

KDMS
skywalk



imagine
xtra living



Where life feels different and everything around you is in abundance and made easy.

A place where calm, comfort and connection weave a lifestyle that feels nurturing, elevated and truly complete.



spaces which feel right

It's in the morning light that fills every room, the laughter that echoes from the balcony, and the quiet that settles when the day ends.

Homes where everyday life finally feels effortless.





KDMS Skywalk, here xtra is a way of living

Two elegant towers rise gracefully over Patrakar Colony - Mansarovar Jaipur's most rapidly developing and well-connected locale.

Skywalk brings thoughtful design and careful planning together and offers Xtra living in true abundance. Every home follows vastu and connects indoor and outdoor spaces with a natural flow. It creates one of the finest residential experiences for modern family life.

3 & 4 bhk units

2 Towers

14 Floors

196 Residences

40+ Amenities

50+ Features

homes with xtra thoughtfulness

Every detail at Skywalk is
a little more thoughtful, a little more complete.

From how your living room opens into light,
to how the sky bridge connects the towers.
Every space feels like it's made for the
way you truly live.





xtra space
everywhere you need it

Here every room has intent. Imagine moving with extra freedom in your space.

The living room fits your furniture and your people without ever feeling full. Here, your home grows with your life not the other way around.

comfort that comes ready-made

From a smart lock at the main door to modular kitchens and finished bathrooms, Skywalk homes are ready the day you move in. The tiles stay cool under your feet. The fittings don't need fixing. Every finish feels quiet, precise, and built to last.



a home that works around you

Parking without stress. Lifts that don't make you wait.
Groceries, laundry, and medicines all within the gates.
Skywalk respects your time turning errands into
moments of ease.



a neighbourhood that feels like family

Children play where their parents walk. Elders find shade and calm without feeling apart. There are faces you'll recognise, and voices that become familiar. Here, belonging isn't built it's already there.





built for today ready for tomorrow

Earthquake-resistant RCC structure, rainwater harvesting, DG backup, and modern electrical systems. Skywalk is designed to stand strong for decades. With premium fittings, elevators, and enduring design, it stays current without ever needing an update.

room for childhood to grow

A place where play feels safe, active, and joyful.

With skating rinks, kids' pools, indoor play rooms, and tuition spaces,
Skywalk lets children learn, move, and thrive within reach of home.



Skating Rink
Kids Swimming Pool
Indoor & Outdoor Play Area

Tuition Room
Daycare
Arts Studio

care that fits
into every day

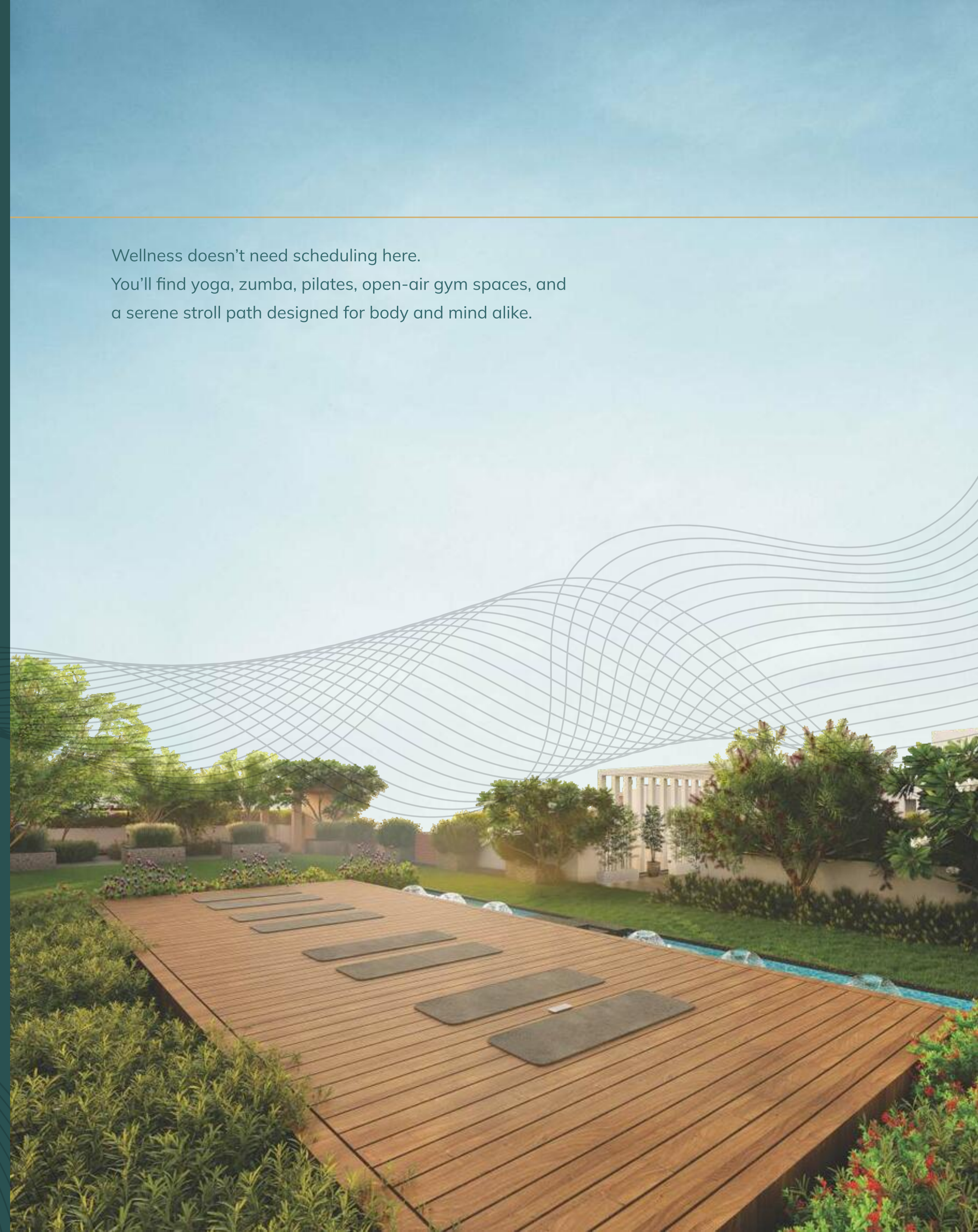


Yoga Room
Zumba & Pilates
Open Gym

Swimming pool
Spa & Sauna
Meditation Deck

Wellness doesn't need scheduling here.

You'll find yoga, zumba, pilates, open-air gym spaces, and
a serene stroll path designed for body and mind alike.





spaces that bring people together

From morning prayers to evening conversations, Skywalk gives every generation a place to feel connected. With a Jain temple, Zen garden and shaded seating, faith and fellowship find a quiet, natural home.



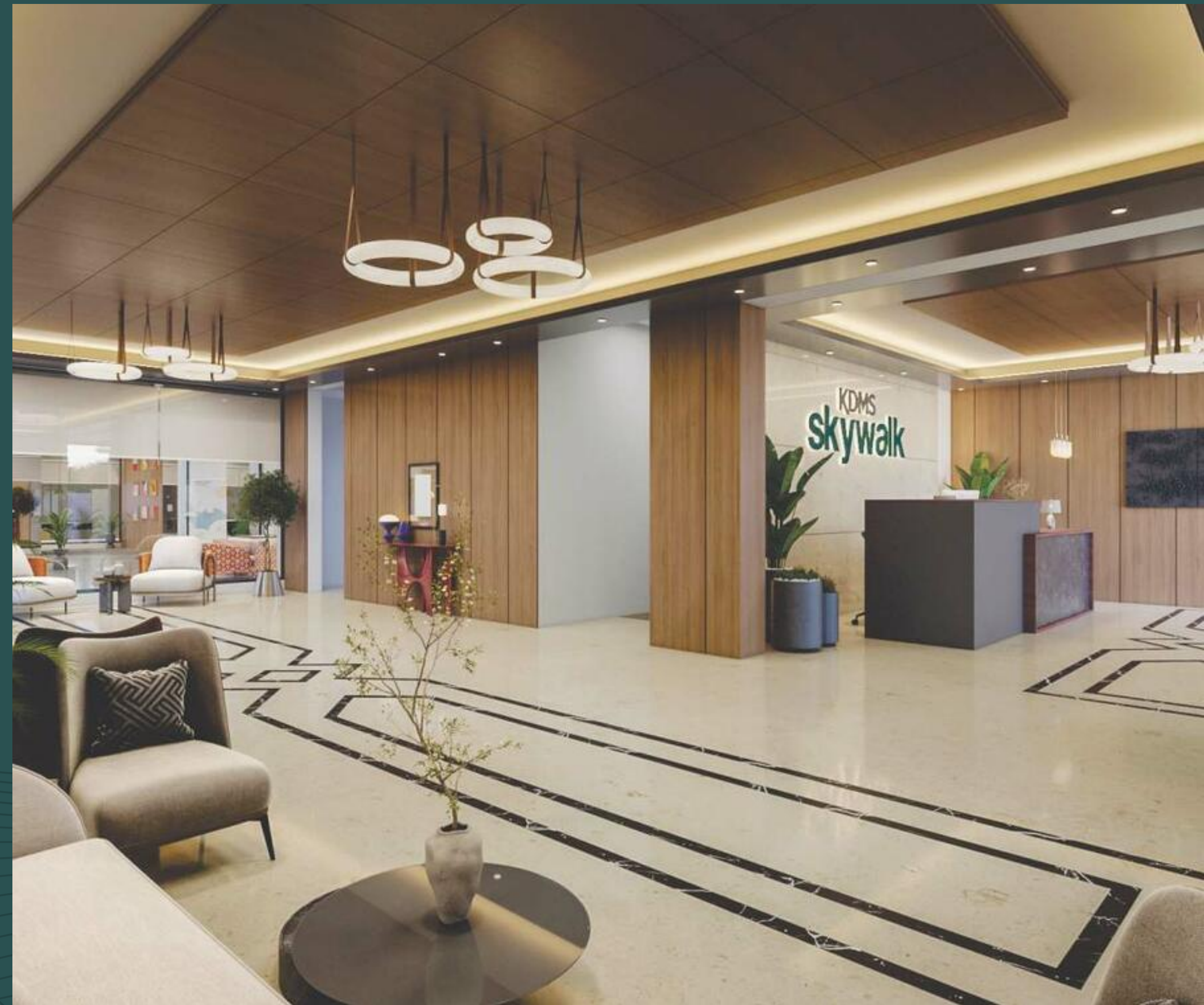
Jain Temple
Zen Garden
Gazebo

support for the way you work

Hybrid life becomes easier when work spaces are within walking distance. Skywalk offers coworking rooms, meeting spaces, and reception lounges built for focus and flexibility.

