



KRISCON  
*SkyWalk*  
2/3 BHK Premium Luxury Apartments

*Luxury that puts you on top of the world...*





The city of Jaipur. It's an unusual blend of the old and the new. A cultural mélange. A hub of activity. A city which is the finest example of architecture. It is the city that once had been the capital of royalty.

And it is this city that has inspired us to design the Kriscon Skywalk.

WELCOME TO KRISCON **SKYWALK**.  
YOU KNOW YOU ARRIVED, JUST BY BEING HERE.

Homes that exude sophistication, refinement and luxury that few can resist. These spacious 2 and 3 BHK apartments come with all the luxuries that you can expect from a Kriscon home.

The design effort has been user-centric, ensuring the best in quality and specifications.

Exquisite design and detailing weave a gracious aura accented by light and space. A perfect blend of what a home should be - Secure, convenient and comfortable. Quite simply, the Skywalk does not merely fulfill functional needs but strives to create an atmosphere that is perfectly cosmopolitan.





## PROJECT HIGHLIGHTS..

The detailing at **Skywalk** reflects impeccable finesse with score rare refinements.

Recreation is a big part of our lives today and the modern homes at Skywalk come with equally modern amenities.

### **Overview:**

- Located on 200 ft road
- 70 modern 2 & 3 BHK Apartments
- Basement, Stilt+9 storied twin towers

### **Security beyond peace of mind:**

- Video door phone
- 24/7 security and CCTV surveillance
- Intercom facility

### **Recreation at its best:**

- Roof top Infinity sky pool
- Fully equipped club house
- Terrace gardens with pergolas
- Multipurpose hall

### **Grand Entrances:**

- Sparkling water bodies
- Air conditioned arrival lounges

### **Extra premium add ons:**

- Modular kitchen with chimney hob
- Laminate wooden flooring in master bedroom
- Premium fixtures in all bathrooms
- SS+toughened glass railings for balconies and UPVC windows
- Rain water harvesting
- DG power backup in every apartment and common areas

**SAVOUR THE VIEW  
THROUGH YOUR EYES..**

AND FEEL IT TO BE ETCHED IN YOUR  
HEART FOREVER!





## A LUXURIOUS LIFESTYLE IN A PRIME LOCATION

SKYWALK OFFERS DESIGNER SPACES THAT  
MARK YOUR ADVENT INTO A  
CONTEMPORARY LIFESTYLE.





# Bedroom

Passionately designed bedrooms

- Vitrified Tile Flooring
- Decorative Flush Door
- UPVC Windows
- Laminated wooden floor in Master Bedroom
- Premium Fittings on Door & Windows



# Drawing

Friendly and enlivened space

- Vitrified Flooring
- 8' Decorative Flush Doors
- UPVC Windows





# Kitchen

## Contemporary Modular Kitchen

- Modular kitchen with chimney hood of Faber / equivalent
- Granite for kitchen counter top
- CP fittings - Grohe / Kohler / equivalent
- Stainless steel sink of Franke / Nirali / equivalent
- Provision for washing machine, water purifier and microwave points



# Bathroom

## Designer bathrooms

- Single lever CP fittings with shower head – Grohe / Kohler / equivalent
- Wall hung EWC with concealed cistern of Kohler/ Rak/ equivalent
- Health faucet
- Counter top washbasin of Kohler / Rak/ equivalent
- Granite/marble for basin counter top
- Vanity mirror
- Geyser in each bathroom
- Accessories: Towel rail and soap dish tray shall be provided



