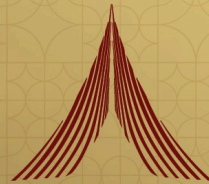




Promoted by



SKYLINE

AVASA

SIGNATURE LIVING SPACES

UNLOCK
A LIFE DESIGNED
AROUND YOU

2 & 3 BHK PREMIUM LUXURY APARTMENTS
AT BONGULURU, EXIT NO.12



SKYLINE
AVASA
SIGNATURE LIVING SPACES

SKYLINE AVASA

SV
CONSTRUCTIONS

PROJECT HIGHLIGHTS

LAND AREA
3.28 ACRES

A TOTAL OF
460 APARTMENTS

NO. OF BASEMENTS
01 LEVEL

NO. OF STILTS
02 LEVEL

High-Rise
10 Floors

Apartments ranging from 1245 SFT to 1650 SFT

2&3 BHK

CLUB HOUSE, OVER
25,500 SFT

- * INDOOR GAMES
- * MORE OPEN SPACE
- * CHILDREN PLAY AREA
- * SEATING LAWN
- * SOLAR FENCING
- * ENJOY UNINTERRUPTED VIEWS FROM EACH APARTMENT
- * ROUND-THE-CLOCK SECURITY WITH CCTV MONITORING
- * REDEFINING LUXURY IN A PRIVATE GATED COMMUNITY



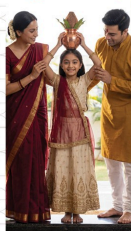
LEGEND

- A. Grand Entrance
- B. Security
- C. Driveway
- D. Walking Track
- E. Clubhouse
- F. Tot-Lot
- G. Half Basketball Court
- H. Seating Zones
- I. Play zone
- J. Children's Play Area
- K. Swimming Pool



GRAND ENTRANCE VIEW

MASTER PLAN



WELCOME TO SKYLINE AVASA, WHERE PREMIUM DESIGN MEETS SERENE SURROUNDINGS AT BONGULURU, EXIT NO.12. THOUGHTFULLY CRAFTED 2 & 3 BHK LUXURY RESIDENCES OFFER A PERFECT BLEND OF MODERN ARCHITECTURE, OPEN SPACES, AND REFINED COMFORT. DESIGNED FOR FAMILIES WHO VALUE ELEGANCE AND PRIVACY, EVERY HOME IS BUILT TO MAXIMIZE NATURAL LIGHT, VENTILATION, AND UNINTERRUPTED VIEWS, CREATING A LIVING EXPERIENCE THAT FEELS BOTH EXPANSIVE AND EXCLUSIVE.



SKYLINE
AVASA
SIGNATURE LIVING SPACES

Set in a rapidly developing location with seamless connectivity, Skyline Avasa offers more than just a home – it delivers a lifestyle. With premium amenities, landscaped open spaces, and a secure gated environment, residents can enjoy comfort, convenience, and community living at its finest. Whether it's peaceful evenings, vibrant family moments, or long-term investment growth, Skyline Avasa is where your aspirations rise higher.



LUXURY LIVING,
PERFECTLY
POSITIONED



BIRD'S-EYE VIEW

CLUBHOUSE VIEW

25,500 SFT



CLUBHOUSE

G+3 FLOORS

CLUBHOUSE FACILITIES

- * GYM
- * MULTI-PURPOSE HALL
- * SUPERMARKET PROVISION
- * LIBRARY AND READING HALL
- * MEDITATION / YOGA
- * OFFICE ROOM
- * MINI SUPER MARKET
- * TABLE TENNIS
- * CARROM
- * CHESS
- * FOOSBALL

INDOOR GAMES

- * TABLE TENNIS
- * CARROM
- * CHESS
- * FOOSBALL

- * Clubhouse
- * Multi-purpose hall
- * Gym
- * Indoor Games
- * Yoga / Meditation
- * Swimming Pool
 (To Be Constructed After OC)
- * Senior Citizens' Area
- * Walking Track
- * Children's Play Area
- * CCTV Cameras for Common Areas
- * Round-the-Clock Security
- * Vaastu-Compliant
- * Power Backup Generator
- * Fully Automatic Lifts
- * No Common Walls
- * Earthquake resistant design
- * Watchman rooms

