Skyline®
The address says it all
Since 1989

K-RERA/PRJ/KKD/004/2025
www.rera.kerala.gov.in

# WHERE THE BEAUTY OF LIFE UNFOLDS

SKYLINE
# Beleza

2, 3 & 4 BHK LUXURY APARTMENTS
NH JN. MALAPARAMBA, CALICUT



SKYLINE®
The address says it all
Since 1989

# INSPIRINGLY INVITING

A home is where your heart finds solace,
your dreams come alive, and your story unfolds.
It's more than just a place to live–it's a reflection of
who you are and what you cherish.
This is what we wanted to offer with the
wonderfully captivating Beleza.

SKYLINE
Beleza

2, 3 & 4 BHK LUXURY APARTMENTS
NH JN. MALAPARAMBA, CALICUT

# A LEGENDARY LEGACY

Skyline®
The address says it all
Since 1989

## HOMES WELL BUILT
## PROMISES WELL KEPT

| 35 | 1.71 | 165 | 8300+ |
|---|---|---|---|
| YEARS OF EXCELLENCE | CRORES SQFT OF CRAFTSMANSHIP | PROJECTS ACROSS KERALA AND DUBAI | HAPPY FAMILIES |

THIRUVANANTHAPURAM | KOLLAM | THIRUVALLA | KOTTAYAM | PALA
KOCHI | THRISSUR | KOZHIKODE | KANNUR | DUBAI

*Brand facts are updated as on 31st March 2025

# A TRADITION OF DISTINCTION

For over three and a half decades, Skyline has set new benchmarks in luxury living. With landmark projects across Kerala and now expanding to the global stage in Dubai, our legacy blends innovation with timeless elegance. Now, we bring this excellence to Calicut with Beleza, at Malaparamba – a sanctuary of exclusivity and comfort. Welcome to the next chapter in luxury living.



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Technopark Phase 4
Trivandrum

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Kunnumpuram,
Kochi

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**VISTARA**
Nellikunnu,
Trichur

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**SANCTUARY**
Koonammavu,
Kochi

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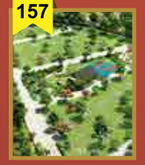
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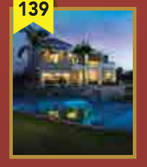
**EPIC**
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**CRYSTAL WATERS-1**
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**PARK DALE**
Sasthri Road, Kottayam

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**QUEENS PARK**
Keerthi Nagar, Kochi

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**MARINE GATE**
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**GREEN VALLEY**
Kakkanad, Kochi

04

**BELAIR**
Panampilly Nagar Kochi

03

**SPRING FIELD**
Padivattom, Kochi

02

**HABITAT**
Kakkanad, Kochi

01

**MANSION**
Gandhi Nagar, Kochi

SKYLINE Beleza

Skyline
The address says it all

# A VIEW TO CALL YOUR OWN

Life flows effortlessly here–close
to the city's heart, yet cradled in quiet
comfort. Every moment feels a little lighter,
a little freer, just the way home should be.

SKYLINE®
The address says it all
Since 1989

# BLEND IN

At Skyline Beleza, we redefine urban living with a harmonious fusion of modern comfort and timeless beauty.

SKYLINE
## Beleza

2, 3 & 4 BHK LUXURY APARTMENTS
NH JN. MALAPARAMBA, CALICUT




Images shown are artistic impression only. Actual may vary.

SKYLINE Beleza

Skyline
The address says it all

Renowned for being one of the most peaceful and safest cities in Kerala, its seamless blend of tradition and modernity makes Kozhikode a truly liveable destination.
With its close proximity to key landmarks, educational institutions, and healthcare facilities, Malaparamba strikes the perfect balance of convenience and accessibility, making it a highly desirable location for those seeking both comfort and connectivity.

# A CANVAS OF TIMELESS ALLURE



# CONNECTIVITY

Beleza's strategic location keeps you well-linked to key destinations, offering easy access to everything you need. Enjoy the best of both worlds with a home that connects you to the essentials of modern living.

Images shown are artistic impression only. Actual may vary.

