



SKYLINE

Grace

Your address with nature

KOTTUKAPPALLY ENCLAVE



Cascading splendor

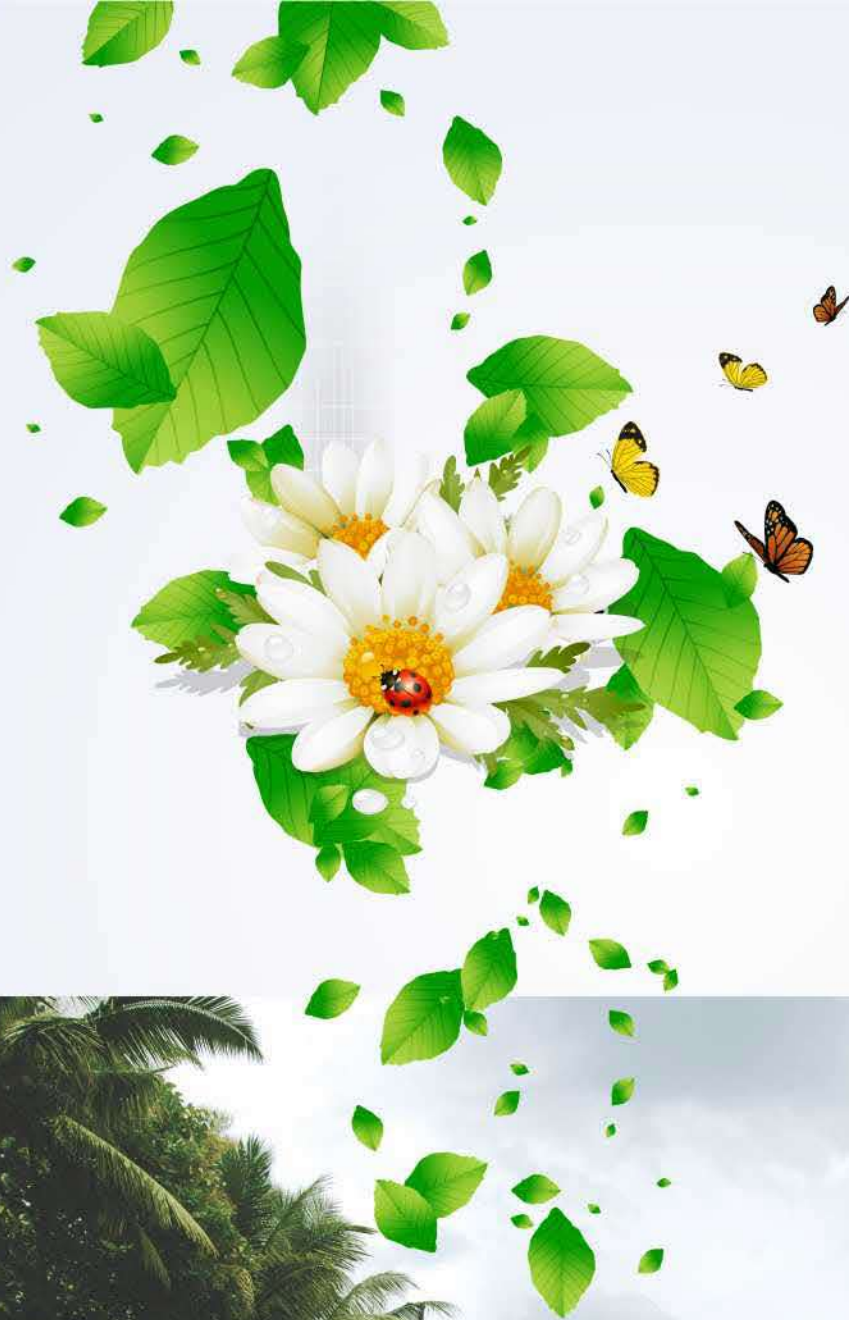
On the banks of the Meenachil River the most exotic, lush green town in Kerala – Pala – flourishes . Pala, is abundant in cultivation of rubber, pepper, plantain, coconut and tapioca apart from the cultural and educational institutions which are counted among the best in the state.



