



Skyline Builders®
— The address says it all —

PROJECTS IN: TRIVANDRUM, KOLLAM, ALLEPPEY, THIRUVALLA, KOTTAYAM, PALA, COCHIN, THRISSUR, CALICUT, KANNUR **OVERSEAS OFFICES:** DUBAI, DOHA, USA



Kerala's first and only highest CRISIL rated builder (DA2+)

THE
PINNACLE
OF LUXURY



ARISTOCRAT

LIMITED EDITION | LIMITLESS LUXURY

by Skyline

P.T USHA ROAD (OFF M.G. ROAD)
MAHARAJAS COLLEGE GROUND, COCHIN





KERALA'S VERY OWN BUILDER

Since its inception in 1989, Skyline Builders has a dream. And that is to fulfil the dreams of home buyers all around Kerala. To find and own the perfect home.

Built with great skill, excellence and stunning designs, Skyline homes have created a niche for themselves by redesigning the cityscape of Kerala. A brand name that is synonymous to being the No. 1 and most preferred builder in the state. A builder that gained the trust of over 30,000 customers, who realised their dreams of owning a coveted address in their homeland.

Welcome to Skyline and we promise to exceed your expectations, every time.

SKYLINE HALL OF FAME

EXPERIENCE. EXPERTISE. EXCELLENCE.
28 YEARS. 139 PROJECTS ACROSS KERALA.
OVER 6650 SATISFIED HOME OWNERS.
OVER 1.4 CRORE SQ. FT. BUILT-UP AREA.

FLIP
OPEN



NEW LAUNCHES



MARBELLA
Kadappakkada, Kollam



SYNERGY
Cheranalloor, Cochin



24 CARAT
Elamakkara, Cochin



EXOTICA
Devalokam, Kottayam



SPECTRA
Mavelipuram, Cochin



CAMBRIDGE
Mukkolakkal, Trivandrum



PEARL
Kanjikuzhy, Kottayam



ZENITH
Nellikunnu, Thrissur



FRAGRANCE
Pallikunnu, Kannur

139 PROJECTS
ACROSS
10 CITIES



CENTRE OF OLD WORLD CHARM AND THE CONTEMPORARY

Mahatma Gandhi Road, Kochi, is a hugely celebrated address in Kerala. Be it for shopping, dining, cinema or art, M.G. Road hosts many of the city's iconic landmarks. Shops for everything under the sun, fashion boutiques, cafes, educational institutions, line either side of this monumental road, while, in parallel, it overlooks the Arabian Sea. P. T. Usha Road is a quiet and serene locale right beside Maharajas College Ground on M.G. Road; an exclusive residential area that hosts the who's who of the city. A much coveted address, indeed.





PINNACLE OF LUXURY CRAFTED JUST FOR YOU

Nestled in the heart of the city of Cochin, Skyline Aristocrat is the ideal abode for a privileged few who have a penchant for exclusivity and opulence. 18 plush apartments sprawled out in an exquisite single tower of G+11 floors. Chiselled to contemporary design standards, every corner of Aristocrat is made of world-class resources. The perfect combination of comfort, convenience and ultimate class, Skyline Aristocrat is all that you have desired and much more.



FLIP
OPEN



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A
ARISTOCRAT

Skyline



EXPERIENCE LIFESTYLE THAT'S A CUT ABOVE

Life at Skyline Aristocrat is one beyond comprehensible luxury. 16 exquisitely laid out apartments, 2 in each floor of the luxurious tower span from an area of 2248 to 2393 sq.ft., apart from 2 luxurious penthouses. Each home is intellectually designed to provide ample ventilation and vast open spaces, with no compromise on utmost privacy. An elegantly rich wood doorway opens into the apartment that features world-class elements, from walls coated with choice emulsions and the most premium kitchen and bathroom ware to handpicked vitrified tile flooring. Every inch in Aristocrat displays nothing less of perfection, class and aura.