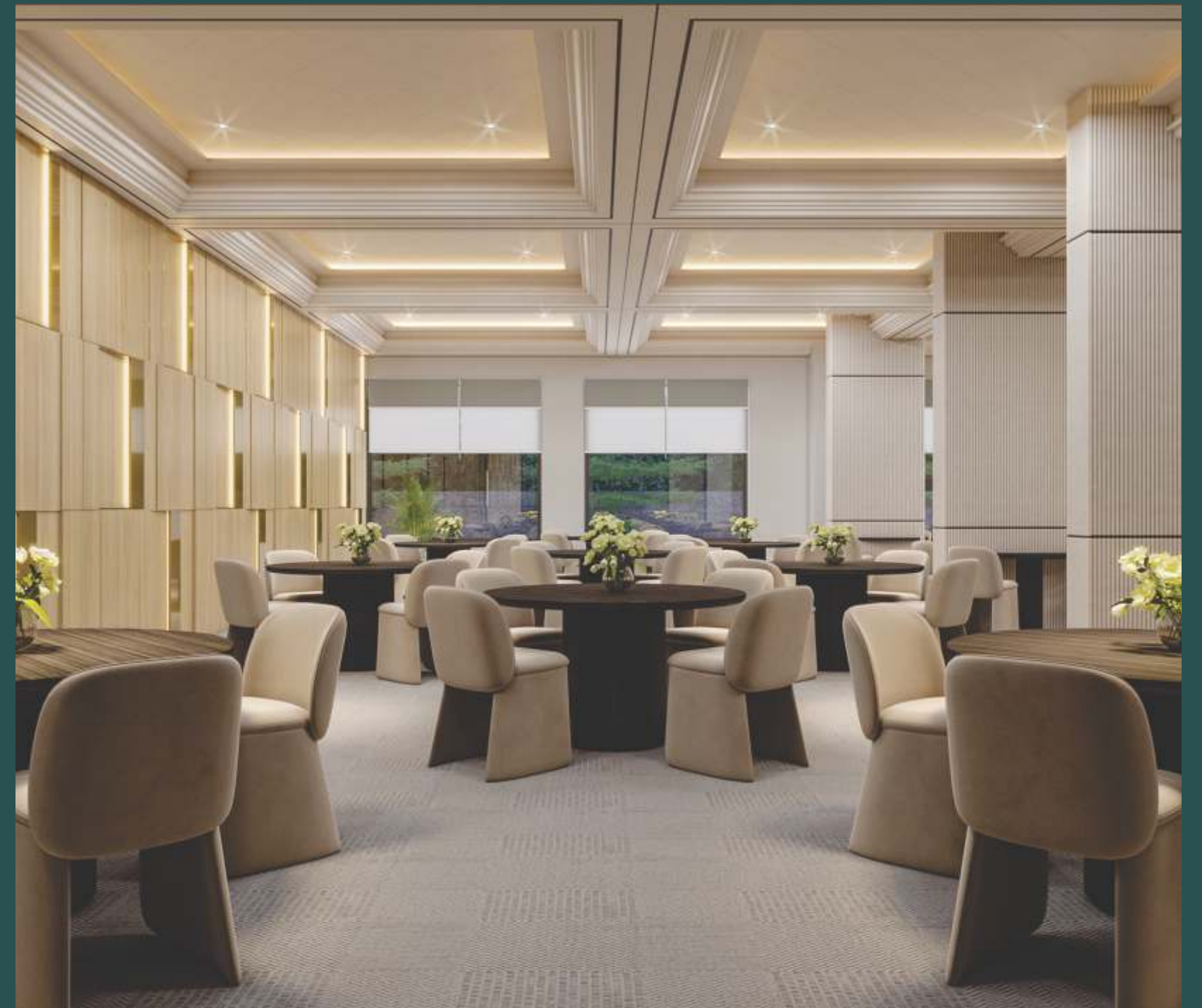


Coworking Space
Conference Room
Reception Lounge



leisure that feels effortless

Watch a movie in the mini theatre, play a match on weekends,
or meet friends under the stars at the Sky Theatre.



Mini Theatre
Sky Theatre
Café

Banquet Hall
Podium Garden
Court Arena

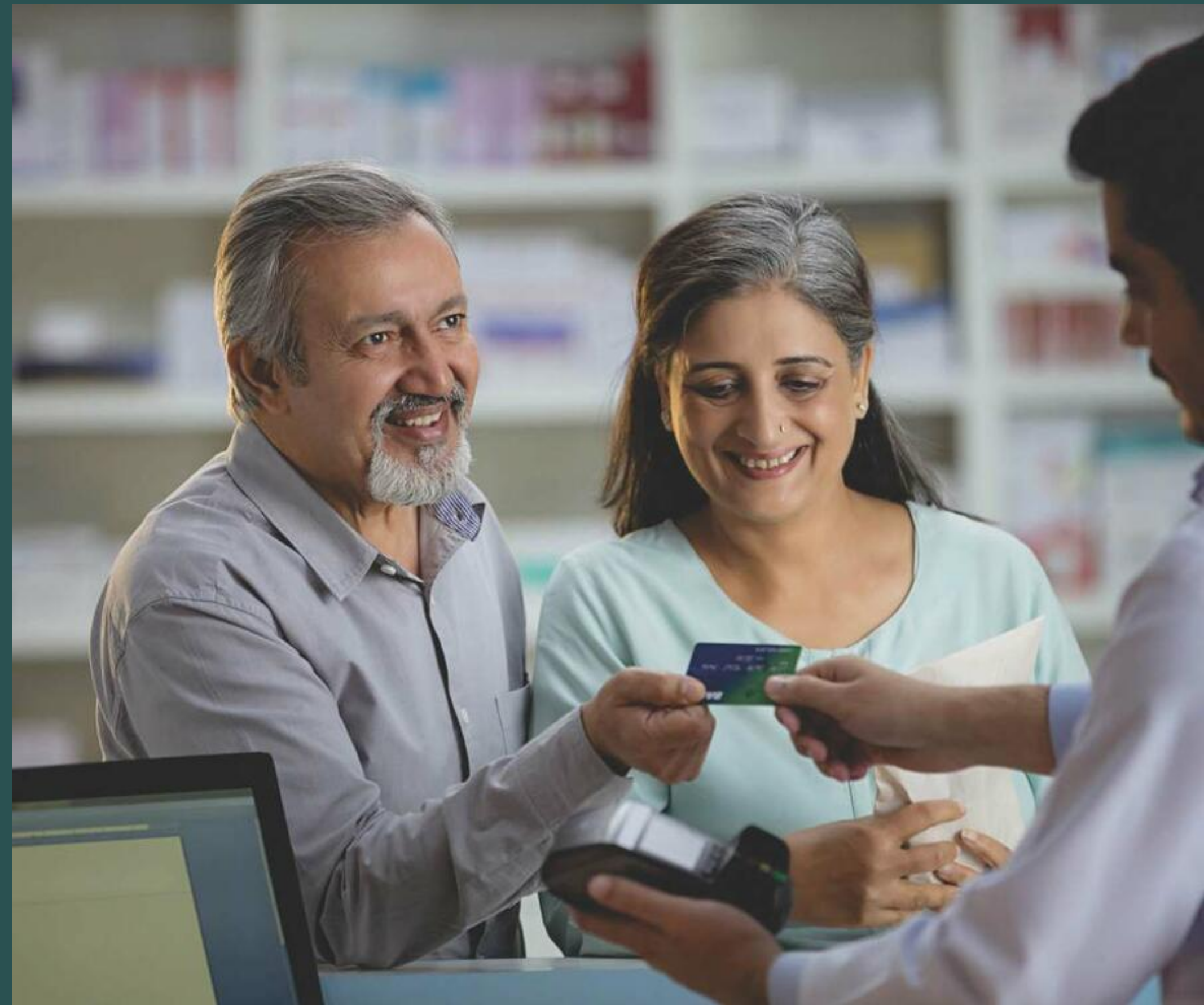
every errand already solved

Groceries, salon visits, laundry, and medicine everything
that takes up your time now fits neatly into your routine.



Grocery Store
Pharmacy
Laundromat

Salon
Guest Rooms





rooted in growth wrapped in peace

EDUCATION

1. CAMBRIDGE COURT INT. SCHOOL	5 Min
2. ST. ANSELM'S SCHOOL	10 Min
3. ST. WILFRED'S COLLEGE	10 Min
4. BANYAN TREE SCHOOL	12 Min
5. APEX UNIVERSITY	13 Min
6. NEERJA MODI SCHOOL	14 Min
7. INDIA INTERNATIONAL SCHOOL	14 Min
8. MODERN SCHOOL	14 Min

HEALTH CARE

9. RAGHURAJ HOSPITAL	6 Min
10. SAKET HOSPITAL	10 Min
11. TAGORE HOSPITAL	13 Min
12. HCG HOSPITAL	13 Min
13. METRO MAS HOSPITAL	14 Min
14. APEX HOSPITAL	14 Min
15. GEETANJALI HOSPITAL	16 Min
16. EHCC HOSPITAL	18 Min
17. CK BIRLA HOSPITAL	20 Min

OTHER

18. ICICI BANK	3 Min
19. HDFC BANK	4 Min
20. ISKCON TEMPLE	6 Min
21. HYATT REGENCY HOTEL	8 Min
22. MUHANA MANDI	10 Min
23. MANSAROVAR PLAZA	11 Min
24. CITY PARK	11 Min
25. R. TECH EMPORIO	13 Min
26. FUN KINGDOM	14 Min
27. MANSAROVAR METRO STATION	15 Min
28. AIRPORT	20 Min

