				B Type (2054 Sqft) with Open Terrace (61 Sqft) in Bed2.		C Type (1825 Sqft) with Open Terrace (39 Sqft) in Mbed.					D Type (1723 Sqft) with Open Terrace (77 Sqft) in Bed2.					
F12-1		A Type (2316 Sqft)				B Type (1974 Sqft)		C Type (1813 Sqft)					D Type (1710 Sqft)					
F12		A Type (2231 Sqft) with Open Terrace (75 Sqft) in Work area.				B Type (2054 Sqft)		C Type (1837 Sqft)					D Type (1738 Sqft)					
F11		A Type (2316 Sqft) with Open Terrace (79 Sqft) in Bed2.				B Type (1974 Sqft) with Open Terrace (61 Sqft) in Bed2.		C Type (1813 Sqft) with Open Terrace (39 Sqft) in Mbed.					D Type (1710 Sqft) with Open Terrace (77 Sqft) in Bed2.					
F10		A Type (2231 Sqft)				B Type (2054 Sqft)			C Type (1825 Sqft)				D Type (1723 Sqft)					
F9		A Type (2316 Sqft) with Open Terrace (75 Sqft) in Work Area.				B Type (1974 Sqft)		C Type (1813 Sqft)					D Type (1710 Sqft)					
F8		A Type (2231 Sqft) with Open Terrace (79 Sqft) in Bed2.				B Type (2054 Sqft) with Open Terrace (61 Sqft) in Bed2.		C Type (1837 Sqft) with Open Terrace (39 Sqft) in Mbed.					D Type (1738 Sqft) with Open Terrace (77 Sqft) in Bed2.					
F7		A Type (2316 Sqft)				B Type (1974 Sqft)		C Type (1813 Sqft)					D Type (1710 Sqft)					
F6		A Type (2231 Sqft) with Open Terrace (75 Sqft) in Work Area.				B Type (2054 Sqft)			C Type (1825 Sqft)				D Type (1723 Sqft)					
F5		A Type (2316 Sqft) with Open Terrace (79 Sqft) in Bed2.				B Type (1974 Sqft) with Open Terrace (61 Sqft) in Bed2.							D Type (1710 Sqft) with Open Terrace (77 Sqft) in Bed2.					
F4		A Type (2231 Sqft) with Open Terrace (75Sqft) in Work Area.				B Type(2054 Sqft)		C Type (1837 Sqft)					D Type (1738 Sqft)					
F3		A Type (2316 Sqft)				B Type (1974 Sqft)			C Type (1825 Sqft)				D Type (1723 Sqft)					
F2	Open Recreation Area	A Type (2231 Sqft) with Open Terrace (999 Sqft)		Jogging Track & Play area	B Type (1972 Sqft) with Open Terrace (1006 Sqft) .		C Type (1813 Sqft) with Open Terrace (670 Sqft).			Jogging Track	D Type (1710 Sqft) with Open Terrace (187 Sqft) in Mbed.							
	A BLOCK A- 2316 Sqft A- 2231 Sqft				B BLOCK B- 2054 Sqft B- 1974 Sqft B- 1972 Sqft		C BLOCK C- 1837 Sqft C- 1825 Sqft C- 1813 Sqft				D BLOCK D -1738 Sqft D -1723 Sqft D -1710 Sqft							
F1	CAR PARKING							JANITORS ROOM		GAMES ROOM		ASSOCIATION ROOM		LOBBY	CAR PARK			
GROUND LEVEL	CAR PARK		COMMUNITY HALL				GAS BANK		ELECTRICAL ROOM		FIRE COMMAND ROOM	MULTI PURPOSE LOUNGE	CARE TAKERS ROOM		LOBBY	CAR PARK		
B1	CAR PARK						CAR PARK					DRIVERS ROOM		GARBAGE ROOM		CAR PARK		
B2																		





A Lifestyle that's  
Light Years Ahead





Artistic Perspective

# ✦ ✦ ✦ Together ness Launches ✦ ✦ A Thousand Dreams

With ample room to relax and socialise, the designer living room becomes the perfect backdrop for creating cherished memories with family and friends.

The large windows fill the living area with sunshine and refreshing breeze, allowing you to immerse in the beauty of the outdoors from the comfort of your home.





Artistic Perspective

# A Table that Steers Every Ship Home

At SFS Constellation, every meal is a celebration of comfort, style, and togetherness. Whether you're enjoying a quiet breakfast with loved ones or hosting a dinner party for friends, the spacious dining area provides the perfect setting for memorable moments and delightful culinary experiences.

With its modern design and attractive ambiance, the dining area invites you to savour the joys of everyday living in style.





Artistic Perspective

# Where Gravity Fades and Happiness Floats

Experience the luxury of having everything you need within reach, without compromising on the aesthetic appeal of your bedroom.

Designed with your convenience in mind, ample storage space ensures clutter-free living, keeping your belongings neatly organised.





Artistic Perspectives

# Versatile Living Echoing the Wonders of Space

To adapt to your every need, SFS Constellation offers a versatile space that blends the functionality of a traditional bedroom with the flexibility of a study area. Whether you envision it as a cozy guest room, a calm space for focused work, or a dynamic space for creativity, this multi-activity room provided for select units, creates a flexible and inspiring environment to suit your lifestyle needs.





Artistic Perspective

# A Loving Sight and an Intimate Treat

With ample space for both culinary creativity and communal gatherings, the open kitchen option doubles up the space of the dining area and makes every meal a delightful experience filled with fun and camaraderie.





Artistic Perspective

# Gazing at the Skies to Catch a Shooting Star

Each residence at SFS Constellation invites nature right into your daily life. Picture yourself sipping your morning coffee with nature on your balcony, a personal retreat where city living meets a touch of tranquility.

Feel the refreshing vibe of lush green surroundings that make coming home a breath of fresh air. It's like having a green paradise on your balcony.





Artistic Perspective

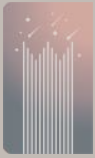
# Feel the Celestial Bliss

The meticulously crafted bathrooms featuring premium fittings and fixtures elevate your daily routine to a pampering experience.

With ample space reminiscent of lavish spa retreats, the bathrooms provide a sanctuary where you can unwind and rejuvenate in absolute tranquility.

Here, storage space is designed with functionality in mind. Ample room is provided for essentials and toiletries, ensuring everything has its place and is easily accessible. Additionally, there's a dedicated space for reading materials such as books or magazines, allowing residents to indulge in a relaxing read.





Artistic Perspective

# Innovation Turns the Mundane to the Magical

Turn your laundry day to a fun day with the dedicated space provided optional at SFS Constellation. Store everything in its place with designated areas for sorting, washing, draining, drying, and even pressing your clothes.

The storage space in the laundry area is thoughtfully designed to accommodate all your cleaning tools and essentials, along with additional storage for empty luggage boxes, ensuring a clutter-free environment.

Welcome to a world where even the mundane becomes magical.





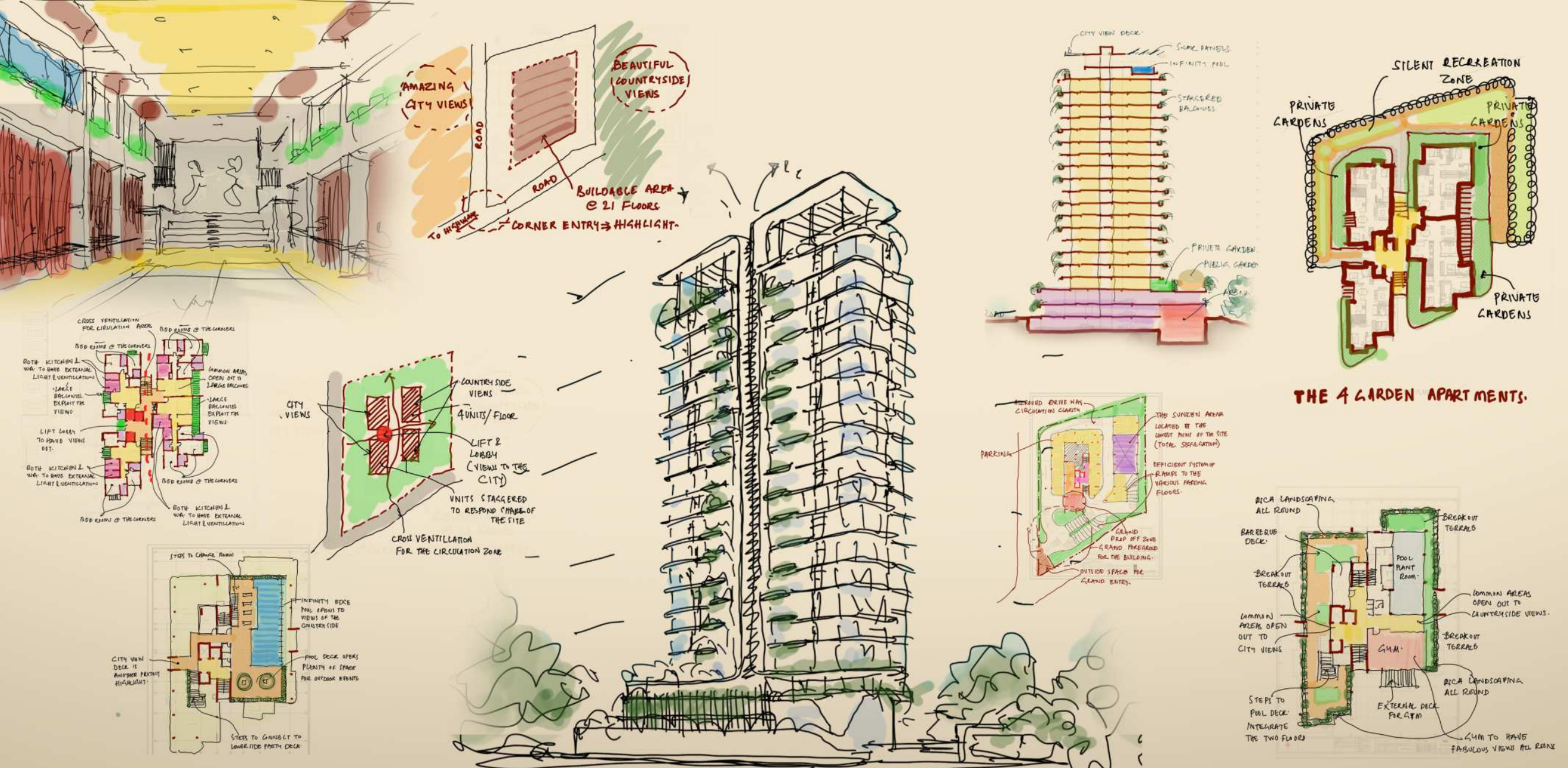
# A Home Tailored to Fit the Homemaker

Designed with your evolving needs in mind, the Flexi Plan offers the freedom to customize your living space to suit your lifestyle, ensuring that your home remains functional and tailored to your preferences.

The select unit of 3BHK have layout option which effortlessly adapts to your lifestyle, offering the option to transform to a fourth bedroom or an ideal home office or additional living area.

The 3 BHK unit opens up into a spacious living cum dining space with a wide balcony that draws you outdoors. These expansive balconies serve as an extension of your living space, connecting you to the outdoors and providing the perfect setting to enjoy fresh air and scenic views.





Original hand-drawn design sketches by the architect capture early concepts, the design's philosophy, and its site-driven approach. These sketches, preceding detailed drawings, heavily influence the final outcome. They showcase the architect's vision, focusing on functionality, aesthetics, and integration with the site's unique features, creating a sustainable and cohesive living environment.

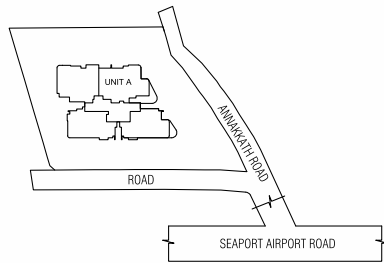


Ar. Sebastian Jose (B.Arch, M. L. Arch), the Founder Principal of SILPI Architects, Kochi, holds a Bachelor's degree in Architecture from Kerala University and a master's degree from School of Planning and Architecture, New Delhi.

