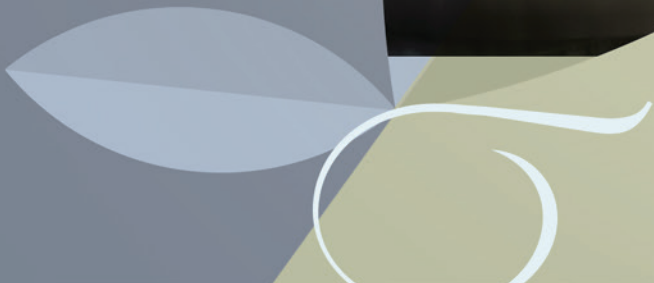


THE NEW ADDRESS OF
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SKYLINE
HAZEL
DESIGNER HOMES
Kalathipady, Kottayam



PRIME LOCATION AT KOTTAYAM

Skyline Hazel is located at the prime location of Kottayam, at Kalathipady, off KK road. Kalathipady is located at the heart of the city, making it a central location. Hazel is located close to all the major schools such as Pallikoodam school (1 KM), Marian Higher Secondary School (1 KM), Girideepam Bethany Central School (500m), Mount Carmel Higher Secondary School (1.8 KM) & Mar Baselios Public School (3.9 KM). Some of the major hospitals that are located nearby are Welfast (300m), JK Hospital (250m), Doctors Specialty Hospital (900 m) & much more. Hazel is aptly located with all other social amenities close by such as banks, supermarkets, churches, temples, mosques & much more.

SKYLINE
HAZEL
DESIGNER HOMES
Kalathipady, Kottayam



REDEFINED LIVING AT SKYLINE HAZEL

Located at the heart of Kottayam, Skyline Hazel is a 2 BHK designer homes project, with a host of luxury amenities and other social amenities.

Why Skyline Hazel?

- Prime location
- Ease of Owning
- Attractive Pricing
- Easy Finance Options
- PMAY Interest Subsidy upto ₹2.35 lakh
- 80 C - upto 1.5 lakhs deduction on principal and additional 2 lakhs for interest

Luxury Amenities and Features

- Roof top swimming pool • Fitness centre • Party hall
- Children's play area • Landscaped garden
- 24 hrs. security • CCTV in prominent areas in ground and basement entry
- Waste management • Visitor's parking
- Restroom for differently abled

SKYLINE
HAZEL
DESIGNER HOMES
Kalathipady, Kottayam



NEW
HEIGHTS OF
MODERN LIVING



SKYLINE
HAZEL

DESIGNER HOMES
Kalathipady, Kottayam

CONFIGURATION
BASEMENT + GROUND FLOOR + 10 FLOORS



LOCATION MAP



The Location Map is only indicative, and not drawn to scale.

DISTANCE FROM HAZEL

Kalathipady	- 900 M
Kanjikuzhy Junction	- 1.8 Km
Kottayam Central Junction	- 4.6 Km
KSRTC	- 5.1 Km
Railway Station	- 4.1 Km
Malayala Manorama	- 4 Km

SCHOOLS

Pallikoodam School	- 1 Km
Marian Higher Secondary School	- 1 Km
Girideepam Bethany Central School	- 500 M
Mount Carmel Higher Secondary School	- 1.8 Km
Mar Baselios Public School, Devalokam	- 3.9 Km

COLLEGES

CMS college	- 5.6 Km
BCM College for women	- 4.1 Km

HOSPITALS

Welfast	- 300 M
J K Hospital	- 250 M
Doctors Specialty Hospital	- 900 M
Medical Center	- 4.4 Km
Bharath Hospital	- 5.3 Km
Caritas	- 12.1 Km

SUPER MARKETS

More	- 900 M
G-Mart	- 1.7 Km
Reach Express	- 1.5 Km
Sulabha	- 2.5 Km

BANKS

SBI Kalathipady	- 1 Km
Catholic Syrian Bank	- 800 M
SBI Kanjikuzhy Branch	- 2 Km
South Indian Bank	- 1.9 Km

CHURCHES

Lourdes Forane Church	- 3.5 Km
St.Peter's Marthoma Church	- 2.8 Km
C S I Ascension Church	- 3.5 Km
Malakkara Orthodox Syrian Church	- 3.6 Km
St. Mary's Jacobite Syrian Cathedral, Manarcad	- 3 Km

TEMPLE

Thirunakkara Mahadeva Temple	- 5.1 Km
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MOSQUE

Taqwa Masjid	- 1.6 Km
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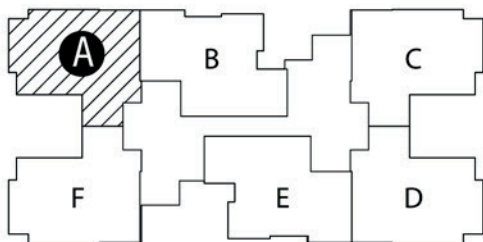
SITE LAYOUT



TYPE A : 976 Sq. Ft.

CARPET AREA : 633 Sq. Ft.