DELVE INTO COOL CRYSTAL BLUE WATERS



▲ Swimming pool

▼ Fitness Centre

LET YOUR
PULSE RACE
TO PERFECT
HEALTH



AMUSE YOURSELF WITH A GAME OF YOUR CHOICE



▼ Recreation Hall

▲ Games Room

PERFECT MOMENTS
NEED THE PERFECT
AMBIENCE





LOBBY ▲

▼ LIVING ROOM

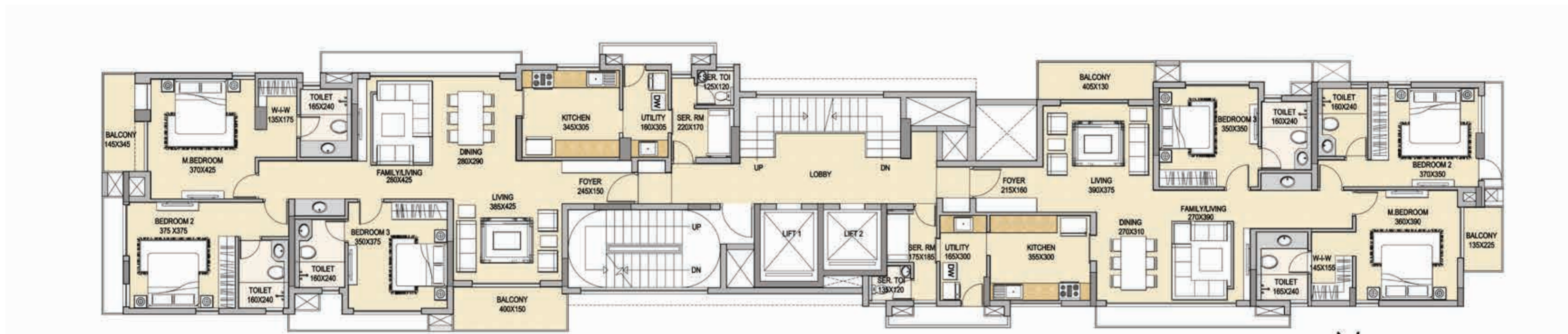


BEDROOM ▲

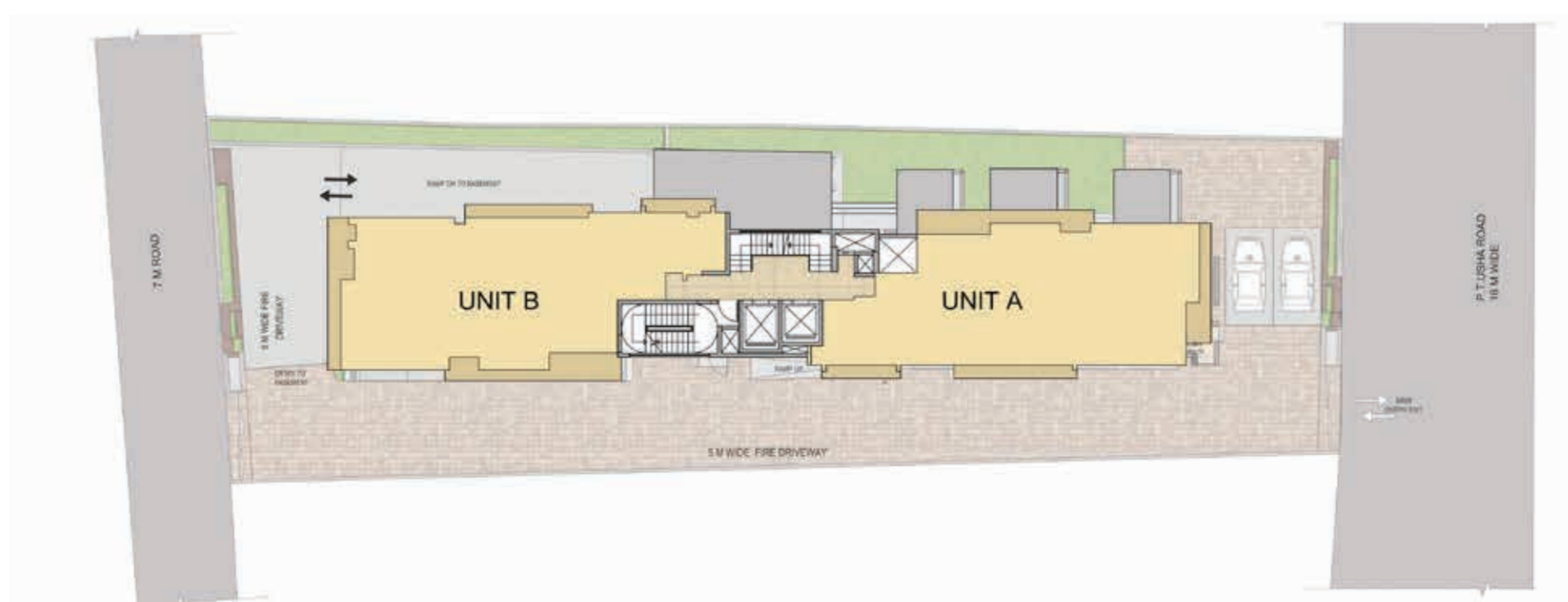
▼ KITCHEN



TYPICAL FLOOR PLAN

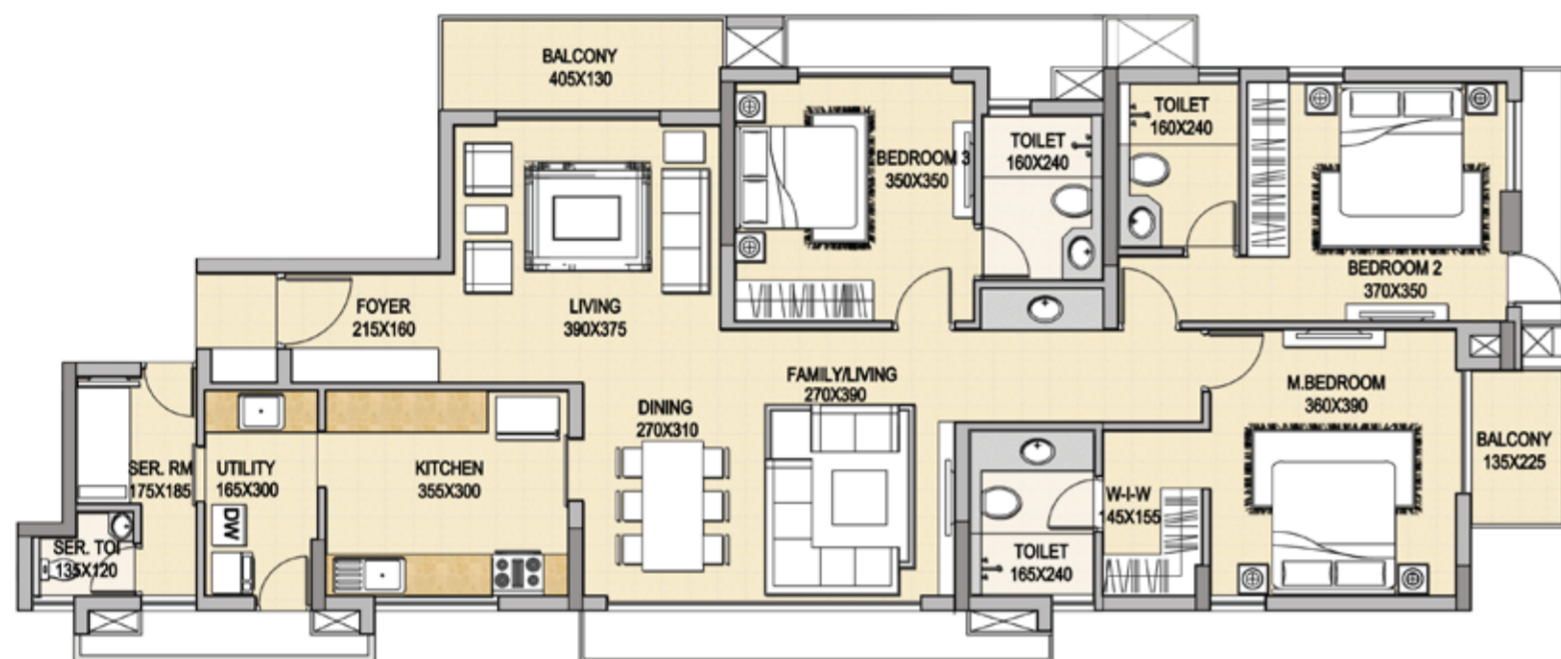


SITE PLAN

