



K-RERA/PRJ/KKD/228/2023
www.rera.kerala.gov.in

PINNACLE OF PREMIUM LIVING

SKYLINE
ODYSSEY
PREMIUM LIVING
MINI BYPASS, NEAR LULU, CALICUT







SKYLINE ACHIEVES
A REMARKABLE
MILESTONE:
UNVEILING
PROJECT
158



After a legacy of unparalleled excellence, Skyline
proudly unveils its latest jewel in Calicut - the
mesmerizing Odyssey.

A LEGENDARY
LEGACY


The address says it all
— Since 1989 —



35

YEARS OF EXCELLENCE



1.63

CRORES SQ FT OF CRAFTSMANSHIP



158

MASTERY OF EXCELLENCE



80000+

HAPPY FAMILIES

HOMES WELL BUILT
PROMISES WELL KEPT

THIRUVANANTHAPURAM | KOLLAM | THIRUVALLA | KOTTAYAM | PALA
KOCHI | THRISSUR | KOZHIKODE | KANNUR | DUBAI



157
CENTRAL AVENUE
Kalathipadi, Kottayam



156
MATRIX
Kakkanad, Kochi



155
CITY LIGHT
East Fort, Thrissur



154
ZEN
Elamakkara, Kochi



153
WINGS
Mele Chowva, Kannur



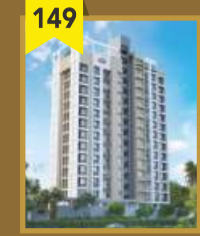
152
OZONE
Kadavanthra Kochi



151
THE ONE
Palarivattom, Kochii



150
UPPER CREST
Kakkanad, Kochi



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



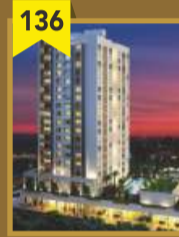
139
RANCH II
Tripunithura, Kochi



138
ARISTOCRAT
Off M.G. Road, Kochi



137
GRAND TERRACE
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
Cheranallur, Kochi



130
EXOTICA
Devalokam, Kottayam



129
24 CARAT (Jade)
Elamakkara, Kochi



128
CAMBRIDGE
Mukkolakkal, Trivandrum



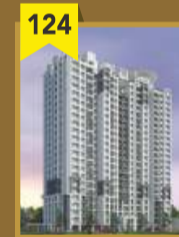
127
CRESCENDO
Off NH Bypass, Calicut



126
CAMPUS HEIGHTS
Trivandrum



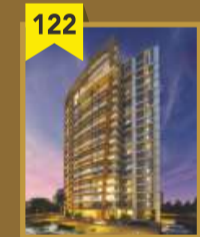
125
GRACE
Pala



124
BROWN
Kakkanad, Kochi



123
THE EDGE
Thiruvalla



122
THE LEGEND
Kaloor, Kochi



121
OASIS
Kottayam



120
PALAZZO
Kottayam



119
CEDAR PARK
Vattiyoor kavu, 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



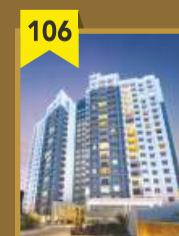
109
RIVERVILLE
Aluva, Kochi



108
RANCH 1
Tripunithura, Kochi



107
INFINITY
Mundupalam Jn., Trichur



106
AUGUSTA
Thiruvalla



105
HIGH POINT
Kottayam



104
ONYX
Nadakkavu, Calicut



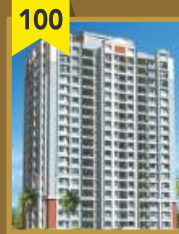
103
GARLAND
Nr. Bishop's Palace, Trichur



