ULTIMA®
Builders & Developers Pvt. Ltd.
An ISO 9001-2008 certified company

skymax
LUXURY APARTMENTS

AN ABODE OF DESIGNER LIFE

CRISIL REAL ESTATE
Ultima Skymax
Kochi
Project By
Ultima Builders and
Developers Pvt Ltd
STAR RATINGS

WWW.ULTIMASKYMAX.COM

The new Aerosky apartment at Kakkanad - Kochi, with many families already living the life of their dreams.

KOCHI METRO

With the upcoming developments by 2016, the metro city of Kochi is guaranteed to bring in greater opportunities and better living, for more than 90000 young job seekers.

Beyond the fishing nets

Home to Asia's 4th biggest shopping mall, the world-class Vallarpadam Container Terminal, specialized economy zones, biotechnology campuses, the ambitious Smartcity, and the already commenced work of the metro rail project, the time is right to invest in India's second most favourite metro city – Kochi. Be it to settle down or to invest, Kochi is the place to be.

Rising aspirations of Kochi

Ultimate Luxury

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Crisil star rated project

Introducing Skymax; luxury apartments of new age architecture.
The perfect blend of tradition and modernity, Skymax
is set to redefine what others mean by 'the perfect living ambience'. Situated
in the rich and beautiful landscape of Rajagiri Valley - Kakkanad, Skymax's
one, two and three bedroom apartments are set to
make living a true joy.

Pictures shot at actual location - Skymax model flat.

Above and beyond

Designer living is not merely a statement; It is a way of life. With Ultima Skymax, we have gone to great lengths to ensure that your living space feels alive.

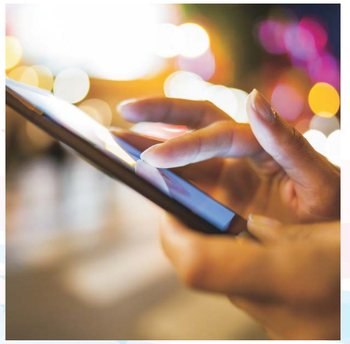
The spacious rooms, custom made furniture, state of the art kitchen, warm lighting - echoes Ultima's attention to detail and commitment to designer living, with utmost priority to comfort.

Come and experience the best of Ultima.

Reinvent Safety

You are safe

With ultra-modern security features like intelligent building security systems, 24-hour close circuit television monitoring, security-men surveillance, video door-phones and centralized gas supply, Skymax ensures the complete security of you and your loved ones to put your mind at ease. With child-safe pool, ultra modern lifts, fireproof wiring, at Skymax we have taken care of security from all possible angles.



The perfect lifestyle

At Skymax, one finds everything expected of a lifestyle
nothing less than truly luxurious. Ambient living spaces, modern
facilities makes everyday living a true joy. Ultima Builders have used the most
comprehensive products, guaranteeing strength
and longevity without compromising on a beautiful finish.

"Ultima has delivered its promise. On time. Every time. Skymax is just another feather in their cap. Me & my family trust Ultima."

