

DEVELOPER



NORTH
REALITY

www.northernskyline.in

A NEW WAVE OF LIVING.

Northern
Skyline



BRINGING THE STUNNING VIEW NEAR YOU

No need to live on top floors to enjoy the amazing views all around you. Your home on first floor will enjoy the similar view to the fourth floor on any other residential development.

A NEW LANDMARK AWAITS

- LOCATED AT 100' FT. WIDE GAURAV PATH ROAD.
- ONLY 800 METER FORM PAL-UMARA BRIDGE, PAL RTO & HAZIRA MAIN ROAD.
- A CELEBRATED LIFESTYLE IN GLORY OF NATURE.

CABLE
BRIDGE

TAPI RIVER

ADAJAN -HAZIRA
ROAD

PAL - UMRA
BRIDGE

KRATOS
CLUB

GAURAV PATH
ROAD

BAGHBAN
CIRCLE





EMBRACE THE
MODERN ARCHITECTURE



Entrance Gate View



Entrance Foyer

EMBRACE THE HIGH LIFE AWAITS

When space is luxury, Northern Skyline is the ultimate prize you should possess. It's a home that let you enjoy the spaciousness of a bungalow and gorgeous skyline views of a high-rise development.



Entrance Gate
With Security Cabin



Security
Gated Community



Bus Pick-up
Zone

GROUND LAYOUT PLAN

LEGENDS

- 01) Entrance Gate
- 02) Security Cabin
- 03) Pick-up Zone
- 04) Ramp To Basement
- 05) Entrance Foyer
- 06) Gym
- 07) Meditation/yoga Hall
- 08) Security Room
- 09) Society Office
- 10) Indoor Games
- 11) Banquet Hall
- 12) Open Kitchen Space
- 13) Meter Room
- 14) Wash Area
- 15) Parking
- 16) Landscaped Garden With Sculpture
- 17) Children Play Area
- 18) Net Cricket
- 19) Senior Citizen Sitting With Gazebo
- 20) Water Body
- 21) Women Sitting Area
- 22) Walk Away
- 23) Fair Camp Sitting
- 24) Flag Hoisting Pole

NORTH



* # ☆



TYPICAL LAYOUT PLAN

B BUILDING SUPER DECK

201	601	1001
203	603	1003
402	802	1202
404	804	1204

A BUILDING SUPER DECK

301	701	1101
303	703	1103
502	902	1302
504	904	1304

Northern
Skyline



3 BHK

TYPICAL FLOOR PLAN

NORTH



Northern
Skyline





* 井 ☆



Net Cricket Pitch



Landscaped Garden



Children Play Area



Senior Citizen Sitting



Party Lawn Area



Walking Track

EMBRACE THE CHARISMATIC AMBIENCE

Listen to nature tell her tale, feel fresh breeze smoothly sail. Take a moment to inhale, let the fragrances just trail. Embrace the exotic greens all around you.



WATER BODY



GARDEN VIEW

EMBRACE THE BLISSFUL AMBIENCE

Every corner of this fabulous project is adorned with high-end luxuries and beautiful elements of nature. Living here is an enchanting experience.



Open Amphitheater



Children Play Area



Senior Citizen Sitting



Water Body



Gazebo Sitting Area



Party Lawn Area



Balcony View



EMBRACE THE STUNNING BEAUTY

A stroll around the landscaped pathway, basking in the evergreen surroundings with trickling water feature will surely delight you.



EMBRACE THE FABULOUS LUXURY

Bask in the joy of coming home to a residence that's both exquisite and yet fully equipped for your lifestyle needs.