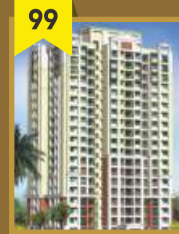
102
HEIRLOOM
Talap, Kannur



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



91
GARNET
Off Mavoor Road, Calicut



90
PALMTOP
Kakkanad, Kochi



89
BELVEDERE
Kurishupally,
Kottayam



88
HILL VIEW
K. K. Road,
Kottayam



87
RIVER ESCAPE
Aluva, Kochi



86
KNIGHTS
Kaloor, Kochi



85
DUKES
Kaloor, Kochi



84
BARONS
Kaloor, Kochi



83
LORDS
Kaloor, Kochi



82
GLENWOODS
Nr. Metropolitan
Hospital, Trichur



81
BRENTWOODS
Nr. Metropolitan
Hospital, Trichur



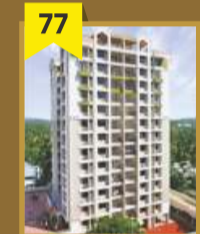
80
CLIFFWATERS
Payyambalam, Kannur



79
CANOPY
Nadakkavu, Kannur
Road, Calicut



78
PALMSHADE
Edappally, Kochi



77
WILLOW HEIGHTS-2
Gosaikunnu, Trichur



76
WILLOW HEIGHTS-1
Gosaikunnu, Trichur



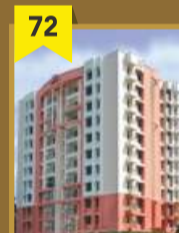
75
TOWN SQUARE
K. K. Road, Kottayam



74
RIVER VALLEY VILLAS
Kottayam



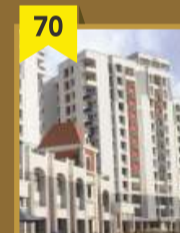
73
OCEANIC
Calicut



72
PRIMROSE
Kaloor, Kochi



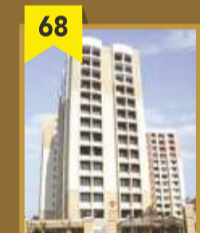
71
TEMPLETON
Ernakulam South, Kochi



70
ORION-II
NH-17, Edappally,
Kochi



69
LEGACY
Off Kacheripady,
Kochi



68
MELROSE
Pativattom, Kochi



67
ZIRCON
Panampilly Nagar,
Kochi



66
TOPAZ
Kadavanthra, Kochi



65
OPAL ARCH
Kaloor, Kochi



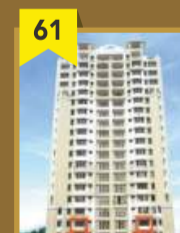
64
ASTER
Petta, Kochi



63
ORION-I
NH-17, Edappally,
Kochi



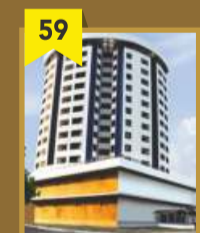
62
MONTECARLO
K. K. Road, Kottayam



61
AMITY PARK
Edappally, Kochi



60
ORION VILLAS
NH-17, Edappally, Kochi



59
PLATINUM
Rajaji Road, Kochi



58
ROYALE
Panampilly Nagar,
Kochi



57
BAYWATERS
Beach Road, Calicut



56
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



48
OXFORD
Kalathipady Kottayam



47
ORCHID-II
Kanjikuzhy, Kottayam



46
ORCHID VILLAS
Kanjikuzhy, Kottayam



45
ELEGANZA
Good Shepherd
Road, Kottayam



44
PALACE HEIGHTS
Kottaram Road, Calicut



43
SEA WIND
Beach Road, Calicut



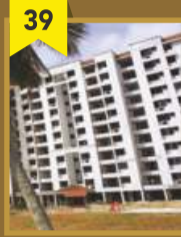
42
LITTLE HEARTS
Off Mavoor Road,
Calicut



41
SOLITAIRE
Edappally, Kochi



40
GATEWAY
Edappally, Kochi



39
MARIGOLD
Petta, Kochi



38
IRIS-GARDEN VILLAS
Avenue Road, Trichur



37
BLOSSOM APTS
Sakthan Thampuran
Nagar, Trichur



36
**PALM SPRING
VILLAS 2**
Kanjikuzhy, Kottayam



35
ORCHID-1 APTS
Kanjikuzhy, Kottayam



34
SONATA
Off Mavoor Road,
Calicut



33
BLUE BELLS
Joseph Road, Calicut



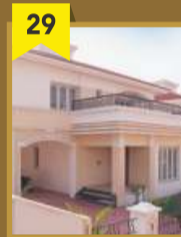
32
TULIP
Petta, Kochi



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



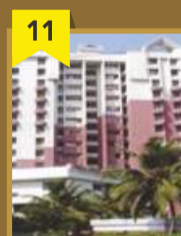
14
SILVER OAK
Jawahar Nagar, Kochi



13
MEADOWS VILLAS
Eranhipalam, Calicut



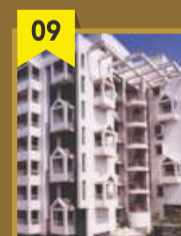
12
GREEN WOODS
Kakkanad, Kochi



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



Images shown are artistic impressions only. Actual may vary.

Enjoy the ultimate in luxury living with a residence that provides an unparalleled living experience while lavishly catering to the desires and expectations of those seeking the finest in comfort, style, and prestige. Every inch of Odyssey is tinted with this flavour of fine living.

AN ARDOROUS ABODE

THE TWILIGHT STAR



GRAND ENTRANCE

EXPERIENCE
ENCHANTMENT
DRIVE-WAY



SKYLINE
ODYSSEY
PREMIUM LIVING
MINI BYPASS, NEAR LULU, CALICUT

HEIGHTS OF LUXURY LIFESTYLE

Welcome to the ethereal enchantment
that is **Odyssey**, a splendid edifice boasting a
remarkable twenty-five storey, meticulously crafted
to redefine the limits of lavishness.





SKYLINE
ODYSSEY
PREMIUM LIVING
MINI BYPASS, NEAR LULU, CALICUT

A WONDER WITHIN

Nestled within the vibrant embrace of the city, the illustrious **Odyssey** is graced by its proximity to two distinguished landmarks - the opulent Lulu Shopping Mall and the esteemed Malabar Institute of Medical Sciences (MIMS) on the mini bypass. It is also situated close to Mavoor road.





RIDE TO MULTI-LEVEL
CAR PARKING

EXPERIENCE THE EXCEPTIONAL

SKYLINE
ODYSSEY

D4		D4	
D3		D3	
D2		D2	
D1		D1	
D-1		D-1	
D6		D6	
D5		D5	
D4		D4	
D3		D3	
D2		D2	
D1		D1	
D-1		D-1	

Images shown are artistic impressions only. Actual may vary.

Begin your journey to elegance.

EXPERIENCE GRANDEUR

AIR CONDITIONED RECEPTION



Images shown are artistic impressions only. Actual may vary.

Step into our lobby, where refined
sophistication meets warm hospitality.

SEEKING SOLACE

AIR CONDITIONED LOBBY



Images shown are artistic impressions only. Actual may vary.

Our lobby isn't just a space;
it's a dynamic hub where connections
are made and possibilities unfold.

ENTER ELEGANCE

AIR CONDITIONED LOBBY



Images shown are artistic impressions only. Actual may vary.

Step into our Panoramic Lobby,
where seamless design meets lush tranquility
with a serene garden.

LEAN INTO LUXURY

AIR CONDITIONED LOBBY



Images shown are artistic impressions only. Actual may vary.

Experience a lobby designed for the modern
traveller – seamlessly blending comfort with cutting-edge technology.
Fuel your day with the convenience of our
coffee & snack vending machine.

SPACES OF SERENITY

AIR CONDITIONED COFFEE NOOK



Images shown are artistic impressions only. Actual may vary.

Give a holistic approach to the work - play - live balance

i SPACE

AIR CONDITIONED COWORKING SPACE



Images shown are artistic impressions only. Actual may vary.

A serene haven for book lovers and
seekers of quiet contemplation.
Privacy ensured call booth to empower you to have
confidential conversations without disruption.

LIBRARY & CALL BOOTH

AIR CONDITIONED



Images shown are artistic impressions only. Actual may vary.

Spaces that ensure ambience of magnitude

EXPANSIVE LIVING CUM DINING



Images shown are artistic impressions only. Actual may vary.

The generously spacious kitchen is a sophisticated culinary space full of charm.

KITCHEN



Images shown are artistic impressions only. Actual may vary.

The expansive bedrooms are designed to deliver both comfort and convenience.

