



TC-ONE PROPERTIES & PROJECTS (INDIA) PVT. LTD

An ISO 9001-2008 Certified Company

Skywalk Apartments, Near Metro Hospital, NH Bypass, Kozhikode, Kerala-673 014

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PREMIUM & COMPACT APARTMENTS

SKYWALK
N.H. BY-PASS, KOZHIKODE



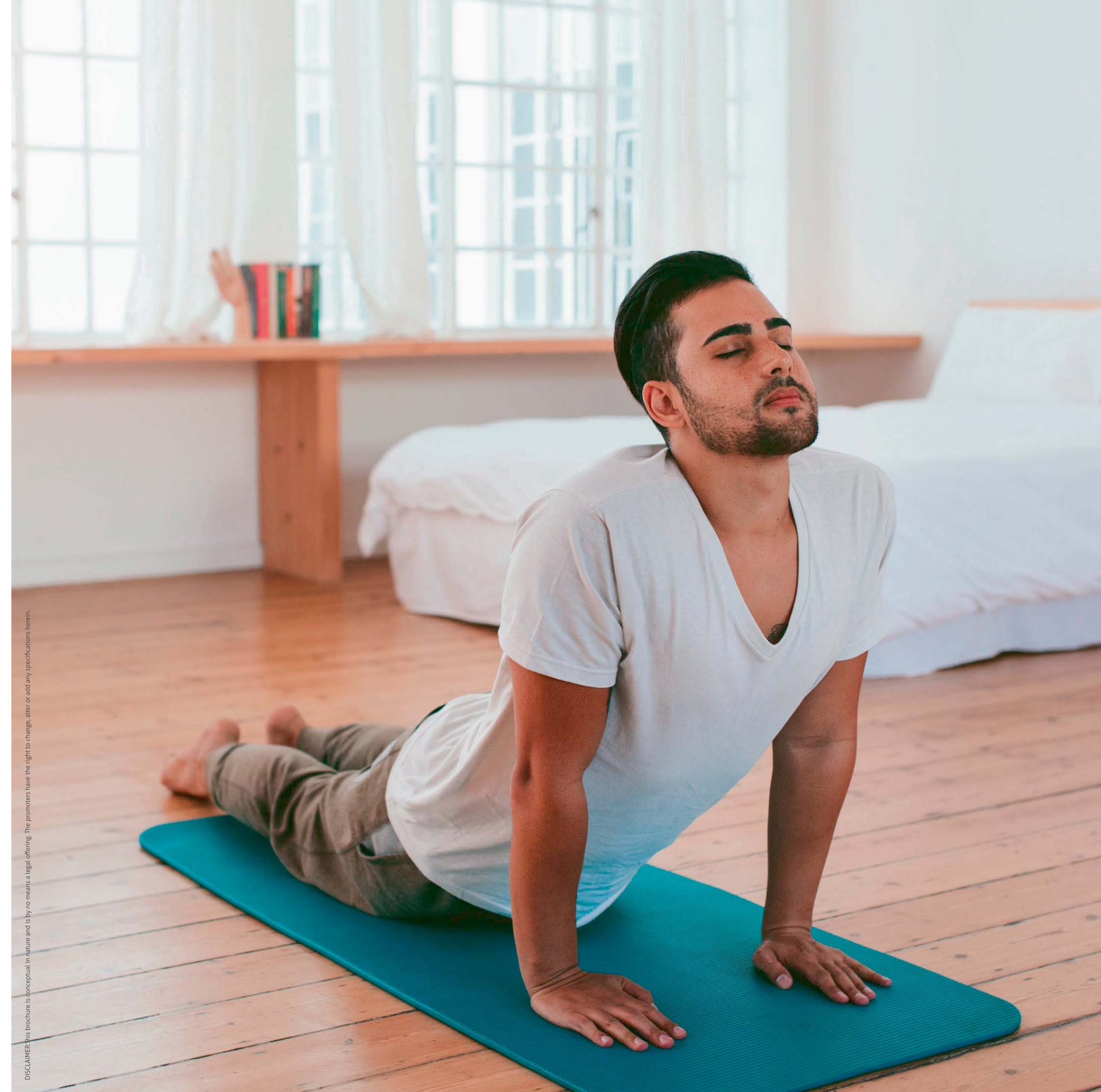
REDEFINING LIFESTYLE

TC-ONE Properties & Projects is an ISO 9001:2008 certified company which provides complete residential and commercial solutions. Founded in 2008, we aim to bring innovative changes in the construction industry with unique and contemporary designs.



THE SKYWALK TOWNSHIP

TC-ONE Skywalk, overlooking the NH-Bypass, is Kozhikode's first township project with 35+ world class amenities and a variety of unique features. A large welcoming entrance plaza, and a landscaped skywalk on the 23rd floor are two of the many special aspects of this project.