Entrance Foyer

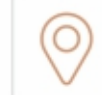


2 High Speed Lift



RO WATER
CONSTRUCTION

EACH FLAT ENTRY
EAST-WEST

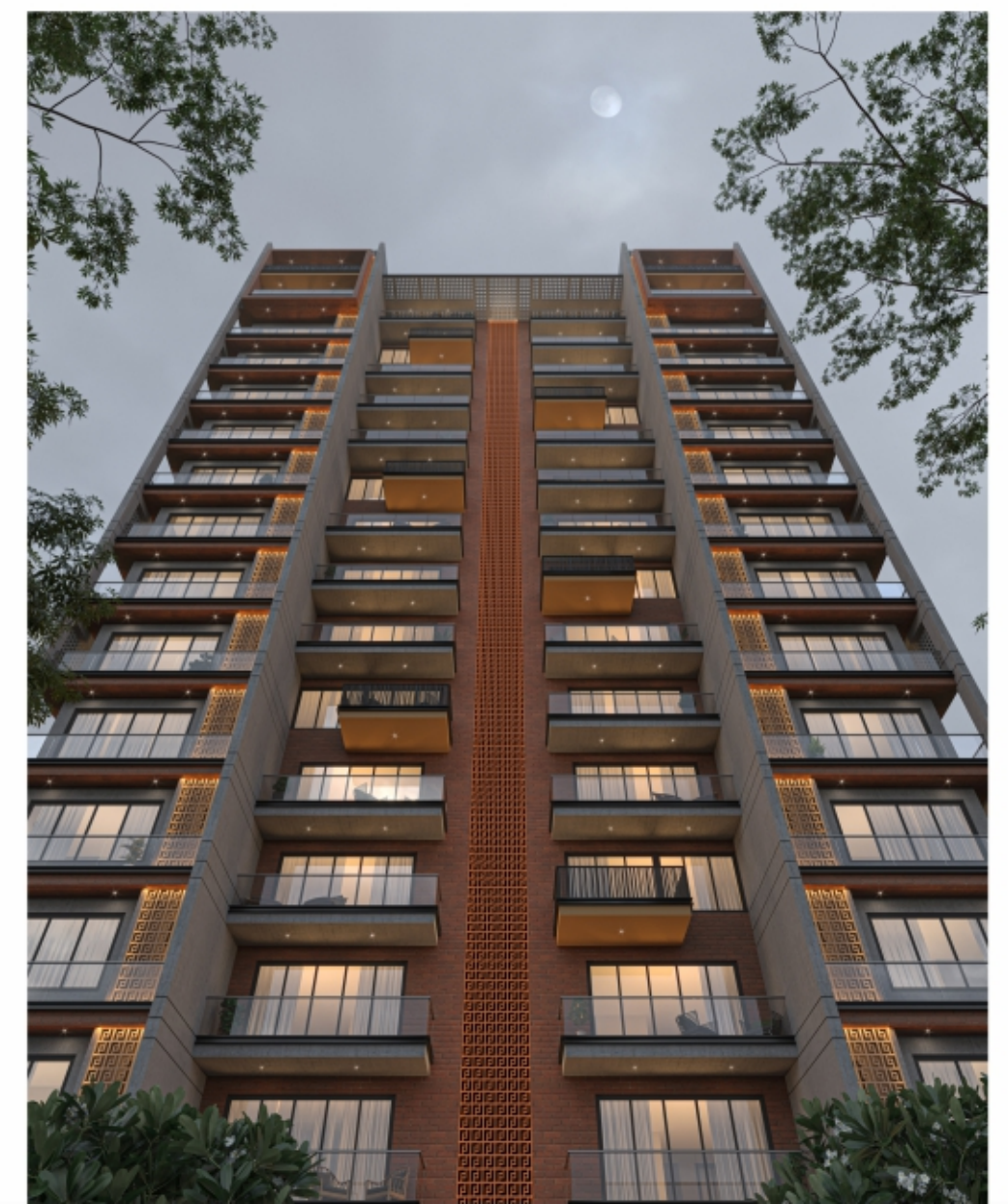


CAMPUS LOCATED ON
60 FT. WIDE ROAD

WELL VENTILATED
CAMPUS PLANNING



ROOFTOP
SOLAR SYSTEM



UNITS SPECIFICATION

LIVING SPACES

- 4'x 6' premium quality vitrified tiles in living room, dinning and kitchen.
- Wooden effect tiles with S.S / Glass railing in balcony.
- 32"x 32" vitrified tiles in all bedrooms.
- Master Bedroom with wooden flooring.

KITCHEN & STORE ROOM

- Granite kitchen platform with acrylic sink.
- Wall tiles up-to lintel level.
- Vitrified tiles flooring in store room with adequate stone shelves.

