



K-RERA/PRJ/ERN/125/2022  
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SKYLINE   
**OZONE**  
PREMIUM AIR CONDITIONED APARTMENTS  
Kadavanthra, Kochi



K-RERA/PRJ/ERN/125/2022  
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# HALL OF FAME

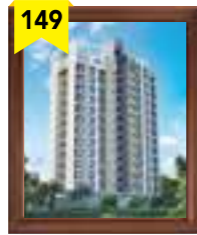
Trusted quality since 1989  
Over 33 years  
152 projects across Kerala  
Over 1.57 crore sq.ft. of built up area  
Over 7700 satisfied home owners



**151**  
**THE ONE**  
NH Bypass,  
Palarivattom, Kochi



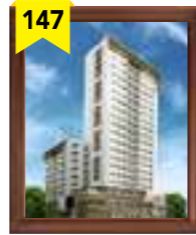
**150**  
**UPPER CREST**  
Sasthamangalam,  
Trivandrum



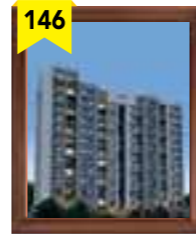
**149**  
**XYLUS**  
Kakkanad,  
Kochi



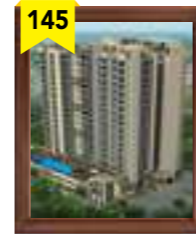
**148**  
**HAZEL**  
Kalathipady,  
Kottayam



**147**  
**PEARL**  
Kanjikuzhy,  
Kottayam



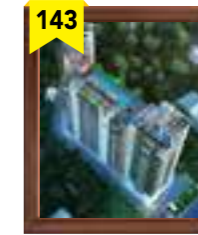
**146**  
**PIXEL**  
Kakkanad,  
Kochi



**145**  
**WINDMILL**  
Manjadi,  
Thiruvalla



**144**  
**POLARIS**  
Kadavanthra,  
Kochi



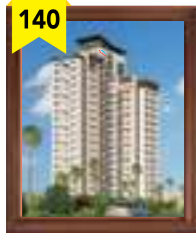
**143**  
**AVENUE SUITES**  
Avenue Road,  
Trichur



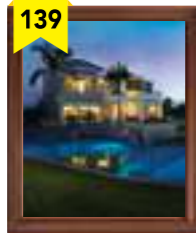
**142**  
**EPIC**  
Stadium Link Road,  
Kochi



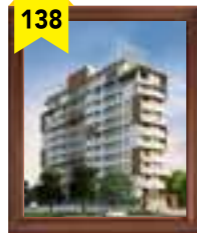
**141**  
**OPUS**  
Adjacent to Palarivattom  
Metro Stn., Kochi



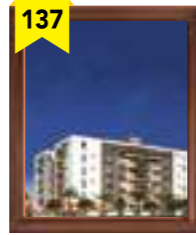
**140**  
**BLUE VISTA**  
Puthiyangadi,  
Calicut



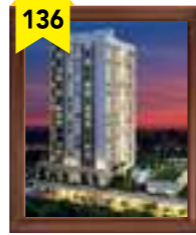
**139**  
**RANCH II**  
Tripunithura,  
Kochi



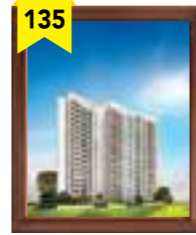
**138**  
**ARISTOCRAT**  
Off M.G. Road,  
Kochi



**137**  
**GRAND TERRACE**  
Off Mavoor Road Jn.,  
Calicut



**136**  
**24 CARAT (Amber)**  
Elamakkara,  
Kochi



**135**  
**SPECTRA**  
Mavelipuram,  
Kochi



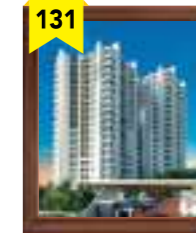
**134**  
**ZENITH**  
Near Jubilee Mission  
Hospital, Thrissur



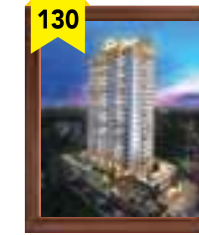
**133**  
**MARBELLA**  
Kadappakada, Kollam



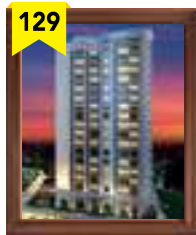
**132**  
**ORBIT**  
Banerjee Road,  
Kochi



**131**  
**SYNERGY**  
Cheranalloor,  
Kochi



**130**  
**EXOTICA**  
Devalokam,  
Kottayam



**129**  
**24 CARAT (Jade)**  
Elamakkara,  
Kochi



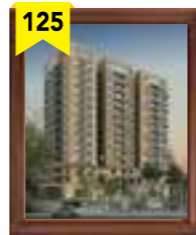
**128**  
**CAMBRIDGE**  
Mukkolakkal,  
Trivandrum



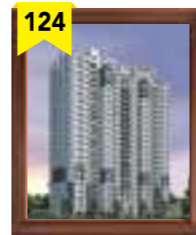
**127**  
**CRESCENDO**  
Off NH Bypass,  
Calicut



**126**  
**CAMPUS HEIGHTS**  
Trivandrum



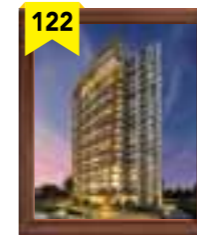
**125**  
**GRACE**  
Pala



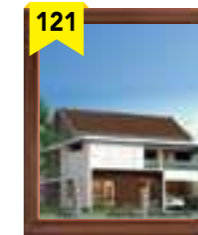
**124**  
**BROWN**  
Kakkanad,  
Kochi



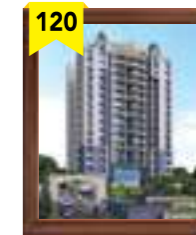
**123**  
**THE EDGE**  
Thiruvalla



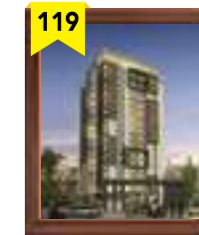
**122**  
**THE LEGEND**  
Kaloor,  
Kochi