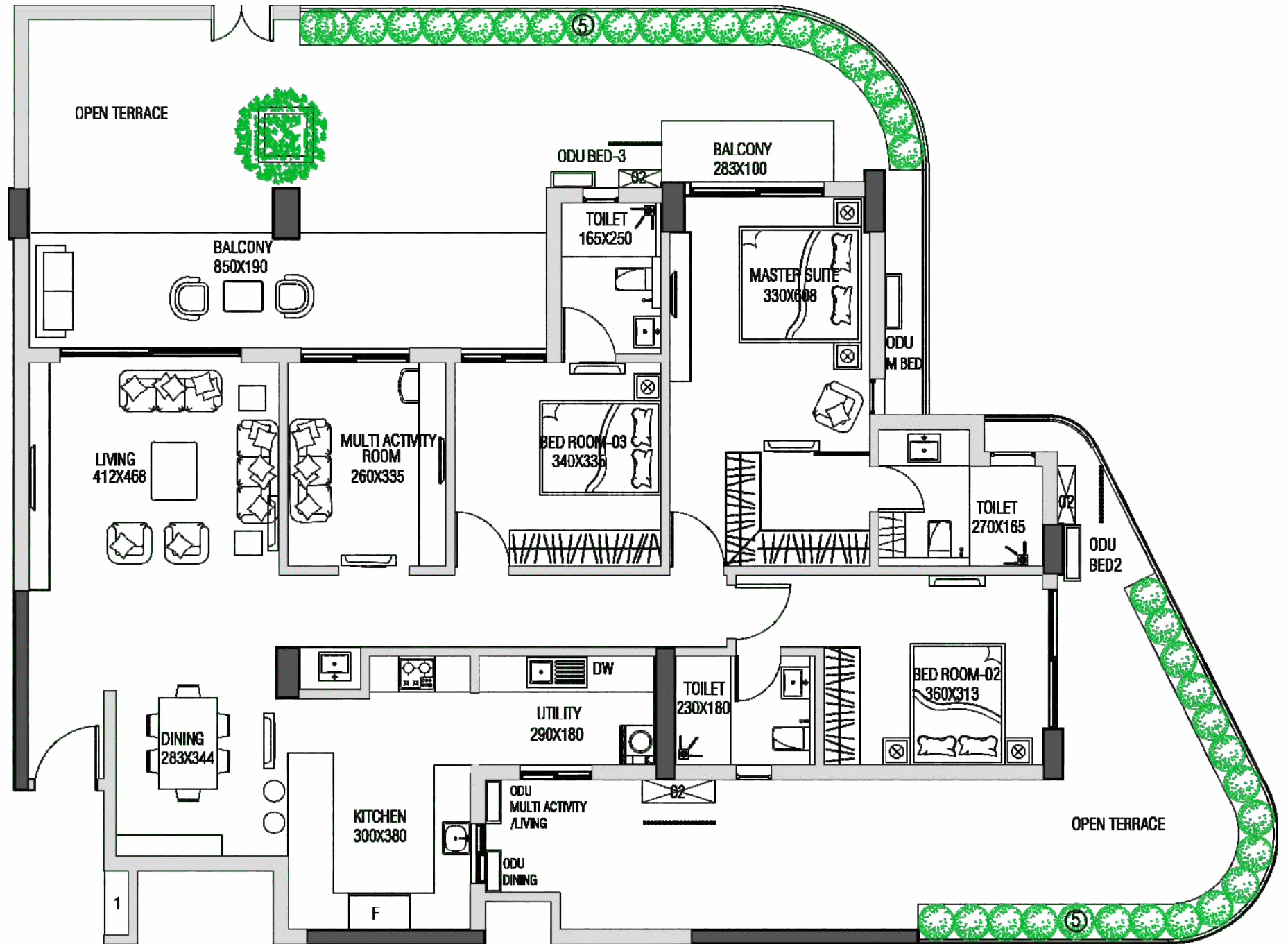
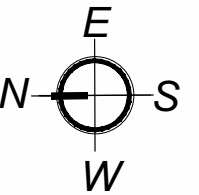
In 2013, Architect & Interiors India magazine honoured Ar. Sebastian as one of the top 50 gen next architects of India, recognizing his innovative approach and outstanding achievements in the industry

# In the Stratosphere of His Own





KEY PLAN



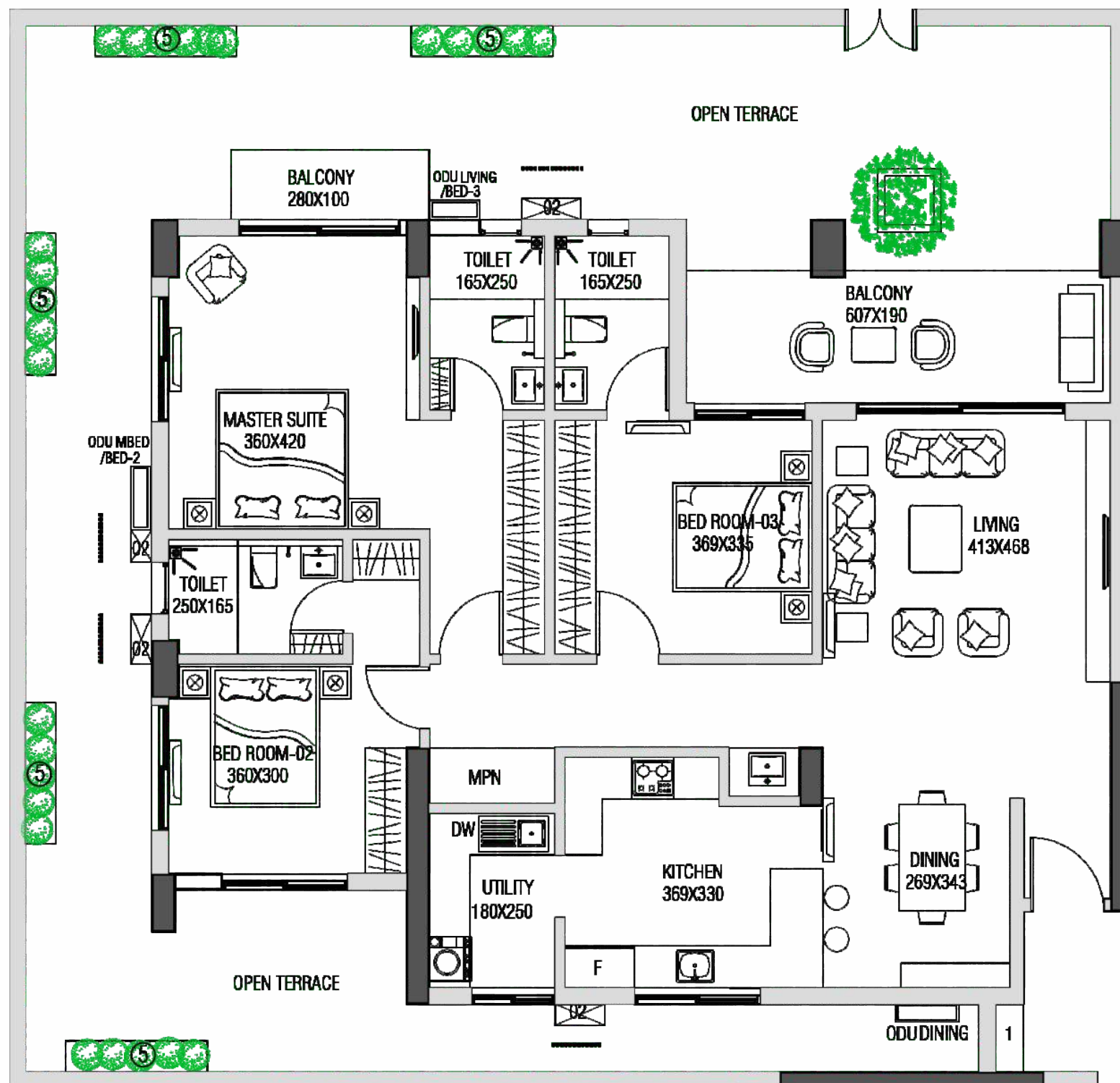
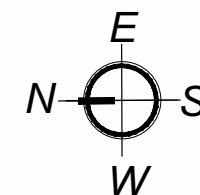
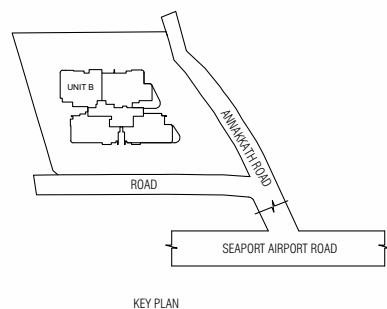
①	SHELF FOR MILK / PAPER
②	SERVICE SHAFT
③	CLOTH DRYING AREA
④	SERVICE LEDGE
⑤	POTTED PLANT AREA
	AC OUTDOOR UNIT
	AC INDOOR UNIT
MPN	MULTI PURPOSE NICHE
F	REFRIGERATOR
DW	DISH WASHER
	ARCHITECTURAL / FACADE ELEMENT

CARPET AREA AS PER RERA	EXTERNAL WALL AREA	BALCONY AREA	PLINTH AREA	COMMON AREA	SALEABLE AREA	OPEN TERRACE
134.99 m2 1452.49 sq ft	10.53 m2 113.3 sq ft	18.99 m2 204.33 sq ft	164.51 m2 1770.12 sq ft	42.77 m2 460.20 sq ft	207.28 m2 2231 sq ft	92.87 m2 999 sq ft

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

UNIT - A  
(2nd Floor)  
AREA - 2231 Sq. Ft.





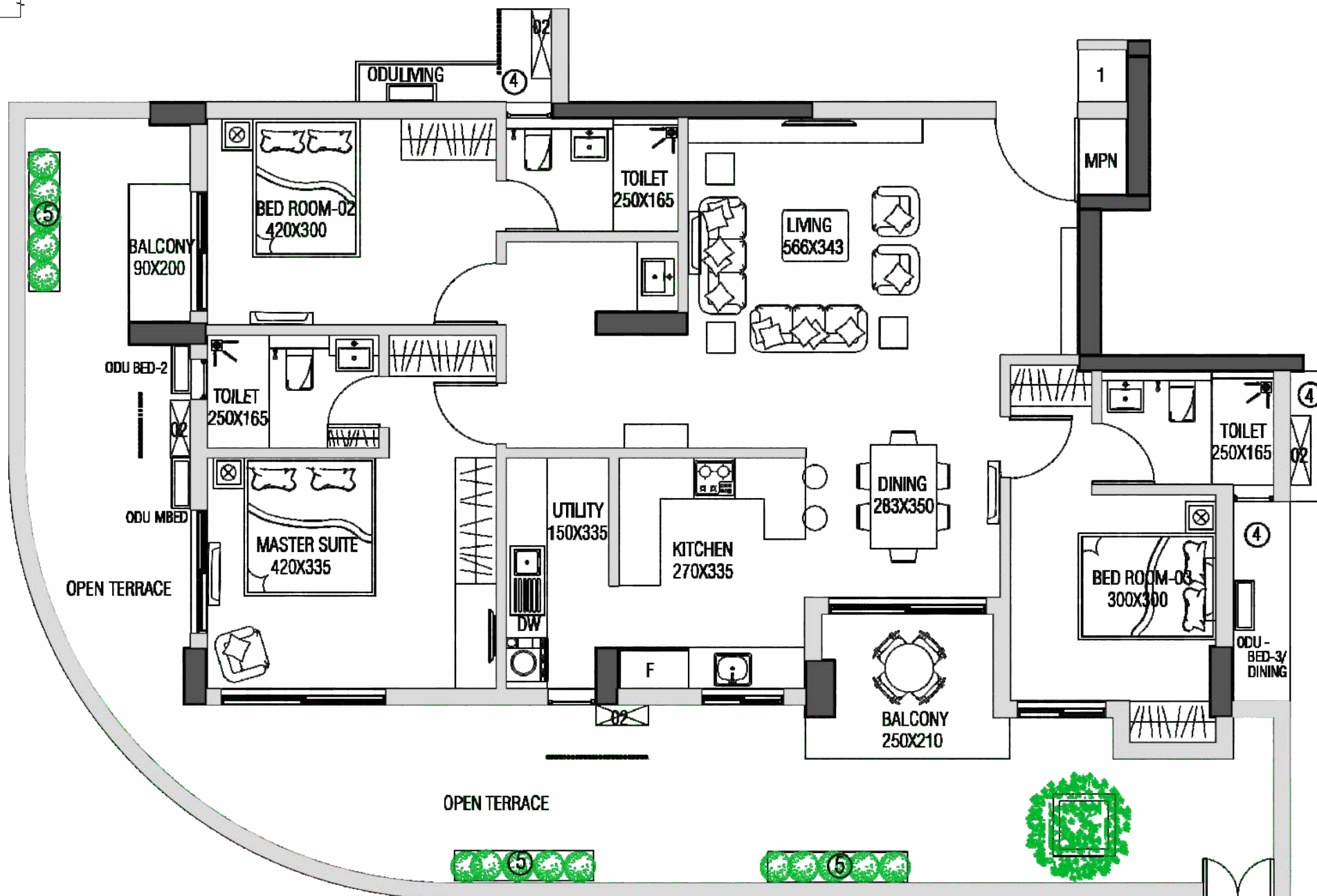
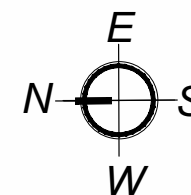
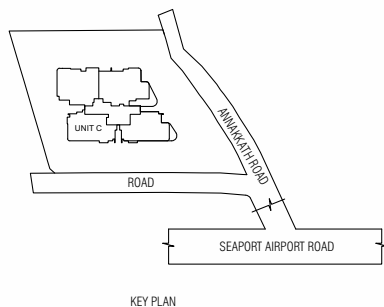
①	SHELF FOR MILK / PAPER
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⑤	POTTED PLANT AREA
	AC OUTDOOR UNIT
	AC INDOOR UNIT
MPN	MULTI PURPOSE NICHE
F	REFRIGERATOR
DW	DISH WASHER
	ARCHITECTURAL /FACADE ELEMENT

