

**Skyline**  
BY CANDEUR  
LIFE... ELEVATED

The Tallest Skyscraper of South India  
at Financial District



## Life...Elevated

Welcome to Skyline by Candeur, an epitome of refined living and elevated luxury in the heart of Hyderabad. Nestled amidst the vibrant cityscape, this prestigious highrise unveils a world of opulence and sophistication that surpasses all expectations. With its exquisite architecture, panoramic vistas, and unparalleled amenities, Skyline embodies the essence of a truly remarkable lifestyle where every moment is elevated to perfection. Standing tall at 58 floors with luxury residences ranging from 6,520 to 11,999 sq. ft., having your abode at Skyline truly means, living on top of the world.

Skyline's strategic location at Gachibowli gives you seamless access to all parts of the city with excellent connectivity to major commercial hubs, work spaces and lifestyle needs of daily life. Living at Skyline will also ensure utmost grandeur by being perhaps the only project which offers 13 feet high ceilings and the finest unmatched amenities to experience a true feeling of life...elevated.





## Luxury Becomes the New Rhythm of Life

Luxury and convenience intertwine at Skyline, bringing a world of amenities right to your doorstep. Imagine starting your day with an invigorating workout at our cutting-edge gymnasium, just steps away from your residence. As the sun rises, take a refreshing dip in our sparkling pool, arched by the vast sky and the soothing sounds of water. Leisure and entertainment served on a platter, Skyline offers a vibrant clubhouse where you can unwind, socialize, and indulge in various recreational activities. With convenience at its core, you'll find everything you need within reach





## Where Extravagance becomes your Everyday

-  Badminton Courts
-  Cricket Nets
-  Conversation Corner
-  Leisure park
-  Hoops Court
-  Jogging Trail
-  Outdoor Fitness Station
-  Tot lot
-  Herb Garden
-  Amphitheatre
-  Bark Park
-  Canopy



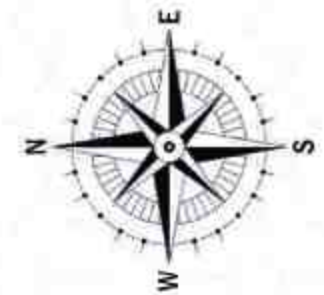
# Master Plan

## LEGEND:

1. Entrance Waterfall
2. Drop Off Zone
3. Jogging Track
4. Cobbled Pavers
5. Grass Pavers
6. Amphitheatre
7. Canopy Pathway
8. Lilly Pad Fountain
9. Gazebo
10. Sculpted Gardens
11. Leisure Park
12. Temple
13. Outdoor Fitness Zone
14. Zen Garden
15. Herb Garden
16. Tot Lot
17. Cricket Net
18. Sports Arena
19. Clubhouse Entrance
20. Bark Park
21. Half Basket Ball Court
22. Converation Corner



150'0" (45.72M) WIDE ROAD



# Skyline Empyreal Floor Plan



<b>BUILT-UP AREA</b>	916.80 SQ. M.	<b>LOADING (21.59%)</b>	197.94 SQ. M.	<b>SALEABLE AREA</b>	1,114.74 SQ. M. 11,999 SQ. FT.
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# Skyline Elysian Block Floor Plan



<b>BUILT-UP AREA</b>	619.23 SQ. M.	<b>LOADING (12.49%)</b>	77.1 SQ. M.	<b>SALEABLE AREA</b>	696.33 SQ. M.	7,495 SQ. FT.
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# Skyline Ethereal Block Floor Plan



BUILT-UP AREA	619.23 SQ. M.	LOADING (12.49%)	77.1 SQ. M.	SALEABLE AREA	696.33 SQ. M.
					7,495 SQ. FT.





# Skyline Elysium Block Floor Plan

UNIT FLAT 2	BUILT-UP AREA 571.78 SQ. M.	LOADING (6%) 34.31 SQ. M.	SALEABLE AREA 606.09 SQ. M. 6,520 SQ. FT.
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UNIT FLAT 1	BUILT-UP AREA 579.51 SQ. M.	LOADING (6%) 34.77 SQ. M.	SALEABLE AREA 614.28 SQ. M. 6,600 SQ. FT.
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# Elevate Your Lifestyle Beyond Imagination

with Dedicated Amenities in Each Tower



At Candeor Skyline, luxury knows no bounds. Step into a world of unparalleled indulgence where every whim is catered to. Here, every experience is an opportunity to indulge in the finest offerings. Surround yourself with modern facilities in each tower tailored to elevate your daily routine.