BEDROOM



SKYLINE
ODYSSEY
PREMIUM LIVING
MINI BYPASS, NEAR LULU, CALICUT

AN ASSORTMENT OF ACTIVITIES

Embrace the magic of the third floor with an exciting array of amenities that will have you captivated.

ENTRY PORTAL WITH SECURITY CABIN
WIDE DROP OFF
FRONT ENTRANCE ADORNED WITH A WATER
FEATURE
MULTIPURPOSE TURF FOR ALL BALL GAMES
CHILDREN'S PLAY AREA FOR OLDER
CHILDREN (ABOVE 7 YEARS)
CAR PARK SPACE FOR DIFFERENTLY ABLED
2 CAR PARKS FOR EACH APARTMENT
CAR PARK SPACE FOR VISITORS
TWO WHEELER PARKING
BIOMETRIC ACCESS CONTROL FOR MAIN
LOBBY AND CAR PARK ENTRY
AIR CONDITIONED GUEST LOUNGE
RECEPTION DESK
AIR CONDITIONED LIBRARY
WITH READING SPACE
CALL BOOTH
AIR CONDITIONED COWORKING SPACE
COFFEE VENDING MACHINE
PROPERTY MANAGER OFFICE/ FIRE CONTROL
ROOM
JANITORS' ROOM
DRIVERS' ROOM
AIR CONDITIONED RESIDENT LOUNGE
AIR CONDITIONED WELL EQUIPPED FITNESS
ROOM
AIR CONDITIONED MULTI PURPOSE
RECREATION HALL (FOR YOGA, ZUMBA,
PARTY, SCREEN WITH PROJECTOR)
GAMES ROOM
FOOSBALL TABLE
MINI POOL TABLE
AIR HOCKEY
VR GAMES ZONE
AIR CONDITIONED UNISEX BEAUTY SALON
STEAM ROOM
AIR CONDITIONED MASSAGE CENTRE
AIR CONDITIONED BOARD ROOM
AIR CONDITIONED GUEST SUITE
SWIMMING POOL WITH KIDS' POOL
WATER FEATURE WITH SPOUT

POOL SIDE LOUNGERS
ELDERS' NOOK
OUTDOOR YOGA SPACE
LEISURE SEATING
SWING LAWN
GAZEBO
BOX CRICKET
BARBEQUE CORNER
PARTY DECK
TODDLERS' PLAY AREA
REFUGE AREA ON 19TH FLOOR
3 LIFTS (1 SERVICE LIFT AND 2 PASSENGER
LIFTS EQUIPPED WITH ARD (AUTOMATIC
RESCUE DEVICE), INTERCOM AND
SURVEILLANCE CAMERA)
MOTION SENSOR LIGHTS IN SELECTED
LOCATION IN CAR PARK AREAS, LOBBIES.
FIRE FIGHTING SPRINKLER SYSTEM IN ALL
APARTMENTS, CAR PARKS AND
COMMON AREAS
SMOKE DETECTOR IN ALL APARTMENTS,
COMMON AREAS AND CAR PARKS
USE OF LOW VOC CONTENT PAINT FOR
HEALTHY ENVIRONMENT
GENERATOR BACK UP FOR APARTMENTS
UP TO 2000 WATTS
SOLAR ASSISTED LIGHTING IN SELECTED
AREAS
AUTO LEVEL CONTROL FOR OVER HEAD TANK
ONSITE TREATMENT OF KITCHEN WASTE
INCINERATOR
24 HOURS CCTV SURVEILLANCE
SEWAGE TREATMENT PLANT
RAIN WATER HARVESTING
PROVISIONS FOR EV CHARGING POINT*
PROVISIONS FOR DOMESTIC WATER METRE*
PROVISIONS FOR CENTRALISED GAS
CONNECTION*
COMMON IRONING SPACE
INTERCOM FACILITIES
GENERATOR BACKUP FOR COMMON AREAS
LUSH GREEN GARDEN AND TREES AROUND
THE BUILDING

* At additional cost

SWIMMING POOL

The gorgeous swimming pool is a sight for the soul and magic for the mind.



Images shown are artistic impressions only. Actual may vary.

Better ambience for better conversations

EXCLUSIVE RESIDENTS' LOUNGE

AIR CONDITIONED



Images shown are artistic impressions only. Actual may vary.

Stay fit, live healthy

FULLY EQUIPPED GYM

AIR CONDITIONED



Images shown are artistic impressions only. Actual may vary.

A vibrant space where entertainment meets camaraderie.

GAMES ROOM



Images shown are artistic impressions only. Actual may vary.

Transform it into a dynamic conference room for productive meetings, unwind with invigorating yoga classes, or host a range of events.

MULTI-PURPOSE RECREATION HALL

AIR CONDITIONED



Images shown are artistic impressions only. Actual may vary.

Experience a one-stop destination for all your grooming needs, featuring expert hairstyling, rejuvenating spa treatments, and personalized services.

UNISEX SALON
AIR CONDITIONED



Images shown are artistic impressions only. Actual may vary.

Treat yourself to professional manicures, pedicures,
and rejuvenating hair wash sessions. Elevate your self-care
routine without leaving the comfort of your home.

UNISEX SALON

AIR CONDITIONED



Images shown are artistic impressions only. Actual may vary.

Indulge your senses in our aromatherapy space,
a haven of tranquility offering soothing scents,
serene ambience, and a range of therapeutic treatments

MASSAGE CENTRE

AIR CONDITIONED



Images shown are artistic impressions only. Actual may vary.

Equipped with state-of-the-art technology, ergonomic seating, and a polished atmosphere, our boardroom ensures a conducive environment for impactful meetings.

BOARD ROOM

AIR CONDITIONED



Images shown are artistic impressions only. Actual may vary.

Indulge your guests in a luxurious experience, ensuring their comfort and utmost satisfaction. Provide them with a relaxing stay featuring climate-controlled ambience, thoughtfully designed interiors, and amenities that cater to their every need.