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35+
AMENITIES

FACILITIES

1. Skywalk
2. Overlooking NH Bypass
3. Business Centre
4. Convenience Store
5. Provision for Cable TV, Satellite TV
6. Roof Top Open Party Deck
7. High Speed Kone / Equivalent Brand Elevators
8. Multi Storey Covered Car Parking
9. Mini Theatre
10. Vastu Friendly Design
11. Swimming Pools
12. Spa for Men
13. Spa for Women
14. Yoga / Meditation Rooms
15. Gymnasium
16. Indoor Games
17. Outdoor Games
18. Cyber Café
19. Electronic Security System
20. Round the clock Security Personnel
21. Bio Waste Bin
22. Courier Desk
23. Restaurant
24. Bank ATM
25. Piped Gas Provision
26. Reading Room & Library
27. Multi Storey Parking
28. Jogging Track
29. Play School
30. Provision for Driver's Rest Room, Car Wash Area & Association & Conference Hall)
31. Guest Suites
32. Large Landscaped Areas
33. Eco Friendly Rain Water Harvesting
34. Sewage Treatment Plant
35. Provision for Broadband Internet Connectivity
36. Children's park
37. Provision for Barbeque
38. Terrace Garden
39. Landscaped Play Area
40. Coffee Shop
41. World class Materials
42. Lavish Lobby with Italian Marble Flooring
43. Power Backup

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SPECIFICATION



ARCHITECTURAL/ CIVIL SPECIFICATION

- Exclusively designed 234 Apartments in 2 Towers of 1, 2 & 3 Bed Apartments
- Passenger Elevators of reputed make
- 3 nos. Passenger lifts
- 2 nos. Stretcher lifts
- Eco friendly environment with Rain Water Harvesting system and use of recycled water from STP for Gardening



STRUCTURE

- Tower 1 - 3 Floors Parking + Ground + 18 stories
- Tower 2 - 4 Floors Parking + Ground + 18 stories
- RCC framed structure with Laterite/Brick/Cement Block Masonry walls
- Parking provided on Basement Floors



ELECTRICAL

- AC provision in Bedroom in 1 Bed unit, Master bedroom in 2 BHK and in 2 bedrooms in 3 BHK
- Telephone provision in living and master bedroom
- TV provision in living and master bedroom
- Fixtures/Fittings Modular switches of Legrand/ABB equivalent make and copper wiring.



PAINTING

- Plastic Emulsion over putty finish for internal walls
- Enamel paint for internal doors and frames
- Exterior Emulsion/premium quality paints for exterior walls
- Enamel paint for grills and handrails



SANITARY AND CP FITTINGS

- Superior quality sanitary and CP fixtures in Toilet and Kitchen
- -ROCA/CERA/GROHE/HINDWARE/EURO/JAGUR/Equivalent
- Toilets with fixtures like towel rod/rack, soap dish and mirror



JOINERY

- Polished Teakwood Frame with architrave and shutter for front door (mention type – panel, flush door etc)
- Painted Hardwood Frame (Irul/Equivalent) with flush door/paneled/moulded skin Shutters for internal doors
- Heavy-duty powder coated aluminum frame windows with MS grills



POWER BACK-UP

- D.G. Back up for common area and designated points in apartment and provision for inverter in every apartment



TILING

- Superior quality vitrified tile flooring and skirting in living, dining, bedrooms and foyer – RAK/EURO/Equivalent
- Superior quality ceramic tile flooring, skirting and wall tiling 60 cm above counter in Kitchen – Kajaria/Somany/Equivalent
- Superior quality ceramic Floor and Wall tiling up to false ceiling in toilets – Kajaria/Somany/Equivalent
- Stainless steel sink with drain board on granite counter in kitchen



SECURITY SYSTEM

- Video door phone system, Bio-metric/electronic access control for main door of the project



LIFT LOBBY

- Lift Lobby Floor/Walls with Combination of one or more of Marble/Granite/Designer Tiles Landscape
- Designer landscaping

