

K RERA/PRJ/ERN/075/2021
www.rera.kerala.gov.in



www.skylinebuilders.com

BE THE ONE.



SKYLINE
**the
One.**
NH Bypass, Palarivattom, Kochi

151st

DREAM FROM SKYLINE

From a humble beginning in 1989 to an illustrious journey spanning over 32 years, Skyline Builders has been reaching new milestones every year. The numbers tell the tale, right from the most number of projects to 7600+ satisfied customers across the globe. Skyline has been an epitome of trust and quality. Creating lifestyles that are luxurious, comforting and classy, across locations that are most sought after and convenient. Skyline has been setting new benchmarks with every project ensuring best value for money and investment for generations.

The One is a more marquee project from Skyline at the most happening location of Kerala, in the new hub of Kochi. A one of its kind offering for the ones who settle for nothing less.

The One welcomes you.

**A ONE OF ITS KIND
DREAM AWAITS
AT NH BYPASS, PALARIVATTOM**

Exclusive 4 BHK Air Conditioned Ultra Premium Apartments
(B+G+16th floor cum Terrace floor)

FLIP OPEN

Images shown are artistic impressions only. Actual may vary.



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REDEFINED LIVING AT SKYLINE

The first builder in Kerala to launch its **151st project**, Skyline builders brings the best of its signature luxury at a prime location with 'The One'. Offering a one of its kind living experience for the discerning. 26 exclusive ultra premium apartments in the heart of Kochi city (NH Bypass) have been conceived to realize a lifestyle in a class of its own. Inviting you to be the one to own The One.



SKYLINE
— Since 1989 —

An artistic impression of the lobby area

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**EXPERIENCE
THE HIGH
OF LIVING
AT THE ONE**



FEATURES ENSURING EXCLUSIVITY & PRIVACY

- 26 exclusive air conditioned apartments (B+G+16th floor cum Terrace floor)
- 2 flats per floor for utmost privacy
- Exclusive 4BHK spacious apartments with 4 balconies per unit

TOP OF THE LINE AMENITIES

- Air conditioned Multi-purpose Recreation Hall
- Air conditioned Fitness Centre
- Air conditioned Games Room
- Swimming pool and Jacuzzi jets
- Kids' pool
- Pool deck party area with Barbeque Counter

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NH Bypass, Palarivattom, Kochi

THE NEW LANDMARK IN THE BUSTLING HEART OF KOCHI

The One is located in the heart lane of Kochi at NH Bypass, Palarivattom. The Palarivattom Bypass, Kerala's most important stretch of road - The One offers access to multiple conveniences be it city's premium malls or hospitals.



LOCATION MAP



DISTANCE FROM THE ONE

Palarivattom Jn. 1 km

MALLS

Oberon Mall 1.4 km

Lulu mall 2.7 km

Gold Souk Grande Mall 3.0 km

HOSPITALS

Ernakulam Medical Centre 500 m

Renai Medicity 2.2 km

MAJ Hospital 2.5 km

Amrita Hospital 6.7 km

METRO STATIONS

Proposed Palarivattom Bypass metro station 350 m

Palarivattom Metro station 1.5 km

JLN Metro station 1.8 km

Jawahar Lal Nehru stadium 2.7 km

Edapally Metro station 2.7 km

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NH Bypass, Palarivattom, Kochi

AMENITIES THAT EXUDE CLASS

The One presents an array of amenities that have been designed for a lifestyle on par with the best of living. From aesthetics to functionality and sheer luxury - the amenities at The One are meant to wow you and your loved ones.



RECREATION HALL

Images shown are artistic impressions only. Actual may vary

TERRACE VIEW

ROOFTOP SWIMMING POOL



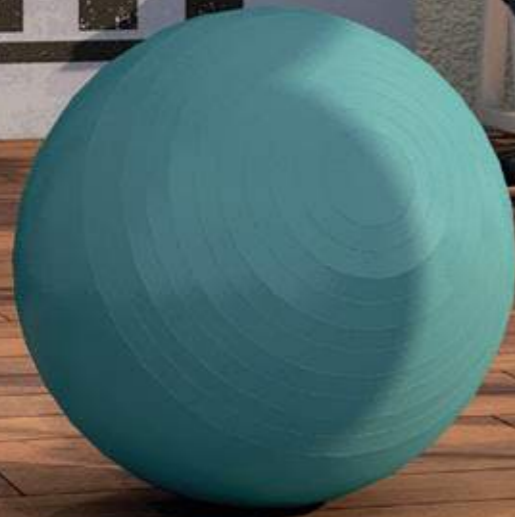
Images shown are artistic impressions only. Actual may vary

