



# TYPICAL FLOOR

BIKARNAKATTE  
 AHSANUL MASJID  
 APPROX 50 METERS



NORTH



UNIT NO	TYPE	AREA
1	3BHK	1614 SFT
2	3BHK	1551 SFT
3	2BHK	1243 SFT
4	2BHK	1308 SFT
5	3BHK	1599 SFT
6	3BHK	1787 SFT
7	3BHK	1794 SFT



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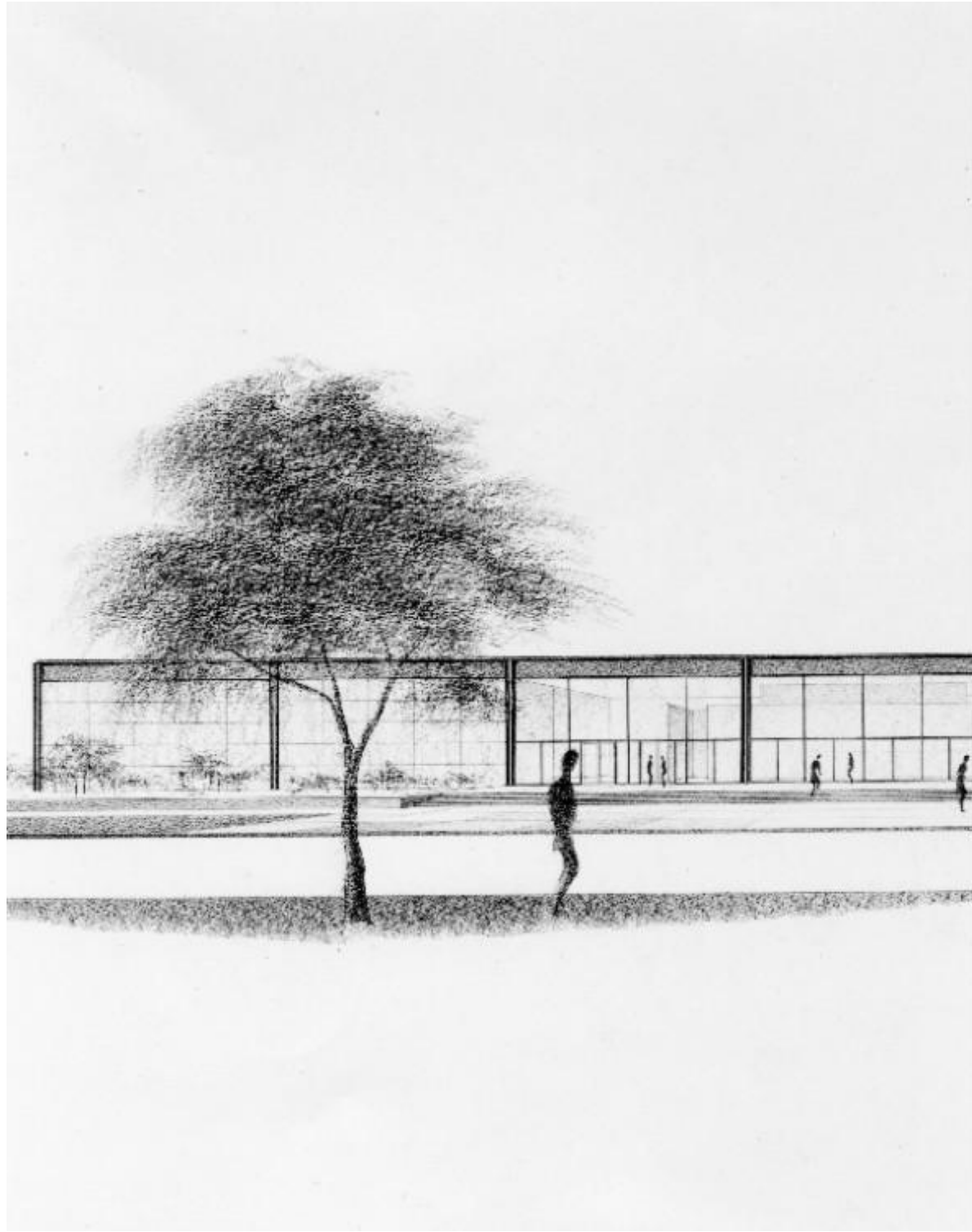
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Where we love is home - home that our feet may leave, but not our hearts.  
-**Oliver Wendell Holmes, Sr.**

