
REALO
PROPERTY SOLUTIONS
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HIGH STREET
RETAIL BOULEVARD
Artist's Impression

SAARRTHI™
Exceeding Excellence
Real Estate | Redevelopment

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MAHARERA REGISTRATION NO. P52100016176 (SKYBAY II), P52100022081 (SKYBAY III), (https://maharera.mahaonline.gov.in)

Site Address: Skybay, S.No. 60/1 & S.No. 4 (Part), Near Hotel Orchid,
Behind Balewadi Stadium, Mahalunge, Pune - 410501.

Corporate Office: 3rd Floor, Kakade Mall, Beside E Square, Ganeshkhind Road,
Shivaji Nagar, Pune - 411016, Maharashtra, India. | Tel.: 020 25514395 | sales@saarrthigroup.com

Disclaimer: The information in this document is indicative of the kind of development that is proposed. Subject to the approval of the authorities. The developers reserve the right to change the layout , plans, specification or features without prior notice or obligation. Images are for representation purpose only. Distances shown here are approximate & as represented on Google Maps.
Codename 1873 represents an offering of 4 Towers including Towers C & D that bear the name Skybay2 and Towers A & B that bear the name Skybay3 as per Maha RERA.



SAARRTHI
SKYBAY III
MAHALUNGE



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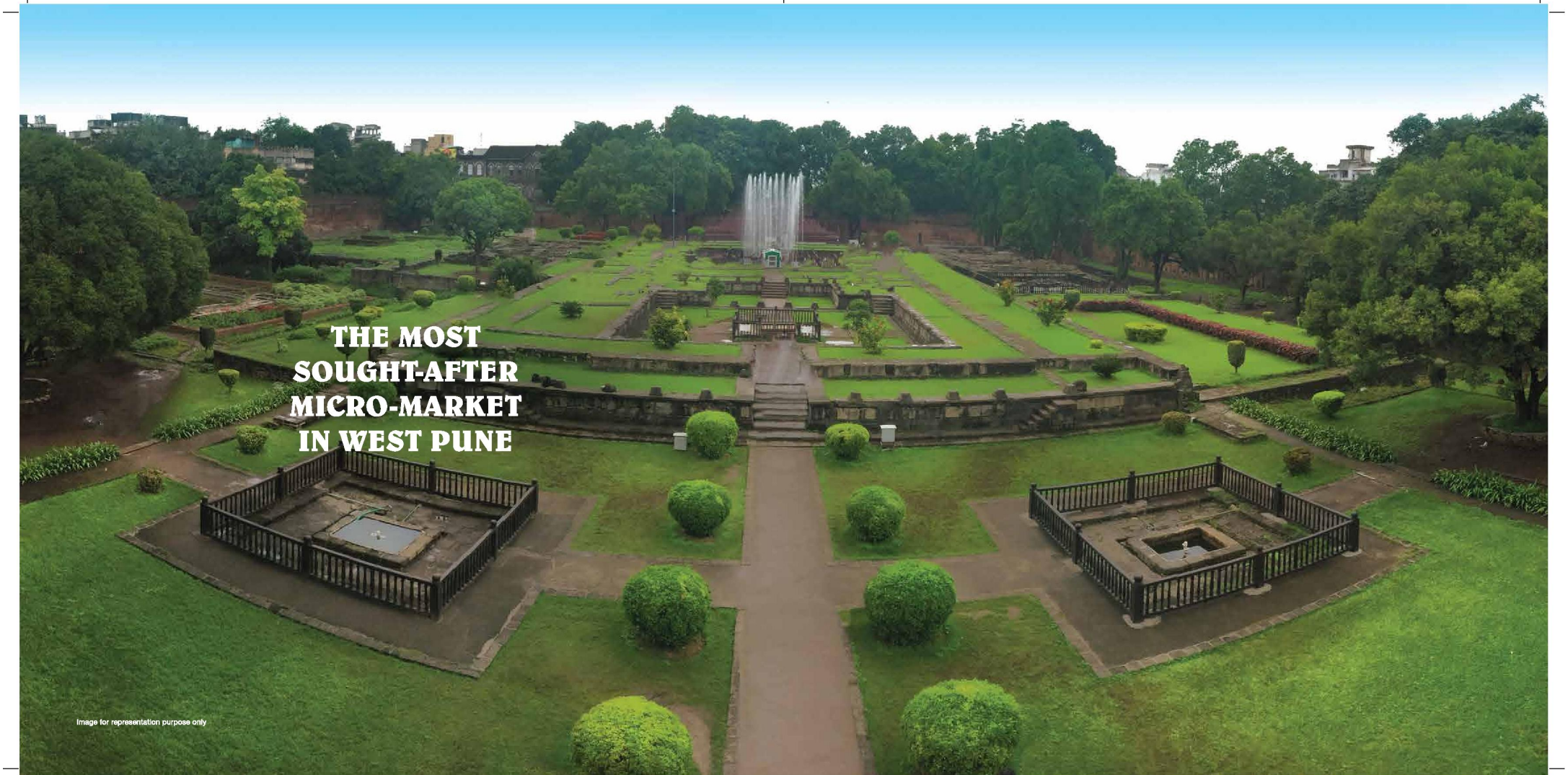
PROPERTY SOLUTIONS