FITNESS CENTRE


— Since 1989 —



**DON'T
SIT
GET
FIT**



GAMES ROOM

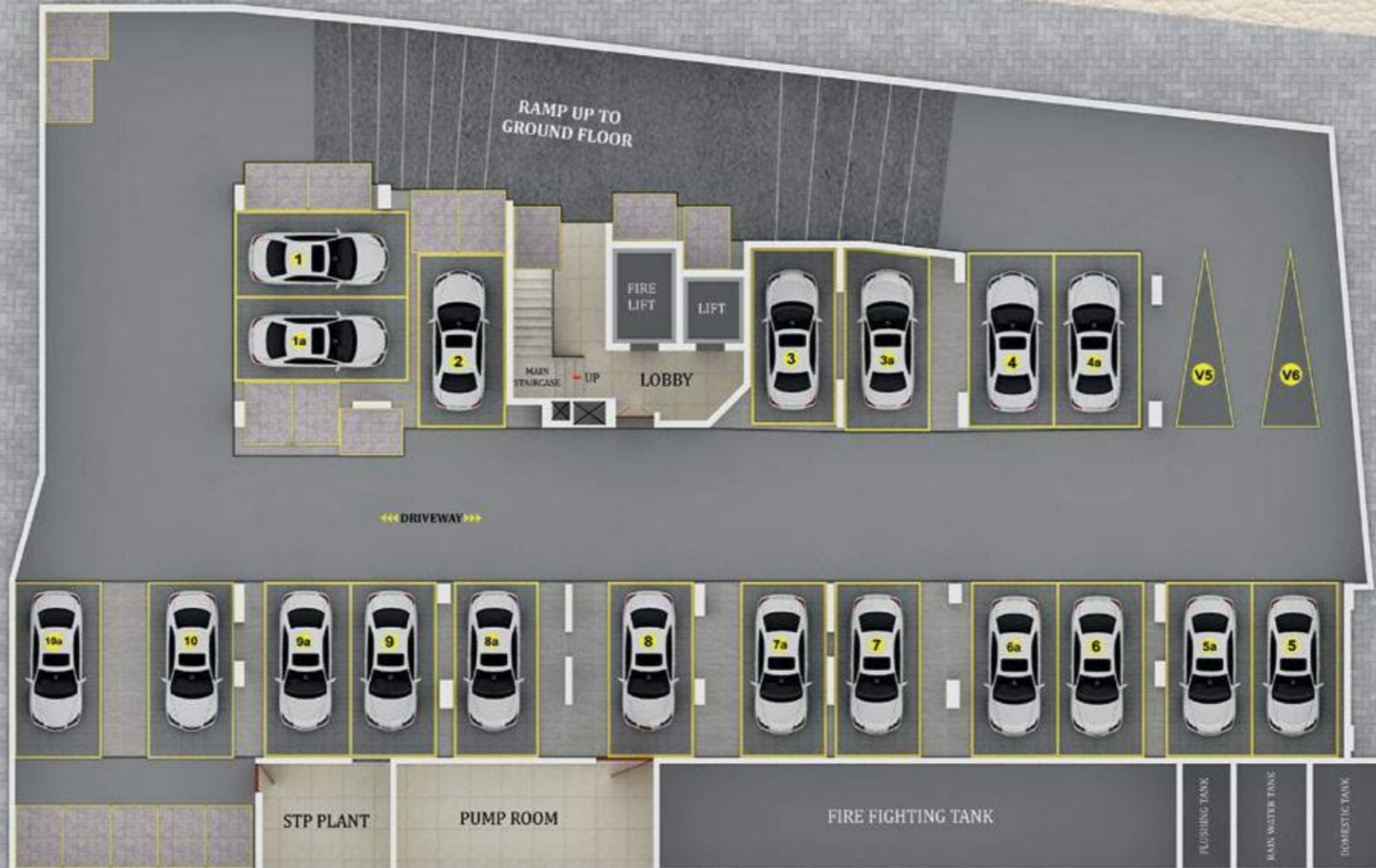


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SITE LAYOUT



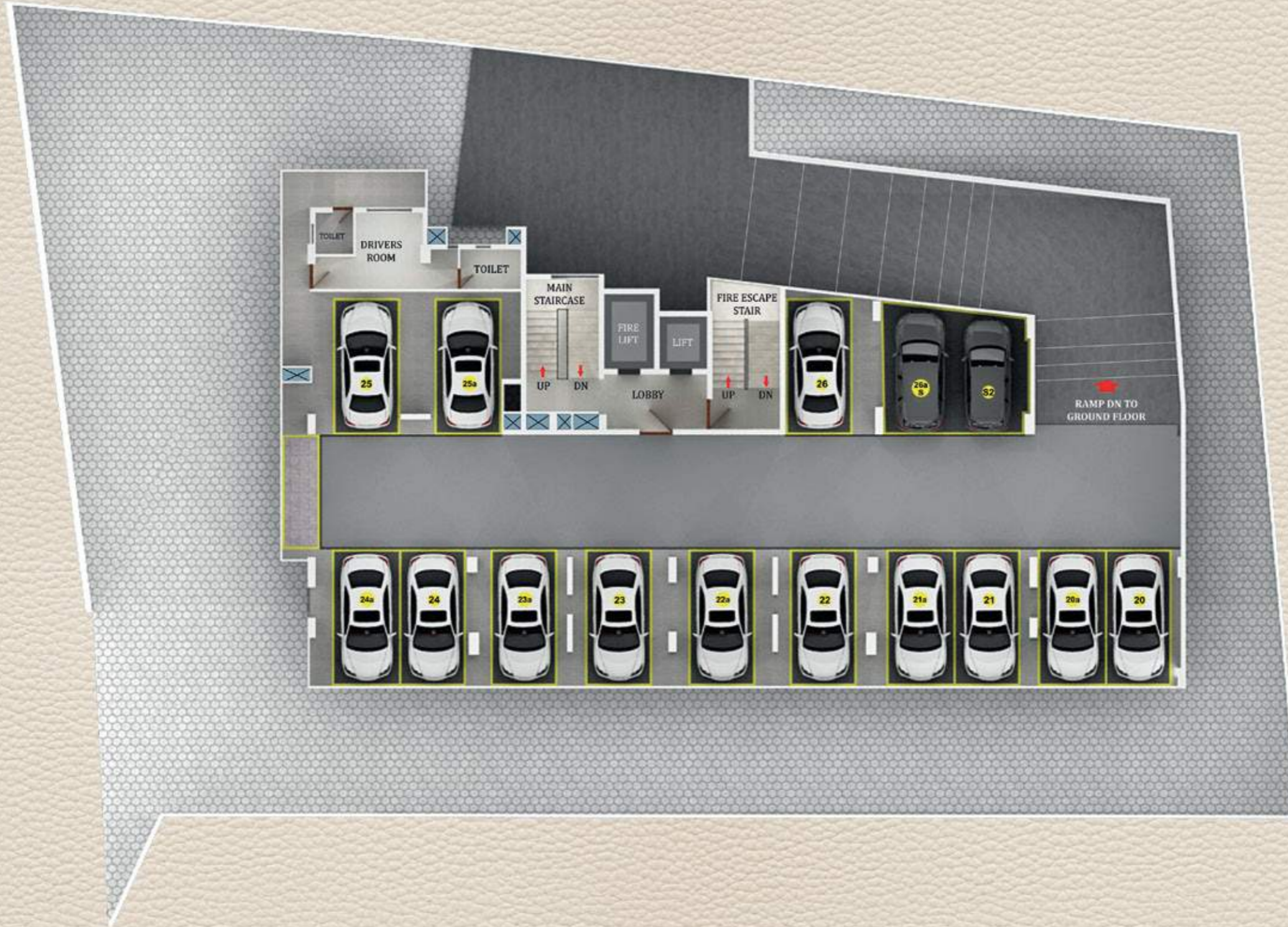
BASEMENT CAR PARK



GROUND FLOOR CAR PARK

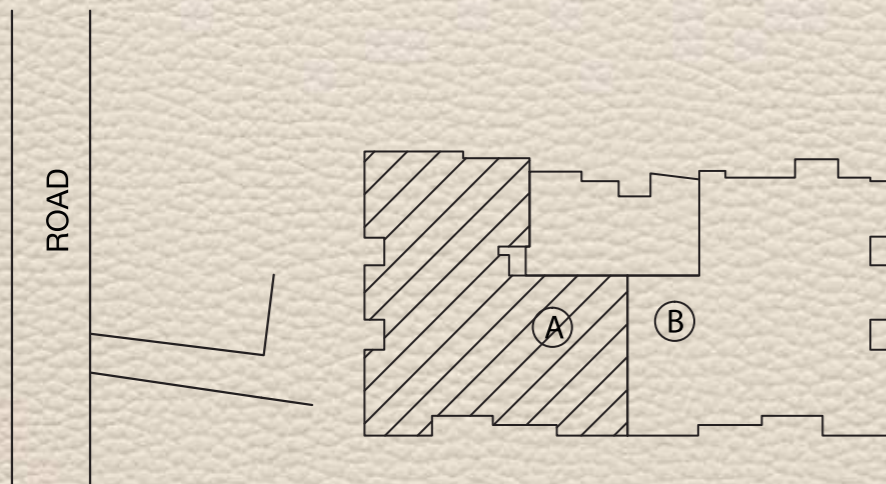


FIRST FLOOR CAR PARK



UNIT A : (Second Floor)

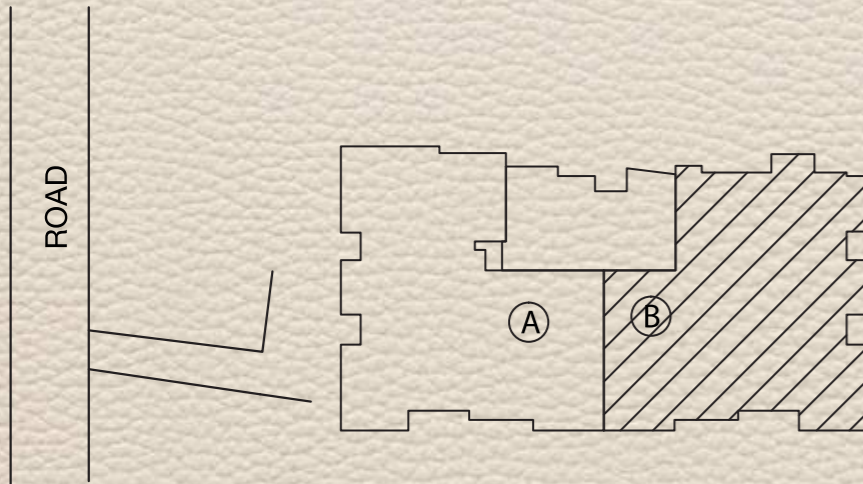
AREA : 2809 SQ. FT.
TERRACE : 215 SQ. FT.
CARPET AREA : 1821 SQ. FT. AS PER RERA
CARPET AREA OF BALCONY : 274 SQ. FT.



• Dimensions may vary slightly during construction • Furniture and fixtures are indicative only • All dimensions are in centimetres

UNIT B : (Second Floor)

AREA : 2818 SQ. FT.
TERRACE AREA : 660 SQ. FT.
CARPET AREA : 1835 SQ. FT. AS PER RERA
CARPET AREA OF BALCONY : 282 SQ. FT.