**121**  
**OASIS**  
Kottayam



**120**  
**PALAZZO**  
Kottayam



**119**  
**CEDAR PARK**  
Vattiyookavu,  
Trivandrum



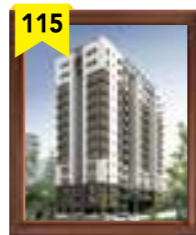
**118**  
**TERRA**  
Kottayam



**117**  
**AQUA**  
Kottayam



**116**  
**AIRES**  
Kottayam



**115**  
**PETAL**  
Pottamal,  
Calicut



**114**  
**AXIS**  
Paravattani,  
Trichur



**113**  
**TOWNSCAPE**  
Nr. Cross Jn.,  
Thiruvalla



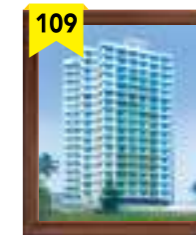
**112**  
**CORNELL**  
Kakkanad,  
Kochi



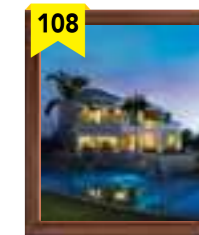
**111**  
**PRINCETON**  
Kakkanad, Kochi



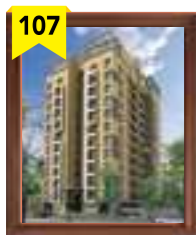
**110**  
**ALTON HEIGHTS**  
Kottayam



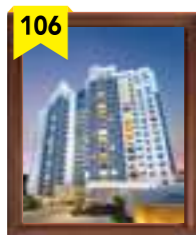
**109**  
**RIVERVILLE**  
Aluva, Kochi



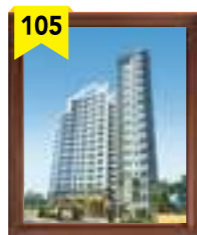
**108**  
**RANCH 1**  
Tripunithura,  
Kochi



**107**  
**INFINITY**  
Mundupalam Jn.,  
Trichur



**106**  
**AUGUSTA**  
Thiruvalla



**105**  
**HIGH POINT**  
Kottayam



**104**  
**ONYX**  
Nr. English Church,  
Nadakkavu, Calicut



**103**  
**GARLAND**  
Nr. Bishop's Palace,  
Trichur



**102**  
**HEIRLOOM**  
Talap, Kannur



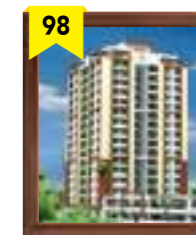
**101**  
**EMINENCE**  
Edappally, Kochi



**100**  
**COLUMBIA**  
Kakkanad, Kochi



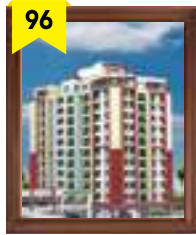
**99**  
**HARVARD**  
Kakkanad, Kochi



**98**  
**STANFORD**  
Kalathipady,  
Kottayam



**97**  
**DOMAIN**  
Nr. Technopark,  
Trivandrum



96

**HARTFORD**  
Kalathipady,  
Kottayam



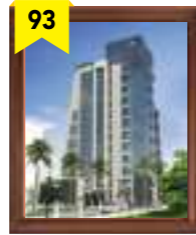
95

**SYLVANIA**  
Kakkanad,  
Kochi



94

**YALE**  
Kakkanad,  
Kochi



93

**SKYLINE TOWER**  
Palarivattom,  
Kochi



92

**LAVENDER**  
Petta,  
Kochi



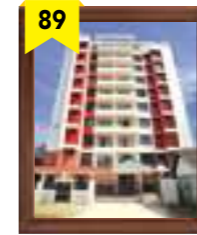
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**GARNET**  
Off Mavoor Road,  
Calicut



90

**PALMTOP**  
Kakkanad,  
Kochi



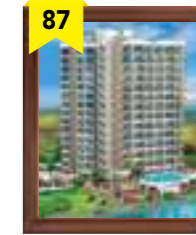
89

**BELVEDERE**  
Kurishupally,  
Kottayam



88

**HILL VIEW**  
K. K. Road,  
Kottayam



87

**RIVER SCAPE**  
Aluva,  
Kochi



86

**KNIGHTS**  
Kaloor,  
Kochi



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**DUKES**  
Kaloor,  
Kochi



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**BARONS**  
Kaloor,  
Kochi



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**LORDS**  
Kaloor,  
Kochi



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**GLENWOODS**  
Nr. Metropolitan  
Hospital, Trichur



81

**BRENTWOODS**  
Nr. Metropolitan  
Hospital, Trichur



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**CLIFFWATERS**  
Payyambalam,  
Kannur