- Most sought after Micro Market in West Pune

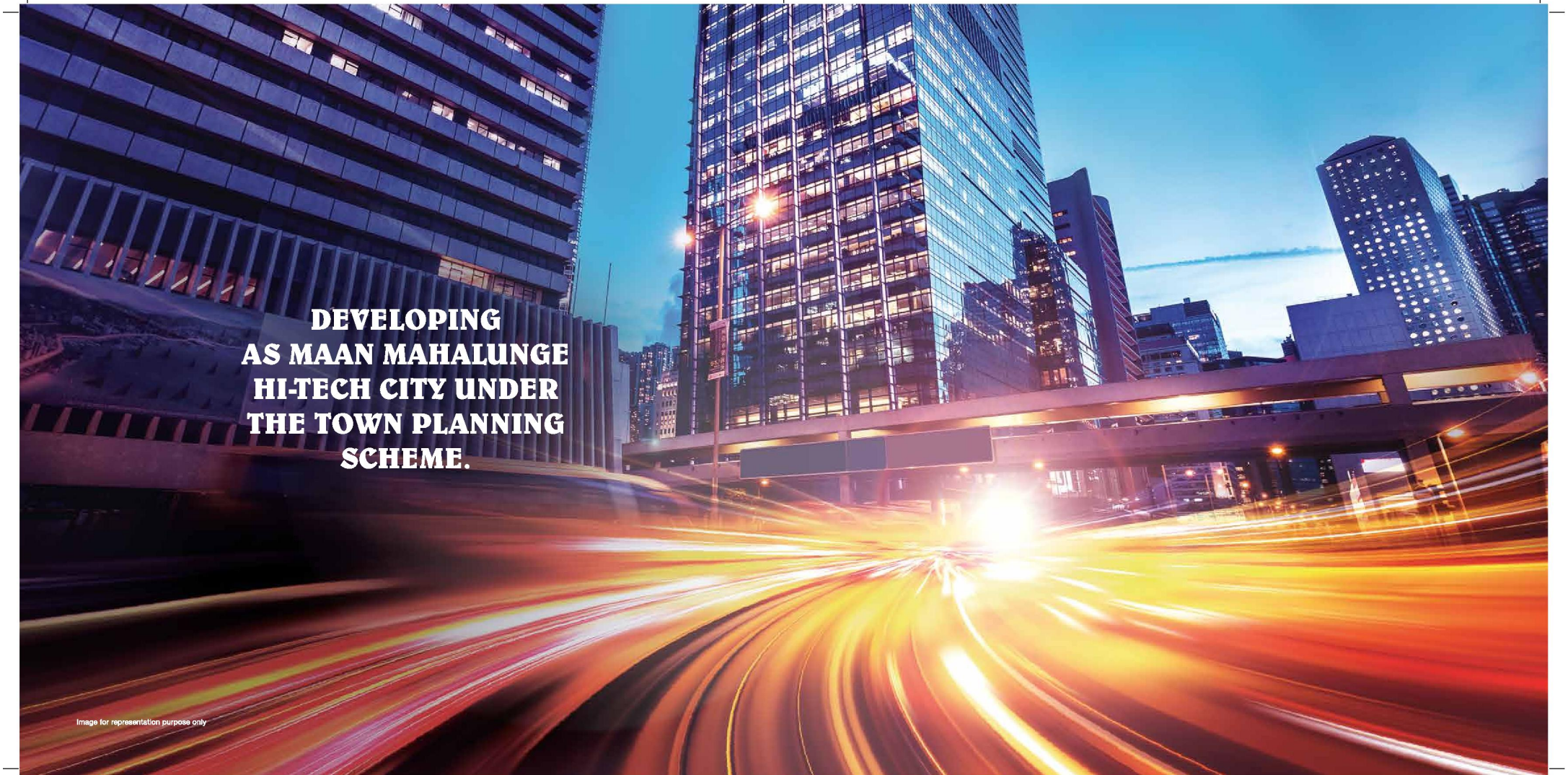
- Close proximity to Hinjawadi, Baner and Wakad