CARPET AREA AS PER RERA	EXTERNAL WALL AREA	BALCONY AREA	PLINTH AREA	COMMON AREA	SALEABLE AREA	OPEN TERRACE
122.35m <sup>2</sup> 1316.48 sq ft	8.76 m <sup>2</sup> 94.25 sq ft	14.36 m <sup>2</sup> 154.51 sq ft	145.47 m <sup>2</sup> 1565.25 sq ft	37.82 m <sup>2</sup> 406.94 sq ft	183.29 m <sup>2</sup> 1972 sq ft	93.55 m <sup>2</sup> 1006 sq ft

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

**UNIT - B**  
(2nd Floor)  
**AREA - 1972 Sq. Ft.**





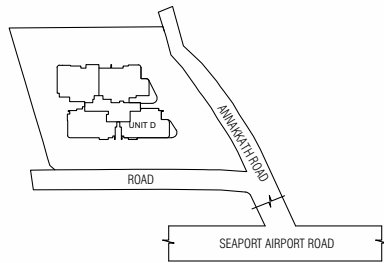
①	SHELF FOR MILK / PAPER
②	SERVICE SHAFT
③	CLOTH DRYING AREA
④	SERVICE LEDGE
⑤	POTTED PLANT AREA
	AC OUTDOOR UNIT
	AC INDOOR UNIT
MPN	MULTI PURPOSE NICHE
F	REFRIGERATOR
DW	DISH WASHER
	ARCHITECTURAL /FACADE ELEMENT

CARPET AREA AS PER RERA	EXTERNAL WALL AREA	BALCONY AREA	PLINTH AREA	COMMON AREA	SALEABLE AREA	OPEN TERRACE
114.92 m2 1236.53 sq ft	11.77 m2 126.64 sq ft	7.03 m2 75.64 sq ft	133.72 m2 1438.82 sq ft	34.77 m2 374.12 sq ft	168.49 m2 1813 sq ft	62.34 m2 670 sq ft

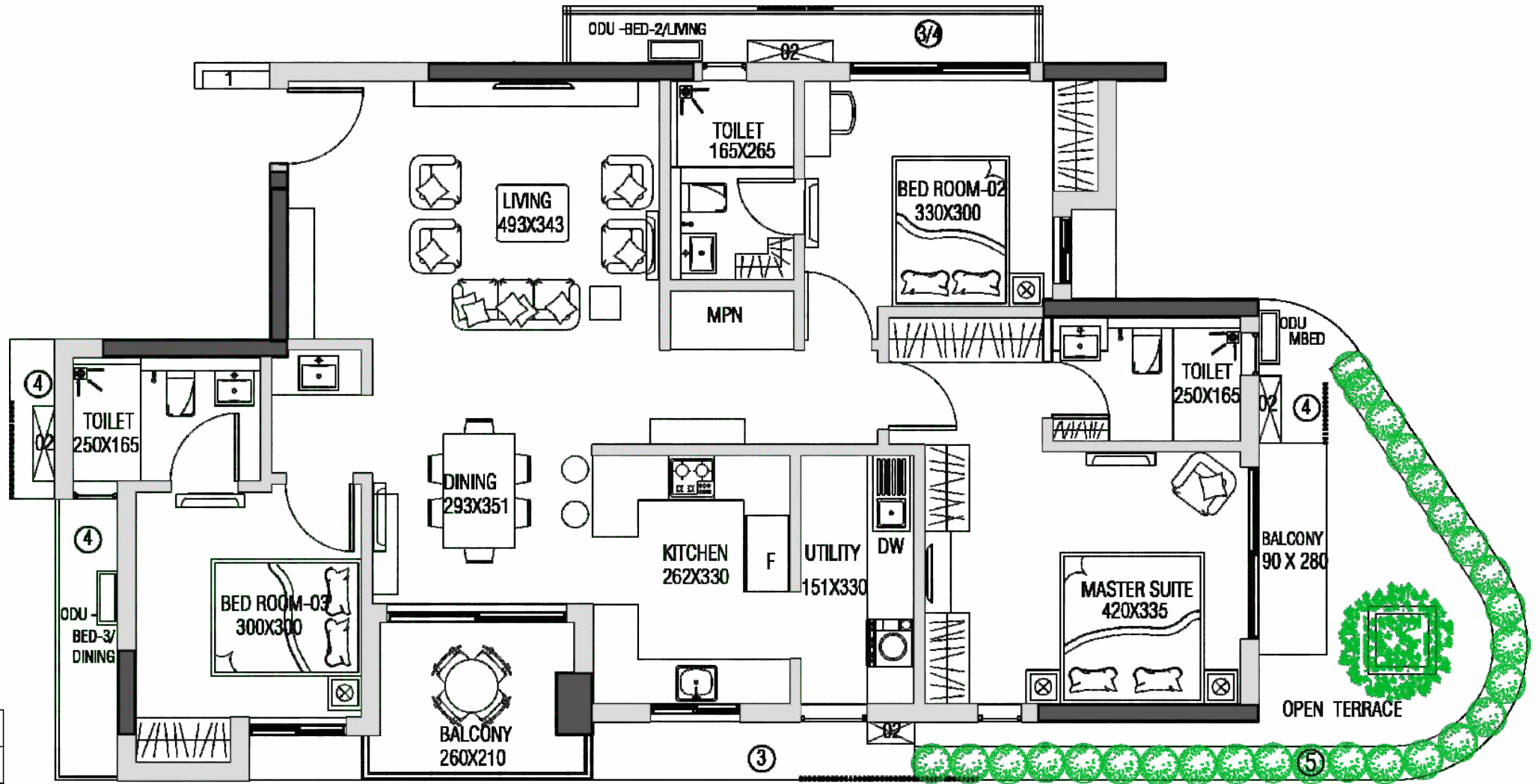
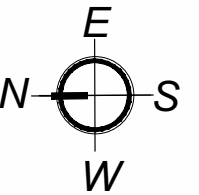
Dimensions may slightly vary during construction.  
Furniture and fixtures are indicative only. All dimensions are in centimeters.

**UNIT - C**  
(2nd Floor)  
**AREA - 1813 Sq. Ft.**





KEY PLAN



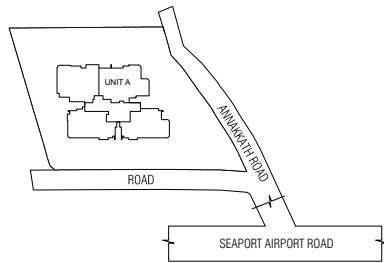
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②	SERVICE SHAFT
③	CLOTH DRYING AREA
④	SERVICE LEDGE
⑤	POTTED PLANT AREA
	AC OUTDOOR UNIT
	AC INDOOR UNIT
MPN	MULTI PURPOSE NICHE
F	REFRIGERATOR
DW	DISH WASHER
	ARCHITECTURAL /FACADE ELEMENT

CARPET AREA AS PER RERA	EXTERNAL WALL AREA	BALCONY AREA	PLINTH AREA	COMMON AREA	SALEABLE AREA	OPEN TERRACE
106.68 m2 1147.87sq ft	11.48 m2 123.52 sq ft	8.03 m2 86.40 sq ft	126.19 m2 1357.80sq ft	32.81 m2 353.03 sq ft	159.0m2 1710 sq ft	17.47 m2 187 sq ft

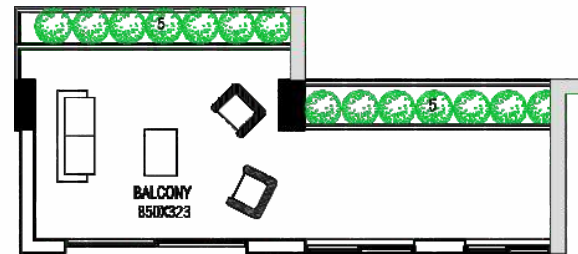
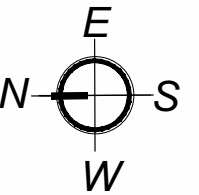
Dimensions may slightly vary during construction.  
Furniture and fixtures are indicative only. All dimensions are in centimeters.