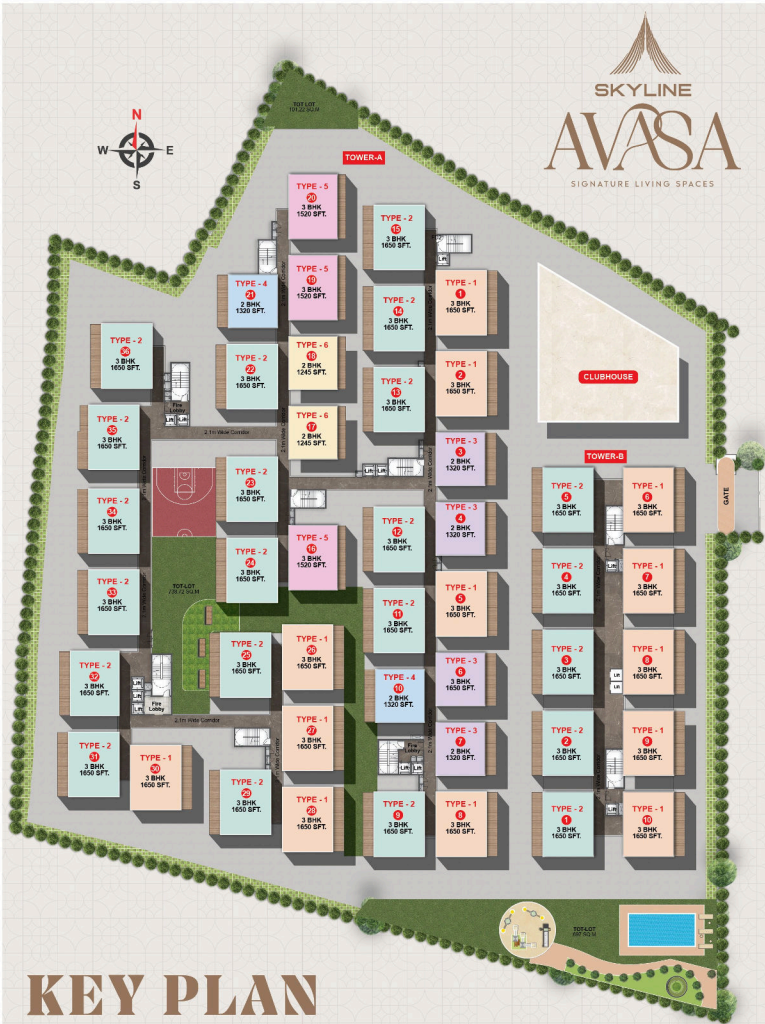
- * Half Basketball Court
- * Wide driveways
- * 3 Level Parking
- * Avenue Plantation
- * Pollution-free environment
- * Strategic Location in a Prime Area
- * Solar Fencing For Compound Wall For Security



CHILDREN'S PLAY AREA VIEW

SKYLINE AVASA

SIGNATURE LIVING SPACES



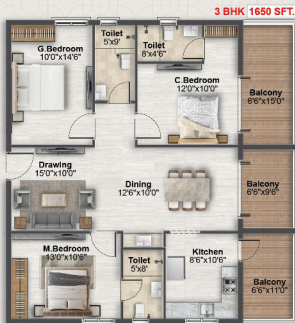
KEY PLAN



PERSPECTIVE VIEW

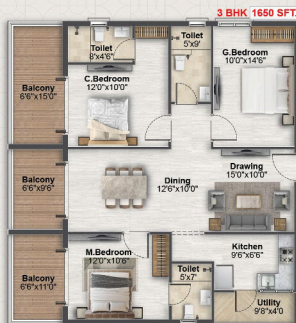
TYPE 01 3 BHK · WEST FACING

PLINTH AREA.....1289 SQFT
 CARPET AREA INCL WALLS.....1049 SQFT
 BALCONY & UTILITY.....240 SQFT
 COMMON AREA.....361 SQFT
 SALEABLE AREA.....1650 SQFT