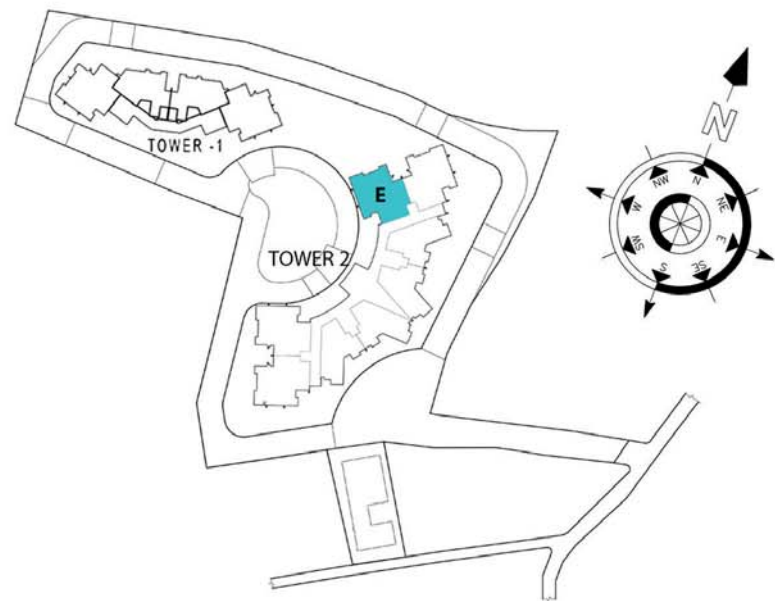
SKYWALK

TYPE E - 3 BED UNIT

SUPER BUILT UP AREA : 1801 Sqft
CARPET AREA AS PER RERA : 1117 Sqft



1. Living Cum Dining	360 x 685
2. Balcony	150 x 265
3. Powder Room	150 x 120
4. Wash	150 x 110
5. Bedroom	360 x 360
6. Toilet	360 x 150
7. Toilet	150 x 250
8. Balcony	160 x 210
9. Bedroom	360 x 360
10. Bedroom	360 x 360
11. Common Area	260 x 270
12. Toilet	250 x 150
13. Work Area	240 x 225
14. Kitchen	250 x 360



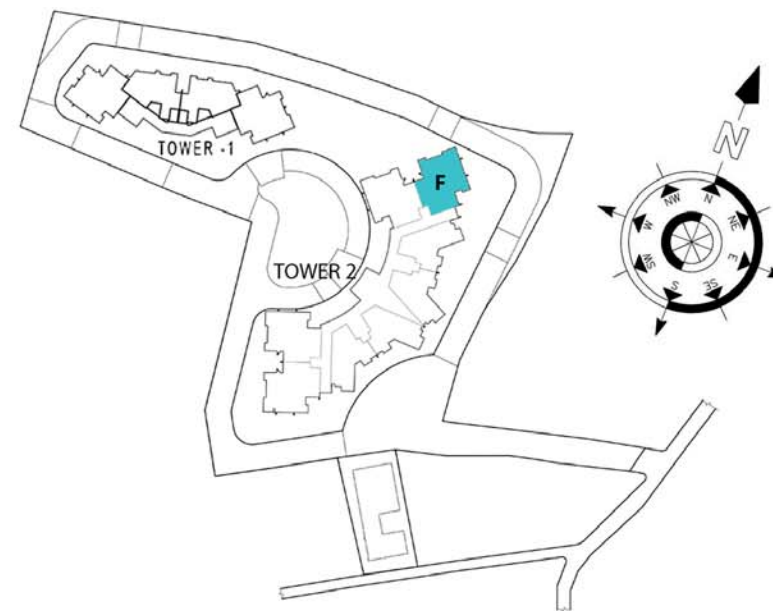
SKYWALK

TYPE F - 3 BED UNIT

SUPER BUILT UP AREA : 1801 Sqft
CARPET AREA AS PER RERA : 1117 Sqft



1. Living Cum Dining	360 x 685
2. Balcony	150 x 265
3. Powder Room	150 x 120
4. Wash	150 x 110
5. Bedroom	360 x 360
6. Toilet	360 x 150
7. Toilet	150 x 250
8. Balcony	160 x 210
9. Bedroom	360 x 360
10. Bedroom	360 x 360
11. Common Area	260 x 270
12. Toilet	250 x 150
13. Work Area	240 x 225
14. Kitchen	250 x 360