Jogging Track



Party Hall



Infinity  
Swimming Pool



Toddler's  
Play Area



Water Body

# Kriscon Sky Club



Billiards  
Room



Terrace Garden



Gymnasium &  
Health Center



Table Tennis



Club House Floor Plan



Roof Top Sky Pool





**THE ROOFTOP INFINITY SWIMMING POOL UNRAVELS  
A PRICELESS VIEW OF THE CITY SKYLINE WHILE YOU TAKE A SWIM.**





Well Equipped AC Gymnasium | Table Tennis | Pool Table | Multipurpose Hall

**BRING BACK THE PLAYFULNESS  
HIDDEN IN YOU!**









### Saleable Area

FLAT NO.	FLAT TYPE	CARPET	BALCONY	BUA	SUBA
201-801	3BHK TYPE-1	992	189	1249	1623
202-802	3BHK TYPE-2	1005	274	1374	1786
203-803	2BHK TYPE-3	729	117	902	1172
204-804	2BHK TYPE-4	757	114	928	1206
205-805	2BHK TYPE-5	735	111	902	1172
206-806	2BHK TYPE-6	760	117	932	1211
207-807	3BHK TYPE-7	1105	270	1468	1908
208-808	3BHK TYPE-8	956	184	1222	1588

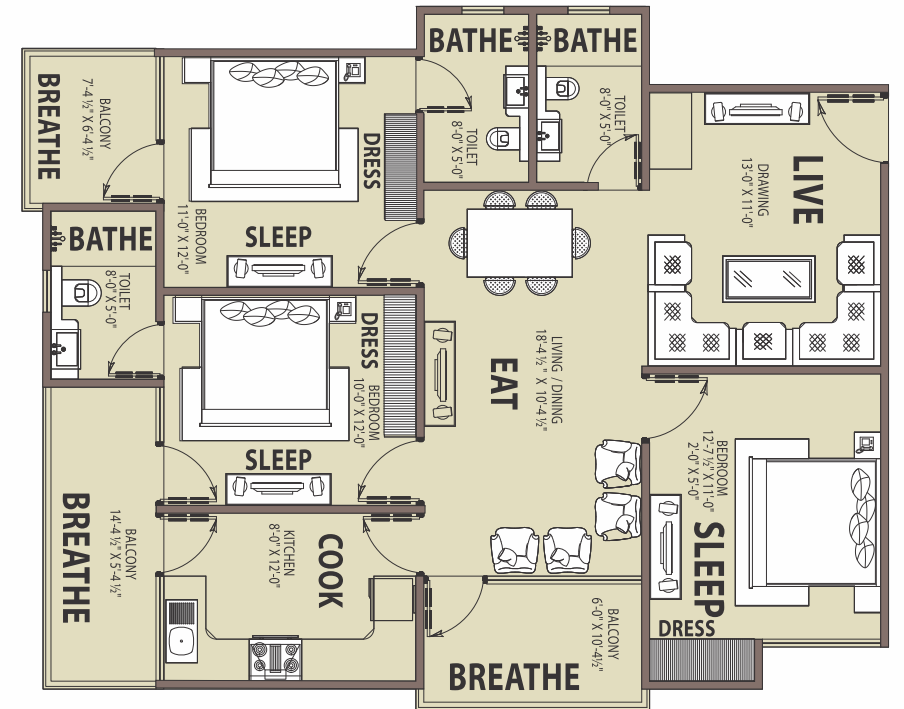
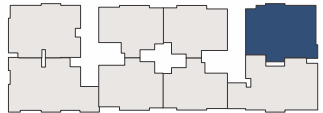
Note: Area may be vary on different floor. All area are measured in sq.ft.

