



WHERE LIFE IS A CELEBRATION



S.I.S FLORIDA
ELEVATE YOUR EVERYDAY

TURNING LANDS INTO LANDMARKS OVER

25 YEARS



For over two decades, South India Shelters (S.I.S) has been shaping the skyline of South India with a steadfast commitment to quality, innovation, and trust. Each project reflects architectural finesse, superior craftsmanship, and thoughtful design that stands the test of time.

Guided by a customer-first philosophy, S.I.S continues to create landmark developments that redefine urban living—building not just homes, but enduring legacies rooted in excellence.





S.I.S FLORIDA
ELEVATE YOUR EVERYDAY

Welcome to S.I.S Florida – where every day feels like a holiday. Inspired by the charm and vibrancy of Florida, this residential enclave is crafted for those who seek a life beyond the ordinary.

Live the Florida dream, right here in Chennai!

This iconic 3-tower development spans across 2 acres and houses 261 elegantly designed 2 & 3 BHK apartments—each thoughtfully planned to blend comfort, convenience, and timeless charm.

This iconic development draws its inspiration from the aesthetic elegance of Art Deco Architecture. This language is seamlessly expressed in the project with the striking rooflines and meticulously refined detailing at every level. Bold geometric forms, clean vertical rhythms, and sophisticated façade elements come together to craft a visual identity that is both classic and contemporary — transforming S.I.S Florida into a landmark of architectural excellence.

Every detail of this community is designed to foster a vibrant and engaging lifestyle. Located in Thaiyur, these premium lifestyle apartments offer about 40 amenities, creating an energetic, inclusive, and joyful atmosphere for all residents.



A WORLD OF
**FANTASTIC
LIVING**



UNPARALLELED
ELEGANCE



LIVE. WORK. PLAY. REPEAT.

- | Business centre
- | Exclusive entertainment zones
- | Vibrant community life
- | Child-friendly learning & play spaces
- | Cafeteria for relaxed evenings and social gatherings
- | 24x7 security for complete peace of mind

Lifestyle - The Perfect Balance of Work & Play

At S.I.S Florida, life extends beyond the walls of your home. Whether it's a revitalizing workout, a quiet walk in the landscaped gardens, a casual catch-up at the cafeteria, or a fun evening at the clubhouse — every experience is crafted to bring balance, joy, and connection.



THE CLUBHOUSE

Your Everyday Getaway

At S.I.S Florida, luxury is more than just a home – it's about the enriching experiences that come with it. Our state-of-the-art clubhouse is equipped with a host of indoor and outdoor amenities designed to offer comfort, recreation, and connection in equal measure.



Disclaimer : Clubhouse is a private property. Usage is subject to terms and conditions.

WHERE LIFE IS CELEBRATION

Step into a beautifully designed recreational haven. With lush green landscapes, sparkling water features, and tastefully planned amenities, S.I.S Florida delivers an unmatched blend of serenity and sophistication.

INDOOR INDULGENCES

- | FULLY EQUIPPED GYM & FITNESS CENTRE
- | AEROBICS HALL / MEDITATION CENTRE
- | INDOOR GAMES
- | CRECHE
- | MULTIPURPOSE HALL
- | BUSINESS CENTRE
- | CAFETERIA FOR RELAXED EVENINGS

OUTDOOR DELIGHTS

- | SWIMMING POOL
- | SKATING RINK
- | CHILDREN'S PLAY AREA
- | JOGGING & WALKING TRACK
- | MULTIPURPOSE COURTS
- | PARTY LAWN
- | LANDSCAPED GARDENS WITH SERENE WATER FEATURES



MODERN GYM



BUSINESS CENTRE



CLUBHOUSE LOBBY



WATER FOUNTAIN



INDOOR GAMES



MULTIPURPOSE HALL



HOMES - CRAFTED FOR COMFORT & ELEGANCE

Step into homes that exude luxury and tranquility. Thoughtfully laid-out floor plans, premium finishes, and abundant natural light come together to create spaces that feel both stylish and welcoming. With ample natural light and ventilation, each apartment is a haven of tranquility.





