



S K Y L E R

PEACE PROSPERITY JOY FOREVER

@ BACHUPALLY

RERA No. **P02200007361**

A PRESTIGIOUS PROJECT FROM





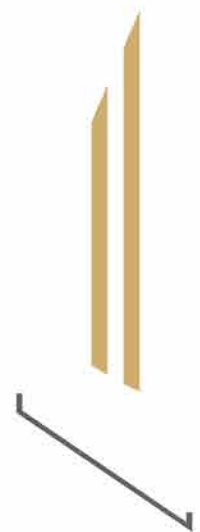
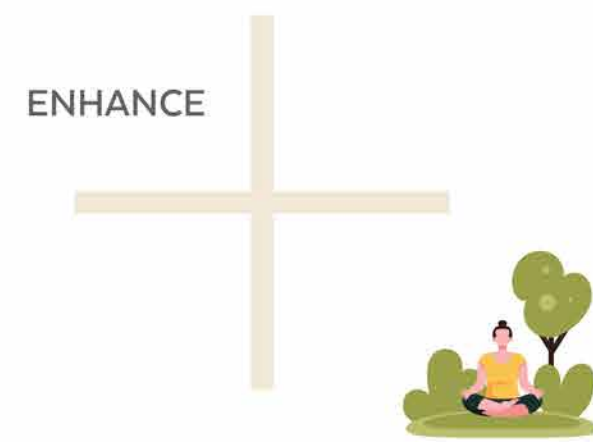
QUALITY DRIVEN
CLIENT FOCUSED
&
PUSHING THE
BOUNDARIES

WELCOME TO
SKYLER

A BEAUTIFUL AND AESTHETIC
DESIGN TO LIVE.



ENHANCED LIVING SPACES



A DECISION FOR A LIFETIME

Alive with aesthetic design, thoughtfulness, and practicality that revolve around it's residents.

From the depths of your heart there's a voice that says... Home it is! This convergence, we call it architectural poetry..



TRUST
BUILDS
LIFE





ENHANCED
LIVING SPACES
FOR SPECIAL
ONES





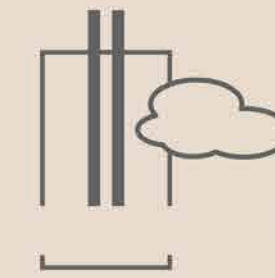
A LIFE ENRICHED

The address of peace, The location of buzz. Bachupally, SKYLER combines the essence of a residential zone and vibrancy of daily conveniences - all in one neighbourhood. All major Educational Institutions, Banks, Medical and Entertainment hubs are in close vicinity - Meaning more YOU time.

ARCHITECTURE ISN'T JUST A CONJUNCTURE

If happiness begins at home, your address is TMSR SKYLER. From natural greens to open theatre, Party lounge to walking the tracks, children play areas to gymnasium or yoga studio and more - you are surrounded by the finest in lifestyle . . . security and convenience soon becomes a routine. Health and wellness enable a wholesome being.

Come. Celebrate each day.



INFINITE SKY



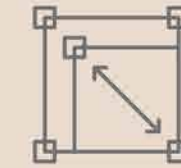
AREA
2.5 ACRES



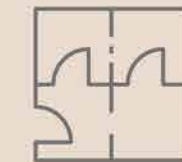
G + 32
FLOORS



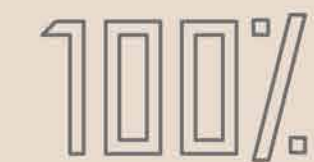
549
UNITS



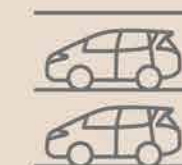
1194 TO
1791 SFT



2, 2.5 & 3
BHKS



100%
VAASTU
COMPLIANT



4 LEVELS
PARKING



70%
OPEN
AREA



LEVELS
CLUB HOUSE



WHERE WALLS ARE NOT THE BARRIERS

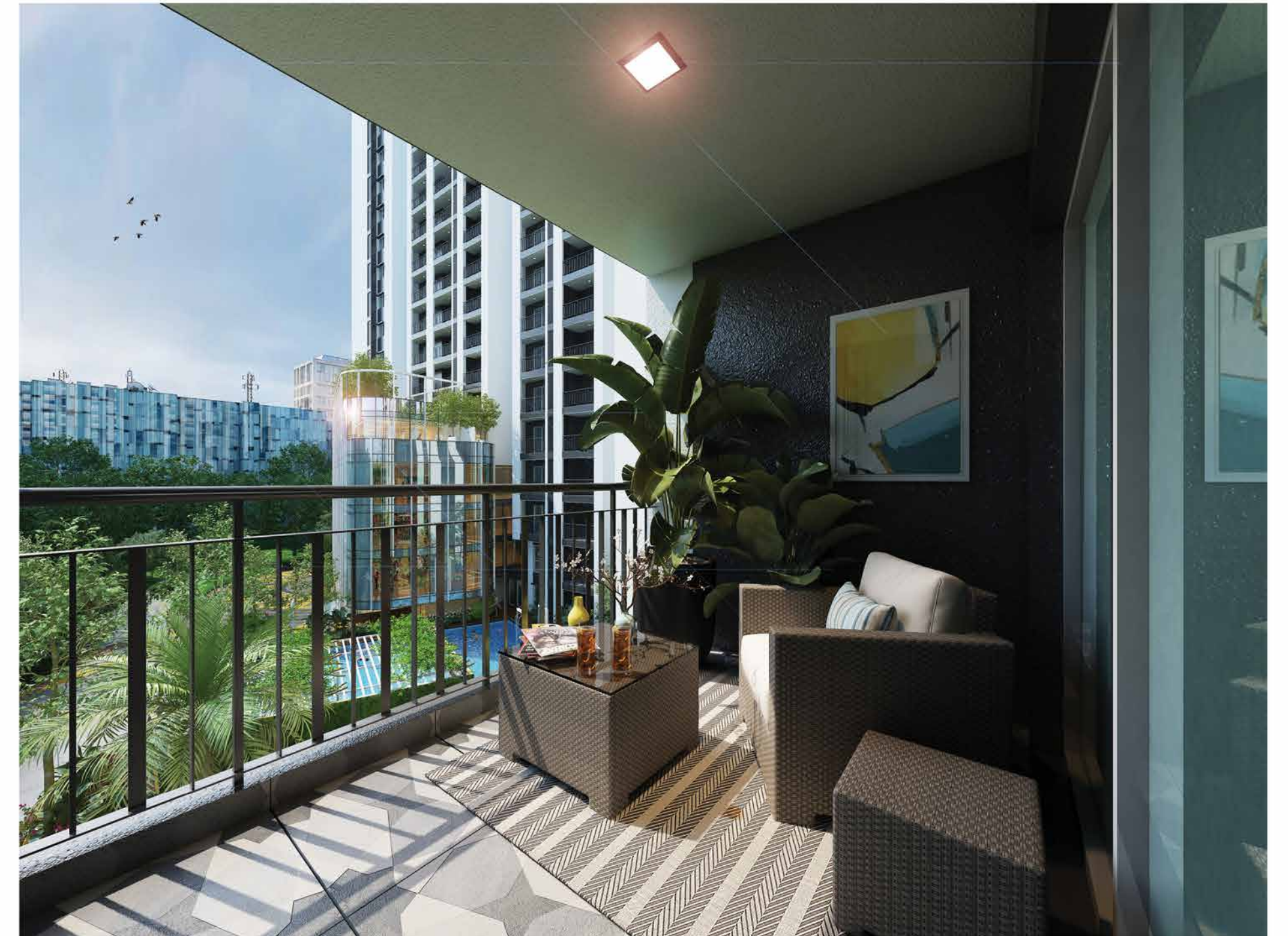
PROJECT HIGHLIGHTS

- 2.5 ACRES OF LAYOUT
- HIGH END LUXURY RESIDENCES
- 2 WINGS ON WHOLE
- G + 32 STOREY BUILDINGS WITH 4 LEVEL PARKING
- CLUB HOUSE WITH 25,000 SFT AREA.
- ALL UNITS WITH 3 SIDES NATURAL VENTILATION
- LED LIGHTING IN COMMON AREAS
- 4 LAYERED SECURITY SYSTEM
- 100% POWER BACKUP
- DESIGNED LUSH GREEN LANDSCAPES
- MULTIPURPOSE COURT
- SWIMMING POOL WITH SKY VIEW



Owning a home always makes a sense of achievement. An excellent, modern lifestyle and beautiful living experience integrated into a high-rise gated community that spells care and sophistication in design and detail.

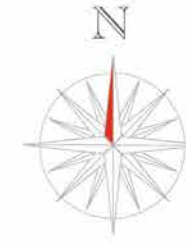
SKYLER in essence is a mark of prestige, fulfilment and pride.



A GEM OF AN ADDRESS

MAIN ROAD

ROAD WIDENING AREA



LEGEND

1. MAIN ENTRANCE AND LIFT
2. 9.0M WIDE DRIVE WAY
3. WATER BODY
4. OUTDOOR MOVIE / PARTY LAWN
5. RMU
6. ENTRY RAMP
7. JOGGING TRACK
8. SWIMMING POOL
9. TODDLER'S POOL
10. BARBEQUE COUNTER
11. SKATING RINK
12. CRICKET PITCH
13. SEATING AREA
14. HALF BASKETBALL COURT
15. CHILDREN'S PLAY AREA
16. EXIT RAMP
17. TRANSFORMER
18. TOWER ENTRY PATH WAY
19. PEDESTAL ENTRY
20. ENTRANCE LOBBY
21. ROCK CLIMBING
22. SAND PIT
23. CLUBHOUSE ENTRY