Film director Lal Jose
Ultima Brand Ambassador

Connoisseur's Choice

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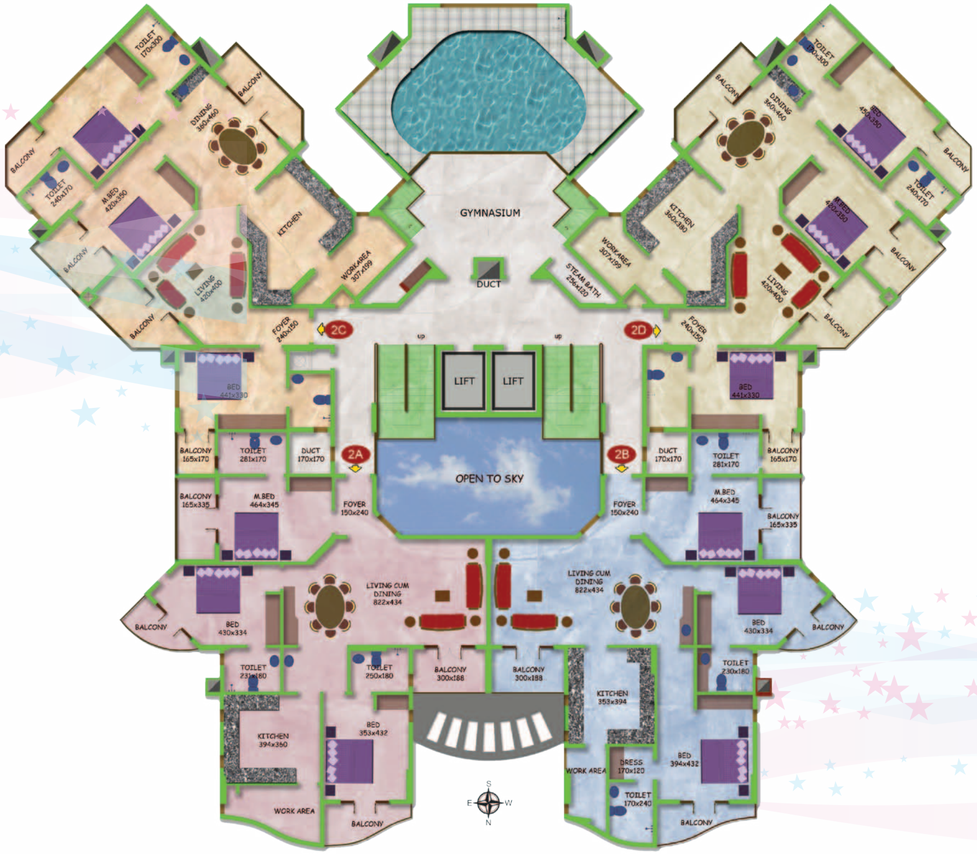
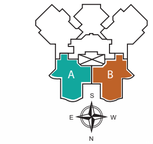


FIRST AND SECOND FLOOR PLAN

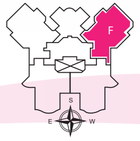


Block A-B | 3 BHK
2094 Sq Ft | Floors 1 to 6

Block - C | 3 BHK
2218 Sq Ft | Floors 1 to 2

Block - D | 3 BHK
2242 Sq Ft | Floors 1 to 2

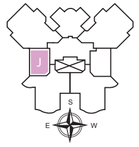
Block - E | 3 BHK
2278 Sq Ft | Floors 3 to 6



Block - F| 3 BHK
2301 Sq Ft | Floors 3 to 6

Block - G | 1 BHK
1123 Sq Ft | Floors 3 to 14

Block - H & I | 2 BHK
1719 Sq Ft | Floors 7 to 14



Block - J | STUDIO
694 Sq Ft | Floors 7 to 14

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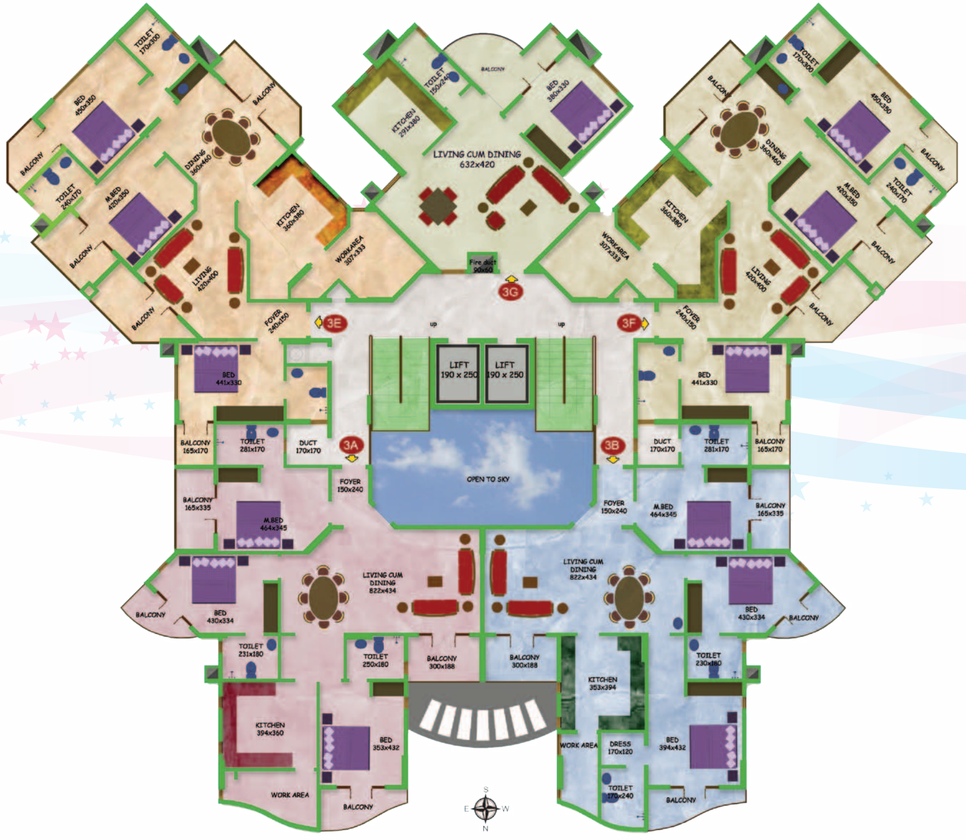