WASH-UTILITY AREA

- Dry space area with kota stone flooring.
- Adequate electrical, plumbing and drainage points.

TOILET/PLUMBING

- Anti-skid flooring tiles with well-designed wall tiles.
- Vitrified/ceramic tiles up-to lintel level.
- C.P and sanitary fitting equivalent to Jaguar / Cera.
- Centralized geyser provision point in wash area.
- CPVC/UPVC piping of astral or equivalent quality.
- Open drainage system with openable ceiling.

INTERNAL WALL

- Smooth finished double coat putty.

DOOR & WINDOW

- Designer main door with wooden frame.
- Designer laminated internal doors with granite frame.
- Standard quality of door locks and accessories.
- Anodized / Powder coated aluminum section with premium quality reflective glass.

ELECTRIFICATION & POWER BACK-UP

- Polycab / R.R cable or equivalent with sufficient points.
- ISI grade MCB & ELCB with modular switch board .
- 24*7 Auto-generator with sufficient capacity for lights & fans in each flats & common areas.

ELEVATOR

- 2 fully auto elevators for each building of Kone / Johnson or equivalent.

FAÇADE TREATMENT

- Double coat plaster with weather shield paint and texture.

CAMPUS FACILITY

- Well Designed Landscape Garden.
- Gazebo for Outdoor Seating.
- Paved Jogging Track.
- Designated Children Play Area.
- Senior Citizen Sitting.
- Entrance Foyer for Each Building.
- Rain Water Harvesting System.
- Two Layered Parking.
- Power Backup Generator.
- Fire Safety for Campus.
- 2 Nos Auto Door Closing Lifts of Standard Make in Each Wing.
- CCTV Camera in Common Area for Surveillance.
- Automatic ON/OFF System for Common Lighting.
- Rooftop Solar Panel.

TERMS AND CONDITIONS

• All rights reserved by the developer to make any changes in plan, elevation and details which will be binding to all members • Stamp duty, GST, Registration charges, G.E.B & S.M.C charges, Legal charges, Maintenance deposit or any other charges and taxes as when levied by government or any of its body shall be borne by purchaser/buyer/legal possession holder • Irregular payment shall lead to cancellation of booking • In case of cancellation of booking 10% of total amount will be levied as service charge, The balance will be settled only after the next available booking • Installation of A.C units will be permitted at the designated spots and nowhere else • Changes which affects the elevation and structure would not be permitted • Any internal changes would not be permitted without permission of developer • Variation in colour, design, size of material used in this project may occur and can be changed without prior notice • This brochure is just for easy presentation of project and should not be treated as legal documents.

LEGAL DISCLAIMER

* All furniture / objects shown in the plan or pictorial image are for presentation & understanding purpose only. By no means it form a part of final deliverable product.

All the elements, objects, treatment, materials, equipments & colour scheme shown are artisan's impression and purely for presentation purpose only. By no means, it form a part of the amenities, features or specification of our final products. Dimensions mention in building plan, are wall-to-wall dimensions & it does not include finishing details like plaster, putty & dedo tiles.

☆ All amenities are shown in booklet are extra work from Builders/Developers. It doesn't bond to Builder / Developer to do mention in booklet.

* # ☆



SITE ADDRESS



T.P.15, F.P.10/1-10/2, Near Baghban Circle, Gaurav Path Road, Pal, Surat.



NORTH

LOCATION MAP



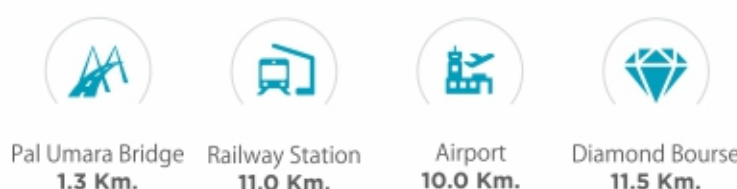
DEVELOPER



ARCHITECTURAL & STRUCTURAL



BEST LOCATION BETTER CONNECTIVITY



CONTACT DETAILS

9695 998 997 northreality21@gmail.com

RERA REGISTRATION NUMBER

PR/GJ/SURAT/SURAT CITY/SUDA/RAA10243/260522