



WELCOME

TO THE CORE OF

OPULENCE



SKYLINE
OPUS
LUXURY APARTMENTS
PALARIVATTOM



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



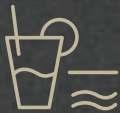
SWIMMING POOL



AC RECREATION HALL



FITNESS CENTRE



POOL DECK
PARTY AREA



GAMES ROOM



ROUND-THE-CLOCK
SECURITY SURVEILLANCE



BIO-METRIC ENTRY
TO MAIN LOBBY



AT THE HEART OF ALL YOU DESIRE

Palarivattom has long since become the epicentre of a fast growing city. And with Skyline's new project you can be assured of being at the core of Kochi's bright future.

METRO ACCESSIBLE – ADJACENT TO PALARIVATTOM METRO STATION

HOSPITAL – JUST 300 MTRS FROM RENAI MEDICITY

BEST WEEKENDS – JUST 2.5 KMS FROM LULU MALL

EASY SCHOOL – JUST 2.5 KMS FROM BHAVAN'S VIDYA MANDIR

SHOPPING MALL – CLOSE TO MAJOR SHOPPING MALLS IN THE CITY



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.)



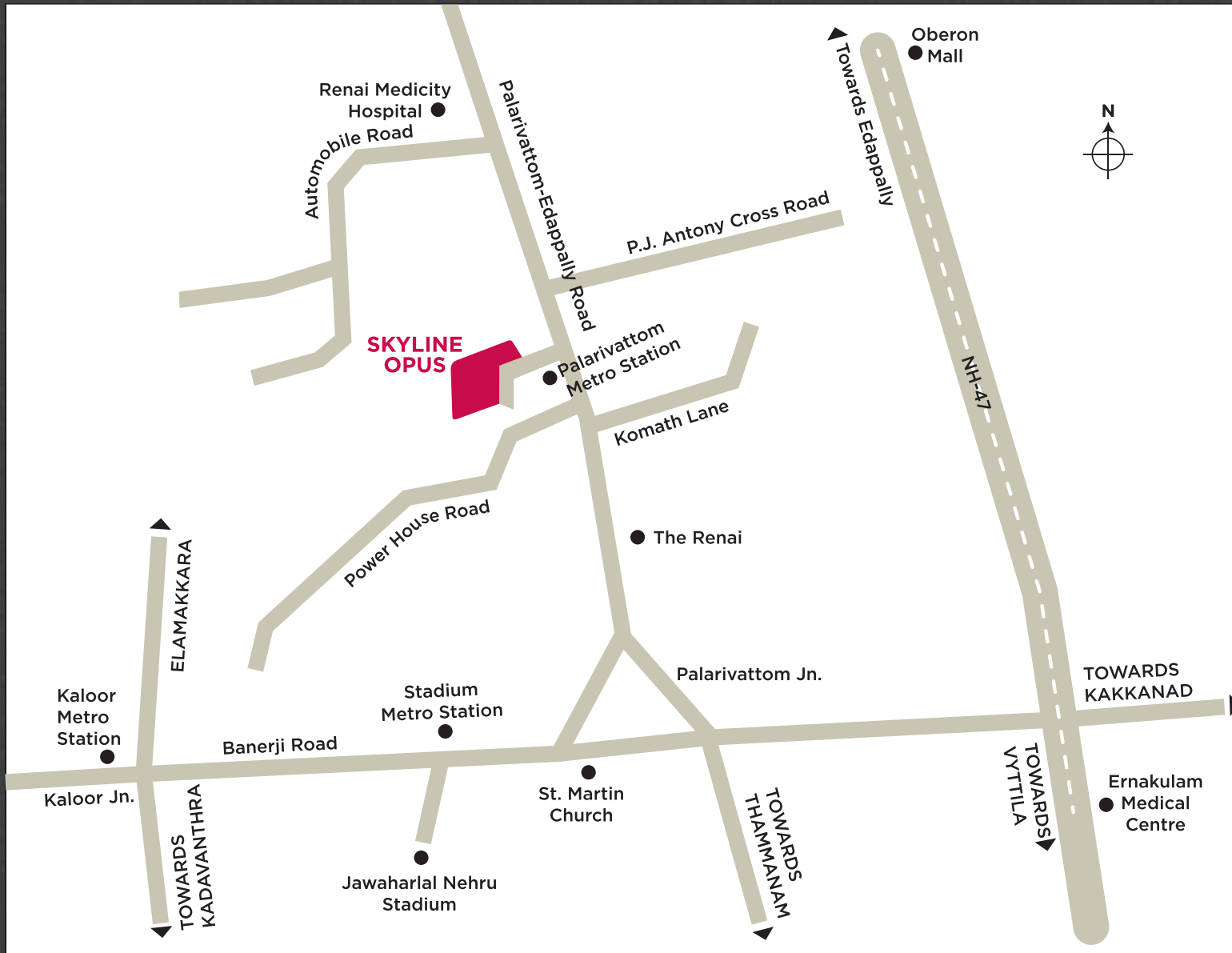
ADJACENT TO PALARIVATTOM METRO STATION

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 Mall	- 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 Public School	- 2.8 km
Chinmaya Vidyalaya	- 4.7 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



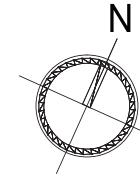
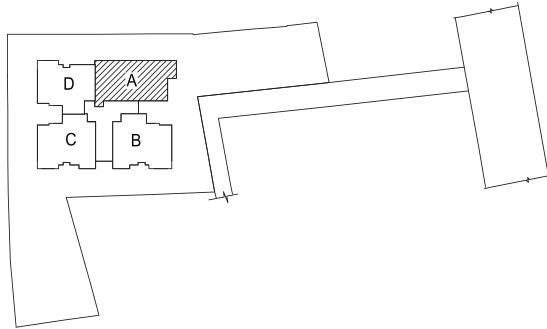
TYPICAL FLOOR PLAN



TYPICAL FLOOR PLAN
13th - 17th FLOOR

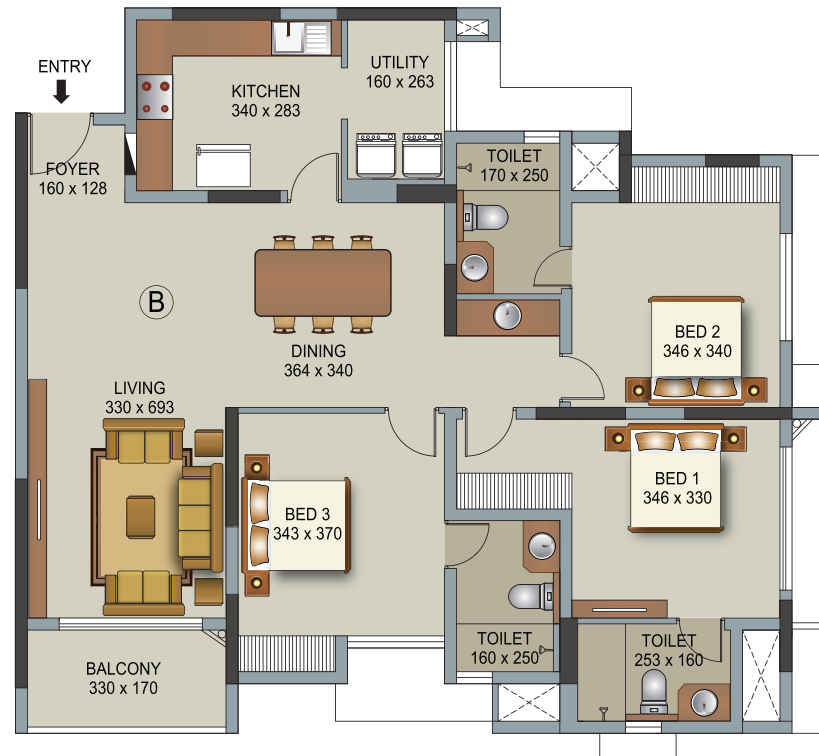
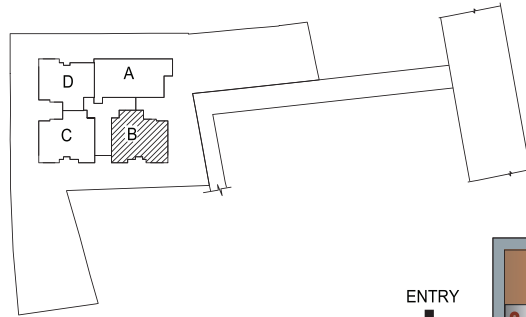