Actual View of Meenachil River from Skyline Grace Site



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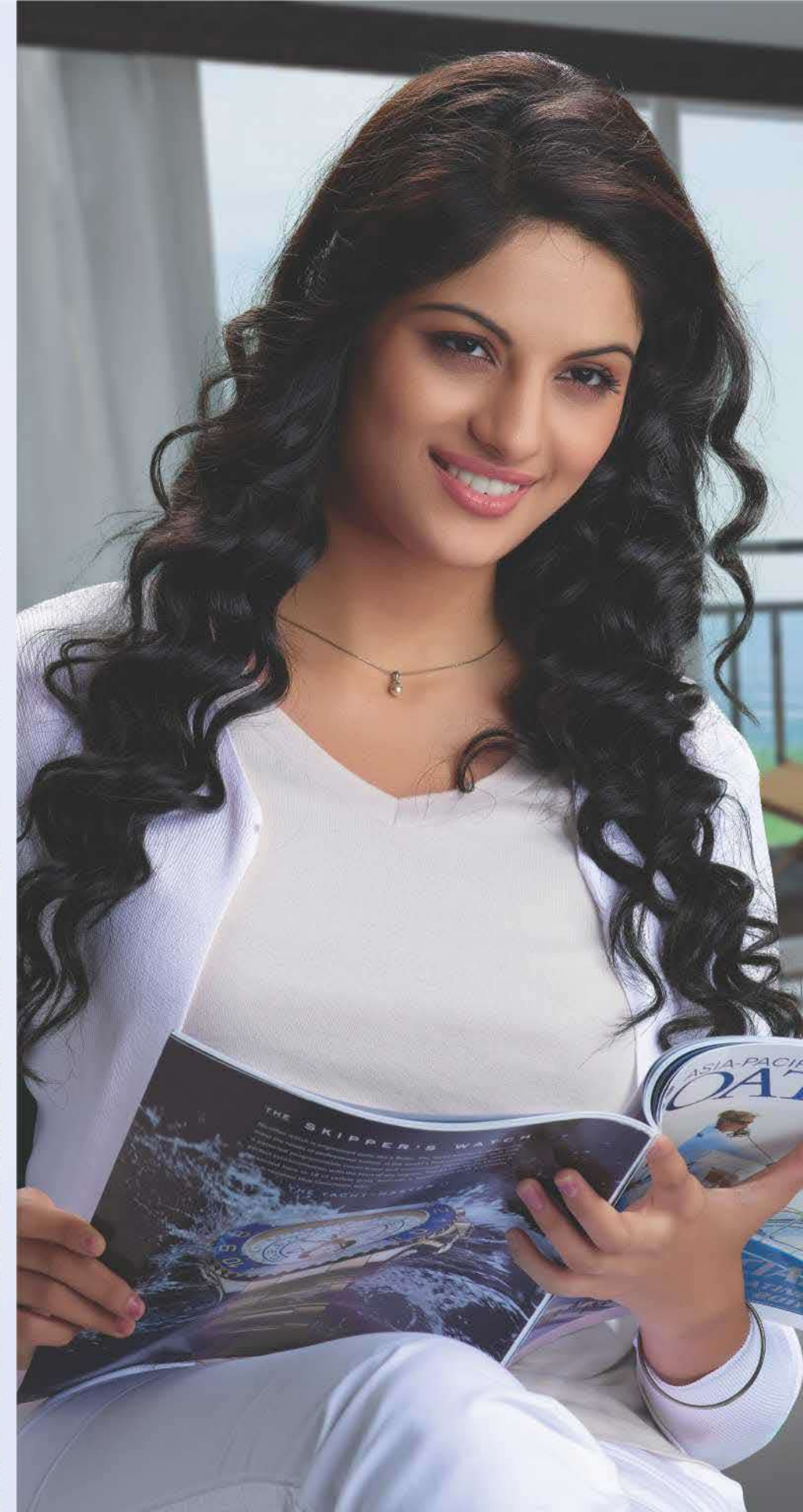


Vibrations Of Divinity

A life, enjoying the beauty of the ripples of Meenachil River that flows by the throne of divinity and by enjoying the festive celebrations of St.Thomas Cathedral from your home, with the scenic view of Erumeli – the heavenly abode to Sabarimala



Actual View of St. Thomas Cathedral from Skyline Grace



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Riverine Of Comfy Living

Styled by combining thoughtful space planning and aesthetically designed interiors – expansive windows bringing nature closer to you, comfortable bedrooms and practical living room, well equipped kitchen and meticulously planned toilets – Skyline GRACE confounds the senses with its seemly limitless spaces.