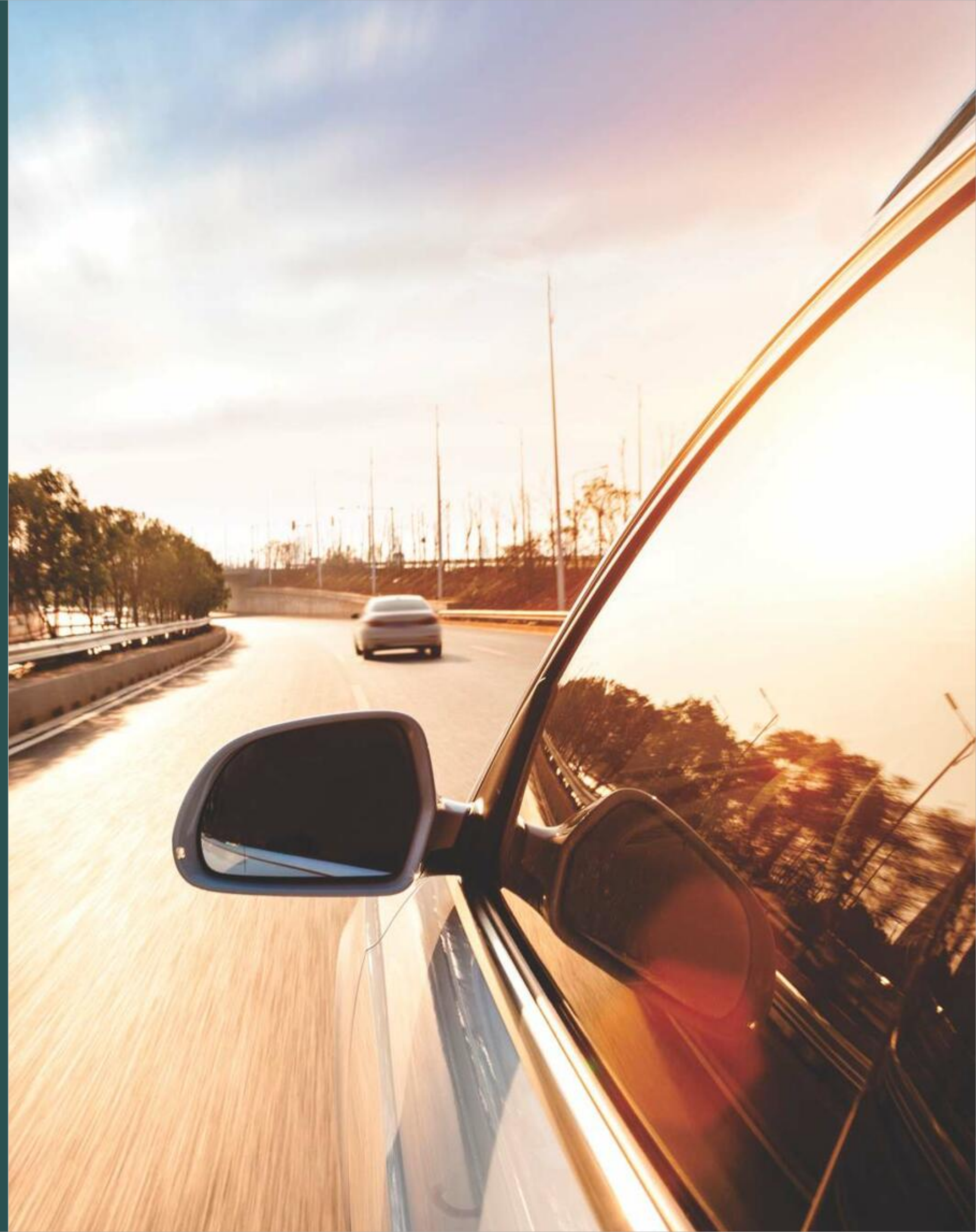


SITE ADDRESS: Near Kanha Ram Paradise,
Patrakar Colony, Mansarovar Ext., Jaipur-29

Google Coordinates: 26.831871, 75.733000

an address that stays right for years

Life changes. Children grow up, parents slow down, work takes new turns. Through it all, Patrakar Colony stays the right choice. Safe, connected, and surrounded by people who value the same things you do, it's a place your family can truly call home - not just today, but for every chapter ahead.





KOMAS
skywalk



Specification

Living/Dining

- POP finished walls.
- Premium quality paints with bright finish.
- Flooring - vitrified tiles.
- Domal balcony doors or windows with track provision of wire mesh.
- Provision for AC (split AC piping).
- Main door - flush door with smart digital lock.
- TV , Telephone & AC points.

Bedroom

- POP finished walls.
- Premium quality paints on wall with bright finish.
- Flooring vitrified tiles.
- Flush doors with sun mica finish.
- Provision for AC (split AC piping).
- TV & AC points.

Kitchen

- Nano white working top.
- 2 ft tiles Dado from working top.
- Domal door & windows track with provision of wire mesh.
- SS sink and Jaquar premium CP fitting.

Balcony

- Premium quality water proof paint.
- Premium quality anti skid tiles in ruff elastic look.
- SS railing with toughened glass.
- Domal balcony doors or windows with track provision of wire mesh.
- Water tap.

Toilets

- Tiles with modern design up to 8'-0" height.
- Anti skid ceramic tiles in flooring with combination of wall tiles.
- Standard flush door with sun mica finish.
- Domal ventilators with exhaust provision.
- Premium quality Jaquar sanitary & wall hung water closet.
- Jaquar premium CP fitting with diverter.
- Jaquar premium conceal tank.

Electrical

- Power backup with silent DG set for common area & 1 KV power backup in flats.
- Transformer.
- Light fixtures in individual & common areas.
- Modern electrical system with branded ISI copper wiring.
- Premium quality orient modular switches and accessories with ISI marked.
- Orient MCB distribution box and MCB.
- Orient power panel distribution system.
- TV , telephone & AC point.

Safety

- RCC framed earthquake resistant structure.
- Appropriate fire fighting system.
- Sprinklers / smoke detectors in common area.

Features

- Durable and elegant exterior finish.
- DTH connection.
- Secured & well organized parking.

Water Supply

- 24 hours water supply.
- Water harvesting.

Security

- CCTV & 24 hours security guard.
- Intercom facility EPABX system.

Layout

- Vastu friendly layout.
- Well ventilated & naturally lit apartments.

Landscape

- Beautiful greens with water features.
- Temples, kids play area, elderly sitting area and open gym.

Elevators

- State of the art high speed premium 2 passenger and 4 service elevators with power backup.

a foundation your family can rely on

- RCC framed, earthquake-resistant structure
- High-speed passenger and service elevators with power backup
- 1 kVA power backup for every home
- 24x7 water supply with rainwater harvesting system
- CCTV surveillance and round-the-clock security
- Advanced firefighting system with sprinklers & smoke detectors in common areas
- Vastu-friendly layout ensuring natural ventilation in every home
- Durable, elegant exterior finish
- Intercom EPABX system for secure communication
- Well-organized covered parking for residents



