



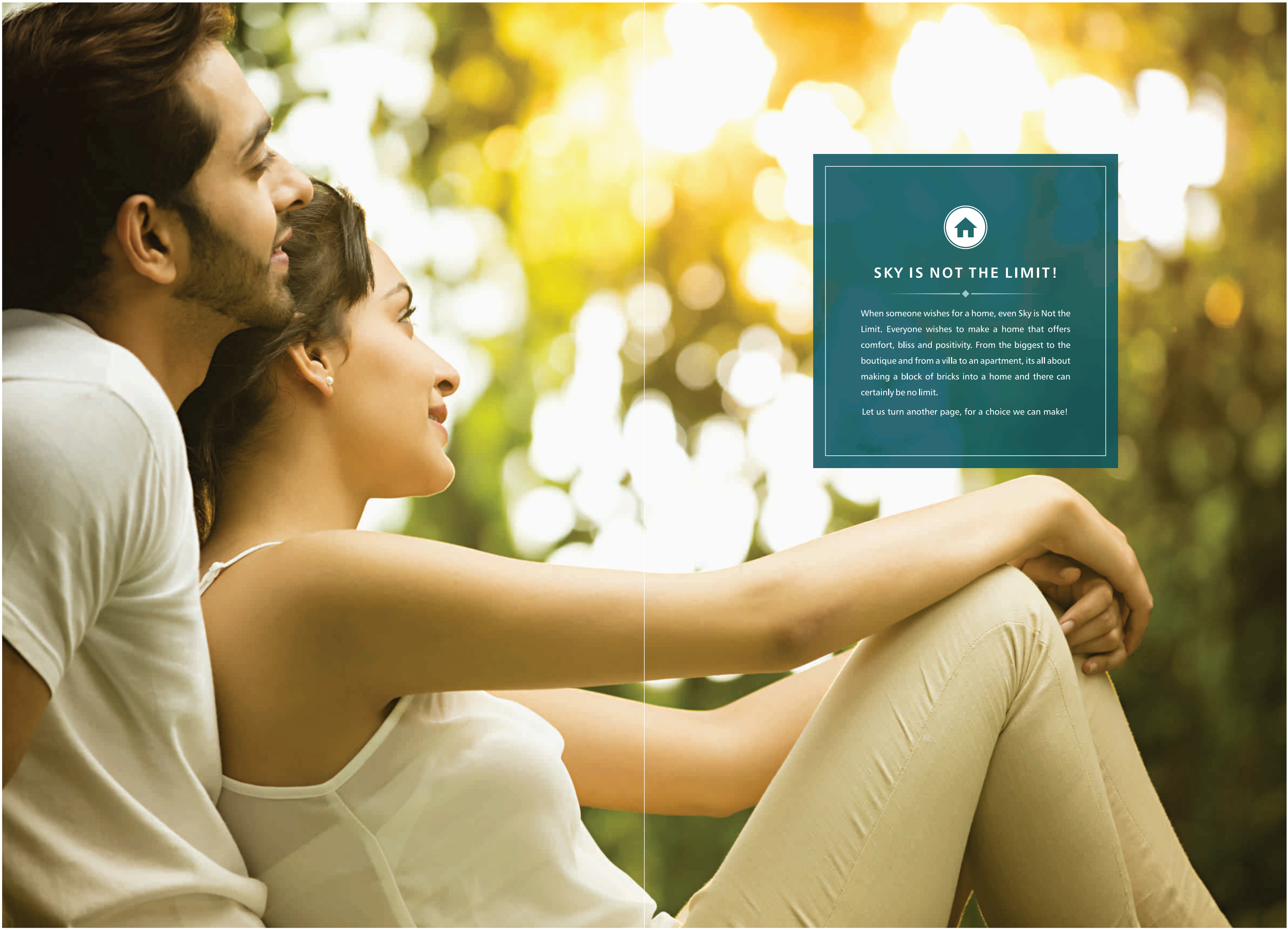
SKYLINE PARK  
A TRENDSETTING ADDRESS

www.mantrix.com

**SKYLINE INFRA TECH**

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**Disclaimer:** The specifications and images that are used in this project brochure are conceptual. This brochure provides general information and cannot form the basis of any legal commitment. The company reserves the right to make amendments as and when required. The construction of the project will be carried out as per the plans approved by the competent authorities.