GUEST SUITE

AIR CONDITIONED

AMENITIES GALORE



GYM - HEALTH CLUB



INDOOR GAMES



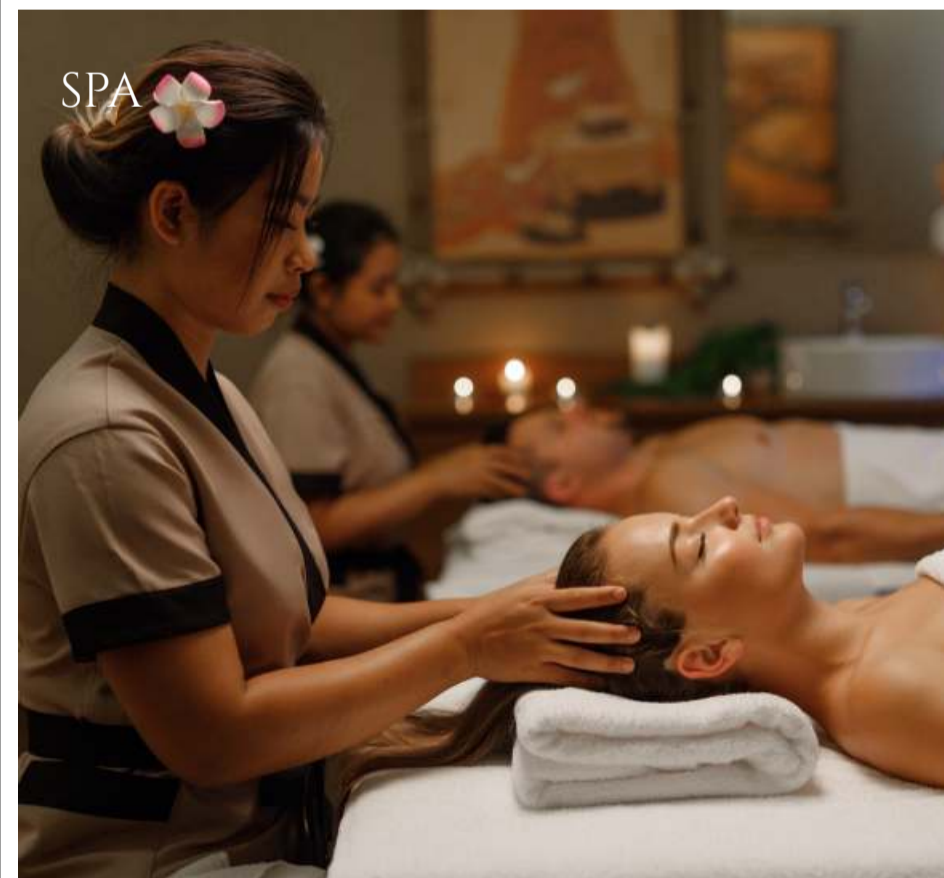
MINI POOL TABLE



BARBEQUE CORNER



STEAM



SPA



BEAUTY PARLOUR

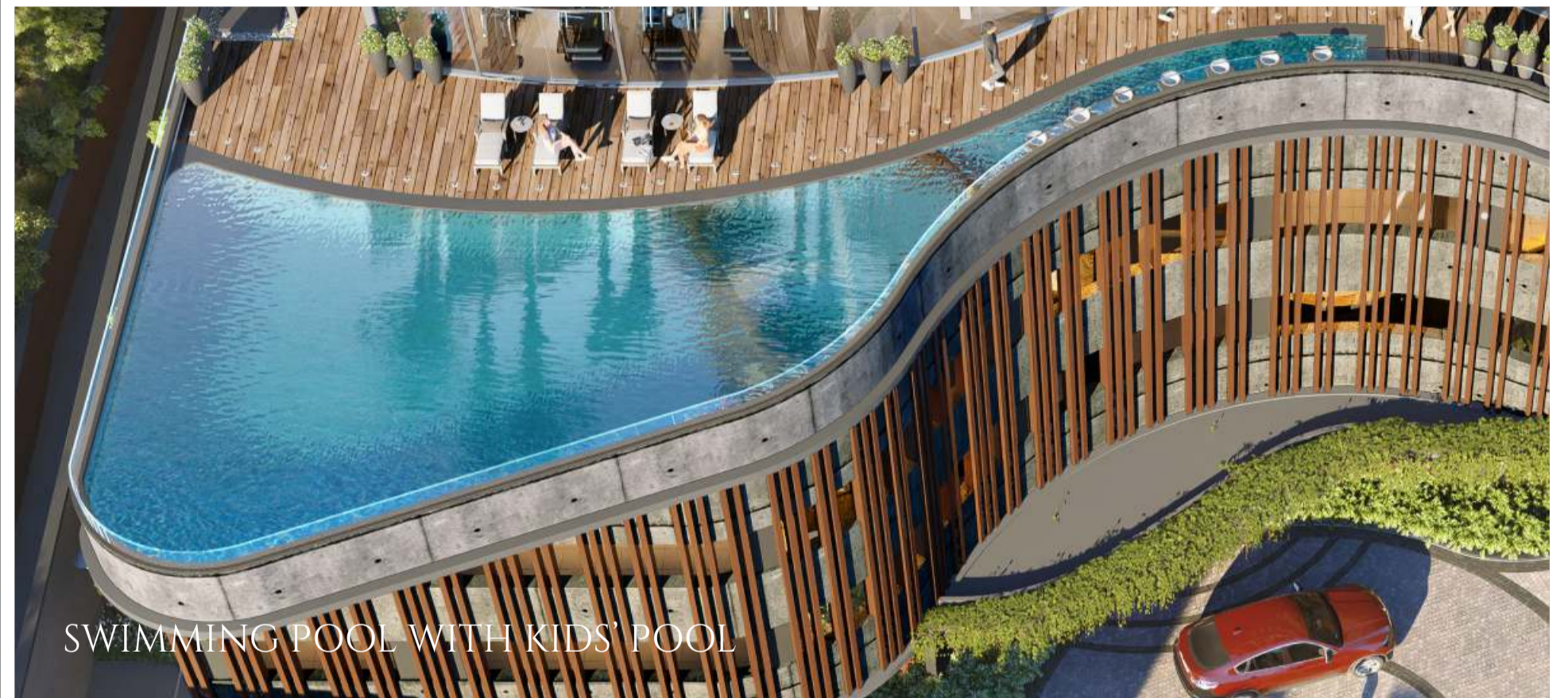
AN ARRAY OF FACILITIES



GRAND ENTRANCE



CHILDREN'S PLAY



SWIMMING POOL WITH KIDS' POOL



OPEN YOGA



CHILDREN'S PLAY
LOWER LEVEL PLAYING TURF



BARBEQUE CORNER



BOX CRICKET



Images shown are artistic impressions only. Actual may vary.