WING - A
TYPICAL FLOOR PLANS

SELECT YOUR
DREAM HOME





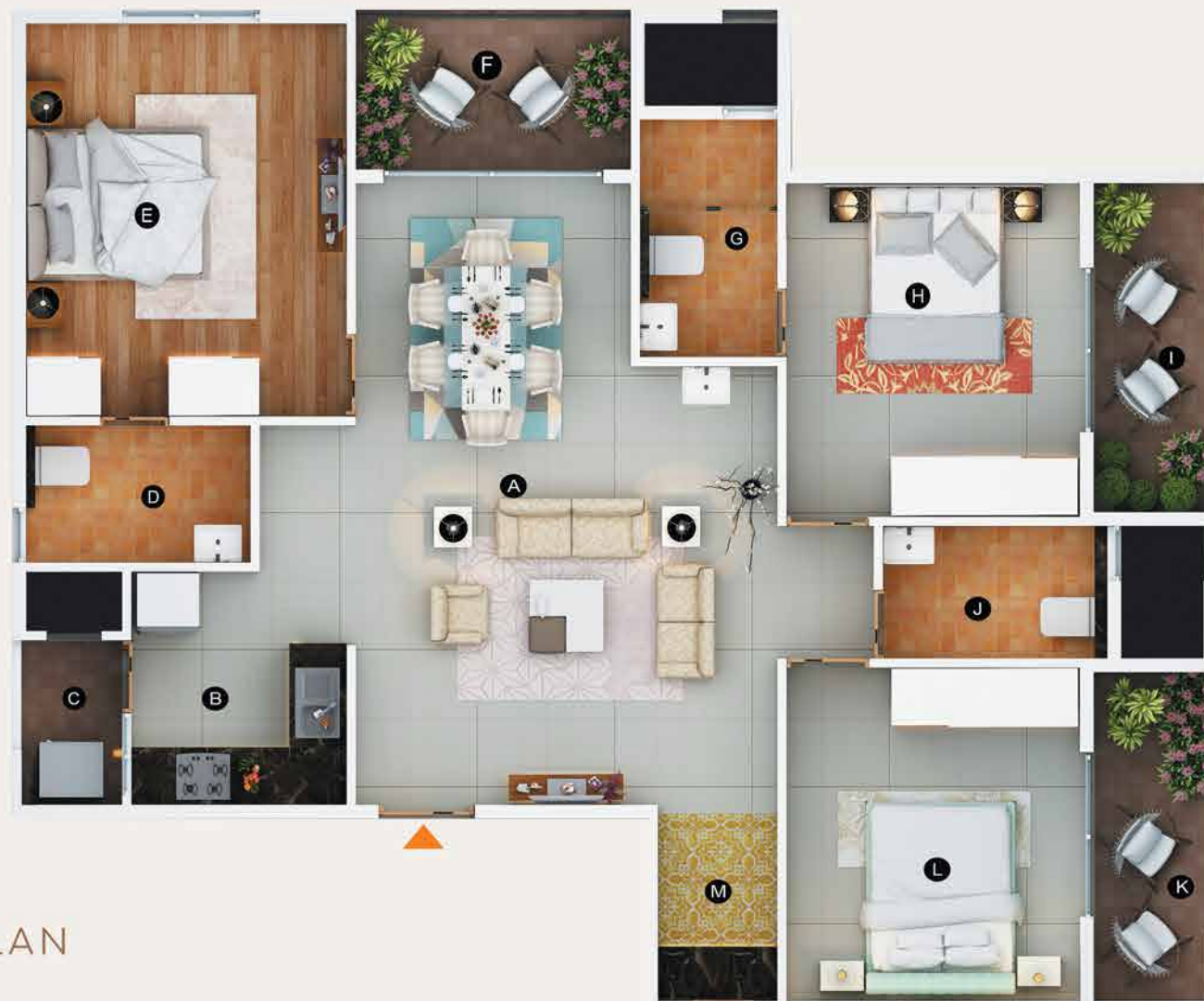
WING - A | 01



ISOMETRIC VIEW

3 BHK | 1655 SFT | EAST FACING

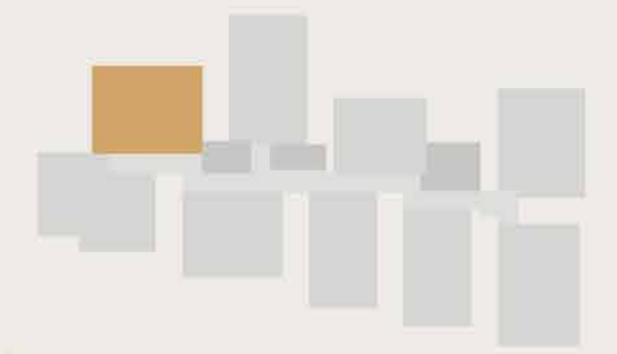
- A LIVING & DINING
- B KITCHEN
- C UTILITY
- D AT. TOILET
- E M. BED ROOM
- F D. BALCONY
- G AT. TOILET
- H BED ROOM - 01
- I B. BALCONY
- J C. TOILET
- K B. BALCONY
- L BED ROOM - 02
- M POOJA



TYPICAL FLOOR PLAN



WING - A | 02



ISOMETRIC VIEW

3 BHK | 1651 SFT | WEST FACING

- A LIVING
- B BED ROOM - 01
- C C. TOILET
- D BED ROOM - 02
- E B. BALCONY
- F AT. TOILET
- G D. BALCONY
- H KITCHEN
- I UTILITY
- J AT. TOILET
- K M. BED ROOM
- L DINING



TYPICAL FLOOR PLAN



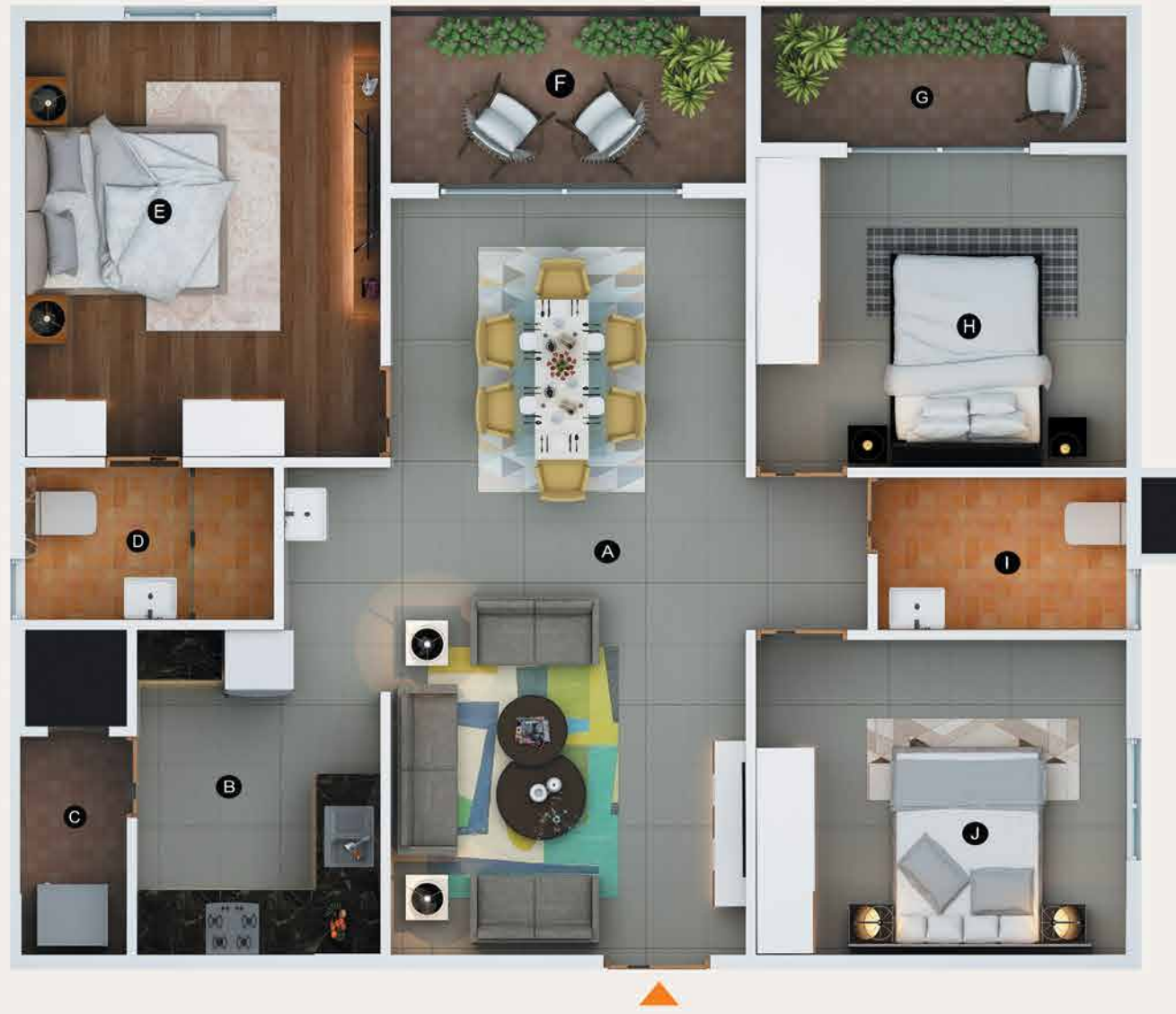
WING - A | 03



ISOMETRIC VIEW

2.5 BHK | 1483 SFT | EAST FACING

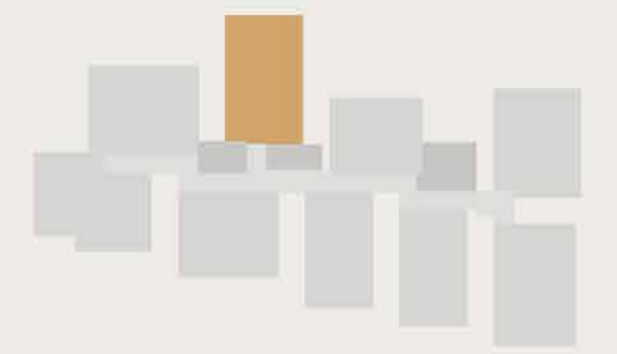
- A LIVING & DINING
- B KITCHEN
- C UTILITY
- D AT. TOILET
- E M. BED ROOM
- F D. BALCONY
- G B. BALCONY
- H BED ROOM - 01
- I C. TOILET
- J BED ROOM - 02



TYPICAL FLOOR PLAN



WING - A | 04



ISOMETRIC VIEW

3 BHK | 1756 SFT | WEST FACING

- A LIVING
- B PUJA
- C BALCONY
- D BED ROOM - 01
- E BALCONY
- F AT. TOILET
- G UTILITY
- H KITCHEN
- I BED ROOM - 02
- J C. TOILET
- K AT. TOILET
- L M. BED ROOM
- M DINING