## SKY IS NOT THE LIMIT!

When someone wishes for a home, even Sky is Not the Limit. Everyone wishes to make a home that offers comfort, bliss and positivity. From the biggest to the boutique and from a villa to an apartment, its all about making a block of bricks into a home and there can certainly be no limit.

Let us turn another page, for a choice we can make!



Skyline Park is a future residence nestled in a beautifully cocooned corner at VIP Road, Zirakpur. This high rise 11 floor project has a lot to offer and is the best in class for almost all the parameters, ranging from location, amenities and luxuries. Skyline Park is a confluence of life, vigour, lifestyle and well-being. Our vision of creating 'A Trendsetting Address' synthesises beautifully with our project. A project that is located in the city, but away from the hustle-bustle, that has something for everyone and is a place which can be easily called "home".





MARK

LINE



## COME HOME TO BLISS

Some decisions have to be taken only once in our lives, like buying a house. While outlining Skyline Park, we took special care to keep location, comfort & convenience in a single bracket. With easy accessibility to highways and shops, a resident of Skyline Park will enjoy these luxuries and live close to everything in a far from ordinary location.



THE GREEN COVER





## THE GREEN PLAN

Skyline Park is a property which is planned keeping nature in mind. Spacious balconies, promise an uninterrupted flow of fresh air so a person can be with nature, even in the comfort of their home. By making a provision for harvesting rain water, we have done our bit of giving back to the eco system. An open air gym spread in a landscaped green area, along with fountains and tree lined boulevards; will give a resident a package of perfect life.

STARRY RADIANCE







## RECREATION FOR EVERYONE

Recreation is in-house at Skyline Park! We have specially designed Jogging Tracks, Basketball and Badminton courts and a Table Tennis Room so that one can enjoy the good life, in-house. A multi-purpose party hall and a fully equipped club house will make your celebrations bigger and grander.