# MALAPARAMBA: A SERENE LIVING ENVIRONMENT






Beleza SKYLINE

# LOCATION ADVANTAGES

## Educational Institutions

- Vedavyasa Vidyalayam : 1.2 km
- Kendriya Vidyalaya : 3.3 km
- Silver Hills Public School : 2.4 km
- Bharatiya Vidya Bhavan School : 8.4 km
- St. Joseph's College Devagiri : 6.3 km
- Christian College : 4.5 km
- Providence College : 1.2 km
- Presentation School : 4.6 km

## Healthcare

- IQRAA Hospital : 200 m
- Malabar Hospital : 1.8 km
- Co-operative Hospital : 2.1 km
- Ascent Hospital : 600 m
- Baby Memorial Hospital : 5.3 km
- Meitra Hospital : 4.3 km

## Shopping

- HiLITE Mall : 6.4 km
- Gokulam Mall : 4.9 km
- Kalyan Hypermarket : 3.5 km
- Focus Mall : 5.4 km
- Lulu Mall : 7.5 km
- Reliance Mart : 2 km

## Transport

- Calicut Airport : 27 km
- KSRTC Depot : 4.8 km
- Calicut Railway Station : 6.5 km
- New Bus Stand : 5.6 km

Step into an elegant welcome, where every detail inspires warmth and grandeur. A gateway to a lifestyle designed for the discerning.

# GRAND ENTRANCE




Images shown are artistic impression only. Actual may vary.

Skyline Beleza

The first of many wonders

# AN ELEGANT IMPRESSION




Images shown are artistic impression only. Actual may vary.

Step into a space that exudes sophistication and comfort, setting the tone for what lies ahead.

# SPACIOUS LOBBY



Images shown are artistic impression only. Actual may vary.















SKYLINE

# Beleza

## A SYMPHONY OF COMFORT & CHARM











Skyline Beleza offers a suite of thoughtfully designed amenities to enrich your lifestyle. Each feature is crafted to provide comfort, recreation, and a sense of community.

Beleza SKYLINE

Skyline The address says it all

Strength meets style

# AC FITNESS CENTRE



Images shown are artistic impression only. Actual may vary.

Skyline Beleza

Skyline
The address says it all

Play the wondrous way

# INDOOR GAMES ROOM




Images shown are artistic impression only. Actual may vary.

SKYLINE Beleza

Skyline
The address says it all

A space for togetherness

# AC CONVERTIBLE HALL FOR CELEBRATIONS



Images shown are artistic impression only. Actual may vary.

The aqua escape

# SWIMMING POOL




Images shown are artistic impression only. Actual may vary.

A shallow, sun-kissed ledge in a pool, perfect for lounging, wading, or relaxing in the water. It's the ultimate blend of luxury and leisure, letting you soak up the sun while staying cool.

# POOL WITH BAJA SHELF



Images shown are artistic impression only. Actual may vary.

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Experience the thrill of open-air
entertainment under the stars!

# OUTDOOR CINEMA



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The address says it all

Take your game to new heights

# PRACTICE BASKETBALL COURT



Images shown are artistic impression only. Actual may vary.

15th Floor

Pickleball is a fast, addictive sport that blends tennis, badminton, and table tennis, bringing excitement, connection, and friendly competition to every rally.

# PICKLEBALL COURT



Images shown are artistic impression only. Actual may vary.



Images shown are artistic impression only. Actual may vary.

# CHILDREN'S PLAY AREA

The little ones' paradise



Images shown are artistic impression only. Actual may vary.

# OUTDOOR CINEMA

Enjoy the outdoors in style



# BARBECUE CORNER

Savour unforgettable flavours



# ELDERS' CORNER

Memories shared, peace cherished

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The address says it all

Skyline Beleza

Skyline
The address says it all

Your soul, your space

# LIVING ROOM



Images shown are artistic impression only. Actual may vary.

Where moments are savoured

# DINING



Images shown are artistic impression only. Actual may vary.