Ground Floor Plan



1. SWIMMING POOL

2. JACUZZI

3. KIDS POOL

4. TOILET (M)

5. TOILET (F)

6. DECK AREA

7. BANQUET HALL

8. SECURITY ROOM

9. SOCIETY OFFICE

10. TOILET

11. PANTRY

12. DAYCARE

13. HOME THEATRE

14. OPEN GYM

15. LAUNDROMAT

16. KITCHEN

17. GROCERY STORE

18. CAFÉ & BAKERY

19. MUSIC & DANCE ROOM

20. ART & CRAFT ROOM

21. RECEPTION & ENTRANCE LOBBY
22. YOGA AREA

23. KIDS PLAY AREA

24. ZUMBA STUDIO

25. PILATE STUDIO

26. GYM AREA

27. INDOOR GAMES

28. LOUNGE

29. RECEPTION AREA

30. CONFERENCE ROOM

31. COWORKING SPACE

32. LIBRARY & TUITION AREA

33. WELLNESS STEAM / SAUNA / MASSAGE / SALON

34. BOX CRICKET

35. COURT ARENA

36. SKATING RINK

37. JAIN TEMPLE

38. VAISHNAV TEMPLE

39. GAS BANK

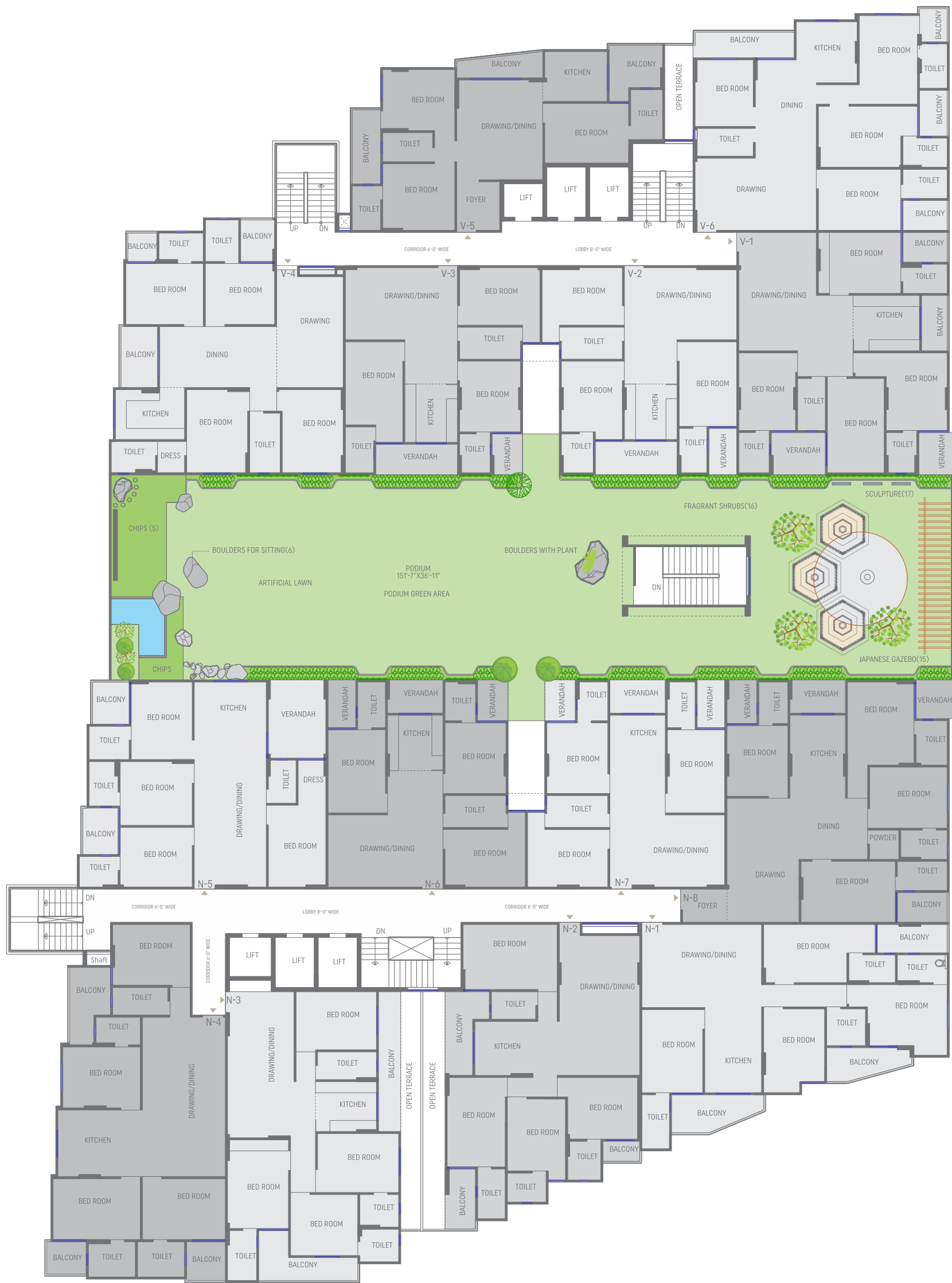
40. GUEST ROOM

41. CHILDREN'S PLAY GROUND

42. STROLL PATH



1st Floor Plan



Typical Floor Plan 2nd to 13th

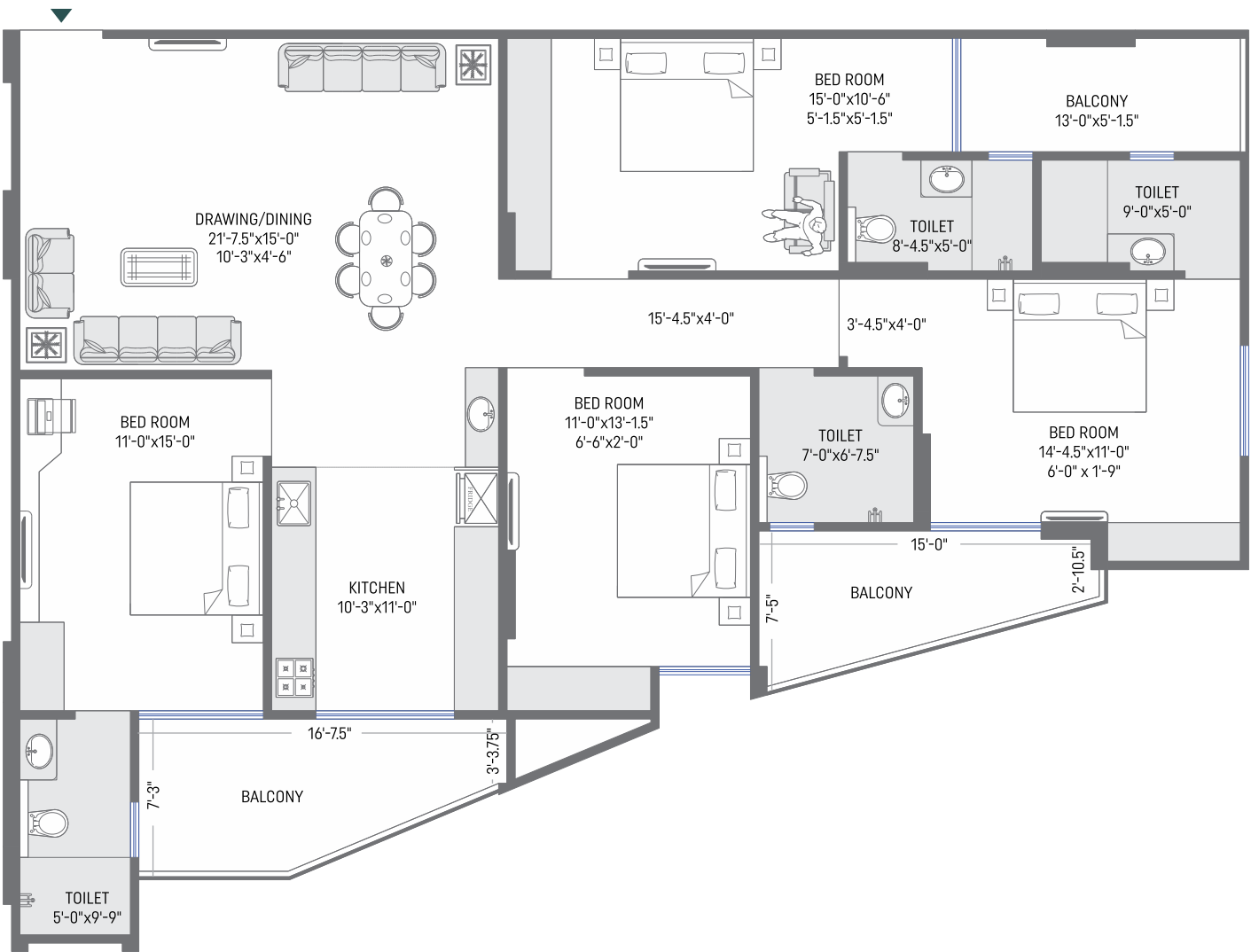


VEGA



NOVA



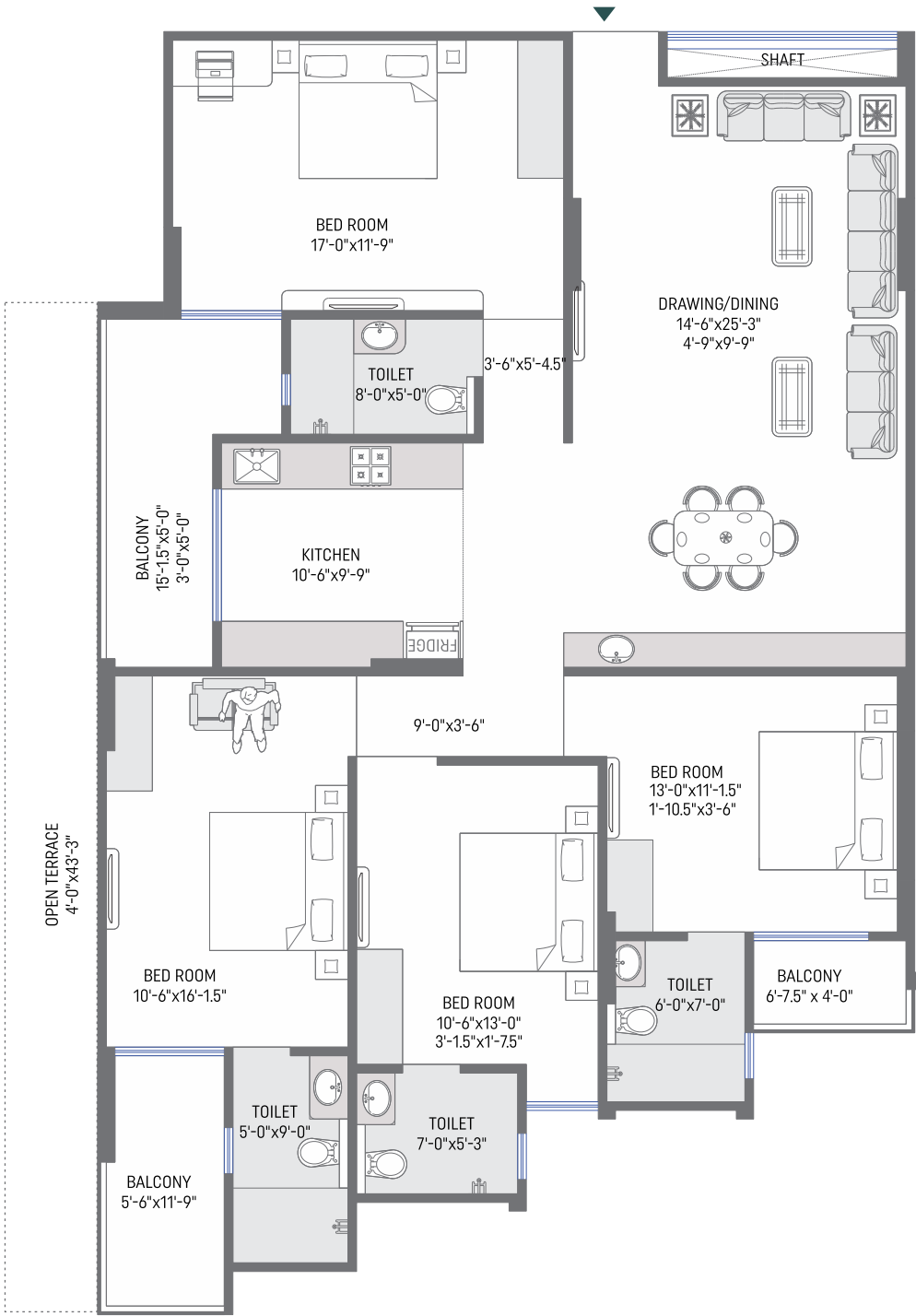
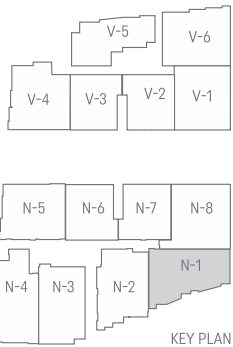


N-101 - N-1301

Carpet Area - 1493.09 Sq Ft
Balcony Area - 248.94 Sq Ft
BUA - 1802.27 Sq Ft
Saleable Area - 2523.00 Sq Ft

Penthouse N-1401

Carpet Area - 1493.09 Sq Ft
Balcony Area - 248.94 Sq Ft
BUA - 1802.27 Sq Ft
Saleable Area - 2523.00 Sq Ft
Terrace Area - 1779.11 Sq Ft



N-102

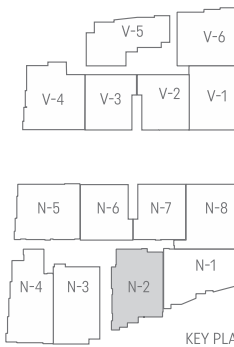
Carpet Area - 1466.51 Sq Ft
Balcony Area - 178.81 Sq Ft
BUA - 1700.40 Sq Ft
Saleable Area - 2380.00 Sq Ft
Terrace Area - 172.93 Sq Ft

