



South India Shelters Private Limited

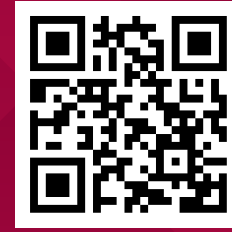
No.14, Gulmohar Avenue, Velachery Main Road,
Guindy, Chennai - 600 032

Phone : +91 44 66 44 77 00 / 44

Email : sales@sis.in

www.sis.in

For Details Contact :
+91 98840 74766 / 77000 66000



Scan for
walkthrough



S.I.S Signature Projects :

S.I.S Meridian - Velachery, Chennai
S.I.S Danube - Pallikaranai, Chennai
S.I.S Safaa - Urapakkam, Chennai
S.I.S Marakesh - Urapakkam, Chennai
S.I.S Sintra - Vandalur, Chennai
S.I.S Capetown (Phase 1) - Ambattur Puzhal Road, Chennai
S.I.S Queenstown - Guduvanchery, Chennai
S.I.S Acropole Phase 1 & 2 - E-pudur, Trichy

S.I.S Ongoing Projects :

S.I.S Florence - Porur, Chennai
S.I.S Riga - Near Ambattur, Chennai
S.I.S Capetown (Phase 2) - Near Kolathur, Chennai
S.I.S Acropole Phase 3 - E-pudur, Trichy
S.I.S Luxor - Near Panchapur Bus stand, Trichy
S.I.S Velvet Venue - Near Guduvanchery, Chennai
S.I.S Golden Gate - Near Oragadam, Chennai

S.I.S Upcoming Projects :

Apartment Project at Gopalapuram, Chennai
S.I.S Capetown (Phase 3) - Near Kolathur, Chennai

Blending the Beauty of
CLASS & ELEGANCE

Florence - the Origin.
An Italian City of
Historic Architecture.



SIS
Florence
A CLASS APART

A Perfect
Picture of
Class, Comfort
&
Convenience.

Architecture by :
HAFEEZ CONTRACTOR
(Leading Indian Architect)

Florence - the Origin.
An Italian City of
Historic Architecture.



The Apex of Luxury & Comfort.

S.I.S
Florence

A CLASS APART

Florence, a vibrant and fast-paced Italian city that is home to magnificent and historic architecture, and culture was the inspiration behind our luxurious residential project, S.I.S Florence. At S.I.S, we conceived the brilliant idea from this city to do a well-crafted and intricate designed exterior that will captivate the attention of bystanders and will bring boundless pride to the owners of this masterpiece.