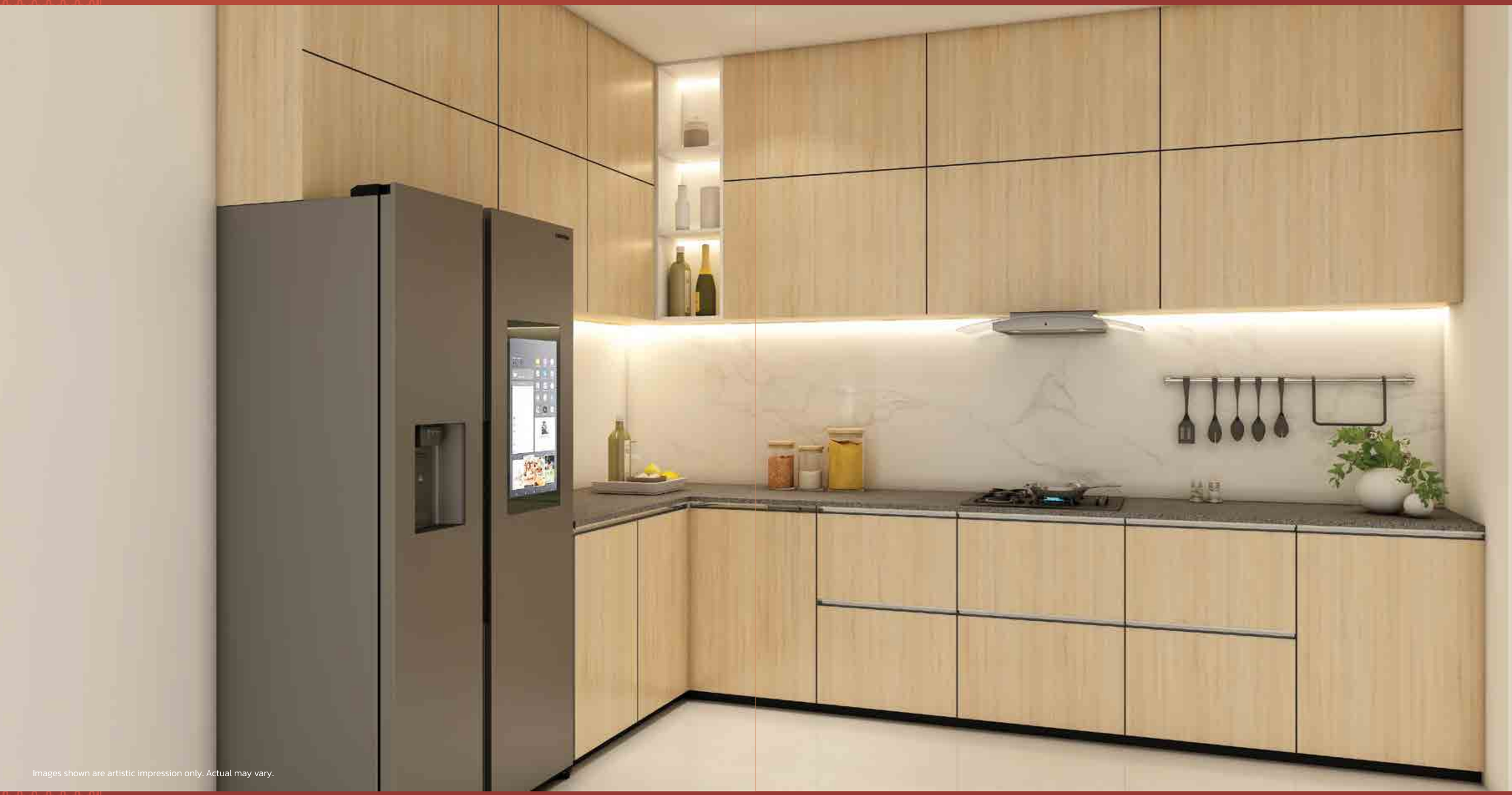
Skyline®
The address says it all

SKYLINE Beleza

Skyline
The address says it all

