

K-RERA/PRJ/ERN/059/2023 www.rera.kerala.gov.in



SKYLINE

# **MATRIX**

DESIGNER HOMES

KAKKANAD – KOCHI

156 residential projects

7800 1.61 + happy customers

crore + sq. ft. built-up area

years of creditable stature



Over 7800 delighted home owners. 155 outstanding projects, 9 cities distinct by their skyline, 34 trail-blazing years. Skyline is versatile, dynamic and ever growing. When you become a Skyline stakeholders or homeowner, you can count on a superior experience, know-how, insight and integrity. Whatever be your individual aspiration Skyline provides world-class housing solutions scaled to accommodate them.

# SKYLINE BUILDERS HALL OF FAME



**CITY LIGHT** East Fort Thrissur



ZEN Elamakkara Kochi



Mele Chovva



THE ONE NH Bypass, Palarivattom, Kochi



**UPPER CREST** Sasthamangalam, Trivandrum



XYLUS Kakkanad, Kochi



**HAZEL** Kalathipady, Kottayam



**PEARL** Kanjikuzhy, Kottayam



**PIXEL** Kakkanad, Kochi



WINDMILL Manjadi, Thiruvalla



**POLARIS** Kadavanthra, Kochi



**AVENUE SUITES** Avenue Road, Trichur



Kannur

**EPIC** Stadium Link Road, Kochi



OZONE

Kadavanthra

Kochi

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



**BLUE VISTA** Puthiyangadi, Calicut



RANCH II Tripunithura, Kochi



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



**GRAND TERRACE** Off Mayoor Road Jn., Calicut



24 CARAT (Amber) Elamakkara, Kochi



**SPECTRA ZENITH** Mavelipuram, Near Jubilee Mission Kochi Hospital, Thrissur



**MARBELLA** Kadappakada, Kollam



**ORBIT** Banerjee Road, Kochi



**SYNERGY** Cheranalloor, Kochi



**EXOTICA** Devalokam, Kottayam



24 CARAT (Jade) Elamakkara, Kochi



**CAMBRIDGE** Mukkolakkal, Trivandrum



**CRESCENDO** Off NH Bypass, Calicut



**CAMPUS HEIGHTS** Trivandrum



GRACE Pala



**BROWN** Kakkanad,



THE EDGE Thiruva**ll**a



THE LEGEND Kaloor, Kochi



OASIS Kottayam



**PALAZZO** Kottayam



**CEDAR PARK** Vattiyoorkavu, Trivandrum



**TERRA** Kottayam



AQUA Kottayam



**AIRES** Kottayam



**PETAL** Pottamal, Calicut



AXIS Paravattani, Trichur



Kochi

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



**CORNELL** Kakkanad, Kochi



**PRINCETON** Kakkanad, Kochi



**ALTON HEIGHTS** Kottayam



RIVERVILLE Aluva, Kochi