**UNIT - D**  
(2nd Floor)  
**AREA - 1710 Sq. Ft.**

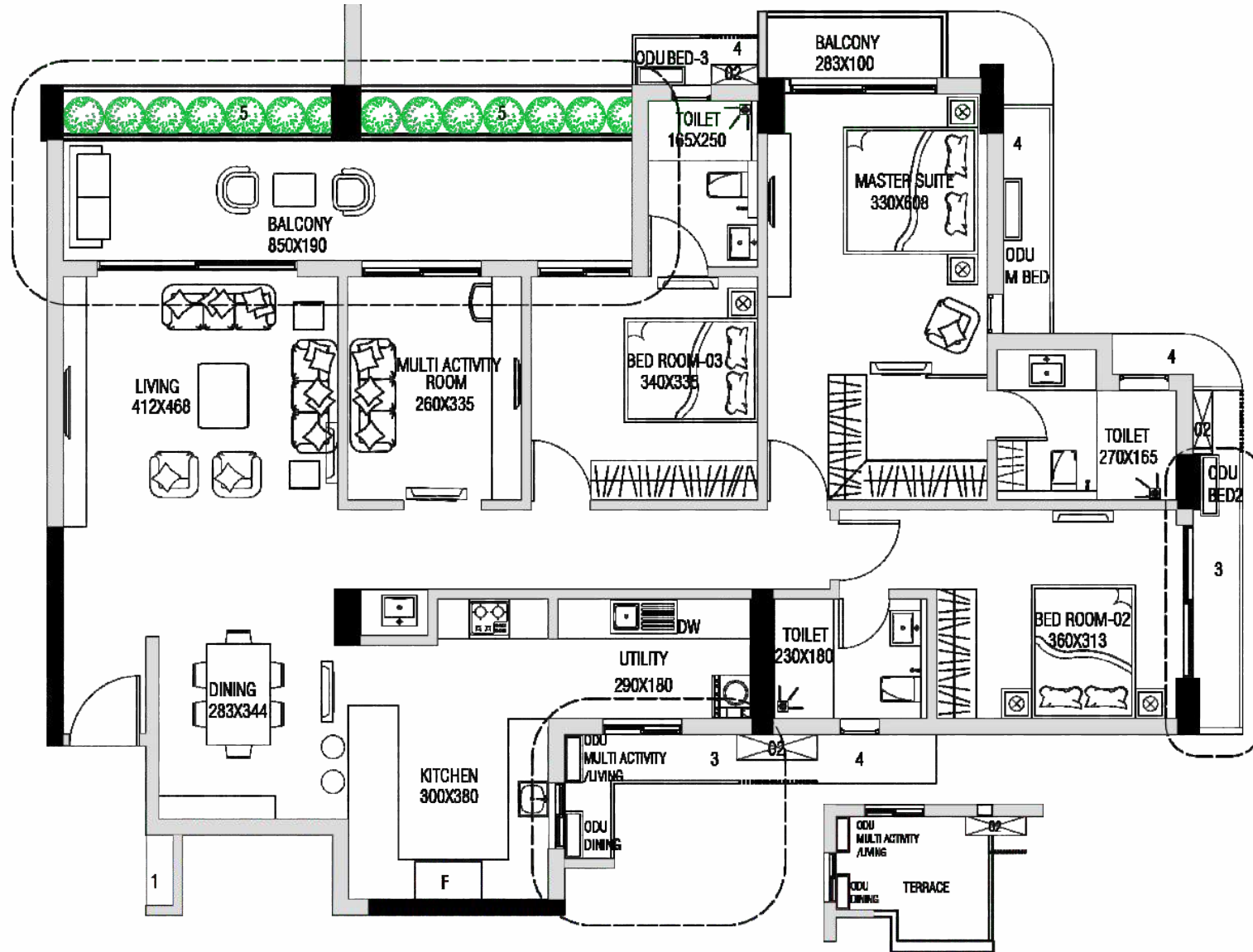




KEY PLAN

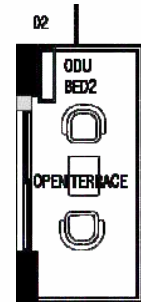


UNIT - A (3rd, 7th, 9th, 13th, 15th floor)  
NOT TO SCALE



UNIT - A (4th, 6th, 12th, 16th floor)  
NOT TO SCALE

UNIT - A1 (5th, 8th, 11th, 14th, 17th floor)  
NOT TO SCALE



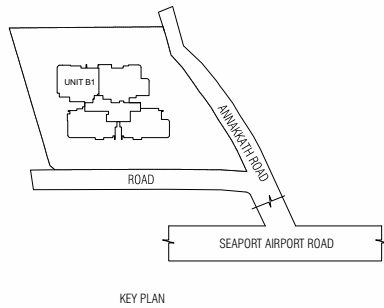
①	SHELF FOR MILK / PAPER
②	SERVICE SHAFT
③	CLOTH DRYING AREA
④	SERVICE LEDGE
⑤	POTTED PLANT AREA
ODU	AC OUTDOOR UNIT
AC INDOOR UNIT	AC INDOOR UNIT
MPN	MULTI PURPOSE NICHE
F	REFRIGERATOR
DW	DISH WASHER
.....	ARCHITECTURAL /FACADE ELEMENT

CARPET AREA AS PER RERA	EXTERNAL WALL AREA	BALCONY AREA	PLINTH AREA	COMMON AREA	SALEABLE AREA	FLOWER BED
134.72 m2 1449.58 sq ft	10.9 m2 117.28 sq ft	18.99 m2 204.33 sq ft	164.61 m2 1771.20 sq ft	42.80 m2 460.52 sq ft	207.41 m2 2231 sq ft	6.21 m2 66.81 sq ft

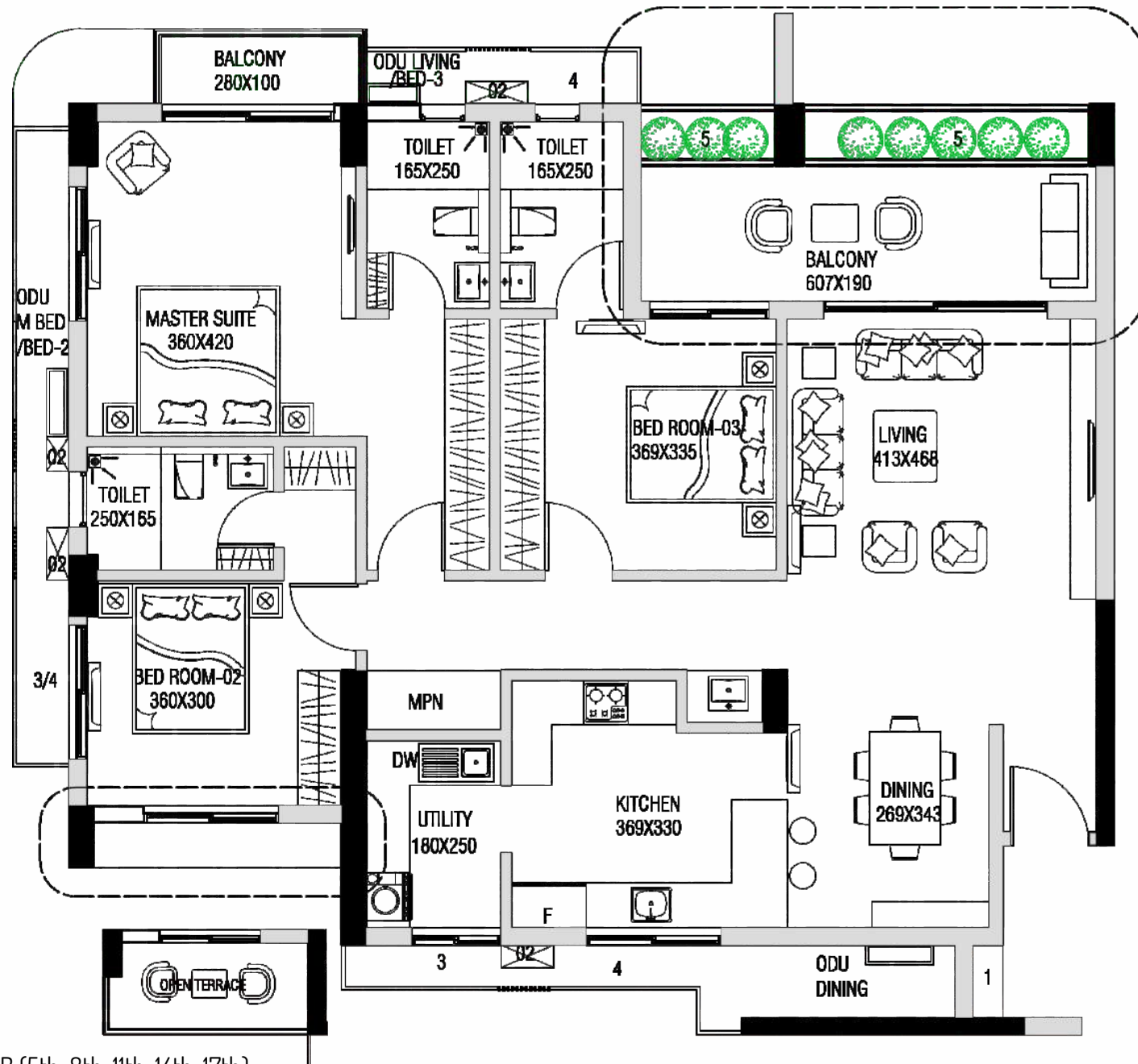
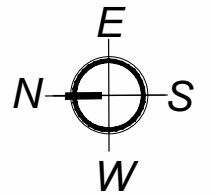
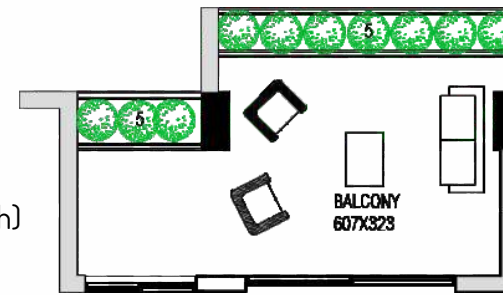
Dimensions may slightly vary during construction.  
Furniture and fixtures are indicative only. All dimensions are in centimeters.

UNIT - A  
(10th, 18th Floor)  
AREA - 2231 Sq. Ft.





UNIT - B (4th, 6th, 10th, 12th, 16th, 18th)  
NOT TO SCALE



UNIT - B (5th, 8th, 11th, 14th, 17th)  
NOT TO SCALE

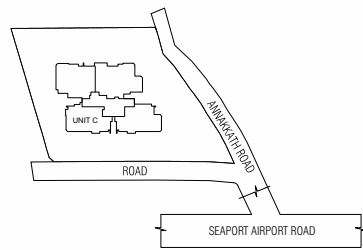
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②	SERVICE SHAFT
③	CLOTH DRYING AREA
④	SERVICE LEDGE
⑤	POTTED PLANT AREA
	AC OUTDOOR UNIT
	AC INDOOR UNIT
MPN	MULTI PURPOSE NICHE
F	REFRIGERATOR
DW	DISH WASHER
	ARCHITECTURAL /FACADE ELEMENT

CARPET AREA AS PER RERA	EXTERNAL WALL AREA	BALCONY AREA	PLINTH AREA	COMMON AREA	SALEABLE AREA	FLOWER BED
121.93 m2 1311.96 sq ft	9.34 m2 100.49 sq ft	14.36 m2 154.51 sq ft	145.63 m2 1566.97 sq ft	37.86 m2 407.37 sq ft	183.49 m2 1974 sq ft	4.35 m2 46.80 sq ft

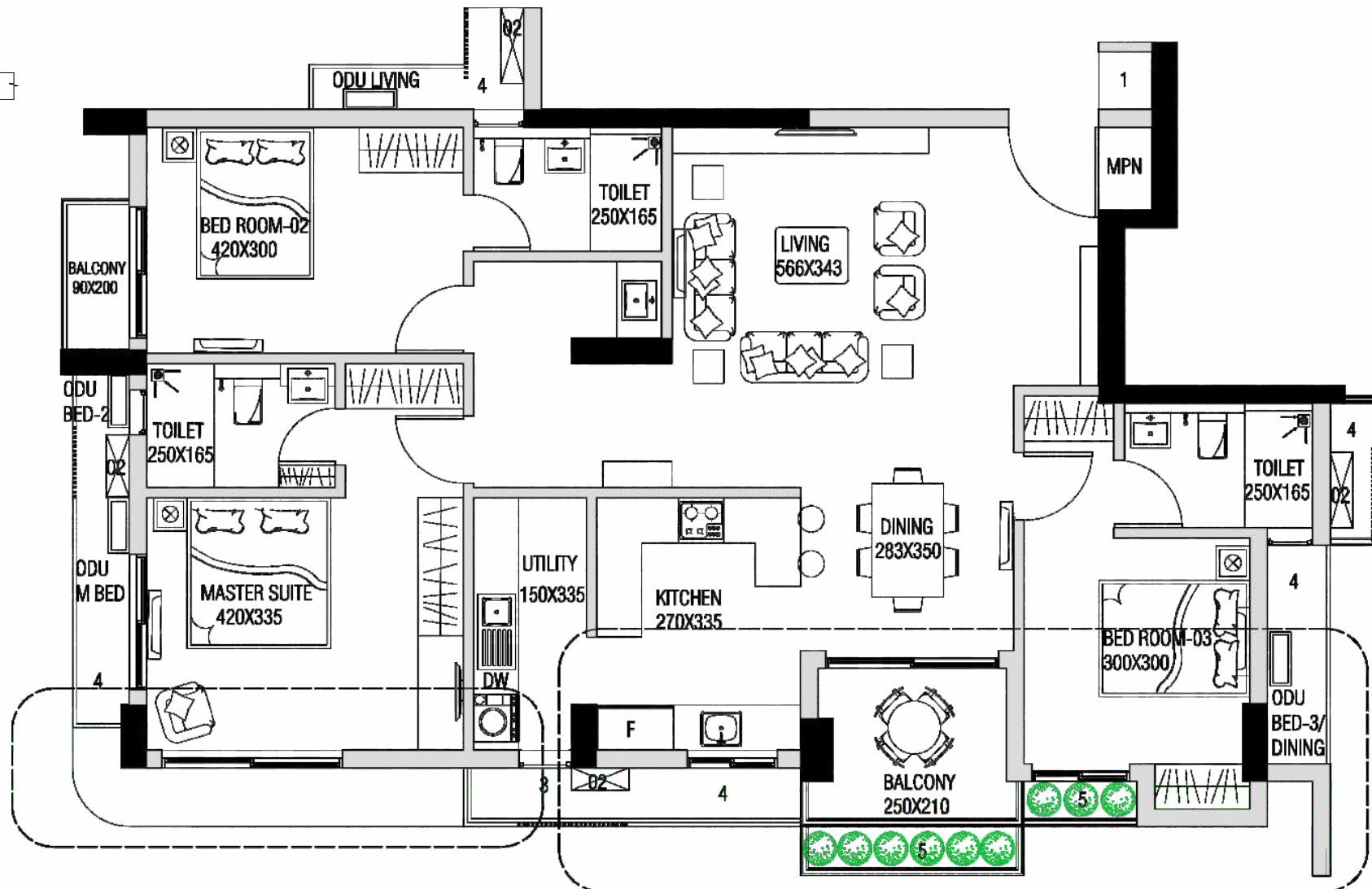
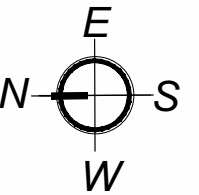
Dimensions may slightly vary during construction.  
Furniture and fixtures are indicative only. All dimensions are in centimeters.

