

P R I C E L E S S L U X U R Y

E V E R L A S T I N G T R U S T

U N B E A T A B L E P R I C E



Builders & Developers Pvt. Ltd.

An ISO 9001-2008 certified company

3rd Floor, H.H.Y.S. Building, Opp. Gangothri Hall,

Rajaji Road, Kochi 682 035

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I N D I A I U A E I B A H R A I N I S A U D I A R A B I A I Q A T A R I O M A N



AN ABODE OF DESIGNER LIFE





Built on
Trust

Thank you



With over 84 happy families on their way to discover the most prestigious address in the heart of Kochi* – Ultima-Aerosky, we are deeply humbled by the infinite trust and support shown to us by our investors. The Ultima family seeks to guarantee quality and perfection. The recent ISO 9001-2008 approval and CRISIL star rating for our new project Ultima-Skymax is a sure sign of prosperity and reliability.

Thank you. For it is your trust that motivates us.

* Kochi - formerly called Cochin, lies in the south-west corner of India. It is a bustling cosmopolitan city, home to two million people with all associated social infrastructure including residential accommodation, shopping, schools, stock exchange, hotels, hospitals, conference venues, amusement parks and entertainment facilities.

THE NEW AEROSKY APARTMENT
AT KAKKANAD - KOCHI, WITH MANY
FAMILIES ALREADY LIVING THE LIFE
OF THEIR DREAMS.



"ULTIMA HAS DELIVERED ITS
PROMISE. ON TIME. EVERY TIME.
AEROSKY IS JUST ANOTHER
FEATHER IN THEIR CAP. ME & MY
FAMILY TRUST ULTIMA."
FILM DIRECTOR, LAL JOSE,
ULTIMA BRAND AMBASSADOR.

WITH THE UPCOMING
DEVELOPMENTS BY 2014,
THE METRO CITY OF KOCHI IS
GUARANTEED TO BRING IN
GREATER OPPORTUNITIES AND
BETTER LIVING, FOR MORE THAN
90000 YOUNG JOB SEEKERS.



Beyond the fishing nets

Home to Asia's 4th biggest shopping mall, the world-class Vallarpadam Container Terminal, specialized economy zones, biotechnology campuses, the ambitious Smartcity, and the already commenced work of the metro rail project, the time is right to invest in India's second most favorite metro city – Kochi.

Be it to settle down or to invest, Kochi is the place to be.



Rising aspirations of

Kochi





Redefining *Safety*

You are safe



With ultra-modern security features like intelligent building security systems, 24-hour close circuit television monitoring, security-men surveillance, video door-phones and centralized gas supply, Skymax ensures the complete security of you and your loved ones to put your mind at ease.

WITH CHILD-SAFE POOL,
AUTOMATED CAR PARKING, ULTRA
MODERN LIFTS, FIRE-PROOF WIRING,
AT SKYMAX WE HAVE TAKEN CARE
OF SECURITY FROM ALL POSSIBLE
ANGLES.