TYPICAL FLOOR PLAN



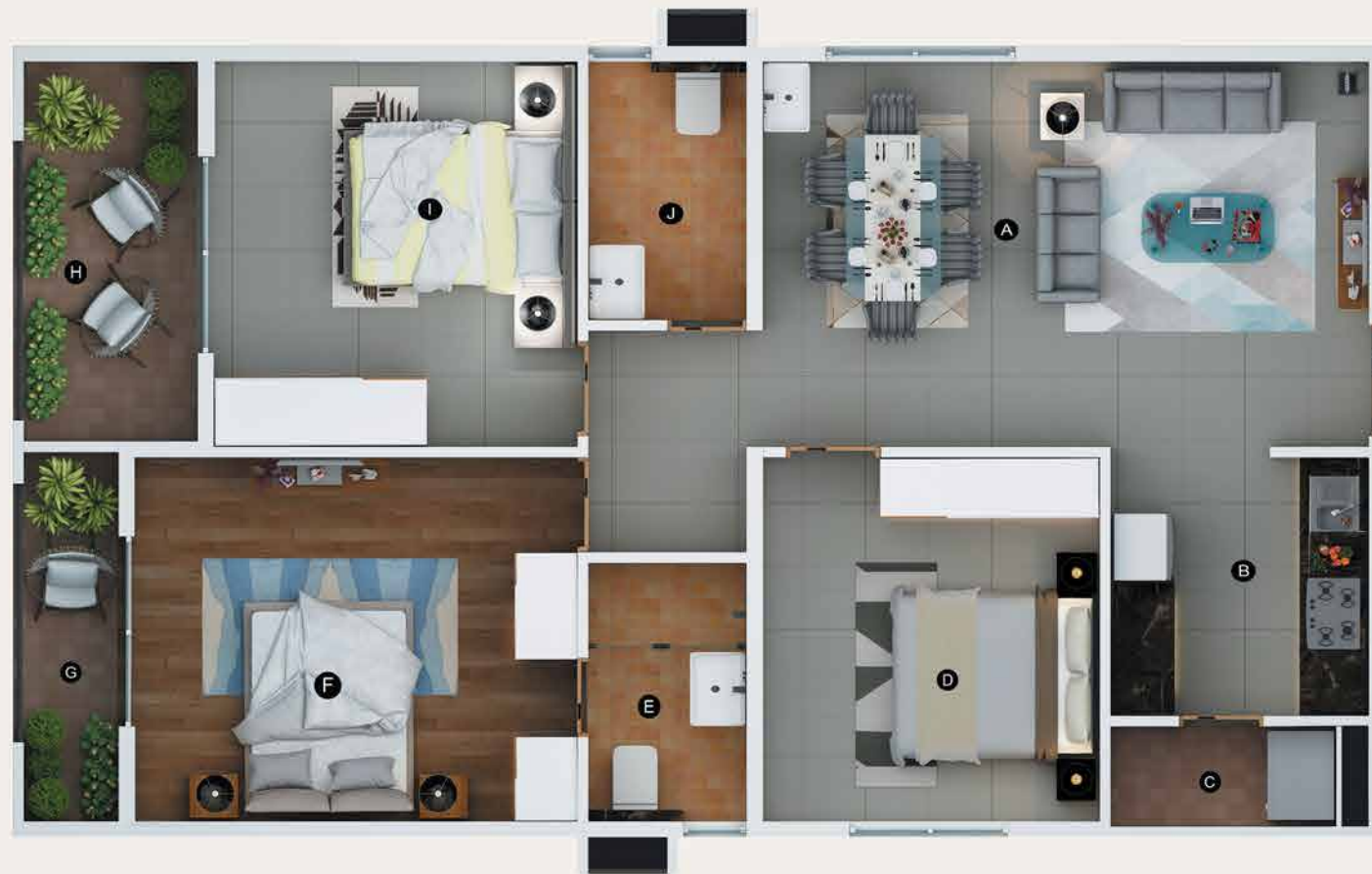
WING - A | 05 & 07



ISOMETRIC VIEW

2.5 BHK | 1385 SFT | EAST FACING

- A LIVING & DINING
- B KITCHEN
- C UTILITY
- D BED ROOM - 2
- E AT. TOILET
- F M. BED ROOM
- G M. BALCONY
- H B. BALCONY
- I BED ROOM - 1
- J C. TOILET



TYPICAL FLOOR PLAN



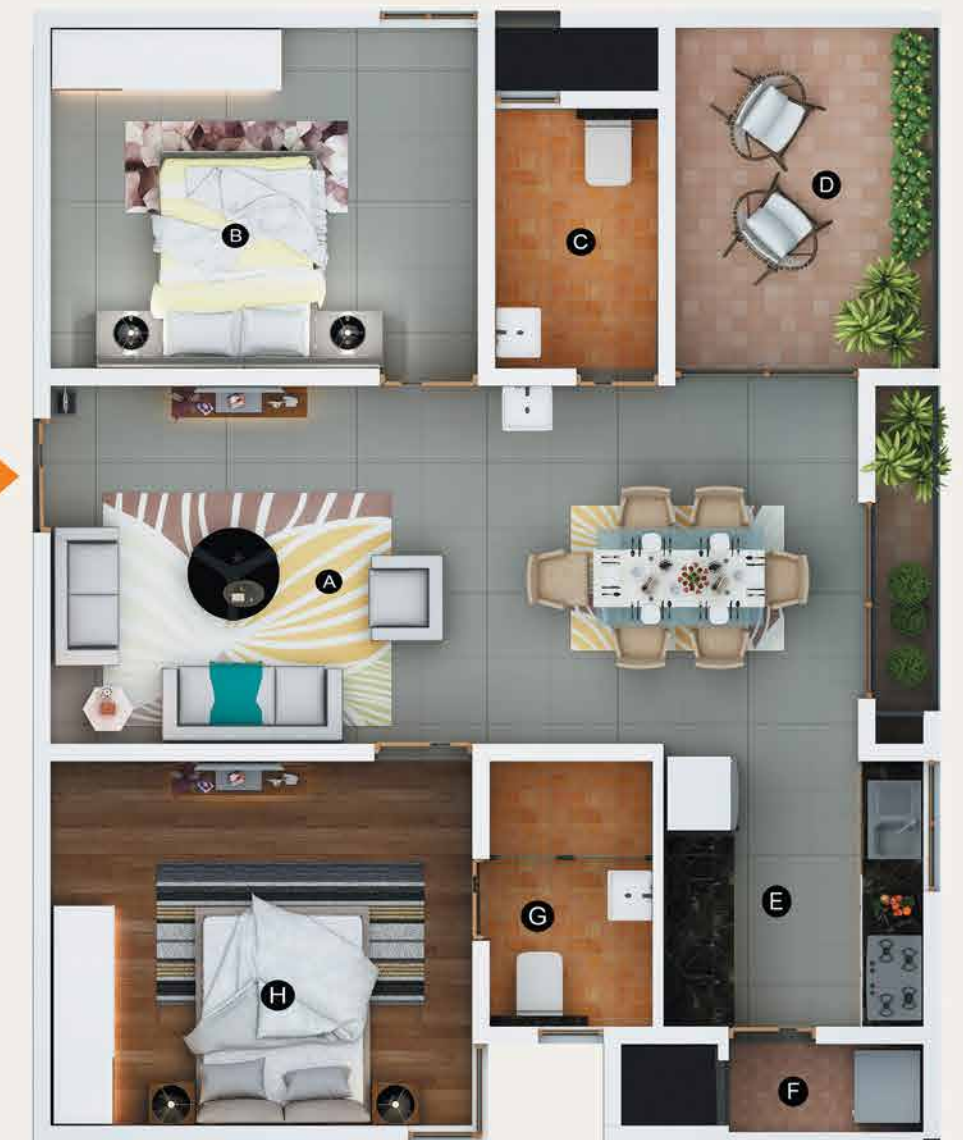
WING - A | 06



ISOMETRIC VIEW

2 BHK | 1194 SFT | WEST FACING

- A LIVING & DINING
- B BED ROOM
- C C. TOILET
- D BALCONY
- E KITCHEN
- F UTILITY
- G AT. TOILET
- H M. BEDROOM



TYPICAL FLOOR PLAN



WING - A | 08



ISOMETRIC VIEW

3 BHK | 1693 SFT | EAST FACING

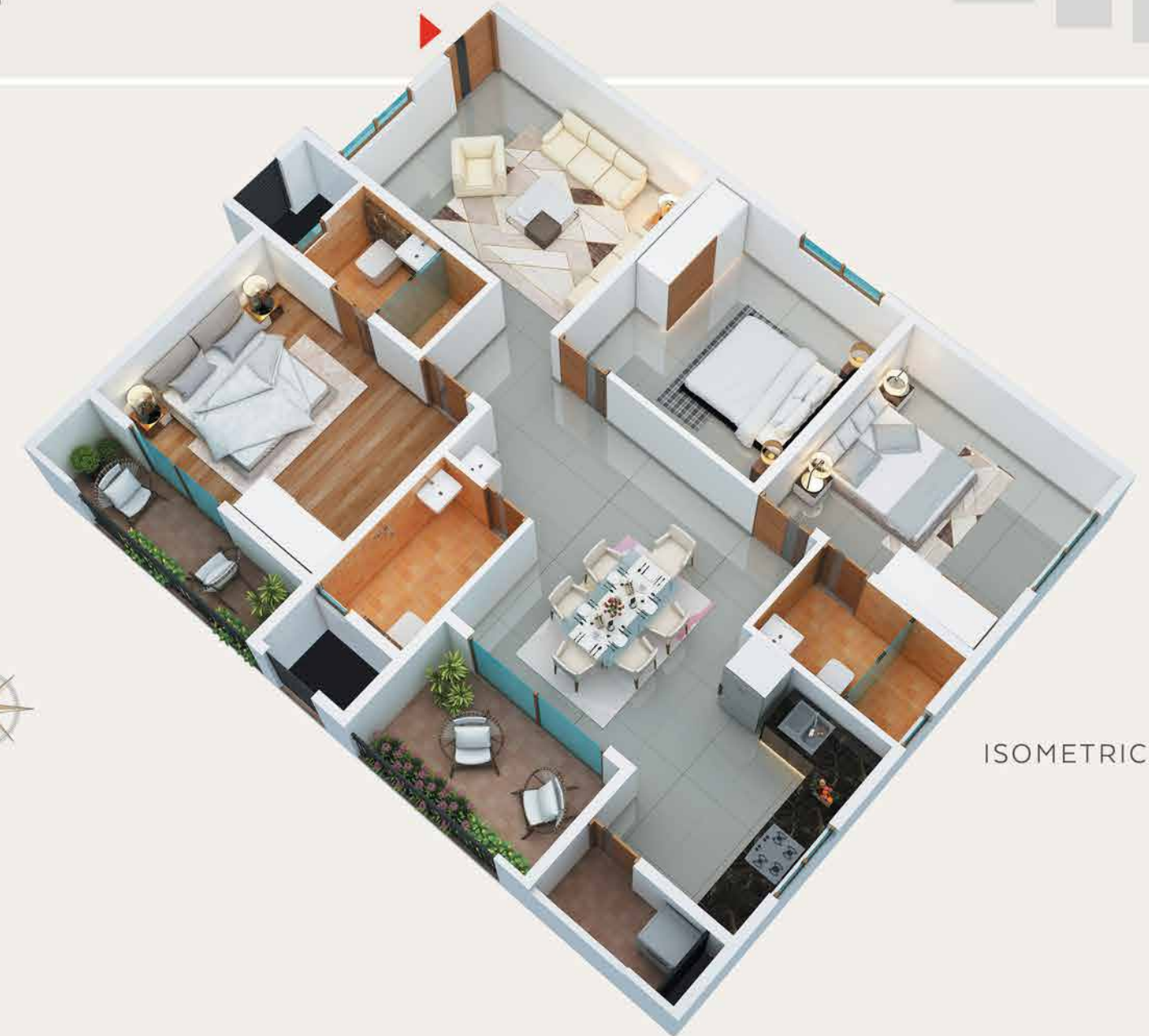
- A LIVING
- B BED ROOM -2
- C AT. TOILET
- D BED ROOM -1
- E B. BALCONY
- F M. BALCONY
- G M. BED ROOM
- H M. BALCONY
- I C. TOILET
- J AT. TOILET
- K DINING
- L KITCHEN
- M D. BALCONY
- N UTILITY



