



The address says it all  
— Since 1989 —

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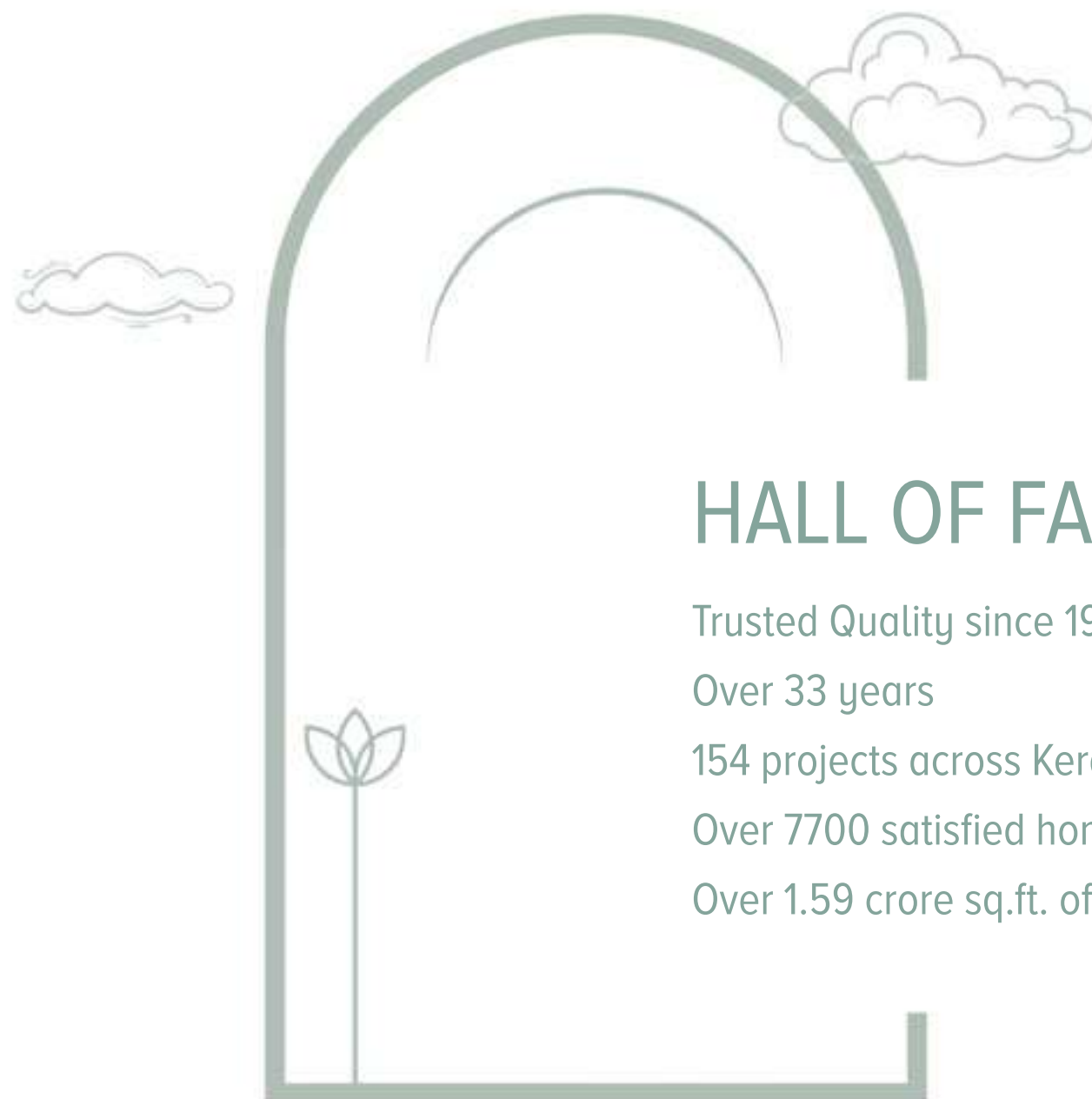
**FEEL THE BREATH IN  
EVERY BREADTH.**

**Welcome to alive living**



S K Y L I N E  
**zen**

**PREMIUM 3 BHK APARTMENTS  
AT ELAMAKKARA, KOCHI**



## HALL OF FAME

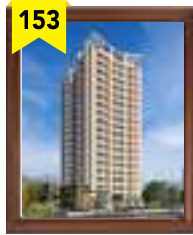
Trusted Quality since 1989

Over 33 years

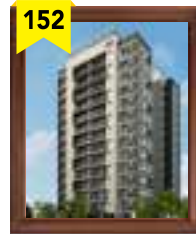
154 projects across Kerala

Over 7700 satisfied home owners

Over 1.59 crore sq.ft. of built up area



**153**  
**WINGS**  
Mele Chowva  
Kannur



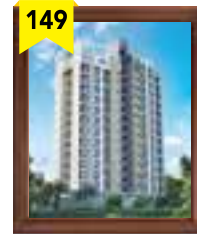
**152**  
**OZONE**  
Kadavanthra  
Kochi



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



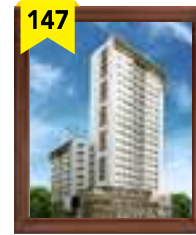
**150**  
**UPPER CREST**  
Sasthamangalam,  
Trivandrum



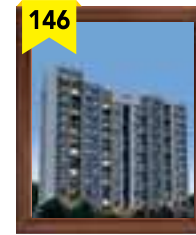
**149**  
**XYLUS**  
Kakkanad,  
Kochi



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



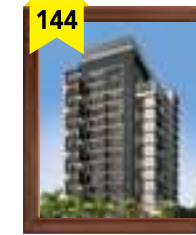
**147**  
**PEARL**  
Kanjikuzhy,  
Kottayam



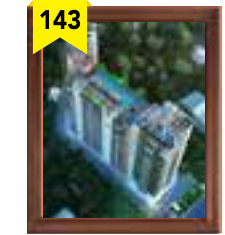
**146**  
**PIXEL**  
Kakkanad,  
Kochi



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



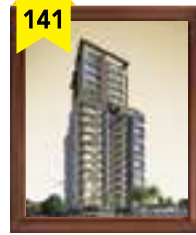
**144**  
**POLARIS**  
Kadavanthra,  
Kochi