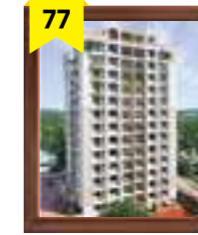
79

**CANOPY**  
Nadakkavu, Kannur Road,  
Calicut



78

**PALMSHADE**  
Edappally, Kochi



77

**WILLOW HEIGHTS-2**  
Gosaikunnu,  
Trichur



76

**WILLOW HEIGHTS-1**  
Gosaikunnu,  
Trichur



75

**TOWN SQUARE**  
K. K. Road,  
Kottayam



74

**RIVER VALLEY VILLAS**  
Kottayam



73

**OCEANIC**  
Calicut



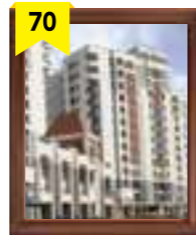
72

**PRIMROSE**  
Kaloor,  
Kochi



71

**TEMPLETON**  
Ernakulam South,  
Kochi



70

**ORION-II**  
NH-17, Edappally,  
Kochi



69

**LEGACY**  
Off Kacheripady,  
Kochi



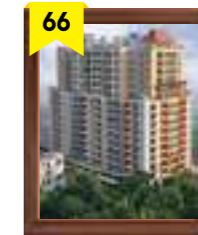
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**MELROSE**  
Padivattom,  
Kochi



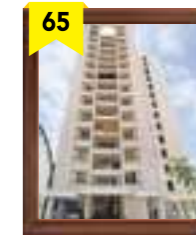
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**ZIRCON**  
Panampilly Nagar,  
Kochi



66

**TOPAZ**  
Kadavanthra,  
Kochi



65

**OPAL ARCH**  
Kaloor,  
Kochi



64

**ASTER**  
Petta,  
Kochi



63

**ORION-I**  
NH-17, Edappally,  
Kochi



62

**MONTECARLO**  
K. K. Road,  
Kottayam



61

**AMITY PARK**  
Edappally,  
Kochi



60

**ORION VILLAS**  
NH-17, Edappally,  
Kochi



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**PLATINUM**  
Rajaji Road,  
Kochi



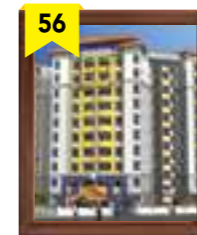
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**ROYALE**  
Panampilly Nagar,  
Kochi



57

**BAYWATERS**  
Beach Road, Calicut



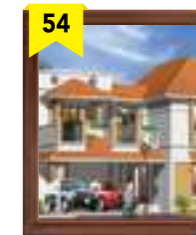
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**FLORENTO**  
Kaloor,  
Kochi



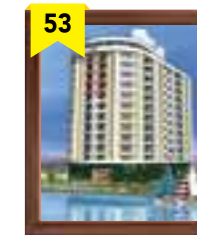
55

**KINGSMEAD**  
Peringavu,  
Trichur



54

**PALM MEADOWS  
VILLAS**  
Kanjikuzhy, Kottayam



53

**HOMESTEAD**  
Thevara,  
Kochi



52

**HERITAGE EXTN.  
VILLAS**, Mundupalam,  
Trichur



51

**AVENUE CREST**  
Avenue Road,  
Trichur



50

**BLOOM DALE**  
Mission Quarters,  
Trichur



49

**GRAND COURT**  
Nr. St. Thomas College,  
Trichur



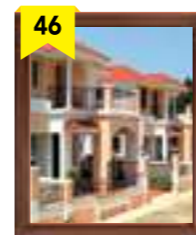
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**OXFORD**  
Kalathipady,  
Kottayam



47

**ORCHID-II**  
Kanjikuzhy,  
Kottayam



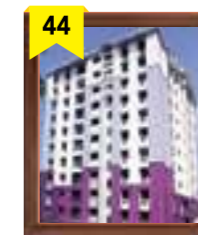
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**ORCHID VILLAS**  
Kanjikuzhy,  
Kottayam



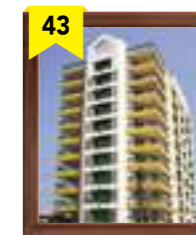
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**ELEGANZA**  
Good Shepherd Road,  
Kottayam



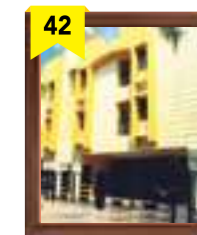
44

**PALACE HEIGHTS**  
Kottaram Road,  
Calicut



43

**SEA WIND**  
Beach Road,  
Calicut



42

**LITTLE HEARTS**  
Off Mavoor Road,  
Calicut



41

**SOLITAIRE**  
Edappally,  
Kochi



40

**GATEWAY**  
Edappally,  
Kochi



39

**MARIGOLD**  
Petta, Kochi



38

**IRIS-GARDEN VILLAS**  
Avenue Road,  
Trichur



37

**BLOSSOM APARTMENTS**  
Sakthan Thampuran Nagar,  
Trichur



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**PALM SPRING VILLAS 2**  
Kanjikuzhy, Kottayam



