

THIS
IS
IT

HI-LUXURY BUNGALOWS
IN THE SKY.

ONE SUPER
PREMIUM RESIDENCE PER FLOOR.

MANSIONS
SKYLUXE

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THE SKYLUXE LIFE AWAITS YOU

Discover Skyluxe, a one-of-its-kind super luxury residence project in Trivandrum.

Wake up to the freshness of carbon-neutral environs at the upscale residential locale of Golf Links.
Experience the Skyluxe life – just one super-premium residence per floor. Own a Hi-luxury bungalow
in the sky, in the majestic Kowdiar neighbourhood.

Luxuriate Life.

Skyluxe: an exclusive creation by Mansions to celebrate 30 years of wonderful homes.

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SKYLUXE: AESTHETIC OPULENCE

The architectural ambience, the pristine surroundings, the proximity to charming institutions which have a century-old heritage, and the unique co-existence with contemporary amenities transforms Skyluxe into a symbol of Aesthetic Opulence.

- Penthouse-type Aura
 - Solo Residence at each Level
- Exclusive Lift-Lobby for each Residence

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SKYLUXE: ROYAL HERITAGE

The Golf Links space breathes royalty, and exudes a cultural heritage which is more than a century old.

- Trivandrum Golf Club
- Trivandrum Tennis Club
- Kowdiar Royal Palace
 - Raj Bhavan

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SKYLUXE: SWANKY LANDMARKS

Set up your residence in a location which blends tradition with modernity and the popular with the posh.

- Kowdiar Shopping Area
- Keston Road's Malls
 - Trivandrum Club
 - Sri Mulam Club

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SKYLUXE: TRANQUIL ENVIRONS

Wake up to the freshness of carbon-neutral environs.

- Golf Course Greenscape (25 acres)
 - Palace Estate Woods
 - Tree-lined Avenues

Skyluxe: Mansions' 30th Year Celebration

MANSIONS
SKYLUXE

Golf Links, Kowdiar, Trivandrum



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SKYLUXE: OWNER'S PRIDE

"... Moving from a Bungalow to Bungalows in the Sky was Love at First 'Site' ", says Supriya

Our ancestral property home in Kowdiar is next to the iconic Trivandrum Golf Course and very close to the Royal Palace, with a lot of scenic atmosphere around us. Thus it has a pristine evergreen environment plus all modern amenities at a stone's throw away -- a very rare thing to be seen in any city today.

Our family has been living in this independent traditional house for over half a century. We thus had a deep emotional attachment with this site.

Many construction firms had approached us for buying our property for developing an apartment complex, which we refused. But we had no two opinions when Mansions approached us with the proposal of transforming our site into an exclusive hi-luxury residence. We have known Mansions and their values for decades and have experienced a great working relationship because, earlier, they had developed another property belonging to our family.

Mansions suggested a Joint Venture concept of transforming our standalone bungalow site into 12 High Luxury Bungalows in the Sky called Skyluxe – with just one residence per floor.

Since we had great respect for their commitment and integrity to do justice, the idea of moving from our ancestral independent Bungalow to 'Bungalows in the Sky' was, sort of, love at first 'Site'. And what's more, we get a lifetime of support, friendship and partnership with Mansions by our side, which is much more than what anybody can hope for in the real estate sector.

Supriya Vedavati Kartha and Prema Nair

SKYLUXE: FLOOR PLANS



FLOOR 1 - 8

Super Built-up area	2599 sq.ft
Carpet Area (RERA)	1864 sq.ft
Internal Balconies	110 sq.ft
Plinth Area	2063 sq.ft
Total Area	2599 sq.ft
(inclusive of common area share)	
Exclusive Terrace	236 sq.ft



FLOOR 9

Super Built-up area	2534 sq.ft
Carpet Area (RERA)	1832 sq.ft
Internal Balconies	110 sq.ft
Plinth Area	2011 sq.ft
Total Area	2534 sq.ft
(inclusive of common area share)	
Exclusive Terrace	236 sq.ft



FLOOR 10 & 11

Super Built-up area	1810 sq.ft
Carpet Area (RERA)	1324 sq.ft
Internal Balconies	0
Plinth Area	1437 sq.ft
Total Area	1810 sq.ft
(inclusive of common area share)	
Exclusive Terrace	0