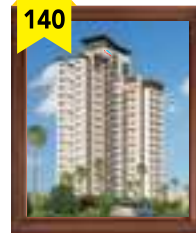
**143**  
**AVENUE SUITES**  
Avenue Road,  
Trichur



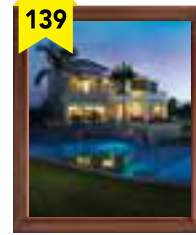
**142**  
**EPIC**  
Stadium Link Road,  
Kochi



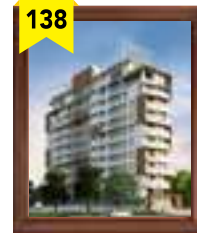
**141**  
**OPUS**  
Adjacent to Palarivattom  
Metro Stn., Kochi



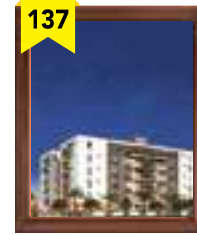
**140**  
**BLUE VISTA**  
Puthiyangadi,  
Calicut



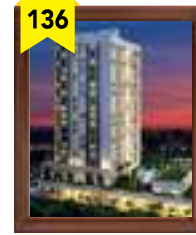
**139**  
**RANCH II**  
Tripunithura,  
Kochi



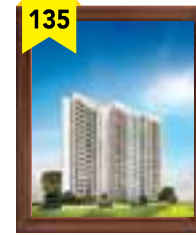
**138**  
**ARISTOCRAT**  
Off M.G. Road,  
Kochi



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



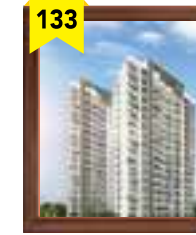
**136**  
**24 CARAT (Amber)**  
Elamakkara,  
Kochi



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



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



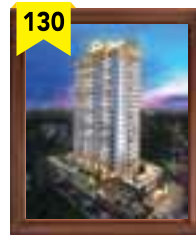
**133**  
**MARBELLA**  
Kadappakada, Kollam



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



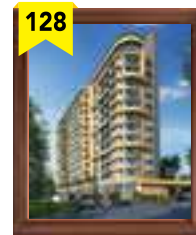
**131**  
**SYNERGY**  
Cheranallor,  
Kochi



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



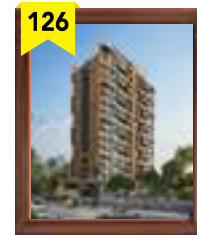
**129**  
**24 CARAT (Jade)**  
Elamakkara,  
Kochi



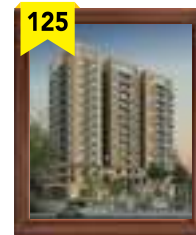
**128**  
**CAMBRIDGE**  
Mukkolakkal,  
Trivandrum



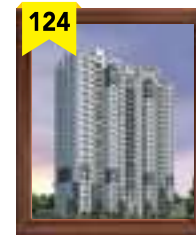
**127**  
**CRESCENDO**  
Off NH Bypass,  
Calicut



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



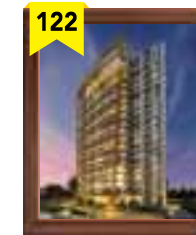
**125**  
**GRACE**  
Pala



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



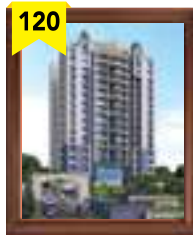
**123**  
**THE EDGE**  
Thiruvalla



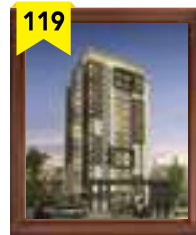
**122**  
**THE LEGEND**  
Kaloor,  
Kochi



**121**  
**OASIS**  
Kottayam



**120**  
**PALAZZO**  
Kottayam



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



**118**  
**TERRA**  
Kottayam



**117**  
**AQUA**  
Kottayam



**116**  
**AIRES**  
Kottayam



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



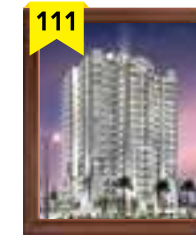
**114**  
**AXIS**  
Paravattani,  
Trichur



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



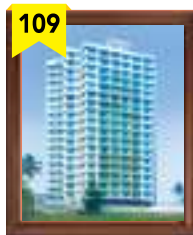
**112**  
**CORNELL**  
Kakkanad,  
Kochi



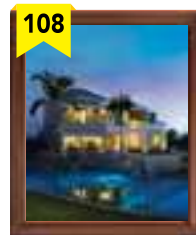
**111**  
**PRINCETON**  
Kakkanad, Kochi



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



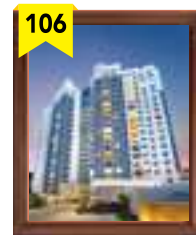
**109**  
**RIVERVILLE**  
Aluva, Kochi



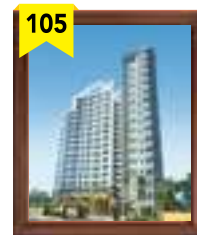
**108**  
**RANCH 1**  
Tripunithura,  
Kochi



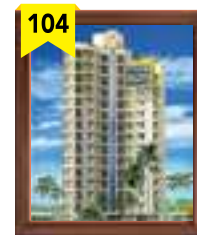
**107**  
**INFINITY**  
Mundupalam Jn.,  
Trichur



**106**  
**AUGUSTA**  
Thiruvalla



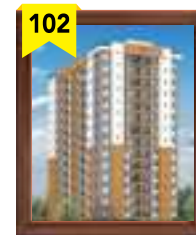
**105**  
**HIGH POINT**  
Kottayam



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



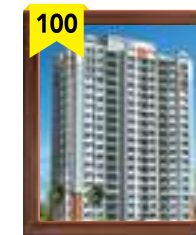
**103**  
**GARLAND**  
Nr. Bishop's Palace,  
Trichur



**102**  
**HEIRLOOM**  
Talapp, Kannur



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

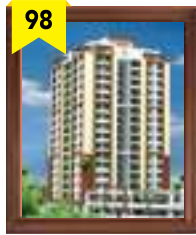


**100**  
**COLUMBIA**  
Kakkanad, Kochi



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

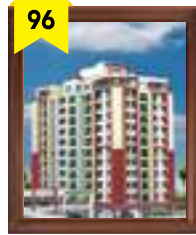




**98**  
**STANFORD**  
Kalathipady,  
Kottayam



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



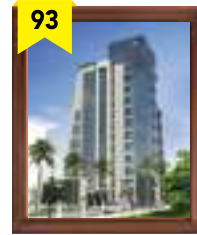
**96**  
**HARTFORD**  
Kalathipady,  
Kottayam