35

**ORCHID-1 APTS.**  
Kanjikuzhy,  
Kottayam



34

**SONATA**  
Off Mavoor Road,  
Calicut



33

**BLUE BELLS**  
Joseph Road, Calicut



32

**TULIP**  
Petta, Kochi



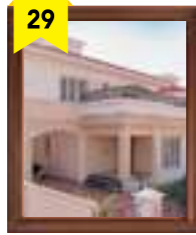
31

**ROSE MOUNT APTS.**  
Kadavanthra, Kochi



30

**EMERALD**  
Panampilly Nagar,  
Kochi



29

**ELYSIUM GARDEN**  
Kaloor, Kochi



28

**EBONY WOODS**  
Vytila, Kochi



27

**HARMONY VILLAS**  
Sakthan Thampuran Nagar,  
Trichur



26

**HERITAGE VILLAS**  
Mundupalam,  
Trichur



25

**ROSE MOUNT HOMES**  
Kadavanthra, Kochi



24

**PINE WOOD**  
Jawahar Nagar,  
Kochi



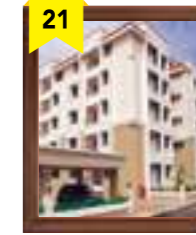
23

**CRYSTAL WATERS-II**  
Vaduthala,  
Kochi



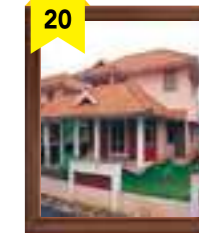
22

**CITADEL**  
K. K. Road,  
Kottayam



21

**DAFFODILS**  
Petta,  
Kochi



20

**IVORY COUNTY VILLAS**  
Mundupalam, Trichur



19

**IVORY COUNTY APTS.**  
Mundupalam,  
Trichur



18

**AUTUMN WOODS**  
Jawahar Nagar,  
Kochi



17

**HILLS DALE**  
Rajiv Nagar,  
Calicut



16

**PALM SPRING VILLAS 1**  
Kanjikuzhy,  
Kottayam



15

**TRITON**  
Marine Drive,  
Kochi



14

**SILVER OAK**  
Jawahar Nagar,  
Kochi



13

**MEADOWS VILLAS**  
Eranielapam,  
Calicut



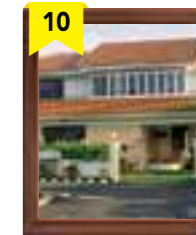
12

**GREEN WOODS**  
Kakkanad,  
Kochi



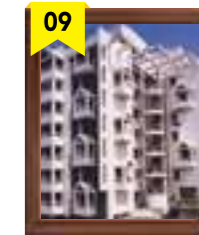
11

**OAK WOOD**  
Jawahar Nagar,  
Kochi



10

**CRYSTAL WATERS-1**  
Vaduthala,  
Kochi



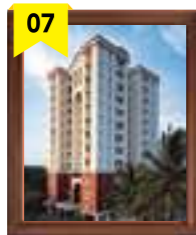
09

**PARK DALE**  
Sasthri Road,  
Kottayam



08

**QUEENS PARK**  
Keerthi Nagar,  
Kochi



07

**MARBLE ARCH**  
Kaloor,  
Kochi



06

**MARINE GATE**  
Nr. Corporation Office,  
Calicut



05

**GREEN VALLEY**  
Kakkanad,  
Kochi



04

**BELAIR**  
Panampilly Nagar,  
Kochi



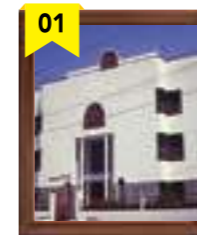
03

**SPRING FIELD**  
Padivattom,  
Kochi



02

**HABITAT**  
Kakkanad,  
Kochi



01

**MANSION**  
Gandhi Nagar,  
Kochi



**FIRST BUILDER  
TO HAVE LAUNCHED**

**152**

**PROJECTS**

**152<sup>ND</sup>**  
**PROJECT**  
\* \* \*



Live in  
*Luxury*  
in the heart of Kochi

AFTER THE SUCCESSFUL  
COMPLETION OF POLARIS,  
SKYLINE PRESENTS

SKYLINE  
**OZONE**  
PREMIUM AIR CONDITIONED APARTMENTS



Images shown are artistic impressions only. Actual may vary.





SKYLINE  
**OZONE**  
PREMIUM AIR CONDITIONED APARTMENTS  
Kadavanthra, Kochi

3 BHK AIR CONDITIONED APARTMENTS  
AT JAWAHAR NAGAR, KADAVANTHRA, KOCHI



## *Opulence* in the heart of the City

Find yourself swaddled in unlimited opulence with the new Skyline Ozone. Elegantly designed 50 premium 3 BHK homes in 13 floors assure you a harmonious living amidst wide range of conveniences.

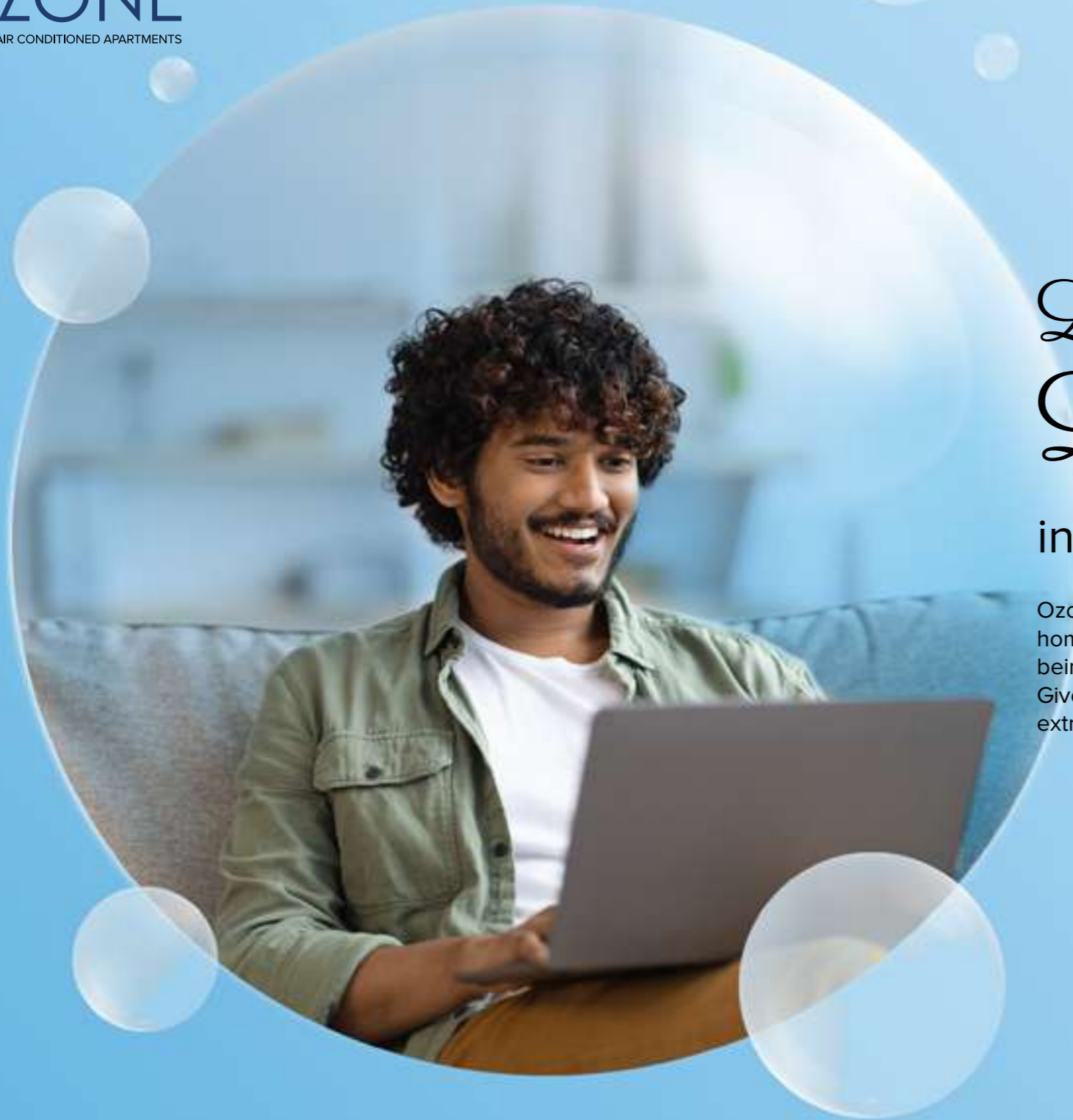
With the wealth of 33 years of experience, Skyline has crafted Ozone with an array of luxurious amenities. From the air-conditioned recreation hall to the well-equipped fitness centre, you can experience the soul of opulence in every corner.



