

Skyl^{ine}

BY CANDEUR

LIFE... ELEVATED

THE TALLEST SKYSCRAPER OF SOUTH INDIA
AT KOKAPET, FINANCIAL DISTRICT

Life...Elevated

Welcome to Skyline by Candeur Constructions, an epitome of elevated luxury and refined living in the heart of Hyderabad. Nestled amidst the vibrant city scape at Kokapet, this prestigious, tallest, highrise shall unveil a world of opulence and sophistication that surpasses all expectations. With an exquisite architecture, panoramic vistas and unparalleled amenities, Candeur 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 Candeur Skyline shall truly mean, living on top of the world.

Candeur Skyline's strategic location closer to ORR Gachibowli gives you a 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 Candeur Skyline will also ensure utmost grandeur by being perhaps the only project that offers 13 feet high internal ceiling and the finest unmatched amenities to experience an upscale feeling of life...elevated.



A name where Dreams touch the Horizon



Imagine the city's skyline, a canvas of soaring towers, a testament to human achievement and progress. As our architects at Candeur sketched and our vision took form, "Skyline" emerged as a natural representation of what we aim to create – a living masterpiece that stands tall, both physically and metaphorically.

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The name "Skyline" for Candeur Constructions' the tallest towers of opulent residences in South India, is embarked on a journey to encapsulate the spirit of elevation, aspiration, and an unparalleled living experience. It's a name that tells a story – a story of reaching for the sky, of soaring ambitions, and of creating a life that's nothing short of remarkable. Welcome to "Skyline" – where the sky is not the limit; it's just the beginning.



Four Celestial splendours that mirror their opulent essence



Skydome

Prepare to be immersed in opulence beyond compare as you enter the first tower known as "Skydome." This tower is more than a residence; it's a symphony of luxury and architectural mastery. The name "Skydome" unveils a realm where the sky is not just a limit but a boundless source of inspiration. The towering structure, crowned with a magnificent glass facade, invites you to experience life under an ever-changing canvas of celestial wonders. With unparalleled views stretching to the horizon, "Skydome" is where the pinnacle of elegance converges with the vast expanse above.

Skylight

Behold the exquisite tower 2 named "Skylight." A name that speaks volumes about the luminous lifestyle it offers. Just as a skylight channels radiant beams into a space, this tower floods your life with brilliance. "Skylight" is not just a residence; it will be a living masterpiece adorned with cascades of natural light, where each room is a haven of serenity and splendor. By day, the sun dances within, and by night, the stars themselves appear to twinkle just for you. Prepare to bask in the opulence of unfiltered radiance.

Skycrest

Welcome to the zenith of opulence embodied by the majestic "Skycrest." This tower is a testament to your refined taste and unapologetic desire for the extraordinary. "Skycrest" stands tall, reigning over the city like a crown jewel of architectural magnificence. As you ascend, each level unfolds a new layer of lavishness, from meticulously designed interiors to awe-inspiring views that stretch to eternity.

Skylux

At the forefront of Candeur Skyline, the enigmatic 4th tower, "Skylux" beckons, promising an unrivaled experience in luxury. The name itself encapsulates the very essence of its offering – a prime position at the vanguard of elegance. "Skylux" will be your gateway to a world where panoramic vistas merge seamlessly with extravagant living. Step into a realm where the city's charm unfolds before you like a grand tapestry, with every comfort and amenity designed to elevate your lifestyle to an unparalleled dimension.





A Grand Entrance

Enjoy a seamless arrival and departure with exotic water features and landscaping, a dedicated ride-share drop-off zone, valet service, exclusive school bus bays, not to mention ample storage for bicycles and electric vehicle car port provided at parking bays. Once inside, a series of private lobbies and high speed elevators connect you to your residences and quickly, quietly and efficiently, transport you beyond the clouds.





Total Leisure at your Service

- | | | | |
|--|---|---|--|
|  Badminton Courts |  Cricket Nets |  Barbeque Zone |  Leisure Park |
|  Hoops Court |  Jogging Trail |  Outdoor Fitness Station |  Tot Lot |
|  Herb Garden |  Amphitheatre |  Bark Park |  Canopy Pathway |



Nature Inspired Landscaping

At Candeur Skyline, every element is a testament to our commitment to nature-inspired design. From the architecture that seamlessly integrates with the landscape to the handpicked materials that mirror the beauty of the surroundings, every detail exudes elegance and sophistication. Experience the seamless fusion of nature and luxury, where the indoors and outdoors merge to create a living experience that is both indulgent and harmonious.