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Actual View of Skyline Grace on the banks of Meenachil River

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Sway To The Melody Of The River

Skyline Grace is scripted as an eco-friendly abode where every tree is excited, tossing their branches in glorious enthusiasm, where nature wears the colours of spirit, sunshine is delicious, rain is refreshing and the poetry of earth is never ending.

View of Proposed Swimming Pool at Skyline Grace

SKYLINE





View of Proposed Bed Room at Skyline Grace



View of Proposed Living Space at Skyline Grace



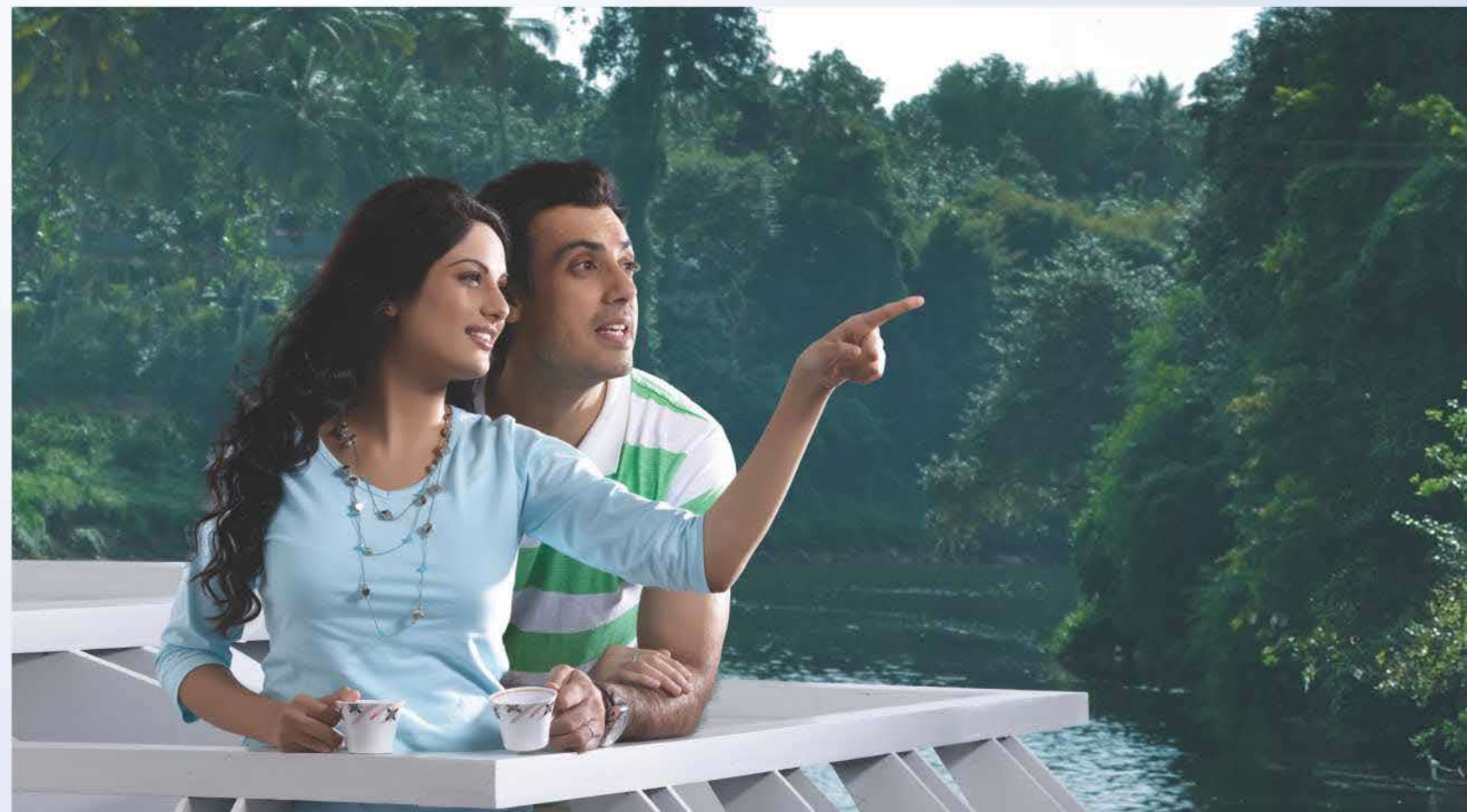
View of Proposed Kitchen at Skyline Grace



View of Proposed Dining Space at Skyline Grace

Estuary Of Pride

Skyline GRACE - an exquisite rendition of the residential apartment concept matching International Standards in providing luxurious amenities - all that you need to be relaxed and comfortable.