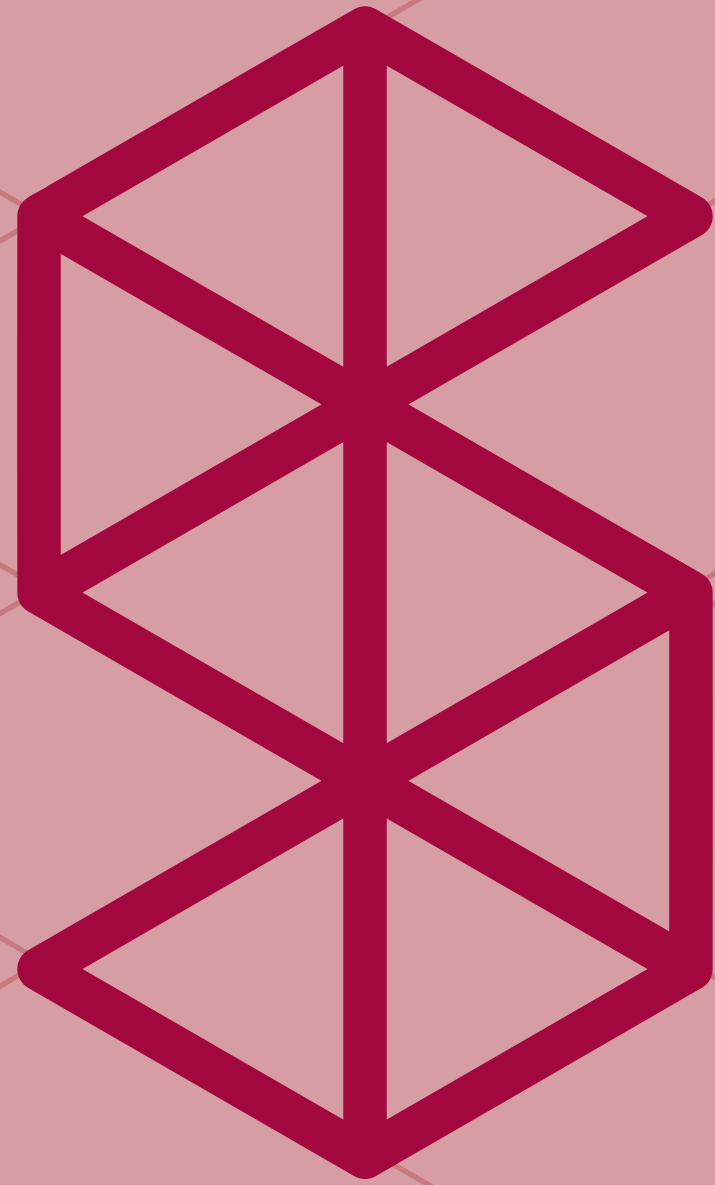
"S.I.S FLORENCE" is spread across 1.73 acres and stands on a majestic tower with three interconnected cores comprising 171 well-sculpted luxury apartments with 2 BHK, 3 BHK & 4 BHK configurations. The ground floor is dedicated to 2 Apart-Villas with a 14 feet ceiling height, followed by 13 floors.

Featuring an extravagant apartment living at the apex of luxury and comfort, the beauty of our spectacular apartment homes is matched by a host of designer-influenced amenities that are everything you would need or expect from a top-shelf luxury apartment home.

The presence of 6 elevators shortens your wait time. The double basement neatly tucks away the parking space to the basement with double car parks for a larger home which gives enough space at the stilt level for a beautiful landscape encompassing a splendid swimming pool and has enough room to cater to your family entertainment and greenery.

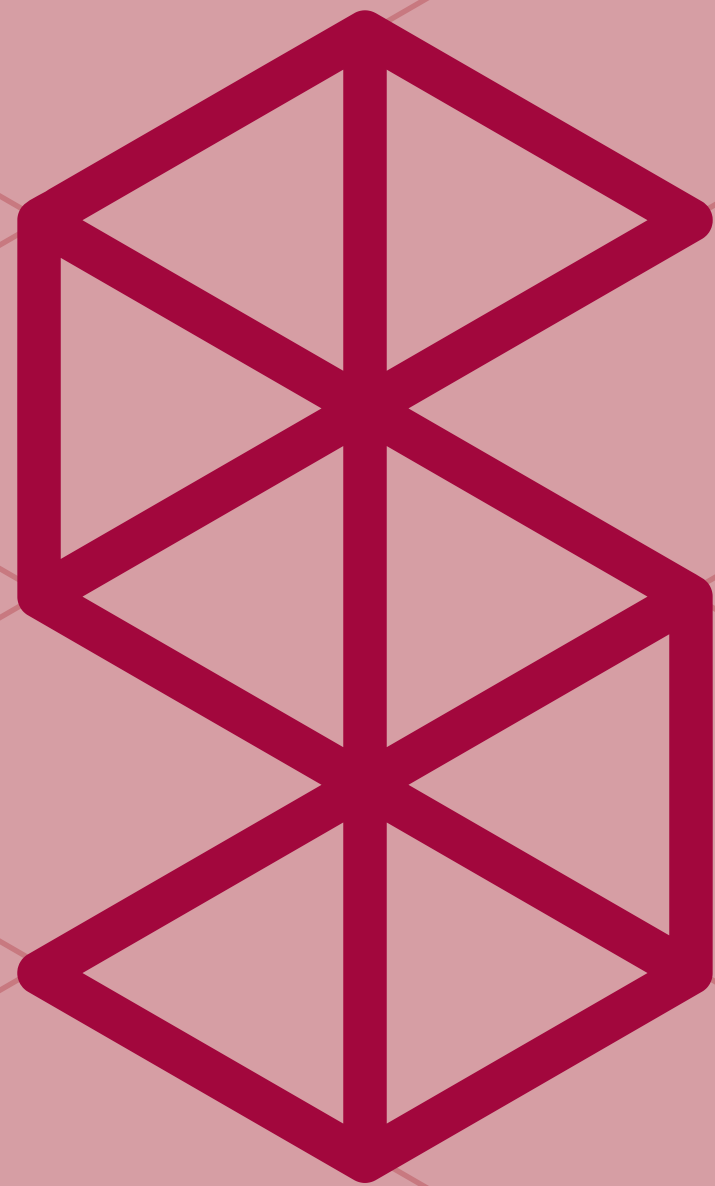
Architecture by :
HAFEEZ CONTRACTOR
(Leading Indian Architect)