**95**  
**SYLVANIA**  
Kakkanad,  
Kochi



**94**  
**YALE**  
Kakkanad,  
Kochi



**93**  
**SKYLINE TOWER**  
Palarivattom,  
Kochi



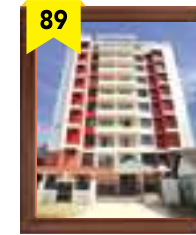
**92**  
**LAVENDER**  
Petta,  
Kochi



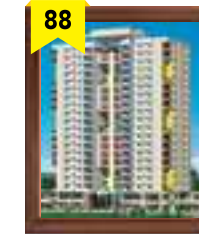
**91**  
**GARNET**  
Off Mavoor Road,  
Calicut



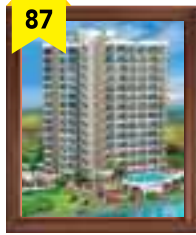
**90**  
**PALMTOP**  
Kakkanad,  
Kochi



**89**  
**BELVEDERE**  
Kurishupally,  
Kottayam



**88**  
**HILL VIEW**  
K. K. Road,  
Kottayam



**87**  
**RIVER SCAPE**  
Aluva,  
Kochi



**86**  
**KNIGHTS**  
Kaloor,  
Kochi



**85**  
**DUKES**  
Kaloor,  
Kochi



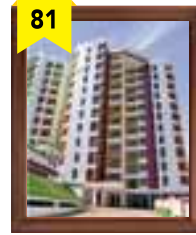
**84**  
**BARONS**  
Kaloor,  
Kochi



**83**  
**LORDS**  
Kaloor,  
Kochi



**82**  
**GLENWOODS**  
Nr. Metropolitan  
Hospital, Trichur



**81**  
**BRENTWOODS**  
Nr. Metropolitan  
Hospital, Trichur



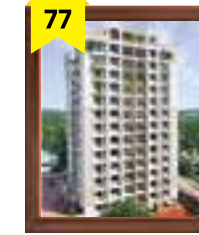
**80**  
**CLIFFWATERS**  
Payyambalam,  
Kannur



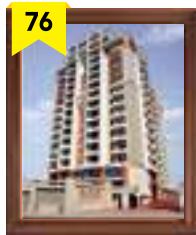
**79**  
**CANOPY**  
Nadakkavu, Kannur Road,  
Calicut



**78**  
**PALMSHADE**  
Edappally, Kochi



**77**  
**WILLOW HEIGHTS-2**  
Gosaikunnu,  
Trichur



**76**  
**WILLOW HEIGHTS-1**  
Gosaikunnu,  
Trichur



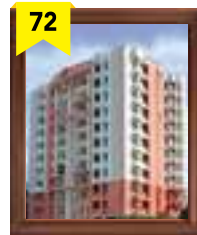
**75**  
**TOWN SQUARE**  
K. K. Road,  
Kottayam



**74**  
**RIVER VALLEY VILLAS**  
Kottayam



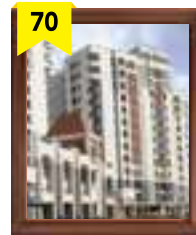
**73**  
**OCEANIC**  
Calicut



**72**  
**PRIMROSE**  
Kaloor,  
Kochi



**71**  
**TEMPLETON**  
Ernakulam South,  
Kochi



**70**  
**ORION-II**  
NH-17, Edappally,  
Kochi



**69**  
**LEGACY**  
Off Kacheripady,  
Kochi



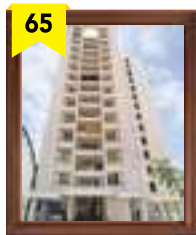
**68**  
**MELROSE**  
Pativattom,  
Kochi



**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



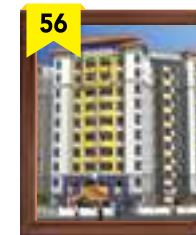
**59**  
**PLATINUM**  
Rajaji Road,  
Kochi



**58**  
**ROYALE**  
Panampilly Nagar,  
Kochi



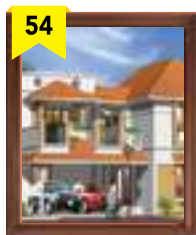
**57**  
**BAYWATERS**  
Beach Road, Calicut



**56**  
**FLORENTO**  
Kaloor,  
Kochi



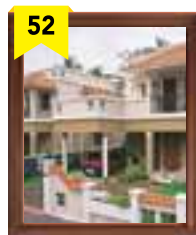
**55**  
**KINGSMEAD**  
Peringavu,  
Trichur



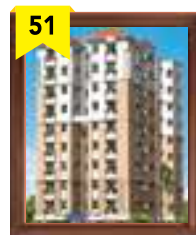
**54**  
**PALM MEADOWS  
VILLAS**  
Kanjikuzhy, Kottayam



**53**  
**HOMESTEAD**  
Thevara,  
Kochi



**52**  
**HERITAGE EXTN.  
VILLAS**, Mundupalam,  
Trichur



**51**  
**AVENUE CREST**  
Avenue Road,  
Trichur



**50**  
**BLOOM DALE**  
Mission Quarters,  
Trichur



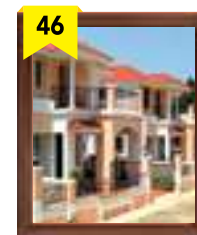
**49**  
**GRAND COURT**  
Nr. St. Thomas College,  
Trichur



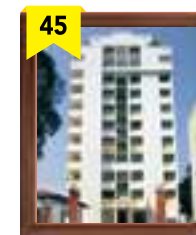
**48**  
**OXFORD**  
Kalathipady,  
Kottayam



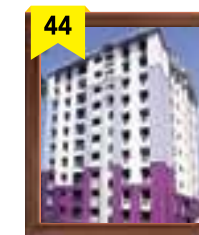
**47**  
**ORCHID-II**  
Kanjikuzhy,  
Kottayam