• Dimensions may vary slightly during construction • Furniture and fixtures are indicative only • All dimensions are in centimetres

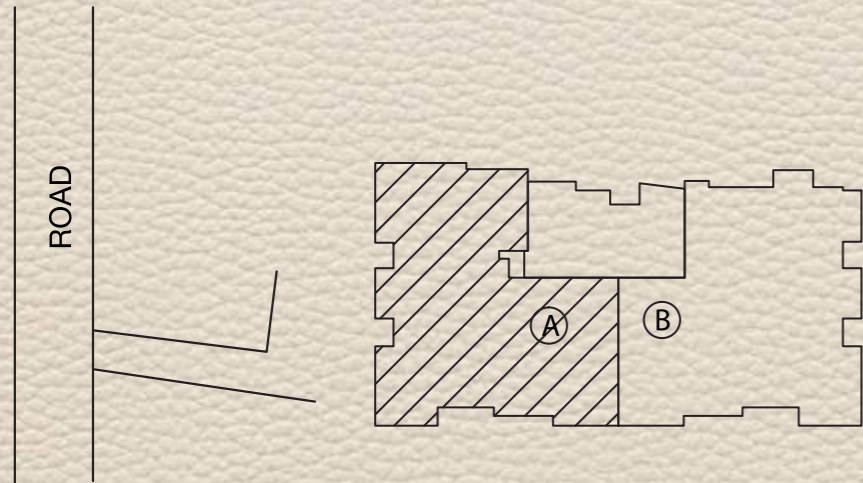


TYPICAL FLOOR PLAN



UNIT A : (3-11th Floor)

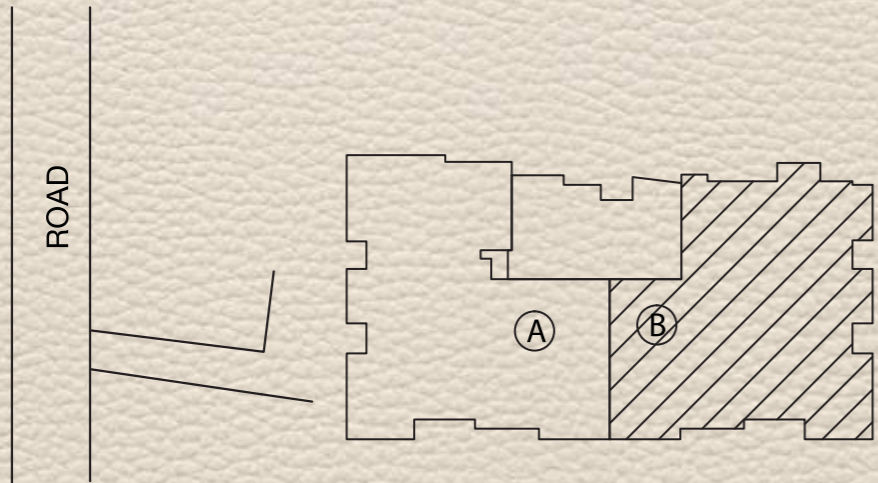
AREA : 2809 SQ. FT.
 CARPET AREA : 1821 SQ. FT. AS PER RERA
 CARPET AREA OF BALCONY : 274 SQ. FT.



• Dimensions may vary slightly during construction • Furniture and fixtures are indicative only • All dimensions are in centimetres

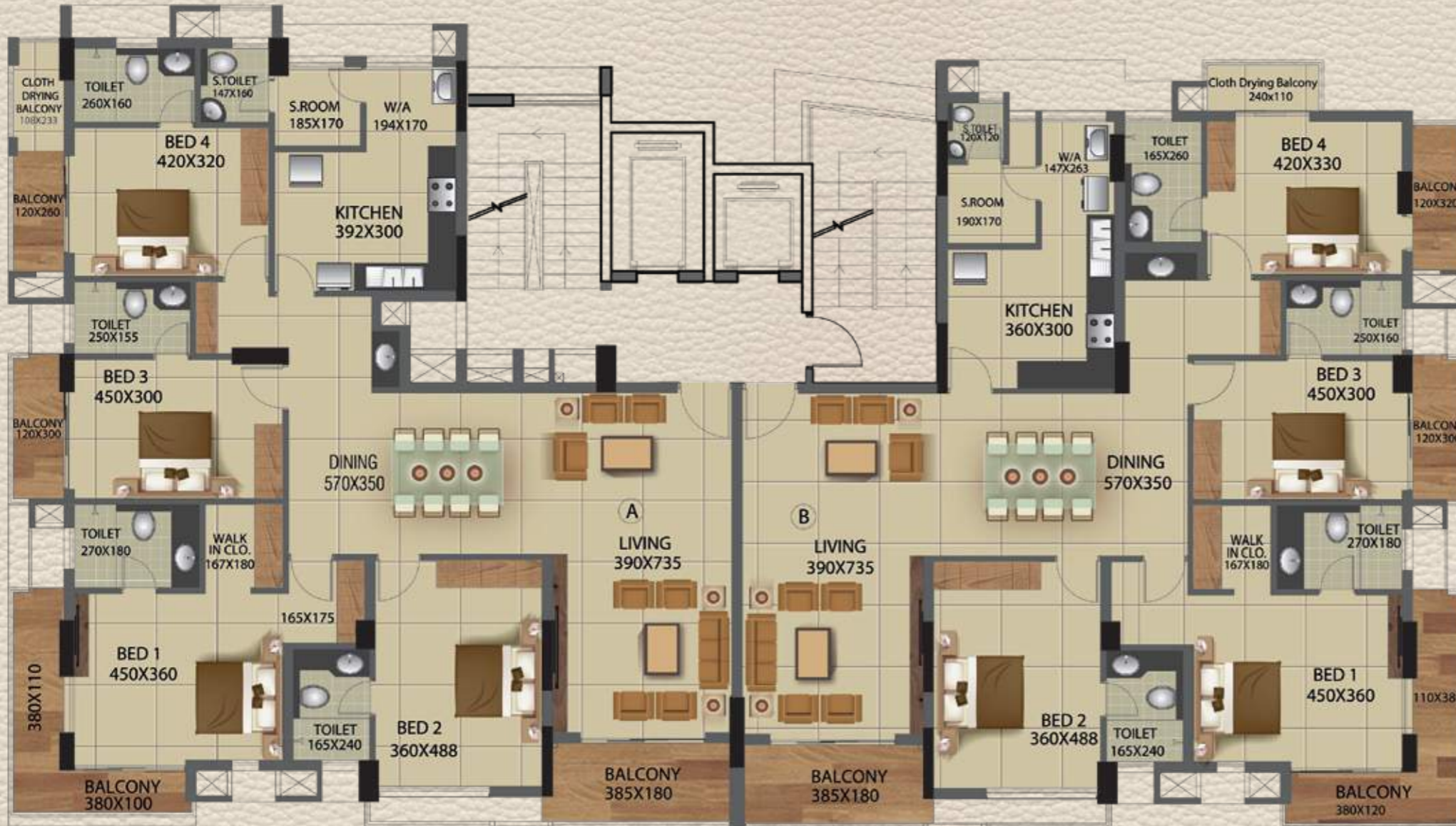
UNIT B : (3-12th Floor)