TYPICAL FLOOR PLAN: 3RD, 4TH, 5TH & 6TH

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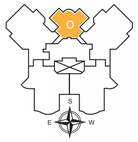
TYPICAL FLOOR PLAN: 7TH, 8TH, 9TH, 10TH, 11TH, 12TH, 13TH AND 14TH

Block - K | STUDIO
719 Sq Ft | Floors 7 to 14

Block - L | 2 BHK
1957 Sq Ft | Floors 7 to 14

PENT HOUSE : 4214 SQ FT |15TH FLOOR



Block - O | 2 BHK
1123 Sq Ft | Floors 11 to 14

Block - P & Q | 3 BHK
2125 Sq Ft | Floors 11 to 14

Block - R & S | 3 BHK
R: 2245 Sq Ft | S: 2270 | Floors 11 to 14

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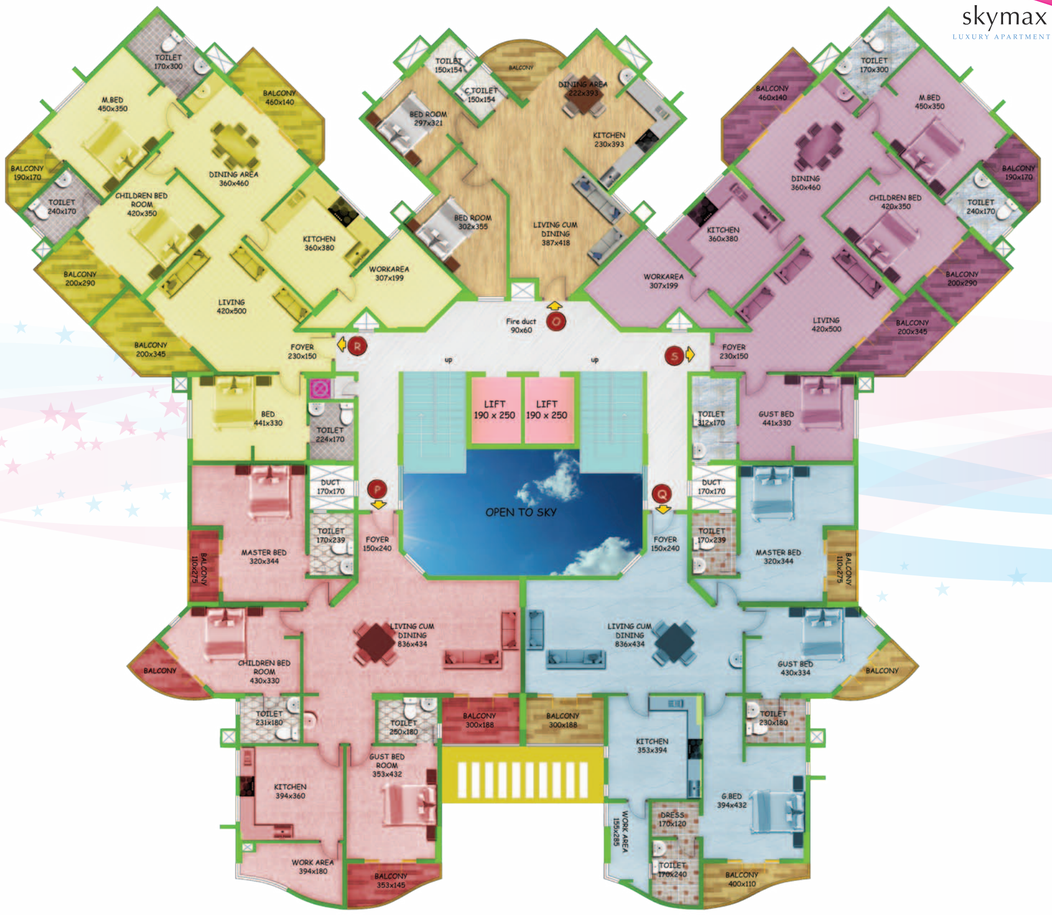

