

Approved By



Project By



SWATHI
CONSTRUCTIONS & DEVELOPERS

THE ULTIMATE ADDRESS OF LUXURY

SWATHI'S



SKY LINE

HOMES OF PRIDE



RERA No.: P02200002948

A NEW WAVE IN LUXURY LIVING BECKONS

Bring Happiness to your home. Live a life of joy where the past and the future merge into the present moment. Swathi's Skyline is built around your happiness. Discover your dreams are realized in the destination of future in a passionately designed green canvas



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STEP INTO A PICTURE PERFECT LUXURY.

Thoughtfully design and inventive ideas lie behind every part of Swathi's Skyline. Modern facilities and unique architecture complimented by breathtaking patterns on a beautiful backdrop to be a habitat you can call your own. Step into an oasis of peace that will transport you away from the entire bustle - yet keep you well-connected to the city



SWATHI'S



SKY LINE

HOMES OF PRIDE

PROJECT HIGHLIGHTS

PROJECT CONFIGURATION

1.9 ACRES LAND	BASEMENT + G + 5 FLOORS
10,000 SFT CLUB HOUSE	145 UNITS
2 & 3 BHK FLATS	50% OPEN AREA
2 BLOCKS	20+ LUXURY AMENITIES
GATED COMMUNITY	2 LEVEL PARKING

Earthquake
Resistant Structures

Gated Community
with
No Common Walls

Finest Architectural
Design

All Flats Designed
as per Vasthu

Clear Title &
Strategic Location

Natural Sunlight

High Quality
Construction &
Speedy Delivery

Prime Residential Area

Iconic- Luxury Amenities

Advanced Safety &
Round-the-clock security

Municipal Tap Water

CCTV Surveillance

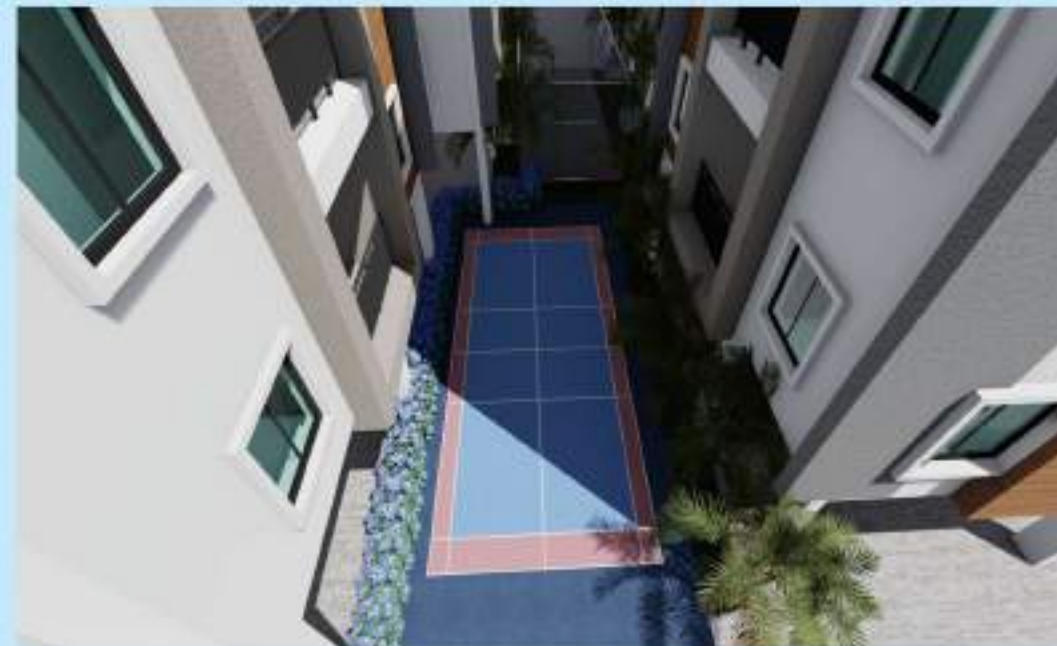
Rainwater Harvesting

Intercom Facility

Sewage Treatment Plant

Covered Car Parking

R E R A A P P R O V E D P R O J E C T





STRUCTURE

Footings, columns, beams and slabs in RCC grade.



SUPER STRUCTURE

All external walls of 9" and internal walls of 4" with good quality bricks



PLASTERING

Two coats of Cement plastering with sponge finishing.



DOORS

MAIN DOOR

Hardwood frame with veneer finished flush shutters fitted with hardware of reputed make

INTERNAL DOOR

Hardwood frame with flush shutters fitted with hardware of reputed make.



WINDOWS

Window frames and shutters with complete UPVC with glass panels fitted with elegantly designed and standard hardware.



FLOORING

3X3 Double charged vitrified tiles in hall and dining, 2X2 Double charged vitrified tiles in bedrooms and kitchen with 4" skirting.