AREA : 2818 SQ. FT.
 CARPET AREA : 1835 SQ. FT. AS PER RERA
 CARPET AREA OF BALCONY : 282 SQ. FT.



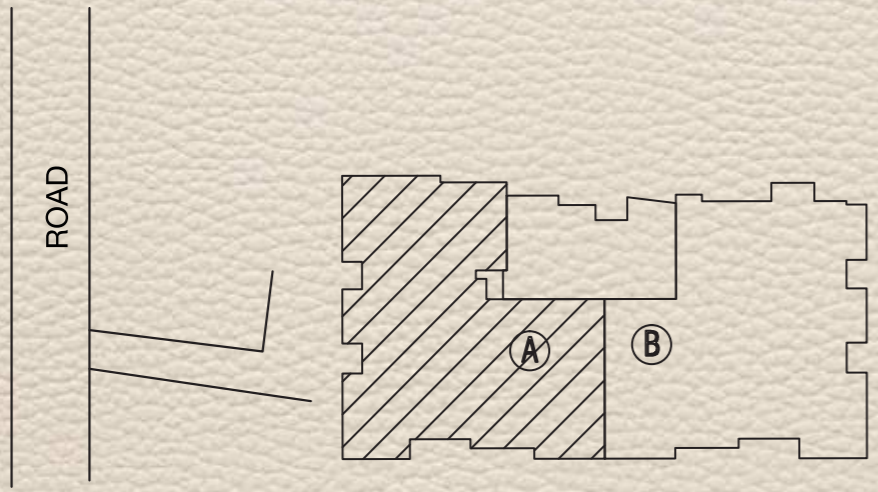
• Dimensions may vary slightly during construction • Furniture and fixtures are indicative only • All dimensions are in centimetres

12TH FLOOR PLAN



UNIT A : (12th Floor)

AREA : 2797 SQ. FT.
 CARPET AREA : 1821 SQ. FT. AS PER RERA
 CARPET AREA OF BALCONY : 266 SQ. FT.



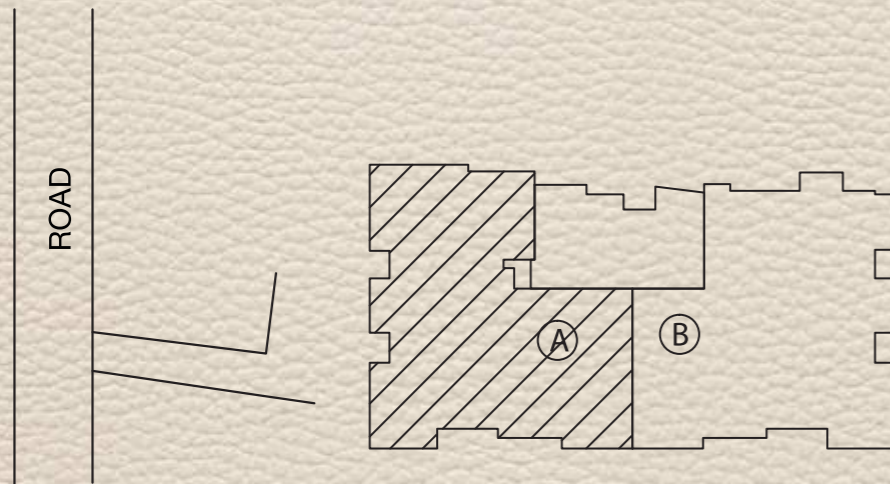
• Dimensions may vary slightly during construction • Furniture and fixtures are indicative only • All dimensions are in centimetres

13TH FLOOR PLAN



UNIT A : (13th Floor)