RANCH 1 Tripunithura, Kochi



INFINITY Mundupalam Jn., Trichur



**AUGUSTA** Thiruvalla



**HIGH POINT** Kottayam



ONYX Nr. English Church, Nadakkavu, Calicut



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



**HEIRLOOM** Talap, Kannur



**EMINENCE** Edappally, Kochi



**COLUMBIA** Kakkanad, Kochi



**HARVARD** Kakkanad, Kochi



**STANFORD** Kalathipady, Kottayam



**DOMAIN** Nr. Technopark, Trivandrum



**HARTFORD** Kalathipady, Kottayam



**SYLVANIA** Kakkanad, Kochi



YALE Kakkanad, Kochi



**SKYLINE TOWER** Palarivattom, Kochi



**LAVENDER** Petta, Kochi



**GARNET** Off Mavoor Road, Calicut



**PALMTOP** Kakkanad, Kochi



**BELVEDERE** Kurishupally, Kottayam



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



**RIVER SCAPE** Aluva, Kochi



**KNIGHTS** Kaloor, Kochi



**DUKES** Kaloor, Kochi



**BARONS** Kaloor, Kochi



**LORDS** Kaloor, Kochi



**GLENWOODS** Nr. Metropolitan Hospital, Trichur



**BRENTWOODS** Nr. Metropolitan Hospital, Trichur



**CLIFFWATERS** Payyambalam, Kannur



**CANOPY** Nadakkavu, Kannur Road, Calicut



**PALMSHADE** Edappally, Kochi



Gosaikunnu. Trichur



WILLOW HEIGHTS-2 WILLOW HEIGHTS-1 Gosaikunnu, Trichur



K. K. Road, Kottayam



TOWN SQUARE RIVER VALLEY VILLAS Kottayam



**OCEANIC** Calicut



**PRIMROSE** Kaloor, Kochi



**TEMPLETON** Ernakulam South, Kochi



ORION-II NH-17, Edappally, Kochi



**LEGACY** Off Kacheripady, Kochi



**MELROSE** Padivattom, Kochi



**ZIRCON** Panampilly Nagar, Kochi



**TOPAZ** Kadavanthra, Kochi



**OPAL ARCH** Kaloor, Kochi



**ASTER** Petta. Kochi



ORION-I NH-17, Edappally, Kochi



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



**AMITY PARK** Edappally, Kochi



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



**PLATINUM** Rajaji Road, Kochi



**ROYALE** Panampilly Nagar, Kochi



**BAYWATERS** Beach Road, Calicut



**FLORENTO** Kaloor Kochi



KINGSMEAD Peringavu, Trichur



**PALM MEADOWS** VILLAS Kanjikuzhy, Kottayam



**HOMESTEAD** Thevara, Kochi



HERITAGE EXTN. VILLAS, Mundupalam, Trichur



**AVENUE CREST** Avenue Road, Trichur



**BLOOM DALE** Mission Quarters, Trichur



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



**OXFORD** Kalathipady, Kottayam



ORCHID-II Kanjikuzhy, Kottayam