Crafted for culinary inspiration

# KITCHEN



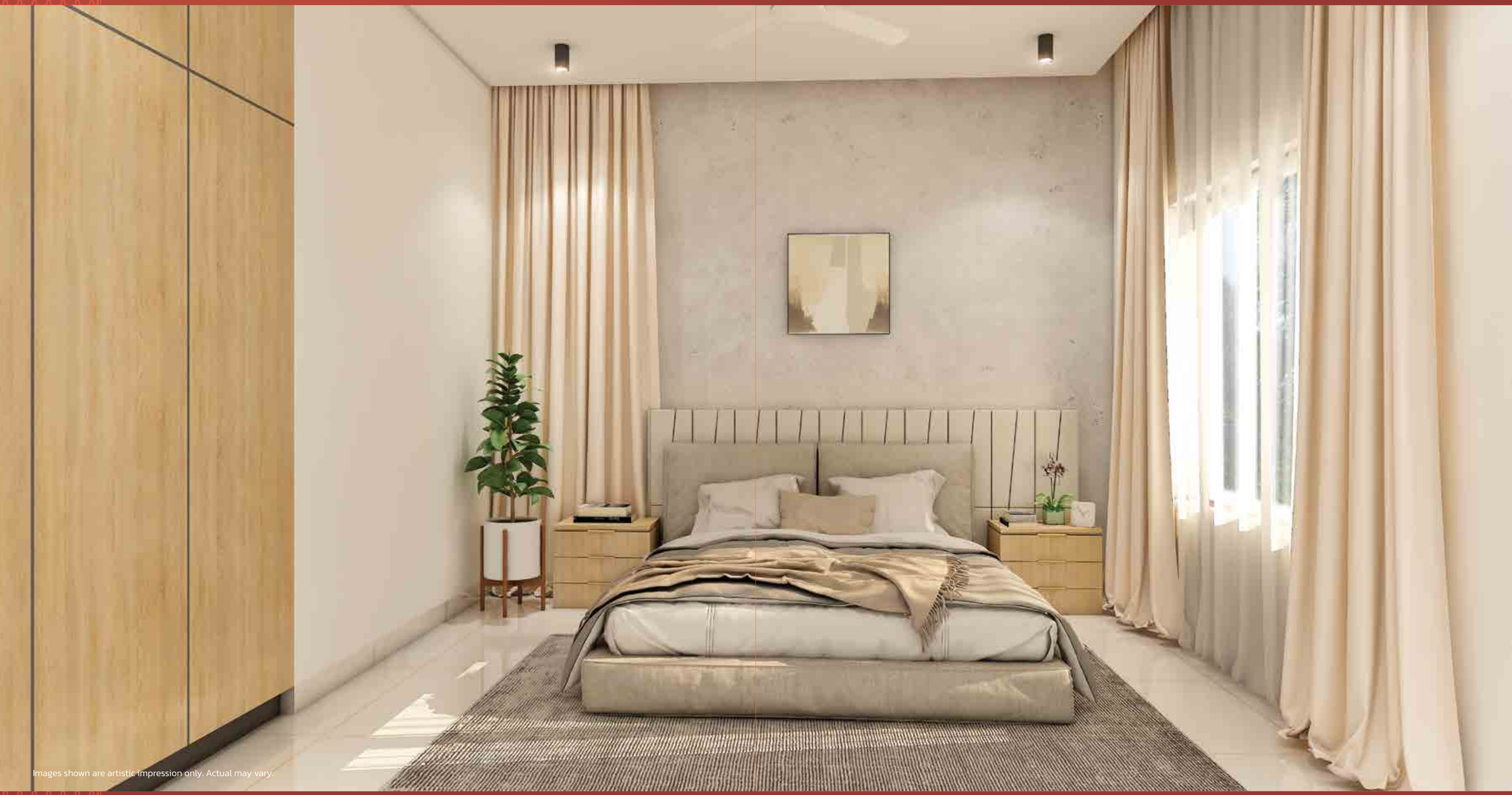
Images shown are artistic impression only. Actual may vary.