- › Leisure Lounge
- › Board Rooms
- › Open Air Patio
- › Billiards Rooms
- › Work Stations
- › Networking Bar
- › Cafeteria
- › Social Lounge

Skyline Empyreal - Tower Amenities Floor Plan

Skyline Elysian - Tower Amenities Floor Plan



Skyline Ethereal - Tower Amenities Floor Plan



Skyline Elysium - Tower Amenities Floor Plan









## Indulge in the Exquisite Clubhouse: An Oasis of refinement

Experience unparalleled sophistication at Skyline's prestigious clubhouse. Immerse yourself in a timeless ambience of refined opulence. Discover exceptional amenities at our 60,000 square feet club house that elevates your experience. Engage in thrilling virtual golf, transporting you to renowned courses. Unwind at the rooftop-covered pool, a tranquil oasis with breathtaking vistas. Pamper yourself at the indulgent spa/salon, offering luxurious treatments for body and soul. For friendly competition, enjoy a selection of indoor games-billiards, table tennis, and more. Stay active with state-of-the-art sports facilities and a well-equipped gym.

Skyline's exquisite clubhouse creates an exclusive social environment. Its tasteful interiors provide a remarkable backdrop for gatherings and celebrations. Elevate your lifestyle and embrace refined living at Skyline.

### Key Amenities

- |   |  |
|---|--|
|  Exclusive Coffee Lounge   |  State of the Art Gymnasium |
|  Creche                    |  Royal Banquet Hall         |
|  Open to Sky Swimming Pool |  Snooker Den                |
|  Virtual Golf Course       |  Body Wellness Center       |
|  Badminton Court           |  Squash Court               |
|  Cabana Lounge             |  Book Nook                  |
|  Plush Theater             |  Learning Studios           |