Guard Room

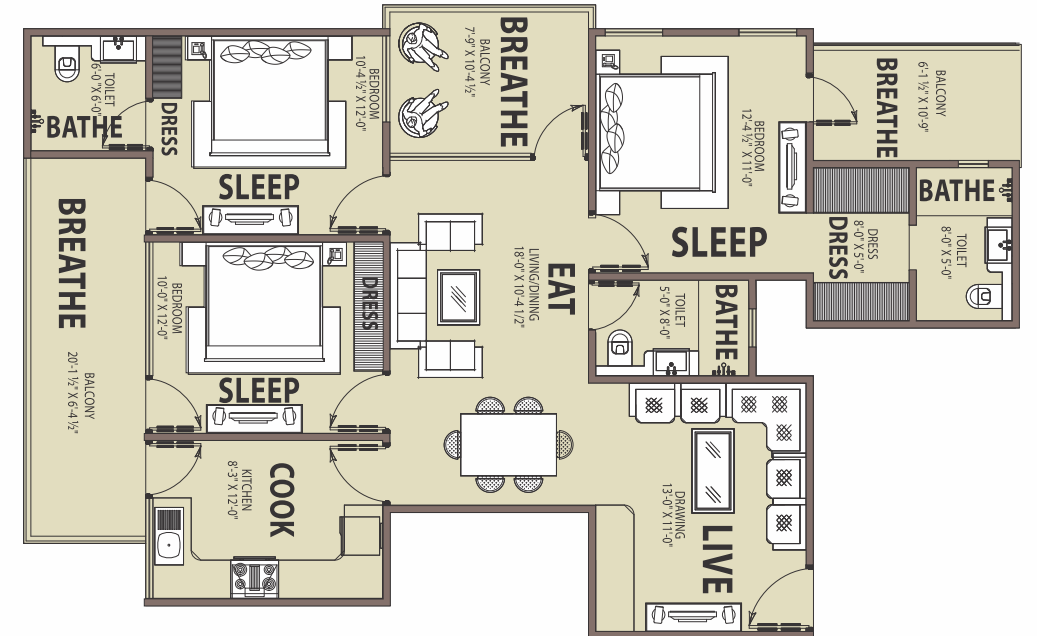
Entrance Plaza

Water Body

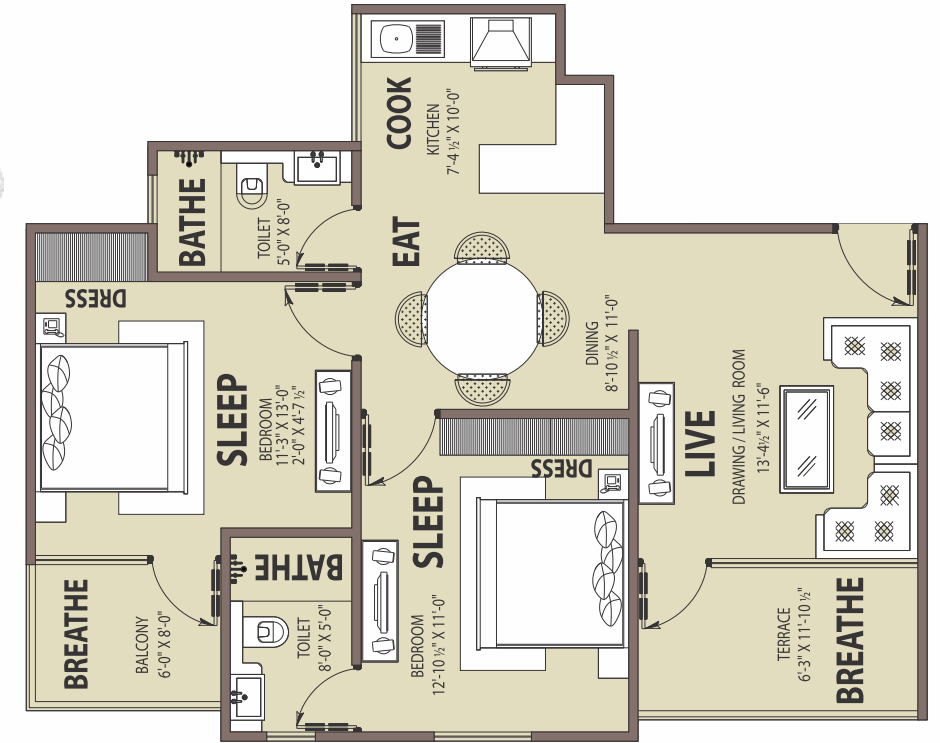
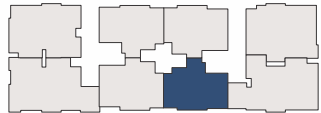
TYPE-1(3BHK)  
AREA- 1623 SQ.FT