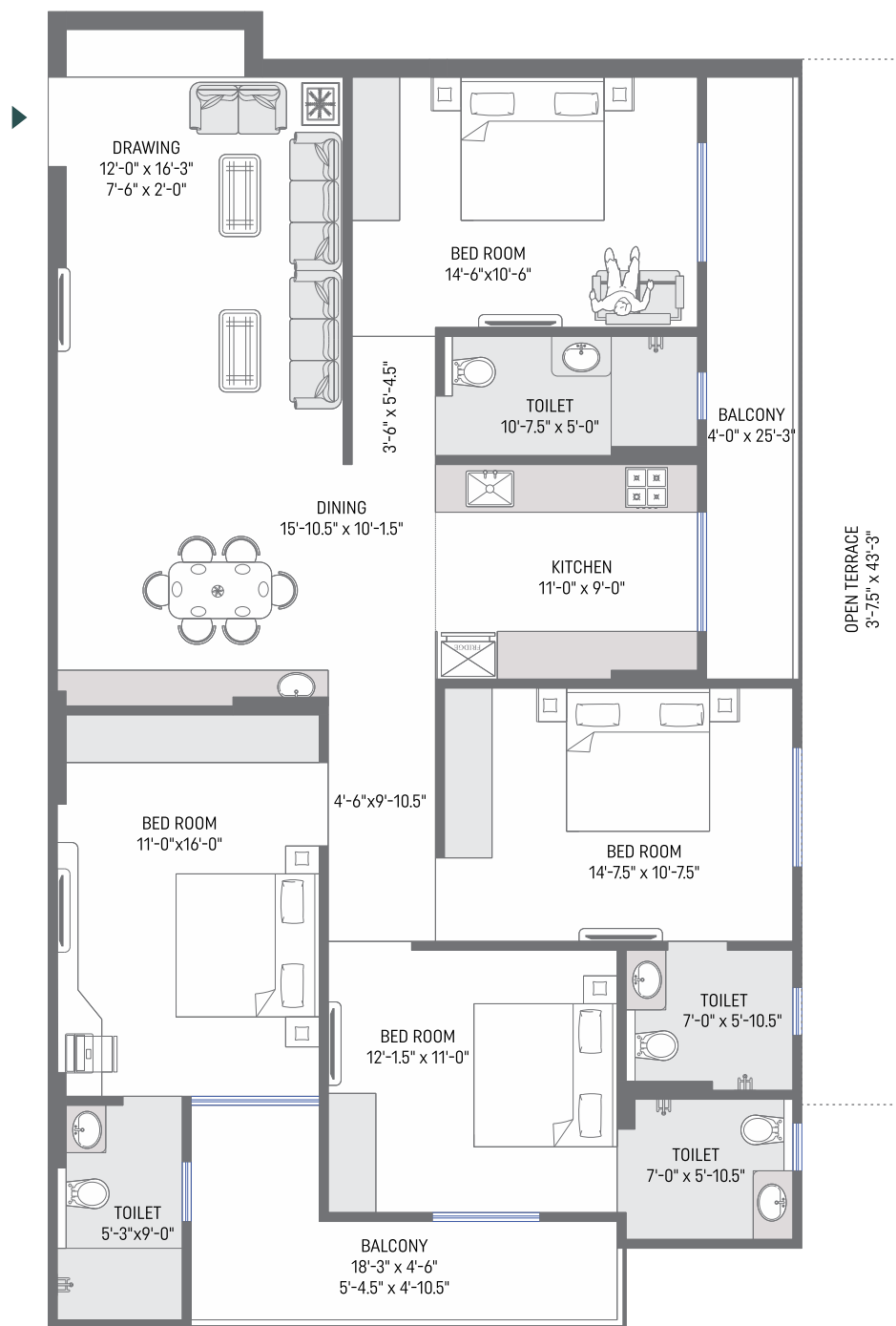
N-202 - N-1302

Carpet Area - 1466.51 Sq Ft
Balcony Area - 178.81 Sq Ft
BUA - 1700.40 Sq Ft
Saleable Area - 2380.00 Sq Ft

Penthouse N-1402

Carpet Area - 1466.51 Sq Ft
Balcony Area - 178.81 Sq Ft
BUA - 1700.40 Sq Ft
Saleable Area - 2380.00 Sq Ft
Terrace Area - 1715.24 Sq Ft





N-103

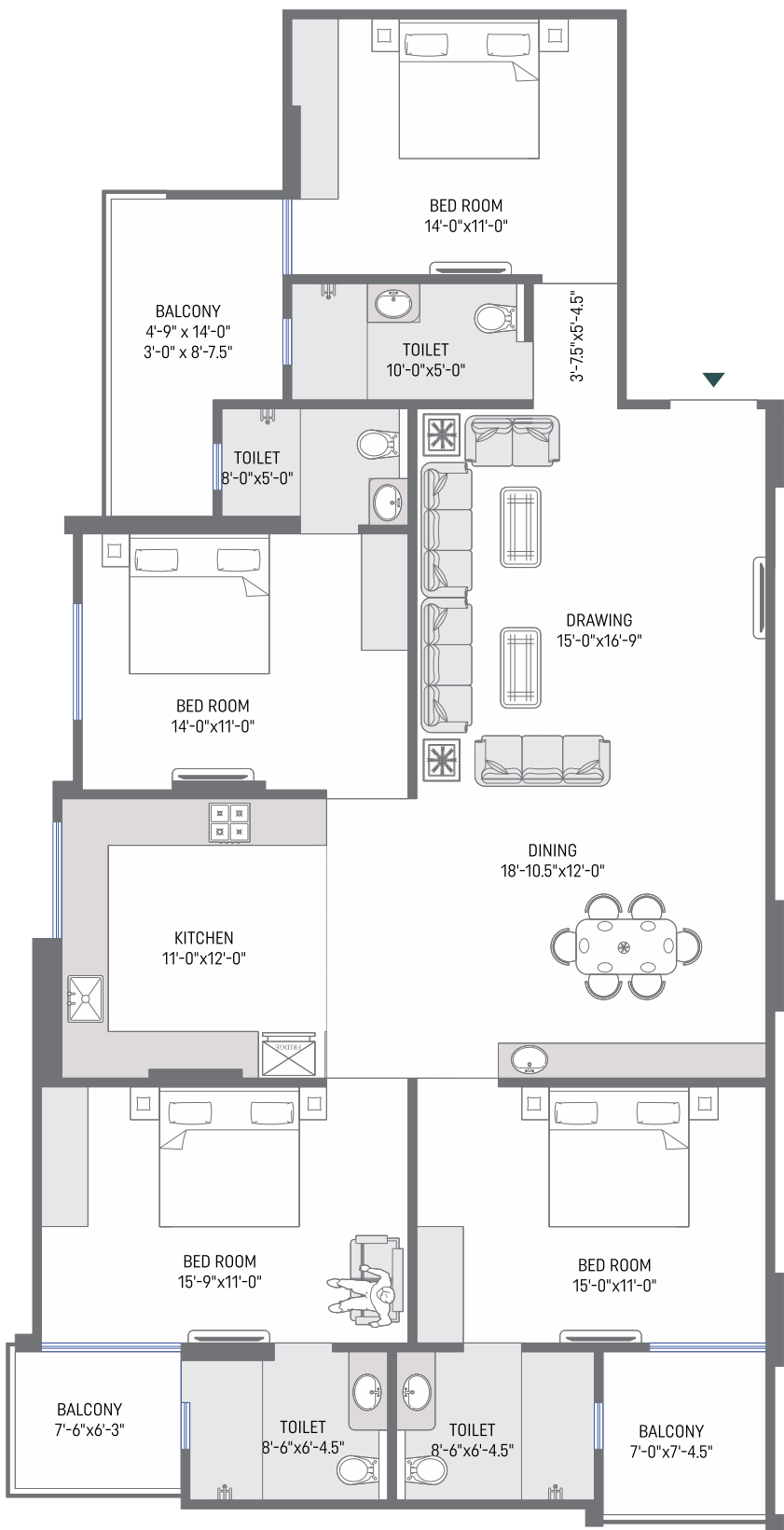
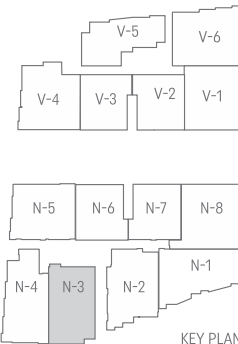
Carpet Area - 1405.00 Sq Ft
Balcony Area - 208.90 Sq Ft
BUA - 1676.23 Sq Ft
Saleable Area - 2347.00 Sq Ft
Terrace Area - 156.78 Sq Ft

N-203 - N-1303

Carpet Area - 1405.00 Sq Ft
Balcony Area - 208.90 Sq Ft
BUA - 1676.23 Sq Ft
Saleable Area - 2347.00 Sq Ft

Penthouse N-1403

Carpet Area - 1405.00 Sq Ft
Balcony Area - 208.90 Sq Ft
BUA - 1676.23 Sq Ft
Saleable Area - 2347.00 Sq Ft
Terrace Area - 1658.29 Sq Ft

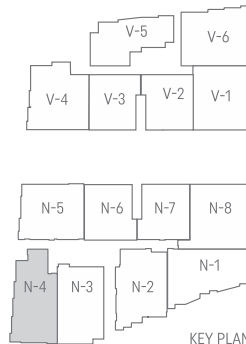


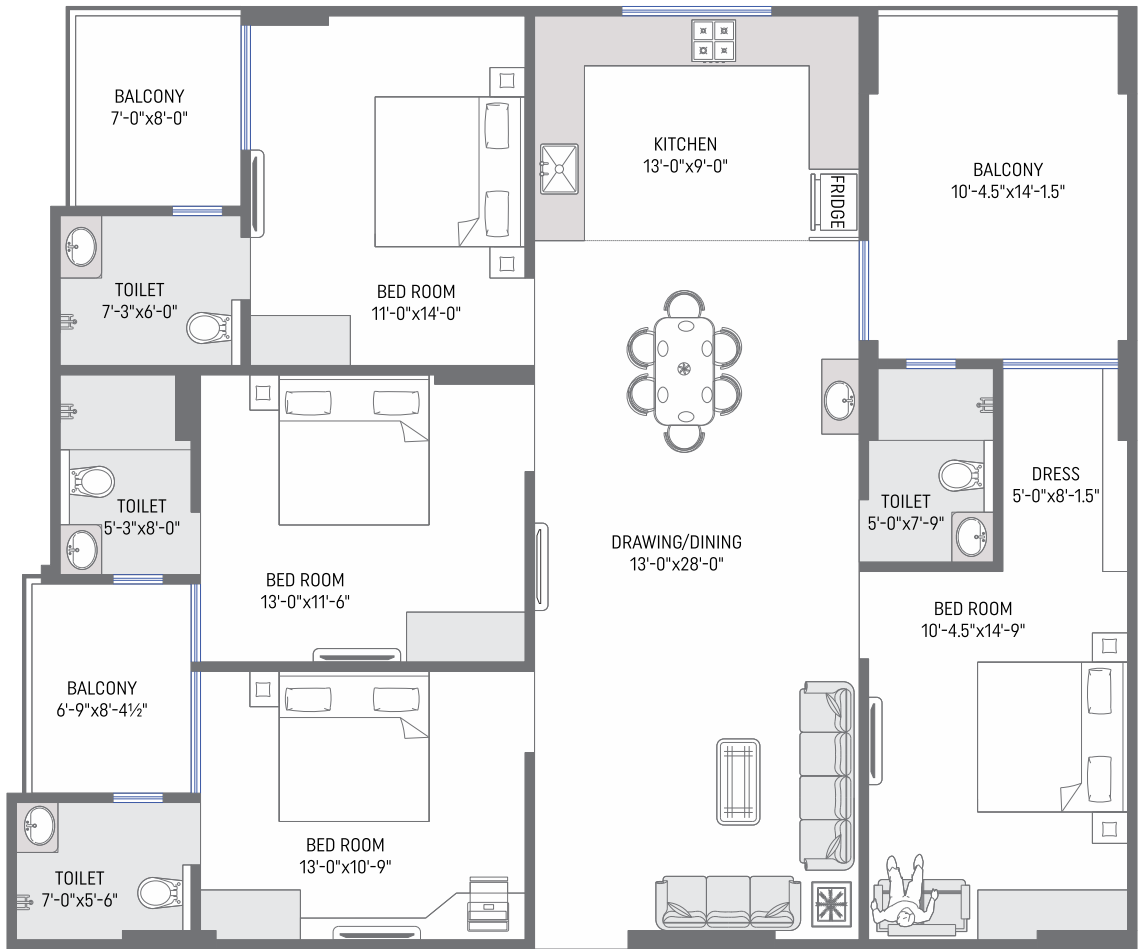
N-104 - N-1304

Carpet Area - 1546.84 Sq Ft
Balcony Area - 191.37 Sq Ft
BUA - 1839.30 Sq Ft
Saleable Area - 2575.00 Sq Ft