- Developing as Maan Mahalunge Hitech City under the Town Planning Scheme

- Well-connected through Mumbai-Pune Highway and
Nande - Balewadi road with all Prime Locations of Pune City


THE MOST
SOUGHT-AFTER
MICRO-MARKET
IN WEST PUNE
Image for representation purpose only


CLOSE PROXIMITY
TO HINJAWADI,
BANER AND WAKAD
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DEVELOPING
AS MAAN MAHALUNGE
HI-TECH CITY UNDER
THE TOWN PLANNING
SCHEME.
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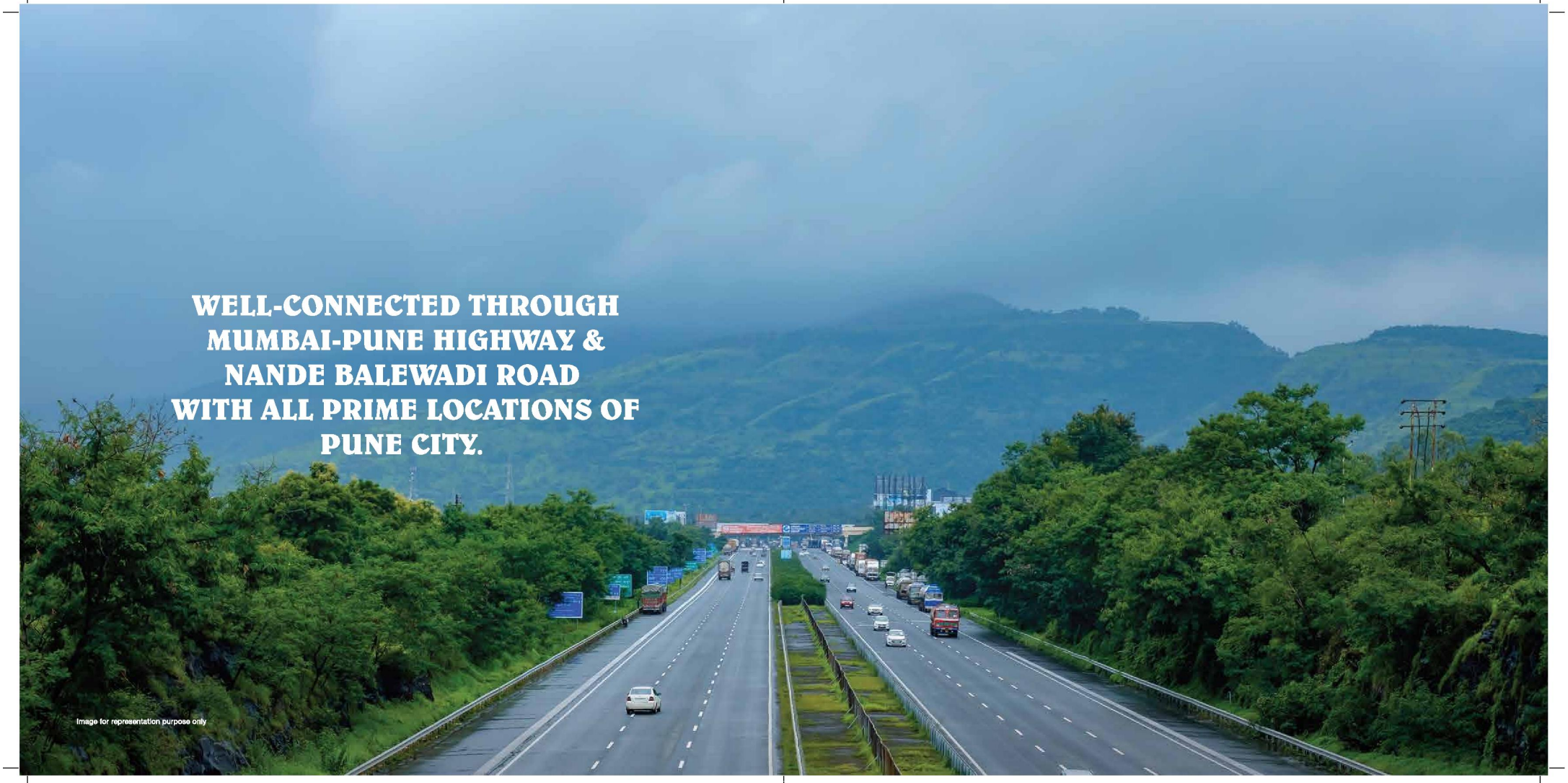