TYPICAL FLOOR PLAN



WING - A | 09

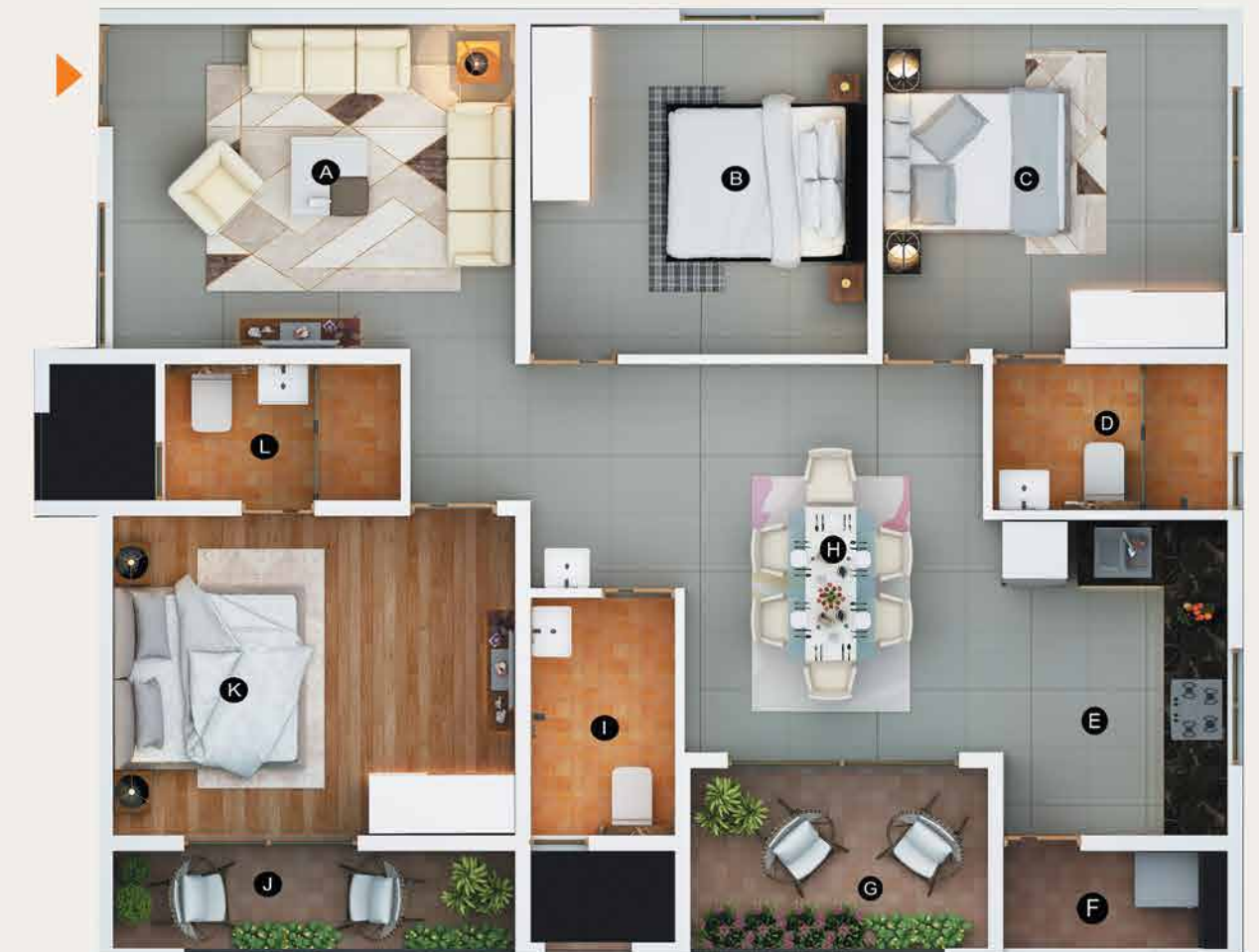


ISOMETRIC VIEW

3 BHK | 1609 SFT | WEST FACING

- A LIVING
- B BED ROOM -1
- C BED ROOM -2
- D AT. TOILET -1
- E KITCHEN
- F UTILITY
- G D. BALCONY
- H DINING
- I C. TOILET
- J M. BALCONY
- K M. BED ROOM
- L AT. TOILET

TYPICAL FLOOR PLAN

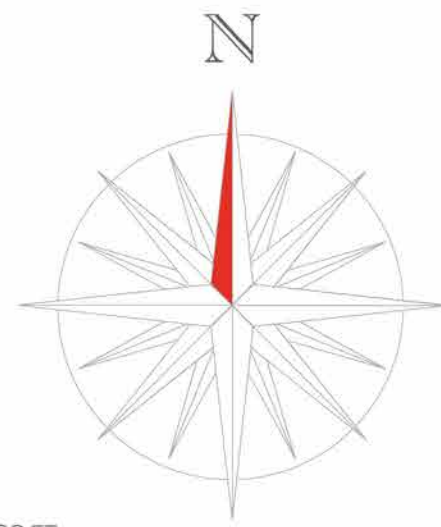


A HOME THAT MAKE ROOM FOR
INFINITE MEMORIES



ABSOLUTE PERFECTION
AND NOTHING LESS

WING - B
TYPICAL FLOOR PLANS



SELECT YOUR
DREAM HOME



WB01
3 BHK | EAST FACING | 1665 SQ.FT.



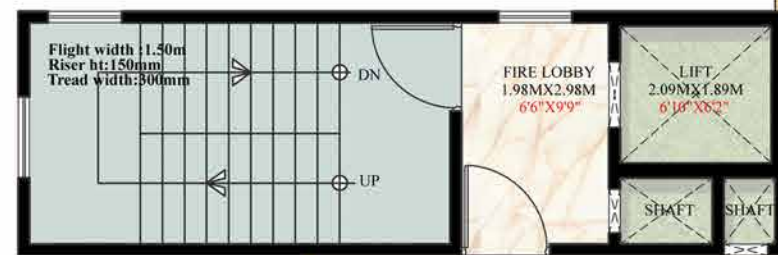
WB02
3 BHK | WEST FACING | 1623 SQ.FT.



WB07
3 BHK | EAST FACING | 1791 SQ.FT.



WB08
3 BHK | WEST FACING | 1581 SQ.FT.



2.0 M WIDE CORRIDOR



WB03
2.5 BHK | NORTH FACING | 1422 SQ.FT.



WB04
2.5 BHK | NORTH FACING | 1422 SQ.FT.



WB05
2.5 BHK | NORTH FACING | 1511 SQ.FT.



WB06
3 BHK | WEST FACING | 1629 SQ.FT.



WING - B | 01



ISOMETRIC VIEW

3 BHK | 1665 SFT | EAST FACING

- A LIVING
- B PUJA
- C KITCHEN
- D UTILITY
- E BED ROOM - 02
- F C. TOILET
- G AT. TOILET
- H M.BED ROOM
- I BED ROOM - 01
- J B. BALCONY
- K AT. TOILET
- L DINING
- M D. BALCONY
- N L. BALCONY



TYPICAL FLOOR PLAN



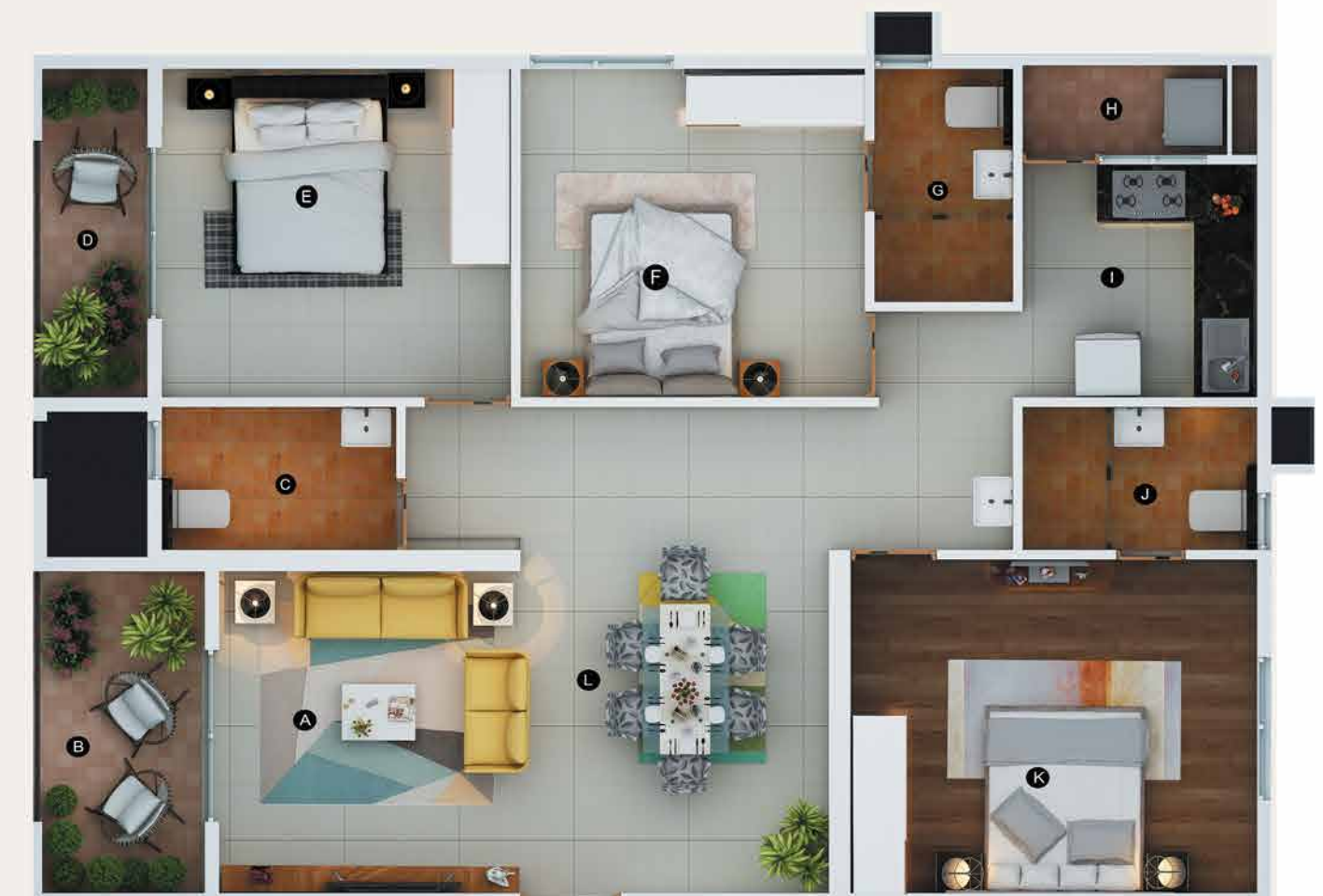
WING - B | 02



ISOMETRIC VIEW

3 BHK | 1623 SFT | WEST FACING

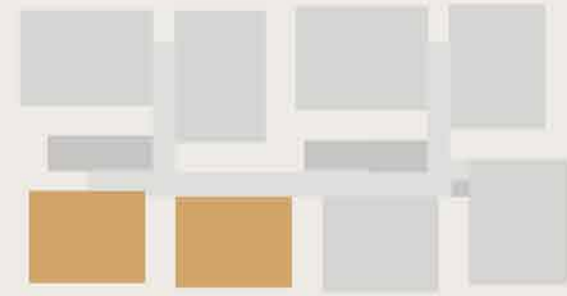
- A LIVING
- B L. BALCONY
- C C. TOILET
- D B. BALCONY
- E BED ROOM - 01
- F BED ROOM - 02
- G AT. TOILET
- H UTILITY
- I KITCHEN
- J AT. TOILET
- K M. BED ROOM
- L DINING