Clubhouse Ground Floor Plan

Clubhouse 1<sup>st</sup> Floor Plan



# Clubhouse 2<sup>nd</sup> Floor Plan



# Clubhouse 3<sup>rd</sup> Floor Plan



# Clubhouse 4<sup>th</sup> Floor Plan



# Clubhouse 5<sup>th</sup> Floor Plan

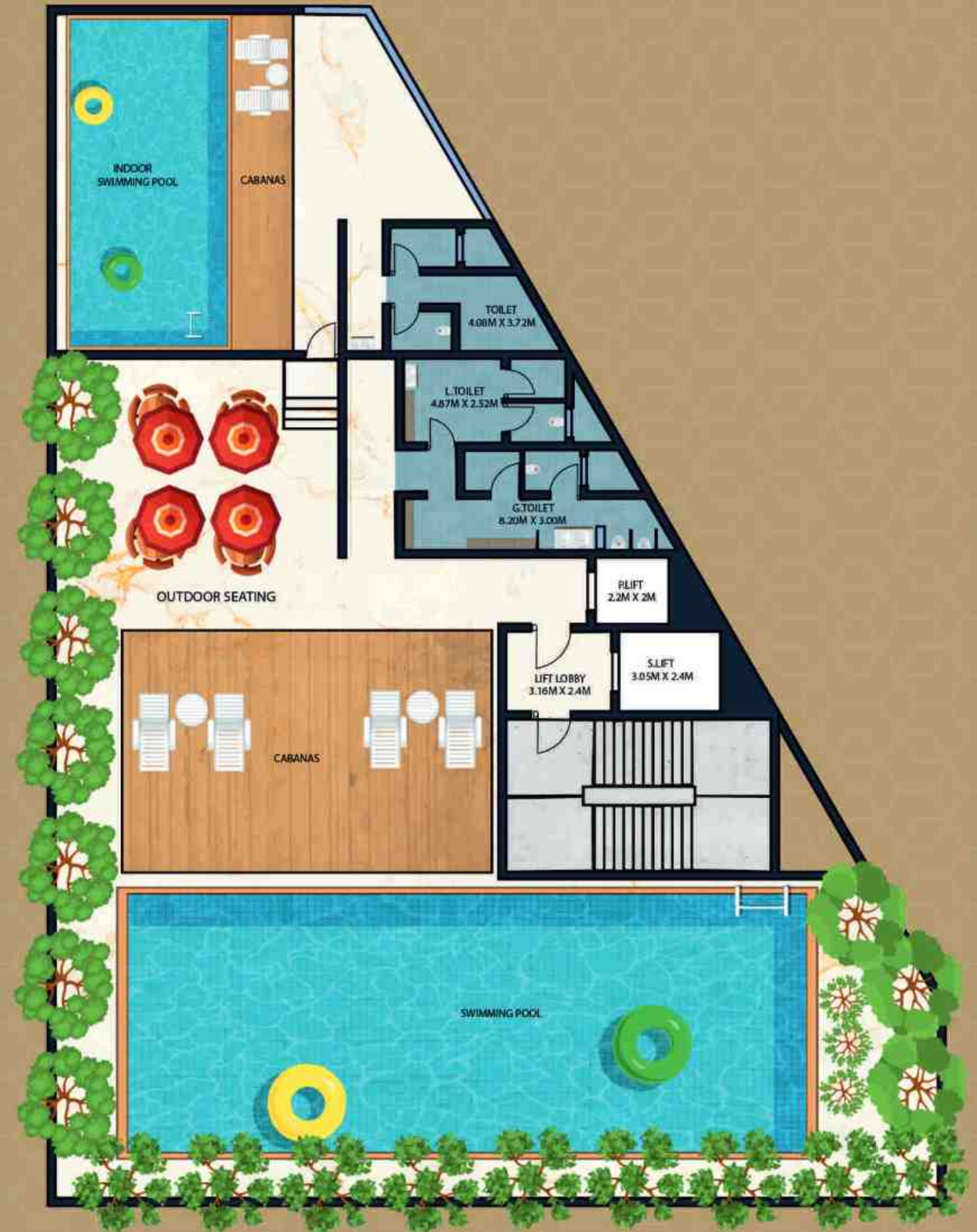




Clubhouse 6<sup>th</sup> Floor Plan



Clubhouse 7<sup>th</sup> Floor Plan



# Specifications:

## Super Structure:

RCC shear wall-framed structure, resistant to wind and earthquake (Zone -2).

## Walls:

**External Walls:** Reinforced shear walls.

**Internal Walls:** Reinforced shear walls.

## Doors:

**Main Door Frame & Shutter:** Designer main door frame & shutter of 10' height with premium designer hardware fittings from Hafele / equivalent make.

**Internal Door Frame & Shutter:** Designer internal door frame & shutter of 8' height with premium designer hardware fittings from Hafele / equivalent make.

## Windows Frame & Shutter:

Extruded anodized aluminium window systems especially designed to take wind pressure, airtightness, water tightness.

## Flooring:

**Drawing, Foyer, All Bedrooms, Family living, Dining, Dry kitchen:** Imported marble with 3" skirting.

**All Toilets:** Combination of anti-skid flooring & Granite- full height dado for wet areas & 4' height for dry areas.

**Lift Lobbies:** Combination of Marble & Granite for both walls & floor.

**Living Balconies:** Wooden vitrified tiles.

**Passenger Staircase / Fire Staircase:** Stone as per fire norms.

**Store/Wash Area/Wet Kitchens/Utilities/Servant Room Servant toilet:** Premium vitrified tiles.

**Wet Kitchens:** Large format premium tiles on wet kitchen wall.

## Kitchen/utility/wash:

Provision for RO, dish washer, washing machine and wet area for washing utensils with CP fittings.

Provisions for exhaust fan in wet kitchen.

## Bathrooms:

Premium Italian make (Villeroy & Boch/ Gessi) washbasin(s).

All C,P fittings & sanitary fixtures of Premium Italian make.

Provision for exhaust fan in all bathrooms.

Heat pump in utility area for hot water in all bathrooms.

Dual wash basins with vanity.

LED mirrors.

Floor to wall mounted WC of imported make.