UNIT - B  
( 3rd, 7th, 9th, 13th, 15th Floor)  
AREA - 1974 Sq. Ft.

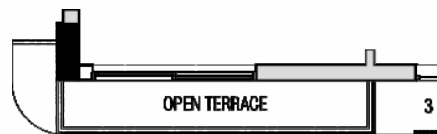




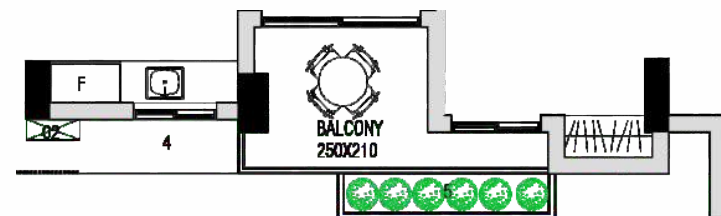
KEY PLAN



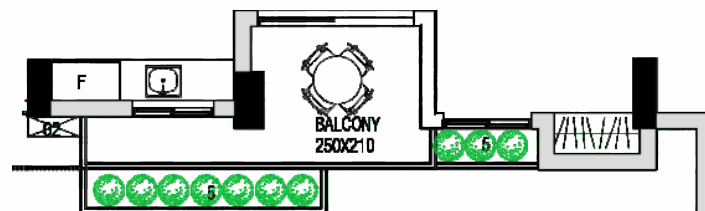
①	SHELF FOR MILK / PAPER
②	SERVICE SHAFT
③	CLOTH DRYING AREA
④	SERVICE LEDGE
⑤	POTTED PLANT AREA
	AC OUTDOOR UNIT
	AC INDOOR UNIT
MPN	MULTI PURPOSE NICHE
F	REFRIGERATOR
DW	DISH WASHER
.....	ARCHITECTURAL /FACADE ELEMENT



UNIT - C (5th, 8th, 11th, 14th, 17th)  
NOT TO SCALE



UNIT - C (6th, 10th, 18th, 14th)  
NOT TO SCALE



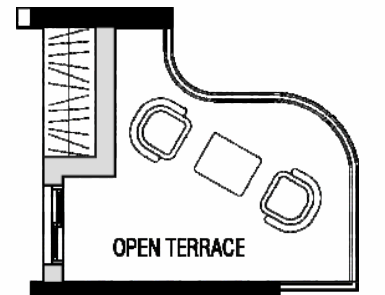
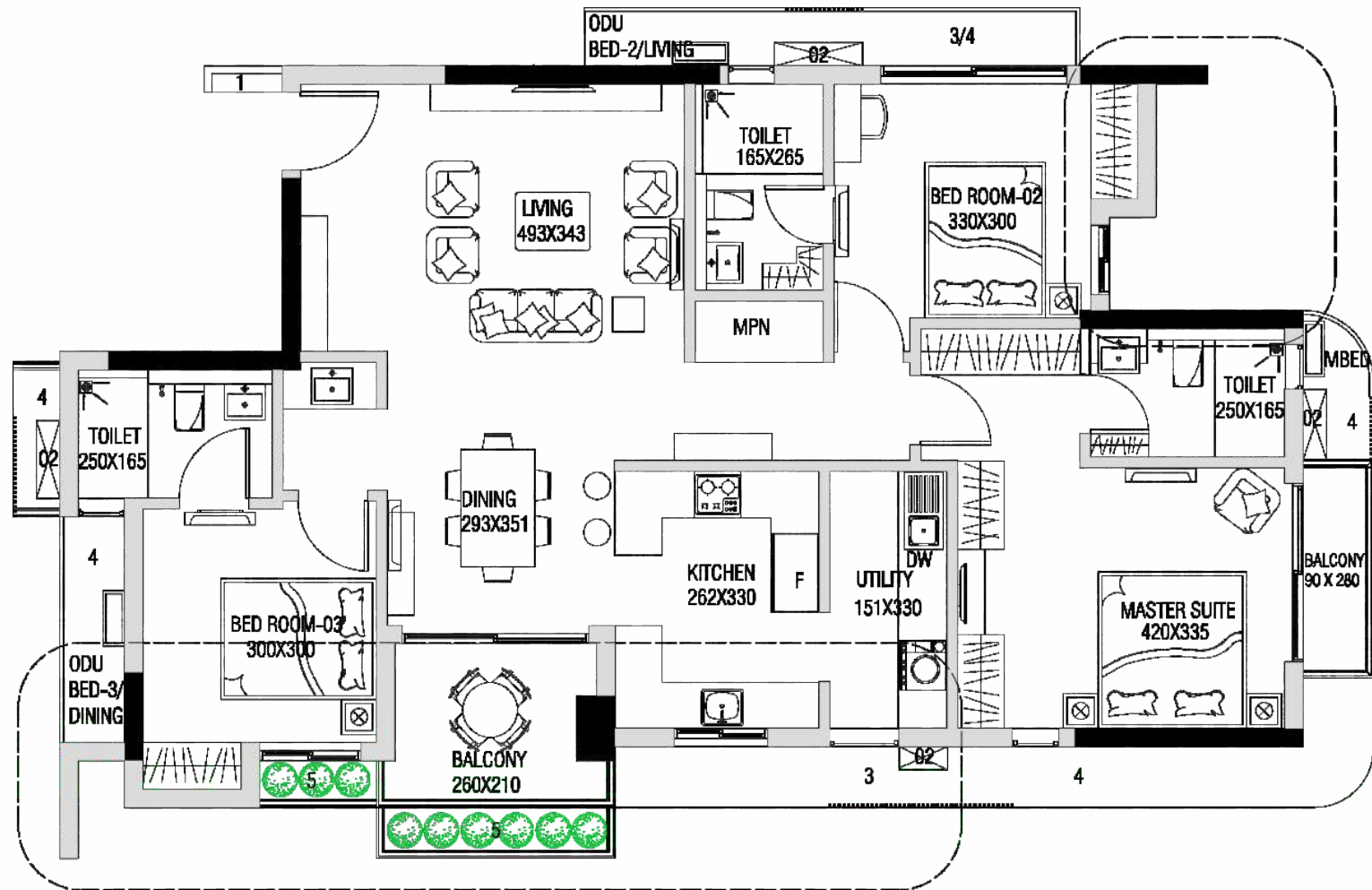
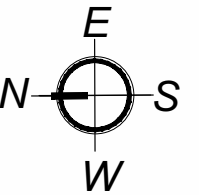
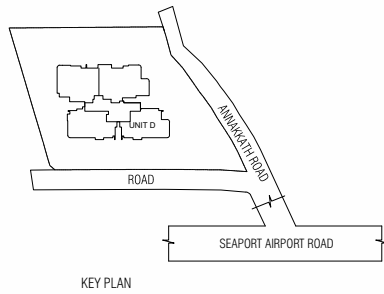
UNIT - C (4th, 12th, 16th)  
NOT TO SCALE

CARPET AREA AS PER RERA	EXTERNAL WALL AREA	BALCONY AREA	PLINTH AREA	COMMON AREA	SALEABLE AREA	FLOWER BED
114.37 m2 1230.62 sq ft	12.33 m2 132.67 sq ft	7.03 m2 75.64 sq ft	133.73m2 1438.93 sq ft	34.77 m2 374.12 sq ft	168.50 m2 1813 sq ft	2.82 m2 30.34 sq ft

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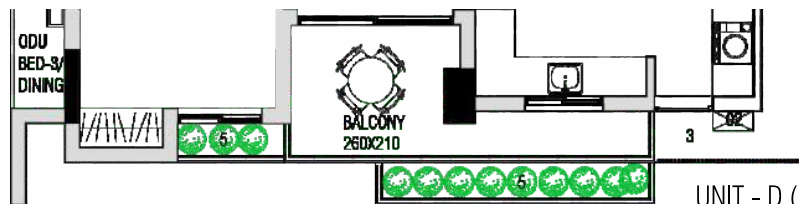
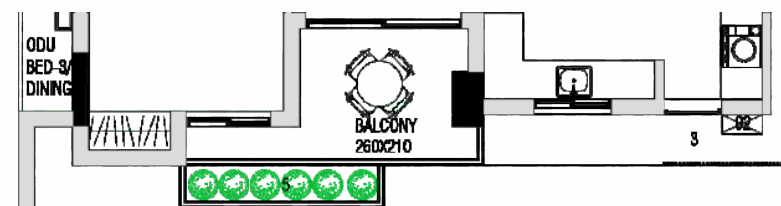
**UNIT - C**  
(7th, 9th, 13th, 15th Floor)  
**AREA - 1813 Sq. Ft.**





UNIT - D ( 5th , 8th , 11th ,14th ,17 )  
NOT TO SCALE

①	SHELF FOR MILK / PAPER
②	SERVICE SHAFT
③	CLOTH DRYING AREA
④	SERVICE LEDGE
⑤	POTTED PLANT AREA
	AC OUTDOOR UNIT
	AC INDOOR UNIT
MPN	MULTI PURPOSE NICHE
F	REFRIGERATOR
DW	DISH WASHER
	ARCHITECTURAL /FACADE ELEMENT



CARPET AREA AS PER RERA	EXTERNAL WALL AREA	BALCONY AREA	PLINTH AREA	COMMON AREA	SALEABLE AREA	FLOWER BED
106.68 m2 1147.87 sq ft	11.48 m2 123.52 sq ft	8.03 m2 86.40 sq ft	126.19 m2 1357.80 sq ft	32.81 m2 353.03 sq ft	159.0 m2 1710 sq ft	2.88 m2 30.98 sq ft

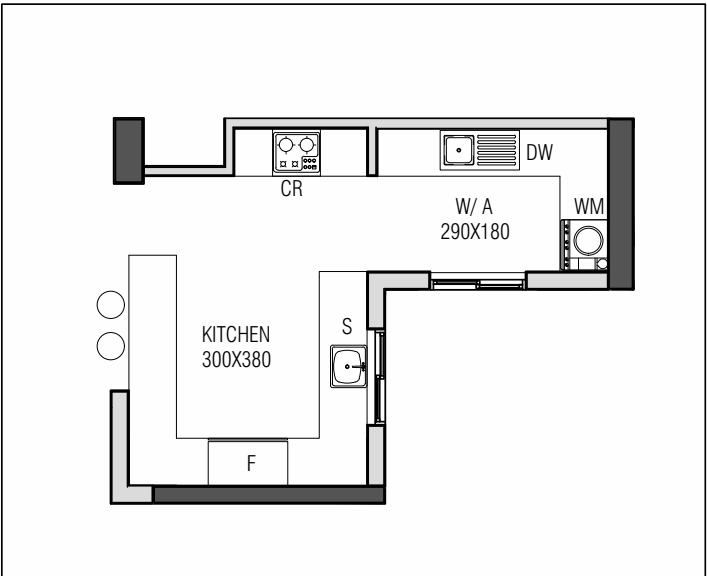
Dimensions may slightly vary during construction.  
Furniture and fixtures are indicative only. All dimensions are in centimeters.