WESTLINE  
**SKYDALE**  
BIKARNAKATTE, MANGALORE



# Synopsis

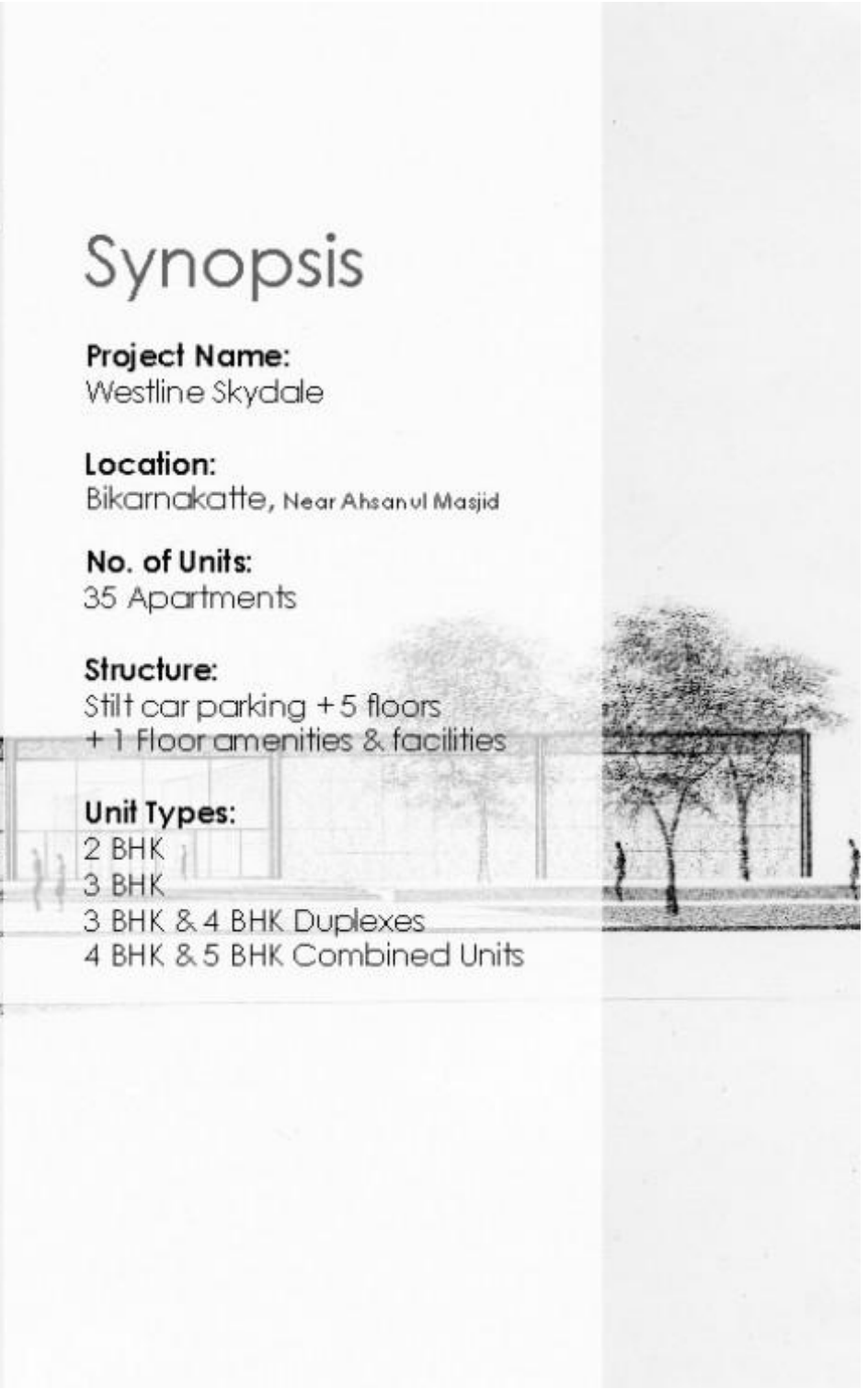
**Project Name:**  
Westline Skydale

**Location:**  
Bikarnakatte, Near Ahsanul Masjid

**No. of Units:**  
35 Apartments

**Structure:**  
Stilt car parking + 5 floors  
+ 1 Floor amenities & facilities

**Unit Types:**  
2 BHK  
3 BHK  
3 BHK & 4 BHK Duplexes  
4 BHK & 5 BHK Combined Units







## Facilities

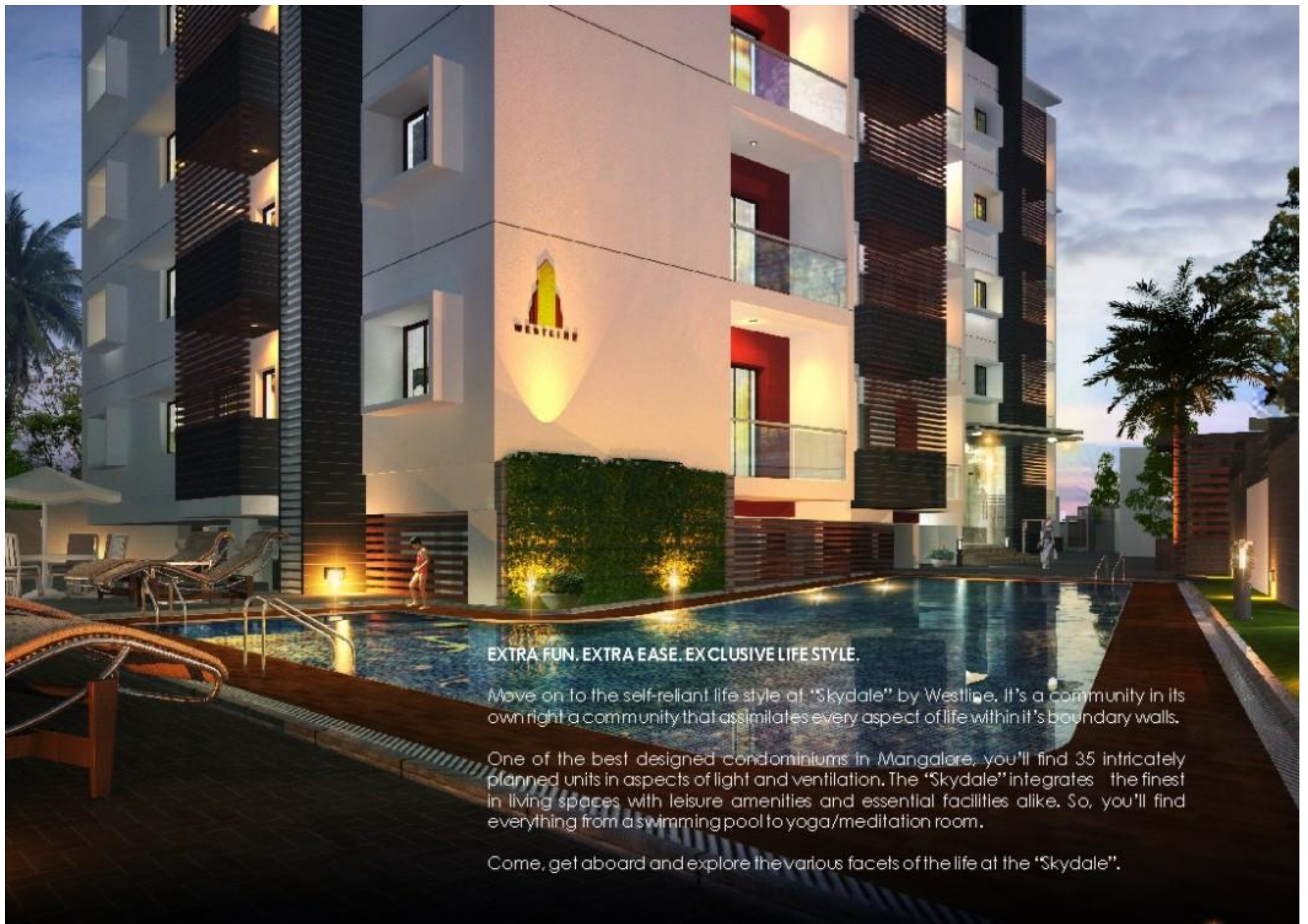
- Club House / Party Hall
- Swimming Pool
- Yoga - Aerobics Room
- Sophisticated Gymnasium
- Jacuzzi
- Indoor Games - Billiards Room
- Children's Play Area
- Generator Back Up
- Reticulated Gas Connections
- Video Door Phones
- Electronic Security Cards
- Surveillance Cameras
- Telephone with Centrex Facility
- Security Personnel
- Maintenance Staff
- Superior Quality Construction
- 24X7 power and water provision