Savor the flavour of outdoor dining at our Barbeque Corner.

BARBEQUE CORNER & PARTY AREA



Images shown are artistic impressions only. Actual may vary.

Enjoy the ease of a well-organized drop-off point designed to enhance your everyday living experience.

DROP OFF



SKYLINE
ODYSSEY
PREMIUM LIVING
MINI BYPASS, NEAR LULU, CALICUT



SCAN FOR LOCATION

SKYLINE[®]
The address says it all
— Since 1989 —

WHAT IS NEAR TO US

HOSPITALS

PUTHALATH EYE HOSPITAL - **300M**
ASTER MIMS - **500M**
COMTRUST EYE HOSPITAL - **700M**
BABY MEMORIAL HOSPITAL - **1.5KM**
KOZHIKODE MEDICAL COLLEGE - **4.5KM**
MEITRA HOSPITAL - **7KM**

SCHOOLS AND COLLEGES

GOKULAM PUBLIC SCHOOL - **1.7KM**
KENDRIYA VIDYALAYA - **1.9KM**
MALABAR CHRISTIAN COLLEGE - **3.7KM**
PRESENTATION HS SCHOOL - **3.8KM**
ST JOSEPH'S ANGLO INDIAN GHSS - **4.5KM**
SILVERHILLS SCHOOL - **5.5KM**
BHAVANS SCHOOL - **6.8KM**
DEVAGIRI COLLEGE - **7KM**

SHOPPING

LULU MALL - **1.2KM**
GOKULAM MALL - **1.5KM**
RP MALL - **1.8KM**
BLUE DIAMOND MALL - **1.9KM**
FOCUS MALL - **2.1KM**
HILITE MALL - **5.5KM**

TRANSPORTS

PALAYAM - **2.2KM**
NEW BUS STAND - **1.85KM**
RAILWAY STATION - **2.5KM**
NH BYPASS - **3KM**
KSRTC - **2.4KM**
AIRPORT - **25KM**

PLACES OF WORSHIP

VALAYANAD DEVI TEMPLE - **1KM**
ST. JOSEPH'S CHURCH, MANKAVU - **1.5KM**
PUTHIYAPALAM JUMA MASJID - **1.5KM**
BABAR JUMA MASJID - **1.5KM**
THALI TEMPLE - **2.5KM**

RESTAURANTS AND HOTELS

KOVILAKOM RESIDENCY - **700M**
SALKARA RESTAURANT MINI BYPASS - **700M**
RAHMATH RESTAURANT - **1.6KM**
THE RAVIZ CALICUT HOTEL - **1.8KM**
HOTEL MALABAR PALACE - **2.9KM**
PARAGON RESTAURANT - **3.3KM**
GATEWAY TAJ HOTEL - **4.4KM**

BUSINESS

APCO HYUNDAI - **200M**
NIKKOY HONDA - **200M**
APCO HONDA - **400M**
COSMOS SPORTS - **650M**
AM MOTORS (MARUTI) - **1KM**

MOVIES

CINEPOLIS MULTIPLEX - **1.5KM**
ARC CORONATION - **2.2KM**
AASHIRVAD CINEPLEX - **1.8KM**
CROWN THEATER - **3KM**
REGAL THEATER - **6.3KM**

RECREATIONS

MANANCHIRA SQUARE - **2.6KM**
OFFICERS' CLUB - **2.3KM**
COSMOPOLITAN CLUB - **4KM**
PLANETARIUM - **2.9KM**
SAROVARAM BIOPARK - **3KM**
CALICUT BEACH - **4KM**



SKYLINE ODYSSEY PREMIUM LIVING

Where exclusivity meets Luxury Living

LOCATED AT THE CENTRE OF CALICUT
WITH A STUNNING VIEW OF THE CITY

PROJECT HIGHLIGHTS

25-STOREY ICONIC BUILDING
DESIGNED BY THE RENOWNED
KEMBHAVI ARCHITECTURE
FOUNDATION

SPACIOUS **3** AND
4 BEDROOM APARTMENTS

EXCLUSIVE
CAR PARKING IN
3 FLOORS

COWORKING SPACE

WIDE DRIVEWAYS
AND **RECREATION SPACE**

ADVANCED
ACCESS CONTROL AND
SECURITY SYSTEMS

AIR CONDITIONED
SPACIOUS LOBBY

AESTHETICALLY
DESIGNED SWIMMING POOL
WITH KIDS' POOL

GRAND ENTRY PORTAL
TO THE PROJECT

MORE THAN **6000 SQFT** OF **OPEN RECREATIONAL** SPACE
AND COMMON FACILITIES



FLOOR PLANS



YARD

- 1 ENTRY PORTAL WITH SECURITY CABIN
- 2 DROP OFF
- 3 WATER FEATURE
- 4 MULTIPURPOSE TURF FOR ALL BALL GAMES
- 5 CHILDREN'S PLAY AREA FOR OLDER CHILDREN (ABOVE 7 YEARS)
- 6 CAR PARK SPACE FOR VISITORS
- 7 LUSH GARDEN

THIRD FLOOR

- 8 SWIMMING POOL WITH KIDS' POOL
- 9 WATER FEATURE WITH SPOUT
- 10 POOL SIDE LOUNGERS
- 11 ELDERS' NOOK
- 12 GAZEBO
- 13 BOX CRICKET
- 14 SWING LAWN
- 15 OUTDOOR YOGA SPACE
- 16 LEISURE SEATING
- 17 BARBEQUE CORNER
- 18 PARTY DECK