Penthouse N-1404

Carpet Area - 1546.84 Sq Ft
Balcony Area - 191.37 Sq Ft
BUA - 1839.30 Sq Ft
Saleable Area - 2575.00 Sq Ft
Terrace Area - 1789.18 Sq Ft





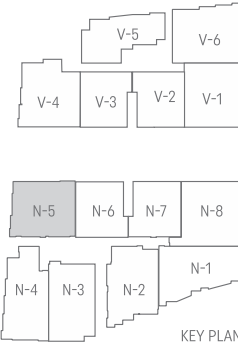
N-105 - N-1405

Carpet Area - 1347.80 Sq Ft

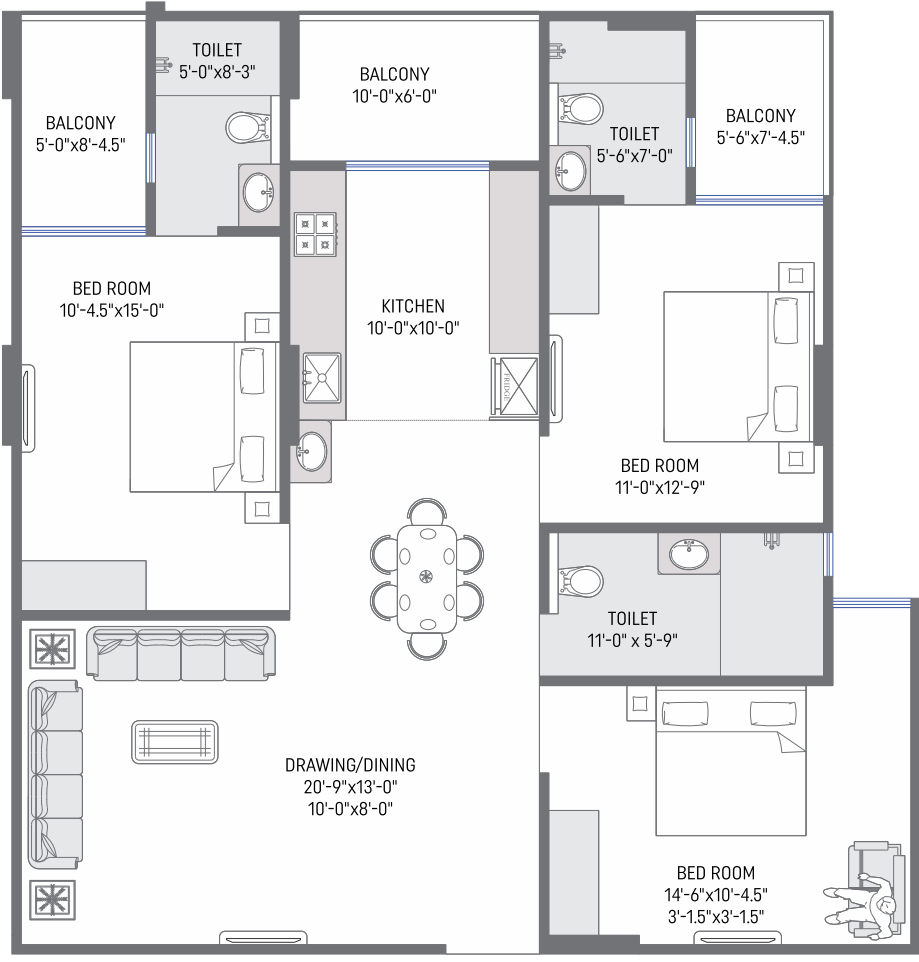
Balcony Area - 259.47 Sq Ft

BUA - 1687.40 Sq Ft

Saleable Area - 2362.00 Sq Ft



KEY PLAN



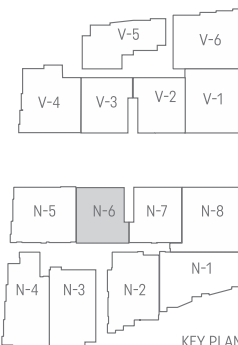
N-106 - N-1406

Carpet Area - 1102.49 Sq Ft

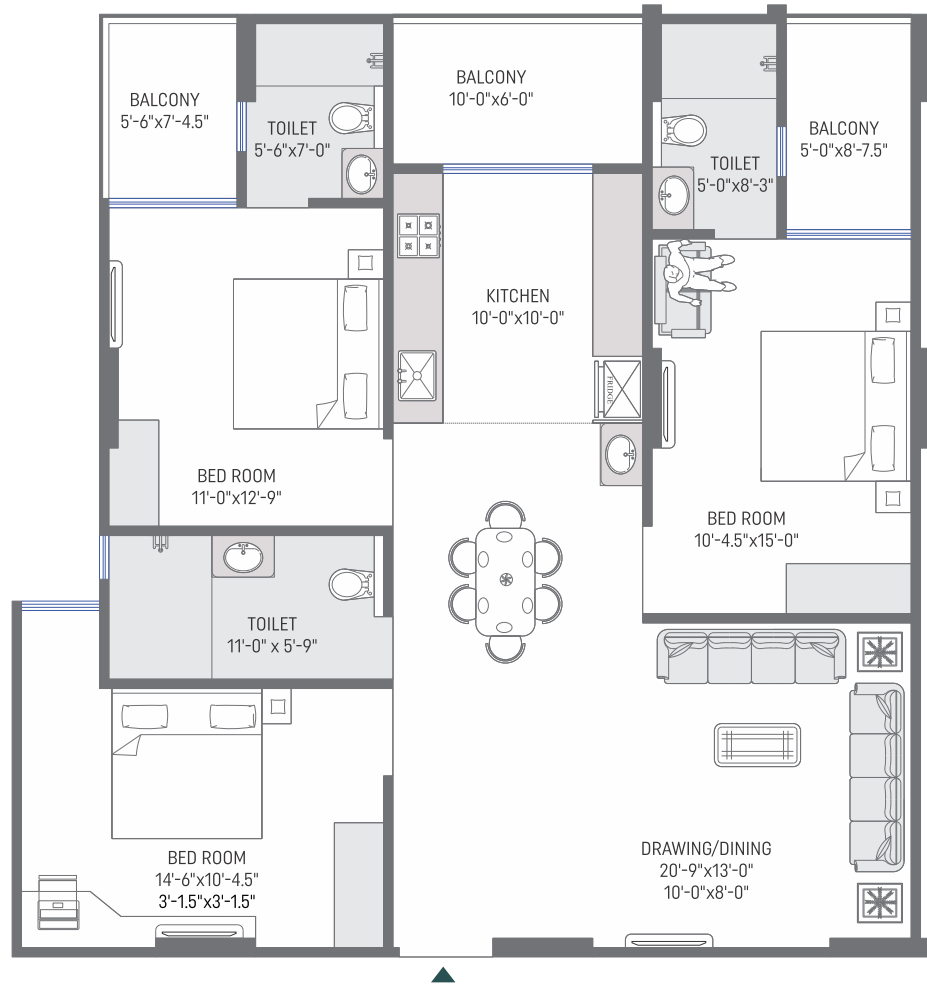
Balcony Area - 143.68 Sq Ft

BUA - 1305.69 Sq Ft

Saleable Area - 1827.00 Sq Ft

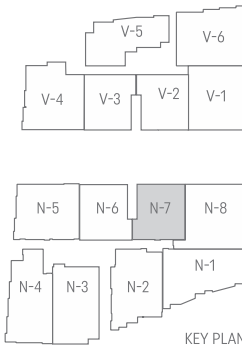


KEY PLAN



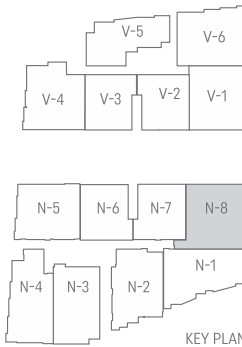
N-107 - N-1407

Carpet Area - 1102.49 Sq Ft
Balcony Area - 143.68 Sq Ft
BUA - 1304.16 Sq Ft
Saleable Area - 1827.00 Sq Ft