FLOOR PLAN



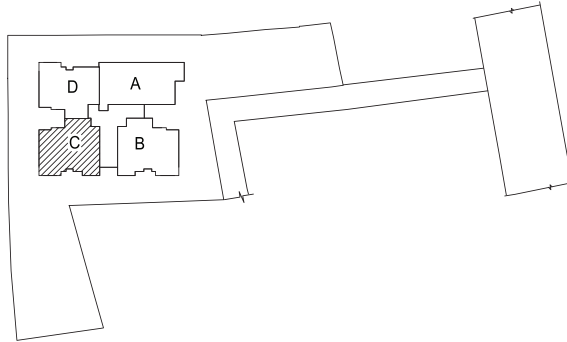
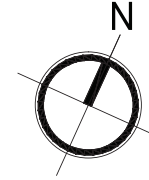
TYPE-A (1st -11th floor)
SALEABLE AREA-2040 sq.ft.
CARPET AREA-1459 sq.ft.
(As per RERA norms)

FLOOR PLAN



TYPE-B (1st - 11th floor)
SALEABLE AREA-1791 sq.ft.
CARPET AREA-1266 sq.ft.
(As per RERA norms)

FLOOR PLAN



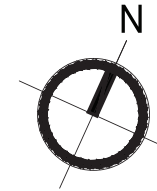
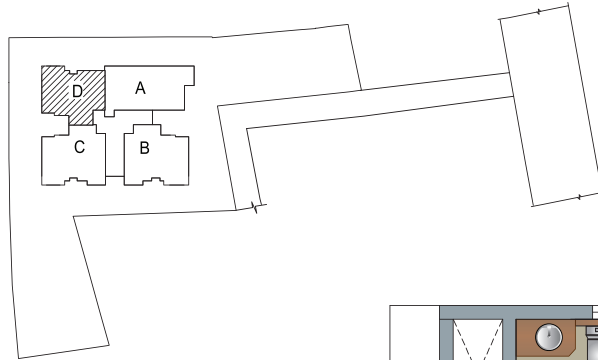
TYPE-C (2nd - 11th floor)
SALEABLE AREA-1769 sq.ft.
CARPET AREA-1252 sq.ft.
 (As per RERA norms)

FLOOR PLAN



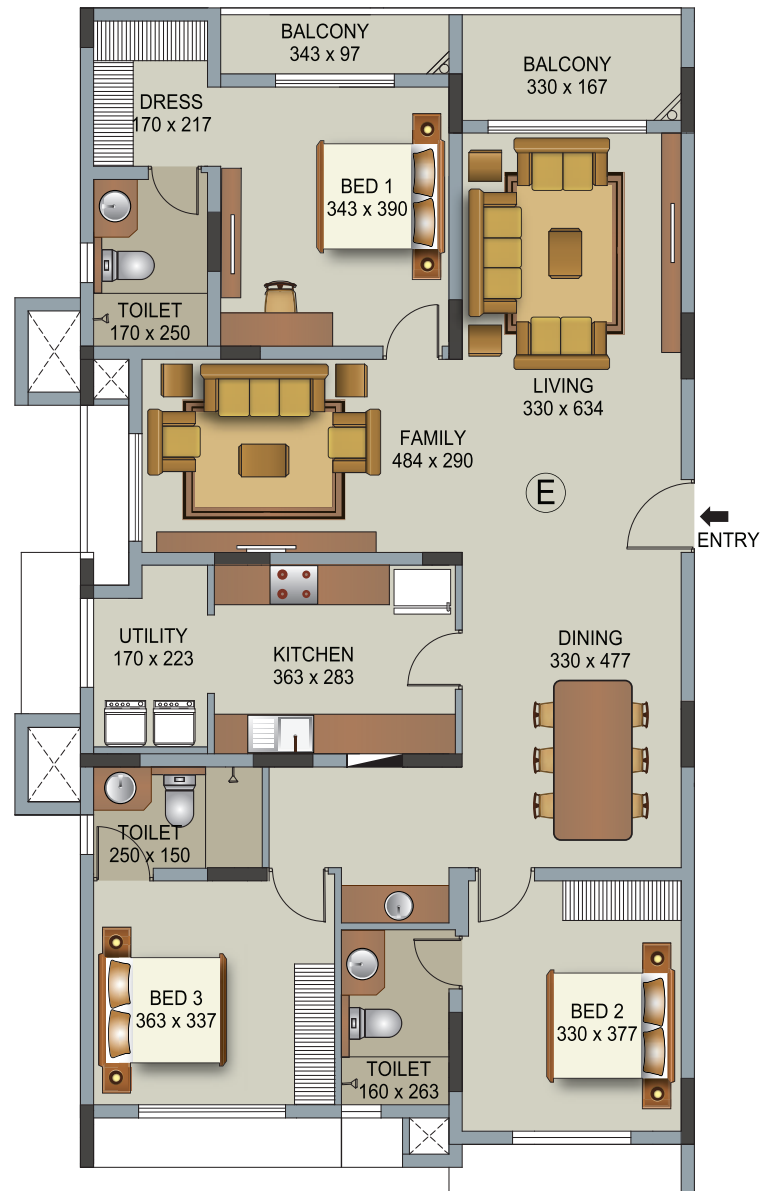
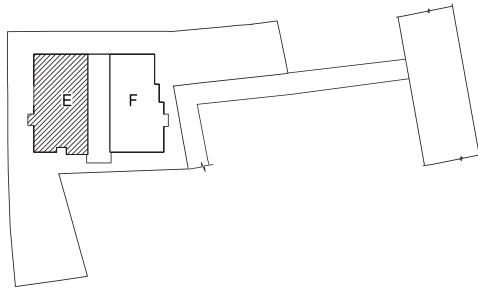
TYPE-1C (1st floor)
SALEABLE AREA-1769 sq.ft. + Terrace 75 sq.ft.
CARPET AREA-1252 sq.ft.
(As per RERA norms)