FOURTH FLOOR

- 19 TODDLERS' PLAY AREA

MASTER LAYOUT



- | | | | |
|---|-------------------------------------|----|---|
| 1 | ENTRANCE PORTAL WITH SECURITY CABIN | 10 | STP PUMP ROOM |
| 2 | DROP OFF | 11 | ELECTRICAL ROOM |
| 3 | WATER FEATURE | 12 | JANITORS' ROOM |
| 4 | RECEPTION | 13 | MULTIPURPOSE TURF FOR ALL BALL GAMES |
| 5 | GUEST LOUNGE | 14 | CHILDREN'S PLAY AREA FOR OLDER CHILDREN (ABOVE 7 YEARS) |
| 6 | COWORKING SPACE | 15 | CAR PARKING SPACE FOR VISITORS |
| 7 | LIBRARY & CALL BOOTH | 16 | LUSH GARDEN |
| 8 | COFFEE NOOK | | |
| 9 | ESTATE MANAGER ROOM | | |

GROUND FLOOR LAYOUT



- | | |
|------------------------------------|---------------------|
| 1 RESIDENTS' LOUNGE | 9 COFFEE NOOK |
| 2 AIR CONDITIONED GYM | 10 BOARD ROOM |
| 3 GAMES ROOM | 11 A/C GUEST SUITE |
| 4 A/C MULTIPURPOSE RECREATION HALL | 12 SWIMMING POOL |
| 5 UNISEX SALON | 13 KIDS' POOL |
| 6 YOGA DECK | 14 WATER FEATURE |
| 7 MASSAGE CENTRE | 15 POOL DECK LOUNGE |
| 8 STEAM ROOM | 16 SWING LAWN |
| | 17 ELDER'S NOOK |

3RD FLOOR LAYOUT



TYPICAL FLOOR LAYOUT

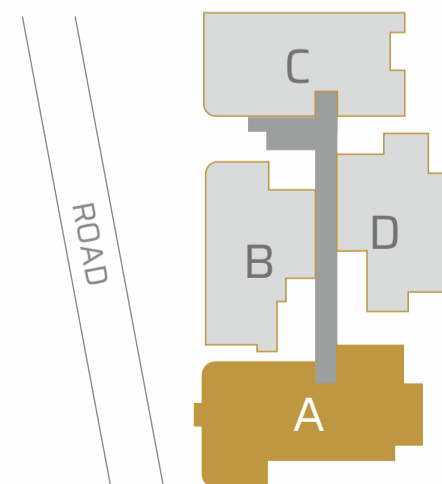
Dimensions may vary slightly during construction *Furniture and fixtures are indicative only. *All dimensions are in centimeters



TYPE **A**

4BHK (5th-18th, 20th-24th Floor)

Saleable Area **2435 Sq.Ft**
RERA Carpet Area **1607 Sq.Ft**
Balcony Area **157 Sq.Ft**

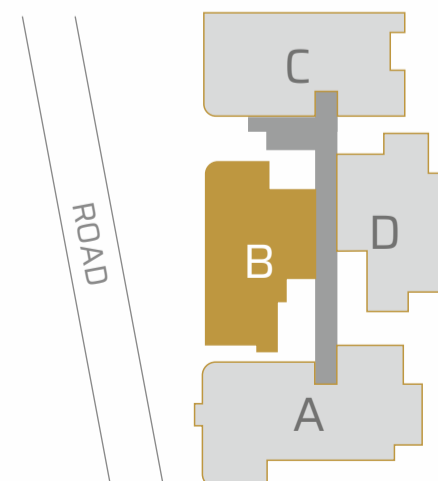




TYPE **B**

3BHK (5th-24th Floor)

Saleable Area	1778 Sq.Ft
RERA Carpet Area	1184 Sq.Ft
Balcony Area	101 Sq.Ft

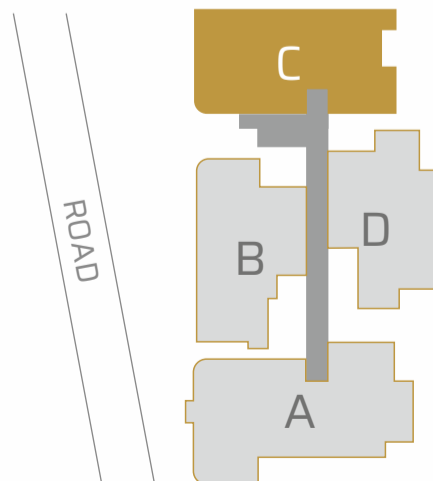




TYPE **C**

3BHK (4th-24th Floor)

Saleable Area	2060 Sq.Ft
RERA Carpet Area	1360 Sq.Ft
Balcony Area	119 Sq.Ft

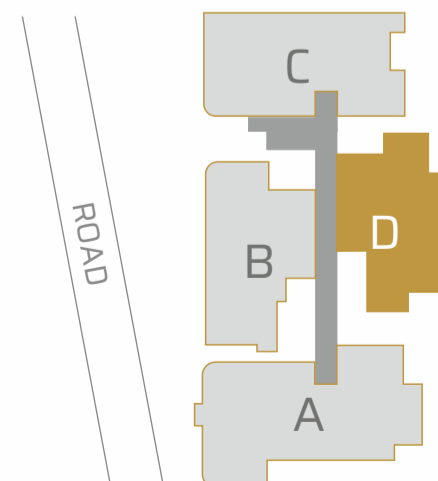




TYPE **D**

3BHK (4th-24th Floor)

Saleable Area	1677 Sq.Ft
RERA Carpet Area	1145 Sq.Ft
Balcony Area	61 Sq.Ft

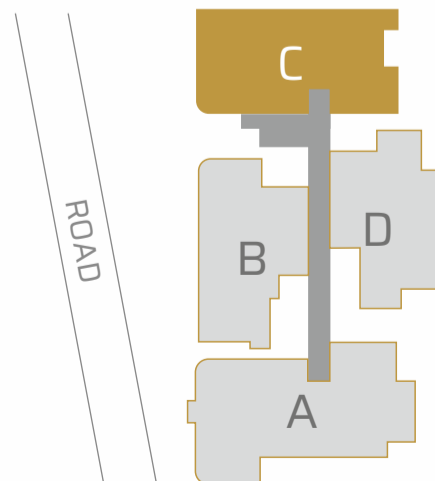




TYPE **3C**

3BHK (3rd Floor)