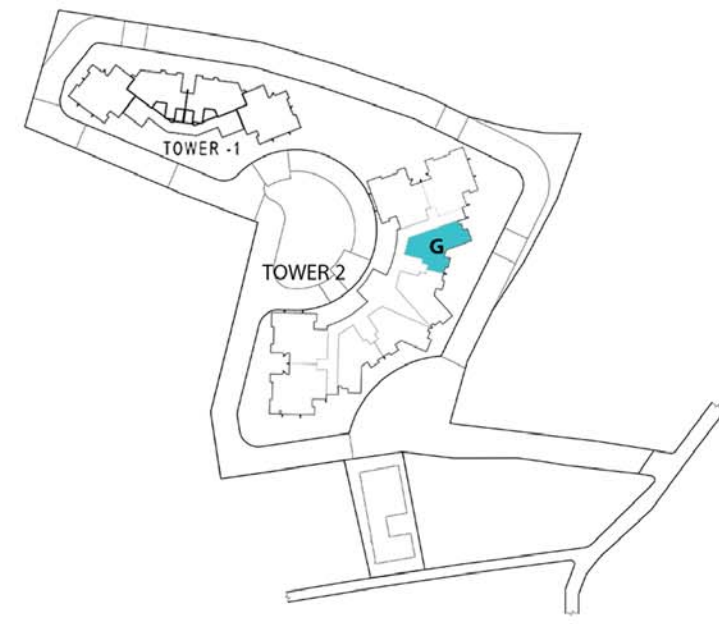
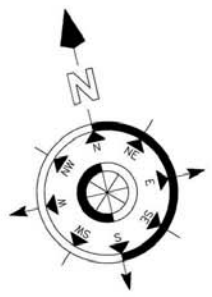
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SKYWALK

TYPE G - 2 BED UNIT

SUPER BUILT UP AREA : 1362 Sqft
CARPET AREA AS PER RERA : 777 Sqft



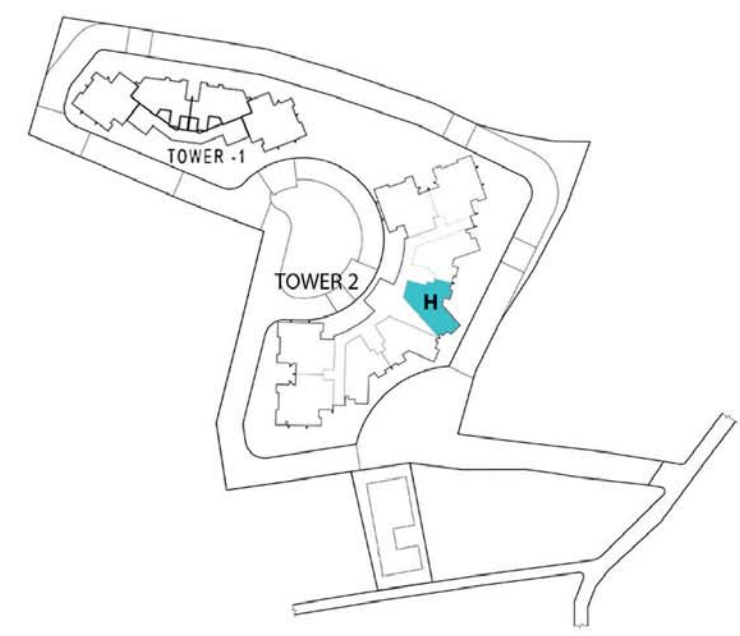
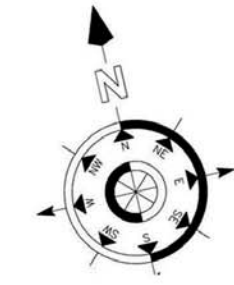
1. Dining	360 x 250
2. Living	390 x 360
3. Bed Room	360 x 360
4. Toilet	150 x 260
5. Balcony	570 x 140
6. Bed Room	360 x 360
7. Toilet	140 x 240
8. Powder Room	135 x 150
9. Workarea	210 x 150
10. Kitchen	285 x 300



SKYWALK

TYPE H - 2 BED UNIT

SUPER BUILT UP AREA : 1362 Sqft
CARPET AREA AS PER RERA : 777 Sqft



1. Dining	360 x 250
2. Living	390 x 360
3. Bed Room	360 x 360
4. Toilet	150 x 260
5. Balcony	570 x 140
6. Bed Room	360 x 360
7. Toilet	140 x 240
8. Powder Room	135 x 150
9. Work Area	210 x 150
10. Kitchen	285 x 300

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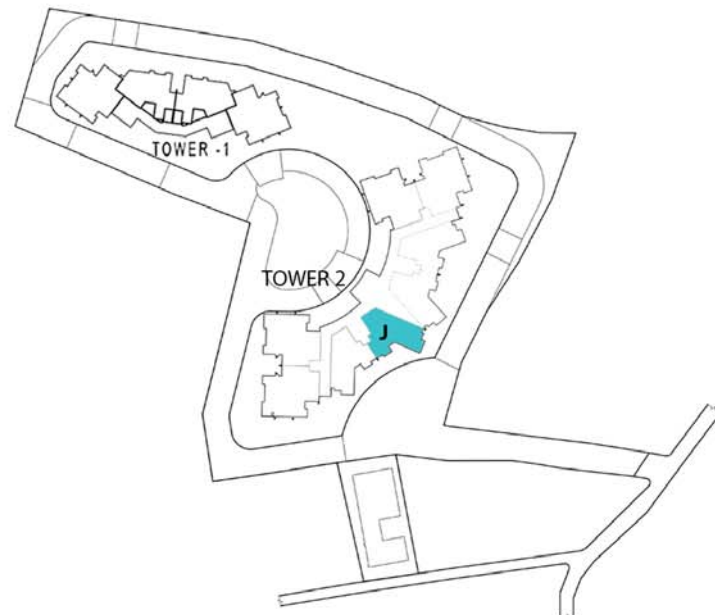
SKYWALK