FLOOR PLAN



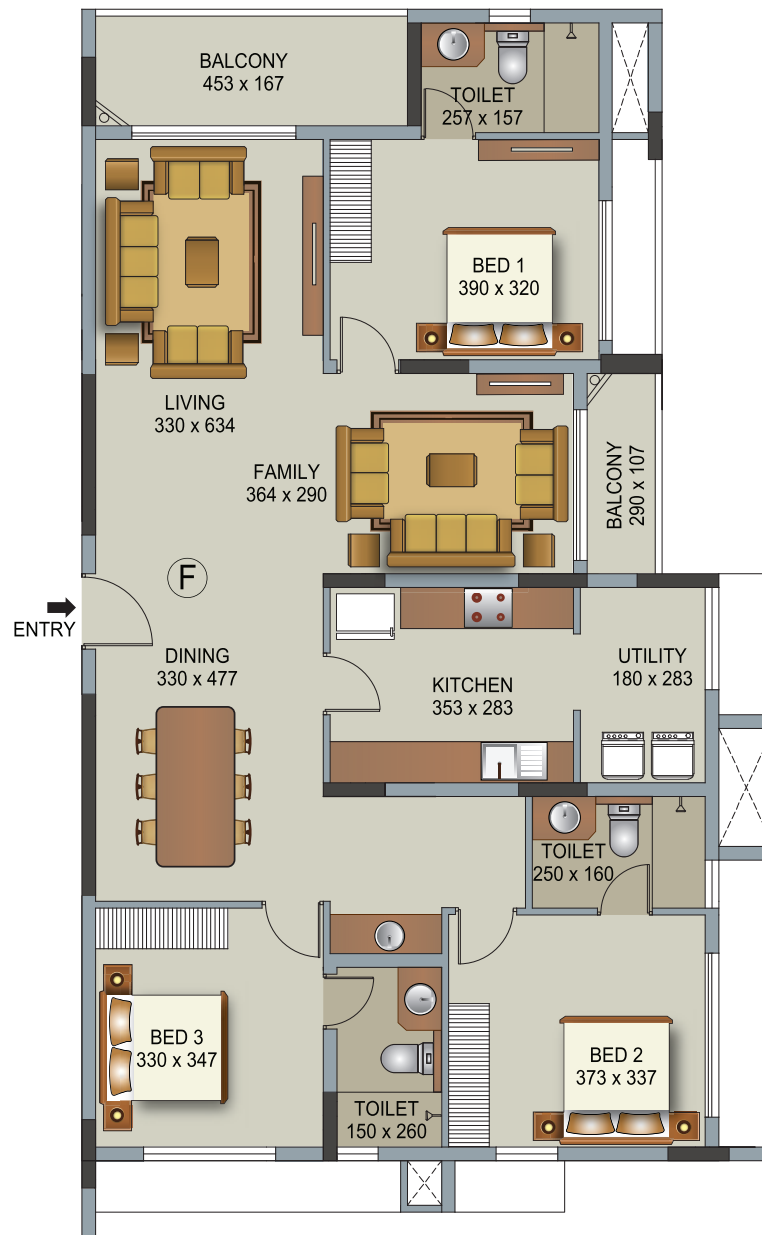
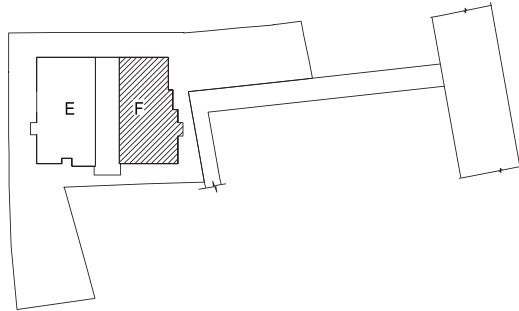
TYPE-D (2nd - 11th floor)
SALEABLE AREA-1616 sq.ft.
CARPET AREA-1147 sq.ft.
 (As per RERA norms)