# *Utmost Security*

in the heart of the City

Skyline is laser focused on security measures as well. From the intercom facility with video door phone to the surveillance cameras, everything is meticulously detailed.



# *Luxury Living*

in the heart of the city

Ozone is located in Kadavanthra, Kochi, a location that has been home to an accomplished and influential community. Relish the joy of being in a prime location with quick access to all major conveniences. Give yourself a break from the tied-up life and feel cocooned in extravagance with a serene and calm environment.



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## GAMES ROOM

Images shown are artistic impressions only. Actual may vary.



**FITNESS CENTRE**



Images shown are artistic impressions only. Actual may vary.

**AIR CONDITIONED  
RECREATION HALL**

Images shown are artistic impressions only. Actual may vary.



**SWIMMING POOL**





### DISTANCE CHART

**Schools**

Toc-H Public School – 1.2 KM  
Bhavan's Vidya Mandir – 3.0 KM

**Hospitals**

Giridhar Eye Hospital – 2 KM  
Lotus Eye Hospital – 1.7 KM  
Welcare Hospital – 1.1 KM  
Medical Trust Hospital – 3.2 KM

**Amenities near by**

Rajiv Gandhi Indoor Stadium – 1.8 KM

**Schools**

Kadavanthra Jn. – 2 KM  
Vytilla Jn. – 1.5 KM  
Sree Narayaneswaram Temple – 1.2 KM  
Little Flower Church – 1.5 KM  
Avenue Centre – 3.3 KM  
Max Showroom – 2.4 KM

**Malls & Supermarkets**

Reliance Fresh Super Market - 80 M  
More Supermarket - 100 M  
Centre Square Mall – 4.5 KM

**Banks/ATM**

South Indian Bank – 550 M  
Federal Bank – 1.5 KM  
Canara Bank – 170 M

**Metro Station**

Kadavanthra – 2 KM  
Elamkulam – 800 M  
Vytilla – 1.7 KM

**Train Station**

Ernakulam Junction – 3.7 KM



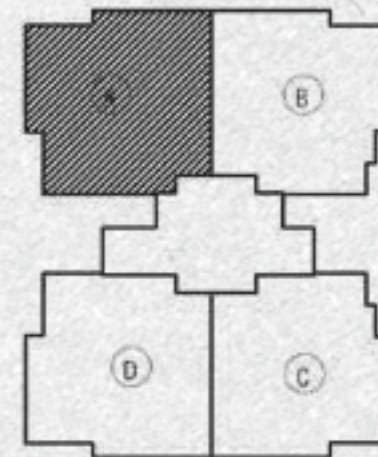
## SITE PLAN

### GROUND FLOOR

1. ENTRY/ EXIT GATE
2. SECURITY CABIN & TOILET
3. VISITORS' PARKING
4. PHYSICALLY CHALLENGED PARKING
5. LOBBY ENTRY
6. DRIVEWAY
7. UNIT TYPE A
8. UNIT TYPE B
9. UNIT TYPE C
10. UNIT TYPE D
11. RAMP TO BASEMENT

### FIRST FLOOR

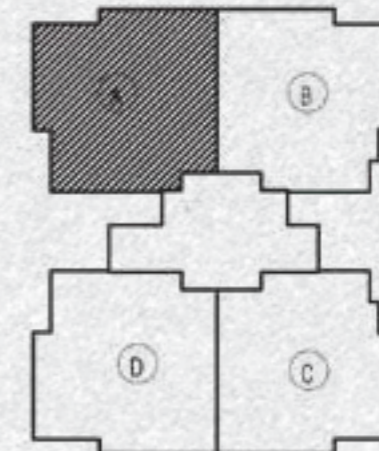
12. TERRACE GARDEN AT 1st FLOOR
13. SWIMMING POOL AT 1st FLOOR
14. KIDS POOL AT 1st FLOOR



**Type A1 (1<sup>st</sup> Floor)**

Saleable Area	- 1868 Sq. ft.
Carpet Area as per RERA	- 1294 Sq. ft.
Carpet Area of Balcony	- 132 Sq. ft.
Terrace Area	- 55 Sq. ft.