Ultimate
Luxury



Crisil star rated project

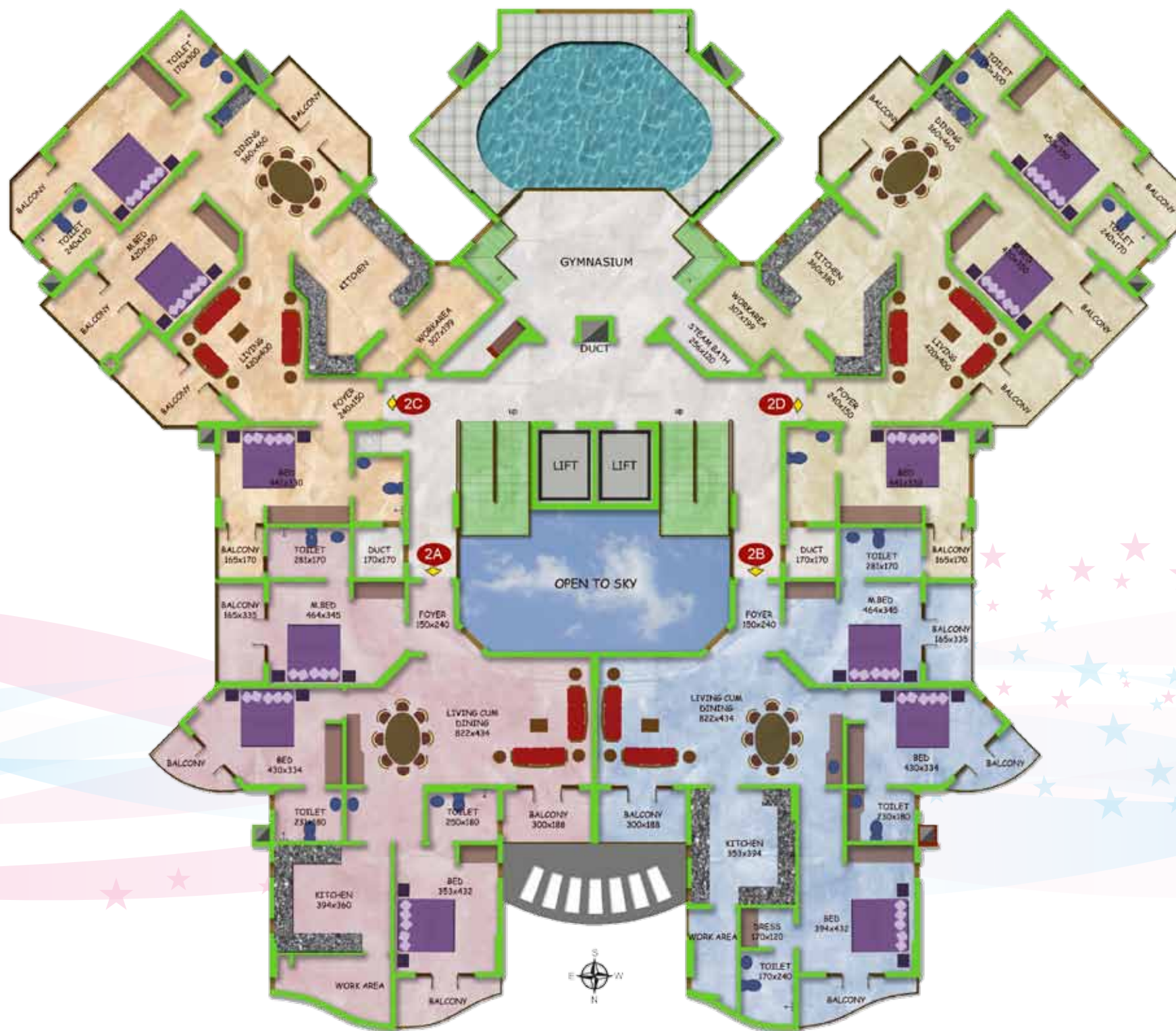
Introducing Skymax; luxury apartments of new age architecture.

The perfect blend of tradition and modernity, Skymax is set to redefine what others mean by 'the perfect living ambience'. Situated in the rich and beautiful landscape of Rajagiri Valley - Kakkanad, Skymax's one, two and three bedroom apartments are set to make living a true joy.

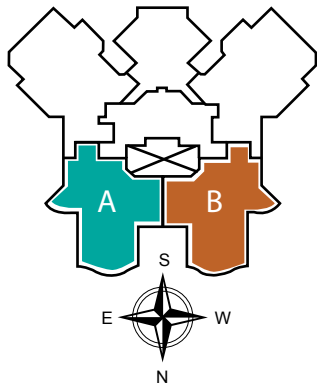


AMENITIES

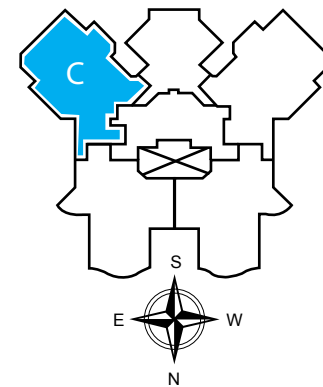
- VISITORS LOBBY
- FASTEST PASSENGER LIFT
- SWIMMING POOL & KIDS POOL
- MULTI-PURPOSE GYM
- STEAM BATH
- KIDS PLAY AREA
- MULTI-PURPOSE HALL
- CENTRALIZED GAS SYSTEM
- R O WATER PURIFICATION PLANT
- SNOOKER TABLE
- BROAD BAND INTERNET
- FIRE ALARM & SPRINKLER
- C.C.T.V SURVEILLANCE OF COMMON AREA
- LOUNGE MUSICS
- CAR WASH AREA
- DOOR-PHONE WITH COLOUR MONITOR
- GARBAGE SHOOT
- SOLAR POWER FOR COMMON AREAS
- MODERN LIGHTENING ARRESTOR
- LIBRARY AND READING ROOM
- AUTOMATIC SHOE POLISHING
- RECEPTION WITH ATTENDANT
- VISITOR'S CAR PARKING
- ON-CALL MAINTENANCE
- GENERATOR BACKUP
- DRIVER'S DORMITORY
- SEWAGE WATER TREATMENT
- RUBBER FENDERS ON PARKING
- RAIN WATER HARVESTING
- FULL FALSE CEILING IN COMMON LOBBY AREA
- CAR PARKING BARRIER