Turning Lands
into
Landmarks.



Quality,
Craftsmanship
&
Trust.

Turning Lands into Landmarks.



We at S.I.S firmly believe that our projects should be a jewel to the city where we build. S.I.S has been delivering international award-winning residential properties for the past 25 years. We have successfully completed over 3 million square feet of residential projects and are on the road to delivering 10 million square feet more by 2030.

Rich experience and confidence garnered from the past projects gave us the necessary impetus for the development of multi-storied residential projects at various locations. Our unbridled passion and genuine team effort has helped us in achieving our dream of "Turning Lands into Landmarks".

Each of S.I.S projects is well designed with a blend of classical exteriors and modern interiors that are well appreciated by our discerning and loyal clients who have played a major role in growing our brand from strength to strength.

Our persistence to not compromise on the quality of deliverables has made S.I.S an unparalleled brand.



RICH IN
ART &
FINE LIVING





CENTRAL COURTYARD

SPACIOUS LIVING



SPACIOUS GREENERY WITH SWIMMING POOL



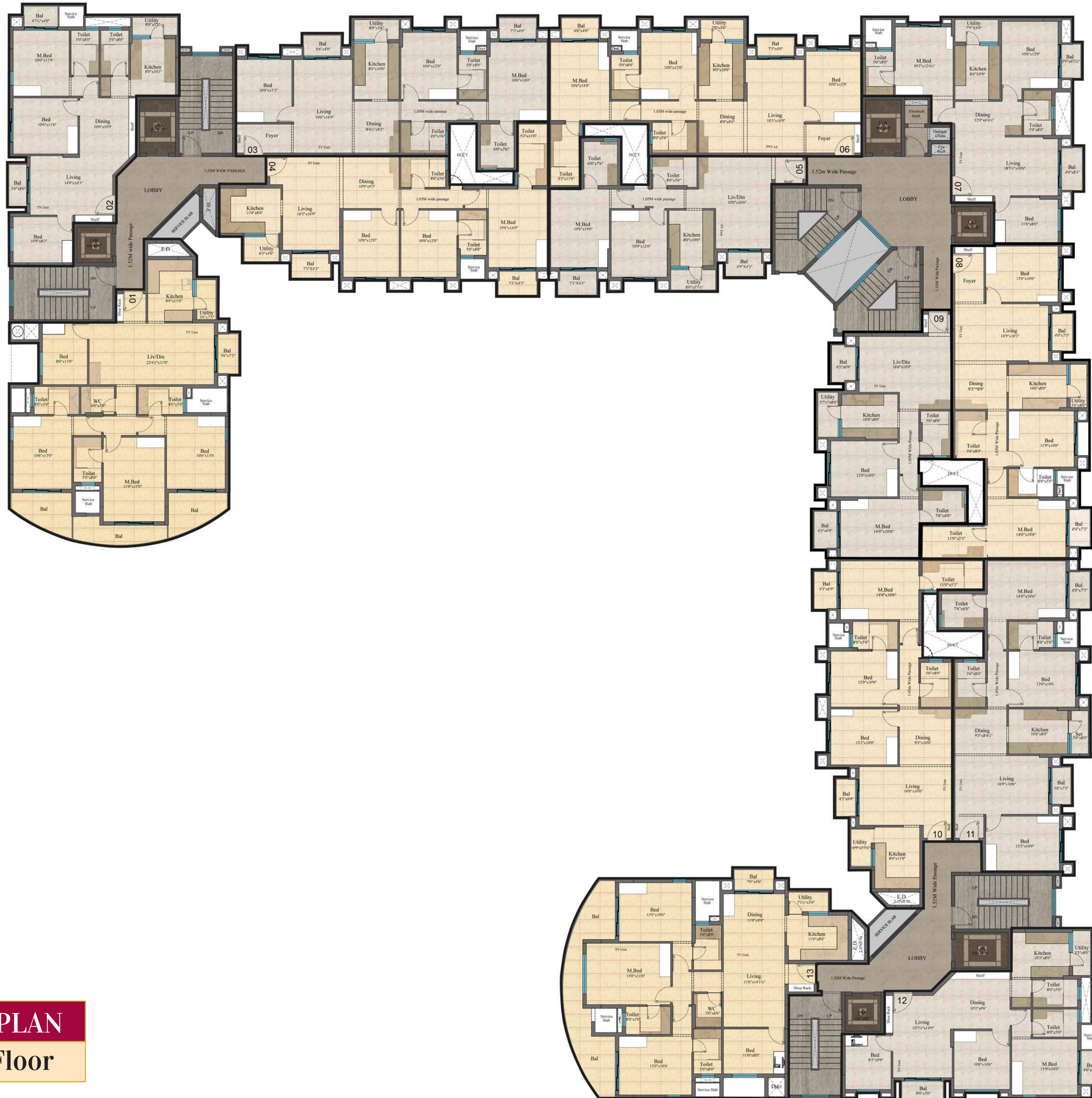
AMENITIES CORRIDOR



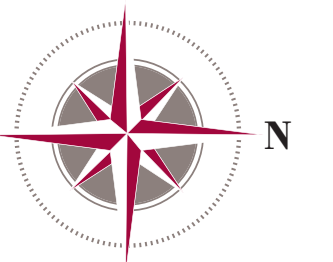


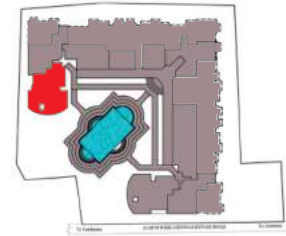
STUNNING
CLASSICAL
ARCHITECTURE



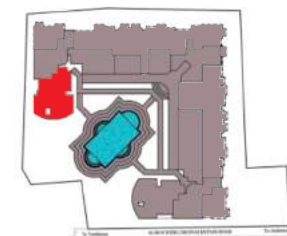


TYPICAL FLOOR PLAN
2nd Floor - 13th Floor

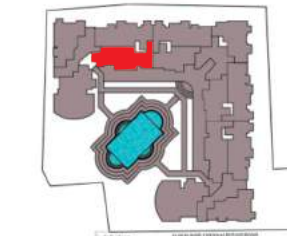




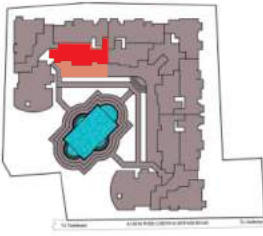
Unit No.	Apartment	Saleable Area
G-1	4 BHK, 3 TOILETS & POWDER ROOM	1962 Sq.Ft.