SKYLINE Beleza

Skyline The address says it all

Your haven of dreams

# BEDROOM



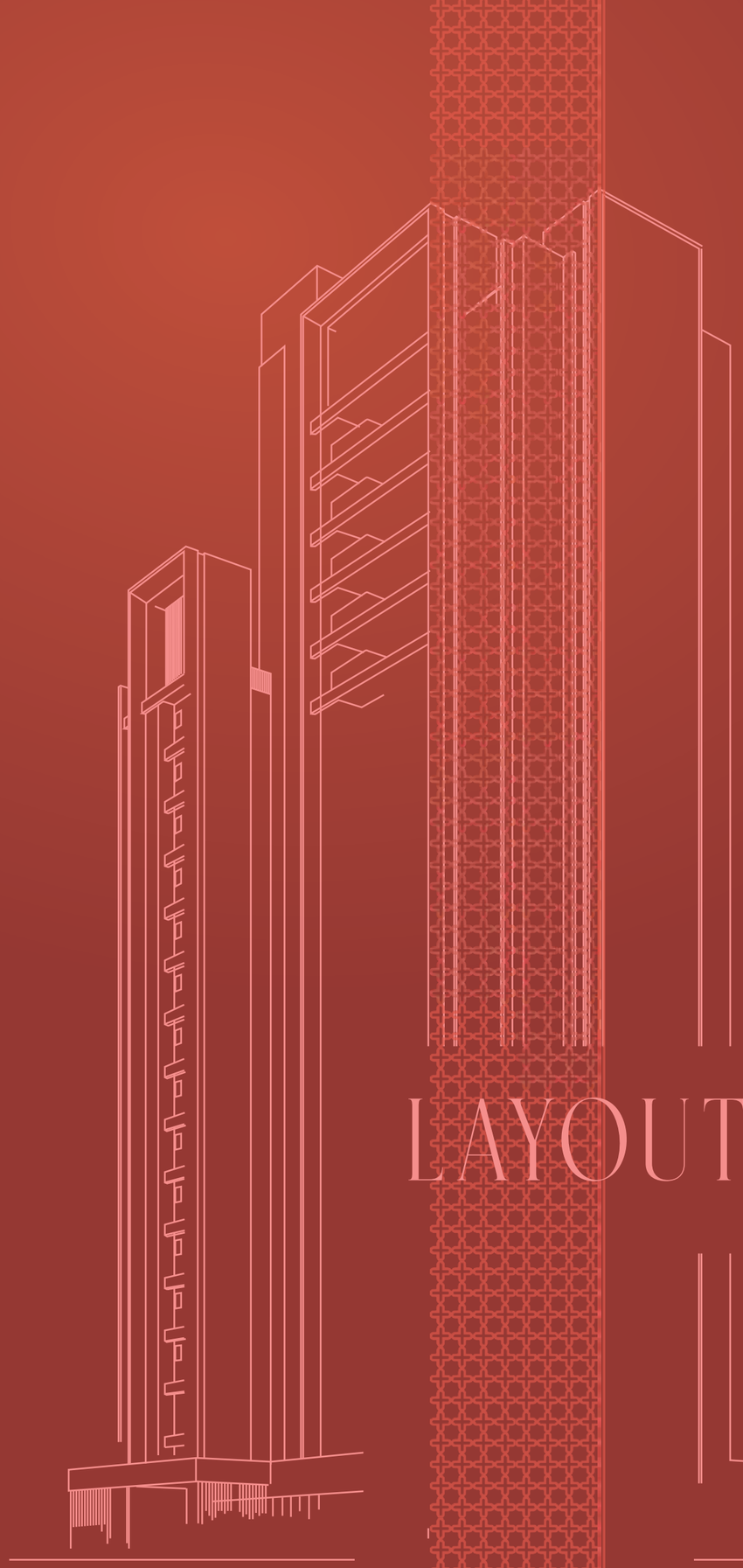
Images shown are artistic impression only. Actual may vary.

SKYLINE

# Beleza

2, 3 & 4 BHK LUXURY APARTMENTS

NH JN. MALAPARAMBA, CALICUT



# LAYOUT




# SITE PLAN




# TYPICAL FLOOR PLAN

*Dimensions may vary slightly during construction, furniture and fixtures are indicative only. All dimensions are in centimeters.




# FIRST FLOOR PLAN

*Dimensions may vary slightly during construction, furniture and fixtures are indicative only. All dimensions are in centimeters.




# FIFTEENTH FLOOR PLAN

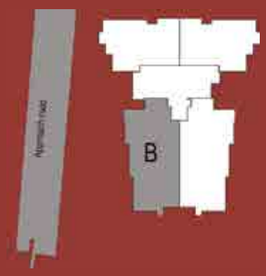
*Dimensions may vary slightly during construction, furniture and fixtures are indicative only. All dimensions are in centimeters.