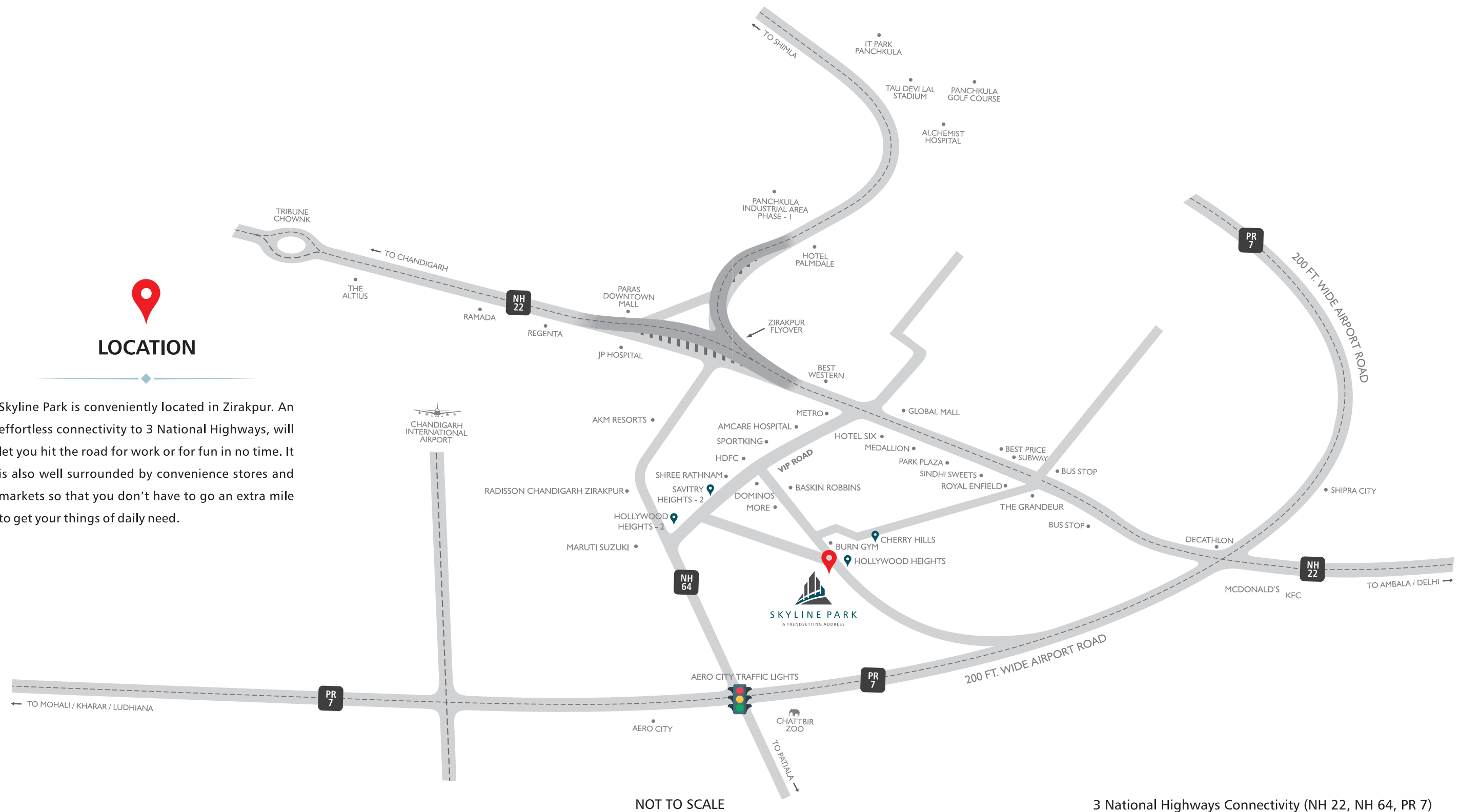


LIVE COMPLETELY



## LOCATION

Skyline Park is conveniently located in Zirakpur. An effortless connectivity to 3 National Highways, will let you hit the road for work or for fun in no time. It is also well surrounded by convenience stores and markets so that you don't have to go an extra mile to get your things of daily need.



3 National Highways Connectivity (NH 22, NH 64, PR 7)

 Close proximity to Chandigarh/Mohali

 Airport 10 mins

 Railway Station 15 mins

 Bus Terminal 2 mins

 School 1 min

 Walmart 2 mins

 McDonald's 2 mins

 Domino's 1 min

 Hospital 1 min

 Hotels 1 min

 Malls 2 mins

SITE PLAN



110 RESIDENTIAL UNITS

2 BHK (44 Flats) | 3 BHK (44 Flats) | 4 BHK (22 Flats)

- 1 Entrance
- 2 Landscaped Green Area
- 3 3 BHK Flats
- 4 4 BHK Flats
- 5 2 BHK Flats
- 6 Club House (Basement)
- 7 Open Parking
- 8 Sports Court
- 9 Service Area

UNIT PLAN - 2 BHK



Total Area: 1275 Sq. Ft. Approx.

Unit Area: 895 Sq. Ft. | Circulation Area: 155 Sq. Ft. | Balcony Area: 225 Sq.ft.

UNIT PLAN - 3 BHK



Total Area: 1560 Sq. Ft. Approx.

Unit Area: 1101 Sq. Ft. | Circulation Area: 184 Sq. Ft. | Balcony Area: 275 Sq.ft.

UNIT PLAN - 4 BHK



Total Area: 2170 Sq. Ft. Approx.

Unit Area: 1532 Sq. Ft. | Circulation Area: 288 Sq. Ft. | Balcony Area: 350 Sq.ft.

## FEATURES

### LIVEABLE OUTDOORS

- Splendid Water Sculptured Main Entrance
- Landscaped Open Green Area
- Fountains, Sitting Area & Tree Lined Boulevards
- Ample Parking Space
- Passenger & Service Lift in Each Block
- Rain Water Harvesting System
- Entrance Court Flooring and Plantation
- Dormitory for Drivers
- Open Gym

### WHERE KIDS HAVE ALL THE FUN

- Separate Play area for Children
- Vehicle-free Play Area
- Swings and Sandpit for Kids
- Indoor Games Room with Library
- Splash Pool

### RECREATE AND REJOICE

- Fully Equipped Club House
- Badminton and Basketball Court
- Table Tennis Room
- Jogging Tracks & Gazebo
- Sitting Area
- Multipurpose Party Hall