TYPICAL FLOOR PLAN



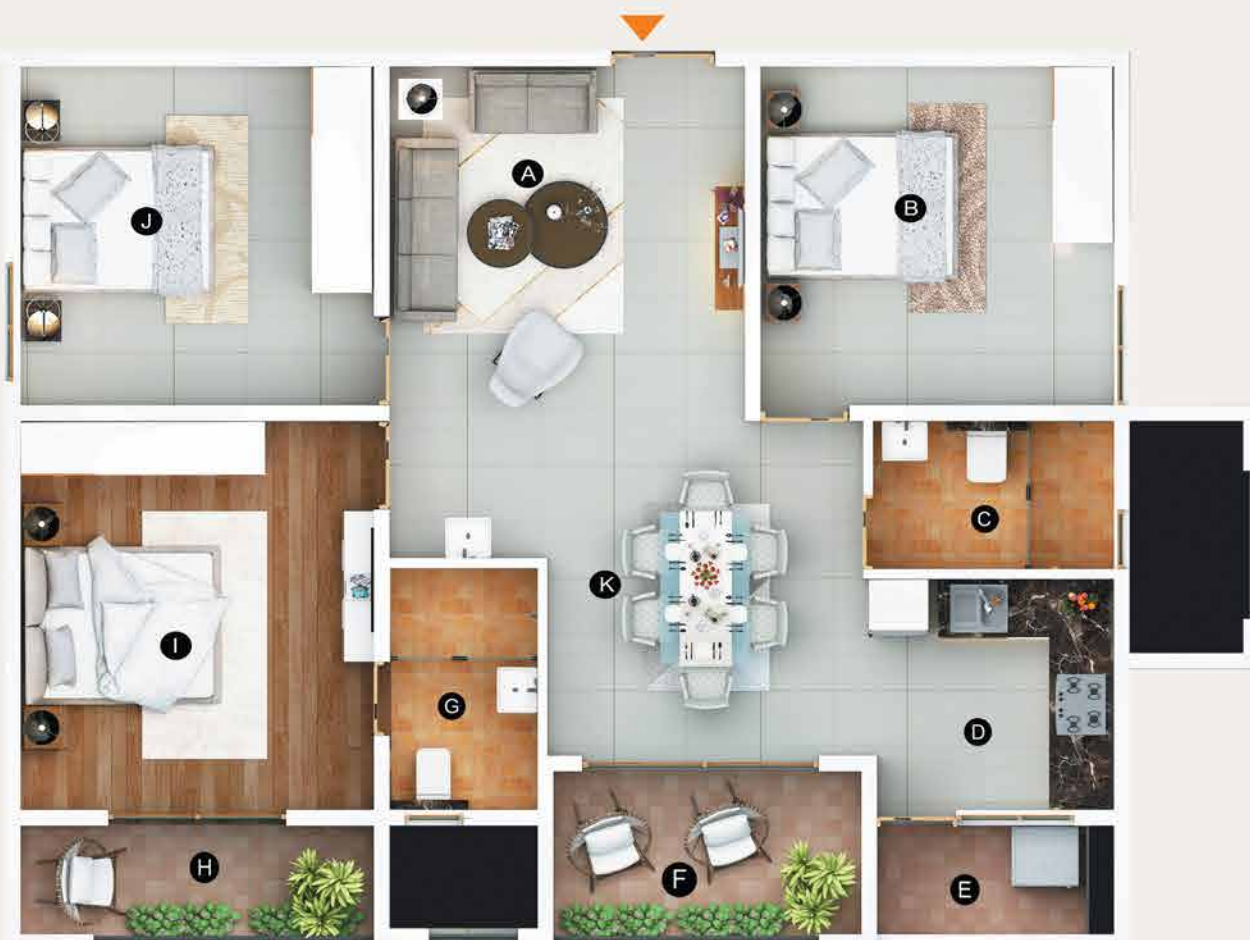
WING - B | 03 & 04



ISOMETRIC VIEW

2.5 BHK | 1422 SFT | NORTH FACING

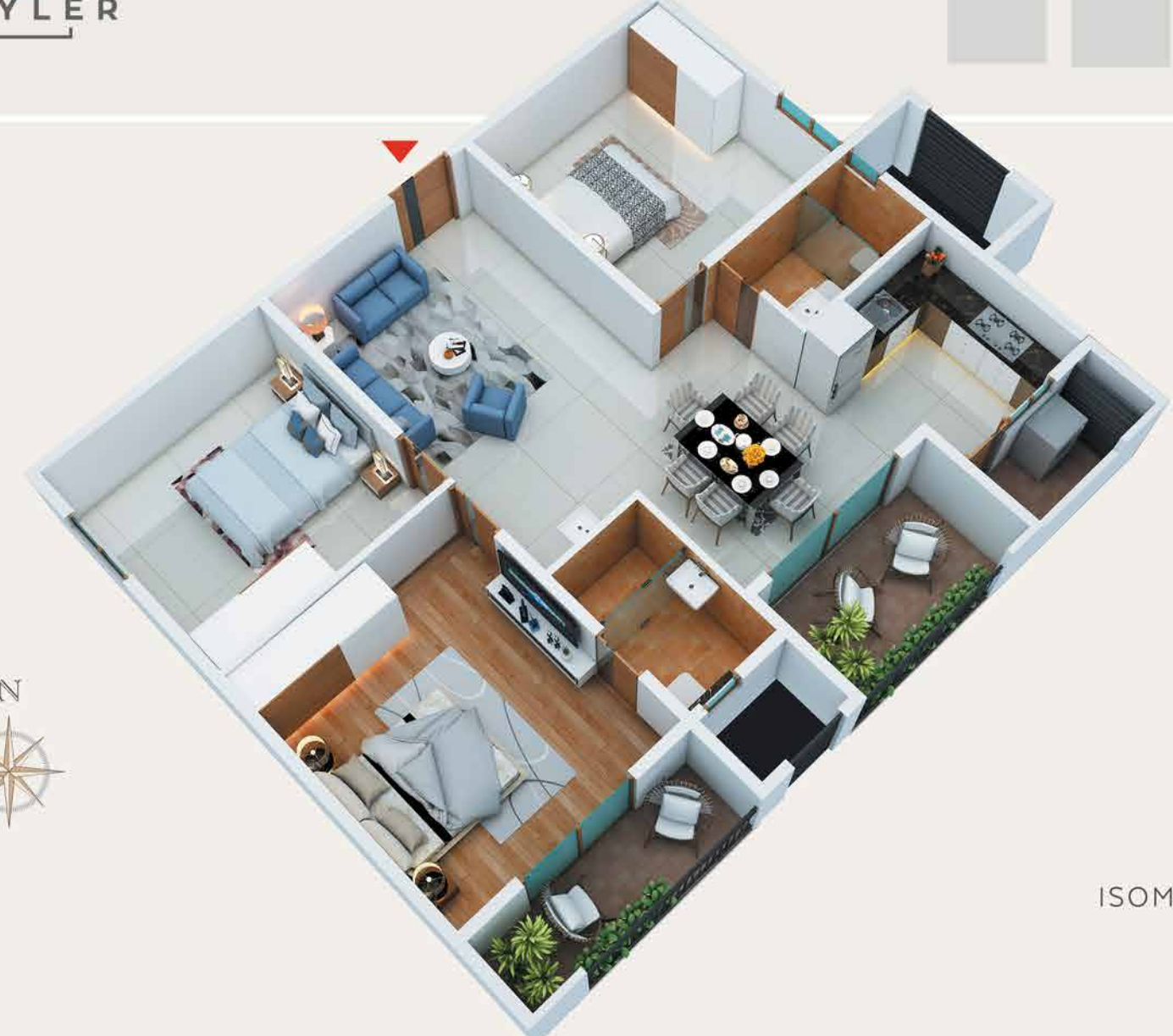
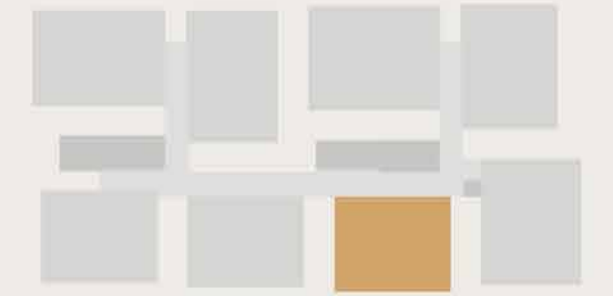
- A LIVING
- B BED ROOM - 02
- C. TOILET
- D KITCHEN
- E UTILITY
- F BALCONY
- G AT. TOILET
- H BALCONY
- I M. BED ROOM
- J BED ROOM - 01
- K DINING



TYPICAL FLOOR PLAN



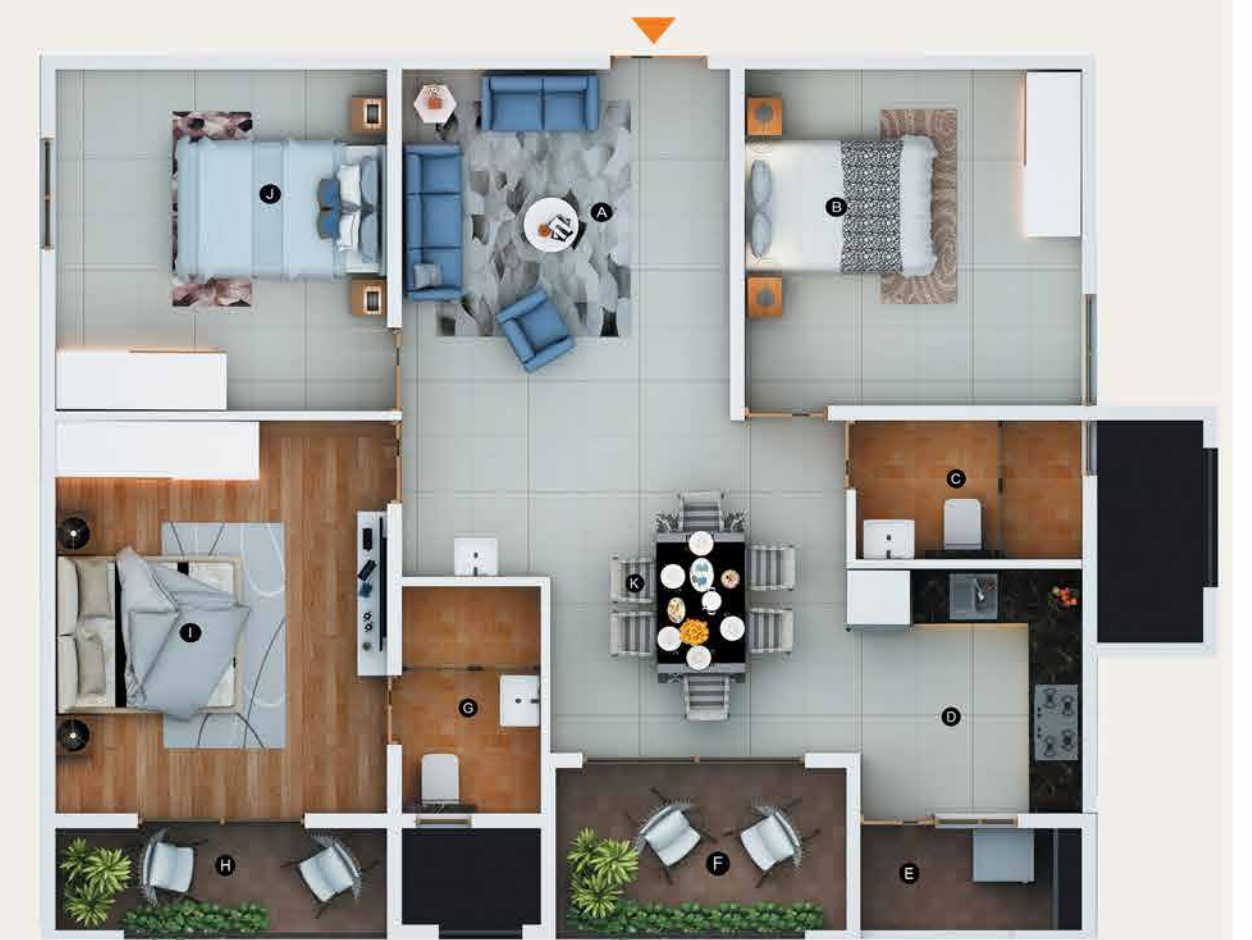
WING - B | 05



ISOMETRIC VIEW

2.5 BHK | 1511 SFT | NORTH FACING

- A LIVING
- B BEDROOM - 02
- C. TOILET
- D KITCHEN
- E UTILITY
- F BALCONY
- G AT. TOILET
- H BALCONY
- I M. BEDROOM
- J BEDROOM - 01
- K DINNING