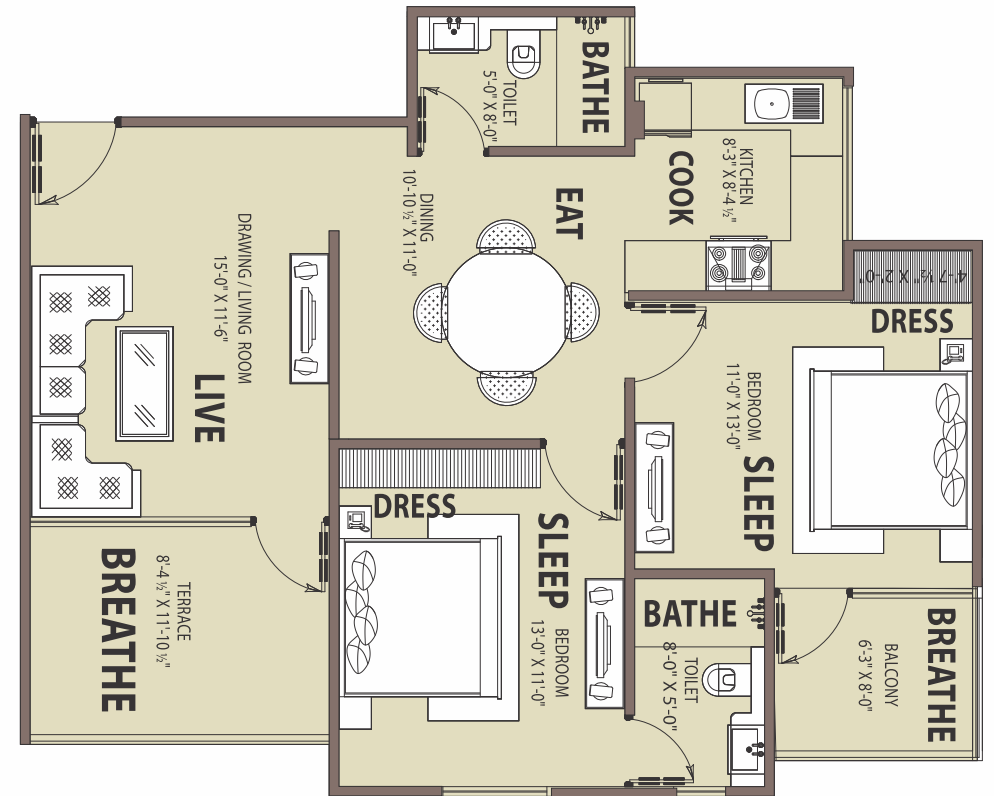
TYPE-2(3BHK)  
AREA- 1785 SQ.FT



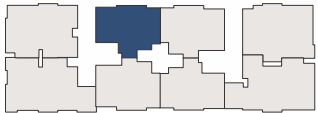
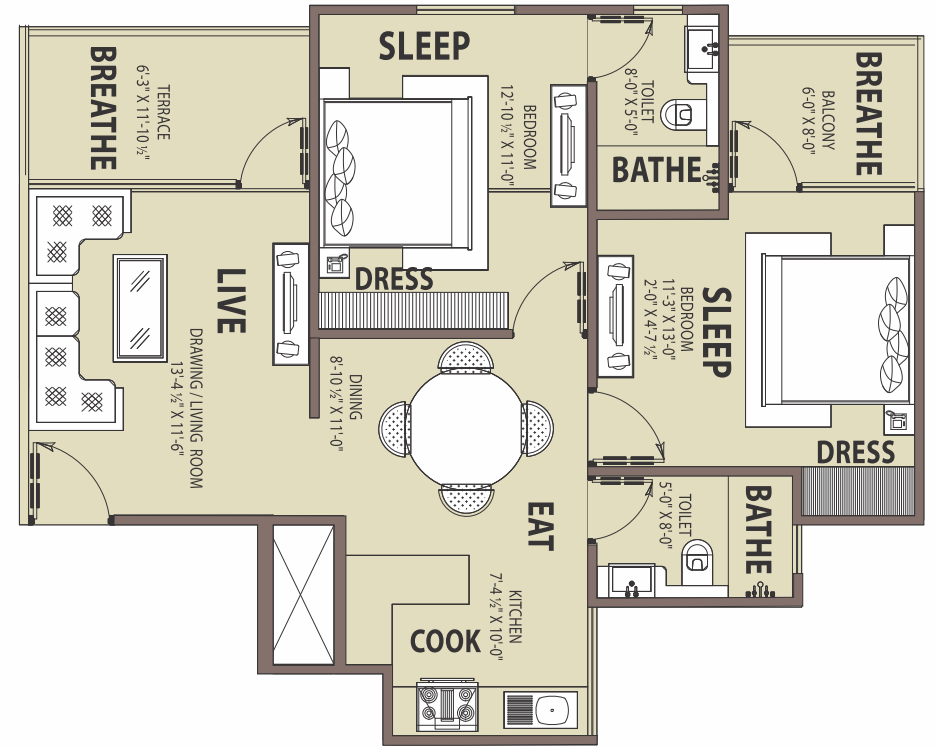
TYPE-3(2BHK)  
AREA- 1172 SQ.FT