**UNIT - D**  
(5th, 7th, 9th, 13th, 11th, 15th, 17th Floor)  
**AREA - 1710 Sq. Ft.**

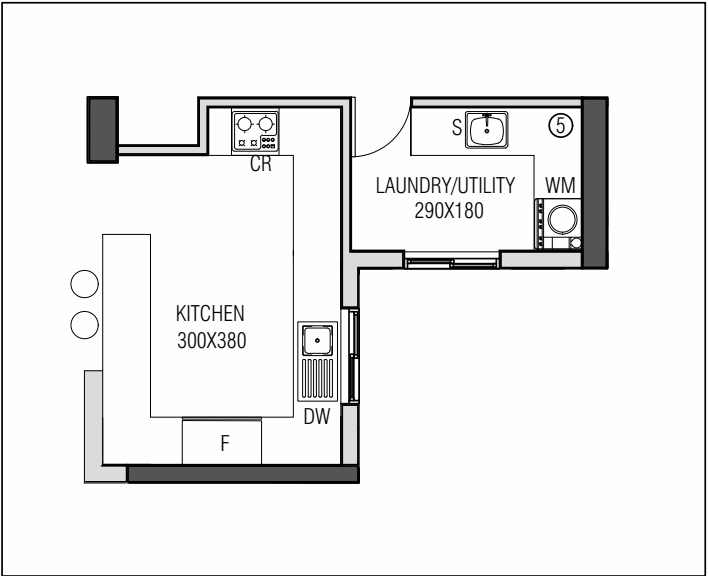


# CHOICE FOR OWNER / APARTMENT A / SFS CONSTELLATION

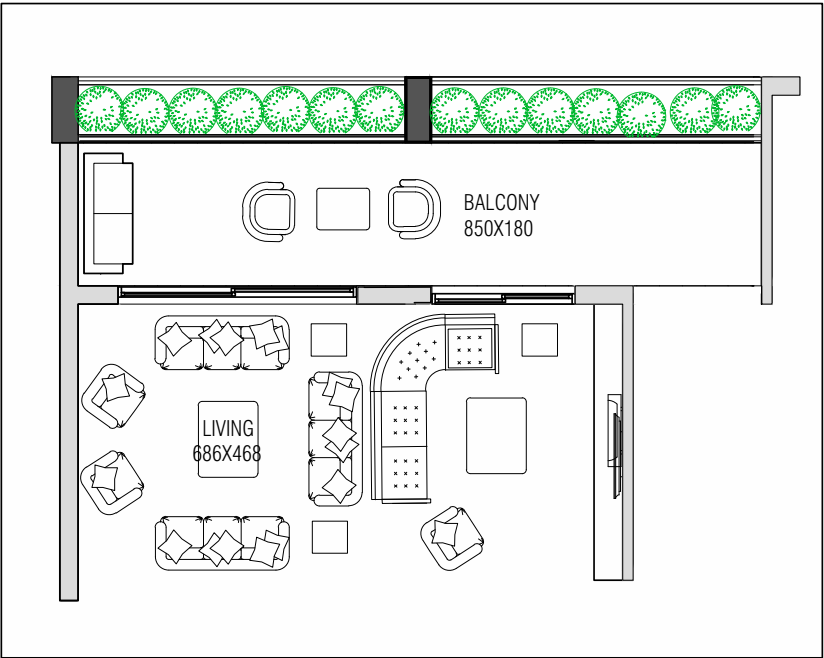
1.OPEN KITCHEN -STANDARD

☐


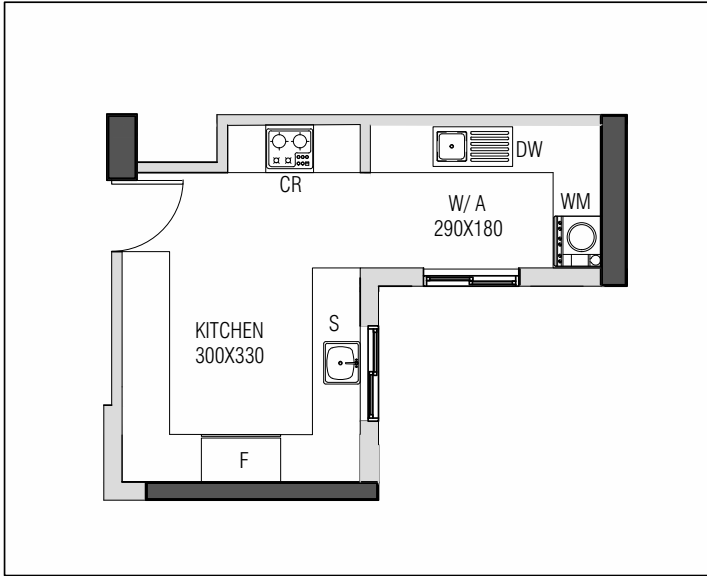
3. KITCHEN & LAUNDRY UNIT

☐


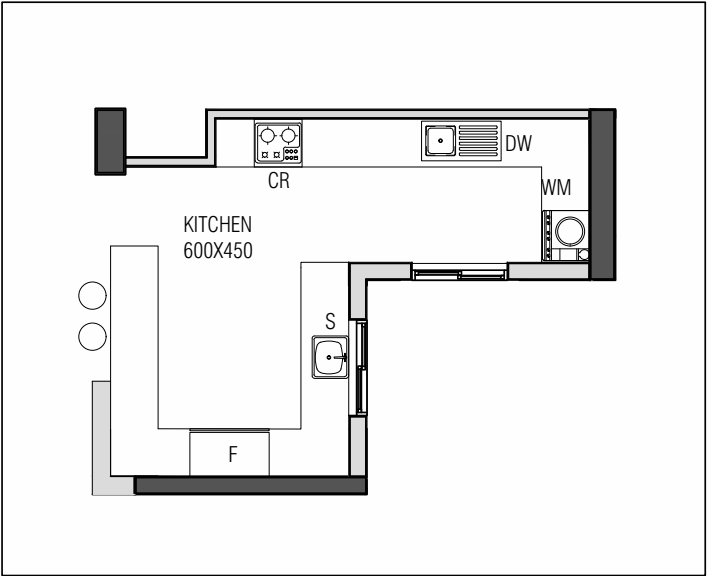
5. MEGA LIVING

☐


2. CLOSED KITCHEN

☐


4. MEGA KITCHEN

☐


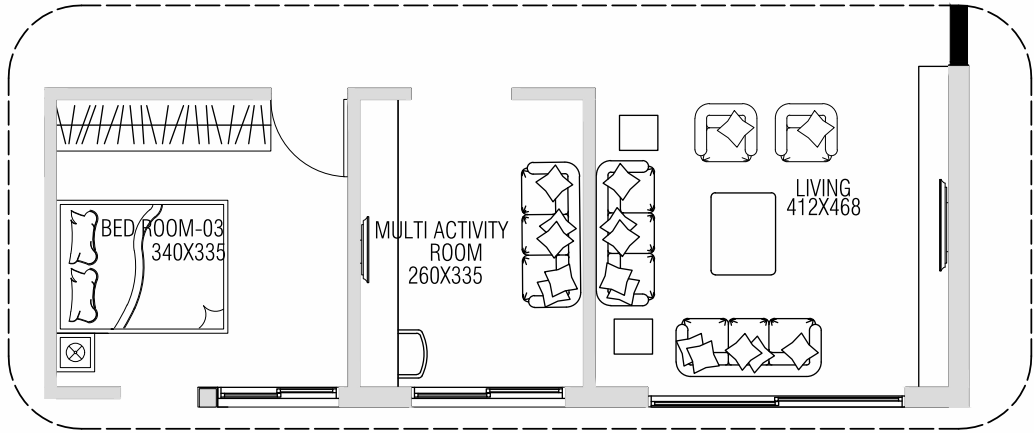
F	FRIDGE
S	SINGLE BOWL SINK
CR	COOKING RANGE
DW	SINGLE BOWL SINGLE DRAIN SINK
WM	WASHING MACHINE