**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 APARTMENTS**  
Sakthan Thampuran Nagar,  
Trichur



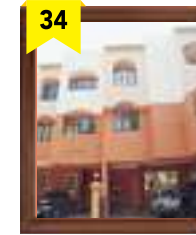
36

**PALM SPRING VILLAS 2**  
Kanjikuzhy, Kottayam



35

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



34

**SONATA**  
Off Mavoor Road,  
Calicut



33

**BLUE BELLS**  
Joseph Road, Calicut



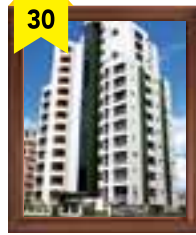
32

**TULIP**  
Petta, Kochi



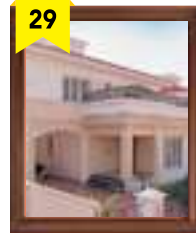
31

**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



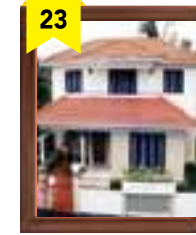
25

**ROSE MOUNT HOMES**  
Kadavanthra, Kochi



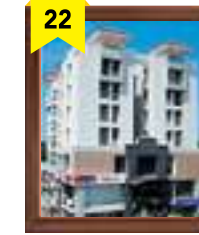
24

**PINE WOOD**  
Jawahar Nagar,  
Kochi



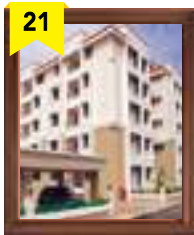
23

**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



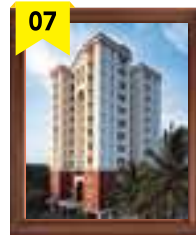
09

**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



FEEL  
**LUXURY**  
IN EVERY BREADTH

Inspired from the joy of being alive, Skyline has crafted a new tale of extravagance in Kochi – Skyline Zen. With the ideal blend of solace and luxury, Zen promises you serenity along with opulence in the most sought - after location of the city. Thoughtfully designed 44 premium 3 BHK homes in a 12 storeyed high-rise provide you the true essence of tranquility in every breadth. Skyline Zen is a perfect place to be if you wish for the serenity of nature with the comfort of conveniences.



  
SKYLINE  
**zen**  
ELAMAKKARA,  
KOCHI

  
**SKYLINE**

The address says it all  
— Since 1989 —

[www.skylinebuilders.com](http://www.skylinebuilders.com)

K-RERA/PRJ/ERN/150/2022  
[rera.kerala.gov.in](http://rera.kerala.gov.in)



Images shown are artistic impressions only. Actual may vary.





  
SKYLINE  
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# HIGH LIVING IN EVERY BREADTH

Being located at Elamakkara, Skyline Zen in Kochi assures you a soothing life at a prime spot with close proximity to shopping malls, educational institutions, major hospitals and metro stations. Find yourself composed in luxury amidst hasty living. It is quite worthwhile to have an address in a location with ample greenery and strong social infrastructure. Skyline Zen invites you to join a high-end community, that offers you an upscale neighbourhood.







SKYLINE  
**zen**



Images shown are artistic impressions only. Actual may vary.

**BEDROOM**







Images shown are artistic impressions only. Actual may vary.



**BEDROOM**







SKYLINE  
**zen**

Images shown are artistic impressions only. Actual may vary.



LIVING AND DINING ROOM





Images shown are artistic impressions only. Actual may vary.

LIVING ROOM





Images shown are artistic impressions only. Actual may vary.



KITCHEN







**DINING ROOM**

Images shown are artistic impressions only. Actual may vary.







SKYLINE  
**zen**

Images shown are artistic impressions only. Actual may vary.



**LOBBY**







Images shown are artistic impressions only. Actual may vary.

**LOBBY ENTRANCE**





## CONVENIENCE IN EVERY BREADTH

Skyline Zen has prepared a plethora of amenities for your blissful living with the goal of catering to both comfort and luxury. All the amenities are mindfully designed with equal importance to quality and aesthetics.

You can find the soul of opulence in every inch - be it the air conditioned recreation hall, pool deck party area or the games room. No compromises are made on security measures as well. From video door phone to Automatic Rescue Device in lift, we have got you covered in your dream home.







Images shown are artistic impressions only. Actual may vary.

**SWIMMING POOL**







SKYLINE  
**zen**

Images shown are artistic impressions only. Actual may vary.



**AIR CONDITIONED RECREATION HALL**







Images shown are artistic impressions only. Actual may vary.