TYPE J - 2 BED UNIT

SUPER BUILT UP AREA : 1362 Sqft
CARPET AREA AS PER RERA : 777 Sqft



1. Dining	360 x 250
2. Living	390 x 360
3. Bed Room	360 x 360
4. Toilet	150 x 260
5. Balcony	570 x 140
6. Bed Room	360 x 360
7. Toilet	140 x 240
8. Powder Room	135 x 150
9. Work Area	210 x 150
10. Kitchen	285 x 300



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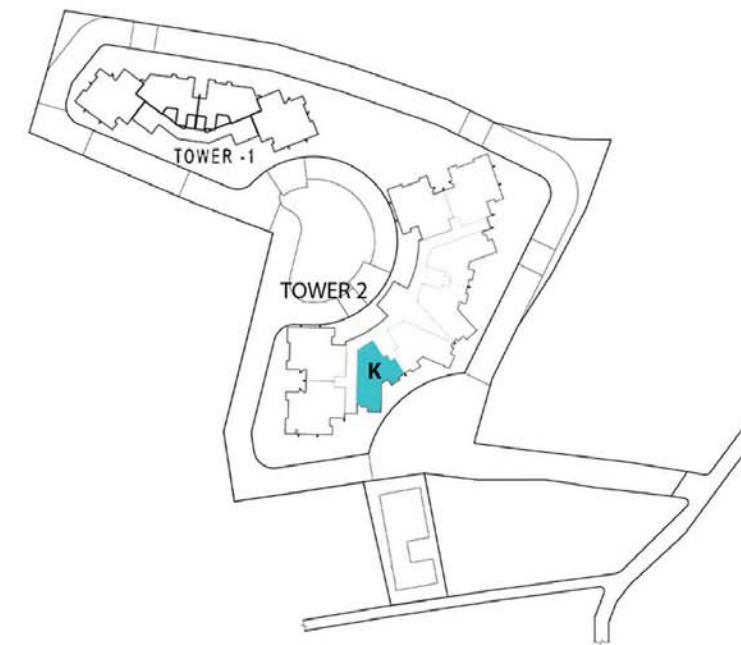
SKYWALK

TYPE K - 2 BED UNIT

SUPER BUILT UP AREA : 1362 Sqft
CARPET AREA AS PER RERA : 777 Sqft



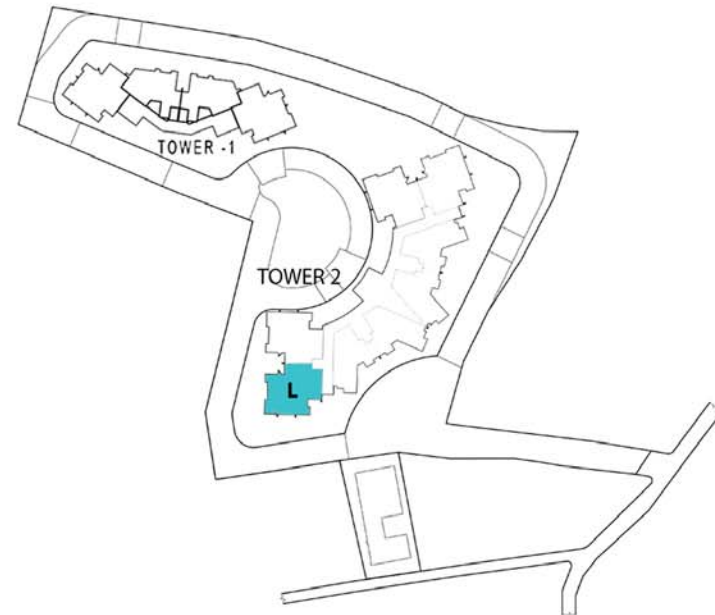
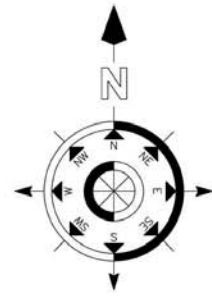
1. Dining	360 x 250
2. Living	390 x 360
3. Bed Room	360 x 360
4. Toilet	150 x 260
5. Balcony	570 x 140
6. Bed Room	360 x 360
7. Toilet	140 x 240
8. Powder Room	135 x 150
9. Work Area	210 x 150
10. Kitchen	285 x 300