**ORCHID VILLAS** Kanjikuzhy, Kottayam



**ELEGANZA** Good Shepherd Road, Kottayam



**PALACE HEIGHTS** Kottaram Road, Calicut



**SEA WIND** 

Beach Road,

Calicut

LITTLE HEARTS Off Mavoor Road, Calicut



**SOLITAIRE** Edappally, Kochi



**GATEWAY** Edappally, Kochi



MARIGOLD Petta, Kochi



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



**BLOSSOM APARTMENTS** Sakthan Thampuran Nagar, Trichur



PALM SPRING VILLAS 2 Kanjikuzhy, Kottayam



ORCHID-1 APTS. Kanjikuzhy, Kottayam



**SONATA** Off Mavoor Road, Calicut



**BLUE BELLS** Joseph Road, Calicut



TULIP Petta, Kochi



ROSE MOUNT APTS. Kadavanthra, Kochi



**EMERALD** Panampilly Nagar, Kochi



**ELYSIUM GARDEN** Kaloor, Kochi



Vyttila, Kochi



EBONY WOODS HARMONY VILLAS HERITAGE VILLAS Sakthan Thampuran Nagar, Trichur



Mundupalam, Trichur



**ROSE MOUNT** PINE WOOD HOMES Jawahar Nagar, Kochi Kadavanthra, Kochi



**CRYSTAL WATERS-II** Vaduthala. Kochi



CITADEL K. K. Road. Kottayam



**DAFFODILS** Petta. Kochi



IVORY COUNTY VILLAS Mundupalam, Trichur



IVORY COUNTY APTS. AUTUMN WOODS Mundupalam, Trichur



Jawahar Nagar, Kochi



HILLS DALE Rajiv Nagar, Calicut



**PALM SPRING VILLAS 1** Kanjikuzhy, Kottayam



TRITON Marine Drive, Kochi



SILVER OAK Jawahar Nagar, Kochi



**MEADOWS VILLAS** Eranhipalam, Calicut



**GREEN WOODS** Kakkanad, Kochi



**OAK WOOD** Jawahar Nagar, Kochi



**CRYSTAL WATERS-1** Vaduthala, Kochi



**PARK DALE** Sasthri Road, Kottayam



**QUEENS PARK** Keerthi Nagar, Kochi



Kaloor, Kochi



MARINE GATE Nr. Corporation Office, Calicut



**GREEN VALLEY** Kakkanad, Kochi



**BELAIR** Panampilly Nagar Kochi



**SPRING FIELD** Padivattom, Kochi



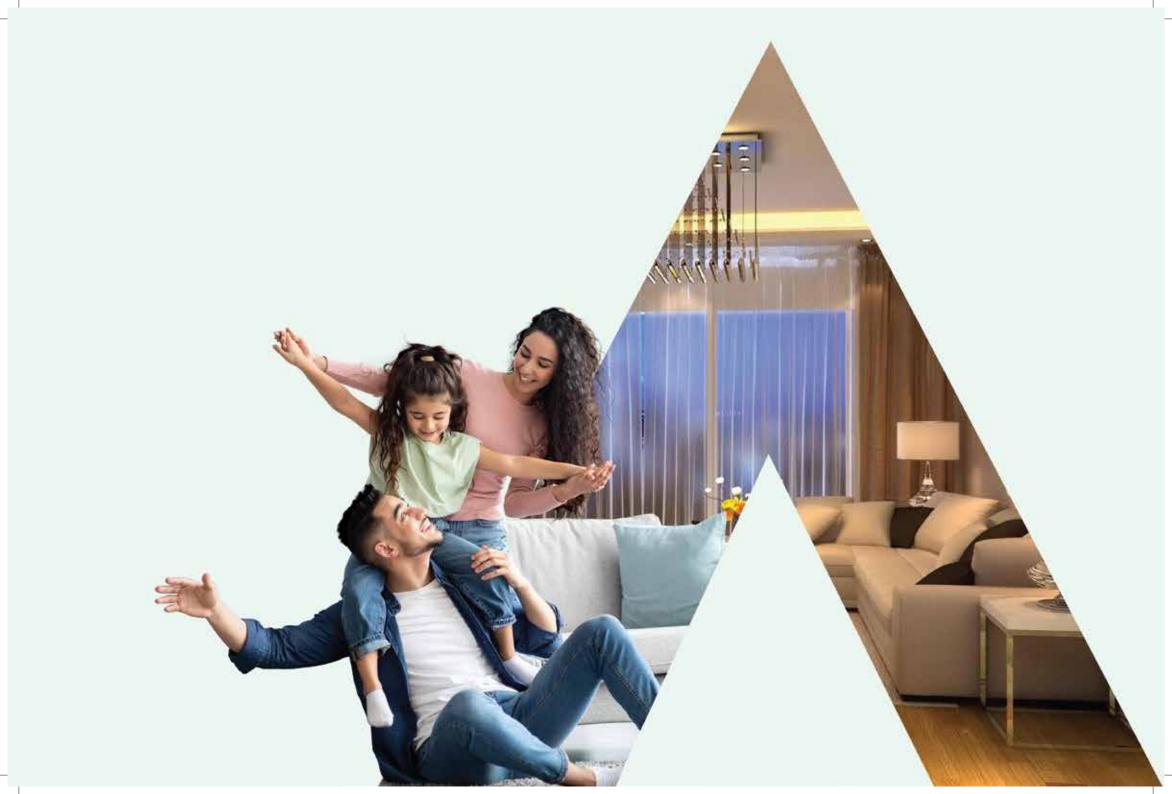
**HABITAT** Kakkanad, Kochi



MANSION Gandhi Nagar, Kochi









# MAKING ROOM FOR PEAKS OF LUXURY

When people accelerate their aspirations, they seek a new home address that provides a better living environment, a higher social status, a new level of indulgence and assured value for their investment. The Skyline Matrix coming to life at Kakkanad fits the bill perfectly. Right from the stunning design to the expansive interiors and luxurious amenities, the 3&2 BHK Designer homes accommodate all that you seek.





