

SKYLINE

Buildstates Private Limited

RERA Reg. No.: RAJ/P/2023/2602
RERA Website: www.rera.rajasthan.gov.in



*Your
Check-in
To Wealth*

Studio & 1 BHK Suites

SERVICED SUITES | MEDICAL HUB JAISINGHPURA, JAIPUR

SKYLINE fresco

Studio & 1 BHK Suites

An elevated living concept combining serviced apartments with investment-grade ownership in Jaipur's most promising location. Every element is designed to blend comfort, style and value, making it ideal for both residents and real estate investors. This isn't just a place to stay. It's a place to

*Belong,
benefit
and build
wealth.*

Not just a home.
A fully *serviced*
ecosystem.

Skyline Fresco redefines the idea of homeownership. It is not just an apartment, it is a professionally managed serviced suite operated like a hotel but owned like real estate. From concierge to cleaning, reservations to repairs, Skyline Fresco offers a full-service experience supported by a skilled hospitality team, sales and marketing division and operational infrastructure.

SKYLINE
fresco
Studio & 1 BHK Suites



The suite life with **7 real** returns



Strategic
Growth Location



Club Amenities
Beyond Expectations



Premium Interiors
& Construction



Ownership Benefits
with Income



Fully Managed
End-to-end



High Rental Revenue
& Capital Growth



ESG Practices



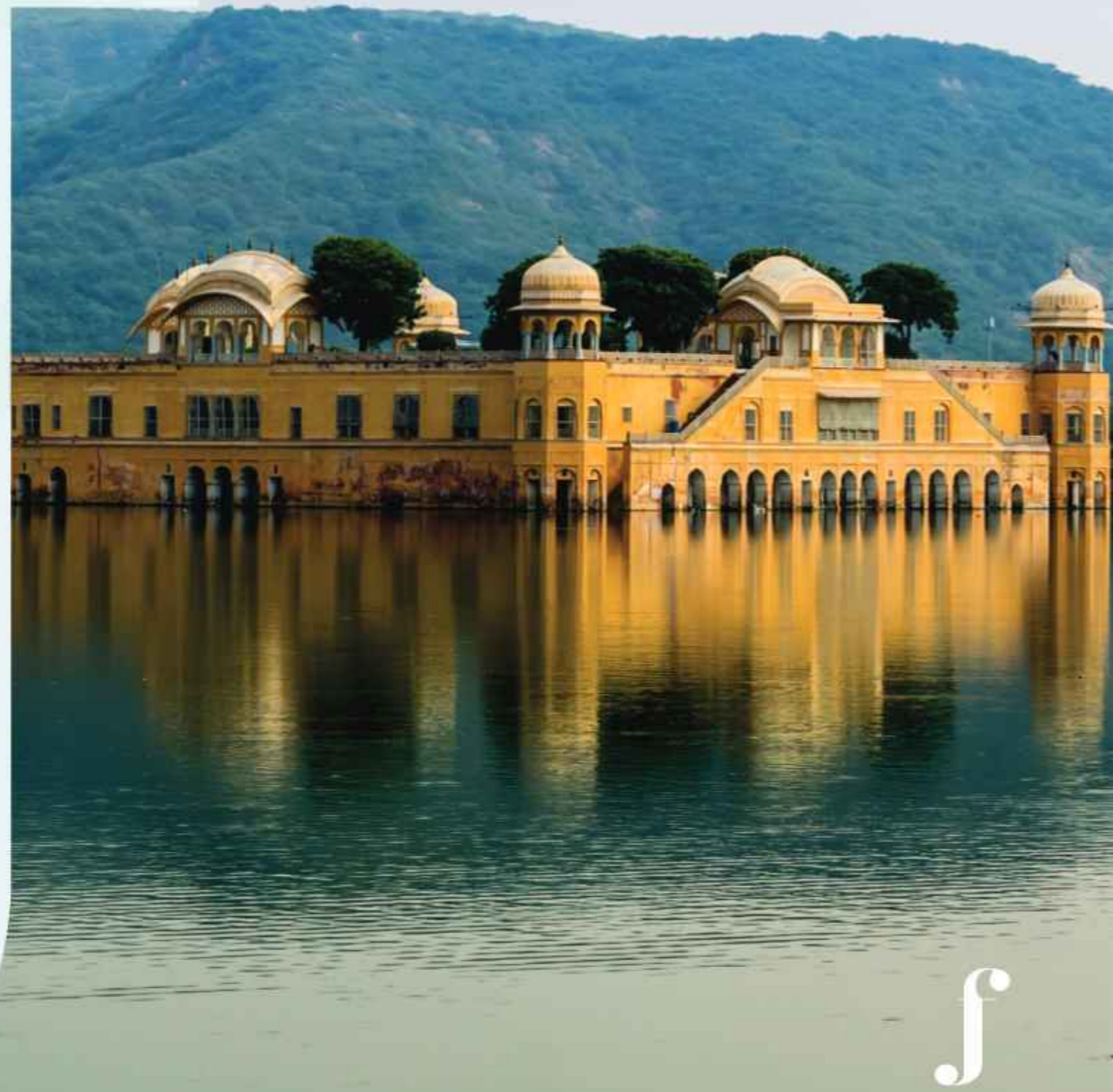
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Jaipur's next
**Big growth
address**