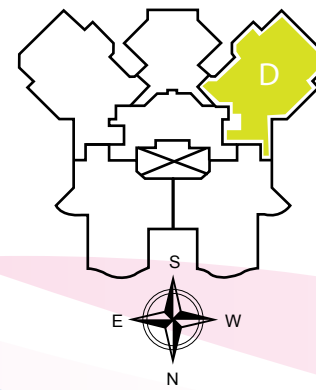
FIRST AND SECOND FLOOR PLAN



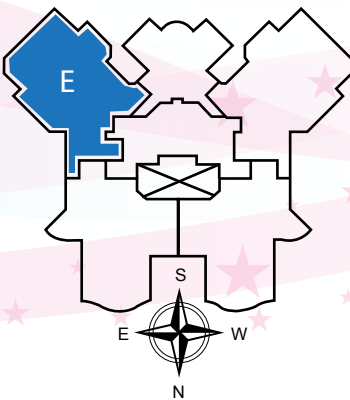
Block A-B | 3 BHK
2094 Sq Ft | Floors 1 to 6



Block - C | 3 BHK
2218 Sq Ft | Floors 1 to 2



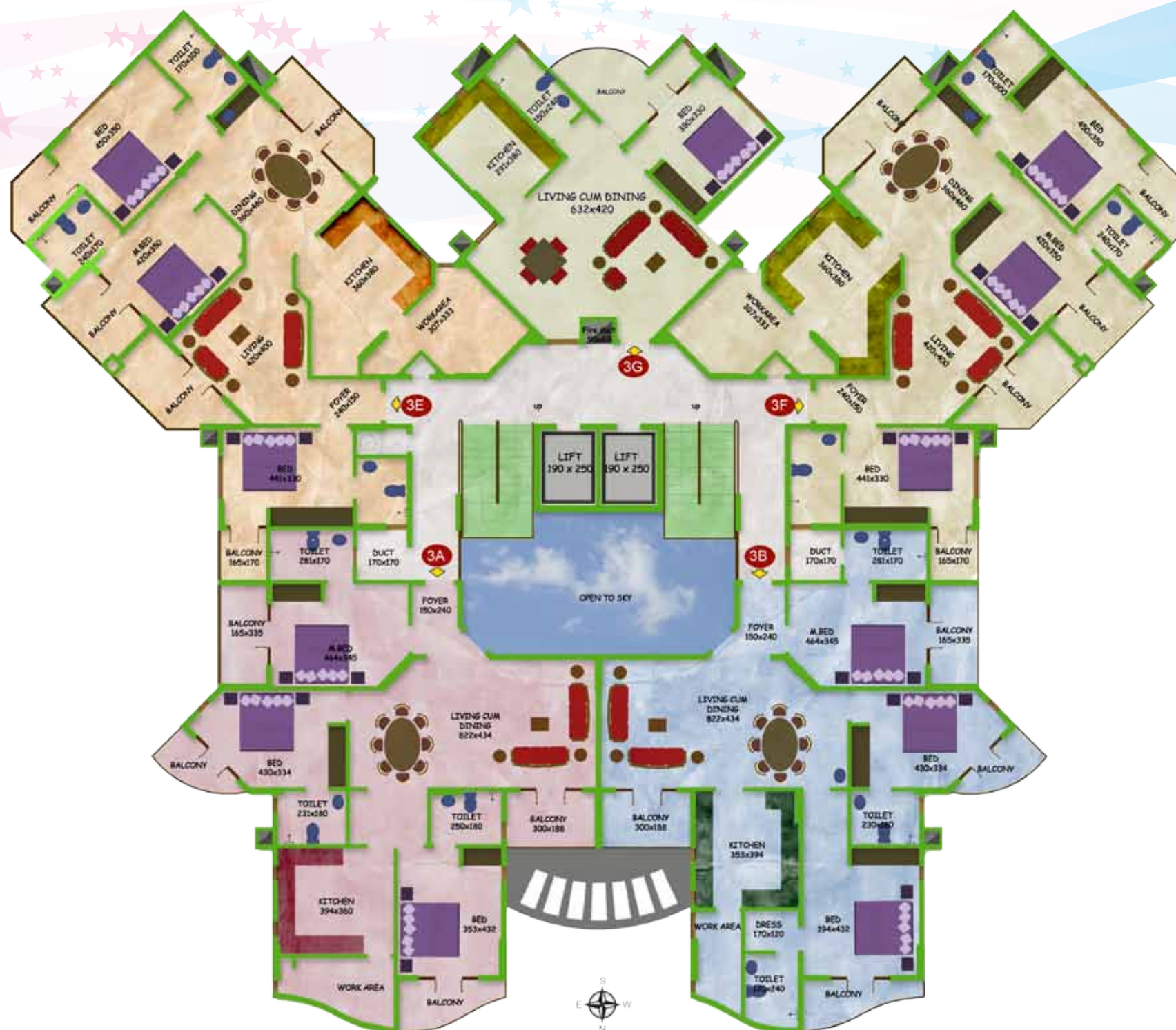
Block - D | 3 BHK
2242 Sq Ft | Floors 1 to 2