SKYLINE
Skyline
Grace

- Adv. Anil K. K.O
- Dr. Tony Antony
- Dr. Lathesh D.A
- Major. Anoop Raj
- Pro. Prashob N.S
- Mr. Vivin N.D
- Mr. Santhosh T.D
- Adv. Anurag I.T

View of Proposed Lobby at Skyline Grace



View of Proposed Fitness Zone at Skyline Grace



View of Proposed Game Zone at Skyline Grace

Leisure Space
Leisure Space Well Defined
Well Defined
Leisure Space Well Defined



Creating Land Marks...

- 24 years of matchless expertise in value-added housing projects construction
- 120 prestigious projects across Kerala
- 102 projects completed and delivered on the dot
- 18 more projects closing in on to timely delivery
- More than 5500 highly satisfied clients
- The highest CRISIL DA2 rated builder in Kerala
- Creator of the first CRISIL 7 star rated project in the state
- Winner of the CNBC-AWAAZ Award 2010 for Skyline Topaz in Cochin as the best housing project in the country
- CRISIL Real Estate Award 2012

COCHIN

COMPLETED PROJECTS										
MANSION Gandhi Nagar	HABITAT Kakkanad	SPRING FIELD Palarivattom	BELAIR Panampilly Nagar	GREEN VALLEY Kakkanad	MARBLE ARCH Kaloor	QUEEN'S PARK Keerthi Nagar	CRYSTAL WATERS-1 Vaduthala	OAKWOOD Jawahar Nagar		
GREEN WOODS Kakkanad	SILVER OAK Jawahar Nagar	TRITON Marine Drive	AUTUMN WOODS Jawahar Nagar	DAFFODILS Petta	CRYSTAL WATERS-II Vaduthala	PINEWOOD Jawahar Nagar	ROSE MOUNT HOMES Jawahar Nagar	EBONY WOODS Vyttila	ELYSIUM GARDEN Kaloor	EMERALD Panampilly Nagar
ROSE MOUNT APARTMENTS Jawahar Nagar	TULIP Petta	MARIGOLD Petta	GATEWAY Edappally	SOLITAIRE Edappally	HOMESTEAD Thevara	FLORENTO Kaloor	ROYALE Panampilly Nagar	PLATINUM Rajaji Road	ORION VILLAS NH 17, Edappally	AMITY PARK Edappally
ASTER Petta	OPAL ARCH Kaloor	TOPAZ Kadavanthra	ZIRCON Panampilly Nagar	MELROSE Padivattom	LEGACY Off. Kacherippady	ORION - II NH-17, Edappally	TEMPLETON Ernakulam South	PRIMROSE Kaloor	PALMSHADE Edappally	LORDS Kaloor
								ONGOING PROJECTS		
RIVERSCAPE Aluva	PALMTOP Kakkanad	LAVENDER Petta	YALE Kakkanad	SYLVANIA Kakkanad	HARVARD Kakkanad	COLUMBIA Kakkanad	EMINENCE Edappally			
TOWER Nr. EMC, Bypass	RANCH Tripunithura	RIVERVILLE Aluva	PRINCETON Kakkanad	CORNELL Kakkanad						

Setting Bench Marks...

KOTTAYAM

COMPLETED PROJECTS



PARK DALE
Sasthi Road



PALM SPRING VILLAS - 1
Kanjikuzhy



CITADEL
K.K. Road



ORCHID - 1 APARTMENTS
Kanjikuzhy



PALM SPRING VILLAS II
Kanjikuzhy



ELEGENZA
Good Shepherd Rd.