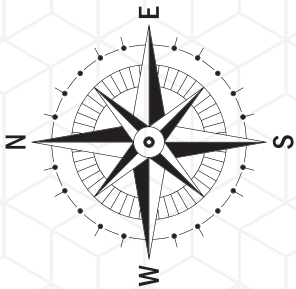
Candeur Skyline is much more than just a residence; it's an experience that redefines opulence, comfort, and aesthetic pleasure. Immerse yourself in the opulent landscapings, traverse the cabana pathways, and bask in the radiance of well-illuminated gardens. This is your invitation to elevate your lifestyle, to live amidst the sheer beauty that only nature-inspired craftsmanship can provide. Welcome to Candeur Skyline, where every moment is a celebration of artistry and elegance.



Master Plan

LEGEND:

- 1. Grand Entrance Arch
- 2. Serene Waterfall
- 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 Crossfit 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. Conversation Corner



150' (45.72M) WIDE ROAD



Tower B | Skylight - 7,495 Sq. Ft.



Tower C | Skycrest - 7,495 Sq. Ft.







Stilt amenities at Club Viós-

The Plush Side of life

Some residential projects eke out an inflexible identity, seeking a solid foundation or era to plant their feet firmly and dig their heels in to.

We're one of those places. Candeur Skyline is the epi-center of transformation, ushering in a new decade and an era of unprecedented communal and personal change.

Step into a world of unparalleled indulgence where every whim of yours is catered at Candeur Skyline with exclusive stilt amenities in every tower. Here, every experience is an opportunity to indulge in the finest offerings being given for entire family that is bound to charge up your daily routine.



- Leisure Lounge
- Board Rooms
- Open Air Patio
- Billiards Rooms
- Work Stations
- Networking Bar
- Socio Cafe
- Reading Room



Tower A | Skydome - Amenities



Tower B | Skylight - Amenities



Tower C | Skycrest - Amenities



Tower D | Skylux - Amenities





Experience Indulgence at Club Atmós

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 Atmos club house that elevates your senses to glory. Engage in a thrilling virtual golf that will transport you to renowned golf courses. Get sporty at the shuttle courts and squash courts or unwind and calm your soul 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 from a selection of indoor games-billiards, table tennis, and more. Celebrate life at the opulent banquet hall for all your occasions and keep yourself fit in our state-of-the art gymnasium.

Candeur Skyline's exquisite clubhouse makes it a perfect place for networking as well as enjoy a lively social environment.

Key Amenities

- | | |
|---|--|
|  Exclusive Coffee Lounge |  State-of-the-art Gymnasium |
|  Creche |  Plush Banquet Hall |
|  Open to Sky Swimming Pool |  Snooker Den |
|  Virtual Golf Course |  Body Wellness Centre |
|  Badminton Courts |  Squash Court |
|  Roof Top Cabanas |  Book Nook |
|  Plush Theatre |  Learning Studios |





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**Rejuvenate your Soul
the way you like**

Luxury and soul stirring moments intertwine at Candeur Skyline, bringing a world of amenities right to your community. Imagine starting your day with an invigorating workout at our cutting-edge gymnasium, or, as the sun rises, take a refreshing dip in our sparkling pool, arched by the vast sky and the soothing sounds of water. Our 8 levels of club culture will make sure lots of convenience and thoughtful facilities are available for entire family to keep yourselves and your loved ones rejuvenated and healthy, within reach.





Convenience. The new luxury of life

Leisure and entertainment are served on a platter. Candeur Skyline offers a vibrant clubhouse where you can unwind, socialize and indulge in various soul pampering activities. Candeur Skyline offers a host of amenities that underscore the importance of living well and wellness itself.

On-site work spaces, areas designated for families, and units designed to accommodate your every need invite you to embrace the transformative nature of this gated haven. Candeur Skyline also unites timeless glamour with a new, multi-disciplinary approach to development. The site pairs a soaring residential building – the tallest in South India – with an expansive theme park, tasteful retail inclusion and the creation of an art-inspired canopy path ways that connects the community into a walkable wonderland surrounded by pristine water sculptures.



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.

Air Conditioning:

VRV Air condition system provided.

T.V/Telephone:

Intercom facility to all units connecting security.

Provision for Cable T.V 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 master bedroom

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 Conveniences

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.



4 Tallest Towers of Structural Brilliance with 100% glass facade





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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TS RERA No.: P02400005496

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