Skyline Fresco is located in a booming micro-market with strong medical hospitality and institutional anchors.

- 500m from 1,200+ bed Geetanjali Hospital
- 200m from another hospital under development
- Directly opposite an upcoming 5-star hotel
- Easy access to Gopalpura Bypass and SEZ
- Minutes from Mansarovar Metro and airport corridors
- Minutes from Ajmer road bus stand
- Near by Manipal university

Your **guests**
will love the *convenience.*
Your **investment**
will love the *appreciation.*





Scan QR code for directions

Location Highlights



SHOPPING & ENTERTAINMENT

- Decathlon
- Elements Mall
- Mall of Jaipur
- National Super Mart
- Sunny Paradise
- DMart- Proposed



EDUCATION

- Delhi Public School
- JP International School
- St. Xavier's School
- Teoler High School
- Neerja Modi School
- Cambridge Court
- JK Lakshmi Pat University
- Manipal University
- BYJU's Tuition Centre
- Allen Career Institute



HEALTHCARE

- Geetanjali Medical College & Hospital
- Shalby Multi-speciality Hospital
- Rukmani Birla Hospital
- CK Birla Hospital



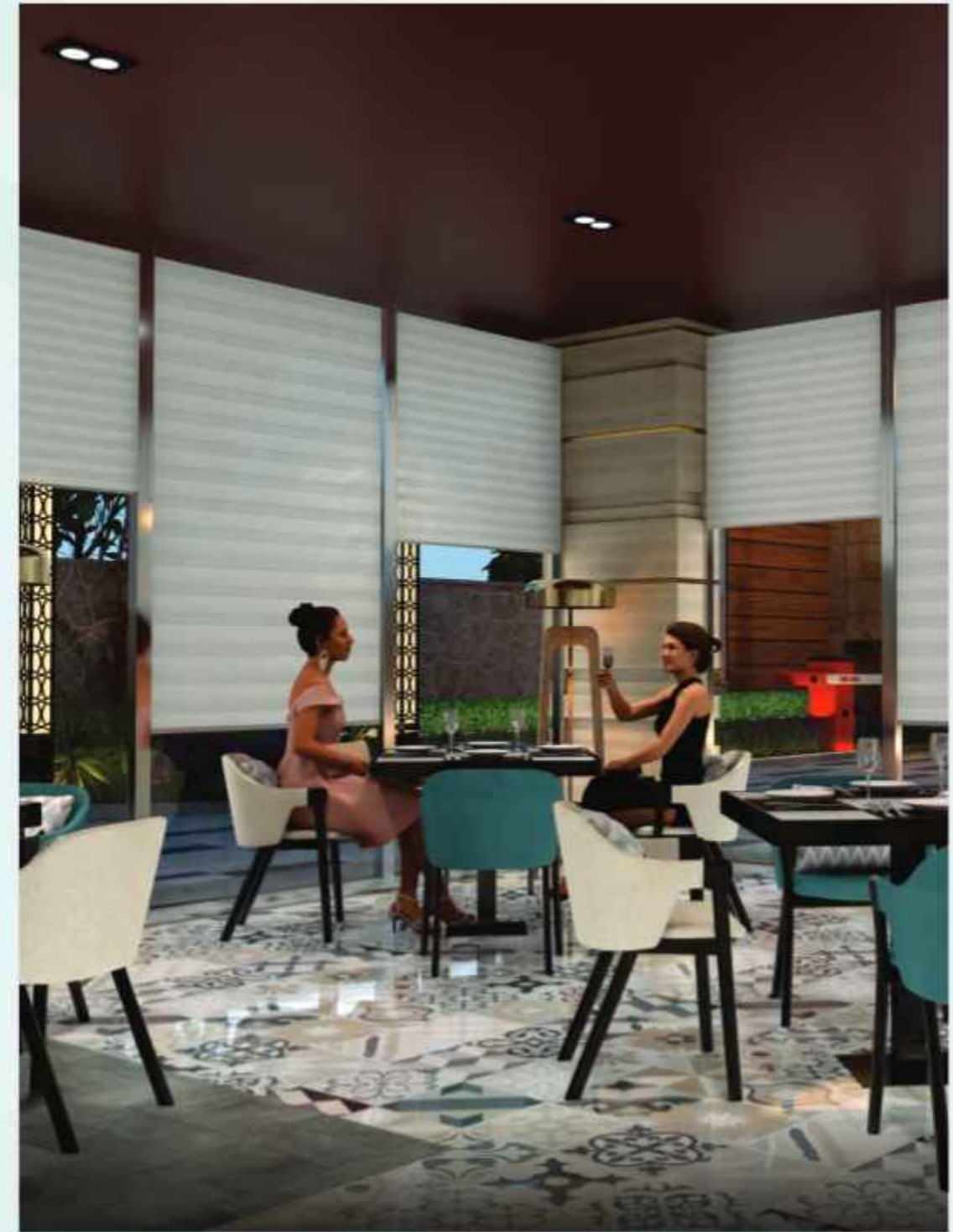
HOTELS & RESTAURANTS

- Stardom Resort
- Ramada by Wyndham
- Highway King
- Om Sweets
- RJ-14
- Kanha Restaurant
- Rawat Mithan Bhandar
- Kebabs & Curries