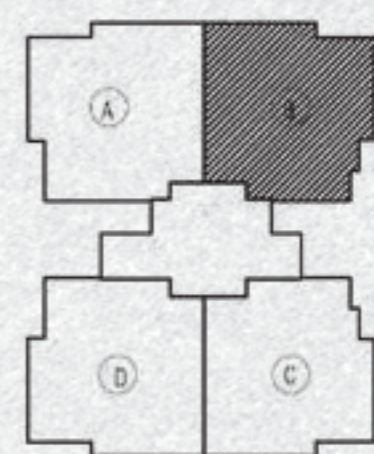
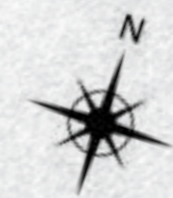
Dimensions may vary slightly during construction. Furniture & fixtures are indicative only. All dimensions are in centimetres.



**Type A (2<sup>nd</sup> - 13<sup>th</sup> Floor)**

Saleable Area - 1868 Sq. ft.  
 Carpet Area as per RERA - 1294 Sq. ft.  
 Carpet Area of Balcony - 132 Sq. ft.

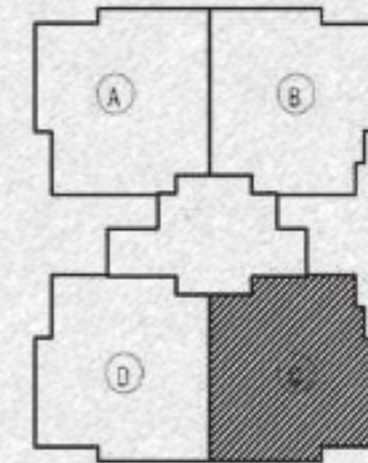
Dimensions may vary slightly during construction. Furniture & fixtures are indicative only. All dimensions are in centimetres.



**Type B (2<sup>nd</sup> - 13<sup>th</sup> Floor)**

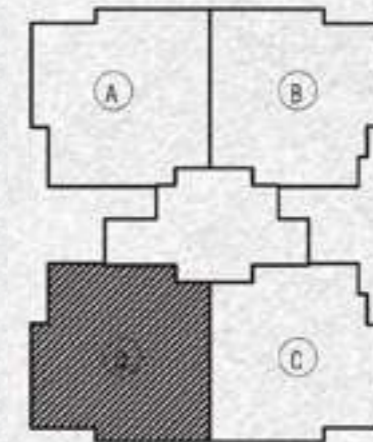
Saleable Area - 1713 Sq. ft.  
 Carpet Area as per RERA - 1175 Sq. ft.  
 Carpet Area of Balcony - 121 Sq. ft.

Dimensions may vary slightly during construction. Furniture & fixtures are indicative only. All dimensions are in centimetres.



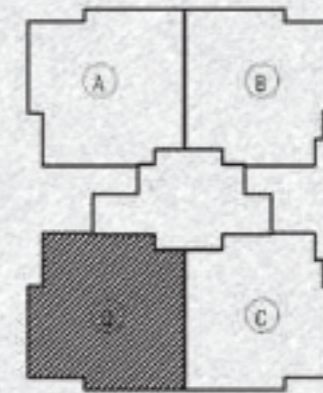
**Type C (2<sup>nd</sup> - 13<sup>th</sup> Floor)**

Saleable Area - 1713 Sq. ft.  
 Carpet Area as per RERA - 1180 Sq. ft.  
 Carpet Area of Balcony - 116 Sq. ft.



### Type D (2<sup>nd</sup> - 13<sup>th</sup> Floor)

Saleable Area - 1868 Sq. ft.  
Carpet Area as per RERA - 1294 Sq. ft.  
Carpet Area of Balcony - 131 Sq. ft.



### Type D1 (1<sup>st</sup> Floor)

Saleable Area	- 1868 Sq. ft.
Carpet Area as per RERA	- 1294 Sq. ft.
Carpet Area of Balcony	- 131 Sq. ft.
Terrace Area	- 55 Sq. ft.



# Typical Floor Plan



The address says it all  
— Since 1989 —



Dimensions may vary slightly during construction. Furniture & fixtures are indicative only. All dimensions are in centimetres.

# SPECIFICATIONS

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## Apartments

### Flooring

- Vitrified tiles for bedrooms, kitchen, living area, dining and balcony.
- Ceramic tiles / equivalent for toilets.

### Kitchen

- Adequate power points for home appliances.
- Polished granite slab for kitchen counter.
- Ceramic tile above counter to a height up to 60cms.
- Hot water provision for kitchen sink.
- Stainless steel sink single bowl with single drain board of premium brand.
- Electrical / plumbing work for water purifier / washing machine / dish washer.

### Toilets

- Premium quality ceramic / vitrified / equivalent floor tiles and wall tiles up to ceiling.
- Premium quality bath fittings.
- Single lever diverter with shower in all toilets.
- Single lever basin mixer for master bed toilet wash basin.
- Wall hung sanitary fixtures with concealed cistern in all toilets.

## Doors and Windows

- Main Entrance Door: Hard wood frame with laminated flush door shutter / engineered pre-hung flush door.
- Internal Door: Hard wood frame with laminated flush door shutter / engineered pre-hung flush door.
- Living Balcony: Fully glazed aluminium sliding door with toughened glass.
- Windows: Powder coated aluminum windows.