Saleable Area	2060 Sq.Ft
RERA Carpet Area	1360 Sq.Ft
Terrace Area	450 Sq.Ft
Balcony Area	119 Sq.Ft

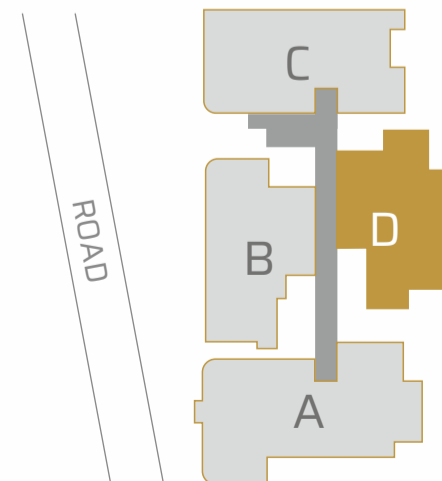




TYPE 3D

3BHK (3rd Floor)

Saleable Area	1677 Sq.Ft
RERA Carpet Area	1145 Sq.Ft
Terrace Area	350 Sq.Ft
Balcony Area	61 Sq.Ft

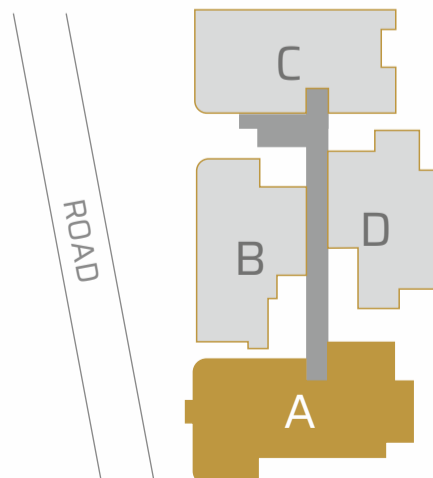




TYPE **4A**

4BHK (4th Floor)

Saleable Area	2435 Sq.Ft
RERA Carpet Area	1607 Sq.Ft
Terrace Area	1000 Sq.Ft
Balcony Area	157 Sq.Ft

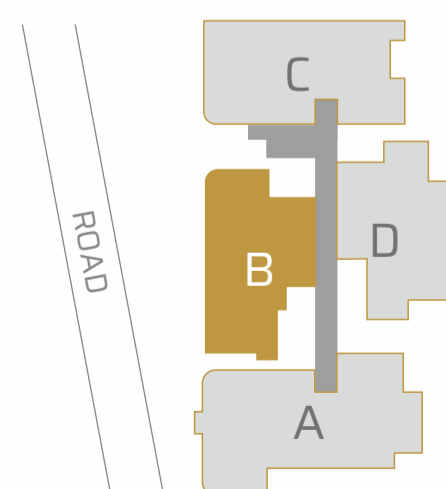




TYPE 4B

3BHK (4th Floor)

Saleable Area	1778 Sq.Ft
RERA Carpet Area	1184 Sq.Ft
Terrace Area	450 Sq.Ft
Balcony Area	101 Sq.Ft





19TH FLOOR LAYOUT

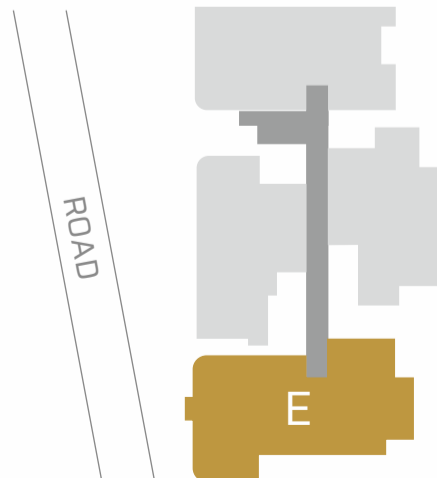
Dimensions may vary slightly during construction *Furniture and fixtures are indicative only. *All dimensions are in centimeters



TYPE **E**

3BHK (19th Floor)

Saleable Area	2165 Sq.Ft
RERA Carpet Area	1398 Sq.Ft
Balcony Area	157 Sq.Ft



SPECIFICATIONS

CIVIL SPECIFICATIONS

Foundation: Pile foundation.

Walls: Masonry walls made of either Concrete blocks, laterite or Kiln burned clay bricks.

Structure: RCC framed structure designed for earthquake resistance (Zone III).

APARTMENT SPECIFICATIONS

Flooring:

- Vitrified tiles 80cm x 80cm for bedrooms, living, dining, and vitrified tiles for balconies.
- Vitrified tiles 60 x 60 cm for kitchen, utility and servant room.
- Standard brands : Johnson / Simpolo / Nitco / Qutone

Kitchen:

- Adequate power points for home appliances.
- Polished granite slab for the kitchen counter.
- Vitrified tiles above the counter up to a height of 60cms.
- Hot water provision for the kitchen sink.
- Stainless steel sink with a single bowl and single drain board.
- Electrical and plumbing points for a water purifier, geyser points for sink tap, washing machine, and dishwasher, Fridge and Hood and hob.
- Reticulated gas connection available in individual units*

Bed Toilets:

- Premium quality vitrified floor tiles and vitrified tiles up to the false ceiling for the wall. Johnson/ Simpolo / Nitco / Qutone
- CP bath fittings by Grohe, Kohler, or equivalent, single lever divertor with shower in all toilets, and single lever basin mixer for the master bedroom toilet washbasin.
- Sanitary fixtures, wall hung EWC and washbasin with counter in all toilets by Kohler / Rocca or equivalent.
- Concealed cistern for EWC by Geberit / Kohler / Grohe or equivalent.

Maid's Toilet:

- Ordinary EWC with a low-level cistern and wall-mounted corner washbasin by Cera, Parryware, Hindware, or equivalent.
- Ceramic tiles for the floor and walls up to the false ceiling. Brand: Asian / Cera or equivalent.

Doors and Windows:

- Main Entrance: Hardwood frame with a flush door shutter or Pre-hung flush door.
- Internal doors: Hardwood frame with flush door shutters or Pre hung Flush doors.
- Balcony: Fully glazed aluminium sliding door with toughened glass.
- Windows: Powder Coated Aluminium windows.
- Electronically controlled front lock for apartments

Painting:

- Plastic emulsions over putty finish for internal walls.