SKYWALK

TYPE L - 3 BED UNIT

SUPER BUILT UP AREA : 1801 Sqft
CARPET AREA AS PER RERA : 1117 Sqft

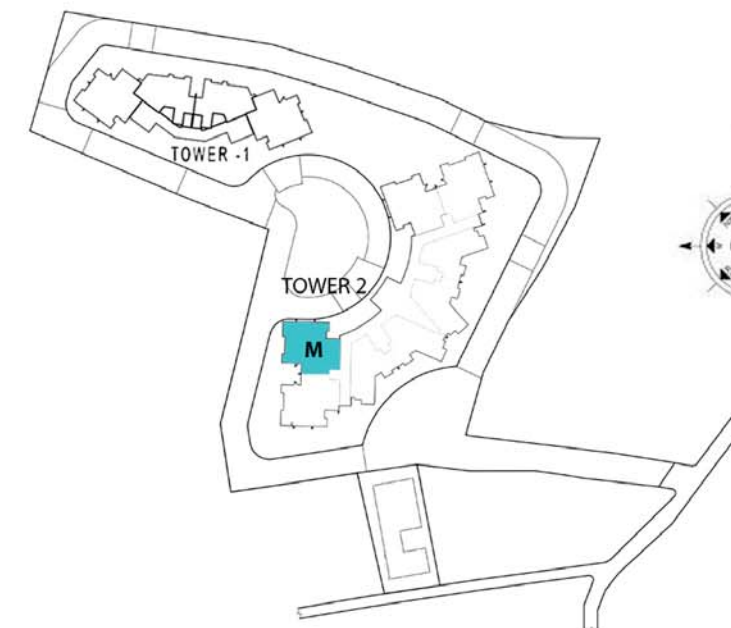


- | | |
|----------------------|-----------|
| 1. Living Cum Dining | 685 x 360 |
| 2. Balcony | 265 x 150 |
| 3. Powder Room | 120 x 150 |
| 4. Wash | 110 x 150 |
| 5. Bedroom | 360 x 360 |
| 6. Toilet | 150 x 360 |
| 7. Toilet | 250 x 150 |
| 8. Balcony | 210 x 160 |
| 9. Bedroom | 360 x 360 |
| 10. Bedroom | 360 x 360 |
| 11. Common Area | 270 x 260 |
| 12. Toilet | 150 x 250 |
| 13. Work Area | 225 x 240 |
| 14. Kitchen | 360 x 250 |

SKYWALK

TYPE M - 3 BED UNIT

SUPER BUILT UP AREA : 1801 Sqft
CARPET AREA AS PER RERA : 1117 Sqft



- | | |
|----------------------|-----------|
| 1. Living Cum Dining | 685 x 360 |
| 2. Balcony | 265 x 150 |
| 3. Powder Room | 120 x 150 |
| 4. Wash | 110 x 150 |
| 5. Bedroom | 360 x 360 |
| 6. Toilet | 150 x 360 |
| 7. Toilet | 250 x 150 |
| 8. Balcony | 210 x 160 |
| 9. Bedroom | 360 x 360 |
| 10. Bedroom | 360 x 360 |
| 11. Common Area | 270 x 260 |
| 12. Toilet | 150 x 250 |
| 13. Work Area | 225 x 240 |
| 14. Kitchen | 360 x 250 |