3 BHK WITH BALCONY UNIT PLAN (1266 SQ.FT.)



LEGEND

1. Foyer: 4'-0" X 7'-6"
2. Living / Dining: 18'-0" X 11'-6"
3. Kitchen: 11'-3" X 8'-9"
4. Balcony 01 : 6'-0" X 7'-6"
5. Bedroom 03: 11'-3" X 10'-0"
6. Bathroom 02: 8'-0" X 5'-9"
7. Bedroom 02: 11'-3" X 9'-9"
8. Master Bedroom: 11'-0" X 11'-9"
9. Balcony 02: 3'-9" X 11'-9"
10. M. Bed Bathroom : 8'-0" X 5'-6"

"Dimensions are typically rounded to the nearest one or two inches for convenience"

2 BHK WITH BALCONY UNIT PLAN (996 SQ.FT.)



LEGEND

1. Foyer: 4'-0" X 7'-0"
2. Living / Dining: 18'-0" X 11'-6"
3. Kitchen: 11'-3" X 8'-6"
4. Balcony: 6'-0" X 7'-3"
5. Bedroom 02: 11'-3" X 9'-6"
6. Bathroom 02: 8'-0" X 5'-9"
7. Master Bedroom: 11'-0" X 11'-9"
8. M. Bed Bathroom : 8'-0" X 5'-6"

"Dimensions are typically rounded to the nearest one or two inches for convenience"



3 BHK WITH EXTENDED BALCONY UNIT PLAN (1312 SQ.FT.)



LEGEND

1. Foyer 7'0" X 4'0"
2. Living / Dining 11'6" X 18'0"
3. Kitchen 8'9" X 11'3"
4. Balcony 01 7'6" X 5'3", 13'9" X 3'6"
5. Bedroom 03 9'9" X 11'3"
6. Bathroom 02 5'9" X 8'0"
7. Bedroom 02 9'9" X 11'3"
8. Master Bedroom 11'9" X 11'0"
9. Balcony 02 9'0" X 5'0"
10. M. Bed Bathroom 5'6" X 8'0"

"Dimensions are typically rounded to the nearest one or two inches for convenience"

2 BHK WITH EXTENDED BALCONY UNIT PLAN (1045 SQ.FT.)



LEGEND

1. Foyer 3'10" X 7'0"
2. Living / Dining 18'0" X 11'6"
3. Kitchen 8'9" X 11'3"
4. Balcony 5'3" X 7'6"
5. Bedroom 02 11'3" X 9'3"
6. Bath Room 02 8'0" X 5'9"
7. Master Bedroom 11'0" X 11'9"
8. M. Bed Bathroom 8'0" X 5'6"

"Dimensions are typically rounded to the nearest one or two inches for convenience"

TYPICAL PLAN HIGHLIGHTS (A1)



TOWER - A1

BHK	SALEABLE AREA	UNIT Nos	TYPE
2 BHK	994	101 - 301 & 701 - 1301	TYPE-1
2 BHK	994	G03 - 303 & 703 - 1303	TYPE-3
2 BHK	996	102 - 302 & 702 - 1302	TYPE-2
2 BHK	998	G04 - 304 & 704 - 1304	TYPE-4
2 BHK	1012	G02	TYPE-2
2 BHK	1041	401 - 601 & 1401	TYPE-1
2 BHK	1041	403 - 603 & 1403	TYPE-3
2 BHK	1043	402 - 602 & 1402	TYPE-2
2 BHK	1045	404 - 604 & 1404	TYPE-4
3 BHK	1263	G06 - 306 & 706 - 1306	TYPE-6
3 BHK	1266	G05 - 305 & 705 - 1305	TYPE-5
3 BHK	1308	406 - 606	TYPE-6
3 BHK	1312	405 - 605	TYPE-5
3 BHK	1324	1406	TYPE-6
3 BHK	1328	1405	TYPE-5



SPECIFICATIONS

STRUCTURAL

- I Basement + Ground Floor + 14 Storey RCC Framed Structure

FLOORING

- I Living and Dining: 4' x 2' (1200 x 600) Vitrified Tile Flooring.
- I Master Bedroom: 4' x 8" (1200 x 200) Laminated Wooden Flooring.
- I Kitchen and Other Bedrooms: 4' x 2' (1200 x 600) Vitrified Tile flooring.
- I Utility and Balcony: 2' x 2' (600 x 600) Antiskid Tile flooring.

KITCHEN & UTILITY

- I Kitchen counter with granite slab
- I Sink with drainboard
- I Provision for Exhaust Fan & RO
- I Provision for Inlet / Outlet of Washing Machine
- I Utility: 2' x 2' (600 x 600) wall tiles up to 4 feet in height.