# GAMES ROOM







SKYLINE

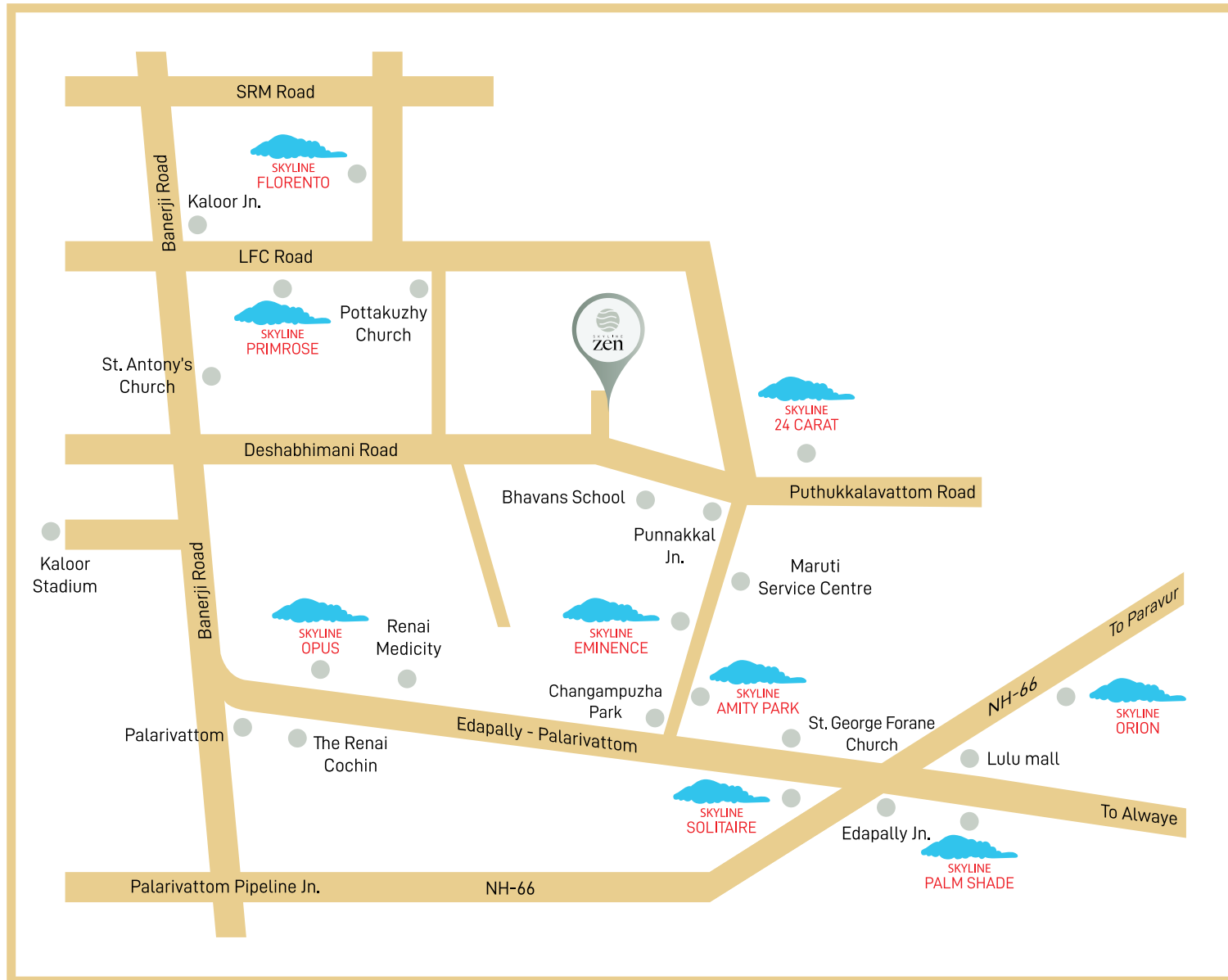
zen

Images shown are artistic impressions only. Actual may vary.



FITNESS CENTRE





## LOCATION MAP

### DISTANCE FROM SKYLINE ZEN

#### Schools

Bhavan's Vidya Mandir	300 Mtr
Greets Public School	2.1 Km
Campion School	2.1 Km
Saraswathi Vidyanikethen	1.7 Km

#### Malls

Lulu Mall	2.6 Km
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#### Hospitals

Lisie Hospital	3.8 Km
Renai Medicity Hospital	2.3 Km
Amrita Hospital	5.9 Km
Aster Medicity	8.1 Km
Lourdes Hospital	4 Km

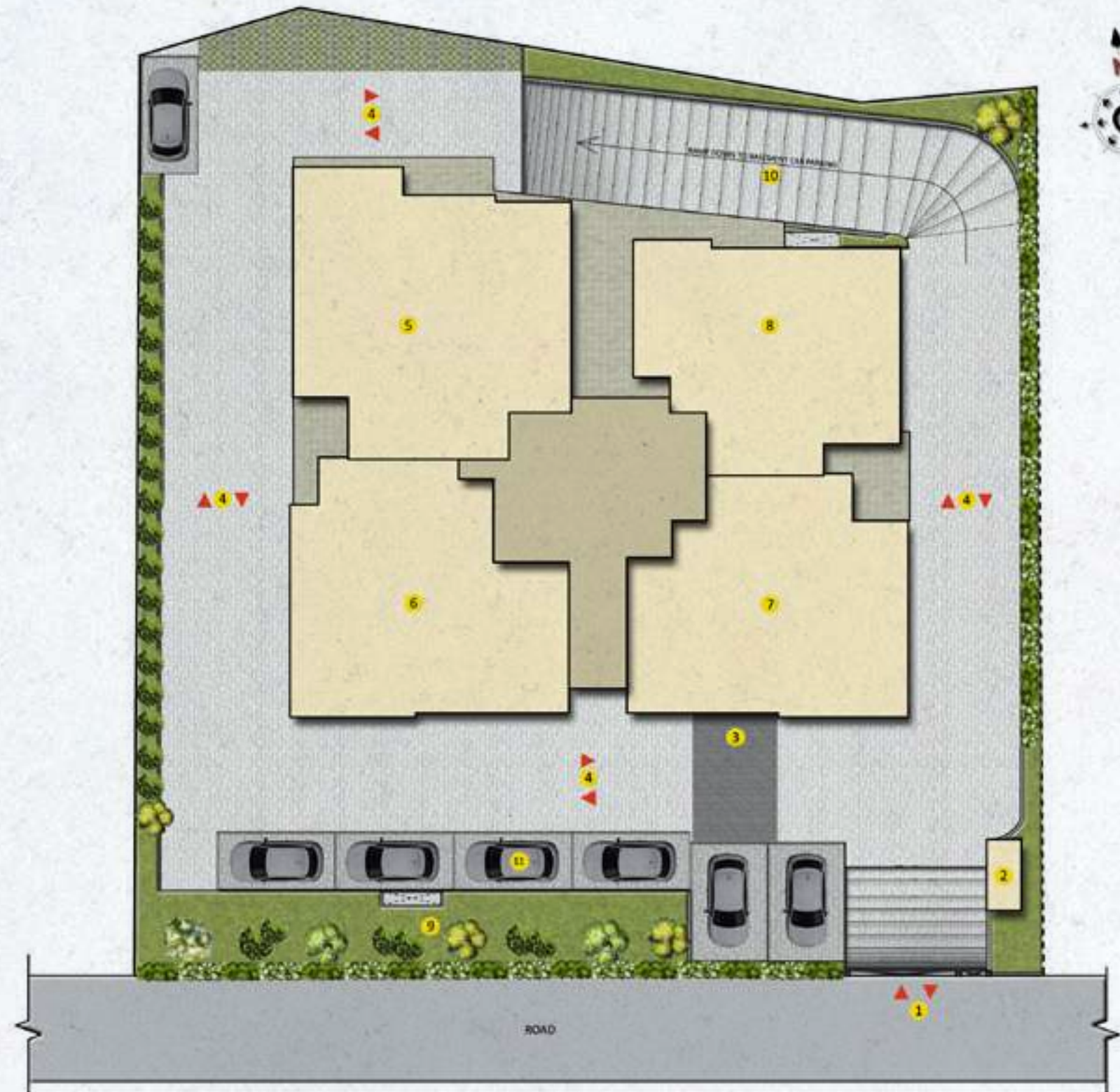
#### Amenities near by

Punnakkal Temple (Elamakkara Jn)	600 Mtr
St. Antony's Church, Kaloor	2.2 Km
Kaloor Juma Masjid	1.3 Km
Deshabhimani Junction	2 Km
Changampuzha Park Metro Station	1.5 Km
JLN Stadium Metro Station	2.4 Km
Jawaharlal Nehru Stadium	2.7 Km
Kaloor Jn.	2.6 Km