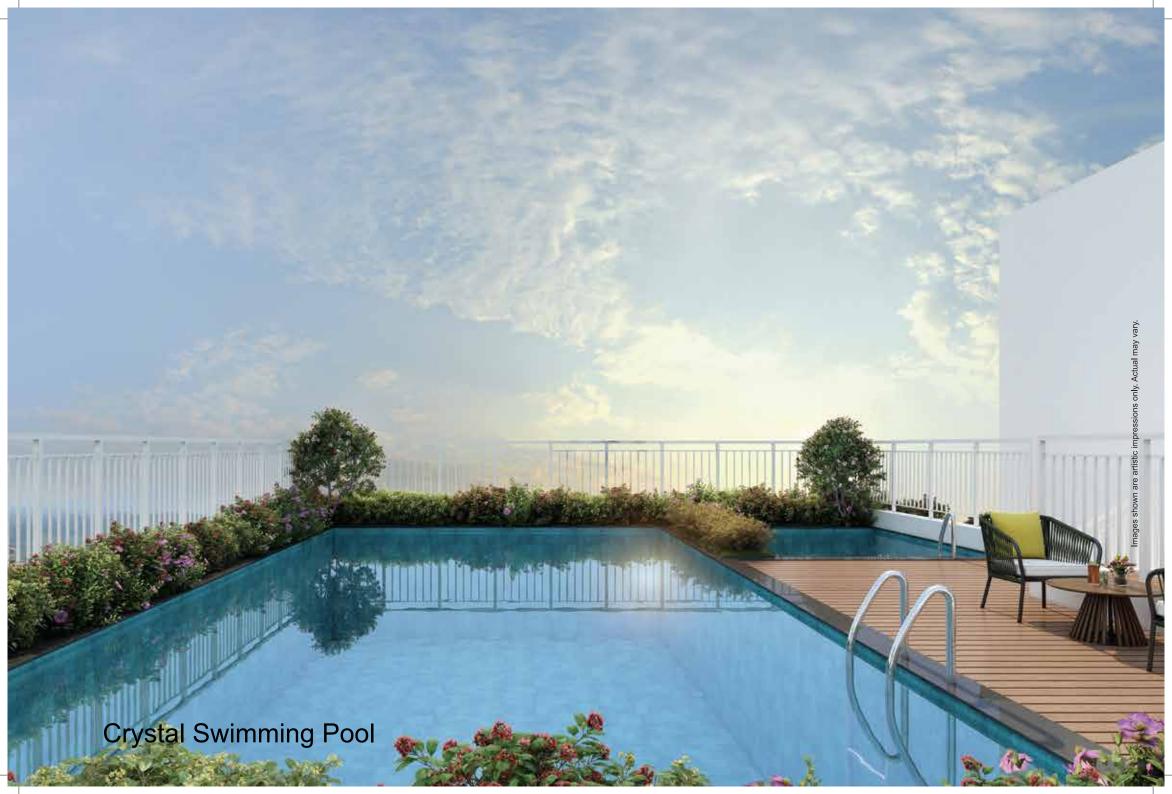
# FEATURE BY FEATURE... SUPERIOR ON ALL COUNTS

Besides the superbly laid out individual apartments, Skyline Matrix is embellished with luxurious amenities. The quality of workmanship, premium building materials and fixtures and thoughtfully provided living accessories have the hallmark of Skyline excellence. The air conditioned multipurpose recreation room, swimming pool, pool deck party area, fitness area and security features make your community living a leisurely paced, tranquil indulgence.