FLOOR PLAN



TYPE-E (13th - 17th floor)
 SALEABLE AREA-2081 sq.ft.
 CARPET AREA-1466 sq.ft.
 (As per RERA norms)

FLOOR PLAN



TYPE-F (13th - 17th floor)
 SALEABLE AREA-1953 sq.ft.
 CARPET AREA-1349 sq.ft.
 (As per RERA norms)

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



FROM KERALA'S HIGHEST RATED BUILDER

Skyline Builders prides in its 28-year-old legacy of trust and commitment. A frontrunner in the real estate arena in Kerala, the builder leaves no stone unturned to create the finest addresses in the state. Having successfully conquered the hearts of over 6850 customers across 53 countries, Skyline remains Kerala's No.1 Builder, with a ground-breaking 125 projects in its kitty, delivered right on time, across Kerala.





WHY INVEST IN SKYLINE

VALUE APPRECIATION:

Our commitment to building world-class homes, in locations that become the city's next landmarks, has now given our customers addresses they can be even more proud of. 1200 Skyliners have become crorepatis due to property appreciation.

OUTSTANDING EXPERTISE:

Since its inception, Skyline Builders has given utmost importance to quality, innovation and world-class luxury. The builder is proud to have launched 142 projects, both villas and apartments, across Kerala.

ON-TIME DELIVERY:

Skyline has always strived to keep their promises, and over 6850 Skyline customers are proof enough. The builder has delivered 125 projects till date, while delivering 12 lakh sq.ft. in the financial year 2015-16 alone.

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 is also the first and highest rated builder in Kerala with CRISIL DA2+ and has been awarded Best Builder Award 2013 by Kerala State Business Excellence Awards, Mathrubhumi Property Awards 2016, Best All India Residential Apartment at the CREDAI Real Estate Awards 2012, NDTV Property Awards 2016 and a couple of CNBC Awaaz Real Estate Awards.

POST SALES SERVICES:

Skyline's relationship with Skyliners goes far beyond just the sale of a home. The builder offers services like After Sales Service, Homecare, Interiors and Skylineage, a privilege that only Skyliners enjoy.



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.

POST SALES CARE



Your comfort and safety is our top priority during your stay with us. Avail our following Homecare services to make your stay as hassle-free as can be, at nominal costs.

UTILITIES CARE: Housekeeping, pest control, plumbing, carpentry and masonry jobs.

SUPPORT SERVICES: Payment of bills - electric 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 deposit of amounts in bank accounts.

RESALE: For those who wish to sell their property at best deals, we provide you with a highly skilled team of sales and marketing professionals to achieve your desired outcome.



Our services don't just end with you purchasing a home from us. Our After Sales Service wing professionally manages and maintains every Skyline home.

OUR AFTER SALES SERVICES INCLUDE:

- Maintenance and servicing of electrical, plumbing fixtures and other finishing items.
- Periodically monitoring lifts, fire fighting equipments, etc. till handing over of property to the Residents' Association.