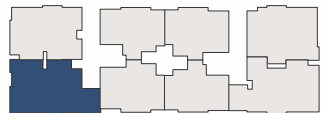
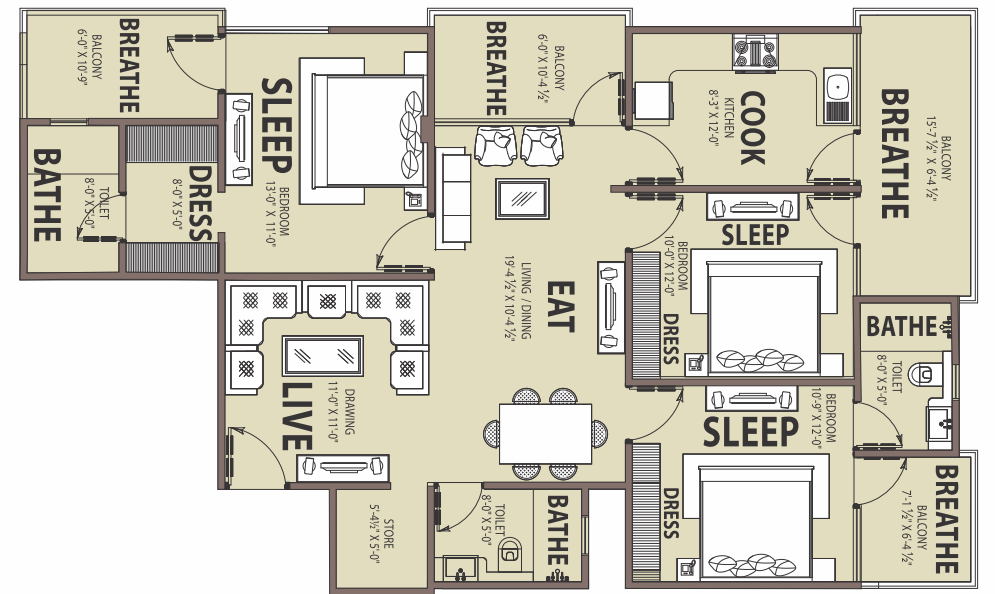
TYPE-4&6(2BHK)  
AREA- 1206 & 1211 SQ.FT