## UNIT: B – 3 BHK
### (1st FLOOR)

Saleable Area: **1654 sq.ft.**
Carpet Area: **1168 Sq.ft.** (as per RERA)
Balcony Carpet Area: **49 sq.ft.**
Open to Sky Terrace – Carpet Area: **340 sq.ft.**

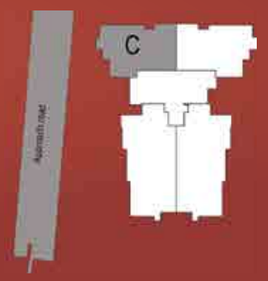



*Dimensions may vary slightly during construction, furniture and fixtures are indicative only. All dimensions are in centimeters.




## UNIT: C – 2 BHK
### (1st FLOOR)

Saleable Area: **1152 sq.ft.**
Carpet Area: **791 sq.ft.** (as per RERA)
Balcony Carpet Area: **46 sq.ft.**
Open to Sky Terrace – Carpet Area: **320 sq.ft.**

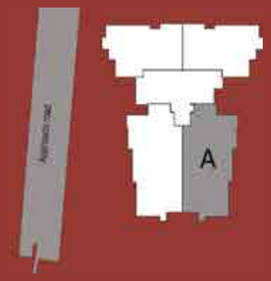



*Dimensions may vary slightly during construction, furniture and fixtures are indicative only. All dimensions are in centimeters.




## UNIT: A – 3 BHK
### (2nd TO 18th FLOOR)

Saleable Area: **1654 sq.ft.**
Carpet Area: **1168 sq.ft.** (as per RERA)
Balcony Carpet Area: **49 sq.ft.**

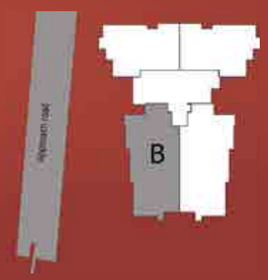



*Dimensions may vary slightly during construction, furniture and fixtures are indicative only. All dimensions are in centimeters.




## UNIT: B – 3 BHK
### (2nd TO 18th FLOOR)

Saleable Area: **1654 sq.ft.**
Carpet Area: **1168 sq.ft.** (as per RERA)
Balcony Carpet Area: **49 sq.ft.**



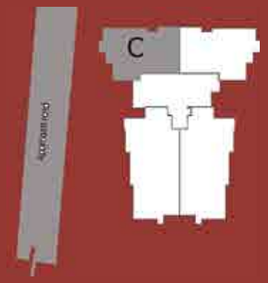

*Dimensions may vary slightly during construction, furniture and fixtures are indicative only. All dimensions are in centimeters.






## UNIT: C – 2 BHK
### (2nd TO 14th FLOOR)

Saleable Area: **1152 sq.ft.**
Carpet Area: **791 sq.ft.** (as per RERA)
Balcony Carpet Area: **46 sq.ft.**

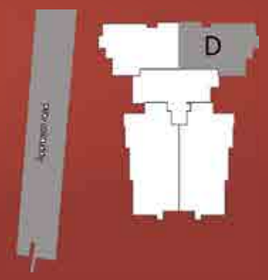



*Dimensions may vary slightly during construction, furniture and fixtures are indicative only. All dimensions are in centimeters.




## UNIT: D – 2 BHK
### (2nd TO 14th FLOOR)

Saleable Area: **1152 sq.ft.**
Carpet Area: **791 sq.ft.** (as per RERA)
Balcony Carpet Area: **46 sq.ft.**

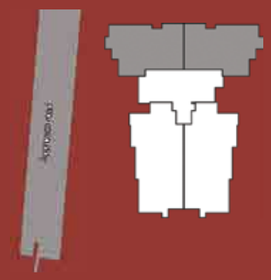



*Dimensions may vary slightly during construction, furniture and fixtures are indicative only. All dimensions are in centimeters.