SKYWALK

TYPE A - 1 BED UNIT

SUPER BUILT UP AREA : 695 Sqft
CARPET AREA AS PER RERA : 474 Sqft

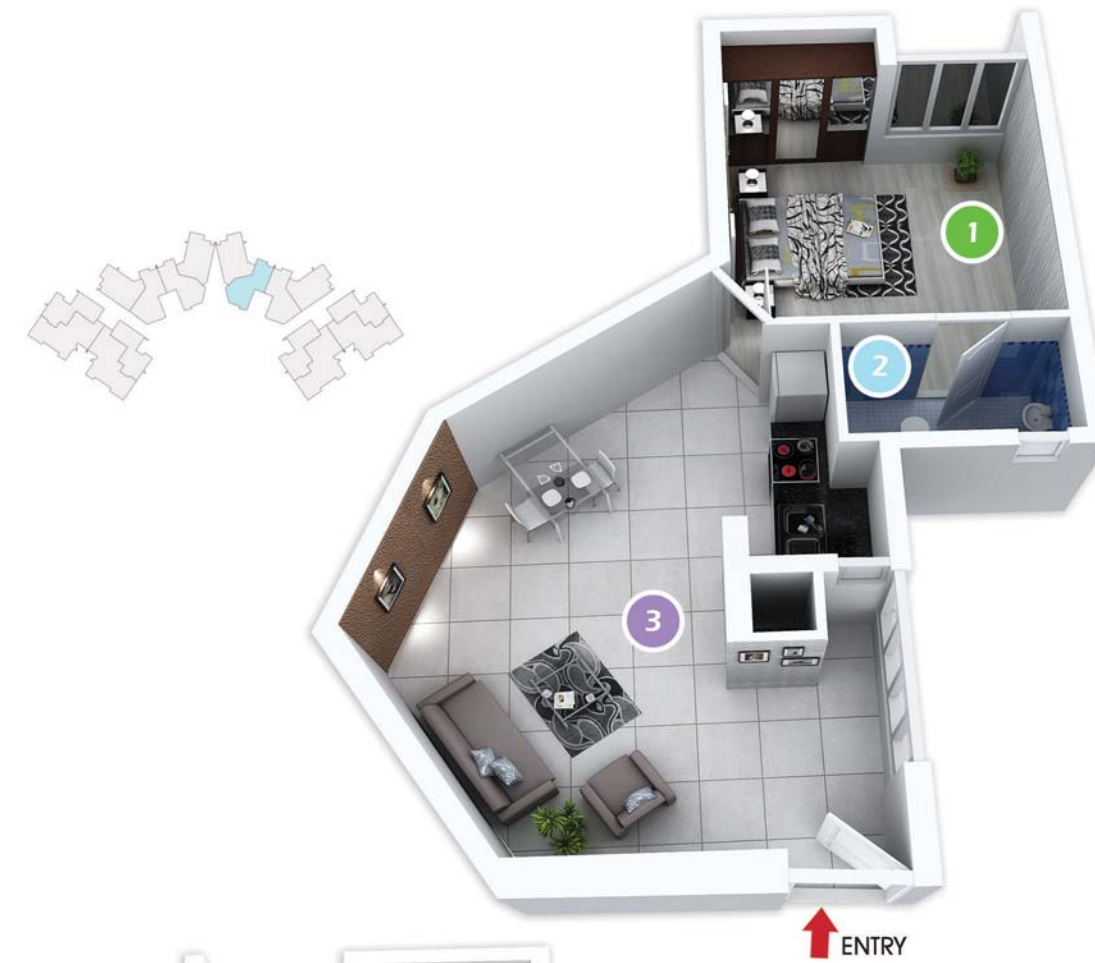
Room	Area
1. Living/Dining/Kitchen	335x580
2. Bedroom	360x510
3. Toilet	150x360



TYPE C - 2 BED UNIT

SUPER BUILT UP AREA : 1076 Sqft
CARPET AREA AS PER RERA : 689 Sqft

Room	Area
1. Living	330x300
2. Dining/Kitchen	330x310
3. Balcony	140x240
4. Toilet	150x250
5. Bedroom	360x360
6. Bedroom	360x350
7. Toilet	250x150
8. Balcony	250x200



SKYWALK

TYPE K - 1 BED UNIT

SUPER BUILT UP AREA : 687 Sqft
CARPET AREA AS PER RERA : 478 Sqft

Room	Area
1. Living/Dining/Kitchen	505x545
2. Bedroom	360x360
3. Toilet	140x240



TYPE L - 1 BED UNIT

SUPER BUILT UP AREA : 705 Sqft
CARPET AREA AS PER RERA : 491 Sqft

Room	Area
1. Living/Dining/Kitchen	505x545
2. Bedroom	360x360
3. Toilet	140x240

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SKYWALK

TYPE N - 1 BED UNIT

SUPER BUILT UP AREA : 695 Sqft
CARPET AREA AS PER RERA : 474 Sqft

Room	Area
1. Living/Dining/Kitchen	580x335
2. Bedroom	360x510
3. Toilet	360x150



SKYWALK

TYPE Q - 2 BED UNIT

SUPER BUILT UP AREA : 1076 Sqft
CARPET AREA AS PER RERA : 689 Sqft

Room	Area
1. Living	330x300
2. Dining/Kitchen	330x310
3. Balcony	140x240
4. Toilet	150x250
5. Bedroom	360x360
6. Bedroom	360x350
7. Toilet	250x150
8. Balcony	250x200



TYPE P - 2 BED UNIT

SUPER BUILT UP AREA : 1076 Sqft
CARPET AREA AS PER RERA : 689 Sqft

Room	Area
1. Living	330x300
2. Dining/Kitchen	330x310
3. Balcony	140x240
4. Toilet	150x250
5. Bedroom	360x360
6. Bedroom	360x350
7. Toilet	250x150
8. Balcony	250x200