BATHROOM

- I 4' x 2' (1200 x 600) wall tiles up to False Ceiling height.
- I False Ceiling in Bathrooms above 8'6" feet height.
- I 2' x 2' (600 x 600) Antiskid Tile flooring

CP & SANITARY

- I CP Fittings: Jaquar or Equivalent.
- I Wash basin: Jaquar or Equivalent.
- I EWC: Jaquar or Equivalent.

DOORS & LOCKS

- I Main Door: Pre-engineered Flush Doors with Smart lock.
- I Bedroom and Bathroom Doors: Pre-engineered Flush Doors with single lock lever key system & Knobs (Only Bathroom doors).
- I Balcony Doors: UPVC French door with Bug Mesh.

WINDOWS

- I UPVC Glazed Windows with Bug Mesh Tract.
- I Safety Grills for Sliding Windows Only.

PAINTING

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

PLUMBING

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

COMMUNICATION / ENTERTAINMENT / SECURITY

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

RAILINGS

- I Balcony Railing: MS Railing with Enamel Paint.
- I Staircase Railing: MS Railing with Enamel Paint.

ELECTRICAL

- I All internal and external PVC Conduits with ISI brand wire.
- I Modular switches of Great White or Equivalent.
- I 3 Phase connection for each apartment with ELCB Circuit Breaker.
- I All Conduits pre-installed as a provision for A/C (Ease of fixing your air-conditioner without calling a plumber to drill the walls).
- I Provision for Geyser & Exhaust Fan in all Bathrooms.

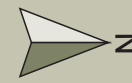
POWER BACKUP

- I 3 BHK: 600 watts.
- I 2 BHK: 400 watts.
- I Common Areas and Amenities Block: Full Power Backup.

ELEVATOR

- I Passenger Lift & Service Lift: Johnson / Fujitec or Equivalent.

MASTER PLAN



S.I.S FLORIDA LOCATION



THE BEST OF CHENNAI AT YOUR DOORSTEP

Strategically located in Thaiyur on OMR Road – Chennai's flourishing IT corridor – S.I.S Florida places you at the centre of everything. From top educational institutions and healthcare to corporate parks and entertainment hotspots, everything is just minutes away.

NEARBY LANDMARKS :

- | IT Parks & Corporate Hubs
- | International Schools & Colleges
- | Multi-specialty Hospitals
- | Shopping & Entertainment Zones
- | Seamless access to ECR & GST Road



SUSTAINABILITY & ESSENTIALS- A COMMITMENT TO GREEN LIVING

S.I.S Florida is designed with sustainability at its core. Eco-friendly systems not only reduce your environmental footprint but also enrich everyday living with thoughtful, future-ready solutions - making life seamless and stress-free.

- Water & Sewage Treatment Plants
- Rainwater Harvesting
- Solar-powered Lighting in Common Areas
- Separate Changing Rooms with Lockers
- ATM, Garbage Chute & Piped Gas Connection
- CCTV Surveillance & 24x7 Security
- Visitor Parking & Car Wash Facility



S.I.S PROJECTS

S.I.S Signature Projects:

S.I.S Meridian - Velachery, Chennai
S.I.S Danube - Pallikaranai, Chennai
S.I.S Safaa - Urappakkam, Chennai
S.I.S Marakesh - Urappakkam, Chennai
S.I.S Sintra - Vandalur, Chennai
S.I.S Queenstown - Guduvanchery, Chennai
S.I.S Acropole - E-pudur, Trichy
S.I.S Riga - Surapet, Chennai
S.I.S Luxor - Manikandam, Trichy
S.I.S Velvet Venue - Guduvanchery, Chennai
S.I.S Zaara - Saligramam, Chennai

S.I.S Ongoing Projects:

S.I.S Florence - Porur, Chennai
S.I.S Capetown - Surapet, Chennai
S.I.S Golden Gate - Oragadam, Chennai
S.I.S Isfahan - Gopalapuram, Chennai

S.I.S Upcoming Projects:

S.I.S Samara - Maduravoyal - Chennai
S.I.S Grand Palace - Pirattiyur - Trichy
S.I.S Melita, Padur - OMR
Signature by S.I.S - Padur, OMR

LEGACY OF EXCELLENCE



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