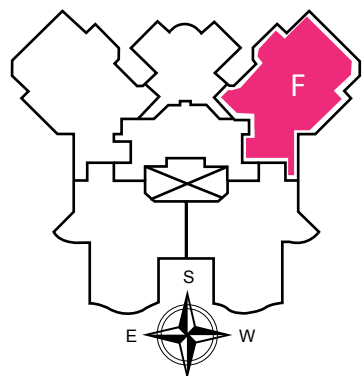
Block - E | 3 BHK
2278 Sq Ft | Floors 3 to 6



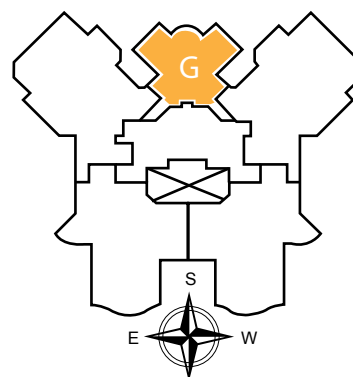
skymax
LUXURY APARTMENTS



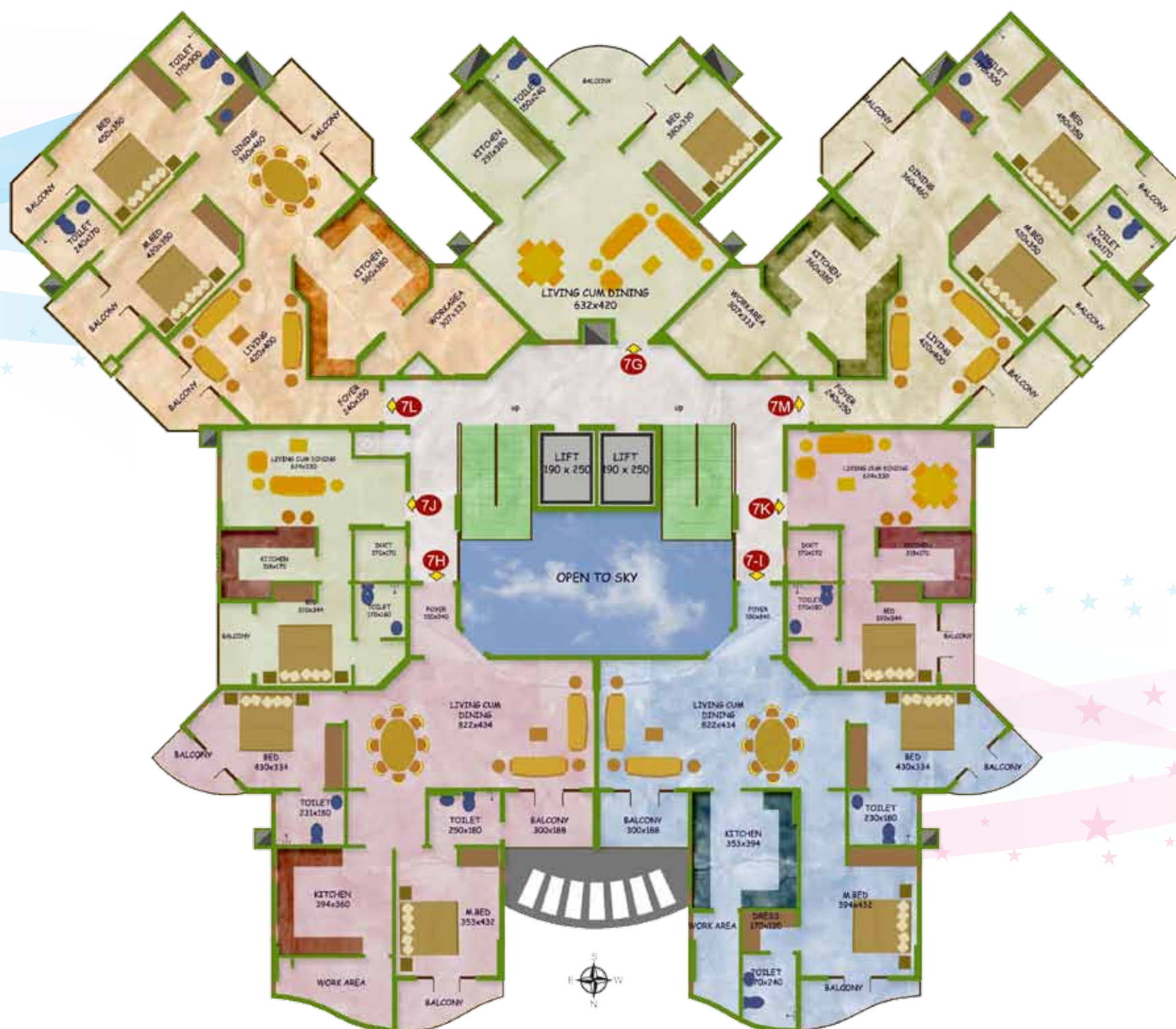
TYPICAL FLOOR PLAN: 3RD, 4TH, 5TH & 6TH



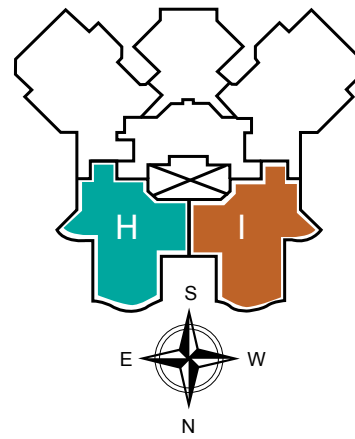
Block - F | 3 BHK