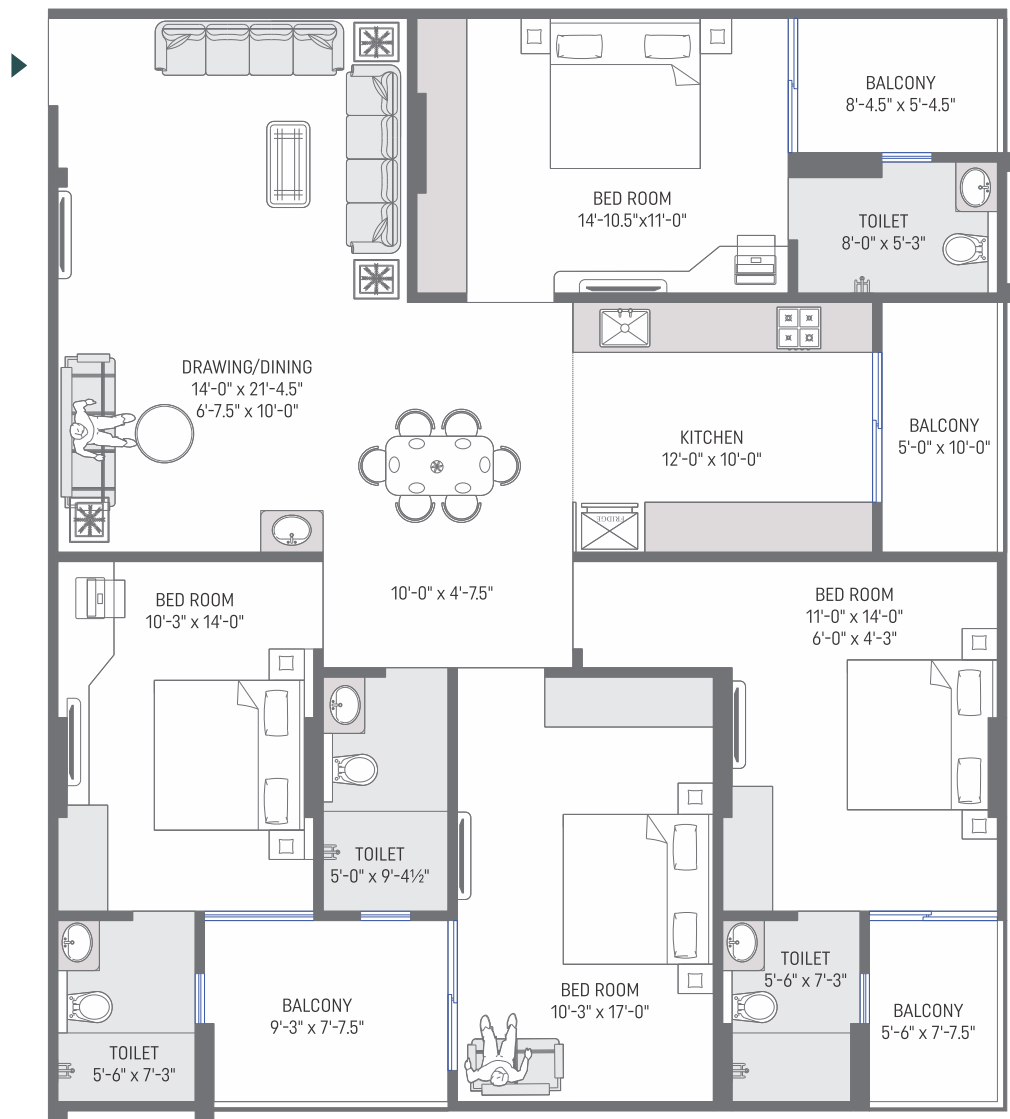
N-108 - N-1308

Carpet Area - 1589.95 Sq Ft
Balcony Area - 194.82 Sq Ft
BUA - 1869.56 Sq Ft
Saleable Area - 2618.00 Sq Ft



Penthouse N-1408

Carpet Area - 1589.95 Sq Ft
Balcony Area - 194.82 Sq Ft
BUA - 1869.56 Sq Ft
Saleable Area - 2618.00 Sq Ft
Terrace Area - 1823.39 Sq Ft

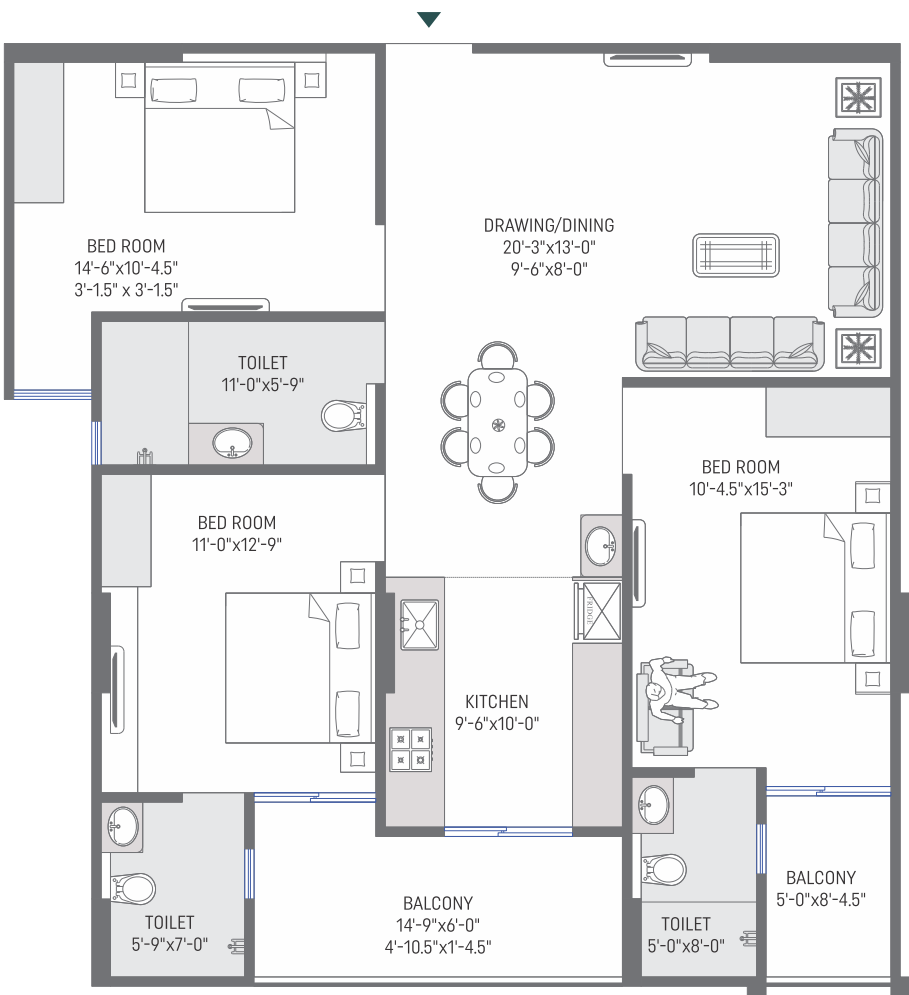
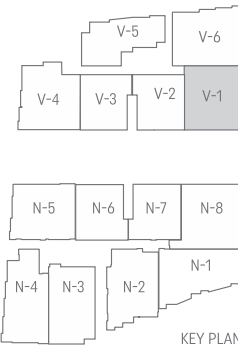


V-101 - V-1301

Carpet Area - 1434.89 Sq Ft
Balcony Area - 211.28 Sq Ft
BUA - 1713.54 Sq Ft
Saleable Area - 2400.00 Sq Ft

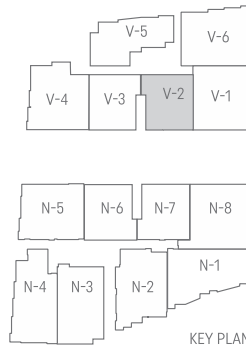
Penthouse V-1401

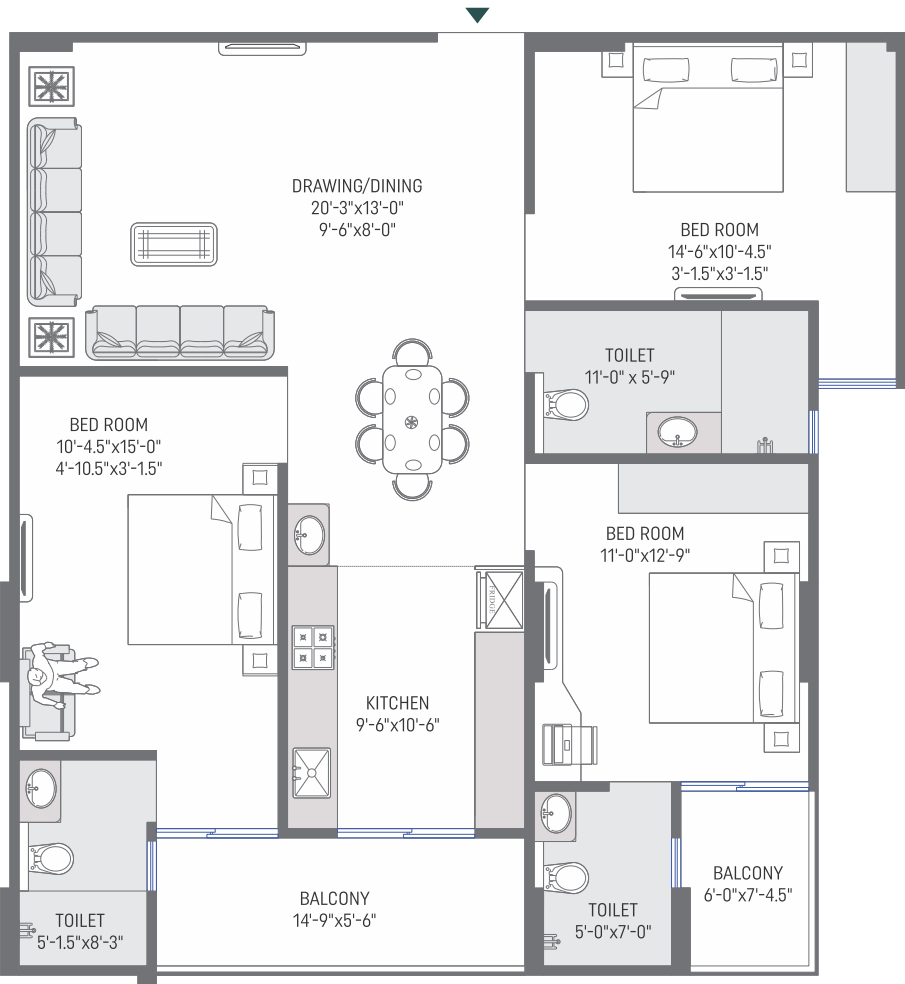
Carpet Area - 1434.89 Sq Ft
Balcony Area - 211.28 Sq Ft
BUA - 1713.54 Sq Ft
Saleable Area - 2400.00 Sq Ft
Terrace Area - 1679.02 Sq Ft



V-102 - V-1402

Carpet Area - 1094.40 Sq Ft
Balcony Area - 130.37 Sq Ft
BUA - 1302.17 Sq Ft
Saleable Area - 1823.00 Sq Ft