## Painting

- Plastic emulsion over putty finish for internal walls.

## Electrical

- Concealed conduit wiring with earthing.
- Adequate light and fan points.
- 6/16amps socket points etc controlled by RCBO and MCBs with independent KSEB meters.
- Geyser and exhaust fan points in all bathrooms and kitchen.
- FR (Fire Retardant) wiring of premium brand.

## Lifts

- Two fully automatic lifts (one passenger lift and one bed lift) with ARD, intercom and surveillance camera.

### Telephone Point

- Intercom facility in each apartments, in living room and master bedroom.
- Provision for land line connection in all apartments, in living room and master bedroom.

### TV point

- OFC based TV point in living room and master bedroom.

### Internet Point

- Dummy provision for internet point in living room.

### AC

- Split AC in all bedrooms and in living / dining area.

### Generator

- Generator back up for common facilities such as lifts, common lighting, pumps etc.
- Following generator back up for apartments is limited to 1500 Watts -
  - o Light and fan in all rooms, entrance light point, bell push, TV point.
  - o 6A point near telephone point in living room.
  - o 6A point for water purifier in kitchen.
  - o 16A of fridge point with a load of 500 Watts.

### Common Facilities

- Swimming pool with kids' pool.
- Pool deck party area.
- Air conditioned recreation hall.
- Fitness centre.
- Games room.
- Biometric access control for main entry lobby and basement lobby.
- Driver's room.

- Fire fighting system as per fire and rescue norms.
- EV charging facility at all parking at additional cost.
- Reticulated gas line in each apartment at additional cost.

### Conservation of Energy and Natural Resources

- Auto level control for over head water tank.
- Efficient and optimized energy management for elevators.
- Rain water collecting tank .
- Dual flushing system for toilet cistern.
- Onsite treatment of waste and reuse of treated effluent from the STP for gardening.
- Use of low VOC content paint for healthy environment.
- Solar assisted lights up to 1 KW.

### Safety and Security Features

- Intercom facility with video door phone in all apartments.
- Safety grills for windows except balcony windows.
- ARD (Automatic Rescue Device) in the lift.
- Surveillance camera in the lifts and in prominent areas of ground floor and yard.
- Protective handrails, parapets with adequate height for balconies and terrace areas.

### Water

- KWA water supply subject to rules & regulations and availability.
- Independent water metering for domestic water supply for individual apartment at additional cost.



## POST SALES CARE

Your comfort and safety is our top priority. Avail our Home Care Services to make your stay hassle-free, at nominal costs.



**UTILITIES CARE:** Housekeeping, pest control, plumbing, carpentry and masonry jobs.

**SUPPORT SERVICES:** Payment of bills - electricity bills, telephone bills, association dues, other bills like property tax bills, cable / internet bills etc.

**RENTAL:** For those who wish to rent out their homes, our Homecare Department would provide you with all the needed assistance, starting from arranging appropriate tenants to depositing amounts in bank accounts.

**RESALE:** For those who wish to sell their property at best deals, we provide you with a highly skilled team of sales and marketing professionals to achieve your desired outcome.



### INTERIOR

Nobody knows your home better than our excellent in-house Interior Design Department. With a team of expert hands in interior designing, we are more than happy to help you have the best interior designs that suit your lifestyle.

### OUR KEY ADVANTAGES

- Professional services
- Innovative solutions
- Proper documentation of work
- Unmatched quality of materials
- Cost effective solutions
- Customised solutions
- Contemporary design
- Transparency in dealing with clients
- Professional execution
- Timely delivery
- Reliability



Our services don't just end with you purchasing a home from us. Our after sales service wing offers professional help to manage and maintain your Skyline home at a reasonable fee.

### OUR AFTER SALES SERVICES INCLUDE:

- Maintenance and servicing for electrical, plumbing fixtures and other finishing items
- Periodically monitor lifts, fire fighting equipments, etc. till handing over of property to the Residents' Association



The symbol of the most distinctive expression of our care for you.

- Exclusively for Skyline members.
- This privilege allows you and your family the luxury of a complimentary stay at any of Skyline's furnished AC transit homes, absolutely free of cost.
- Choose your Skyline transit home located in six major cities across Kerala - Trivandrum, Kottayam, Kochi, Thrissur, Calicut and Kannur.



Skycare Property Management Services is an exclusive property management wing of Skyline Builders. Skycare manages the total upkeep and maintenance of common areas & facilities for Skyline properties across Kerala.

**The Services provided by Skycare include:**

- Property Management Administration
- 24x7 Technical & Security Service
- Daily operation and maintenance of various installations including Lift, Generator, STP, WTP, Fire fighting system etc.
- On call mechanical, electrical and plumbing technical support
- Planned preventive maintenance of various installations
- Upkeep and maintenance of common facilities including Swimming pool, Fitness centre, Spa etc.
- Security service
- Housekeeping service
- Garden maintenance
- Waste Management
- Pest controlling
- Water supply
- Storm drainage and sewage disposal

# ACCOLADES



Being a leader bestows in you the responsibility of finding pathbreaking innovations. Each project of Skyline is a stepping stone to reach the next echelon. Winning over the trust of over 7700 family with laser sharp focus on quality, delivery and service has enabled Skyline to win awards too.