2301 Sq Ft | Floors 3 to 6



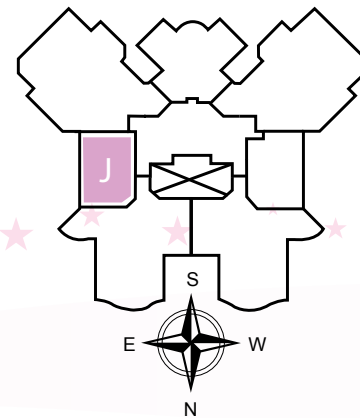
Block - G | 1 BHK
1123 Sq Ft | Floors 3 to 14



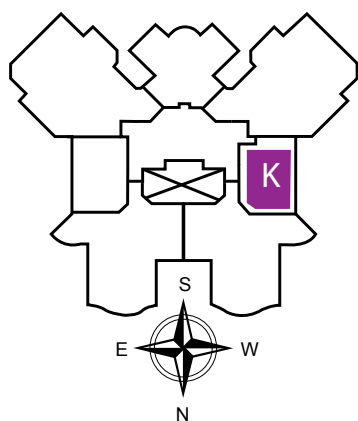
TYPICAL FLOOR PLAN: 7TH, 8TH, 9TH, 10TH, 11TH, 12TH, 13TH AND 14TH



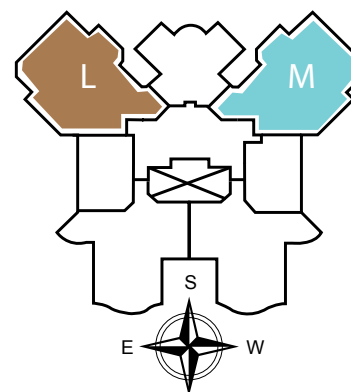
Block - H & I | 2 BHK
1719 Sq Ft | Floors 7 to 14