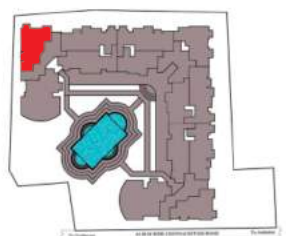
Unit No.	Apartment	Saleable Area
101-1301	4 BHK, 3 TOILETS & POWDER ROOM	2001 Sq.Ft.



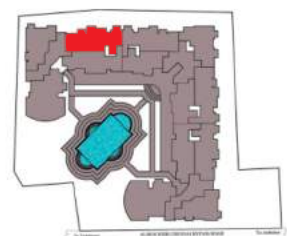
Unit No.	Apartment	Saleable Area
204-1304	3 BHK & 3 TOILETS	1523 Sq.Ft.



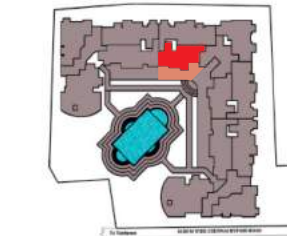
Unit No.	Apartment	Saleable Area + Pvt Terrace
104	3 BHK & 3 TOILETS	1446 Sq.Ft. + 540 Sq.Ft.



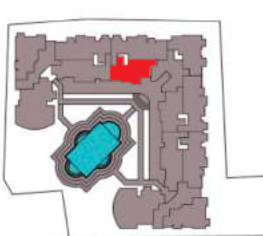
Unit No.	Apartment	Saleable Area
102-1302	3 BHK & 2 TOILETS	1299 Sq.Ft.



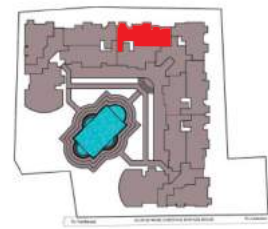
Unit No.	Apartment	Saleable Area
103-1303	3 BHK & 3 TOILETS	1519 Sq.Ft.



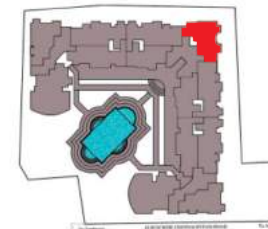
Unit No.	Apartment	Saleable Area + Pvt Terrace
105	2 BHK & 2 TOILETS	1090 Sq.Ft. + 511 Sq.Ft.



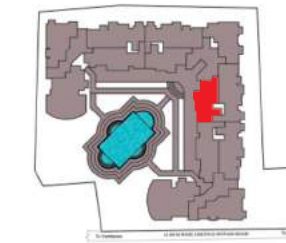
Unit No.	Apartment	Saleable Area
205-1305	2 BHK & 2 TOILETS	1165 Sq.Ft.



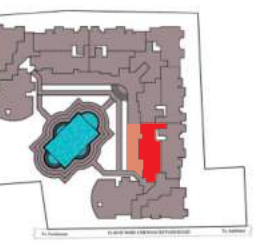
Unit No.	Apartment	Saleable Area
106-1306	3 BHK & 3 TOILETS	1544 Sq.Ft.



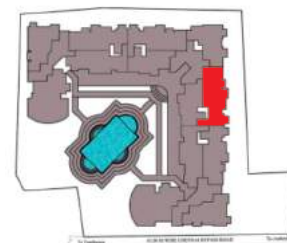
Unit No.	Apartment	Saleable Area
107-1307	3 BHK & 2 TOILETS	1310 Sq.Ft.



Unit No.	Apartment	Saleable Area
209-1309	2 BHK & 2 TOILETS	1162 Sq.Ft.