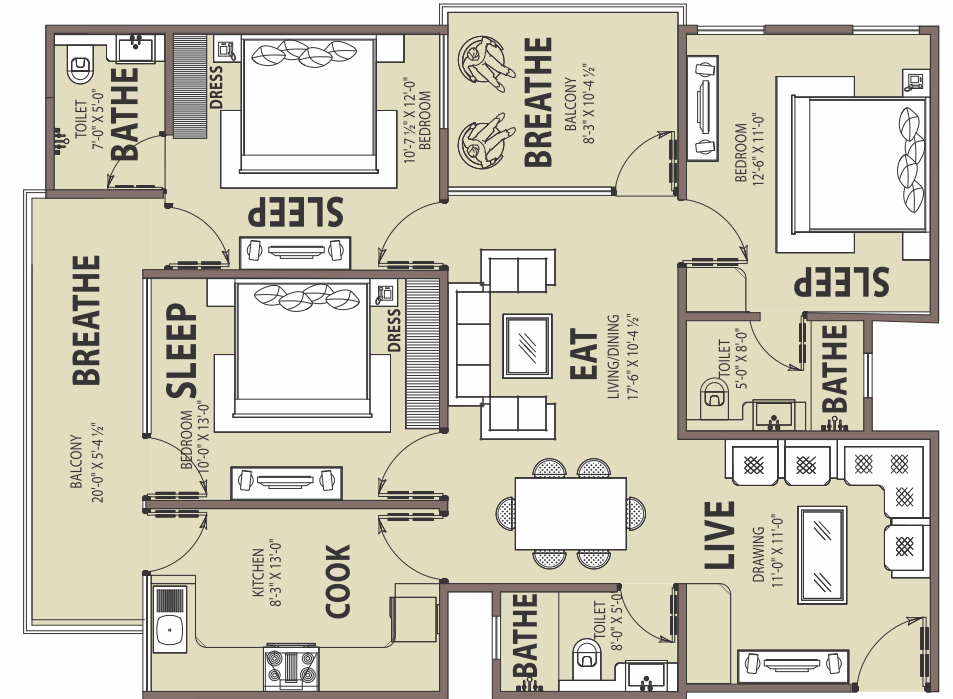
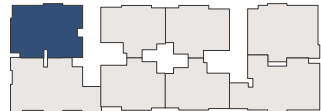
TYPE-5(2BHK)  
AREA- 1172 SQ.FT