### **LOCATION**

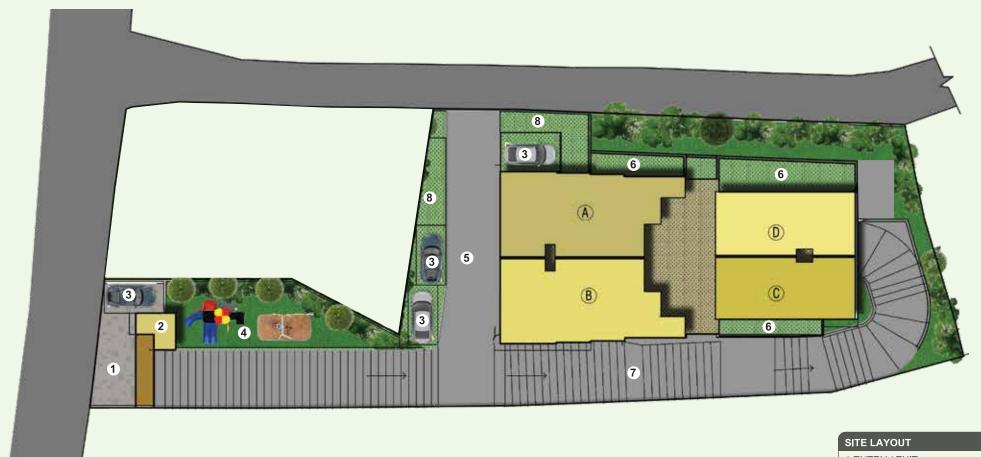




GEMS Modern Academy

#### **DISTANCE CHART**

Civil Station	:	1.1 km
Infopark	:	2.3 km
Smartcity	:	2.6 km
Sunrise Hospital	:	2.1 km
Rajagiri Educational		
Institutions	:	3.6 km
The Indian Public School	:	2.3 km
Naipunnya Public School	:	3.1 km
GEMS Modern Academy	:	3.7 km
Novotel	:	1.2 km
Four Points by Sheraton		2.5 km
Cochin Special Economic Zone	:	3.4 km



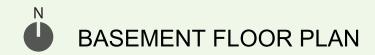
- 1 ENTRY / EXIT
- 2 SECURITY CABIN
- 3 VISITOR'S PARKING
- 4 CHILDREN'S PLAY AREA
- 5 DROP OFF
- 6 TERRACE AT GROUND FLOOR
- 7 RAMP TO BASEMENT
- 8 SCOOTER PARKING



### LOWER BASEMENT FLOOR PLAN















**TYPE - A** 3 BHK (1st - 9th Floor)









SALEABLE AREA : 1581 Sq. Ft.

Carpet Area As Per RERA : 1052 Sq. ft. Balcony Area : 47 Sq. Ft.

**TYPE - B** 3 BHK (1st - 9th Floor)







SALEABLE AREA : 1581 Sq. Ft.
Carpet Area As Per RERA : 1052 Sq. ft.

Balcony Area : 47 Sq. Ft.

# **TYPE-C** 2BHK (Ground Floor)







SALEABLE AREA : 1044 Sq. Ft.

Carpet Area As Per RERA : 681 Sq. Ft.
Balcony Area : 45 Sq. Ft.
Terrace Area : 110 Sq. Ft.

<sup>\*</sup> Dimensions may vary slightly during construction. Furniture and fixtures are indicative only. All dimensions are in centimetres

**TYPE - C** 2 BHK (1st - 9th Floor)







SALEABLE AREA : 1044 Sq. Ft.

Carpet Area As Per RERA : 681 Sq. ft. Balcony Area : 45 Sq. Ft.

# **TYPE-D** 2BHK (Ground Floor)









SALEABLE AREA : 1044 Sq. Ft.

Carpet Area As Per RERA : 681 Sq. Ft.
Balcony Area : 45 Sq. Ft.
Terrace Area : 350 Sq. Ft.

<sup>\*</sup> Dimensions may vary slightly during construction. Furniture and fixtures are indicative only. All dimensions are in centimetres

**TYPE - D**2 BHK (1st - 9th Floor)







SALEABLE AREA : 1044 Sq. Ft.

Carpet Area : 681 Sq. ft. Balcony Area : 45 Sq. Ft.

<sup>\*</sup> Dimensions may vary slightly during construction. Furniture and fixtures are indicative only. All dimensions are in centimetres

## **TYPICAL FLOOR PLAN**









#### **FLOORING**

- Vitrified tiles of size 60 X 60 cm for bedrooms, kitchen, living, dining and balcony.
- · Ceramic tiles for toilets.

#### **KITCHEN**

- Polished granite slab for kitchen counter.
- Ceramic tile above counter to a height upto 60cms.
- Stainless steel sink, single bowl with single drain board sink.
- Electrical/plumbing for water purifier and washing machine.
- Reticulated gas to kitchen in individual units at additional cost as per the price chart.
- Adequate power points for home appliances.

#### **BED TOILETS**

- Ceramic floor tiles and wall tiles up to ceiling.
- Wall hung EWC with concealed cisterns.
- Wall mounted wash basins.

#### **DOORS AND WINDOWS**

- Main Entrance: Hard wood frame with laminated flush door shutter / Engineered Pre- hung laminated flush door.
- Internal doors: Hard wood frame with Laminated flush door shutter / Engineered Pre - hung laminated flush doors.
- Open / sliding door for kitchen as shown in floor plan.
- Balcony: Fully glazed Aluminium sliding door with toughened glass.
- Windows: Powder Coated aluminium windows.