Block - J | STUDIO
694 Sq Ft | Floors 7 to 14

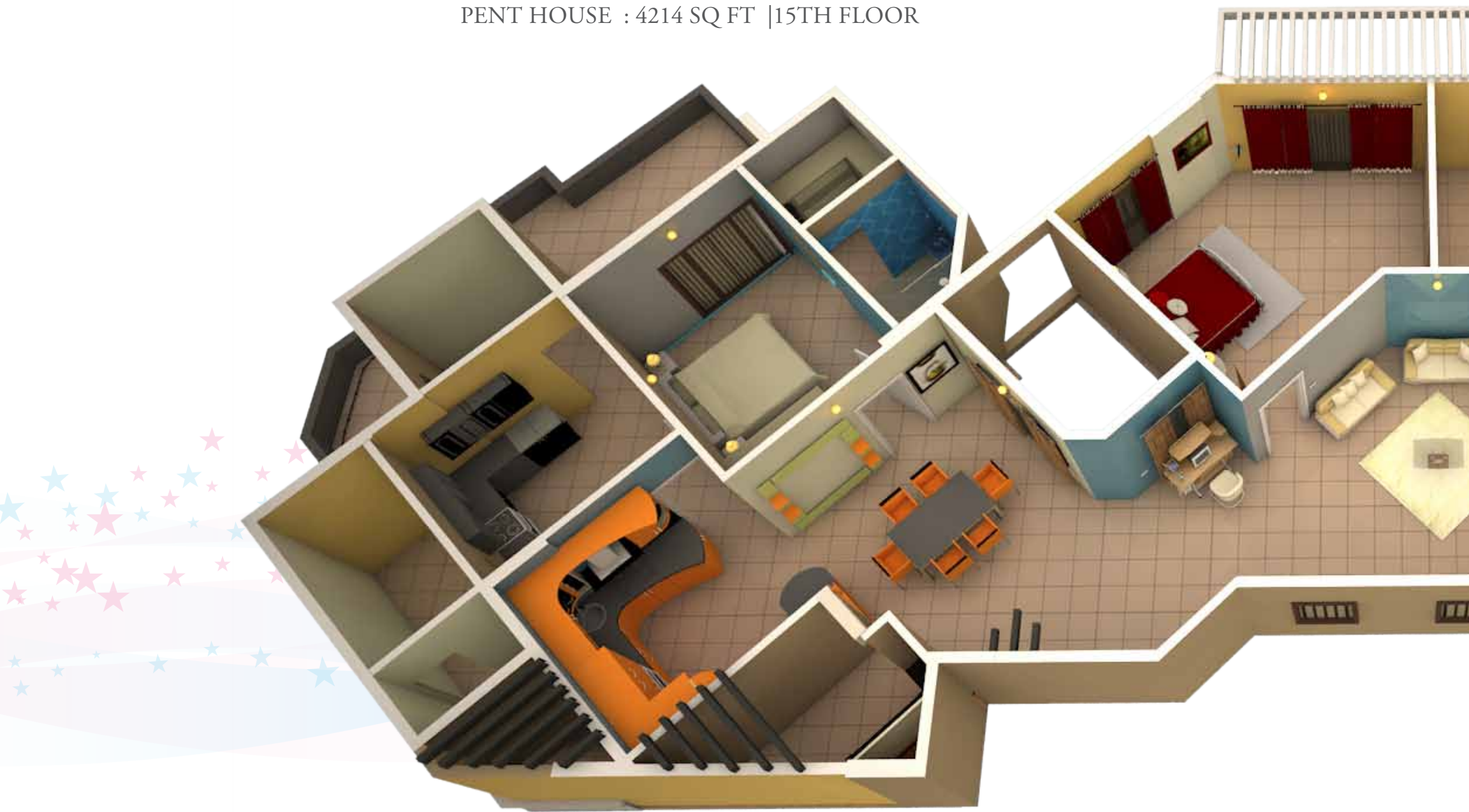


Block - K | STUDIO
719 Sq Ft | Floors 7 to 14



Block - L | 2 BHK
1957 Sq Ft | Floors 7 to 14

PENT HOUSE : 4214 SQ FT |15TH FLOOR



CONSTRUCTION SPECIFICATIONS

FOUNDATION

DEEP PILE FOUNDATION IN DMC METHOD UP TO HARD ROCK STRATA WITH FULL PILE CAP.