NOTE : TICK UP ☒ IN APPROPRIATE BOX FOR YOUR KITCHEN CHOICE



SLEEP - STUDY - LIVE

SCENARIO 1



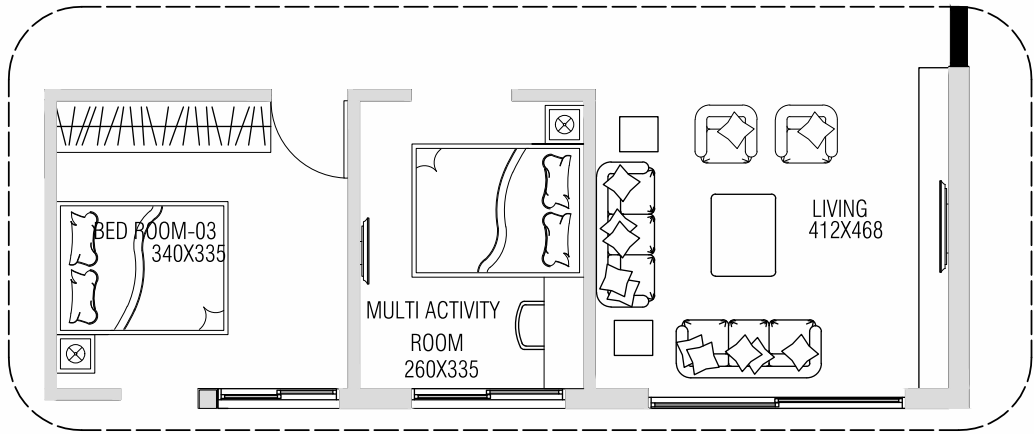
SLEEP

STUDY

LIVE

SLEEP - SLEEP - LIVE

SCENARIO 2



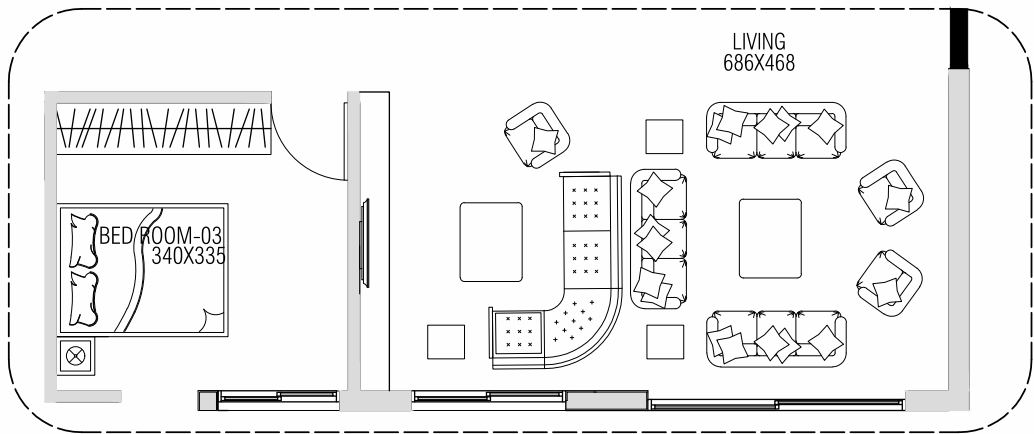
SLEEP

SLEEP

LIVE

SLEEP - LIVE - LIVE

SCENARIO 3



SLEEP

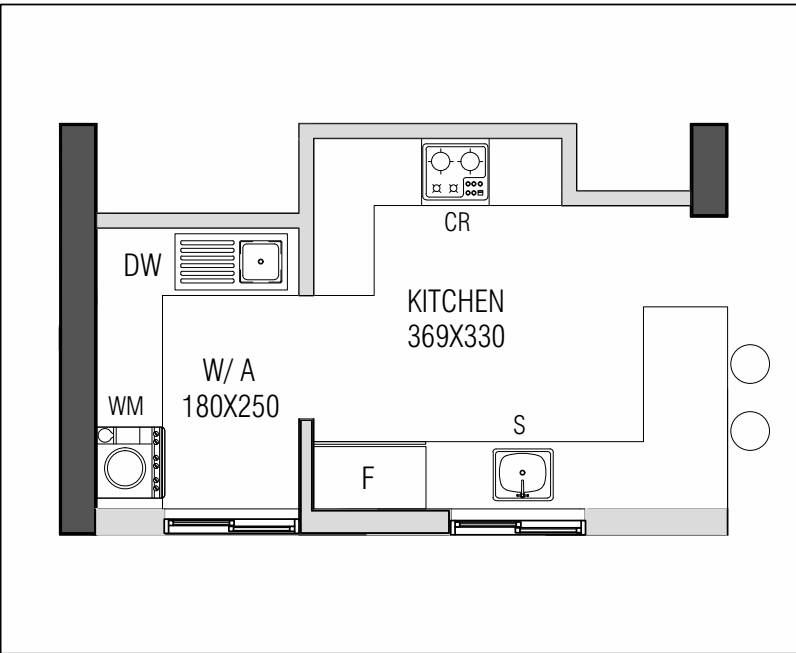
LIVE

LIVE

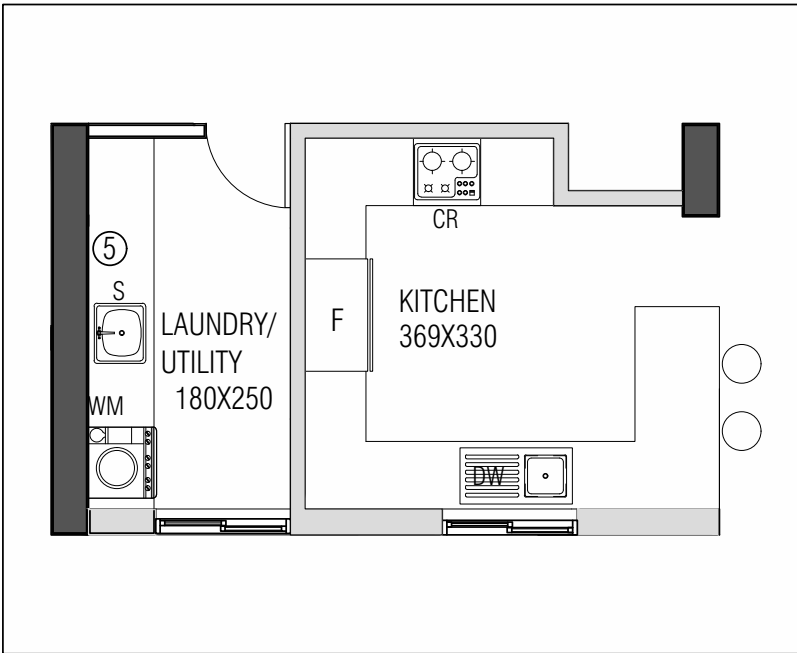


CHOICE FOR OWNER / APARTMENT B / SFS CONSTELLATION

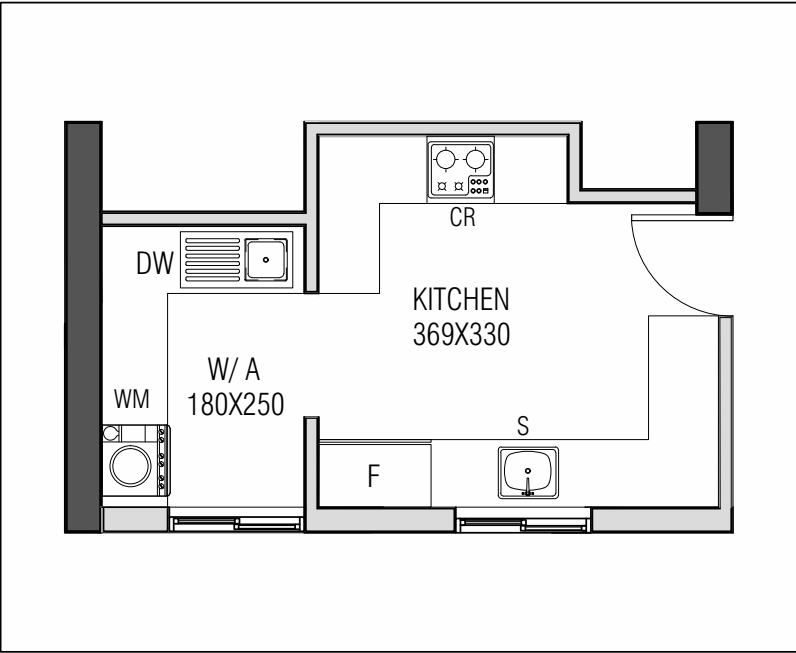
1.OPEN KITCHEN -STANDARD

☐

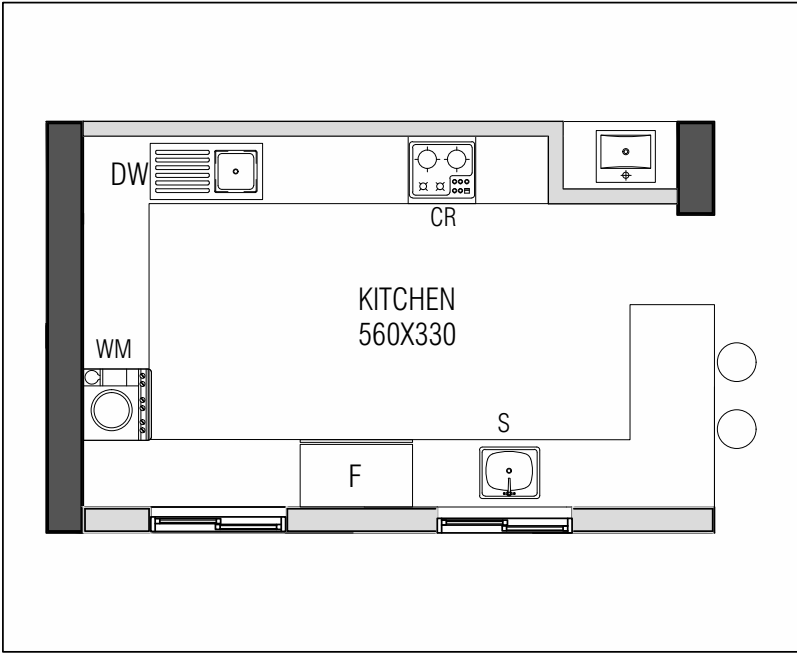
3. KITCHEN & LAUNDRY UNIT

☐

2. CLOSED KITCHEN

☐

4. MEGA KITCHEN

☐

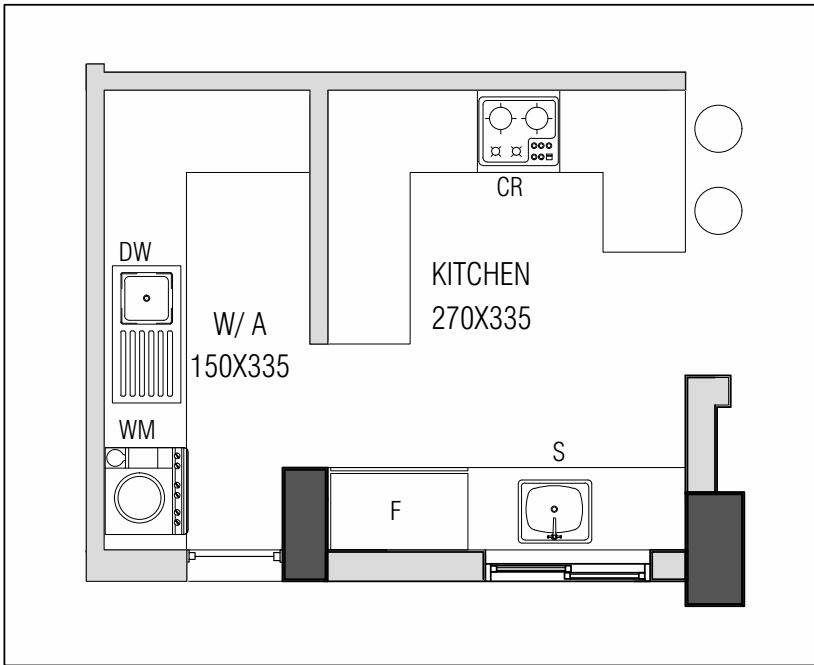
F	FRIDGE
S	SINGLE BOWL SINK
CR	COOKING RANGE
DW	SINGLE BOWL SINGLE DRAIN SINK
WM	WASHING MACHINE