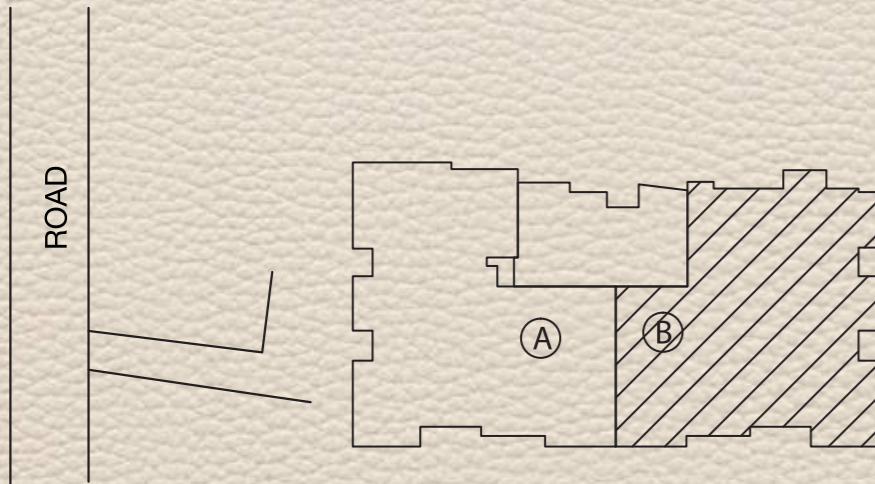
AREA : 2678 SQ. FT.
 TERRACE AREA : 30 SQ. FT.
 CARPET AREA : 1772 SQ. FT. AS PER RERA
 CARPET AREA OF BALCONY : 221 SQ. FT.



• Dimensions may vary slightly during construction • Furniture and fixtures are indicative only • All dimensions are in centimetres

UNIT B : (13th Floor)

AREA : 2644 SQ. FT.
TERRACE AREA : 60 SQ. FT.
CARPET AREA : 1786 SQ. FT. AS PER RERA
CARPET AREA OF BALCONY : 194 SQ. FT.



• Dimensions may vary slightly during construction • Furniture and fixtures are indicative only • All dimensions are in centimetres

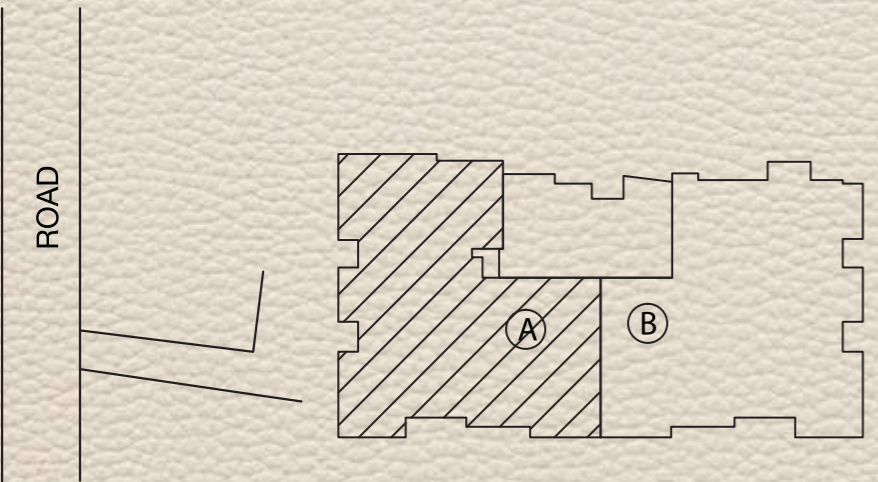


14TH FLOOR PLAN



UNIT A : (14th Floor)

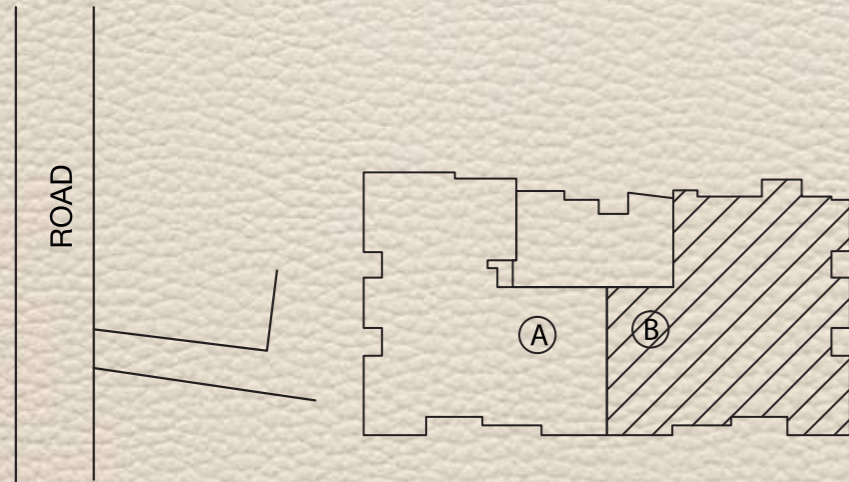
AREA : 2646 SQ. FT.
 CARPET AREA : 1747 SQ. FT. AS PER RERA
 CARPET AREA OF BALCONY : 221 SQ. FT.



• Dimensions may vary slightly during construction • Furniture and fixtures are indicative only • All dimensions are in centimetres

UNIT B : (14th Floor)

AREA : 2554 SQ. FT.
 TERRACE AREA : 30 SQ. FT.
 CARPET AREA : 1760 SQ. FT AS PER RERA
 CARPET AREA OF BALCONY : 151 SQ. FT.