TYPE R - 1 BED UNIT

SUPER BUILT UP AREA : 695 Sqft
CARPET AREA AS PER RERA : 474 Sqft

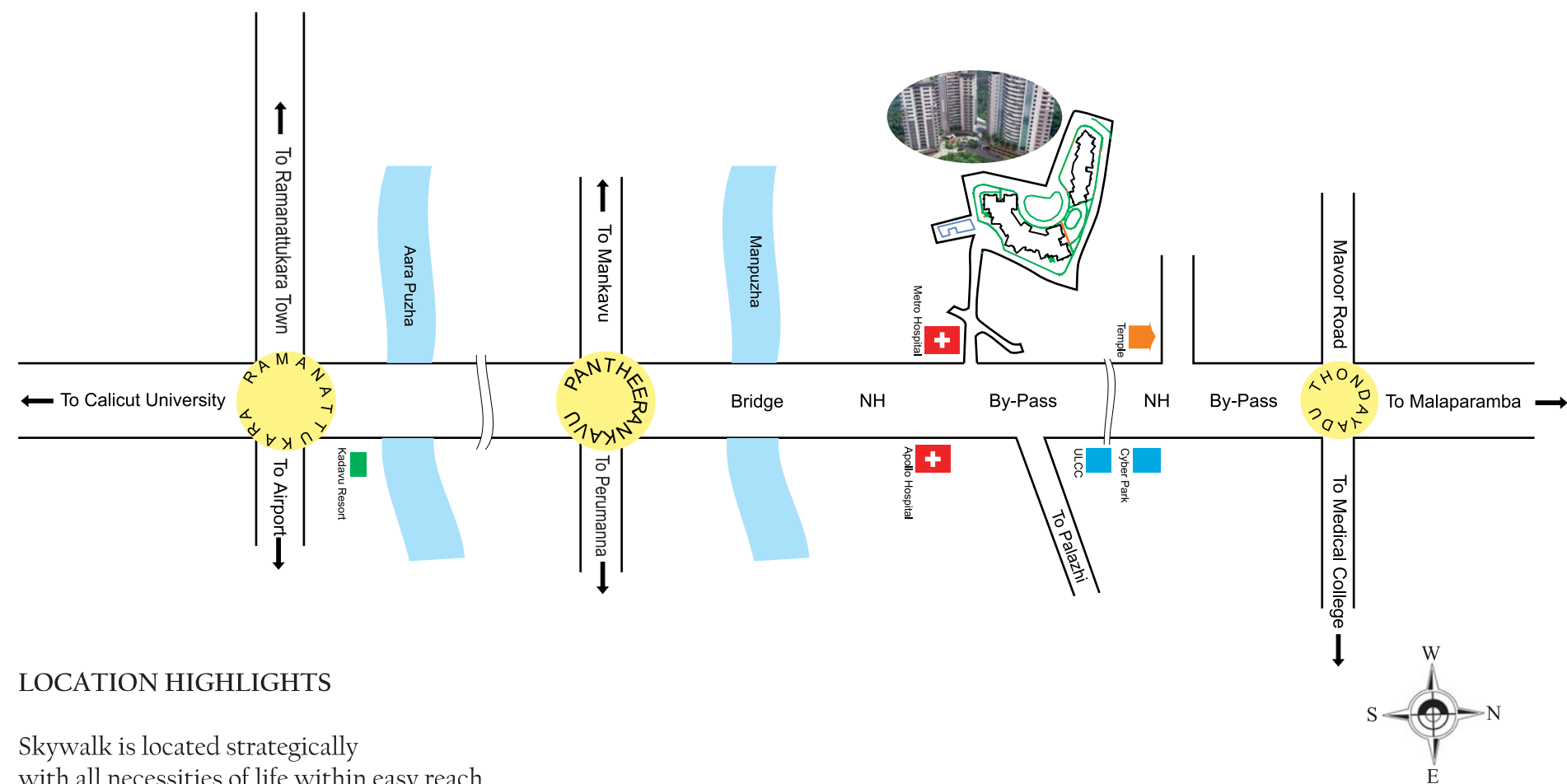
Room	Area
1. Living/Dining/Kitchen	580x335
2. Bedroom	360x510
3. Toilet	360x150

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SKYWALK

LOCATION MAP

Skywalk is located strategically with all necessities of life within easy reach.



LOCATION HIGHLIGHTS

Skywalk is located strategically with all necessities of life within easy reach.

- Located at NH By-pass
- Super Speciality Hospitals at your door step
- 25 minutes driving distance from Calicut International Airport
- 10 minutes drive to city centre

COMPLETED PROJECT

TC-ONE Tower at Mavoor Road



SKYWALK Tower 1



ONGOING PROJECT

TC-ONE Commercial buildings



NEST Serviced Hotel Apartments



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