TYPICAL FLOOR PLAN



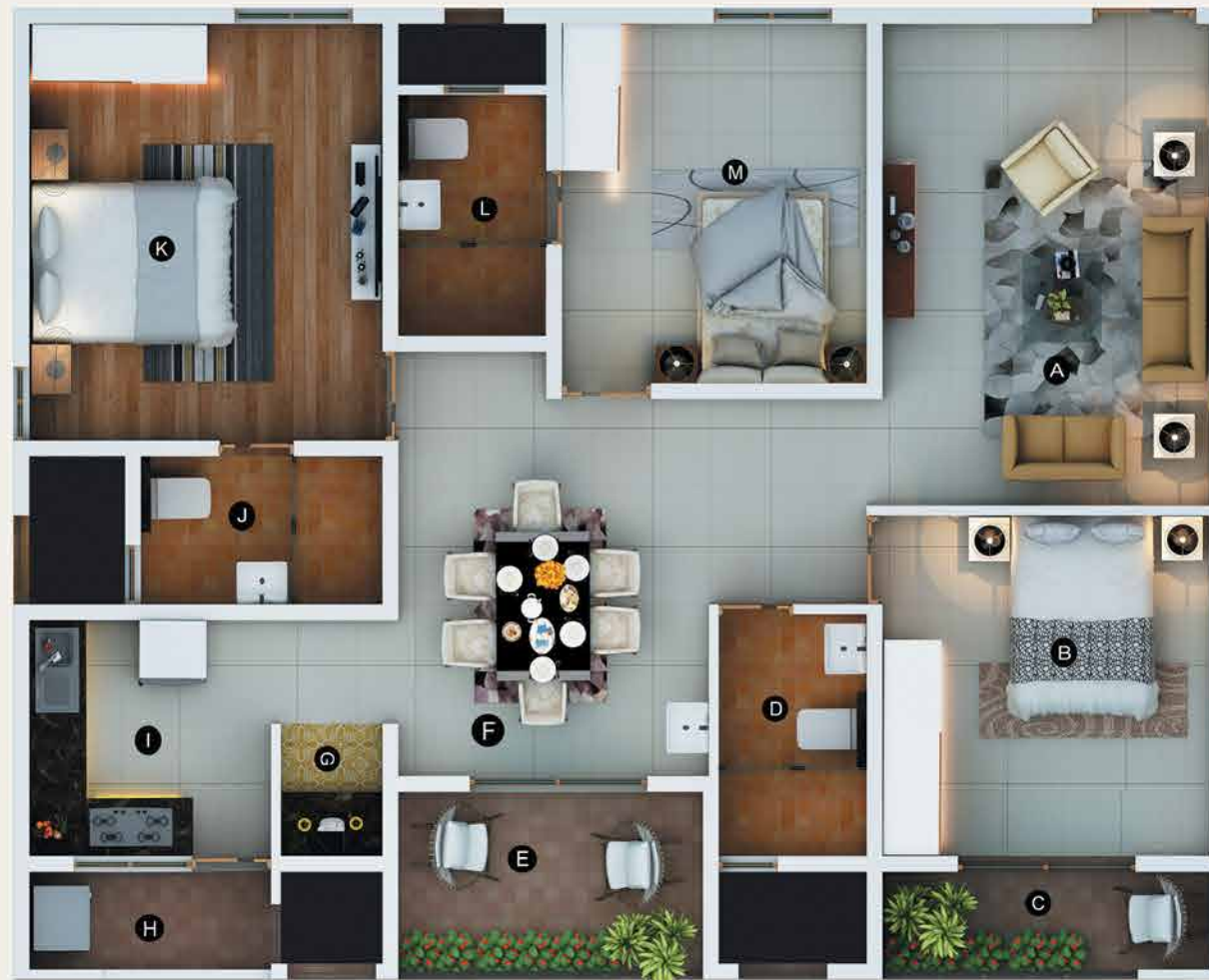
WING - B | 06



ISOMETRIC VIEW

3 BHK | 1629 SFT | WEST FACING

- A LIVING
- B BED ROOM - 02
- C B. BALCONY
- D C. TOILET
- E D. BALCONY
- F DINING
- G PUJA
- H UTILITY
- I KITCHEN
- J AT. TOILET
- K M. BED ROOM
- L AT. TOILET
- M BED ROOM - 01



TYPICAL FLOOR PLAN



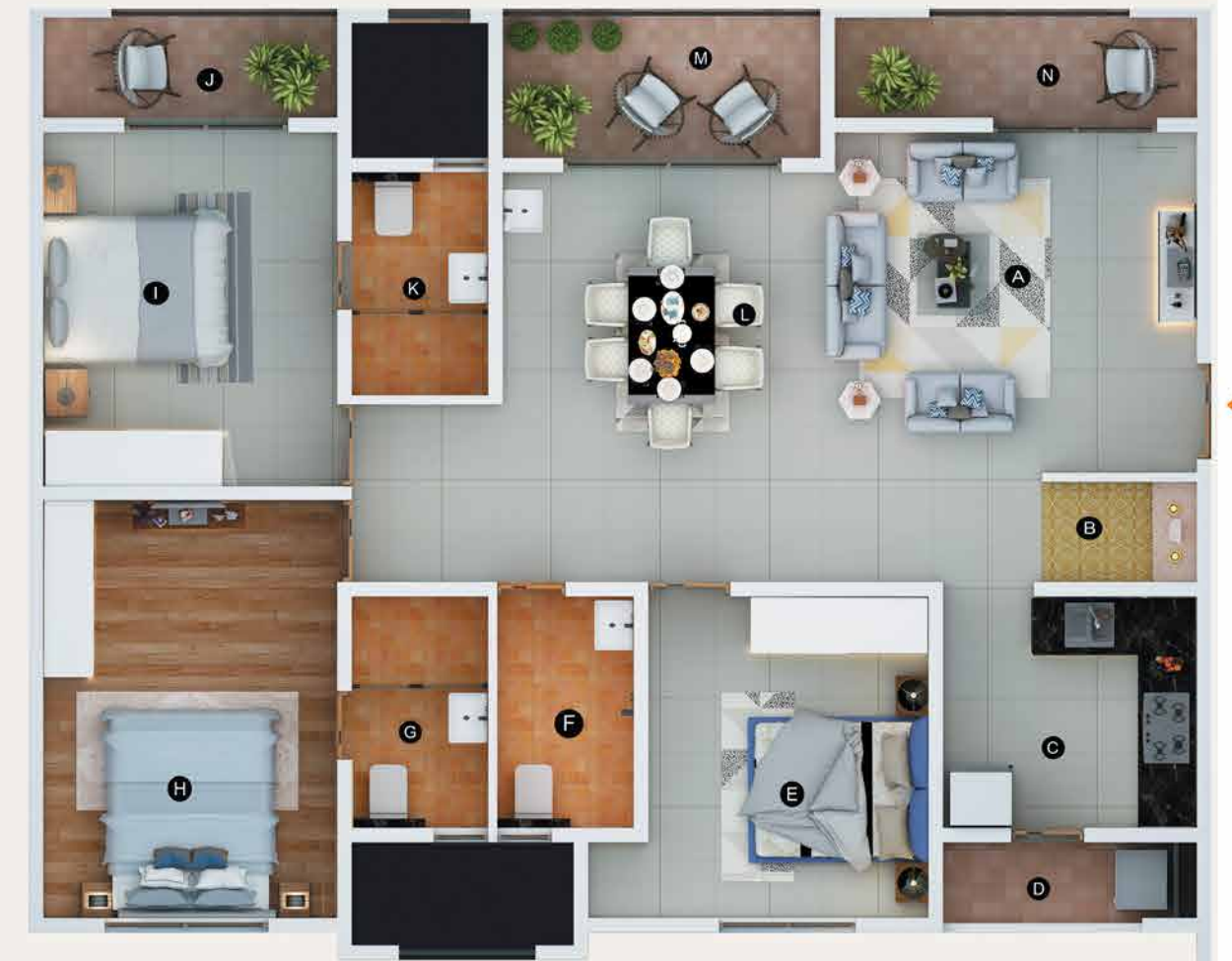
WING - B | 07



ISOMETRIC VIEW

3 BHK | 1791 SFT | EAST FACING

- A LIVING
- B PUJA
- C KITCHEN
- D UTILITY
- E BED ROOM - 02
- F C. TOILET
- G AT. TOILET
- H M. BED ROOM
- I BED ROOM - 01
- J B. BALCONY
- K AT. TOILET
- L DINING
- M D. BALCONY
- N L. BALCONY