ORCHID VILLAS
Kanjikuzhy



ORCHID II
Kanjikuzhy



OXFORD
Kalathipady



PALM MEADOWS VILLAS
Kanjikuzhy



MONTECARLO
K.K. Road



RIVER VALLEY VILLAS
Eravili Kadavu



TOWN SQUARE
Near Malayala Manorama



TOWN SQUARE
Near Malayala Manorama



BELVEDERE
Kurisupally



HARTFORD
Kalathipady



STANFORD
Kalathipady

ONGOING PROJECTS



HIGHPOINT
Kottayam



ALTON HEIGHTS
Kottayam



GREEN TURF (Aires, Aqua, Terra)
Kottayam



PALAZZO
Kottayam

THIRUVALLA

ONGOING PROJECTS



AUGUSTA
Thiruvalla



TOWNSCAPE
Thiruvalla

TRICHUR

COMPLETED PROJECTS



IVORY COUNTY APARTMENTS
Mundupalam



IVORY COUNTY VILLAS
Mundupalam



HERITAGE EXTENSION-VILLAS
Mundupalam



HARMONY-VILLAS
Sakthan Thampuran Nagar



BLOSSOM APARTMENTS
Sakthan Thampuran Nagar



IRIS-GARDEN VILLAS
Avenue Road



GRAND-COURT
Nr. St. Thomas College



BLOOMDALE
Mission Quarters



AVENUE CREST
Avenue Road



HERITAGE VILLAS
Mundupalam



KINGSMOOR
Peringavu



WILLOW HEIGHTS-1
Gosaikunnu



WILLOW HEIGHTS-2
Gosaikunnu



BRENTWOODS
Near Metropolitan Hospital



GLENWOODS
Near Metropolitan Hospital



GARLAND
Near Bishop's Palace

ONGOING PROJECTS



INFINITY
Mundupalam Jn.



AXIS
Paravattani

CALICUT

COMPLETED PROJECTS



MARINE GATE
Near Corporation Office



MEADOWS-VILLAS
Eranielipalam



HILLS DALE
Rajiv Nagar



BLUE BELLS
Joseph Road



SONATA
Off. Mavoor Road



LITTLE HEARTS
Off. Mavoor Road



SEAWIND
Beach Road



PALACE HEIGHTS
Kottaram Road



BAYWATERS
Beach Road



OCEANIC
Near Hotel Sea Queen



CANOPY
Nadakkavu, Kannur Road



GARNET
Off. Mavoor Road



ONYX
Near English Church, Nadakkavu

ONGOING PROJECTS



PETAL
Calicut

KANNUR

COMPLETED PROJECTS



CLIFFWATERS
Payyambalam

ONGOING PROJECTS



HEIRLOOM
Talapp

TRIVANDRUM

COMPLETED PROJECTS



DOMAIN
Near Technopark

ONGOING PROJECTS



CEDAR PARK
Trivandrum



Skyline Homecare offers the following property management services

Services

- ★ Remittance of statutory payments, telephone and electricity bills etc.
- ★ Arranging high value rentals and ensuring the safeguard of the property.
- ★ Assistance in obtaining gas, telephone connection etc. Periodical cleaning of home and its premises.
- ★ Home care personnel will introduce you to services and facilities in your new locality.



Skyline Interior Design division offers you a versatile range of options to do your home interiors. In fact your home can be anything you want it to be.

Services

- ★ Services include consultancy, designing and execution of wardrobes and kitchen cabinets.
- ★ Full fledged interior design division at each branch, catering exclusively to Skyline clients.
- ★ Qualified and experienced interior designers, supported by a team of craftsmen.



Skyline after sales service wing is there beside you right from the time of handing over your home.

Services

- ★ All repairs and maintenance that may be needed for electrical, plumbing fixtures and other finishes.
- ★ Periodical inspection of apartments.
- ★ The upkeep of premises and amenities till the residents association takes over.

Laurels...

Never end...



Best
Residential
Apartment Award
(All India Affordable Non Metro) for
Skyline Imperial Gardens at
CREDAI Real Estate Award 2012



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LOCATION MAP



Your access to...