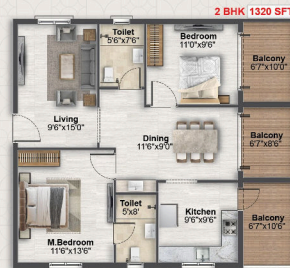
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PLINTH AREA.....1289 SQFT
 CARPET AREA INCL WALLS.....1049 SQFT
 BALCONY & UTILITY.....240 SQFT
 COMMON AREA.....361 SQFT
 SALEABLE AREA.....1650 SQFT



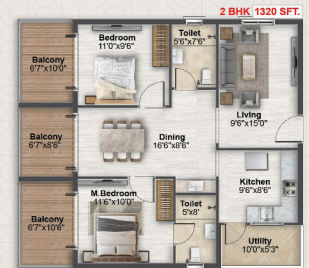
TYPE 03 2 BHK · WEST FACING

PLINTH AREA.....1031 SQFT
 CARPET AREA INCL WALLS.....834 SQFT
 BALCONY & UTILITY.....187 SQFT
 COMMON AREA.....289 SQFT
 SALEABLE AREA.....1320 SQFT



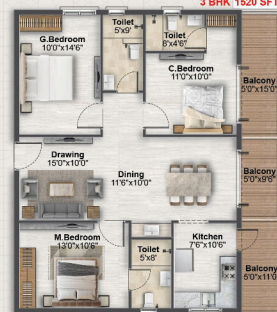
TYPE 04 2 BHK · EAST FACING

PLINTH AREA.....1031 SQFT
 CARPET AREA INCL WALLS.....834 SQFT
 BALCONY & UTILITY.....187 SQFT
 COMMON AREA.....289 SQFT
 SALEABLE AREA.....1320 SQFT



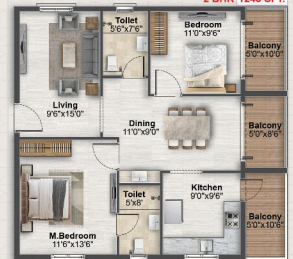
TYPE 05 3 BHK · WEST FACING

PLINTH AREA.....1387 SQFT
 CARPET AREA INCL WALLS.....1115 SQFT
 BALCONY & UTILITY.....73 SQFT
 COMMON AREA.....332 SQFT
 SALEABLE AREA.....1620 SQFT



TYPE 06 2 BHK · WEST FACING

PLINTH AREA.....973 SQFT
 CARPET AREA INCL WALLS.....825 SQFT
 BALCONY & UTILITY.....148 SQFT
 COMMON AREA.....272 SQFT
 SALEABLE AREA.....1046 SQFT

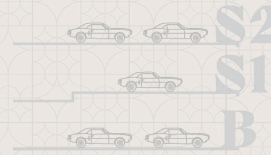


STILT-2 FLOOR PLAN



DRIVEWAY VIEW

PERSPECTIVE VIEW



STILT-1 FLOOR PLAN





BASEMENT FLOOR PLAN

SPECIFICATIONS

STRUCTURE

- * R.C.C framed structure.

SUPER STRUCTURE

- * Mivan Technology Concrete Wall Construction with JNTU-Approved Structural Steel and Concrete Design.

MAIN DOOR

- * Main door Indian teak with polished teak door.

INTERNAL DOORS

- * WPC Frame flush door shutter.

WINDOWS

- * UPVC windows.

FLOORING

- * Vitrified double charged 2x4 flooring tiles in hall, dining & bedrooms. Ceramic tiles in toilets, balconies and wash area standard make.

KITCHEN

- * Granite platform with steel sink and 2'-0" Height glazed ceramic tiles dadoing.

TOILETS

- * Glazed ceramic tiles dado up to 6'6" height, sanitaryware and CP fittings from Jaquar, CERA, Sudhakar; or equivalent brands.

ELECTRIFICATION

- * Adequate powerpoints with concealed copper wiring and modular switches Anchor / Sudhakar make or equivalent make

WATER

Sufficient borewell water supply through sump and overhead tank.

PAINTING

- * SV Putty / Equivalent Brand luppam finish with emulsion for all interior walls & external Structure Asian paints Equivalent Brand for exterior walls.