NOTE : TICK ☒ IN APPROPRIATE BOX FOR YOUR KITCHEN CHOICE

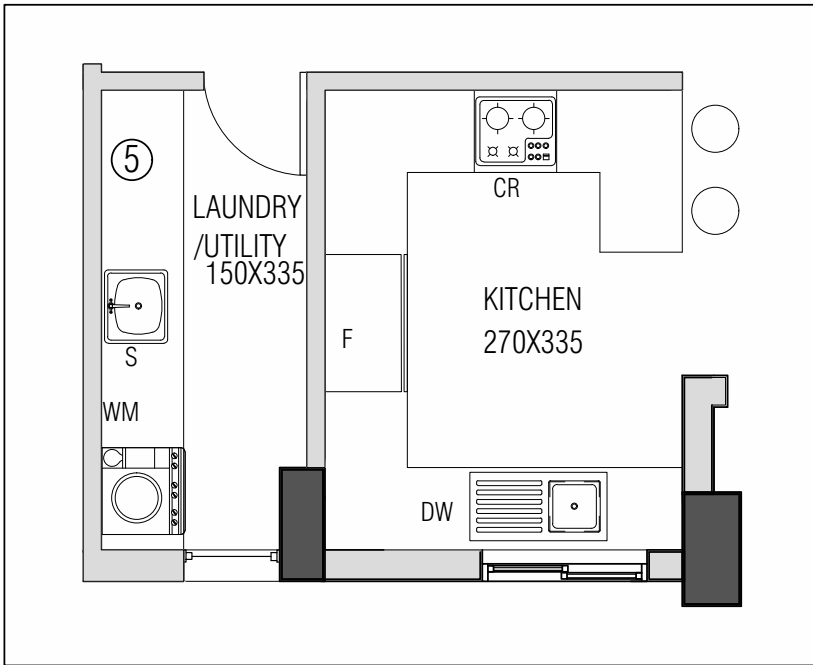


CHOICE FOR OWNER / APARTMENT C / SFS CONSTELLATION

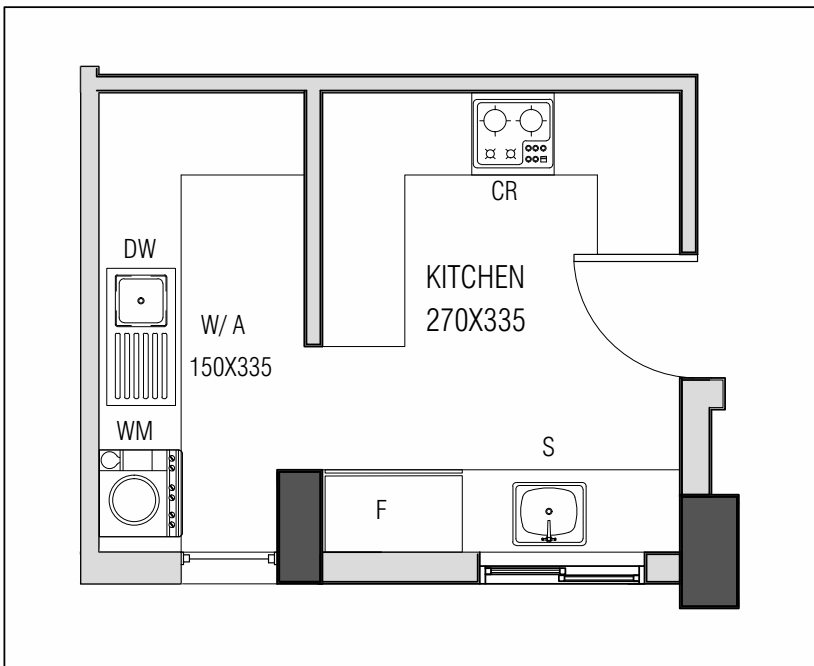
1.OPEN KITCHEN -STANDARD ☐



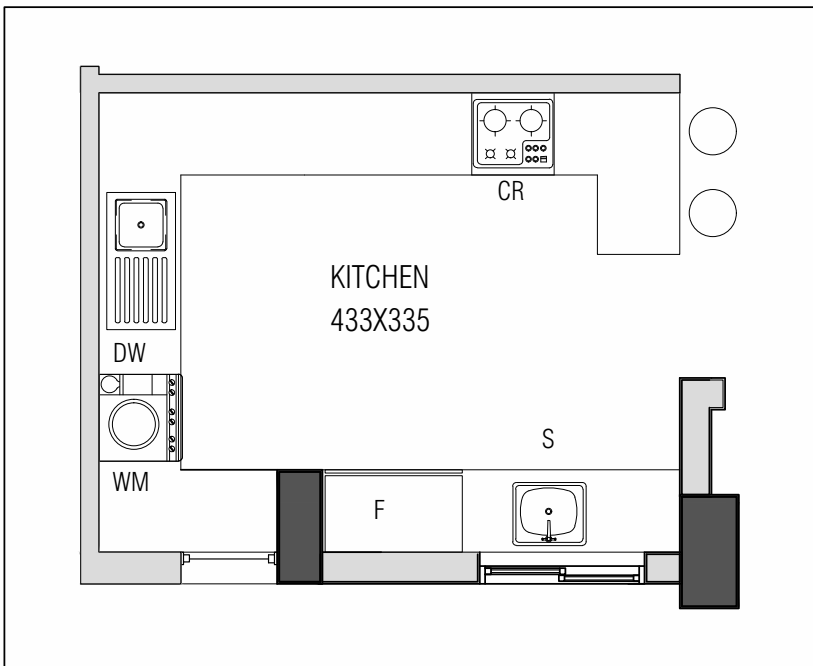
3. KITCHEN & LAUNDRY UNIT ☐



2. CLOSED KITCHEN ☐



4. MEGA KITCHEN ☐



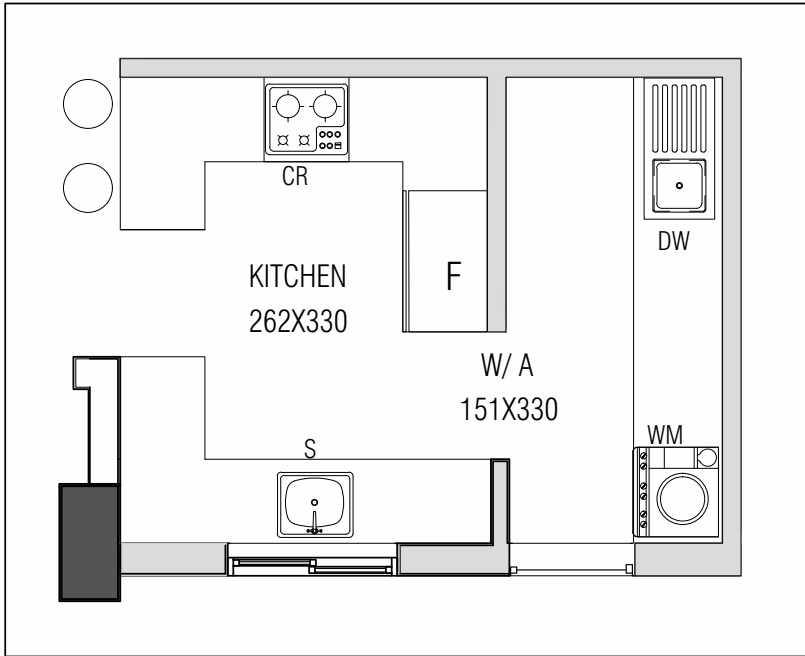
F	FRIDGE
S	SINGLE BOWL SINK
CR	COOKING RANGE
DW	SINGLE BOWL SINGLE DRAIN SINK
WM	WASHING MACHINE

NOTE : TICK ☒ IN APPROPRIATE BOX FOR YOUR KITCHEN CHOICE

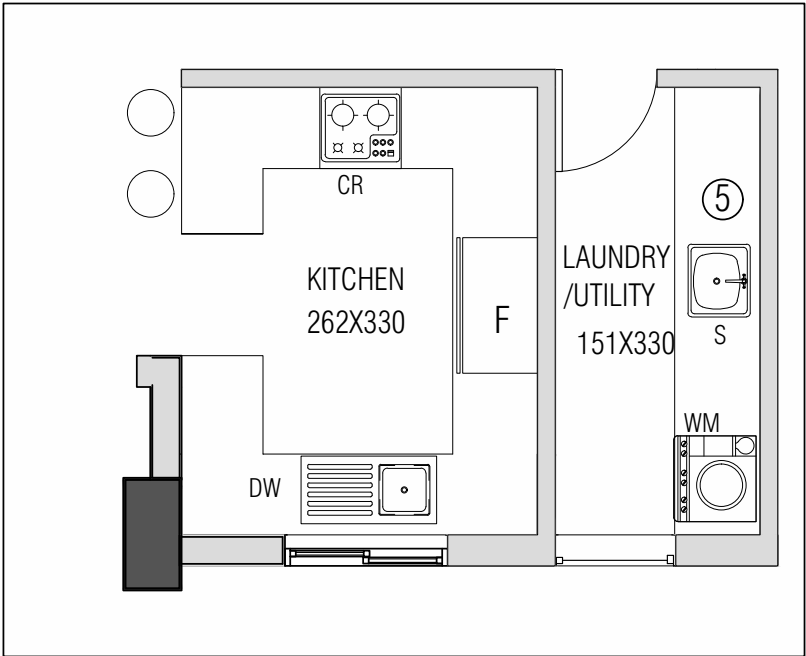


CHOICE FOR OWNER / APARTMENT D / SFS CONSTELLATION

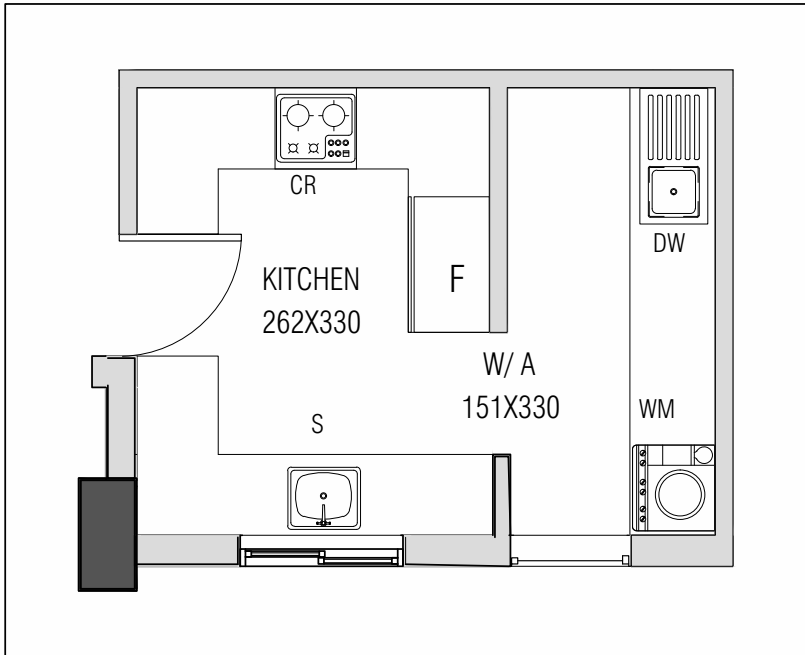
1.OPEN KITCHEN -STANDARD

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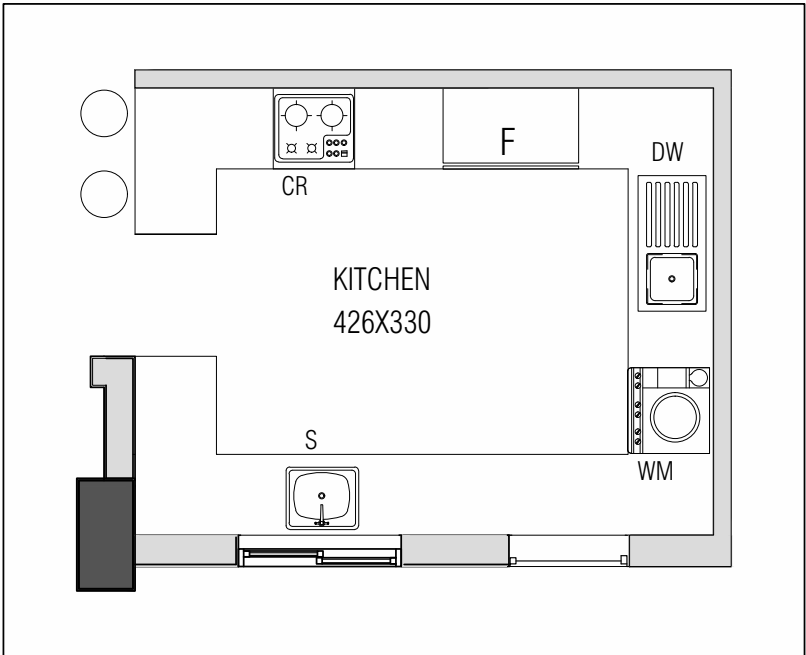
3. KITCHEN & LAUNDRY UNIT

☐

2. CLOSED KITCHEN

☐

4. MEGA KITCHEN



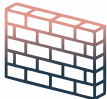
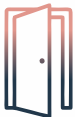
☐

F	FRIDGE
S	SINGLE BOWL SINK
CR	COOKING RANGE
DW	SINGLE BOWL SINGLE DRAIN SINK
WM	WASHING MACHINE

NOTE : TICK ☒ IN APPROPRIATE BOX FOR YOUR KITCHEN CHOICE











# Building Specifications

Item		Location	Specification
	Structure	Frame	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
		Walls	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



# Building Specifications

Item		Location	Specification
	Grills and Railings	Safety for Windows	Safety for window 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
	Electrical	General	Concealed wiring with PVC insulated copper cables, light, fan, 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. Following power back up for apartments, electrical points. <ul style="list-style-type: none"> <li>• Light and fan in all rooms, entrance light, bell push, TV point and fridge</li> <li>• 6A point for water purifier in Kitchen.</li> </ul> The total load limited to 2,000 W in apartment. Generator power back up shall not be metered
		AC Provision	Provision to install split type air-conditioner for living room, dining room and all bed rooms with energized 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 Owner's 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 Owner's 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 Owner's Association should take the operational and maintenance contract for Sewage Treatment Plant. Consent to operate shall be renewed on its expiry by the Owner's Association.	





## Amenities

- Grand entrance lobby • Drop point
- Designer water feature • Multi-purpose Community hall
- Unisex Gym • Swimming pool • Kids' pool
- Kids' play area • Multipurpose lounge
- Hosting kitchen with barbecue facility
- Sky gazing spot • City view deck
- Jacuzzi water jet in swimming pool

## Utility Features

- Multi-level car park • Association room • Janitor's room • Drivers' room
- Green room and toilet • Caretaker room • Designated visitors' car parking
- Passenger lifts (3 Nos) • Water filtration plant
- Building design features for differently abled people
  - 1) Ramps are provided at appropriate locations
  - 2) Designated car park
  - 3) Toilet in ground floor lobby

## 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.
- All landscape maintained through recycled treated water.
- Auto level control for storage water tank.

## 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.



# FASTER. STRONGER. HIGHER.

## Awards, Accreditations & Milestones

By delivering on every promise and by maintaining the highest levels of corporate good governance, SFS has been bestowed with the highest awards and accolades in the industry.



The highest developer rating in Kerala  
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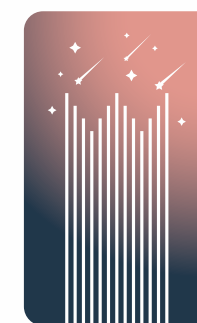
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- Prospective buyers should note that, in accordance with the guidelines of Kerala Building Rules, no structural alterations are permitted in the patio, potted plant area, open terrace, garden terrace, or balcony areas of the allotted property. It is important to understand that the building's elevation and exterior facade, as depicted in the SFS Constellation 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 Constellation. 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 Constellation.





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**COCHIN:** SFS Silicon Drive, Opp. CSEZ, Seaport-Airport Road, Cochin. E: [marketing@sfscochin.com](mailto:marketing@sfscochin.com)

**SFS SALES & INNOVATION CENTRE:** Puthiya Road, Cochin. M: 99473 55555

**TRIVANDRUM:** Skyline Plaza, Vellayambalam, Trivandrum - 10. E: [marketing@sfstvm.com](mailto:marketing@sfstvm.com)

**SFS SALES OFFICE:** Marketing Office, Near Infosys Campus, Trivandrum. E: [marketing@sfstvm.com](mailto:marketing@sfstvm.com)

**KOTTAYAM:** SFS Tranquil, Kodimatha, Opp. Windsor Castle, Kottayam - 686 013. M: 97470 00001 E: [marketing@sfsktm.com](mailto:marketing@sfsktm.com)

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