## UNIT: C & D (COMBINED) – 4 BHK

Saleable Area: **2304 sq.ft.**
Carpet Area: **1582 sq.ft.** (as per RERA)
Balcony Carpet Area: **92 sq.ft.**



*Dimensions may vary slightly during construction, furniture and fixtures are indicative only. All dimensions are in centimeters.

Belleza SKYLINE

# SPECIFICS OF SPEC

## 1. CIVIL

- Pile foundation.
- Cement block masonry for external and internal walls.
- RCC framed structure designed for earthquake resistance (Seismic Zone III).

## 2. APARTMENTS

### 2.1 FLOORING

- Vitrified tiles for bedrooms, living area, and dining area.
- Vitrified tiles for the kitchen.
- Vitrified tiles for the balcony.

### 2.2 KITCHEN

- Polished granite / Artificial slab for the kitchen counter.
- Ceramic / vitrified tiles above the counter up to a height of 60 cm.
- Provision for hot water in the kitchen sink.
- Single-bowl stainless steel sink with a single drain board.
- Electrical and plumbing provisions for a water purifier, washing machine, and dishwasher.
- Reticulated gas provision for the kitchen in each apartment (at an additional cost).

### 2.3 BED TOILETS

- Premium-quality vitrified floor tiles.
- Premium-quality vitrified wall tiles up to the false ceiling.
- Premium-quality bathroom fittings.
- Single-lever diverter with shower in all toilets.
- Single-lever basin mixer for the master bedroom toilet's wash basin.
- Wall-hung EWC with concealed cistern in all toilets.
- Below-counter wash basin for the master bedroom and half pedestal basins for the other bed toilets.

### 2.4 DOORS AND WINDOWS

- Main Entrance: Engineered pre-hung laminated flush door.
- Internal Doors: Engineered pre-hung laminated flush doors.
- Balcony: Fully glazed aluminium sliding door with toughened glass.
- Windows: Powder-coated aluminium windows.

### 2.5 PAINTING

- Plastic emulsion paint over putty finish for all internal walls.

### 2.6 ELECTRICAL

- Concealed conduit wiring with proper earthing.
- Adequate power points for home appliances.
- Adequate light points, fan points and 6/16-amp socket points.
- Electrical supply controlled by RCBO and MCBs, with independent KSEB energy meters.
- Geyser points provided in the kitchen and all toilets.
- Electrical power point for Hood & Hob in the Kitchen
- Exhaust fan points provided in all toilets and the kitchen.
- FRLS (Flame Retardant Low Smoke) wiring of a premium brand.
- Single-phase EV charging facility at all parking spaces (at an additional cost).

### 2.7 LIFTS

- Two fully automatic modern lifts (one passenger lift and one bed lift) with ARD, intercom, and surveillance camera.

### 2.8 TV POINT

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

### 2.9 INTERNET POINT

- Conduit provision for internet cabling in the dining/living area.

### 2.10 INTERCOM

- Intercom facility in the living room.

### 2.11 AC POINT

- Provision for installing AC units in the living/dining area and all bedrooms.

### 2.12 GENERATOR

- Generator backup for common facilities (lifts, common lighting, pumps, etc.).
- Generator backup for apartments is limited to 1200 W, covering:
  - Lights and fans in all rooms, entrance light point, bell push, TV point, and all 6A points in the living/dining area and bedrooms.
  - One 6A point in the kitchen for a water purifier.
  - One 16A fridge point with a load of up to 500 W.

### 2.13 FIRE PROTECTION SYSTEM

- Firefighting sprinkler system in all apartments, common areas, and car parking areas.
- Fire hydrant system on all floors and in yard areas.
- Fire alarm and talk-back system.

## 3. COMMON FACILITIES

### 3.1 FIRST FLOOR

- Swimming pool with a children's pool.
- Baja shelf.
- Pool deck party area.
- Air-conditioned multipurpose recreation hall with games area.
- Air-conditioned fitness centre.
- Elders' corner.
- Buffet corner.
- Barbecue corner.
- Outdoor cinema.

### 3.2 FIFTEENTH-FLOOR TERRACE AREA

- Children's play area.
- Practice basketball court.

### 3.3 ON THE TERRACE FLOOR

- Pickleball court.