# TYPE-7((3BHK) AREA- 1908 SQ.FT



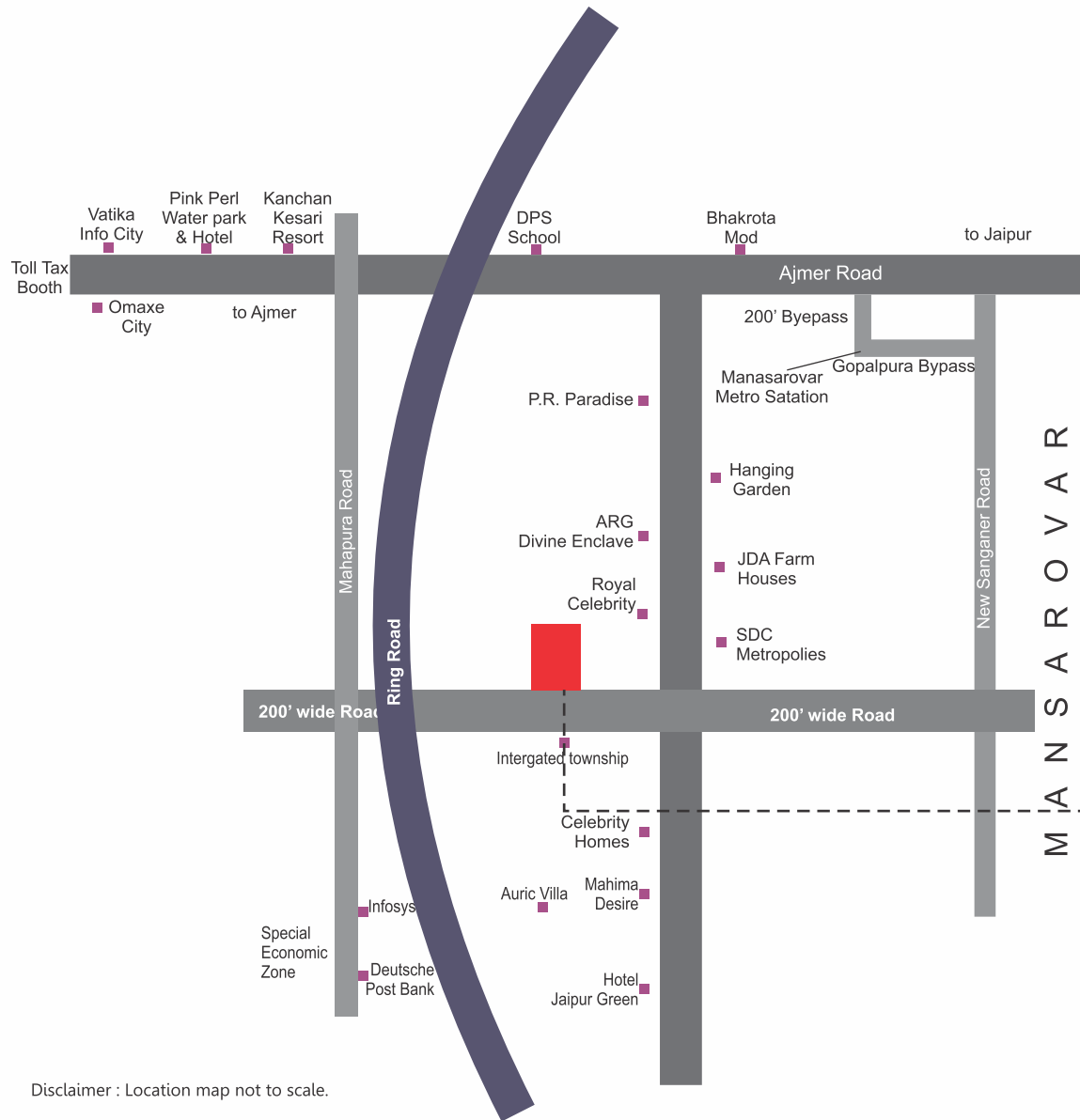
TYPE-8 (3BHK)  
AREA- 1588 SQ.FT







## Location Map



Disclaimer : Location map not to scale.

## Location Advantage

Located in **Jaisinghpura**, right on the **200 feet wide road** which is connected to India's largest proposed ring road.

Jaisinghpura has its own strategic advantages of being **located on Ajmer road**.

The property is comfortably nestled in the vicinity of a nexus of IT firms (Infosys, Genpact, Wipro) and other companies as it is well connected to the Social Economic Zone **SEZ**-Rajasthan's largest developing commercial hub. This puts you in the centre of all the action.

These super luxury apartments place you right in the thick of all that makes Jaipur fun and exciting. There'll never be a dull moment here. With everything so conveniently located to your home, your life becomes easy.



Jaisinghpura, Ajmer Road, Jaipur

# Material and Specifications

## GENERAL SPECIFICATION

- Earthquake resistant RCC-framed Structure.
- Covered / open parking spaces in two levels of stilt and basement floors
- Visitor car parks on stilt level

## PLASTERING AND PAINTING

- Interior walls: Premium emulsion paint on POP punning.
- Premium emulsion for ceilings.
- External walls plastered with waterproof cement plaster and weather shield exterior grade emulsion / texture paint for paint.

## FLOORING AND DADO

### Apartment:

- Premium marble/ vitrified tiles for living and dining
- Laminated wooden flooring for master bedroom
- Premium vitrified tiles for other bedrooms
- Anti-skid ceramic tile flooring & 7' ceramic tile dado for all bathrooms
- Anti skid ceramic tile flooring & dado of ceramic tiles 2' above counter for kitchen
- Anti skid ceramic tile flooring for utility
- Wood finish vitrified tile flooring for all balconies/terraces

### Common areas:

- Imported marble for main reception lobby
- Natural stone / granite / marble flooring for staircase
- Vitrified tiles / granite / marble flooring for corridors on all floors
- Decks of swimming pool in composite wooden decking

## FITTING AND ACCESSORIES

### Bathrooms

- Single lever CP fittings with shower head – Grohe / Kohler / equivalent
- Wall hung EWC with concealed cistern of Kohler/Rak equivalent
- Health faucet
- Counter top washbasin of Kohler / Rak / equivalent
- Granite/marble for basin counter top
- Vanity mirror
- Toilet ventilator with exhaust fan
- Geyser in each bathroom
- Internal piping for water supply with CPVC piping
- Drainage with PVC piping
- Accessories: Towel rail and soap dish tray shall be provided.