Glass shower cubicles with premium hardware.

Rainwater shower head.

Silent exhaust systems at ceiling.



## Lifts:

V3F drive high-speed lifts of reputed make.

Lift lobby cladding with vitrified tiles & granite in 1st-floor entry lobby.

## Electrical:

Concealed copper wiring of Havells / Finolex or equivalent make.

Power outlets for exhaust fan(s) in all bathrooms.

Power plugs for cooking range chimney, refrigerator, microwave oven, mixer/grinder, and aqua water in the kitchen.

Power plugs for washing machine and dishwasher in utility area.

Three-phase power supply for each unit.

Miniature circuit breakers (MCB) for each distribution board of Legrand/ Havells/ Mitsubishi/ Equivalent make.

Plug pin(s) for TV & audio in living, drawing, and all bedrooms.

Internet points in living room & master bedroom.

## Tv/Telephone:

Intercom facility to all units connecting security.

Provision for Cable TV Connection in Drawing, Living, and all Bedrooms.

One internet connection provision

## Water Proofing:

Waterproofing shall be provided for all Bathrooms, Balconies, Utility Area & Roof terrace.

## Security:

Sophisticated round the clock security/ surveillance system.

Surveillance cameras (CCTV) at the main security and at the entrance of the block & lift cabin. Interactive door locks/security systems

Video door phone for main door installed in mbr

## Fire Safety:

Fire alarm, automatic sprinklers and wet risers as per Fire Authority Regulations.

Corner cornice will be provided where ever Firefighting pipes are visible in the flat .

## Power Back Up:

100% DG backup with acoustic enclosure and AMF.

## WTP & STP:

Water treatment plant for bore-well water for each unit.

A Sewage Treatment plant of adequate capacity as per norms inside the project.

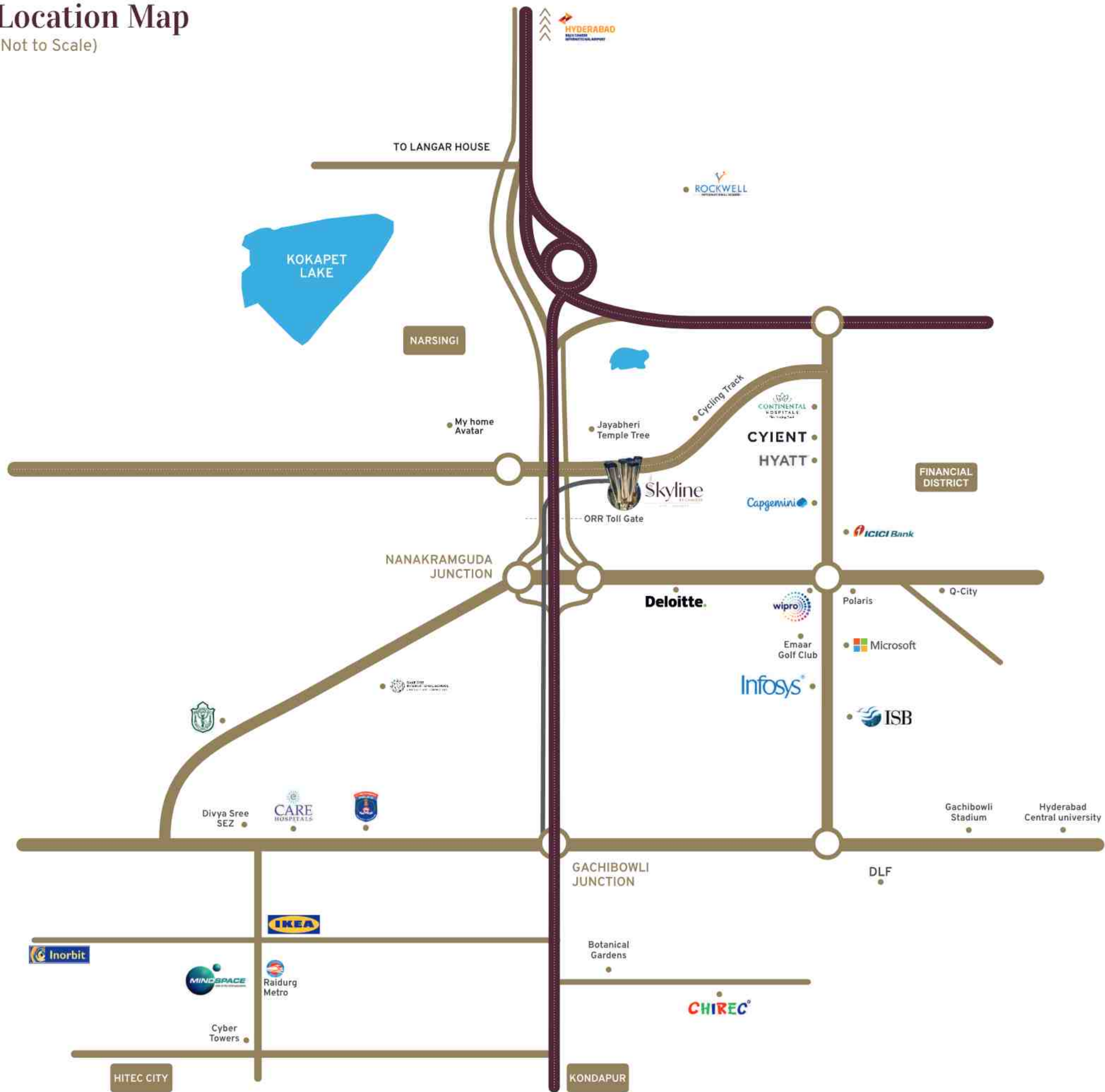
Treated sewage water for the landscaping and flushing purpose.