STRUCTURE

EARTHQUAKE RESISTANT STRUCTURE, PROPER FOUNDATION AND LOAD BEARING STRUCTURE, SOLID BLOCKS FOR WALLS.

FLOORING

HIGH QUALITY 60 x 60 CM VITRIFIED FLOORING. GLAZED WALL TILES IN BATHROOMS UP TO CEILING – ANTI-SKID CERAMIC FLOORING IN BATHROOM.

KITCHEN

MODULAR KITCHEN BASE UNIT. GRANITE KITCHEN COUNTER TOP WITH CERAMIC TILE, DADO UP TO 2 FEET. STAINLESS STEEL SINK WITH DRAIN BOARD. SEPARATE TAPS WITH RO PURIFIER DRINKING WATER AND BORE WELL WATER.

DOORS & WINDOWS

MAIN DOOR SOLID WOOD – HIGH QUALITY, POLYMER COATED. INSIDE DOORS SKIN PRESSED PAINTED DOOR. EXTERNAL WINDOWS AND BALCONIES ALUMINUM POWDER COATED DOORS.



PAINTING

INTERNAL WALL PAINT WITH EMULSION OR EQUIVALENT PAINT, WITH PUTTY FINISH FOR ENTIRE FLAT. EXTERNAL WALLS WEATHER-SHIELD OR EQUIVALENT.

ELECTRICAL

CONCEALED WIRING USING PVC CONDUITS – FR WIRING OF FINOLEX / EQUIVALENT. TV POINTS IN LIVING & ALL BEDROOMS. AC POINTS IN LIVING, DINING AND ALL BEDROOMS. MODULAR SWITCHES OF LEGRAND / EQUIVALENT. GEYSER & EXHAUST FAN POINTS IN ALL BATHROOMS. AUTOMATIC POWER BACK-UP IN EACH APARTMENT, DB. MCB, ELCB OF ABB/EQUIVALENT.

TOILET

IMPORTED AMERICAN KOHLER OR JAPANESE TOTO SANITARY FIXTURES / EQUIVALENT. ITALIAN CRABTREE TAP FITTINGS / JAQUAR / EQUIVALENT. MASTER BEDROOMS’ TOILET WITH STAINLESS STEEL SHOWER SCREEN WITH OPEN PIVOT DOOR.

TELEPHONE LINE

CONCEALED CONDUIT WIRING FOR TELEPHONE IN LIVING ROOM AND ALL BEDROOMS.

Connoisseur's
Choice





The perfect lifestyle

At Skymax, one finds everything expected of a lifestyle nothing less than truly luxurious. Ambient living spaces, modern facilities makes everyday living a true joy. Ultima builders have used the most comprehensive products, guaranteeing strength and longevity without compromising on a beautiful finish.





ARCHITECT
NAJEEB ASSOCIATES

STRUCTURAL CONSULTANTS
GEO STRUCTURALS (P) LTD

ELECTRICAL CONSULTANTS
INTELLIGENT BUILDING SYSTEMS

PLUMBING CONSULTANTS
MODERN PLUMBING SYSTEMS & SERVICES

FIRE SYSTEMS CONSULTANTS
NIFE FIRE SYSTEMS PVT LTD

CENTRALISED GAS SYSTEM
SREE LAKSHMI ENERGY SYSTEMS PVT LTD

SEWAGE TREATMENT PLANT
ECOTECH SYSTEMS

“WATER PURIFICATION PLANT & SWIMMING POOL “
SANADI FOUNTAINS & AQUA PROJECTS INDIA (P) LTD

LEGAL ADVISOR
K.N. SIVASANKARAN & ASSOCIATES

CHARTERED ACCOUNTANT
PAULSON & COMPANY

LOCATION

MAP