### Kitchen:

- Modular kitchen with chimney hood of Faber / equivalent
- Granite for kitchen counter top
- CP fittings - Grohe / Kohler / equivalent
- Stainless steel sink of Frank / Nirali / equivalent
- Provision for washing machine, water purifier and microwave points

### Balcony:

- Balcony railing in stainless steel

## DOORS & WINDOWS

- Main door: 8' high decorative laminated flush door
- Internal doors: 7' high decorative laminated flush doors
- High quality ironmongery and fittings for all doors
- All windows: Sliding aluminum powder coated / UPVC

## WATER

- Water Harvesting System

## HVAC

- Provision for split air conditioners points in living and all bedrooms
- All bathrooms shall be mechanically ventilated via exhaust fans

## POWER SUPPLY; ELECTRICAL AND COMMUNICATION SYSTEMS

- 1 KVA DG power backup for all apartments with automatic changeover switches
- 100% DG power backup for common areas
- Concealed FRLS Wiring in PVC conduits of Finolex / Havells or equivalent
- For safety one Earth Leakage Circuit Breaker(ELCB) for the flat and MCB for each room
- Modular Switches & sockets of Anchor /Roma / Northwest / Equivalent
- Ceilings fans and lights in living, dining, and all bedrooms
- Geysers / exhaust fan in all bathrooms
- TV and telephone points – in living, dining and all bedrooms
- EPABX intercom facility from each apartment to security room, clubhouse and other apartments

## ELEVATORS

- High speed passenger elevators in each core with automatic doors & SS finish of Kone / OTIS / equivalent

## FIRE SAFETY

- Sprinklers in basement and common areas.
- Fire fighting system in each lobby and external yard hydrants

## SECURITY AND HOME AUTOMATION

- 24/7 patrolling
- Multi level security systems for common areas and lobbies
- CCTV surveillance in entrance and parking areas
- Video door phone



## THE GROUP

The Kriscon group was established in the year 2006 with a dream of creating a brand that endorses quality. It initially started off as a real estate company. Since then the company has grown from strength to strength and has now evolved into an integrated, full service real estate development company .

Our portfolio of real estate developments currently spans residential and hospitality segments of the real estate industry. In the coming years the company plans to expand its presence in the residential sector, retail and hospitality across major metros in India.

Our aim is to deliver projects that are not only aesthetically designed but are also ergonomic in terms of specifications, location and pricing. A significant amount of effort is invested into the design, planning and execution stage of each project to ensure that every project is a benchmark of excellence. While we maintain the finest standards of business practices, we associate with the best in business- architects, engineers and designers.

Our passion and commitment to strive relentlessly towards our goals gives a thrust to our dream – The dream of building sweet nests for YOU.

## Our Projects



Khatu



Salasar



Mansarovar

## WHEN WE SAY QUALITY, WE MEAN QUALITY!

Our passion for perfection is what drives us. Once you buy a Kriscon home **unmatched finesse** and detailing will overwhelm you. With a strong **customer centric approach**, high degree of business ethics and transparency, ours is a **long term commitment**.

### A Project By



*Creating a new world*

#### KRISCON PROPERTY DEVELOPERS PVT. LTD.

#523, Block A, World Trade Park, J.L.N. Marg, Malviya Nagar,  
Jaipur-302017, India | Ph: 0141- 2728071

[www.kriscongroup.com](http://www.kriscongroup.com)

Email : [info@kriscongroup.com](mailto:info@kriscongroup.com)

**For Sales Enquiry : M 95492-48999 , 95492-48333**

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### Architect



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### Member of