Govt District Hospital	0.5 kms
Kottaramattam Bus Stand	1.5 kms
Kurisupalli Jn.	1 km
Pala KSRTC Bus Stand	2 kms
Alphonsa College	2.5kms
St. Thomas College	3 kms

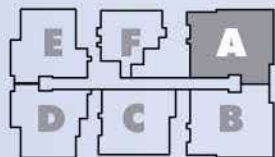
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SITE LAYOUT





TYPE A

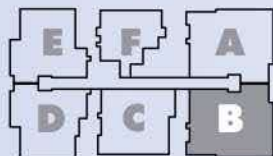
A

1st to 13th LEVELS

Area : 2092 sq.ft.

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



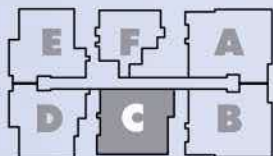


TYPE B | 1st to 13th LEVELS

Area : **2092 sq.ft.**

Dimensions may vary slightly during construction | Furniture and fixtures are indicative only | All dimensions are in centimeters



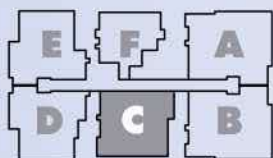


TYPE C1 1st LEVEL

Area : **1461 sq.ft.**

Dimensions may vary slightly during construction · Furniture and fixtures are indicative only · All dimensions are in centimeters



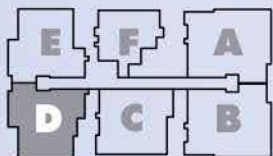


TYPE C

2nd to 13th LEVELS
Area : 1544 sq.ft.

Dimensions may vary slightly during construction · Furniture and fixtures are indicative only · All dimensions are in centimeters



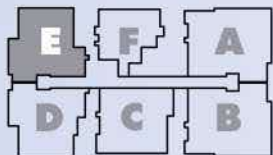


TYPE D

1st to 13th LEVELS
Area : **1681 sq.ft.**

Dimensions may vary slightly during construction - Furniture and fixtures are indicative only - All dimensions are in centimeters.



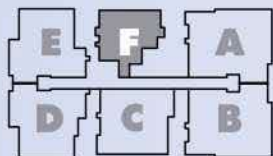


TYPE E

1st to 13th LEVELS
Area : 1681 sq.ft.

Dimensions may vary slightly during construction - Furniture and fixtures are indicative only - All dimensions are in centimeters





TYPE F

1st to 13th LEVELS
Area : **1119 sq.ft.**

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





FLOORING

Vitrified tiles for entire apartment except toilets. Ceramic tiles for toilets.

KITCHEN

Kitchen counter with polished granite slab and single bowl single drain sink. Ceramic tile above counter to a height of 60cms. Hot water provision for kitchen sink.

TOILETS

Toilet wall with ceramic tile up to false ceiling. Premium quality CP fittings. Single lever Divertors with shower in all toilets. Single lever basin mixer for master bed toilet wash basin. Wall hung sanitary fixtures with concealed cistern in all toilets.

DOORS AND WINDOWS

Elegant teak wood entrance door. Flush door for bedrooms. Partially glazed flush door for kitchen. Flush door with water resistant coating inside for toilet doors. Fully glazed UPVC sliding door for living balcony. Powder coated aluminium windows.

PAINTING

Putty and plastic emulsion for internal walls & ceiling.

ELECTRICAL

Concealed conduit wiring with copper conductor, adequate light and fan points, 6/16amps socket points etc controlled by ELCB and MCBs with independent KSEB meters.

LIFTS

Two fully automatic lifts. (One passenger lift and one bed lift).

TELEPHONE

Telephone point in living room and master bedroom.

TV POINT

TV point in living room and master bedroom.

FIRE FIGHTING

Fire fighting arrangements as per NBC norms.

GENERATOR

Generator back up for common facilities such as lifts, common lighting, pumps etc. Generator back up for light and fan in all rooms, entrance light point, bell push, TV point, 6A point near telephone point in living room and a 6A point above counter in kitchen, limited upto 1000W in the apartment.

COMMON FACILITIES

- Swimming pool with kid's pool
- Roof terrace party area
- Air conditioned Multipurpose recreation hall
- Fitness centre
- Airconditioned guest suite
- Games room with pool table and cards table.
- Children's play area
- Intercom facility
- Drivers room
- Round the clock security with surveillance camera in key areas.