TYPICAL FLOOR PLAN: 11TH, 12TH, 13TH AND 14TH

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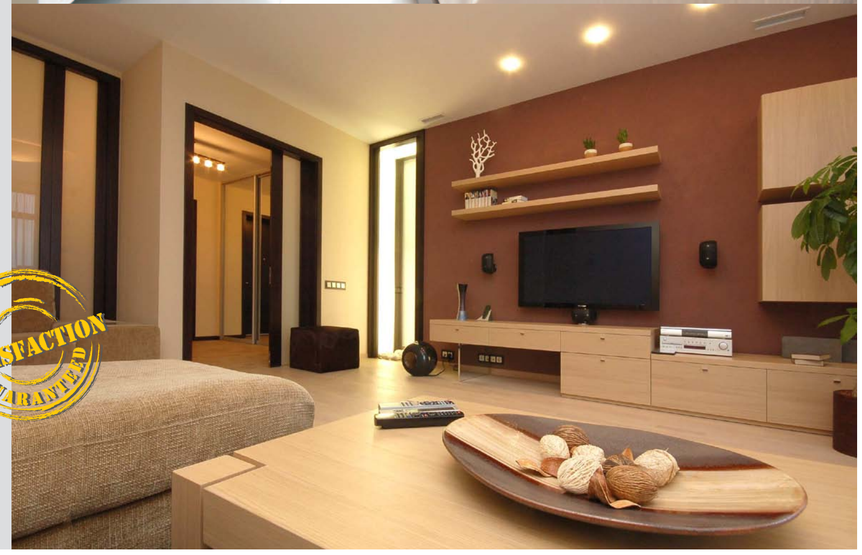
AMENITIES

- Visitors Lobby
- High speed stretcher lift 2 Nos (13 passenger per lift)
- Swimming Pool & Kids pool with separate body wash cubicle area, Pool area toilet, dress changing cupboard and steam bath
- Multipurpose gym
- Kid's play area & Daycare
- Multipurpose hall covered with tensile roofing
- Centralized gas system
- Water Purification plant
- Snooker table
- Provision for Broadband internet
- Fire alarm & Sprinkler
- C.C.T.V surveillance of common area
- Lounge Music
- Motion sensors lighting in common area
- Solar & Wind mill power for common area
- Card swiping system (main entrance, swimming pool, gym, Snooker table)
- Separate car wash area
- Separate Drivers Dormitory with kitchen and Bathroom
- Door phone with colour monitor
- Garbage shoot
- Modern lightning arrestor
- Automatic shoe polishing
- Reception
- Visitors car parking
- On call maintenance
- Generator backup
- Sewage water treatment
- Rain water harvesting
- Full false ceiling and full wall tile in common lobby area
- Car parking barrier
- Ground drinking well water facility (6 meter dia well)
- Full automation provision



CONSTRUCTION SPECIFICATIONS

FOUNDATION
Deep pile foundation in DMC method up to hard rock strata with full pile cap.

STRUCTURE
Tata/vysakh /equivalent Steel is used for Earthquake resistant structure, proper foundation and load bearing structure, solid blocks.

FLOORING
High quality 80 x 80 cm vitrified flooring. Glazed wall tiles in bathrooms up to ceiling beam height. Anti-skid ceramic flooring in bathroom.