• Dimensions may vary slightly during construction • Furniture and fixtures are indicative only • All dimensions are in centimetres

SPECIFICATIONS

FLOORING :

- Vitrified tiles for living area, dining and bedrooms.
- Vitrified tiles for kitchen, servant room and work area.
- Matt finished Vitrified tiles for balcony.
- Matt finished Vitrified tiles for bed toilets.
- Matt finished Ceramic tiles for servant toilet.

WALLS & CEILINGS :

- Internal Walls : Two Coats of acrylic emulsion on putty finish.
- Ceiling : Two Coats of Acrylic emulsion on putty finish.
- False ceiling of removable type for washrooms.
- Vitrified tiles up to false ceiling for bed toilet walls.
- Ceramic tiles for Servant toilet walls.

KITCHEN AND WORK AREA :

- Adequate power points for home appliances.
- Polished granite slab for kitchen counter.
- Ceramic tile above counter to a height of 60 cms.
- Hot Water provision for kitchen sinks.
- Double bowl single drain board sink in kitchen.
- Electrical and Plumbing for water purifier/ washing machine/ dish washer.

CP FITTINGS & SANITARY :

BED TOILETS :

- Kohler / Grohe / American standard / equivalent CP bath fittings.
- Single lever diverters with shower in all toilets.
- Hot & cold mixer taps for mixing facility in all toilet wash basins.
- Kohler / Roca / equivalent wall hung sanitary fixtures.
- Geberit / Kohler / Grohe / equivalent concealed cisterns in all toilets.
- Grab bar in master bed toilet.

SERVANT TOILETS :

- Floor mounted two piece water closet with PVC cistern.
- Corner wash basin.
- Jaquar / equivalent CP bath fittings.

DOORS AND WINDOWS :

- Main Entrance : Hard wood frame with flush door shutter / Engineered Pre-hung flush door for Entrance door
- Internal doors : Hard wood frame with flush door shutter / Engineered Pre-hung flush doors
- Balcony : Fully glazed Aluminium sliding door with toughened glass.
- Windows : Powder Coated Aluminium windows.

ELECTRICAL :

- Concealed conduit wiring with earthing.
- Adequate light and fan points.
- 6/16 Amp socket points etc. controlled by ELCB and MCBs.
- Geyser and exhaust fans points in all bathrooms and kitchen.
- Fire Retardant wiring.
- Independent Energy meter for each apartment.
- Switches : Legrand / equivalent modular switches

LIFTS :

- Two fully automatic modern lifts (one passenger lift and one bed lift) with Automatic Rescue Device.

TELEPHONE POINT AND VIDEO DOOR PHONE:

- Telephone point provision for landline in Living room.
- Video door phone in dining room.

INTERNET POINT:

- Dummy Conduit for internet cabling in dining/ living area and master bed room.



SPECIFICATIONS

TV POINT :

- TV point provision in Living room and all bedrooms.

AIR CONDITIONER :

- Split Air Conditioner in all bedrooms, living, dining and kitchen.

GENERATOR :

- Generator backup for AC in Master Bedroom, light and fan in all rooms, entrance light point, bell push, 6A sockets in living, dining, bedrooms, one number 6A socket above kitchen counter, one 6A socket for water purifier, one number 16A socket for fridge. The total load limited to 2500W in apartment.

ENERGY SAVING FEATURES :

- Auto level control for overhead Water tank.
- Effective lift management.
- Rain water collection tank and recharging pits.
- Dual flushing system for toilet cistern.
- Use of low VOC content paint for 100% healthy environment.
- Usage of heat reduction external paint on top of elastomeric primer.
- Solar assisted lights up to 1KW.
- Motion sensor lights in selected areas in Lobbies and Basement.

SAFETY FEATURES :

- Video door phone
- Fire fighting system with sprinkler as per the Kerala Fire Fighting Department Norms.
- One number fire extinguisher in each apartment.

GRILLS & RAILINGS :

- Window Safety Grill : Mild steel safety grills for all windows.
- Balcony Railing : GI/Mild steel railing over RCC kerb with height of 120 cms minimum.

COMMON FACILITIES:

- Air conditioned Multi-purpose Recreation Hall
- Air conditioned Fitness Centre
- Air conditioned Games Room
- Swimming pool and Jacuzzi jets
- Kids pool
- Pool deck party area with Barbeque Counter
- Landscaped Garden
- Round the clock security with surveillance camera in prominent areas
- Drivers room
- Biometric access control for main lobby, basement lobby and first floor lobby
- Boom Barrier with RFID and remote control
- Piped in music in main ground floor lobby
- Sensor lights in selected areas in basement and lobbies
- Rain water harvesting tank
- Sewage treatment plant as per the Kerala Pollution Control Board norms
- Fire control room / Care taker room
- Visitors parking
- EV charging facility at all parking at additional cost
- Water meter for domestic water supply for individual apartments at additional cost.
- Reticulated gas to kitchen in individual units 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.



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.