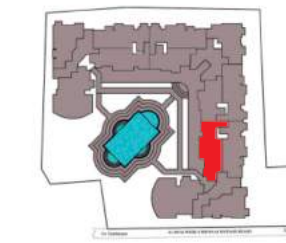
Unit No.	Apartment	Saleable Area + Pvt Terrace
110	3 BHK & 3 TOILETS	1440 Sq.Ft. + 545 Sq.Ft.



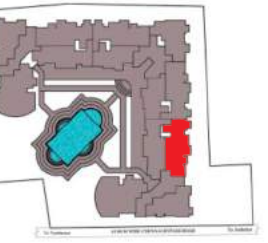
Unit No.	Apartment	Saleable Area
108-1308	3 BHK & 3 TOILETS	1544 Sq.Ft.



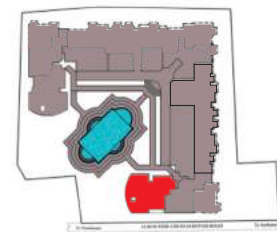
Unit No.	Apartment	Saleable Area + Pvt Terrace
109	2 BHK & 2 TOILETS	1087 Sq.Ft. + 508 Sq.Ft.



Unit No.	Apartment	Saleable Area
210-1310	3 BHK & 3 TOILETS	1509 Sq.Ft.



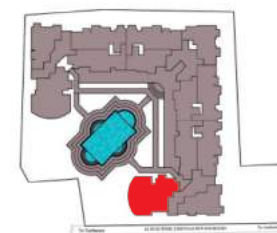
Unit No.	Apartment	Saleable Area
111-1311	3 BHK & 3 TOILETS	1495 Sq.Ft.



Unit No.	Apartment	Saleable Area
G-13	4 BHK, 3 TOILETS & POWDER ROOM	1984 Sq.Ft.



Unit No.	Apartment	Saleable Area
112-1312	3 BHK & 2 TOILETS	1274 Sq.Ft.



Unit No.	Apartment	Saleable Area
113-1313	4 BHK, 3 TOILETS & POWDER ROOM	2023 Sq.Ft.

THE ULTIMATE HOME FOR LUXURY



Amenities

Specifications

 Swimming Pool	 Well Equipped Gymnasium	 Indoor Games	 Multi Purpose Hall	 Play Court (in OSR)
 Jogging Track	 Children's Play Area	 Landscaped Gardens	 24x7 Security	 Surveillance in Common Areas
 Pipeline Gas System	 Rain Water Harvesting	 Vaasthu Compliance	 Limited EV Charging in Common Area	 Hydropneumatic Pressure System
 Fire Fighting System	 Garbage Chute	 Maintenance Staff	 Separate DG Reading Meter for Each Unit	 Water Meter for Each Unit
 Solar Power for Common Area	 Stretcher & Wheelchair for Emergencies	 Sufficient Guest Parking	 Sewage Treatment Plant	 Driver's Restroom

Structural

- 2 Basement + Ground Floor + 13 Storey RCC Framed Structure.

Foyer/living/dining/bedrooms & Balcony:

- 3' x 3' Vitrified Tile Flooring and Skirting for Living and Dining.
- Laminated Wooden Flooring & Skirting for Master Bed Room.
- 1' x 1' Anti Skid Tile flooring and skirting for Balcony.
- 2' x 2' Vitrified Tile flooring and skirting for Other Bedrooms.

Kitchen & Services Area:

- 2' x 2' Anti Skid Tile flooring and skirting for Kitchen.
- 1' x 1' wall tiles up to 4 feet height for Utility.
- Provision for Exhaust Fan.
- Provision for Inlet / Outlet of Washing Machine and Dishwasher.

Bathrooms:

- 1' x 1' Anti Skid Tile flooring.
- 1' x 1 1/2' wall tiles up to false ceiling
- False Ceiling in Bathrooms above 8'6" feet height.
- Kohler / Jaguar / RAK or Equivalent.