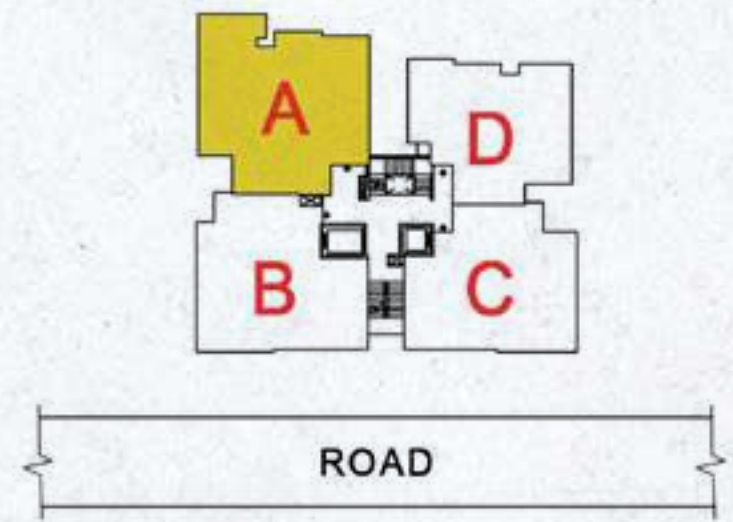


## SITE PLAN

1. ENTRY/EXIT GATE
2. SECURITY CABIN
3. LOBBY ENTRY
4. DRIVEWAY
5. UNIT TYPE A
6. UNIT TYPE B
7. UNIT TYPE C
8. UNIT TYPE D
9. RECREATIONAL OPEN SPACE
10. RAMP TO BASEMENT CAR PARKING
11. VISITOR'S PARKING





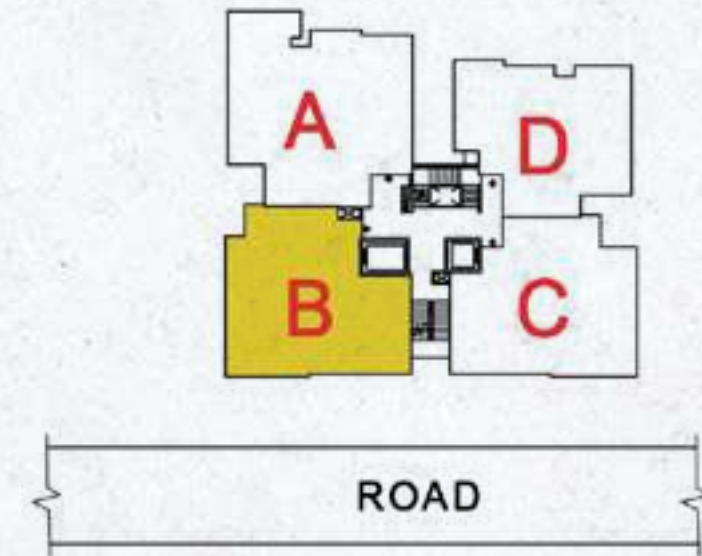


**TYPE A**

Saleable Area - 1983 Sq. ft.  
 Carpet Area as per RERA - 1375 Sq. ft.  
 Balcony Area - 134 Sq. ft.

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



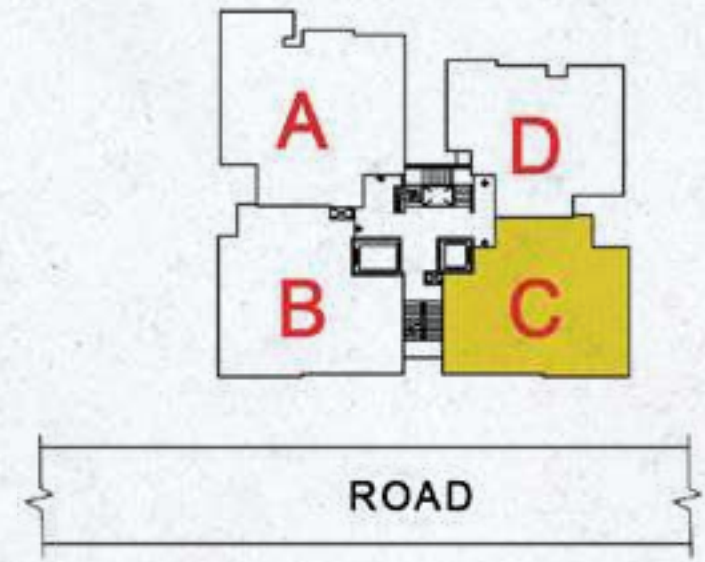


**TYPE B**

Saleable Area – 1766 Sq. ft.  
 Carpet Area as per RERA – 1201 Sq. ft.  
 Balcony Area – 152 Sq. ft.

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





**TYPE C**

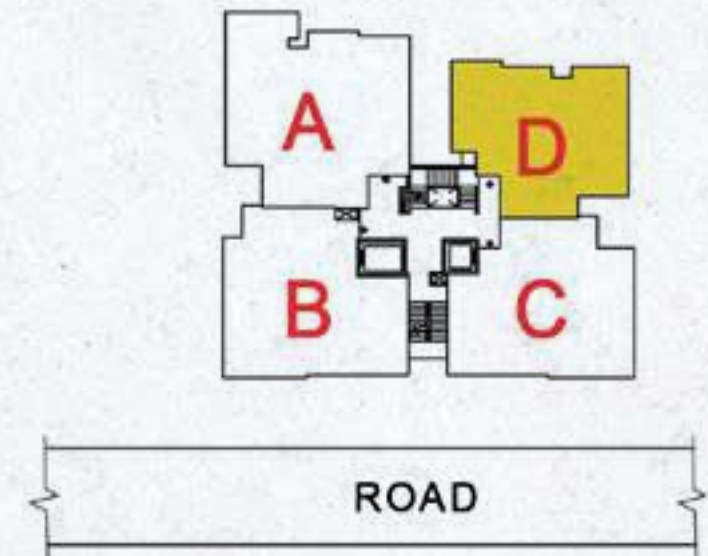
Saleable Area – 1704 Sq. ft.  
 Carpet Area as per RERA – 1186 Sq. ft.  
 Balcony Area – 108 Sq. ft.