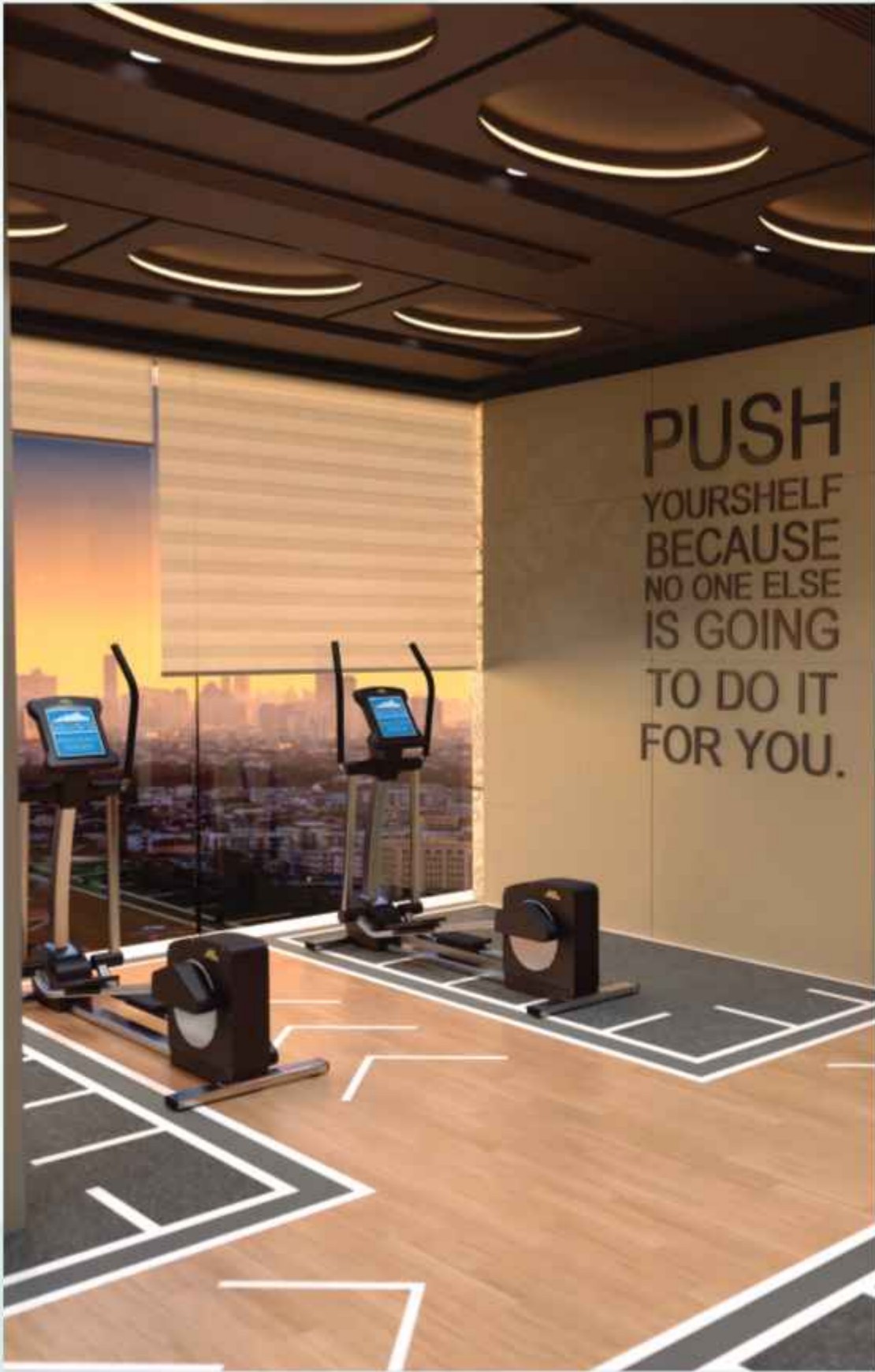
More than amenities
a lifestyle layered



Co-working Zone & Business Lounge



Fine Dining Restaurants



Fully-equipped Fitness Centre



Meeting Pods and Library Rooms:



Indoor Games Room



Rooftop BBQ Gazebo + Big Screen Nights



Mini Cricket Box & Outdoor Sports Zone



Rooftop Infinity Pool + Party Deck



Landscaped Walking Track & Yoga Deck



Live-in ready. hotel-inspired.

Each apartment is finished with:

- Fully furnished modular interiors
- Elegant lighting and decor schemes
- Wooden false ceiling
- Premium bath and sanitary fittings
- Modern wardrobes and work desks
- Kitchenettes with premium appliances
- 100% Power backup

The **construction quality** ensures structural longevity and **hassle-free maintenance** for years to come.

*Stay. rent.
or let it earn for you.*

At Skyline Fresco, ownership comes with choices.
Select a model that works for your lifestyle or investment vision.



Flexible Ownership

Use your apartment as a second home or rent it independently.
You'll pay standard maintenance charges and can access selected
services on a chargeable basis.



Everyday services. hotel standard

Skyline Fresco is designed and run like a hotel with professional hospitality staff and tech-enabled systems

- 24x7 Reception and Concierge
- RFID Room Access + EPBX Service Calls
- Daily Suite Cleaning + Linen Changes*
- Valet Parking
- High Speed Wi-Fi in all Suites & common areas
- Laundry (outsourced)*
- Room service during restaurant hours*
- Dynamic room pricing engine for bookings
- 100% Power Backup

Your *stay*
or your *guest's*
always feels seamless.

*Additionally Chargeable



A Team That Never Sleeps So You Can Rest Easy

Skyline Fresco has a comprehensive staff infrastructure:

- Security and Surveillance Staff
- Housekeeping Supervisors + Floor Staff
- Common Area Cleaning Team
- Reception Concierge and Club Manager
- Garden and Rooftop Maintenance Staff
- Swimming Pool Operator
- Business Centre Executive
- Restaurant + Food Service Team
- Sales and Marketing Team

Managed by a professional hospitality team ensuring industry-standard training and performance.





Rental income & capital growth

Skyline Fresco offers a unique format that gives options of daily, weekly, monthly and yearly rentals with the support of the seasoned in-house hospitality and sales team. Besides this, the strategic location of the project ensures regular high income and great long term investment appreciation. Choose it and own your share in the thriving tomorrow.

Built for the Future. Responsible in the Present.