Electrical:

- All internal and external PVC Conduits with ISI brand wire. Modular switches of Panasonic/ Norisys / Crabtree or Equivalent.
- 3 Phase connection for each apartment with ELCB Circuit Breaker.
- All Conduit - pre - installed as provision for A/C (Ease of fixing your air-conditioner without calling plumber to drill the walls).

Main Doors/internal Doors:

- Main Door: Teak Finish HardWood Door.
- Bedroom Doors: Pre-engineered Flush Doors.
- Bathroom Doors: Pre-engineered Flush Doors.
- Balcony Doors: French door with toughened glass.
- Locks: Double lock lever key system for Main Door and single lock lever key system for Internal Doors & Knobs for Bathroom Doors.

Windows:

- Double Glazed Windows with Bug Mesh tract (U)
- Safety Grills for Sliding Windows Only.

Elevators:

- Mitsubishi/Fujitec or Equivalent.
- Residential - 3 Service Lifts + 3 Passenger Lifts.

Power Backup:

- Power-Backup for apartments
- Solar Power Backup for Common Area

Water - Proofing:

- Waterproofing in Bathroom, Terrace, Balcony, Utility, UG Sump & STP.

Plumbing:

- All internal & External Plumbing in UPVC/ CPVC pipes
- All Drainage plumbing in PVC pipes.

Painting:

- Interior Walls: Plastered & Double Putty Finished Walls with One Coat of Primer and Two Coats of Plastic Emulsion Paint.
- Ceiling: Fall Ceiling with Premium Emulsion Paint.
- Exterior Walls: Plastered and Double Putty with Weather Proof Emulsion / Texture Paint.
- StairCase Walls: Two Coats putty, Single coat Primer & Two Coats of Plastic Emulsion Paint
- Basement / Stilt Walls & Ceiling: Cement Paint on a smooth surface.

Common Area Flooring

- Lobby & Lift Cladding : Granite.
- Staircase (All Floors): Granite.
- Terrace: Weathering Coarse and Pressed Tile.
- Basement and Stilt Car park: Granolithic Cement Flooring with Reflector Paint Demarcation.
- Driveaways: Interlocked Paver Blocks.

Communication / Entertainment / Security:

- Standard ISI wiring for Telephone / Internet connectivity / Provision for DTH Connectivity on the Terrace.

Railings:

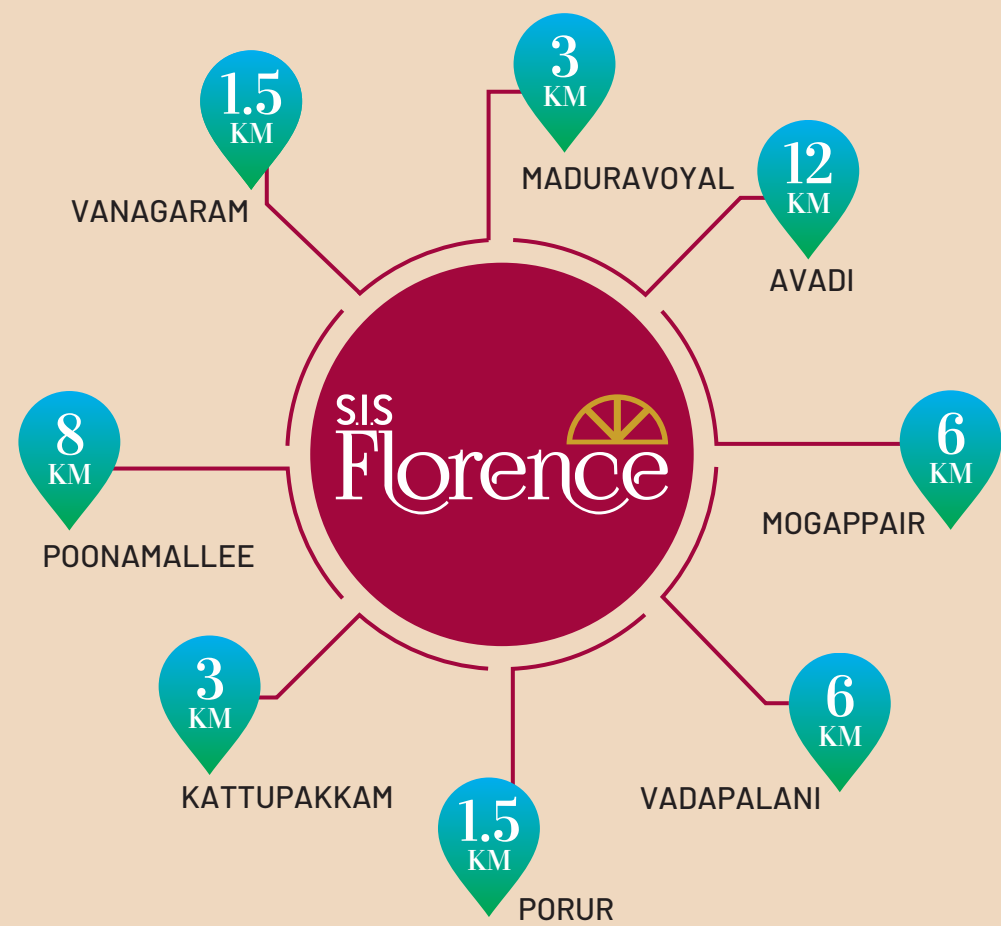
- Balcony Railing - MS Railing.
- Staircase Railing - SS Hand Railing.