TERMS & CONDITIONS

1. Once allotted and agreement signed, the prices are firm.
2. All payments only by demand draft or by local cheques favoring 'Skyline Builders' payable at Kottayam.
3. Contracted built up area shall be handed over to the customer on settling of all dues to the builder.
4. Skyline Builders reserves the right to accept or reject any application.
5. Other expenses to be borne by the purchaser include all Local Taxes, Sales Tax on Workers Contract or VAT, as applicable, Kerala Building Tax, Construction Workers' Welfare Fund, Provident Fund contributions or similar social security fund contributions, if any applicable or made applicable during the pendency of the contract or after its completion in relation to this project, other statutory payments in respect of the contract or after its completion in relation to this project, other statutory payments in respect of the construction work carried out, KSEB deposits and cabling charges as specified in the agreement, monthly maintenance deposit/advance, cost of transformer and the charges for extra works, if any.
6. Builder is not responsible for any delay in water/electric and other service connections due to the delay of the concerned departments.
7. The plans are not drawn to the scale and are included only for the purpose of identification. The measurements shown in the plan are indicative and may vary. Furniture layout is only an indication for space utilization. The elevation shown in the brochure is an artistic impression only and the actuals may vary according to the practical site conditions. All measurements and specifications shown in the brochure are subject to minor variations without specific or general notice. All such variations/alterations shall be purely at the discretion of the builder.
8. The area is inclusive of proportionate share of common areas and wall thickness.
9. Sanctioned building plans, title deeds and other related documents pertaining to this project is available at our office for reference.
10. All transactions are subject to Kottayam jurisdiction only.

DOCUMENTATION

- a. On allotment, two agreements will be executed between the builder and the purchaser; one for the sale of undivided share of land and another for execution of a construction contract to build an apartment. Though separate considerations are specified in each agreement, the composite value of the undivided share of land and that of the construction contract will be shown in the payment schedule. Necessary citations to this effect are given in the agreements.
- b. The sale deed of the undivided share of the land will be registered in favour of the purchaser on the receipt of the entire payments and before handing over of the contracted built up area to be constructed through the builder. Stamp duty, documentation charges, registration charges and incidental expenses for the registration of the sale deed will be to the buyer's account.



MAINTENANCE

Owner's Association / Trust will be formed on handing of the possession of the apartments. Membership in the above Association / Trust is compulsory, not optional. The owner's association / trust will carry out all necessary routine and annual maintenance and repairs to common area and exterior wall of the building, common installation and fittings, payment of electrical and water charges for common facilities and services. Maintenance charge / deposits are to be paid by each owner regularly and timely. The maintenance will be carried out by the builder till the formation of Owners' Association, which will take over the maintenance. Maintenance deposit / advance is collected from all the owners by the builder and after appropriating the expenses incurred by the builder during the period the maintenance was done by them, the builder shall transfer the balance amount to the Association after its formation.

RULES AND REGULATIONS

Skyline Grace is a time bound project. In case payments are not made as per agreement signed, the builder reserves the right to cancel the allotment, in which case the amount paid till such cancellation will be returned only after re-allotment to another party and without any interest.

PAYMENT SCHEDULE

30% of the total contracted amount to be paid initially at the commencement stage of the project while executing the agreement and balance in bi-monthly installments. Allotment of car park will be at extra cost.

Note:

All measurements and specifications given elsewhere in this brochure are subject to minor variations without specific or general notice.

All such variations/alterations shall be purely at the discretion of the builder. The information contained herein does not form part of the contract and is subject to change. Elevation given is an artistic impression only. The brochure does not constitute neither a legal offer nor an invitation to an offer.



Skyline Builders®

The address says it all

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Mob: +91 974 440 7777

Trivandrum | Thrissur | Kochi | Calicut | Kannur | Dubai | Doha

www.skylinebuilders.com



अवार्ड
अवार्ड



CREDAI
Confederation of Real Estate
Developers Association of India



Use your smart phone.



Download a free app at <http://gettag.mobi>
then scan this code!!!

This booklet is conceptual and not a legal offering. The promoter reserves the right to change, alter, add or delete any of the specifications mentioned herein without prior permission or notice. The furniture shown in the plans is only for the purpose of illustrating a possible layout and does not form a part of the offering. Further, the dimensions mentioned do not consider the plastering thickness.