TYPICAL FLOOR PLAN



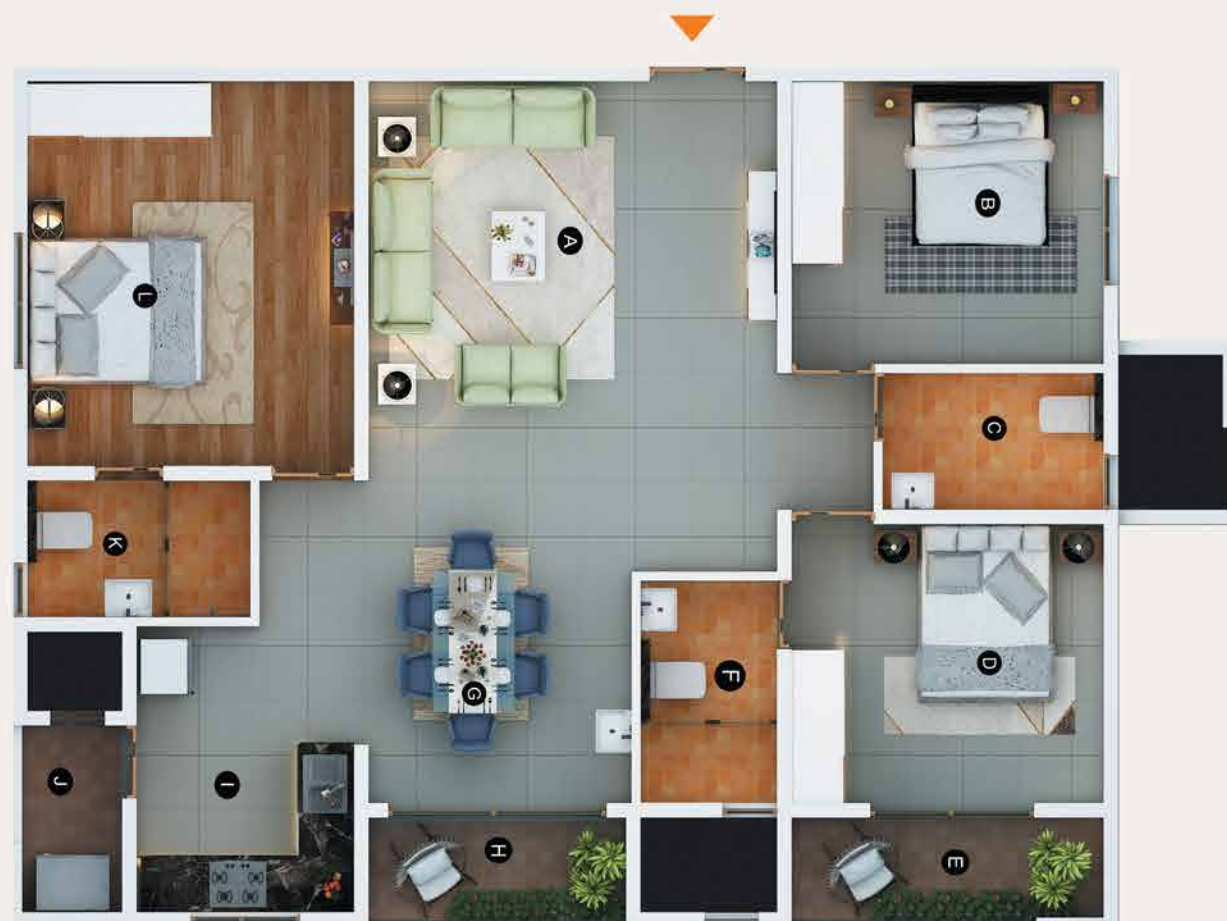
WING - B | 08



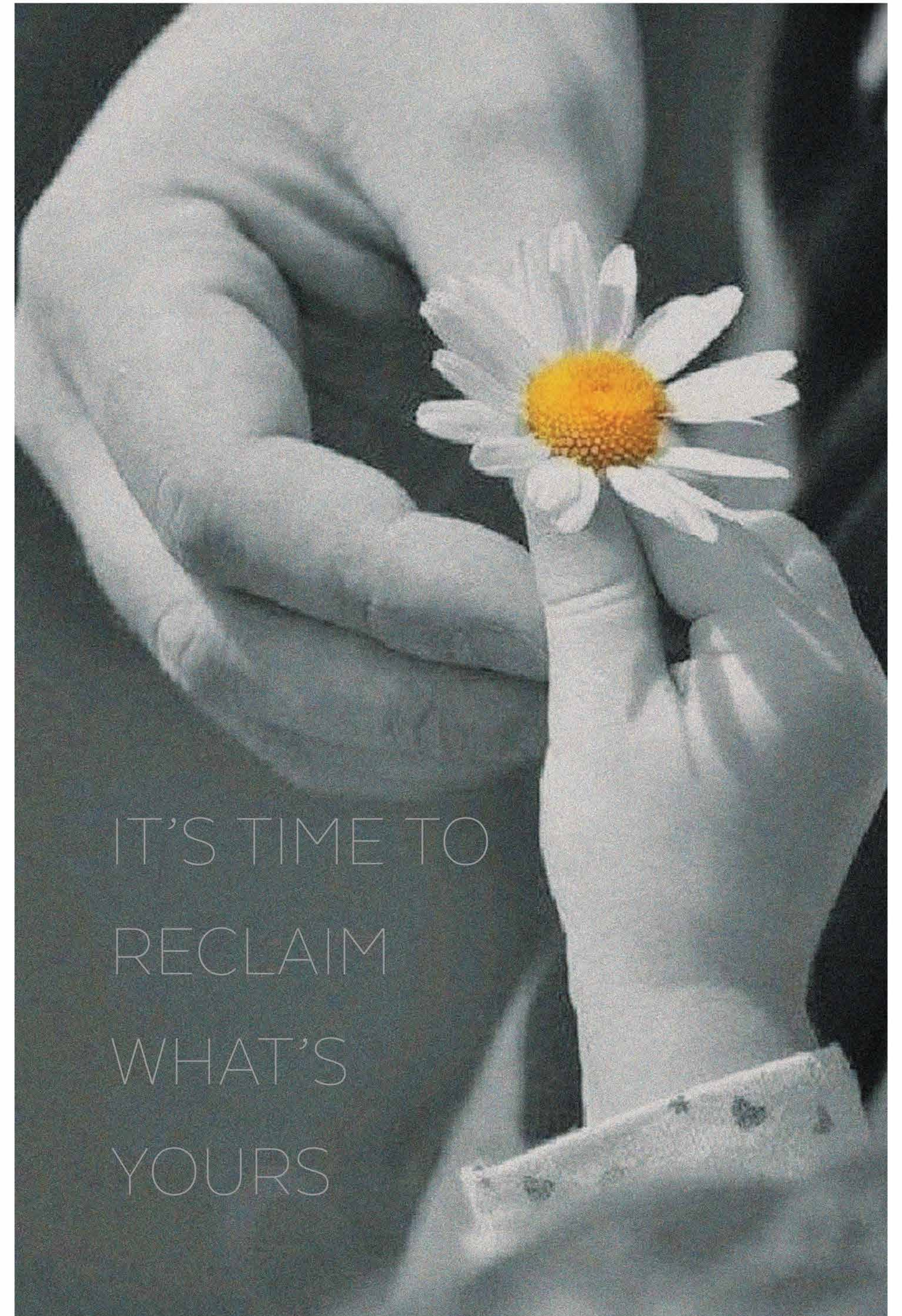
ISOMETRIC VIEW

3 BHK | 1581 SFT | WEST FACING

- A LIVING
- B BED ROOM - 01
- C TOILET
- D BED ROOM - 02
- E B. BALCONY
- F AT. TOILET
- G DINING
- H D. BALCONY
- I KITCHEN
- J UTILITY
- K AT. TOILET
- L M. BED ROOM



TYPICAL FLOOR PLAN



IT'S TIME TO
RECLAIM
WHAT'S
YOURS



FULL OF EXCITEMENT
NEVER A DULL MOMENT

CELEBRATION DOESN'T
NEED AN OCCASION



SKYLER CLUB HOUSE

A DE-STRESS HUB



CLUB HOUSE AMENITIES

GROUND FLOOR :

- RECEPTION WITH WAITING LOBBY
- BUSINESS LOUNGE
- CRECHE
- CHILDRENS PLAY AREA AND ARCADE
- CONVENIENCE STORE

FIRST FLOOR

- MULTIPURPOSE HALL
- WAITING LOBBY
- SPA & SALON
- MANAGEMENT OFFICE
- HEALTH CLUB
- YOGA / AEROBICS

SECOND FLOOR

- SCREENING THEATER
- LIBRARY
- GYMNASIUM
- TABLE TENNIS ROOM
- GUEST ROOM

THIRD FLOOR :

- WORKSTATIONS WITH CABINS & DISCUSSION ROOM
- WAITING LOBBY ASSISTANTS CABIN
- CONFERENCE ROOM
- PANTRY
- GUEST ROOMS 2

FOURTH FLOOR

- FOOD COURT WITH KITCHEN AND STORE
- TERRACE OUT DOOR FOOD COURT
- INDOOR GAMES AREA
- GUEST ROOMS 2

The Club House, warm and inviting is where new friendships are forged. Work out at the gym, make a splash in swimming pool, or go for a jog in the mornings. For the little ones, there are secure tot lots and play areas.

OUTDOOR AMENITIES

- OUTDOOR MOVIE/ PARTY LAWN
- JOGGING TRACK
- SWIMMING POOL
- TODDLERS POOLS
- BARBEQUE COUNTERS
- SKATING RINK
- CRICKET NET
- SEATING AREA
- HALF BASKET BALL COURT
- CHILDREN'S PLAY AREA
- ROCK CLIMBING
- SANDPIT



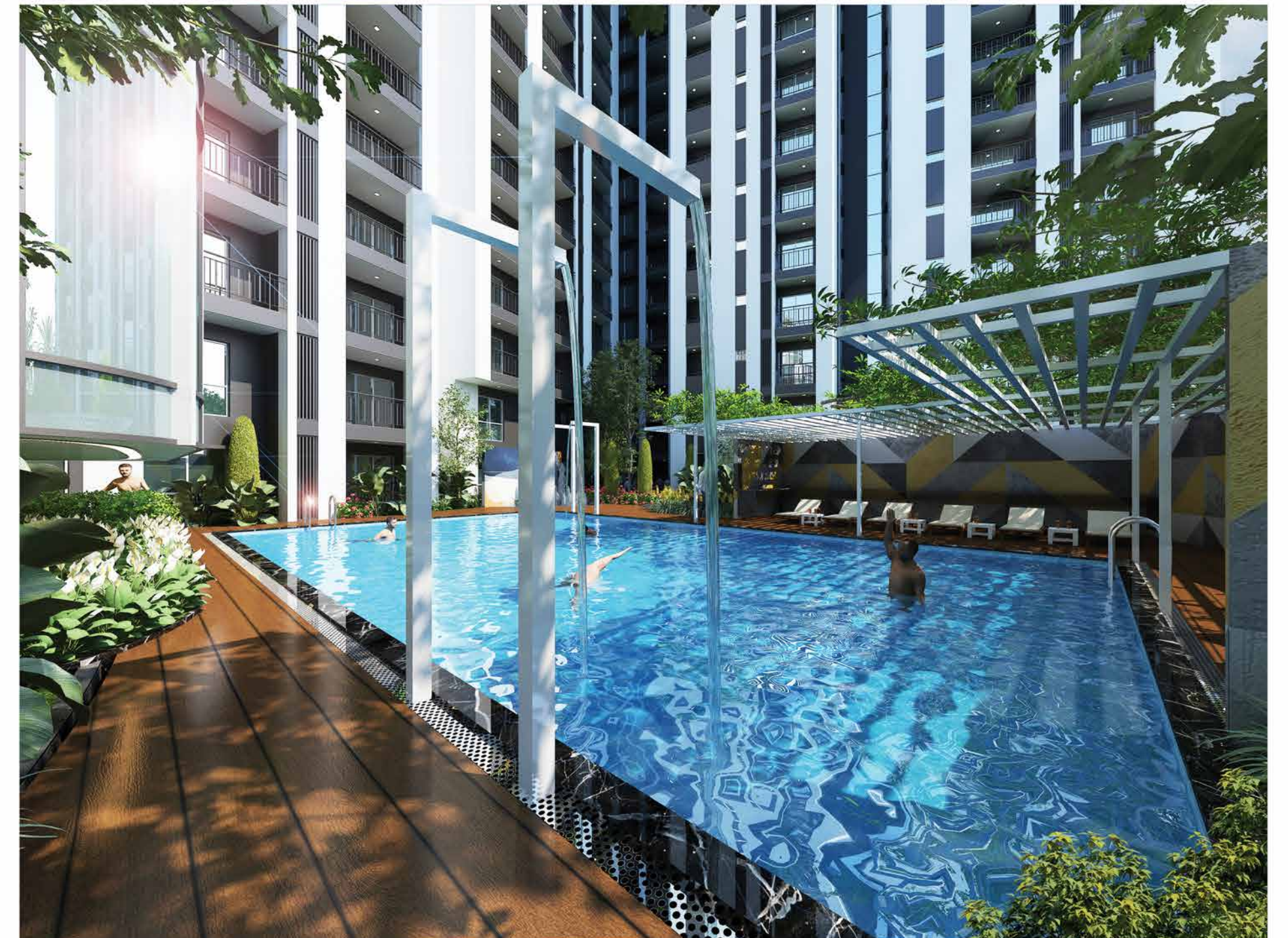


A NURTURING LIFESTYLE

A relaxed life awaits. Bid the stresses of the day adieu and head to the sprawling well-equipped club to while away a few hours in the company of Your favorite people.



A WORLD OF TRANQUILITY HIDDEN AWAY
FROM THE OUTSIDE WORLD



STAY CLOSE,
CLOSE TO HAPPINESS.