1st Floor - 10th Floor

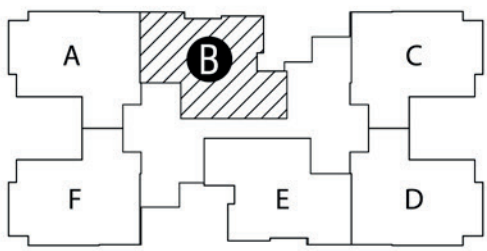


• Dimensions may vary slightly during construction • Furniture and fixtures are indicative only • All dimensions are in centimetres

TYPE B : 988 Sq. Ft.

CARPET AREA : 637 Sq. Ft.

1st Floor - 10th Floor

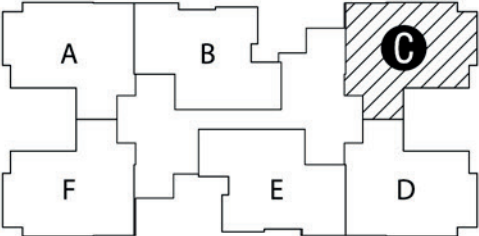


• Dimensions may vary slightly during construction • Furniture and fixtures are indicative only • All dimensions are in centimetres

TYPE C : 976 Sq. Ft.

CARPET AREA : 633 Sq. Ft.

1st Floor - 9th Floor

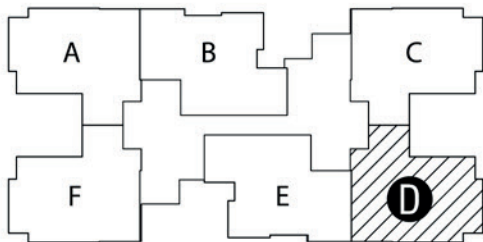


• Dimensions may vary slightly during construction • Furniture and fixtures are indicative only • All dimensions are in centimetres

TYPE D : 976 Sq. Ft.

CARPET AREA : 633 Sq. Ft.

1st Floor - 9th Floor

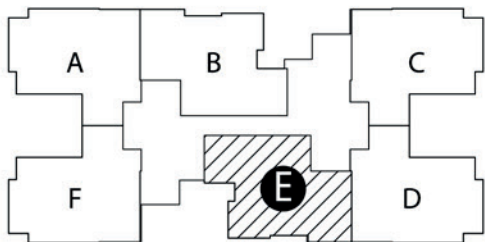


• Dimensions may vary slightly during construction • Furniture and fixtures are indicative only • All dimensions are in centimetres

TYPE E : 988 Sq. Ft.

CARPET AREA : 637 Sq. Ft.

Ground Floor - 10th Floor

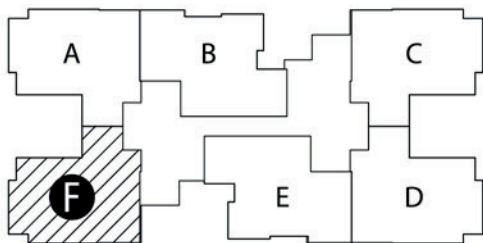


• Dimensions may vary slightly during construction • Furniture and fixtures are indicative only • All dimensions are in centimetres

TYPE F : 976 Sq. Ft.

CARPET AREA : 633 Sq. Ft.

Ground Floor - 10th Floor



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

TYPICAL FLOOR PLAN



SPECIFICATIONS

APARTMENTS

Flooring

- Vitrified tiles for bedrooms, kitchen, living area, dining
- Ceramic tiles for toilets

Kitchen

- Adequate power points for home appliances
- Polished granite slab for kitchen counter
- Ceramic tile above counter to a height of 60cms
- Stainless steel sink single bowl with drain board
- Electrical and plumbing for water purifier and washing machine

Toilets

- Ceramic floor tiles and wall tiles up to ceiling
- Hot and Cold Mixer taps in bath area
- Two piece wall hung extended EWC
- Wall mounted wash basins

Doors and Windows

- Hard wood frame and flush door shutter for entrance
- Hard wood frame and Moulded door for Bedroom, Kitchen and Toilet
- Fully glazed Aluminum sliding door for living balcony
- Powder coated aluminum windows

Painting

- Internal walls & ceiling with emulsion and putty finish

Electrical

- Concealed conduit wiring with proper earthing
- Adequate light and fan points

- 6/16 amps socket points etc controlled by ELCB and MCBs with independent KSEB meters
- Geyser points in master bed/bathroom and dummy geyser point in other bathroom
- Exhaust fan points in all bathrooms and kitchen
- Dummy AC point in bedrooms

Lifts

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

Telephone

- Telephone point in living room

TV point

- TV point in living room

Generator

- Generator back up for common facilities such as lifts, common area lighting, pumps etc
- Generator back up for
 - Light and fan in all rooms, entrance light point, bell push, TV point and all 6A points except in kitchen
 - 6A point for water purifier in kitchen

Total Generator back up limited to 750 W in the apartment

Luxury Amenities and Features

- Roof top swimming pool • Fitness centre • Party hall
- Children's play area • Landscaped garden
- 24 hrs. security • CCTV in prominent areas in ground and basement entry • Waste management • Visitor's parking
- Restroom for differently abled

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. However, this privilege cannot be availed in the town where you have your Skyline home
- Choose your Skyline transit home located in six major cities across Kerala - Trivandrum, Kottayam, Kochi, Thrissur, Calicut and Kannur.



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