



WELCOME
TO THE CORE OF
OPULENCE



WHERE EVERYTHING REVOLVES AROUND YOU

True luxury is living at one of the most happening locations in the city. Where you are never too far from getting your wants and desires met. Where all the conveniences and comforts revolve around you. Where you are at the apex of all the action and happenings in Kochi.

**SKYLINE IS PROUD TO PRESENT OUR 142ND PROJECT AT
PALARIVATTOM; THE AXIS ON WHICH NEW KOCHI REVOLVES.**



METRO PROXIMITY



CENTRAL LOCATION



CLOSE TO MAJOR
SHOPPING MALLS



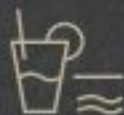
SWIMMING POOL



AC RECREATION HALL



FITNESS CENTRE



POOL DECK
PARTY AREA



GAMES ROOM



ROUND-THE-CLOCK
SECURITY SURVEILLANCE



BIO-METRIC ENTRY
TO MAIN LOBBY



SKYLINE OPUS THE NEW CENTRE OF LUXURY

Live at an address that has long since become the epicentre of Kochi. A location where the city's first metro was launched, right next to it. Which means you're never too far away from anything; be it schools, hospitals, malls and anything else you can think of.

Units: 53 / Size: 1616 – 2081 sq.ft. (Carpet Area: 1147 - 1466 sq.ft.)