EDUCATIONAL HUBS

KENNEDY HIGH THE GLOBAL SCHOOL	300 MTRS	1 MIN
MAMATHA ACADEMY OF MEDICAL SCIENCE	90 MTRS	1 MIN
BVRIT ENGINEERING COLLEGES	2.7 KM	7 MINS
VNR ENGINEERING COLLEGES	3.5 KM	8 MINS
SENTIA THE GLOBAL SCHOOLS	4.2 KM	11 MINS



HEALTH CARE HUBS

MAMATHA ACADEMY ACADEMY OF MEDICAL SCIENCE	90 MTRS	01 MIN
RAINBOW CHILDRENS HOSPITALS	7.5 KM	15 MINS



LANDMARKS

ICICI BANK	2.7 KM	07 MINS
ORR	4.0 KM	14 MINS
D-MART	5.0 KM	10 MINS
MIYAPUR CROSS ROAD	5.2 KM	13 MINS
MIYAPUR METRO STATION	6.2 KM	13 MINS
JNTU	9.6 KM	

A THOUGHTFULLY -MADE WORLD,
FOR YOUR OWN LITTLE WORLD.



SPECIFICATIONS



RCC FRAMED STRUCTURE

Aluminium Form work
Solid or AAC Block work in the designated areas.



PLASTERING

INTERNAL - Gyproc, Saint Gobain, Aditya Birla, Surya, Ultratech, Diamond (Punning on the walls if required as per the finishing surface.)
EXTERNAL - No External Plastering. However, the wall tie holes to be packed with Non-Shrink grout material of acrylic based



DOORS

MAIN DOOR

Main Door Frames: Well seasoned engineered African Teak Wood frame(with Threshold) of finished section 143x43mm with engineered architrave of 40x10mm & 15x10mm and PU polished for an opening size of 1050x2150.
Main Door Shutter: 40mm thk Flush shutter of Particle board in fill with HDHMR core with Recon Teak veneer PU polished on both sides, grooves on one side and PVC lipping with PUR glue all around

INTERNAL DOORS

Bed Room Door frames: Well seasoned engineered Hardwood frame (without threshold) of finished section 100x43mm with engineered architrave of 30x10mm & 15x10mm and PU polished for an opening size of 900x2150
Bed Room Door Shutters: 32mm thk flush shutter of particle board infill including 0.8mm laminates on both sides and PVC lipping with PUR Glue all around

TOILET DOOR

Toilet Door frame: Well seasoned engineered Hardwood frame (without threshold) of finished section 100x43mm with engineered architrave of 30x10mm & 15x10mm and PU polished for an opening size of 750x2150
Toilet Door Shutter: 32mm thk flush shutter of particle board infill including 0.8mm laminates on both sides and PVC lipping with PUR Glue all around

UTILITY DOOR

Utility Door frames: Well seasoned engineered Hardwood frame (without threshold) of finished section 100x43mm with engineered architrave of 30x10mm & 15x10mm and PU polished for an opening size of 800x2150
Utility Door Shutter: 32mm thk flush shutter of particle board infill including 0.8mm laminates on both sides and PVC lipping with PUR Glue all around



UPVC DOORS & WINDOWS

FRENCH DOORS

UPVC Sliding door of single glazed unit complete with toughening/ Heat strengthening at vision panel system with designer hardware of reputed make and fly proof shutter.. (2 / 2.5 Track frame)

WINDOWS

UPVC Window of Single glazed unit complete with toughening/ Heat strengthening at vision panel system, with provision for mosquito mesh shutter. (2/2.5 Track based on the size of the window)

GRILLS NA



PAINTING

INTERNAL

Asian Putty, JK Wall care putty, Dulux wall putty, Technotec, Aletek (Smooth finish Acrylic/Cement Based Putty)
Premium/Plastic Emulsion Paint with smooth finish of approved shades.

EXTERNAL Asian Ultima, Dulux All Weather proof coat, Jenson & Nicholson or equivalent, (for external texture and painting)

PARKING AREA Only OBD Paint of two coats over one of coat primer. With approved brands or make



FLOORING

LIVING / DINING

Glazed Vitrified tiles with approved brand/make based on the area of laying.

MASTER BED ROOM

Glazed Vitrified tiles with approved brand/make based on the area of laying.

OTHER BED ROOMS

Glazed Vitrified tiles with approved brand/make based on the area of laying.

KITCHEN

Glazed Vitrified tiles with approved brand/make based on the area of laying.

STAIRCASE

Granite, Kota / Tandur stone or precast staircase tiles.

CORRIDORS

Vitrified tiles with patterns of dark shade intermittently

BALCONY

Ceramic / Vitrified tiles with approved brand/make based on the area of laying.

DADOING

TOILETS

Ceramic / Vitrified Tiles for dado and Anti-Skid tiles for flooring

UTILITY

Ceramic / Vitrified Tiles upto 1200 mm height and Anti skid tiles



KITCHEN

KITCHEN

No Kitchen counters are provided
RO provision on the kitchen counter top and Dishwasher provision below counter to be provided.

UTILITY AREA

Washing machine provision and washing tap provision in the utility



BATH ROOMS

Wash Basin
EWC of reputed make in all toilets
Single lever fixture with wall mixer cum shower with concealed divertor.
Provision of geysers in all bathrooms with dummy closures for inlet and outlet pipes
All CP and sanitary fittings of reputed make like Grohe or equivalent



ELECTRICAL

Power plug for cooking range chimney, refrigerator, microwave ovens, mixer / grinders, RO and Dishwasher provision in kitchen.
Washing machine in Utility Area.
3 phase supply for each unit with dual source meter with rising mains
Miniature Circuit breakers (MCB) for each distribution boards of reputed make.
Designer Modular Electrical switches of reputed make inside the flats in all rooms



TELECOM / I-NET / CABLE TV

Provision of FTH with WiFi internet DTH, Telephone & Intercom
Designer Modular Electrical switches of reputed make inside the flats in all rooms



AIR CONDITIONING

Provision of Split AC system without copper piping in all Bed Rooms and Living areas



LIFTS

High Speed Automatic Passenger Lifts with Emergency Rescue Device with V3F for energy efficiency of reputed make, with a provision for CC Camera inside the lift cabin.
04 Nos. of Lifts for each tower (03 Passenger Lifts & 01 Service Lift)
Total No. of Lifts 08 Nos.



SECURITY, SURVEILLANCE AND BMS

Access control at Main Gate with RFID tag for owner's vehicles
Boom Barrier operated with Access control devices
Separate Lane with barrier at Main Gate Entry
CC Cameras in-and-around the Community for 24 hours Surveillance at strategic locations



WTP & STP

Fully Treated Water made available through an exclusive water softening and purification plant.
A Sewage Treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping and flushing purpose.



GENERATOR

100% D.G Set backup with Acoustic enclosure & A.M.F



FIRE SAFETY

Fire hydrant and fire sprinkler system in all floors and basements and inside the flats and basement as per statutory requirements from the Fire Service Department
Control panel will be kept at the designated and designed locations



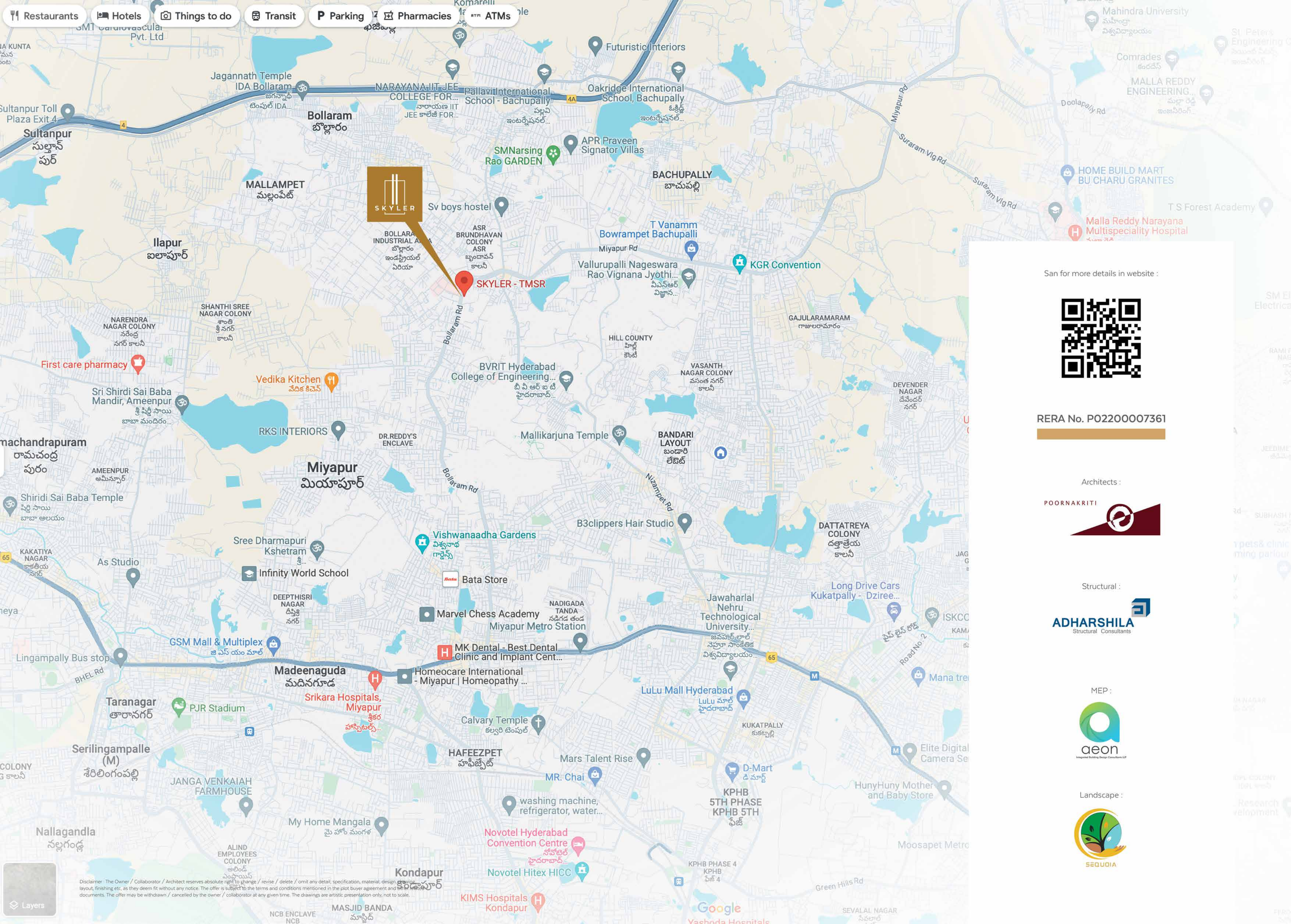
WATER SUPPLY*

Hydro-Pneumatic & Gravity system with 100% treated water to the kitchen and other areas of the flats



WASTE MANAGEMENT*

Dedicated Garbage Chutes will be provided for every tower with a wet and dry disposal provision at each floor level and is centrally collected at the basement in the Garbage Room, for better disposal. Waste shall be collected and managed separately as per the local governing body norms



- Restaurants
- Hotels
- Things to do
- Transit
- Parking
- Pharmacies
- ATMs



SKYLER - TMSR

San for more details in website :



RERA No. P02200007361

Architects :



Structural :



MEP :



Landscape :



Disclaimer: The Owner / Collaborator / Architect reserves absolute right to change / revise / delete / omit any detail, specification, material, design, layout, finishing etc. as they deem fit without any notice. The offer is subject to the terms and conditions mentioned in the plot buyer agreement and other documents. The offer may be withdrawn / cancelled by the owner / collaborator at any given time. The drawings are artistic presentation only, not to scale.





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