

A Project by  
**Skyline Developers**



📍 PR-7, 200 ft. wide International Airport Road, Near Dmart, Zirakpur.

🌐 [www.skylineelevate.com](http://www.skylineelevate.com)

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Disclaimer : Map not to scale, this brochure is purely conceptual and not a legal offering. Further, in the interest of maintaining high standards, the company / Architect reserve the right to modify any detail / specification / feature shown and presented here.

## About Project

Skyline Elevate is not meant to be a home for regular living. It is meant to create an elevated sense of living, giving your home life a purpose.

Gift yourself a new address of bliss and welcome life to your home of convenience and camaraderie. Let your life take in the splendour of the sprawling greens, while getting caressed by the cool breeze from the waters nearby. Your life deserves to live in a utopia that is rooted in reality.

It has been designed to improve the urban landscape from a steel and cement one to a greener one, where artifacts seamlessly merge with natural elements that benefit the body, mind and soul.



# LOCATION MAP



**SKYLINE ELEVATE**  
3/4 BHK Homes | PR7, Zirakpur

## LOCATION ADVANTAGES

### APPROX. 2 MINUTES DRIVE

- St Xavier's International school
- INOX Theater
- KFC
- D Mart Mall
- Decathlon
- Burger King
- Mc Donald's

### APPROX. 5 MINUTES DRIVE

- Chandigarh
- Hotel Park Plaza
- AMCARE Hospital
- Manav Mangal School
- Cosmo Mall
- Zirakpur Bus Stand
- Hotel Radisson

### APPROX. 10-15 MINUTES DRIVE

- International Airport
- Elante Mall
- Chatbir Zoo
- IT City
- IISER
- GMCH Sector 32
- Sector 20 Panchkula



## Live Blissful

As life in the city can get chaotic, it is essential to have a home with open spaces. Our property features open viewing areas in and around the apartment. We've designed your home to prioritize amenities and features that are most relevant to your lifestyle.



WELCOME TO YOUR  
**World of Comfort & Convenience**

A lavish clubhouse packed with amenities and features is a spectacular union of class and comfort. With hassle-free connectivity to important hubs and easy transport facilities, Skyline Elevate is all set to elevate your lifestyle and give you the luxury of time to savour the little things of life

It aspires to create a world where everyone is welcome to celebrate, play, laugh and create memories together





### PROJECT FEATURES

- High Rise Stilt+14 Floors
- Two Dedicated Car Parking space for each Unit.
- Guest Parking
- Earthquake Resistant RCC Frame Structure ( IIT Guhwati )
- Secured & Gated Society
- CCTV Surveillance
- Lavish Club House
- Adequate Water Supply & Power Backup
- All Corner Units with Three Side Open Spacious Balconies
- Modern Fire Fighting System
- Low Density Project ( Only 112 Units )
- Gas pipeline supply

### THE LANDSCAPE

- Jogging Track
- Gazebo
- Yoga & Meditation Area
- Swings & Sandpits for Kids
- Water Bodies & Fountains

### SAFETY & SECURITY

- 24\*7 Centrally monitored CCTV in complex including main entrance, basement, Tower entrance & Lifts.
- 24\*7 Manned security at Main Entrance / Exit
- Smart Visitor Monitoring System
- VDP ( Video Door Phone )

### CLUB FEATURES

- Fully Air-Conditioned
- Swimming Pool & Kids Splash Pool
- Pool Table
- Table Tennis
- Air Hockey
- Gymnasium
- Indoor Games
- Badminton & Basketball Court
- Open Air Gym



- ENERGY EFFICIENT BUILDING ENVELOP THAT REDUCE ENERGY CONSUMPTION:  
AAC BLOCKS | SOLAR REFLECTIVE GLASS | HIGH SRI TILE OVER ROOF
- LOW VOC PAINTS, ADHESIVES AND SEALANTS THAT IMPROVE INDOOR AIR QUALITY
- NATIVE AND DROUGHT PLANT THAT REDUCE WATER CONSUMPTION
- WATER EFFICIENT IRRIGATION SYSTEM TO REDUCE OUTDOOR WATER CONSUMPTION
- WATER EFFICIENT AND LOW FLOW WATER FIXTURE THAT REDUCE INDOOR WATER CONSUMPTION
- ONSITE SEWAGE TREATMENT PLANT AND DUAL PLUMBING PROVISION TO REUSE TREATED WATER IN FLUSHING AND IRRIGATION TO REDUCE WATER DEMAND
- SOLAR PV SYSTEM FOR ALL COMMON AREA LIGHTING
- PROVISION FOR ELECTRICAL VEHICLE CHARGING
- PROVISION FOR BICYCLE PARKING TO ENCOURAGE OCCUPANT TO USE BICYCLE
- CO SENSOR IN BASEMENT FOR PROPER MONITORING AND CONTROL OF CO LEVELS
- ONSITE ORGANIC WASTE CONVERTER TO CONVERT ORGANIC WASTE FROM SITE TO MANURE
- SEPARATE WASTE BINS FOR DRY AND WET WASTE FOR EACH FLAT FOR PROPER SEGREGATION OF WASTE AT SOURCE
- ENOUGH OPENING IN ALL FLATS AND EXHAUST FANS IN TOILETS WOULD BE CONSIDERED FOR PROPER VENTILATION
- FSC CERTIFIED WOOD-BASED MATERIAL THAT REDUCE NEGATIVE IMPACT ON FORESTS
- ALTERNATE WATER HEATING SYSTEM