- 152 projects dotted across Kerala reflects Skyline's mettle in home creation.
- Credited with over 1.57 crore sq.ft. of built-up area.
- Handover of 141 projects in a time span of 33 years.
- Winner of Game Changers of Kerala, Business Innovation Awards 2021.
- Winner of 'Asia pacific International Property Award 2019-20' in the high rise development - India & Residential development - India categories.
- Winner of the Brand of the year 2018 Award and the Most Trusted CEO Award at WCRC's Ideasfest 2018.
- Winner of Kerala Realty Icon Award for Overall Contribution to Kerala's Real Estate domain 2018.
- Winner of 2017 Grohe Hurun Award for the Most Respected Real Estate Brand - Kerala.
- Winner of the Best Group Housing Villa project by the Indian Institute of Architects, Kerala Chapter.
- Winner of Future Kerala Brand Award 2017 for the Most Trusted & Respected Real Estate Brand Of Kerala.
- Winner of Mathrubhumi Property Awards 2016, in the High Rise Apartment category.
- Winner of NDTV Property Awards 2016, in the Premium Apartment Project of the Year - South Tier II City.
- Winner of CNBC Awaaz Award for Best Residential Project in 2013.
- Winner of Best All India Residential Apartment at the CREDAI Real Estate Awards 2012.
- CRISIL graded builder since 2007.
- One of the first builders in India to be ISO 9001:2015 certified.

# WHY INVEST IN SKYLINE ?

## **VALUE APPRECIATION:**

Our commitment to building world-class homes, in locations that become the city's next landmarks, has now given our customers addresses they can be even more proud of. 1600 Skyliners have become crorepatris due to property appreciation.

## **OUTSTANDING EXPERTISE:**

Since its inception, Skyline Builders has given utmost importance to quality, innovation and world-class luxury. The builder is proud to have launched 152 projects, both villas and apartments, across Kerala.

## **ON-TIME DELIVERY:**

Skyline has always strived to keep their promises, and over 7700 Skyline customers are proof enough. The builder has handed over 141 projects till date.

## **CERTIFICATIONS AND AWARDS:**

Skyline Builders has added many feathers to its cap. Skyline is one of the first builders in India to obtain ISO 9001:2015 certification. The builder has been graded CRISIL since 2007 and won Best All India Residential Apartment at the CREDAI Real Estate Awards 2012, Best Builder Award 2013 by Kerala State Business Excellence Awards, Mathrubhumi Property Awards 2016, NDTV Property Awards 2016, Most Respected Real Estate Brand - Kerala at Grohe Hurun Award 2017, Most Respected & Trusted Real Estate Brand Of Kerala at Future Kerala Brand Award, Most Trusted CEO Award and Brand of the Year Award 2018 at WCRC's Ideasfest 2018 and Winner of 'Asia Pacific International Property Award 2019-20' in the high rise development - India & Residential development - India categories.



Mr. Jayant  
Architect, Colliers



# THE DESIGN

Ozone is a unique project designed to include multiple modern features, such as spacious clubhouse, well equipped gym, luxurious lobbies and all-inclusive apartment units. As the name suggests, Ozone is synonymous with a healthy and stress free lifestyle in combination with affordable luxury.

Apart from housing all state-of-art features, the building also aims to be one of the first Eco-friendly and Biophilic Development in the city. Planters are provided within the apartments and in all common areas to nurture a healthy environment. We intend to make this building stand out for its sustainable and eco-friendly parameters.

Each of Ozone's units is well crafted to allow maximum light and ventilation. The spacious layout provides optimum utilization as well flexibility as per individual requirement – be it a home office, kids' space or the open kitchen which flows in to living areas.

The facade of the building is designed to maintain a minimalistic contemporary architectural style. In essence, Skyline Ozone is a unique example of a timeless building design to offer LOHAS - Lifestyle of Health and Sustainability.





**CRISIL**  
**GRADED BUILDER**  
**SINCE 2007**



K-RERA/PRJ/ERN/125/2022  
rera.kerala.gov.in

**CHRISTOPHER. J - +91-9744413300**

#### **CORPORATE OFFICE**

Skyline House, NH Bypass, Near EMC, Kochi.

#### **BRANCH OFFICES**

TRIVANDRUM: Third Floor, Leelaram Building, Vellayambalam, Thiruvananthapuram.

THIRUVALLA: Skyline Builders, Kacherry Junction, Kulakkadu Road, Near DYSP Office, Thiruvalla.

KOTTAYAM: Building No.II / 192 A, KK Road, Kanjikuzhy, Kottayam.

PALA: Skyline Builders, Opp Anns Bakers, Cathedral Church Road, Pala.

KOCHI: 3rd Floor, Skyline House, NH Bypass, Near EMC, Kochi.

THRISSUR: Skyline Willow Heights, A Block, Ground Floor, Gosaikunnu, Kuriachira, Thrissur.

KOZHIKODE: Skyline Bay Waters, Near Corporation Office, Beach Road, Kozhikode.

KANNUR: Skyline Wings, Near Elayavoor Village Office, Elayavoor P. O., Mele Chovva, Kannur.

OTHER OVERSEAS OFFICES: USA - Email-Id: usa@skylinebuilders.com, DOHA - Email-Id: qatar@skylinebuilders.com

Projects In: Thiruvananthapuram, Kollam, Thiruvalla, Pala, Kottayam, Kochi, Thrissur, Kozhikode, Kannur.

#### **DISCLAIMER**

This document doesn't constitute either a legal offer or an invitation to an offer. The information contained in this document has been compiled with greatest possible care. However, no warrant is given and interested parties should rely on sale agreement. All visuals of the property including models, drawing, illustrations, photographs and art renderings represent artistic impressions only. Actual may vary. The information contained herein, the fittings, finishes, features, floor (size, finish, colour) and other display in the visuals, which are for general guidance only, are subject to change and should not be relied upon accurately describing any specific matter. We have not authorised anyone to make any oral promises or assurances on our behalf with regard to the specifications, price and such other details of the apartments in question. Allottees are requested to rely only upon the terms of the sale Agreement which is a comprehensive document, containing all terms and conditions applicable as between the parties. Plans and specifications mentioned in the sale Agreement supersedes this document. Elevation, building, color and all pictures are not a legal offer.