### INVIGORATING INDOORS

- Spacious Balconies and Bedrooms
- Stain-Free Flooring & Finishings
- Modular Kitchen with Modern Fittings
- Elegant Wardrobes
- Provision for Split AC and Outer Unit





## SPECIFICATIONS



### DOORS AND WINDOWS

**Internal:** Doors with Seasonal Wood Frame and Paint Finish Flush Shutter  
**External:** Windows/Glazing in UPVC/Powder Coated Aluminum



### KITCHEN

**Walls:** Ceramic Tiles upto 2 Ft.  
**Flooring:** Anti Skid Vitrified/ Ceramic Tiles  
**Doors:** Flush/ Shutter/ Skin Doors  
**External Window & Glazing:** UPVC Frames & Shutters  
**Switches:** Modular  
**Others:** Granite Counter Top  
**Wash Basin:** Double Stainless Steel  
**LPG:** Pipe Line Supply



### STAIRCASE

**Walls:** Acrylic Emulsion Paint  
**Flooring:** Granite/Premium Kota Stone/Marble  
**External Window & Glazing:** UPVC Frames and Shutters



### BALCONIES

**Flooring:** Anti Skid Tiles  
**Switches:** Modular  
**Others:** MS Railing



### WASHROOMS

**Walls:** Acrylic Emulsion paint & Ceramic Tiles upto 7ft.  
**Flooring:** Anti Skid Tiles  
**Doors:** Flush/ Shutter/ Skin Doors  
**Fittings & Fixtures:** Kohler/Jaguar/Hindware (or Equivalent)  
**External Window & Glazing:** UPVC Frames & Shutters  
**Switches:** Modular  
**Others:** Provision for Geyser Points & Exhaust Fans



### STRUCTURE

Earthquake Resistant RCC Frame Structure



### POWER SUPPLY & BACKUP

- 24x7 Power Backup
- Concealed Electrical Wiring with Fire Resistant Wires
- Adequate Plug Points



### WATER SUPPLY

- Tubewell with Hydro Pneumatic System
- Adequate Water Storage for Rain Water Harvesting
- Overhead Tanks to Ensure Regular Running Water
- 24x7 Solar Water Heating System to Ensure Hot Running Water



### FLOORING

**Flooring:** Superior Quality Vitrified Tiles  
**Balconies & Utility Areas :** Ceramic Tiles  
**Others:** Anti-Skid Tile Floors & Glazed Ceramic Tiles Cladded Toilets



### SAFETY & SECURITY

- 24x7 CCTV with Recording
- Intercom Connectivity
- Designed with Seismic Consideration
- Latest Fire Fighting Equipment



### ELEVATORS

Two Hi-Speed Elevators by Kone / Johnsons / Schindler or Equivalent



### PAINTS

**Internal Walls:** Acrylic Emulsion Paint  
**External Walls:** Anti - Fungal Weather Shield Paint



### PARKING

**Car Parking:** Covered Car Parking for One Car

Note: All the specifications are subject to change at the sole discretion of the developer / builder.



LIVE THE  
HIGH LIFE





“  
COMING TOGETHER IS  
**BEGINNING**  
KEEPING TOGETHER IS  
**PROGRESS**  
WORKING TOGETHER IS  
**SUCCESS**  
”

## SKYLINE INFRATECH

As they say, a great team is better than a team of greats. Skyline Park has a team that strikes the right balance between experienced and young, fresh approach and old school.

The people behind Skyline Park have an experience spanning decades in various domains, thus, giving Skyline Park the edge against other real estate projects.

The team believes that customer satisfaction is of utmost priority, hence, each one at Skyline Park strives to achieve perfection in everything they do.

## THE CHOICE TO RESIDE

The process of buying a house is exciting as well as challenging. A lot goes into this process like finding the ideal location, fixing a budget, getting the right amenities etc. Skyline Park is ideally located on the VIP Road at Zirakpur, which connects its residents to the national highways, the convenience stores and much more. At Skyline Park you will get to live the High Life with landscaped green areas, open gymnasium, club house and the list is on. Skyline Park is a trendsetting address because it has something for everyone.