PAINTING

All interior walls with premium emulsion paint with roller, Exterior fascia with premium paint



ELECTRICAL

+ Three phase supply for each unit
+ Individual meters boards, distribution boards and MCBs of premium make
+ Concealed wiring of Polycab or equivalent make
+ Premium modular switches
+ Power Outlets for cooking range.
+ Power outlets for split Ac's in living and all bedrooms
+ Power outlets for geysers in all bathrooms



PLUMBING

Essess or similar make of sanitary ware with concealed wall Diverter, WC and Washbasin of Bathsense / Hindware or similar make.



TV & INTERNET

Provision for TV point in master bedroom and living room. Internet point in living room.



KITCHEN

Granite slab for Kitchen platform with Glazed ceramic tiles dado up to 2' height with built-in Steel sink. Ceramic tile dado will be provided in the wash area up to 3' height.



TOILETS

Ceramic anti skid tiles for flooring and walls with ceramic tiles of size 12"X18" up to 5'6" height.



GENERATOR

Standby generator of reputed make to operate lifts, pumps, common area and lighting for staircase & Corridors



LIFT

Johnson or similar reputed make.



INTERCOM

Telephone points in living room, intercom facility connecting all service units and security.



WATER SUPPLY

Underground and overhead storage tanks of adequate capacity with bore well.



PARKING

Stilt parking with parking tiles, Cellar with VDF flooring.



SECURITY

24 hours security, solar fencing and sufficient CCTV coverage

A PERFECTION A STATE OF BEING AT SWATHI'S SKYLINE

With a vision to redefine immaculate design and modern architecture, Swathi's Skyline by Swathi Builders is the new paradigm of urban living.

Skyline, is conceived with a vision to make the most of every moment of life. From unmatched location and conveniences in the vicinity to spacious well-planned residences and integrated project amenities



EXPERIENCE LUXURY - FEATURING AS THE BEST OF INDIAN LUXE LIVING

The images shown above is for representation purpose and may be indicative of style only. The Kids play items, landscapes, interiors, fixtures shown in the above images may change in the final offering.

TYPICAL FLOOR PLAN

BLOCK - A AREA STATEMENT IN SFT

FLAT NO.	1	2	3	4	5	6	7	8	9	10	11	12	13	14
CA	991	1057	795	788	788	843	829	988	1058	1048	781	787	768	788
BUA	100	127	54	71	71	62	62	78	78	78	70	70	78	72
COM. A	331	355	273	256	256	270	270	319	337	337	256	256	253	260
SBA	1513	1624	1249	1171	1171	1233	1233	1460	1540	1540	1169	1169	1155	1189
TYPE	3 BHK	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK	3 BHK	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK
FACING	WEST	WEST	NORTH	NORTH	NORTH	NORTH	NORTH	EAST	EAST	EAST	WEST	WEST	EAST	EAST

Note: CA: Carpet Area, BUA: Balcony and Utility Area, COM. A: Common Area, SBA: Super Built-up Area

BLOCK - B AREA STATEMENT IN SFT

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1014	1012	1002	791	791	947	915	1040	976	779	791	965	825	816	770
71	71	72	61	61	66	96	85	80	80	68	69	56	74	75
323	323	323	254	254	301	300	338	318	259	260	252	253	267	254
1475	1475	1475	1162	1162	1377	1373	1544	1454	1183	1187	1152	1157	1222	1162
3 BHK	3 BHK	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK	3 BHK	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK
WEST	WEST	WEST	EAST	NORTH	NORTH	NORTH	EAST	EAST	WEST	EAST	WEST	WEST	EAST	EAST

AMENITIES A SPACE TO BUILD YOUR DREAMS



Multi-purpose Hall



Fitness Center



Club House



Outdoor Lawn



Walking Track



Half Basket Ball Court



Yoga Deck



Kids Play Area



Park



Cricket Practice Net



Badminton Court



Indoor Games

LEGEND

01 ENTRY & EXIT GATE WITH SECURITY ROOM

02 LANDSCAPE GARDEN

03 WALKING TRACK

04 WATER FOUNTAIN

05 KIDS PLAY AREA

06 SEATING AREA

07 DRIVEWAY

08 LOUNGE

09 CRICKET PRACTICE NET

10 BADMINTON COURT

11 PARK

12 CLUB HOUSE

13 OUTDOOR LAWN

14 BASKET BALL COURT

15 KIDS PLAY AREA - 2

16 WATER FOUNTAIN - 2



SWATHI'S SKY LINE



Schools:

- + Beertanjali Concept School
- + Tatva Global School
- + CMR Model High School
- + Montridge School

Colleges:

- + BVRIT Hyderabad College

Hospitals:

- + Usha Mullapudi Cardiac Centre
- + Remedy Hospitals
- + Malla Reddy Narayana Hospital

Developers Address



Shop No.: 136,
Rahmath Commercial Complex,
Ameerpet - Hyderabad - 016.

Site Address

Striven Enclave, Road No: 2,
Sy. No 206, 207 & 208,
Gajularamaram, Hyderabad



for Location



for E- Brochure

Architect & Engineers



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