ELECTRICAL
Concealed wiring using PVC conduits – FR Wiring of RR Kabel/equivalent. Automatic generator power back-up in every apartment, DB. MCB, ELCB of Legrand/equivalent. TV points in living and in all bedrooms. AC points in living, dining and bedrooms. All apartments are equipped with Automation Provision (providing conduits and separate DB).

PLUMBING
Supreme/equivalent pipes and fittings (PVC & CPVC), handle valves from Remer (made in Italy)/equivalent. Hot water plumbing points in every kitchens and bathrooms.

PAINTING
Interior: One coat of premium brand cement powder putty and 2 coats of paste putty, one coat of premium brand interior primer and 2 coats of premium brand in-touch interior emulsion.

Exterior: 2 coats of premium brand Acribond exterior primer and 2 coats of premium brand outstretch elastomeric paint.

TEELEPHONE LINE
Concealed conduit wiring for telephone provided in living room and every bedrooms.

DOORS, WINDOWS, HAND RAIL & FLY NET
Main Door: Skinned American walnut veneer doors with architrive. Inside Doors: polymer coated honeycomb veneer pressed door (American walnut) with architrave. Quality iron mongery (Bonaz/Magnum/equivalent), high quality window with aluminum fly mesh. Balconies & Stair Hand rail are clear laminated safety glass. Duct Door, Garbage chute door.

KITCHEN
Modular Kitchen with full base unit & Wall unit. Granite Kitchen counter top with Ceramic tile dado up to 2 feet. Imported Stainless Steel 2-Bowl Sink with drain board (Made in Holland). Mixer Tap with purified drinking well water and provision for municipal water. Centralized gas system, geyser point and exhaust fan provision. Work area with washing machine point and separate store area.

TOILET
Imported sanitary fixtures. Taps fittings / Remer & Daniel (Made in Italy). Toilet with imported Bath Cubicle, exhaust fan and bathroom accessories like towel road, soap stand, towel ring and half pedestal wash basin.

Distance from skymax

Seaport-Airport	800m
Lulu Mall	8 km
Oberon Mall	6 km
Civil Station	2 km
Kochi SmartCity	2 km
Wonderla Park	8 km
Sunrise Hospital -	3 km
Vyttila Junction	9 km
Ernakulam Ju. South	13 km
Ernakulam Town	10 km
M G Road	13 km

Whistling Woods
LAKE VIEW LUXURY VILLAS AT MUNNAR

Nature's blessing

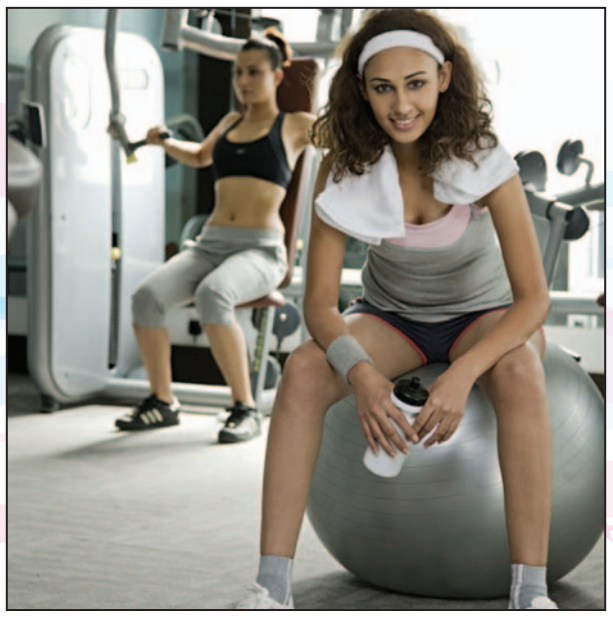
Whistling Woods is Ultima's upcoming project - A lake view Luxury villa project at Munnar. Consisting a limited number of designer villas exclusively designed to not just enhance ones living experience, but also bring its residents closer to the inexplicable beauty of nature.

To know more, contact: enquiry@ultimabuilders.in

PRICELESS LUXURY

EVERLASTING TRUST

UNBEATABLE PRICE



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