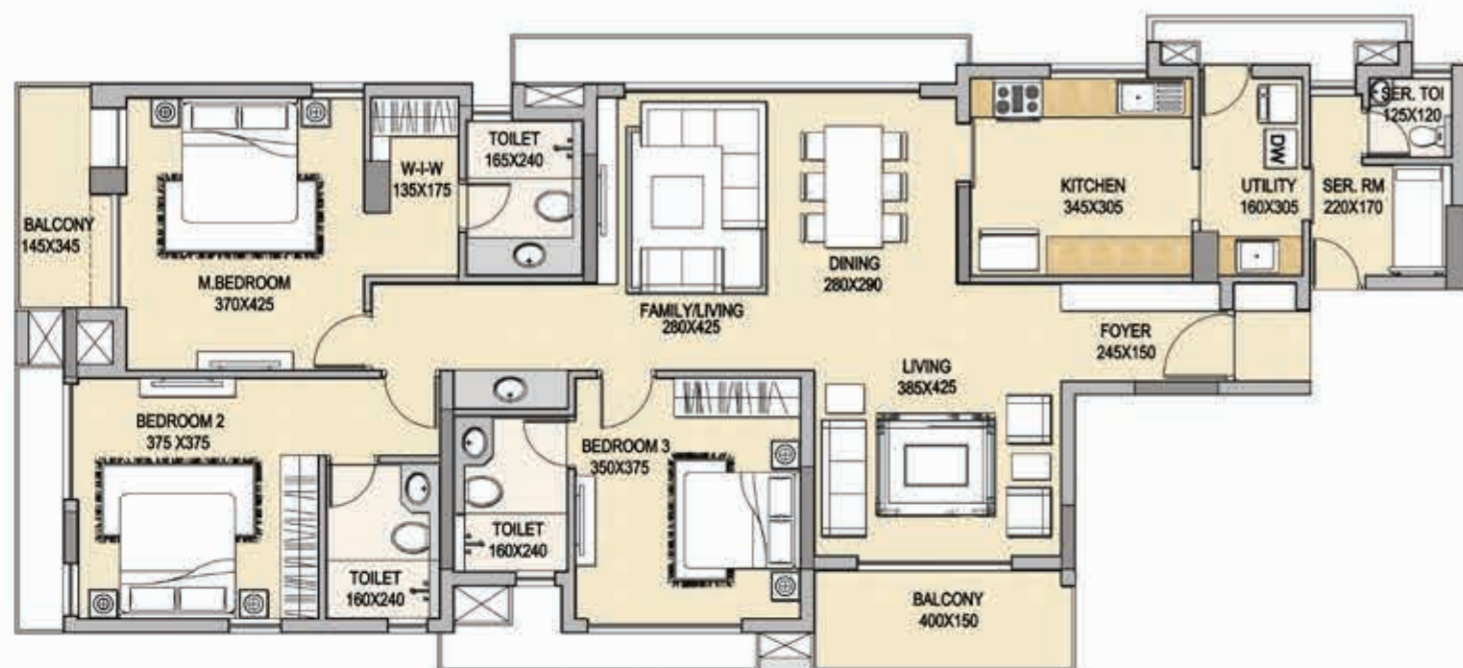


FLOOR PLAN

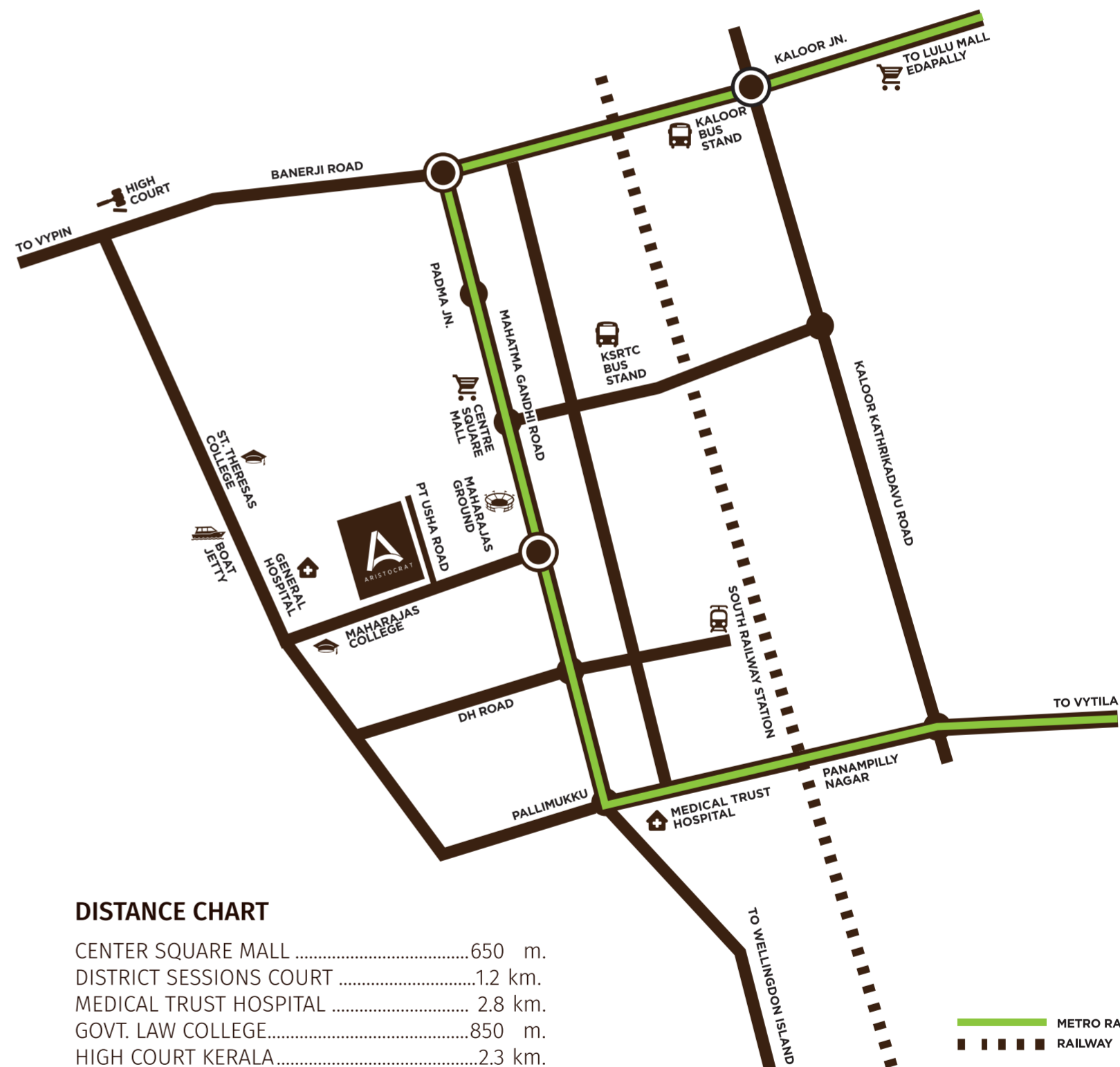
LOCATION MAP



TYPE A (1st - 8th Floor)
Area - 2248 sq.ft.



TYPE B (1st - 8th Floor)
Area - 2393 sq.ft.



DISTANCE CHART

CENTER SQUARE MALL	650 m.
DISTRICT SESSIONS COURT	1.2 km.
MEDICAL TRUST HOSPITAL	2.8 km.
GOVT. LAW COLLEGE	850 m.
HIGH COURT KERALA	2.3 km.
KRISHNA HOSPITAL	650 m.
KSRTC BUS STAND	1.1 km.
MAHARAJAS COLLEGE	1.1 km.
M.G. ROAD	300 m.
NORTH RAILWAY STATION	2.7 km.
SOUTH RAILWAY STATION	2.6 km.
ST. ALBERTS COLLEGE AND SCHOOL	1.9 km.
ST. TERESA'S COLLEGE	1.5 km.

SPECIFICATIONS

POST SALES CARE



Apartment Flooring:

Vitrified tiles for main flooring. Superior quality Ceramic tiles/ equivalent for toilets.



Kitchen/ Utility:

Double bowl single drain sink for kitchen and deep bowl sink in utility. Hot water provision given for utility sink. Dish washer and washing machine provision in utility.



Toilets:

Toilet walls with high quality ceramic tiles/equivalent upto false ceiling. Premium quality CP fittings (Grohe/Jaquar/Equivalent). Single lever divertor with shower in all toilets except servant's toilet. Single lever basin mixers for wash basins in all toilets except servant's toilet. Superior quality wall hung sanitary fixtures (Kohler or equivalent) with concealed cistern in all toilets except servant's toilet. Ordinary EWC in servant's toilet.