# Advantages

- Building have beautiful view of valleys on north
- Built on environment friendly concepts
- Contemporary architecture
- Thoughtfully designed homes with maximum privacy, comfort, natural light, cross ventilation and utilization of space.
- Rain water harvesting
- Municipality water and bore well for drinking water







**EXTRA FUN. EXTRA EASE. EXCLUSIVE LIFE STYLE.**

Move on to the self-reliant life style at "Skydale" by Westline. It's a community in its own right a community that assimilates every aspect of life within it's boundary walls.

One of the best designed condominiums in Mangalore, you'll find 35 intricately planned units in aspects of light and ventilation. The "Skydale" integrates the finest in living spaces with leisure amenities and essential facilities alike. So, you'll find everything from a swimming pool to yoga/meditation room.

Come, get aboard and explore the various facets of the life at the "Skydale".

Suitably connected to the network of major roads and with the concentration of many facilities, the posh, well-planned locality of Bikarnakatte is set to be one of the most attractive residential zones of Mangalore City.

The Westline “Skydale” residences are centred in the most sorted neighbourhood of Bikarnakatte. These residences will soon become the epicentre of elegant living. Residents and guests will not only enjoy the intricately detailed gardens, the luxury amenities and facilities, but will also have effortless ease of access to renowned schools, colleges, shopping malls, markets, hospitals, religious places, health clubs etc.



Project View: As visible to the Bikarnakatte Main Road







Project View: View of the building from north side - Pedestrian entry is shown



# Quality

## DOORS & WINDOWS

- **Main Door :** Grand high polished teak wood door frame and polished shutter with high quality SS hardware.
- **Internal Doors :** High polished teak wood door frame and polished veneer shutter with high quality SS hardware.
- **Toilet Doors :** Solid wooden or granite frame and pre-engineered shutters laminated on one side with SS hardware
- **Living Area Balcony Doors:** UPVC or aluminum sliding doors.
- **Windows:** UPVC or aluminum sliding windows.

## FLOORING AND CLADDING

- **Lobby:** Granite flooring, interior decorated with waiting arrangements
- **Balcony:** Anti Skid tiles
- **Bedroom +Living +Dining:** Premium vitrified tiles.
- **Toilets :** Antiskid ceramic tile for flooring and designer ceramic tile dado
- **Kitchen:** Premium Anti-Skid vitrified flooring.
- Granite platform and stainless steel double bowl sink and ceramic wall cladding will be provided in hand or installed.
- **Corridors+Staircases:** Granite for corridors and staircases.

## BALCONY RAILINGS:

- 2" SS Hand Railing at 1.1 meter height embraced with laminated toughened glass for better scenic view.

## FITTINGS AND FIXTURES

- **Toilets:** Modern hot and cold single lever diverter and other toilet CP fittings (Grohe, Jaquar, Cera or equivalent)
- **Common Wash Basin:** Counter Top Wash Basin
- **Sanitary Ware:** Wall hung WC, Decorative push button (Toto Japan, Duravit, Roca or Equivalent)

## ELECTRICAL

- LED lightings for common areas (drastically reduces maintenance charges)
- Fire resistant electrical wires of reputed make
- Best modular electrical switches of Legrand make or equivalent
- Generator back up power for apartments and common areas
- Points & provision for Water purifier, Exhaust fan, Microwave, Mixer grinder, Chimney and Refrigerator in kitchen
- Washing machine point in utility
- Electrical geyser point and Exhaust fan point in all the bathrooms
- Split AC point in Master Bedroom and provisions in living and all bedrooms.
- TV / Telephone point in living and master bedroom

## BUILDING AUTOMATION SYSTEM

- **Sensor lighting** in basement
- Video Door Phones
- Security surveillance system

- Fibre optic provision in each flat to embrace future technological supports for TV, VoIP (Voice over Internet Telephony), Internet and Telephone.