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





SKYLINE  
**zen**

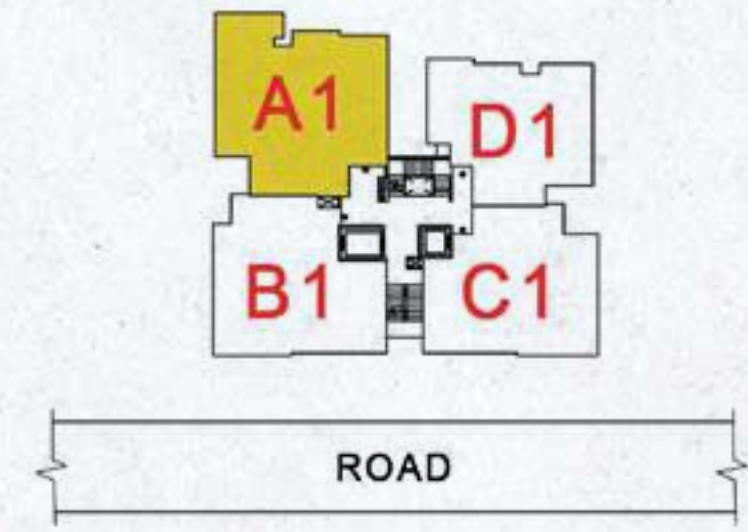


### TYPE D

Saleable Area – 1504 Sq. ft.  
Carpet Area as per RERA – 1030 Sq. ft.  
Balcony Area – 96 Sq. ft.

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





**TYPE A1 (FIRST FLOOR)**

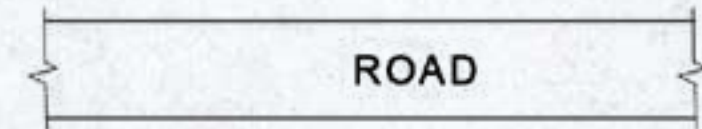
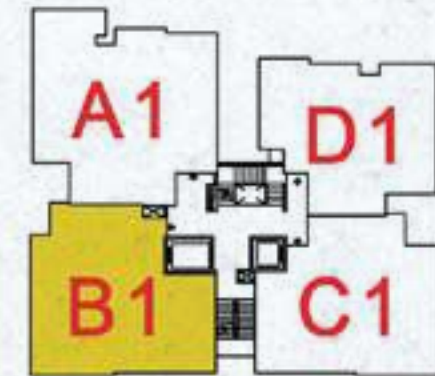
Saleable Area	- 1983 Sq. ft.
Carpet Area as per RERA	- 1375 Sq. ft.
Balcony Area	- 134 Sq. ft.
Private Terrace	- 125 Sq. ft.

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





SKYLINE  
**zen**

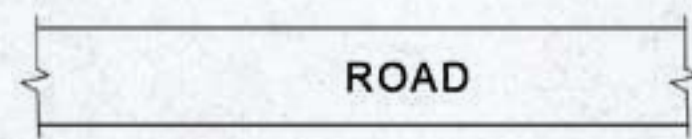
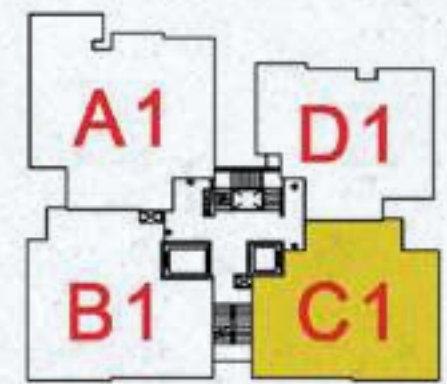


### TYPE B1 (FIRST FLOOR)

Saleable Area	- 1766 Sq. ft.
Carpet Area as per RERA	- 1201 Sq. ft.
Balcony Area	- 152 Sq. ft.
Private Terrace	- 20 Sq. ft.

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





**TYPE C1 (FIRST FLOOR)**

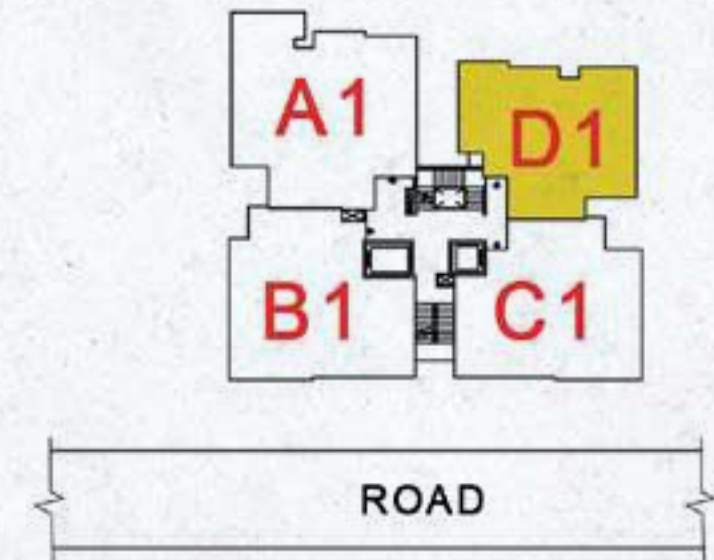
Saleable Area	- 1704 Sq. ft.
Carpet Area as per RERA	- 1186 Sq. ft.
Balcony Area	- 108 Sq. ft.
Private Terrace	- 45 Sq. ft.

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





SKYLINE  
**zen**



### TYPE D1 (FIRST FLOOR)

Saleable Area	- 1504 Sq. ft.
Carpet Area as per RERA	- 1030 Sq. ft.
Balcony Area	- 96 Sq. ft.
Private Terrace	- 135 Sq. ft.