#### **PAINTING**

• Plastic emulsion over putty finish for internal walls and ceiling.

#### **ELECTRICAL**

- Concealed conduit wiring with earthing.
- Adequate power points for home appliances.
- Adequate light points, fan points and 6/16 amps socket points.
- Electrical supply is controlled by RCBO and MCBs with independent KSEB meters.
- Geyser points in all toilets.
- Exhaust fan points in all toilets and kitchen.
- FR (Fire retardant) wiring of premium brand.
- EV charging facility at all parking at additional cost as per the price chart.
- Provision for fixing split AC in living room and in all bedrooms.

#### LIFTS

• Two fully automatic lifts (One passenger lift and one bed lift) with ARD.

#### **TELEPHONE POINT**

• Telephone point in living room.

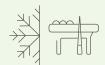
#### TV point

• OFC/ Coaxial cable TV point in living room and master bed room.

#### **GENERATOR**

- Generator back up for common facilities such as lifts common lighting, pumps etc.
- Generator back up for apartments limited to 1000 Watts -
- <sup>o</sup> Lights and fans in all rooms, entrance light point, bell push, TV point and all 6A points in living/dining and bed room.
- ° 6A point for water purifier in kitchen
- ° 16A of fridge point with a load of 500W

#### **COMMON AMENITIES**



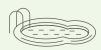
Air conditioned multipurpose recreation room



Fitness centre



Swimming pool



Kids pool



Pool deck party area



Children's play area



Surveillance camera at prominent areas in yard, basement and in main lobby.



All round compound wall with security cabin



Rain water harvesting tank



Visitors parking



Janitors room



Drivers room



Sewage treatment plant as per the Kerala Pollution Control Board norms.



Fire fighting system as per the Kerala Fire Fighting Department norms.



Water distribution system with individual water meter for domestic supply for each apartment at additional cost as per the price chart.

### 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 of common areas & facilities for Skyline properties across Kerala. maintenance

#### 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

<sup>\*</sup> T & C Apply. The company reserves the right to change or alter the terms of Post Sales Services without any prior notice.



## ACCOLADES

Being a leader bestows in you the responsibility of finding path breaking innovations. Each project of Skyline is a stepping stone to reach the next echelon. Winning over the trust of over 7800 families with laser sharp focus on quality, delivery and service has enabled Skyline to win awards too.

- 156 projects dotted across Kerala reflects Skyline's mettle in home creation.
- Credited with over 1.61 crore sq.ft. of built-up area.
- Handover of 144 projects in a time span of 34 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 DA2+ graded builder since 2012.
- CRISIL graded builder since 2007.
- One of the first builders in India to be ISO 9001:2015 certified.





## WHY SKYLINE?

#### Value Appreciation

The value of a Skyline home soars as time goes by. The true value of a home could only be measured down the years. For instance, a Skyline home bought for a few lakhs a decade or two back commands a resale value exceeding a Crore. A major chunk of Skyliners have become Crorepatis over the years.

#### **Happiness Quotient**

Over 7800 Skyline home owners are a proud lot. Skyline acquires more referral sales from its existing customers than any other builder. Each Skyline project is thoughtfully conceived to be a complete living environment. The solidarity and camanderic of the tenants exemplify cordial and secured community living. Skyline stands beside its customers throughout with unique after sales care services like Homecare, Skylineage and Upkeep assistance.

#### **Excellent Expertise**

Since its inception in 1989, Skyline has a laser sharp focus on quality, innovation and diversity. The expertise spanned over 34 years has given birth to 155 versatile projects. Thoughtful selection of prime and futuristic locations and design created landmarks and fine neighborhoods aplenty.





#### **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.

Alottees 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, colour and all pictures are not a legal offer.

**CORPORATE**Skyline House, NH Bypass, Near EMC, Kochi . Mob: +91 97453 40333 Email-id:marketing@skylinebuilders.com

Office No: 113, 1st Floor (Cabin- 113), Al Hilal Bank Building- Al Twar - Al Qusais. Mob: +971 55 4552975

TRIVANDRUM: Skyline Builders, TC - 98/3730-5, 1st Floor, Diamond Arcade, Near Techno park main gate, Kazhakkoottam P.O, Trivandrum

**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

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 PO, Melechovva, 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