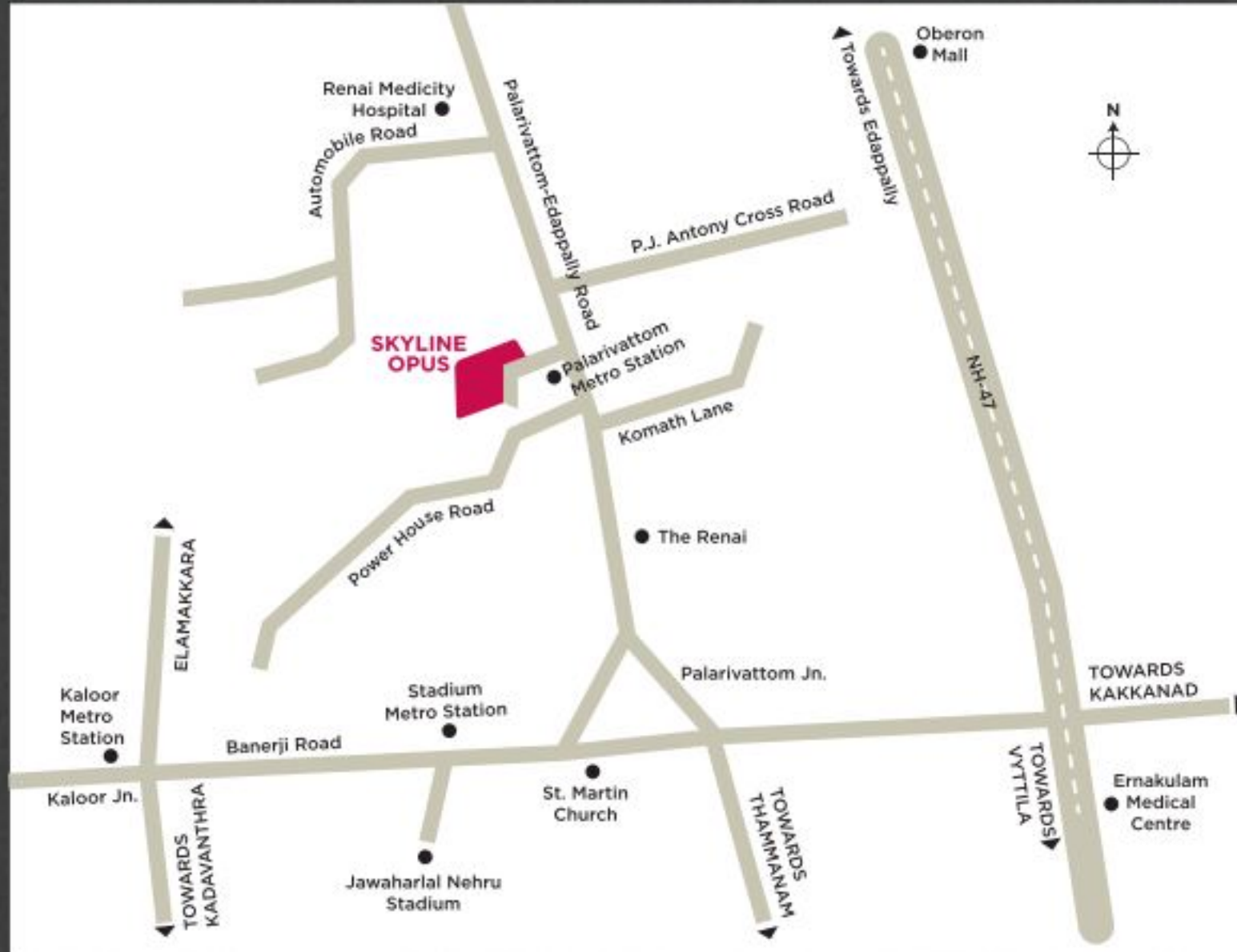
ADJACENT TO PALARIVATTOM METRO STATION

EXCLUSIVE 3 BHK LUXURY APARTMENTS

AREA: 1616 - 2081 SQFT

CARPET AREA: 1147 - 1466 SQ.FT.

LOCATION MAP



DISTANCE CHART

HOSPITALS

Renai Medicity	- 300 m
PVS Hospital	- 2.2 km
Lisie Hospital	- 3 km
Amrita Hospital	- 6.3 km
Ernakulam Medical Centre	- 2 km

SHOPPING MALLS

Lulu Mall	- 2.5 km
Oberon Mall	- 2 km
Grand Mali	- 2.8 km
Centre Square Mall	- 4.6 km

SCHOOLS

Bhavan's Vidya Mandir	- 2.5 km
Amrita School of Arts & Science	- 5.2 km
Campion School	- 2.4 km
Assisi Vidyaniketan	- 2.8 km
Public School	- 4.7 km
Chinmaya Vidyalaya	- 2.8 km
Al-Ameen School	- 2.8 km

RELIGIOUS CENTRES

St. George's Forane Church	- 2.2 km
Anjumana Temple	- 1.3 km
St. Antony's Shrine	- 1.8 km
Edappally Ganapathi Temple	- 1.7 km
St. Martin Church	- 550 m
Masjid, Mosque	- 750 m

SITE PLAN



TYPICAL FLOOR PLAN



TYPICAL FLOOR PLAN
2nd - 11th FLOOR



TYPICAL FLOOR PLAN



TYPICAL FLOOR PLAN
13th - 17th FLOOR



SPECIFICATIONS



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.
- Hot water provision for kitchen sink.
- Stainless steel sink with drain board of premium brand.
- Electrical/plumbing for water purifier/washing machine/dish washer.

TOILETS

- Premium quality floor tiles and wall tiles up to ceiling.
- Premium quality bath fittings.
- Single lever divertors with shower in all toilets.
- Single lever basin mixer for master bed toilet wash basins.
- Wall hung sanitary fixtures with concealed cistern in all toilets.

DOORS AND WINDOWS

- Elegant flush door for main entrance.
- Flush door for all internal doors.
- Fully glazed Aluminium sliding door for living balcony.
- Powder coated aluminum windows.

PAINTING

- External walls-2coats premium emulsion.
- Internal walls & ceiling-2 coats premium emulsion over two coats putty finish.

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.
- Geyser and exhaust fan points in all bathrooms and kitchen.

LIFTS

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

TELEPHONE

- Telephone point in living room and master bedroom.

TV POINT

- TV point in living room and master bedroom.

AC POINT

- AC point provided in all bedrooms and living area.

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 in living room.
- 6A point for water purifier in kitchen.
- 16A for fridge point with a load of 500W.
- Total Generator back up limited to 1500W in the apartment.

COMMON FACILITIES

- Swimming pool with kids' pool
- Pool deck party area
- Air conditioned recreation hall
- Fitness centre
- Games room
- Association room
- Video door phone
- Biometric access control for lobby
- Driver's room
- Fire fighting system with sprinkler as per fire and rescue norms



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 30,000 Malayalees with laser sharp focus on quality, delivery and service has enabled Skyline to win awards too.

- First builder to be awarded highest CRISIL (DA2+) rating in the state.
- One of the first builders in India to be ISO 9001:2015 certified.
- 142 projects dotted across Kerala reflects Skyline's mettle in home creation.
- Winner of NDTV Property Awards 2016, in the Premium Apartment Project of the Year - South Tier II City.
- Winner of Mathrubhumi Property Awards 2016, in the High Rise Apartment category.
- Winner of the Best Group Housing Villa project by the Indian Institute of Architects, Kerala Chapter.
- Winner of Best All India Residential Apartment at the CREDAI Real Estate Awards 2012.
- Winner of CNBC Awaaz Award for Best Residential Project in 2013.
- Credited with over 1.44 crore sq.ft. built-up area.
- Handover of 125 projects in a time span of 28 years.