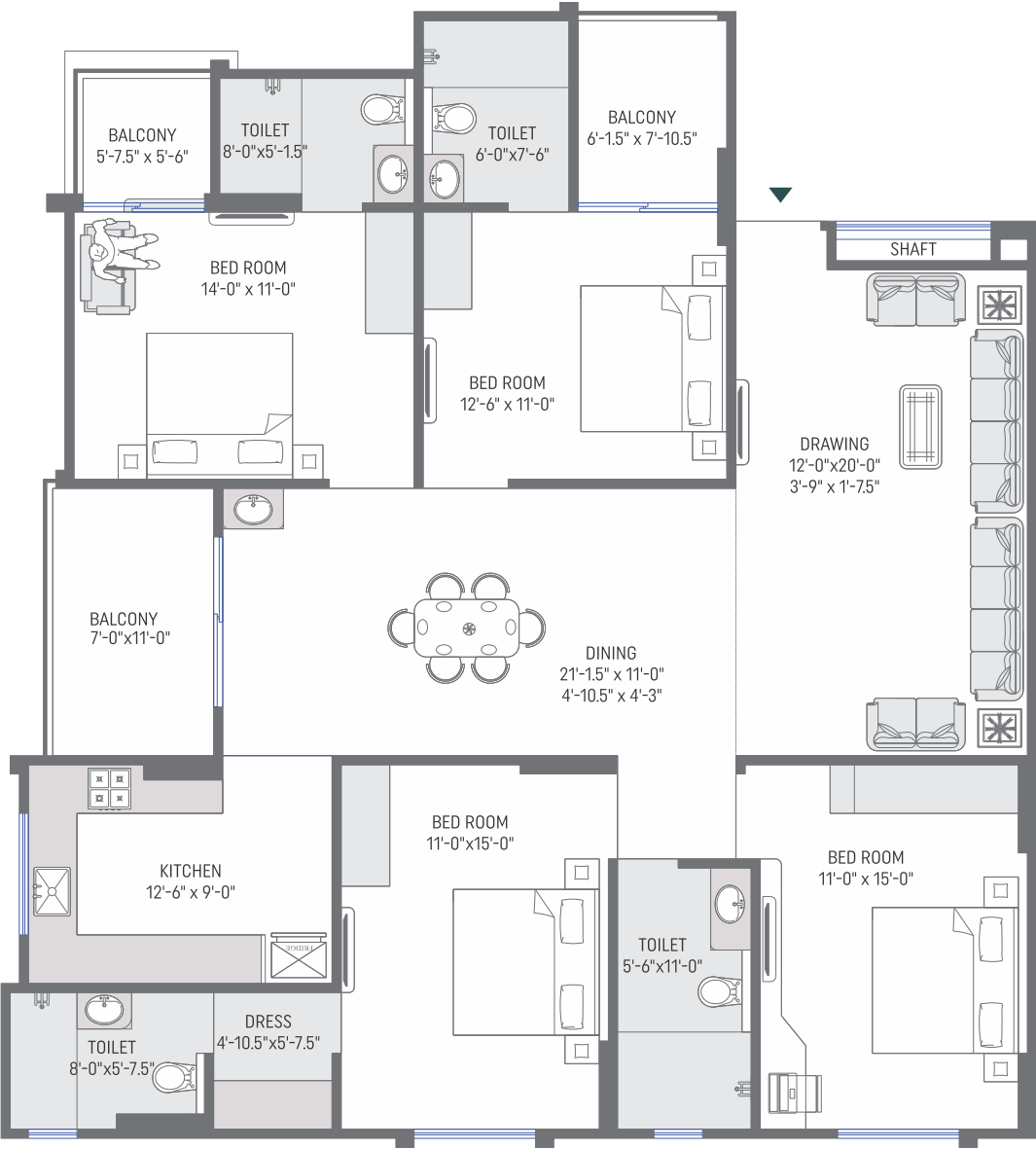
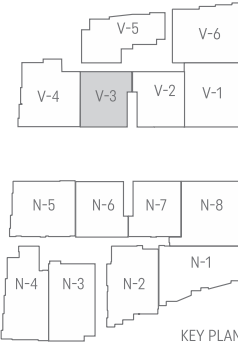
V-103 - V-1403

Carpet Area - 1105.90 Sq Ft

Balcony Area - 121.68 Sq Ft

BUA - 1296.33 Sq Ft

Saleable Area - 1815.00 Sq Ft



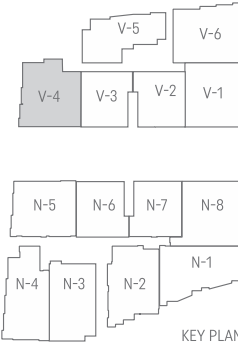
V-104 - V-1304

Carpet Area - 1531.29 Sq Ft

Balcony Area - 156.34 Sq Ft

BUA - 1762.28 Sq Ft

Saleable Area - 2468.00 Sq Ft



Penthouse V-1404

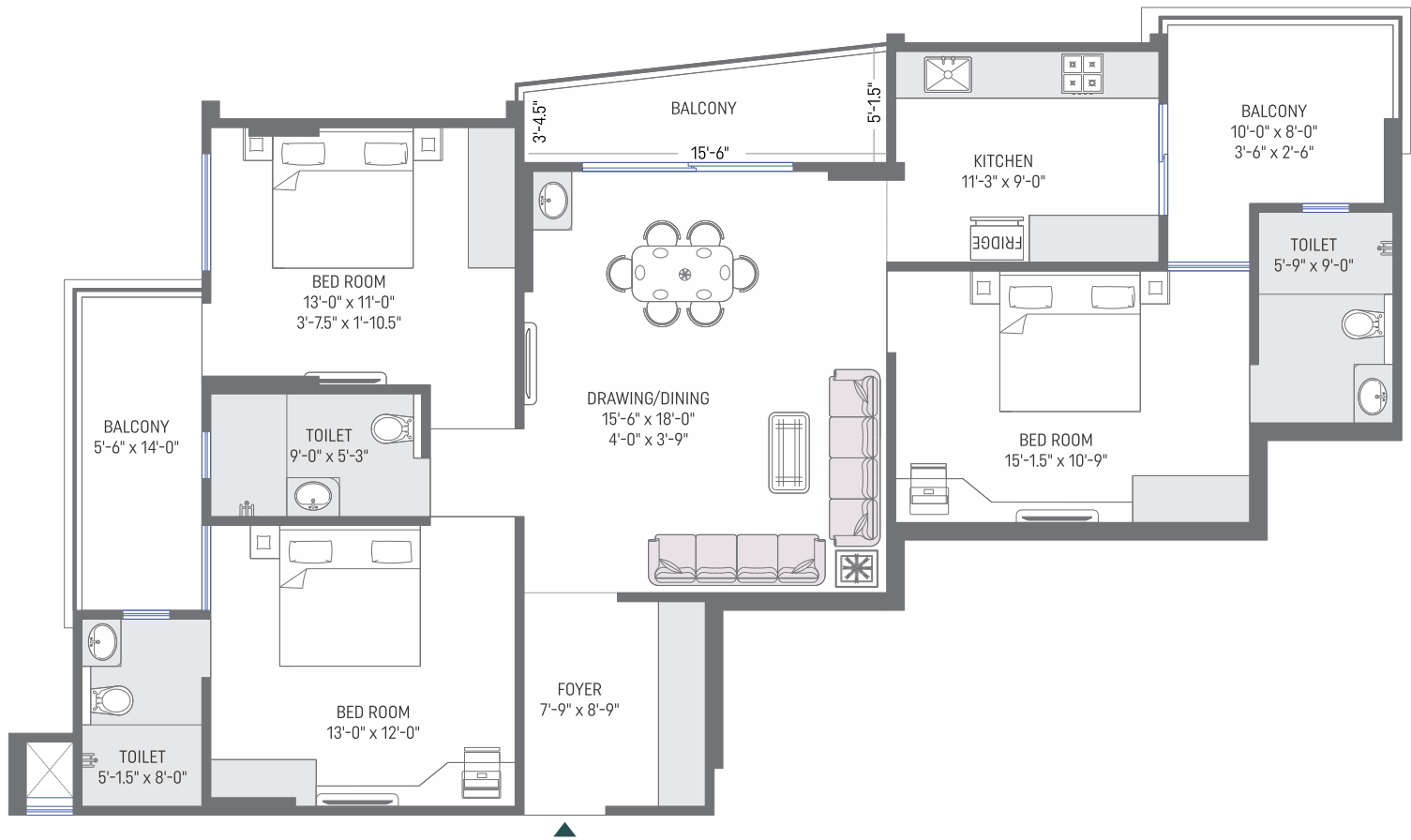
Carpet Area - 1531.29 Sq Ft

Balcony Area - 156.34 Sq Ft

BUA - 1762.28 Sq Ft

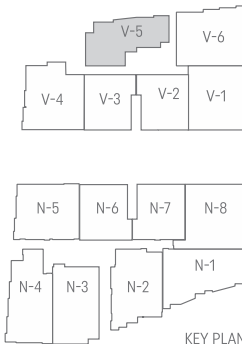
Saleable Area - 2468.00 Sq Ft

Terrace Area - 1736.28 Sq Ft



V-105 - V-1305
Carpet Area - 1132.51 Sq Ft
Balcony Area - 230.18 Sq Ft
BUA - 1426.50 Sq Ft
Saleable Area - 1997.00 Sq Ft

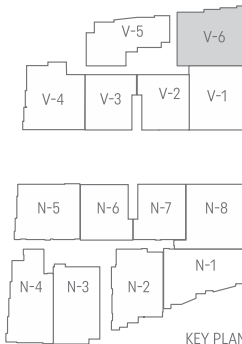
Penthouse V-1405
Carpet Area - 1132.51 Sq Ft
Balcony Area - 230.18 Sq Ft
BUA - 1426.50 Sq Ft
Saleable Area - 1997.00 Sq Ft
Terrace Area - 1414.12 Sq Ft



V-106
Carpet Area - 1505.04 Sq Ft
Balcony Area - 215.33 Sq Ft
BUA - 1782.99 Sq Ft
Saleable Area - 2496.00 Sq Ft
Terrace Area - 89.04 Sq Ft

V-206 - V-1306
Carpet Area - 1505.04 Sq Ft
Balcony Area - 215.33 Sq Ft
BUA - 1782.99 Sq Ft
Saleable Area - 2496.00 Sq Ft

Penthouse V-1406
Carpet Area - 1505.04 Sq Ft
Balcony Area - 215.33 Sq Ft
BUA - 1782.99 Sq Ft
Saleable Area - 2496.00 Sq Ft
Terrace Area - 1759.74 Sq Ft



Typical Floor Plan 14th Penthouse



VEGA



NOVA



Terrace Floor Plan



VEGA



NOVA



a legacy of delivered communities

Before Skywalk, a number of well-received residential communities were developed in Jaipur, setting a high standard for quality and trust. This legacy continues with Skywalk, carrying forward the values of thoughtful planning, solid construction, and a commitment to comfortable living.

Earlier Delivered Projects



SB Heights I

SB Heights I in Mansarovar Extension offers ready-to-move 3 & 4 BHK residences crafted for elegant and comfortable living.

SB Heights II

SB Heights II in Mansarovar offers ready-to-move 3, 4, and 5 BHK homes that blend comfort, style, and convenience.



Bhavya Residency

Bhavya Residency in Bhankrota offers ready-to-move 3 BHK homes with modern amenities, secure living, and a convenient lifestyle near Ajmer Road.



————— KDMS DEVELOPERS LLP —————

KDMS SkyWalk, Near Kanha Ram Paradise Patrakar Colony
Mansarovar Ext., Jaipur-29 | www.kdmsrealestate.com | 7240 477 477



WWW.RERA.RAJASTHAN.GOV.IN
RERA NO. RAJ/P/2025/3992

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The specifications and details mentioned in this brochure are tentative and are subject to change at the sole discretion of the developers or the architects.