WHERE AIR SOOTHES YOUR  
*body, mind and soul*

# SITE PLAN



- 1. MAIN ENTRY & EXIT | 2. 4BHK TOWER | 3. 3BHK TOWER
- 4. LANDSCAPED PARK | 5. CLUB HOUSE ENTRY |
- 6. BADMINTON & BASKETBALL COURT | 7. SWIMMING POOL
- 8. SOLAR PANEL | 9. PARKING | 10. BASEMENT ENTRY & EXIT
- 11. KIDS ZONE



### 3 BHK +STORE FLOOR PLAN

UNIT AREA - 1138 sqft. | BALCONY AREA - 325 sqft.  
COMMON AREA - 237 sqft. | TOTAL AREA - 1700 sqft.



### 4 BHK +STORE FLOOR PLAN

UNIT AREA - 1506 sqft. | BALCONY AREA - 423 sqft.  
COMMON AREA - 271 sqft. | TOTAL AREA - 2200 sqft.



CLUSTER PLAN



CLUSTER PLAN

# SPECIFICATION (INTERNAL/EXTERNAL)

**STRUCTURE** RCC earthquake resistant frame structure, vetted from IIT Guwhati

**LIVING/DINING**

Doors: Laminated Flush Doors/Skin Doors  
 Flooring: Vitrified Tiles  
 Walls: Acrylic Emulsion Paint Finish ( Low VOC Paint )  
 External Windows/Glazing: UPVC with Toughened Reflective Glass  
 Switches: Modular ( Havels, Gold Medal, Anchor, Legrand or equivalent)  
 Ceiling: Concealed Led Light Metal boxes  
 Others: Provision for Split AC & DTH

**BEDROOMS / DRESS ROOMS**

Doors: Laminated Flush Doors/Skin Doors  
 Flooring: Vitrified Tiles  
 Walls: Acrylic Emulsion Paint Finish ( Low VOC Paint )  
 External Windows/Glazing: UPVC with Toughened Reflective Glass  
 Wardrobes: Elegant Modular Wardrobe in all bedrooms  
 Switches: Modular (Havells, Gold Medal, Anchor, Legrand or equivalent)  
 Ceiling: Concealed Led Light Metal boxes  
 Others: Provision for Split AC & DTH

**WASHROOM**

Doors: Laminated Flush Doors/Skin Doors  
 Flooring: Vitrified Tiles/Anti Skid Tiles of Premium Quality  
 Walls: Premium Tiles till Ceiling Height  
 CP Fitting & China Ware: Jaquar / Kohler or equivalent  
 Others: Granite or Full Body Tile on RCC Slab, Exhaust Fan and Provision for Electric Gas Geyser & Vanities

**MODULAR KITCHEN**

Flooring: Premium Quality Vitrified Tiles  
 Walls: Premium Quality Tiles 2 Ft. Above Counter  
 Wardrobes: Semi Modular Kitchen with Double Bowl Sink  
 External Windows/Glazing: UPVC with Toughened Reflective Glass  
 Ceiling: Concealed Led Light Metal boxes  
 Others: Granite Counter on RCC Slab, Provision For Geyser and R.O.

**STAIRCASE / COMMON CORRIDORS**

Walls: Acrylic Emulsion Paint Finish ( Low VOC Paint )  
 External Windows/Glazing: UPVC with Toughened Reflective Glass  
 Flooring: Granite / Absolute through body tiles  
 Ceiling: Concealed Led Light Metal boxes  
 Others: MS Railing

**BALCONIES**

Flooring: Anti Skid Tiles  
 Ceiling: Concealed Led Light Metal boxes  
 Others: MS / Glass Railing

**LIFTS** Hi Speed Lifts (ARD enabled) in each tower. 8 & 13 Passenger Capacity

DELIVERED PROJECT