CHILDREN PLAY AREA & PLAY COURT OFFERED IN OSR



Location Proximities

Location Map



LOCATION HIGHLIGHTS:

Porur Metro Station - 1.5kms/5mins drive
 Vanagaram - 1.5kms/4mins drive
 Valasaravakkam - 4kms/15mins drive
 Iyyappanthangal - 2.5kms/7mins drive
 Ramapuram - 5.5kms/15mins drive
 Manapakkam - 5.5kms/15mins drive
 Nolambur - 5.5kms/15mins drive
 Mogappair - 6kms/10mins drive
 Poonamallee - 8kms/20mins drive
 Ambattur - 10kms/20mins drive
 Avadi - 12kms/ 25mins drive

HOSPITALS:

Sri Ramachandra Hospital - 2kms/5mins drive
 MIOT - 5.5kms/15mins drive
 Apollo Hospital - 3kms/10mins drive
 Mahalakshmi Hospital - 3kms/8mins drive
 Aravind Eye Hospital - 3.5kms/12mins drive
 Kedar Hospital - 4.5kms/15mins drive

EDUCATIONAL INSTITUTIONS:

Chettiar Agaram Primary School - 750mtrs/2mins drive
 Narayana IIT Olympiad School - 450mtrs/2mins drive
 Sathyalok Higher Secondary - 850mtrs/3mins drive
 Grace Higher Secondary - 2.5kms/8mins drive
 St. Annal - 1.5kms/5mins drive
 SV High School Vanagaram - 2kms/5mins drive
 Sri Ramachandra Medical College - 2kms/5mins drive
 SRM University - 5.5kms/15mins drive
 MMM Hospital - 9kms/20mins drive

IT PARKS:

RMZ Software Park - 3.5kms/8mins drive
 DLF IT Park - 4.5kms/12mins drive
 AMBIT IT Park - 6.5kms/10mins drive

ENTERTAINMENT ZONE:

VR Mall - 10kms/20mins drive
 Nexus Forum Vijaya Mall - 10kms/20mins drive
 Saravana Stores - 3kms/7mins drive

S.I.S Florence Site Address:

Gandhi Nagar, Porur, Chennai, Tamil Nadu 600095

RERA Number: TN/02/Building/0369/2022

Approval Number: C/PP/HRB/18(A to G)/2022