Garbage chute will be provided.



# Location Map

(Not to Scale)



## Nearby Locations

### Connectivity

Financial District	6 mins
Kokapet Junction	8 mins
Nehru Outer Ring Road	10 mins
Raidurgam Metro	12 mins
Rajiv Gandhi International Airport	29 mins

### Schools

Oakridge International School	8 mins
Delhi Public School	14 mins
ISB	18 mins
Chirec International School	20 mins

### Hospitals

Rainbow Children's Hospitals	5 mins
Continental Hospitals	8 mins
AIG Hospitals	12 mins
Care Hospitals	12 mins

### Working spaces

Sattva Knowledge Capital	7 mins
Amazon Hyderabad Campus	7 mins
Wipro	8 mins
Capgemini	9 mins
Cognizant	10 mins
Rajapushpa Summit	10 mins

### Restaurants/Breweries/Entertainment

Third Wave Coffee	7 mins
The Fisherman's Wharf	8 mins
Flipside Adventure Park	9 mins
Zero40 Brewing	10 mins
Ikea	12 mins
Inorbit Mall	16 mins
Sarath City Capital Mall	17 mins





## Setting New Heights in Luxury Living

Welcome to Candeur Group, where luxury living is redefined with the utmost finesse. Led by the vision of our three esteemed promoters, Mr. K Srikanth Reddy, Mr. K Srihar Reddy, and Mr. Vishnu Reddy, Candeur is synonymous with excellence. Our completed projects, such as Candeur Rise, Candeur Carlisle, and Candeur Landmark, showcase our dedication to delivering exceptional quality and craftsmanship.

Our impressive portfolio boasts a total of 10 projects, including completed and ongoing ventures in Bangalore and Hyderabad, we have established ourselves as a prominent player in the industry. As we aspire to become market leaders, we strive to create homes that embody convenience, elegance, and attention to detail. From world-class sports facilities to meticulously designed landscapes and top-notch security, every aspect of our projects are crafted to fulfill the desires of our discerning customers. Discover the pinnacle of luxury living with Candeur Group.

At Candeur Group, we take pride in offering the highest standards of luxury, convenience, aesthetics, and functionality. Discover a world of luxury living where no detail is overlooked.

Join us on this extraordinary journey today.



# Skyline

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H.O: Jayabheri enclave, Plot no. 26, Sy no. 103/1, Gachibowli Rd., Hyderabad, Telangana-500 032

Project: Survey No.: 285(P),185,186, Opp. The Peak Jayabheri,  
Narsingi-Puppalaguda Main Road Gandipet, Ranga Reddy, 500 089

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