## PAINTING

- **External Painting:** Part Textured Surface finish with "Weather shield" paint.
- **Internal wall and ceiling paint:** Emulsion or equivalent paint for all internal walls and ceiling
- **Internal Plastering :** Birla White Putty or equivalent plastering for extra smooth surface
- **Corridors and Staircases:** Texture paint in part of corridors for visual enhance

## OTHER

- An architectural beauty with green patches providing sense of private gardens.

## ELEVATORS

- 2 high-end designer Stainless Steel high speed lifts with ARD system (Automatic Rescue Device)

## CONVENIENCE

- Reticulated gas pipe system to the kitchen
- Maintenance staff
- Security Personnel





<b>SCHOOLS &amp; COLLEGES</b>		<b>COMMUNE</b>		<b>FATHER MULLERS</b>	
ANSOOD COLLEGE OF NURSING	0.2 KM	RICKSHAW STAND	0.1 KM	A.J	2.0 KM
SACRED HEARTS HIGH SCHOOL	1.7 KM	BUS STOP	0.7 KM	<b>RESTAURANTS</b>	
ST. AGNES COLLEGE - ALEPHONDA	2.1 KM	RAILWAY STATION	2.4 KM	CHEER	1.0 KM
KARAVATI POLYTECHNIC COLLEGE	2.2 KM	AIRPORT	12 KM	KFC	1.4 KM
ST. THERESA SCHOOL - ICSE	2.2 KM	<b>BANKS</b>		GARLIEE	2.2 KM
FATHER MULLERS MEDICAL COLLEGE	2.2 KM	SYNDICATE BANK	0.4 KM	VILLAGE	2.5 KM
ROSHI HIRAYA SCHOOL	2.4 KM	INDIC BANK	0.6 KM	<b>HOLY PLACES</b>	
ST. GEROSA HIGH SCHOOL	2.9 KM	KARNATAKA BANK	0.8 KM	<b>MASJIDS</b>	
ST. ALOYSIUS COLLEGE	2.4 KM	STATE BANK OF INDIA	1.2 KM	AHSA HULLA MASJID	0.1 KM
CAMBRIDGE SCHOOL - CBSE	4.8 KM	HDFC BANK	1.5 KM	AL-TAQWA MASJID	2.7 KM
ST. JOSEPH HIGH SCHOOL	4.2 KM	STATE BANK OF MYSORE	2.6 KM	HOOR MASJID	4.1 KM
KARAVATI COLLEGE	5.2 KM	<b>MARKETS</b>		<b>CHURCHES</b>	
ST. JOSEPH ENGINEERING COLLEGE - VTU	6.4 KM	VEGETABLE MARKET	0.4 KM	S HIRI OFF INFRANT JESUS	0.2 KM
<b>PARKS &amp; LEISURES</b>		<b>SHOPPING</b>		HOLY CROSS CHURCH	1.3 KM
EDEN AQUATICS CLUB	1.4 KM	LOTUS MALL	0.7 KM	ST. SEBASTIAN CHURCH	2.1 KM
KANARA CLUB	1.7 KM	SHARATH MALL	2.8 KM	<b>TEMPLES</b>	
KADRI PARK	2.8 KM	CITY CENTRE	2.9 KM	HARIKRISHNA TEMPLE	1.1 KM
PILKULA GOLF CLUB	7.7 KM	<b>HOSPITALS</b>		SRI VIDYANATHA	1.4 KM
		COLLACO	2.4 KM	D-AMASTHANA	
		INDIANA	1.7 KM	KADRI MANUNATHESHWARA	2.2 KM
		KWC	2.9 KM		