Doors and Windows:

Elegantly designed flush doors for main entrance & flush door for all internal doors. Fully glazed aluminium sliding door for living balcony. Powder coated aluminium windows.



Painting:

Putty and Plastic emulsion for internal walls and ceiling.



Electrical:

Concealed conduit wiring with copper conductor, adequate light and fan points, 6/16amps socket points etc controlled by ELCB and

MCBs with independent KSEB meters.



Lift :

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



Telephone:

Telephone point in living room and all bedrooms.



TV point:

TV point in living room and all bedrooms .



AC Point:

Provision for fixing split AC in all bedrooms, living & dining .



Generator:

Generator backup for light and fan in all rooms, entrance light point, bell push, 6A sockets in living, dining, bedrooms, one number 6A above kitchen counter, one 6A socket for water purifier and one number 16A socket for fridge with limit of 500W, the total load limited to 1500W in apartment.

COMMON FACILITIES

Intercom

Air conditioned multipurpose recreation hall in eleventh floor.

Fitness centre

Swimming pool on terrace

Round the clock security with surveillance camera in prominent areas.

Drivers room

Bio- metric access control for main entry lobby.



Your comfort and safety is our top priority during your stay with us. Avail our Home Care Services to make your stay as hassle-free as it can be, at nominal costs.

Utilities Care: Housekeeping, pest control, plumbing, carpentry and masonry jobs

Support services: Payment of bills-electric 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 Home Care Department would provide you with all the needed assistance, starting from arranging appropriate tenants to deposit of 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. Our services don't just end with you purchasing a home from us. Our After Sales Service wing professionally manages and maintains every home of Skyline Builders.

Our After Sales Services include;

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

POST SALES CARE

ACCOLADES



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

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



An initiative by Skyline Builders

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 transit homes.
- Choose your Skyline transit home, which is absolutely free of cost, located in five major cities across Kerala; Trivandrum, Kottayam, Kochi, Calicut and Kannur.

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 30,000 Malayalees with laser sharp focus on quality, delivery and service has enabled Skyline to win awards too.



- First and only builder to be awarded highest CRISIL (DA2+) rating in the state.
- 136 projects dotted across ten cities in Kerala reflects Skyline's mettle in home creation.
- Winner of Best All India Residential Apartment in CREDAI Real Estate Awards 2012.
- Winner of CNBC Awaaz Award for Best Residential Project in 2013.
- Credited with over 1.4 crore sq.ft. built-up area.
- Handover of 120 projects in a time span of 25 years.
- First builder to have earned CRISIL 7 star rating in Kerala for its Skyline Ivy League project.
- Skyline has been awarded IGBC Certification for The Edge, their project in Thiruvalla.
- Delivered a record breaking 22 projects on time during the recession in 2008
- In 2016, the builder received the Award for Contribution in the Growth of Real Estate Sector in Kerala by The Economic Times.



WHY INVEST IN SKYLINE ?

Outstanding Expertise:

Since its inception over 25 years ago, Skyline Builders gives utmost importance to quality, innovation and world-class luxury. The builder is proud to have launched 137 projects, both villas and apartments, across 10 cities in Kerala.

On-time Delivery:

Skyline has always strived to keep their promises, and 6250 Skyliner families are proof enough. The builder has delivered 113 projects till date, each one of them right on time, while delivering 12 lakh sq.ft. in the financial year of 2015-16 alone.

Land Appreciation:

Skyline has over 1.4 crore sq.ft. built-up area to its credit and has an eye for detail when it comes to handpicking prime locations with escalating land appreciation. 1200 Skyliners have become crorepatris, thanks to choosing a Skyline home.

Noteworthy Awards:

Skyline Builders has added many feathers to its cap. The builder has been awarded CRISIL 7 star rating, CNBC Best Real Estate Property Award and is the highest rated builder in Kerala with CRISIL DA2+.

Customer Relationship:

Skyline's relationship with Skyliners goes far beyond just the sale of a home. The builder offers services like After Sales, Home and Interior Care and Skylineage, a privilege that only Skyliners enjoy.