WELL-CONNECTED THROUGH
MUMBAI-PUNE HIGHWAY &
NANDE BALEWADI ROAD
WITH ALL PRIME LOCATIONS OF
PUNE CITY.
Image for representation purpose only



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- Strategically surrounded by numerous employment hubs of West Pune with more than 200 IT hubs mushrooming in its vicinity.

- Home to many engineering, pharmaceuticals and other manufacturing units.

- A large number of the workforce creating a surge in demand for residential and commercial projects making it the destination of choice for developers


STRATEGICALLY SURROUNDED BY NUMEROUS EMPLOYMENT HUBS OF WEST PUNE WITH MORE THAN 200 IT HUBS MUSHROOMING IN ITS VICINITY.
Image for representation purpose only



HOME TO MANY ENGINEERING, PHARMACEUTICALS AND OTHER MANUFACTURING UNITS.



Images for representation purpose only

A LARGE NUMBER OF THE WORKFORCE CREATING A SURGE IN DEMAND FOR RESIDENTIAL AND COMMERCIAL PROJECTS MAKING IT THE DESTINATION OF CHOICE FOR DEVELOPERS



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- The micro-market offers different schools and medical facilities within 5-20 minutes.

- Plenty of amusement and recreational alternatives ranging from shopping malls to event congregations are available in the region.

- Several educational facilities such as
Schools: Blue Ridge Public School, Om International School,
Symbiosis International University, Pawar Public School, Mahindra International School,
Loyala High School and Junior College, St. Joseph's School & VIBGYOR High School.
Colleges: International Institute of
Information Technology, Symbiosis Institute of Technology, Pune University
and others are based, in and around the locality.

- Medical facilities include, Nucare Hospital,
Life Point Multi-Speciality Hospital, Dhanvantari Hospital, Jupiter Hospital, Hinjawadi Hospital,
Sahyadri Hospital and Medipoint Hospital among others.

- Shopping complex like XION Mall, Balewadi High Street and Westside
are present in its vicinity, making it a thriving and ready-to-live address.