TV POINT

- * Provision in hall & master bedroom.

LIFTS

- * 14 No. of 6 Passengers Lifts - Johnson/Kone.

FALSE CEILING

- * False ceiling provided on the 10th floor only

POWER BACKUP

- * Power backup will be provided for common areas and for 3 BHK units (3 fans and 3 light points)
2 BHK units (2 fans and 2 light points).
Generator make: Ashok Leyland / Kirloskar or equivalent.

NOTE

- 1) Registration charges, GST, Income tax and any other applicable taxes as per government norms shall be borne by the purchaser.
- 2) 3 BHK - Two Dedicated Car Parking Spaces.
2 BHK - One Dedicated Car Parking Space.
- 3) This brochure is only a conceptual presentation of the project and not a legal offering.

Crafted Spaces

Captured Moments



SKYLINE ORCHIDS

SKYLINE VEDA

SAI KUTEER VILLAS

TCS

SV MALL

SAI URBAN NEST VILLAS

SKYLINE - HOMES

Bongloor Toll Plaza (Exit 12)

BONGLOOR EXIT-12

SKYLINE-5

SKYLINE IMPERIAL



NAGARJUNA SAGAR HIGHWAY

OUTER RING ROAD
Service Road

LOCATION MAP



PROXIMITY

CONNECTIVITY

Nearest ORR Exit-12	01 mins
TCS-Adibatla	07 mins
AeroSpace Park - Adibatla	10 mins
Kongarakalan Collector Office	16 mins
Foxconn	17 mins
E City - Fab City	20 mins
Hardware Park	25 mins
ORR Exit-15	33 mins
Amazon MHYD Hub- Kurmalguda	27 mins
LB Nagar	28 mins

Rajiv Gandhi International Airport	28 mins
Proposed Shamshabad Metro Station	43 mins
Statue of Equality - Muchintal	45 mins
Kokapet/Narsing Exit	60 mins
Fourth city skill university	44 mins
Kokapet One	65 mins
Gachibowli/Financial Dist.	65 mins

HOSPITALS

Kamineni Hospital - LB Nagar	27 mins
JIMS Hospital,	
JIVA Campus - Sri Ramnagar	42 mins
Rainbow	26 mins
Continental	37 mins
AIG	65 mins
Omega	60 mins

EDUCATION

Sri Chaitanya School	
Techno Curriculum	00 mins
Delhi Public School - Nadergul	17 mins
Aga Khan Academy	26 mins
Manchester Global School	30 mins
Delhi Public School - Aerocity	35 mins
Sreenidhi International School	60 mins
Oakridge Gachibowli	65 mins

ENTERTAINMENT

BVK Multiplex	26 mins
Turkayamjal Lake View Point	10 mins
Wonderla Amusement Park	14 mins
Asian Mukta Dilukhnagar	32 mins
Asian Mukta Khairatabad	60 mins

SKYLINE HOMES @ ADJACENT TO TCS, ADIBATLA



SKYLINE VEDA @ OPP TCS, ADIBATLA



SAI SANNIDHI-II @ MEERPET



SOME OF OUR PROJECTS



HOTEL SHUBHAM CELEBRATIONS @ SAGAR RING ROAD



SV MALL @ ADIBATLA



GAJRAJ @ AT SAIDABAD, DILUKHNAGAR.



SKYLINE IMPERIAL @ BONGULLUR



VEDA HOMES @ KARDANUR NEAR FINANCIAL DISTRICT EXIT 12

CONSTRUCTED BY

SV CONSTRUCTIONS

📍 M/S Venkateshwara Enterprises
H.No. 10-4,227/4, 4th Floor, Beside Ratnadeep
Super Market, Opp. SBI Bairamalguda Branch,
Karmanghat, Hyderabad.

📍 SITE : Sagar Highway, Bongalur, Hyd.

FOR MORE DETAILS

✉ e-mail: skylinehomes8@gmail.com

🌐 www.skylinehomes.co.in

Architect :

IJVE
Interior & Architecture

3rd Floor, Pavani Annexe, Road no.2,
Banjara Hills, Hyderabad - 500034

BROCHURE DESIGN BY

DG
WORKS