ACCOLADES



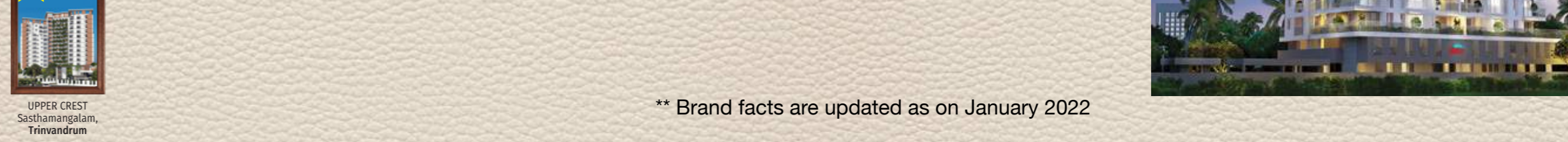
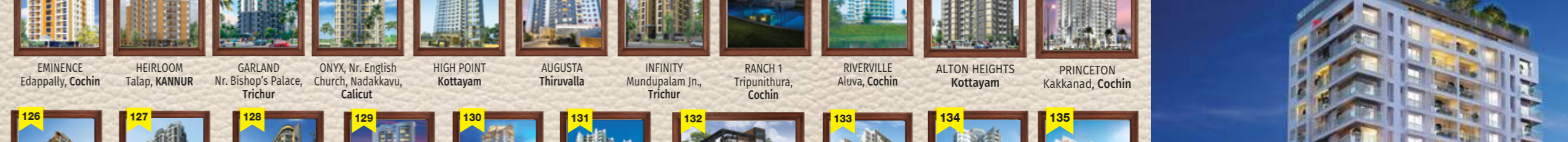
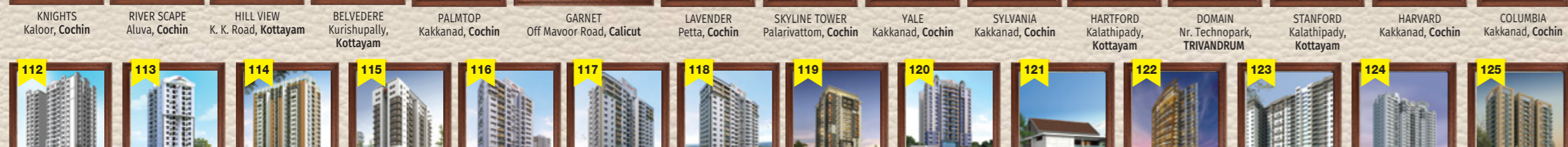
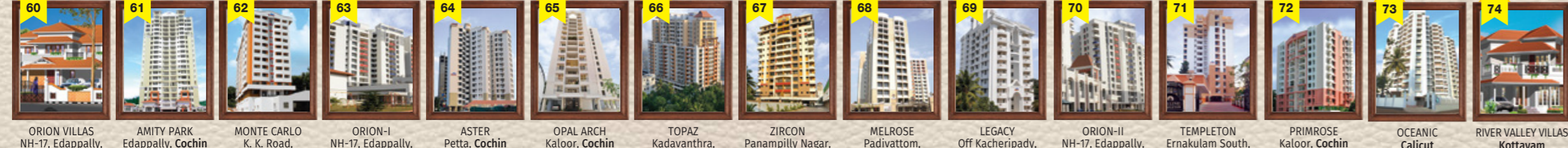
Being a leader bestows in you the responsibility of finding pathbreaking innovations. Each project of Skyline is a stepping stone to reach the next echelon. Winning over the trust of over 7600+ families with laser sharp focus on quality, delivery and service has enabled Skyline to win awards too.

- First builder to be awarded highest CRISIL (DA2+) grading in the state.
- One of the first builders in India to be ISO 9001:2015 certified.
- 151 projects dotted across Kerala reflects Skyline's mettle in home creation.
- Winner of Best All India Residential Apartment at the CREDAI Real Estate Awards 2012.
- Winner of CNBC Awaaz Award for Best Residential Project in 2013.
- Winner of NDTV Property Awards 2016, in the Premium Apartment Project of the Year - South Tier II City.
- Winner of Mathrubhumi Property Awards 2016, in the High Rise Apartment category.
- Winner of Future Kerala Brand Award 2017 for the Most Trusted & Respected Real Estate Brand Of Kerala.
- Winner of 2017 Grohe Hurun Award for the Most Respected Real Estate Brand - Kerala.
- Winner of the Brand of the year 2018 Award and the Most Trusted CEO Award at WCRC's Ideasfest 2018.
- Winner of 'Asia Pacific International Property Award 2019-20' in the high rise development - India & Residential development - India categories.
- Winner of the Best Group Housing Villa project by the Indian Institute of Architects, Kerala Chapter.
- Credited with over 1.56 crore sq.ft. built-up area.
- Handover of 138 projects in a time span of 32 years.
- Winner of Kerala Realty Icon Award for Overall Contribution to Kerala's Real Estate domain.

Trusted Quality since 1989. Over 32 years. 151 projects across Kerala.

Over 7600 satisfied home owners. Over 1.56 crore sq.ft. built up area.

HALL OF FAME



** Brand facts are updated as on January 2022

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 crorepatis 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 151 projects, both villas and apartments, across Kerala.

ON-TIME DELIVERY:

Skyline has always strived to keep their promises, and over 7600 Skyline customers are proof enough. The builder has handed over 138 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 is also the first and highest rated builder in Kerala with CRISIL DA2+, Best All India Residential Apartment at the CREDAI Real Estate Awards 2012, and has been awarded 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. Winner of 'Asia Pacific International Property Award 2019-20' in the high rise development - India & Residential development - India categories.



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



www.skylinebuilders.com

CHRISTOPHER - 97444 13300

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

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

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

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

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

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

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

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



Scan here to
contact us

DISCLAIMER

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