### 3.4 COMMON AMENITIES

- Biometric access control for the main entry lobby on the ground floor and the basement parking area.
- Driver's room.
- Caretaker room / Fire control room.
- Guest parking area.

## 4. ENERGY-SAVING FEATURES

- Automatic level control for the overhead tank.
- Efficient lift management.
- Rainwater collection tank.
- Dual flushing system for toilet cisterns.
- On-site treatment of kitchen waste and reuse of treated water for gardening.
- Use of low VOC paint for a healthier environment.
- Solar-assisted lights (up to 1 kW).

## 5. SAFETY AND SECURITY FEATURES

- Access control for main entry doors.
- Window safety grills (mild steel) for all windows.
- Balcony railing: GI/mild steel railing over an RCC kerb with a minimum height of 120 cm.
- ARD (Automatic Rescue Device) in all lifts.
- Surveillance cameras in each lift and in prominent ground-floor and yard areas.
- Firefighting system as per fire and rescue norms.
- All-round compound wall with a security cabin.

## 6. WATER

- KWA water supply (subject to rules, regulations, and availability).
- Groundwater supply from open wells or bore wells (depending on availability).
- Independent water metering for domestic water supply for each apartment (at an additional cost).

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# ACCOLADES



**Being a leader bestows in you the responsibility of finding path breaking innovations. Each project of Skyline is a stepping stone to reach the next echelon. Winning over the trust of over 8300+ families with laser sharp focus on quality, delivery, and service has enabled Skyline to win awards too.**

- ★ 165 projects dotted across Kerala and Dubai reflect Skyline's mettle in home creation.
- ★ Credited with over 1.71 crore sq.ft. of built-up area.
- ★ Handover of 151 projects in a time span of 35 years, ongoing 14 projects.
- ★ Winner of the 24 News Business Award for the No.1 Builder in Kerala.
- ★ Secured first rank in Grohe Hurun India's rating as the Most Valued Residential Real Estate Brand from Kerala in 2024.
- ★ 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 Awards 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 (Da2+) graded builder since 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 31st March 2025

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# YOU ARE HOME

## VALUE APPRECIATION

The true essence of value appreciation lies in our unwavering dedication to crafting exceptional homes in emerging, city-defining locations. The true value of a home could be measured down the years. For Instance, a Skyline home bought for a few lakhs a decade ago or two commands a resale value exceeding a crore. Majority of the Skyline owners have become crorepatis over the years.

## EXCEPTIONAL EXPERTISE

Since its inception, Skyline Builders has consistently prioritised quality, innovation, and world-class luxury. We take immense pride in our portfolio of 165 projects, which includes both villas and apartments, premium developed plots and commercial projects spanning across the beautiful landscapes of Kerala.

We started at home and now we're growing globally.

## ON TIME DELIVERY

At Skyline, we've consistently strived to keep our promises, and the testimony of this commitment comes from over 8300+ satisfied Skyline customers. To date, we've successfully handed over 151 projects, ensuring timely deliveries that meet our customers' expectations.

## 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 DA2+ since 2012 and won the 24 News Business Award for the No.1 Builder in Kerala. 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 Awards, Most Trusted CEO Award, Brand of the Year Award 2018 at WCRC's Ideasfest 2018 and Winner of 'Asia Pacific International Property 1 Award 2019-20' in the high rise development India & Residential development - India categories. Secured first rank in Hurun Grohe India's rating as the Most Valued Residential Real Estate Brand from Kerala in 2024.

Beleza SKYLINE

# 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.**

Skyline HOMECARE
A division of Skyline Builders

**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 for best deals, we provide you with a highly skilled team of sales and marketing professionals to achieve your desired outcome.

Skyline INTERIORS
A division of Skyline Builders

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

Skyline AFTER SALES SERVICE

## AFTER SALES SERVICE

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, firefighting equipment, etc., till the handing over of property to the Residents' Association

Skylineage
Home away from Home

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.

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# SKYCARE

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 CONTROL
- WATER SUPPLY
- STORM DRAINAGE AND SEWAGE DISPOSAL

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2, 3 & 4 BHK LUXURY APARTMENTS

NH JN. MALAPARAMBA, CALICUT



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