TERMS & CONDITIONS

1. Once allotted and agreement signed, the prices are firm.
2. All payments only by demand draft, local cheques or RTGS favouring 'Skyline Builders' payable at Calicut.
3. Contracted built-up area shall be handed over to the customer on settling of all the dues to the builder.
4. Skyline Builders reserves the right to accept or reject any application.
5. Other expenses to be borne by the purchaser include all Local Taxes, Sales Tax on Workers Contract or VAT, as applicable, Service Tax, Kerala Building Tax, Corporation Building Tax, Construction Workers' Welfare Fund, Provident Fund contributions or similar social security fund contributions, if any applicable or made applicable during the pendency of the contract or after its completion in relation to this project, other statutory payments in respect of the construction work carried out, KSEB deposits and cabling charges as specified in the agreement, monthly maintenance charges/advance, maintenance deposit, cost of transformer and the charges for extra works, if any.
6. Builder is not responsible for any delay in water/electric and other service connections due to the delay with the concerned departments.
7. The plans are not drawn to scale and are included only for the purpose of identification. The measurements shown in the plans are indicative and may vary. Furniture layout is only an indication for space utilisation. The elevation shown in the brochure is an artistic impression only and the actual may vary according to the practical site conditions. All measurements and specifications shown in the brochure are subject to minor variations without specific or general notice. All such variations/alterations shall be purely at the discretion of the builder.
8. The built-up area is inclusive of proportionate share of common areas and wall thickness.
9. Sanctioned building plans, title deeds and other related documents pertaining to this project are available at our office for reference.
10. All transactions are subject to Ernakulam jurisdiction only.

DOCUMENTATION

Documentation of an apartment comprises of three parts.

a. On allotment, two agreements will be executed between the builder and the purchaser; one for the sale of undivided share of land and another for execution of a construction contract to build an apartment. Though separate considerations are specified in each agreement, the composite value of the undivided share of land and that of the construction contract will be shown in the payment schedule. Necessary citation to this effect is given in the agreements.

b. A registered agreement for sale of undivided share of land on firm allotment of the apartment.

c. A sale deed for the apartment and undivided share of land will be registered in favour of the purchaser on receipt of the entire payments. Stamp duty, documentation charges, registration fees and incidental expenses for the registration of the sale deed will be to the buyer's account.

MAINTENANCE

An Owners' Association will be formed on handing over of the possession of the apartments. Membership in the above Association is compulsory, not optional. The Owners' Association will carry out all necessary routine and annual maintenance and repairs to common area and exterior wall of the building, common installation and fittings, payment of electrical and water charges for common facilities and services.

Maintenance charge/deposits are to be paid by each owner regularly and timely. The maintenance will be carried out by the builder till the formation of Owners Association, who will take over the maintenance. Maintenance deposit/advance is collected from all the owners by the builder and after appropriating the expenses incurred by the builder during the period the maintenance was done by them, the builder shall transfer the balance amount to the Association after its formation.

RULES AND REGULATIONS

Skyline Aristocrat is a time bound project. In case payments are not made as per the agreements signed, the builder reserves the right to cancel the allotment, in which case the amount paid till such cancellation will be returned only after re-allotment of the cancelled apartment to another party after deducting damages and without any interest.

PAYMENT SCHEDULE

30% of the total contracted amount to be paid initially at the commencement stage of the project while executing the agreement and balance as per the construction linked schedule. Allotment of car park will be at an extra cost.

Note: All measurements and specifications given elsewhere in this brochure are subject to minor variations without specific or general notice. All such variations/alterations shall be purely at the discretion of the builder. The information contained herein does not form part of the contract and is subject to change. Elevation given is an artistic impression only. This brochure doesn't constitute either a legal offer or an invitation to an offer.

DISCLAIMER

The information contained in this brochure has been compiled with greatest possible care. However no warrant is given and interested parties should rely on buyer's 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.

Floor areas are approximate measurements and may change on the final survey/design. The builder reserves the right to modify area, size features, any unit, and the development of any part thereof as may be approved or required by the builder or relevant authorities. We have not authorized anyone to make any oral promises or assurances on our behalf with regard to the specifications of the apartments in question.

Purchasers are requested to rely only upon the terms of the Buyers Sale Agreement which is a comprehensive document, containing all terms and conditions applicable as between the parties.

Builder reserves the right to increase/reduce/change the number of floors/flats subject to sanction/ permit/approval by relevant authorities.

Plans specification mentioned in the Buyer-seller Agreement supersedes this brochure.

Elevation & all pictures not a legal offer.

This brochure does not constitute a legal offer..