Skyline Fresco includes green technologies for long term sustainability:



STP Plant:
Full in-house wastewater recycling



Solar Power:
For common areas and utilities



EV Charging Stations:
For modern mobility



Landscaped Green Zones:
Reduce heat island effect and support biodiversity



Rainwater Harvesting:
Supplementary water source



Lightening Arrester:
Minimize the risk of electrical fire & other hazards



Underground Water Softening:
Improving quality of water

A real estate **investment** that
contributes to a **greener**
tomorrow.





A format that fits every lifestyle

Skyline Fresco isn't limited to one kind of user. Its flexibility is its biggest strength:

Business Travellers:

Short or long stays with hotel-grade services.

Working Professionals:

Fully managed urban living.

Corporations:

Housing for visiting staff or executives.

Students:

A premium alternative to traditional PGs.

Freelancers and Creatives:

Quiet inspiring environments with coworking.

Families and Wedding Guests:

Serviced comfort for special occasions.

Event Delegates:

Short-term conference stays.

Group Holiday Seekers:

Dynamic pricing and flexible booking.

Medical Tourist:

Hygienic place with essential amenities.

Staycation:

Affordable and well-maintained space with all facilities.

Whether for
one day
one week or
one month stay,
Skyline Fresco fits your plan
& adapts to it.



Legend

- 1. Entry
- 2. Exit
- 3. Driveway
- 4. Ramp from basement

- 5. Ramp to basement
- 6. Stacker mechanical parking
- 7. Green area
- 8. Water feature

- 9. Drop-off
- 10. Lobby
- 11. Restaurant
- 12. Conference room

- 13. Business centre
- 14. Lounge



f 8th Floor Plan



Legend

- 1. Lobby
- 2. Indoor games
- 3. Library/Lounge
- 4. Gymnasium

f Terrace Floor Plan



18mtr Wide Road

Legend

- 1. Infinity pool
- 2. Pool deck
- 3. Changing room (F)
- 4. Changing room (M)

- 5. Box cricket pitch
- 6. Accupressure garden
- 7. Seating with planters
- 8. Yoga/Meditation deck

- 9. Lobby
- 10. Jogging track
- 11. Service kitchen
- 12. Party area

- 13. Buffet counter
- 14. Barbeque deck



f Typical Floor Plan



Area Table

Flat No.	Type	BUA	SBUA	Carpet Area
101-106	1 BHK	432.69 Sq. ft.	680 Sq. ft.	359.70 Sq. ft.
107-120	Studio	325.18 Sq. ft.	512 Sq. ft.	274.37 Sq. ft.
121-126	1 BHK	432.69 Sq. ft.	680 Sq. ft.	359.70 Sq. ft.







Area Table

Type	No.	BUA	SBUA	Carpet Area
Studio	112	325.18 Sq. ft.	512 Sq. ft.	274.37 Sq. ft.

Studio **f**urnishing details



Wooden wardrobe



Safe locker



Study table with chair



Book shelves



Split air-conditioner



Crockery set



Double bed with box storage, low height headboard & side tables



8" Mattress with bed sheet & pillows



Lounge area with 2 seater sofa & cushions



Premium double curtains



Exhaust fan



RFID hotel lock



Decorative photo frame



Digital clock



Geyser



Modular kitchen with SS sink, induction & chimney



Refrigerator



Internet access point



False ceiling with wooden elements & decorative LED lights



COB cove, hanging & fancy wall lights



43" LED TV with panel



Water purifier



Microwave



100% power backup with prepaid meter



Area Table

Type	No.	BUA	SBUA	Carpet Area
1BHK	92	432.69 Sq. ft.	680 Sq. ft.	359.70 Sq. ft.

1BHK **f**urnishing details



Wooden wardrobe



Safe locker



Study table with chair



Book shelves



2 Split air-conditioner



RFID hotel lock



Double bed with box storage, low height headboard & side tables



8" Mattress with bed sheet & pillows



Lounge area with 3 seater sofa & cushions



Premium double curtains



Exhaust fan



Decorative photo frame



Wall fitted dining table with 4 chairs



Digital clock



Geyser



Modular kitchen with SS sink, induction & chimney



Refrigerator



Internet access point



False ceiling with wooden elements & decorative LED lights



COB cove, hanging & fancy wall lights



2 LED TV with panel



Water purifier



Microwave



100% power backup with prepaid meter

S Specifications

STRUCTURE:

Earthquake resistant, R.C.C. framed structure conforming I.S. standards
Masonry works in 1st class red bricks
RMC of UltraTech