POST SALES CARE



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

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



The symbol of the most distinctive expression of our care for you.

- Exclusively for Skyline members.
- This privilege allows you and your family the luxury of a complimentary stay at any of Skyline's fully furnished AC transit homes, absolutely free of cost, year after year. However, this privilege cannot be availed in the town where you have your Skyline home.
- Choose your Skyline transit home located in six major cities across Kerala - Trivandrum, Kottayam, Kochi, Thrissur, Calicut and Kannur.

TERMS & CONDITIONS

1. Once allotted and agreement signed, the prices are fixed.
 2. All payments to be made only by demand draft, local cheques or RTGS favouring 'Skyline Builders', payable at Ernakulam.
 3. Contracted built-up area shall be handed over to the customer on settling of all the 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 GST, 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 construction work carried out, KSEB deposits and cabling charges as specified in the agreement, monthly maintenance charges/advance, maintenance deposit, 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 by the concerned departments.
 7. The plans are not drawn to scale and are included only for the purpose of identification. The measurements shown in the plans are indicative and may vary. Furniture layout is only an indication for space utilisation. The elevation shown in the brochure is an artistic impression only and the actual 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 built-up 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 are available at our office for reference.
 10. All transactions are subject to Kannur jurisdiction only.
- ## DOCUMENTATION
- Documentation of an apartment comprises of three parts.
- 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

TERMS & CONDITIONS

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 citation to this effect is given in the agreements.

b. A registered agreement for sale of undivided share of land on firm allotment of the apartment.

c. A sale deed for the apartment and undivided share of land will be registered in favour of the purchaser on receipt of the entire payment. Stamp duty, documentation charges, registration fees and incidental expenses for the registration of the sale deed will be to the buyer's account.

MAINTENANCE

An Owners' Association will be formed as per the statutory requirements. Membership in the above Association is compulsory, not optional. The Owners' Association will carry out all necessary routine and annual maintenance and repairs to common areas and exterior walls of the building, common installations 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 on time. The maintenance will be carried out by

the builder till the formation of Owners' Association, who 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 Upper Crest is a time bound project. In case payments are not made as per the agreements 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 of the cancelled apartment to another party after deducting damages 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 as per the construction linked schedule. Allotment of covered car park will be at an extra cost.

Note: All measurements and specifications given elsewhere in this brochure are subject to minor variations without specific

TERMS & CONDITIONS

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.

DISCLAIMER

This brochure doesn't constitute either a legal offer or an invitation to an offer. The information contained in this brochure has been compiled with greatest possible care. However, no warrant is given and interested parties should rely on buyer's sale agreement.

All visuals of the property including models, drawing, illustrations, photographs and art renderings represent artistic impressions only. Actual may vary.

The information contained herein, the fittings, finishes, features, floor (size, finish, colour) and other display in the visuals, which are for general guidance only, are subject to change and should not be relied upon accurately describing any specific matter.

Floor areas are approximate measurements and may change

on the final survey/design. The builder reserves the right to modify area, size features, any unit, and the development of any part thereof as may be approved or required by the builder or relevant authorities. We have not authorised anyone to make any oral promises or assurances on our behalf with regard to the specifications of the apartments in question.

Purchasers are requested to rely only upon the terms of the Buyer-Seller Agreement which is a comprehensive document, containing all terms and conditions applicable as between the parties.

Builder reserves the right to increase/reduce/change the number of floors/flats subject to sanction/permit/approval by relevant authorities.

Plans specification mentioned in the Buyer-seller Agreement supersedes this brochure.

Elevation and all pictures are not a legal offer.

Call: 98475 00111

Skyline House, NH Bypass, Near EMC, Kochi - 682 028

E-mail: marketing@skylinebuilders.com

Dubai: +971 50/55 4552975, Doha: +974 70538765, USA: +1703 400 4470

www.skylinebuilders.com

Skyline Builders®

The address says it all

28 YEARS OF
EXPERTISE

125 PROJECTS
DELIVERED

6850+ SATISFIED
CUSTOMERS

CRISIL HIGHEST RATING
AA2+ IN KERALA

OVER **1.44 Cr** SQ.FT. OF
BUILT-UP AREA