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





# TYPICAL FLOOR PLAN (2<sup>nd</sup> - 11<sup>th</sup>)





# SPECIFICATION – SKYLINE ZEN

## Civil

- Pile foundation.
- Cement block masonry for external and internal walls.
- RCC framed structure designed for earth quake resistant (Zone 3).

## Apartments

### Flooring

- Kajaria / Smpolo / Johnson / equivalent vitrified tiles for bedrooms, living area and dining.
- Kajaria / Smpolo / Johnson / equivalent vitrified tiles for balcony, kitchen and utility.
- Kajaria / Smpolo / Johnson / equivalent ceramic tiles for drying yard.

### Kitchen

- Adequate power points for home appliances.
- Polished granite slab for kitchen counter.
- Ceramic tile above counter to a height up to 60cms.
- Hot water provision for kitchen sink.
- Stainless steel sink single bowl with single drain board.
- Electrical / plumbing work for water purifier / washing machine / dish washer.
- Reticulated gas to kitchen in individual units at additional cost.

### Bed Toilets

- Johnson / Qutone / Smpolo / equivalent premium quality vitrified floor tiles.
- Johnson / Qutone / Smpolo / equivalent premium quality vitrified wall tiles up to false ceiling.
- Grohe/ Kohler/ Equivalent CP bath fittings -
  - Single lever divertor with shower in all toilets.
  - Single lever basin mixer for master bed toilet wash basin.
- Sanitary fixtures of make Kohler/equivalent -
  - Wall hung EWC.
  - Wash basin with counter in all toilets.
- Concealed cistern for EWC of make Gebrit / Grohe / Kohler / equivalent.

### Maid's Toilet

- Ordinary EWC with low level cistern and wall mount wash basin of make Cera / Parryware / Hindware / equivalent.

### Doors and Windows

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

### Painting

- Plastic emulsion over putty finish for internal walls.

### Electrical

- Concealed conduit wiring with earthing.
- 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 kitchen and all toilets except maid's toilet.
- Exhaust fan points in all bathrooms and kitchen.
- Electrical modular switches of Legrand make or equivalent.
- EV charging facility at all parking at additional cost.

### Lifts

- Two fully automatic lifts (one passenger lift and one bed lift) with ARD, Intercom and Surveillance Camera.

### Telephone Point and Intercom

- Telephone point provision and Intercom in living room.



### AC Point

- Provision for keeping AC in living / dining area and all bedrooms.

### TV Point

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

### Internet Point

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

### Generator

- Generator back up for common facilities such as lifts, common lighting, pumps, etc.
- Generator back up for apartments limited to 1500 Watts -
  - Lights, fans and 6A points in all rooms except in kitchen, entrance light point, bell push, TV point.
  - 6A point for water purifier in kitchen.
  - 16A for fridge point with a load of 500W.

### Fire Fighting System

- Fire Fighting sprinkler system in basement and ground floor as per Fire and Rescue norms.
- Fire hydrant system in all floors and yard areas.
- Fire alarms and talk back system.

### Common Facilities

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

- Round the clock security with surveillance camera in prominent areas.
- Driver's room.
- Rain water harvesting tank.
- Auto level control for over head tank.
- Sewage treatment plant as per the Kerala Pollution Control Board norms
- Care taker room / Fire control room.
- Visitors parking.

### Energy Saving Features

- Auto level control for Over Head Water Tank.
- Effective lift management.
- Rain water collection tank.
- Dual flushing system for toilet cistern.
- Onsite treatment of kitchen waste and reuse of treated water for gardening.
- Use of low VOC content paint for healthy environment.
- Motion sensor lights in selected areas in basement.

### Safety Features

- Electronically controlled front lock for apartments.
- Window Safety Grill: Mild steel safety grills for all windows.
- Balcony Railing : GI / Mild steel railing over RCC kerb with height of 120cms minimum.
- ARD (Automatic Rescue Device) in lift.
- Surveillance camera in the lifts and in prominent areas.
- Biometric access control for main entry lobby and basement lobby.

### Water

- KWA water supply subject to rules & regulations and availability.
- Ground water supply from open wells or borewells, depending on availability.
- Independent water metering for domestic water supply for individual apartment at additional cost.







# Post Sales Care

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



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

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

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

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



## INTERIOR

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

### OUR KEY ADVANTAGES

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



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

### OUR AFTER SALES SERVICES INCLUDE:

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



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

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

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





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

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

- 154 projects dotted across Kerala reflects Skyline's mettle in home creation.
- Credited with over 1.59 crore sq.ft. of built-up area.
- Handover of 141 projects in a time span of 33 years.
- Winner of Game Changers of Kerala, Business Innovation Awards 2021.
- Winner of 'Asia pacific International Property Award 2019-20' in the high rise development - India & Residential development - India categories.
- Winner of the Brand of the year 2018 Award and the Most Trusted CEO Award at WCRC's Ideasfest 2018.
- Winner of Kerala Realty Icon Award for Overall Contribution to Kerala's Real Estate domain 2018.
- Winner of 2017 Grohe Hurun Award for the Most Respected Real Estate Brand - Kerala.
- Winner of the Best Group Housing Villa project by the Indian Institute of Architects, Kerala Chapter.
- Winner of Future Kerala Brand Award 2017 for the Most Trusted & Respected Real Estate Brand Of Kerala.
- Winner of Mathrubhumi Property Awards 2016, in the High Rise Apartment category.
- Winner of NDTV Property Awards 2016, in the Premium Apartment Project of the Year - South Tier II City.
- Winner of CNBC Awaaz Award for Best Residential Project in 2013.
- Winner of Best All India Residential Apartment at the CREDAI Real Estate Awards 2012.
- CRISIL graded builder since 2007.
- One of the first builders in India to be ISO 9001:2015 certified.

\*Brand facts are updated as on October 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 154 projects, both villas and apartments, across Kerala.

## **ON-TIME DELIVERY:**

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

## **CERTIFICATIONS AND AWARDS:**

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

\*Brand facts are updated as on October 2022







**CRISIL**  
GRADED BUILDER  
SINCE 2007



**CORPORATE:** Skyline House, NH Bypass, Near EMC, Kochi.

#### **BRANCH OFFICES**

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

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

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

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

**KOCHI:** 3<sup>rd</sup> Floor, Skyline House, NH Bypass, Near EMC, Kochi.

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

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

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

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

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

**CHRISTOPHER. J**

**+91 - 97444 13300**

#### **DISCLAIMER**

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