Electrical:

- Concealed conduit wiring with earthing.
- Adequate light points, fan points, and 6/16-amp socket points.
- Electrical supply is controlled by RCBO and MCBs with independent KSEB meters.
- Geyser points in the kitchen and all toilets (except the maid's toilet).
- Exhaust fan points in all bathrooms and the kitchen.
- Electrical modular switches of Legrand make or equivalent.
- EV charging facility for one parking of each apartment.*
- FRLS wires for wiring. Brands: Finolex or equivalent.

Lifts:

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

Telephone point and Intercom:

- Telephone point and intercom in the living room.

AC Point:

- To facilitate the installation of split AC units, we have provided energized electrical points in the living/dining area and all bedrooms.

TV Point:

- OFC/Coaxial TV point in the living room and master bedroom.

Internet Point:

- Dummy conduit for internet cabling in the living/dining area and master bedroom.

Generator:

- Generator backup for common facilities such as lifts, common lighting, pumps, etc.
- Generator backup for apartments limited up to 2000 Watts for lights, fans, and 6A points in all rooms (except in the kitchen), entrance light point, bell push, TV point and 6A point for a water purifier in the kitchen, and 16A for a fridge point with a load of 500W.

Firefighting System:

- Firefighting sprinkler system and smoke detectors in all bedrooms and heat detector in kitchen.
- Firefighting sprinkler system in car parks, and common areas as per Fire and Rescue norms.
- Fire hydrant system on all floors and yard areas.
- Fire alarms and talk-back system.

Common Amenities:

- The Common Amenities include a variety of facilities such as lounges, a library, coworking space, a swimming pool with a kids' pool and water body, an air conditioned recreation hall, an air conditioned fitness centre, games room, an air conditioned salon, steam and massage room, an elders' nook, an open yoga space, a barbeque counter, box cricket, an air conditioned lounge on the 3rd floor, an air conditioned boardroom, an air conditioned guest suite, a children's play area, a multipurpose play turf, biometric access control for the main lobby and entry from the car parks, round-the-clock security with surveillance cameras in prominent areas, a drivers' room, a rainwater harvesting tank, a sewage treatment plant in compliance with Kerala Pollution Control Board norms, a caretaker room/fire control room, visitor parking, and a refuge area on the 19th floor.

Energy Saving Features:

- Auto level control for overhead flush and domestic Water tank.
- Rainwater collection tank.
- Dual flushing system for toilet cistern.
- On-site treatment of kitchen waste and reuse of treated water for gardening.
- Use of low VOC content paint for a healthy environment.
- Motion sensor lights in selected locations in the car park area and typical lobby.

Water:

- KWA water supply subject to rules and regulations and availability.
- Groundwater supply from open wells or borewells, depending on availability.
- Independent water metering for domestic water supply.*

*At additional cost.

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 8000+ families with laser sharp focus on quality, delivery, and service has enabled Skyline to win awards too.

- ★ 158 projects dotted across Kerala reflect Skyline's mettle in home creation.
- ★ Credited with over 1.63 crore sq.ft. of built-up area.
- ★ Handover of 145 projects in a time span of 35 years, ongoing 13 projects.
- ★ 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 Awards 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.



YOU ARE HOME

VALUE APPRECIATION

The true essence of value appreciation lies in our unwavering dedication to crafting exceptional homes in emerging, city-defining locations. The true value of a home could be measured down the years. For Instance, a Skyline home bought for a few lakhs a decade ago or two commands a resale value exceeding a crore. Majority of the Skyline owners have become crorepatis over the years.

EXCEPTIONAL EXPERTISE

Since its inception, Skyline Builders has consistently prioritized quality, innovation, and world-class luxury. We take immense pride in our portfolio of 158 projects, which includes both villas and apartments, premium developed plots and commercial projects spanning across the beautiful landscapes of Kerala.

ON TIME DELIVERY

At Skyline, we've consistently strived to keep our promises, and the testimony of this commitment comes from over 8000+ satisfied Skyline customers. To date, we've successfully handed over 145 projects, ensuring timely deliveries that meet our customers' expectations.

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 DA2+ since 2012 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 Awards, Most Trusted CEO Award, Brand of the Year Award 2018 at WCRC's Ideasfest 2018 and Winner of 'Asia Pacific International Property 1 Award 2019-20' in the high rise development India & Residential development - India categories.

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 of 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.

AFTER SALES SERVICE

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 SERVICE INCLUDES:

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



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Mob: +971 55 4552975, Email: uae@skylinebuilders.com

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BRANCH OFFICES

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Tel: +91 471-2312626/2312828

THIRUVALLA: Skyline Builders, Kacherry Junction, Kulakkadu Road, Near DYSP Office, Thiruvalla - 689101, Kerala, India. Ph: +91 469 2633320

KOTTAYAM: Building No.II / 192 A, KK Road, Kanjikuzhy, Kottayam - 686004, Kerala, India. Ph: +91 481 257 6326

PALA: Skyline Builders, Opp Anns Bakers, Cathedral Church Road, Pala - 686575, Kerala, India. Mob: +91 97444 07777

KOCHI: 3rd Floor, Skyline House, NH Bypass, Near EMC, Kochi - 682028, Kerala, India. Ph: +91 484 416 2222 - Extn. 301

THRISSUR: Skyline Willow Heights, A Block, Ground Floor, Gosaikunnu, Kuriachira, Thrissur - 680006, Kerala, India. Ph: +91 487 225 3121

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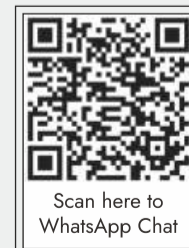
OTHER OVERSEAS OFFICES: USA-Email: usa@skylinebuilders.com, DOHA-Email: qatar@skylinebuilders.com

THIRUVANANTHAPURAM | KOLLAM | THIRUVALLA | KOTTAYAM | PALA | KOCHI | THRISSUR | KOZHICODE | KANNUR | DUBAI

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GRADED BUILDER
SINCE 2007**



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