FAÇADE:

Ultra-modern external facade with glass railings
Rich contemporary stone texture paint for longevity

FLOORING:

Italian marble in stilt floor lobby
Tiles 2'x4' in common areas, 2'x4' Italian finish tiles in drawing, living, kitchen and bedrooms and anti-skid rustic tiles for toilets & balconies
Granite flooring in stairs

KITCHEN:

15mm full body vitrified counter top
Fully modular kitchen with profile shutters
Chimney, geyser & RO water purifier
2'-0" high tiles above the counter as per interior theme

TOILETS:

Full height 2X4 dado tiles of premium quality
CPVC pipe fittings of Ashirvad
Sanitary & CP fitting of Jaquar
Wall hung WC with concealed cistern

DOORS & WINDOWS:

High quality UPVC windows for better thermal and noise comfort
8'-0" high or beam bottom main & internal doors in laminate finish as per interior theme
RFID hotel lock on main door

ELECTRICAL:

Standard quality & ISI marked concealed electrification
Fully modular electrical switches of reputed make
TV, Internet & Telephone plug point in drawing and living area with branded modular switches
Concealed copper piping as per air-conditioning (IDUs & ODU's locations)
Digital EPBX system in all suites for call-on service
Prepaid digital meter

POWER BACKUP:

24 hours 100% power backup for all suites and common areas

FINISHES:

Walls with designer POP, paneling and wallpaper as per interior theme
Wooden ceiling as per interior designing, grid ceiling for washrooms
Wooden finish ceiling in balconies
Wardrobes provided for all bedroom area as per interior theme

WATER SUPPLY:

Hydro pneumatic water supply & separate underground water softening tank
Underground and overhead water tanks of adequate capacity

VERTICAL TRANSPORTATION:

4 High quality lifts of Johnson
Granite in stair steps & landings
Lift fascia in granite

SECURITY & SURVEILLANCE:

Secured Entry with 24X7 Guardroom Facility
More than 120 CCTV cameras with multiple monitoring screens
Network server room and monitoring room
Boom barrier with vehicle number monitoring system

LANDSCAPE:

Water feature walls, green entrance, craftily designed green pockets,
Internal paved roads, LED street lighting

PARKING:

Ample parking in basement and stilt floor, mechanical parking provision
In stilt floor, EV charging points, provision of valet parking



SKYLINE

Buildstates Private Limited

Skyline is not just about building projects, it's about creating exceptional living and working spaces for a progressive future. Our unwavering commitment to quality and innovation gives us a unique identity. We strive hard to build ideas where dreams thrive, businesses prosper and communities flourish.

As a responsible developer, we aim at creating scalable spaces that can lay a strong foundation of a vibrant and flourishing tomorrow. Group's areas of interests include residential, commercial and hospitality projects. Essentially, Skyline is driven by innovation with 'customer first' motto at the centre of it. As our core philosophy, we believe in bringing fresh talent and seasoned professionals together to create a fine balance between raw energy and experienced minds. We are Skyline, a name that resonates with every dream of a prosperous tomorrow.

Our Completed Projects

Divine Colonia Patrakar Colony, Jaipur	18 Villas 49 Flats
Ville Avista Gated Township Jagatpura, Jaipur	48 Villas
Shop 17 Jagatpura, Jaipur	65 Showrooms, Offices & Shops
Aroha Premium 2, 3 & 4 BHK Apartments Jagatpura, Jaipur	30 Apartments



TSDPL

Started in 1999 under the leadership of Ar. Tushar Sogani, with a vision to redefine architectural identity by pushing the boundaries of design beyond the conventional, TSDPL is a multidisciplinary design firm that practises contemporary architecture, urbanism and cultural analysis. The firm views its work as a response to the cultural, social and economic context within which each project is placed.

Profoundly carrying forward a legacy of 25 years, Tushar Sogani and his team believe design is a continuous learning process and will always remain so. The design strategy is focused on adapting to the present environment with a futuristic approach. Tushar Sogani doesn't just foresee the future, he creates it.





SKYLINE FRESCO





Skyline Buildestates Private Limited

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Disclaimer: This brochure is not a legal document and only describes the developer's intended conceptual plan. Specifications and details provided are tentative and may change at sole discretion of developer and/or architects.