FLOOR 12

Super Built-up area	1704 sq.ft
Carpet Area (RERA)	1238 sq.ft
Internal Balconies	0
Plinth Area	1353 sq.ft
Total Area	1704 sq.ft
(inclusive of common area share)	
Exclusive Terrace	0

SPECIFICATIONS OF CONSTRUCTION

STRUCTURE

Earthquake resistant RCC framed structure (designed for Seismic Zone III), 15 cm hollow concrete block masonry for outer walls and 10 cm hollow concrete block/ brick masonry for internal walls.

DOORS

Teakwood frame for front door and hardwood frames for other doors, with moulded door shutters. Moulded half-glazed shutter for kitchen.

WINDOWS

Glazed sliding windows with powder-coated Aluminium Euro profile/equivalent and premium hardware, with insect screen.

FLOORING

- Living/ Dining: Vitrified tiles of size 80 cm × 80 cm.
- Bedrooms: Laminated wooden flooring - AC2 grade.
- Toilet : Anti-skid ceramic tiles.
- Kitchen and Utility Area: Group 5 ceramic tiles.
- Balcony/ Deck: Rustic/anti-skid tiles.

FINISHES

- Acrylic emulsion over putty for walls and ceiling, enamel paint for doors and grills.
- Cornice in living and dining areas.

KITCHEN AND UTILITY AREA

- Polished granite counter top.
- Nirali/ Franke Stainless Steel Sink with drain-board for kitchen.

- Single-bowl stainless steel sink for utility area.
- Glazed tiles above the counter up to a height of 45 cm.

TOILETS

- Sanitary Ware: White colour Kohler or equivalent.
- CP Fixtures: Grohe or equivalent.
- Walls: Premium glazed tiles upto 210 cm.

WATER SUPPLY

Overhead water tank with pumping arrangement from borewell and KWA water supply in kitchen.

FIRE FIGHTING

As per National Building Code norms.

ELECTRICAL

- Concealed 3-phase wiring with ISI-marked superior quality PVC insulated wires with modular switches of Legrande/Schneider make.
- Electrical points for water purifier, washing machine, mixer, refrigerator and microwave oven.
- Cable TV point in living room and master bedroom .
- Provision for air conditioners in all bedrooms.

OTHER FACILITIES

- Generator backup for common areas, lifts, pumps and for designated points in apartments.
- Two elevators with ARD provision.
- Access control to common entrance.
- Gas leakage detector.

TERMS AND CONDITIONS

1. Payments can be made by bank transfer/demand draft/local cheque in favour of 'MANSIONS', payable at Thiruvananthapuram .
2. On allotment, an agreement will be executed between the Owners of the land, the Builder and the Purchaser. The sale deed for the apartment and the undivided share in the land will be registered on receipt of full payment, before handing over the apartment . Stamp duty, registration charges and related incidental expenses shall be borne by the Purchaser.
3. An Association of the Owners of the Apartments will be formed to carry out maintenance and other activities. Membership in the Association is compulsory. The Owners' Association will carry out all necessary maintenance and repair of common areas, common installations and fittings. The Association will also meet the expenses for common facilities and services. Maintenance charges/deposits, as decided by the Association, will have to be paid regularly by each Owner.
4. The following expenses shall be paid by the Purchaser:
 - i. Statutory levies like GST, Building Tax (Revenue & Municipality), Construction Workers Welfare Cess etc.
 - ii. Water, electricity and drainage connection charges and deposits
 - iii. The proportionate share of the cost of the transformer and HT cabling. The Builder will not be responsible for any delay in getting water/electricity connection and door number from the concerned authorities.
5. All specifications and measurements mentioned in this brochure are subject to minor variations without notice. Such variations shall be purely at the discretion of the Builder.
6. This brochure does not constitute a legal offer. The information contained herein does not constitute a contract, nor a part of a contract or warranty.
7. All transactions are subject to the jurisdiction of the courts in Thiruvananthapuram.



MANSIONS

Imagine **WONDERFUL**. Think **MANSIONS**.[®]

THIRUVANANTHAPURAM (HO)

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Member : **CREDAI**