- Social Infrastructure such as Shri Shiv Chhatrapati Sports Complex in Balewadi,
Westend Mall, Suyash Mall, High Street Balewadi, Big Bazar and D-Mart are some of the
popular destinations for shopping,



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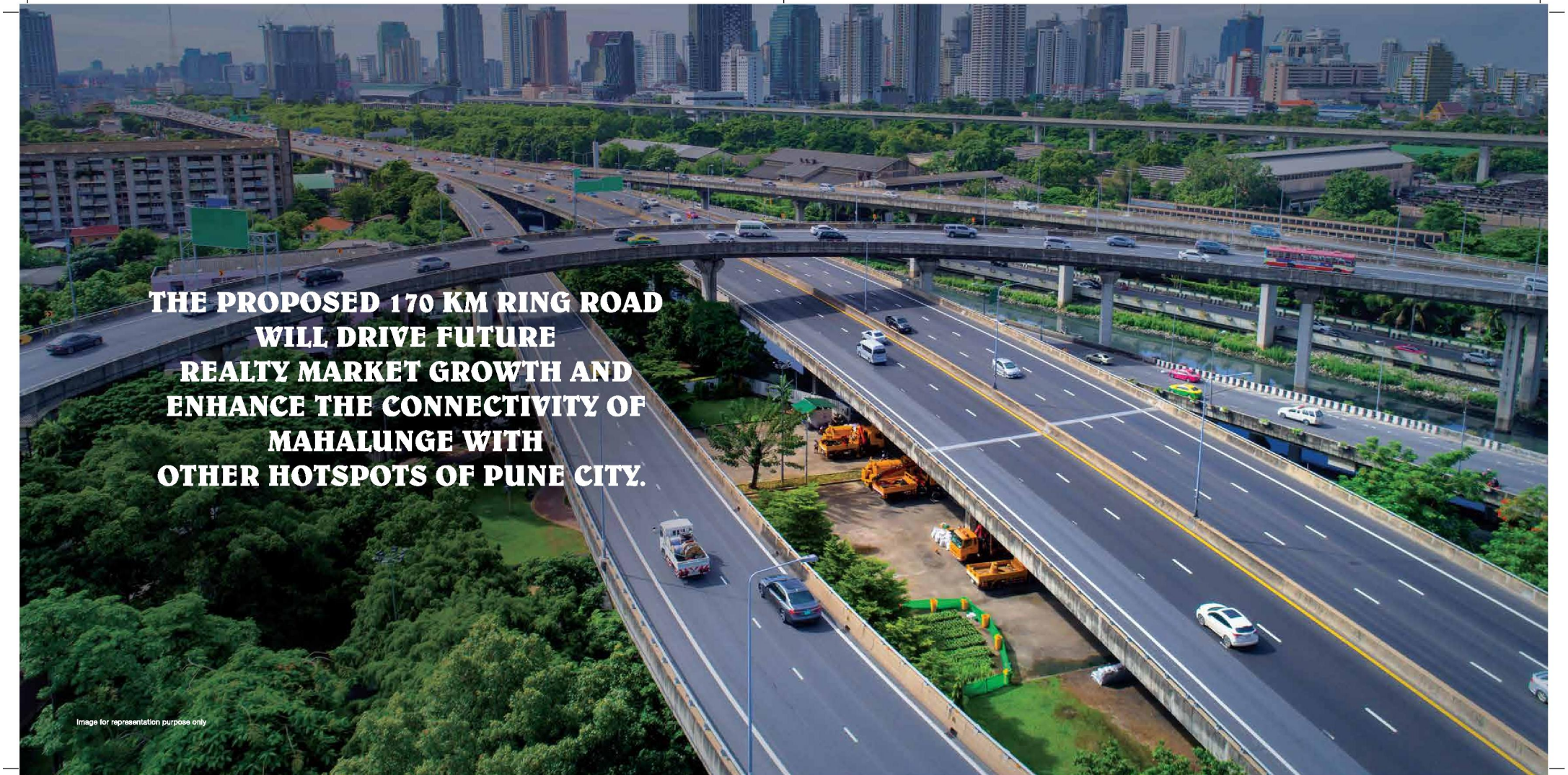
PROPERTY SOLUTIONS

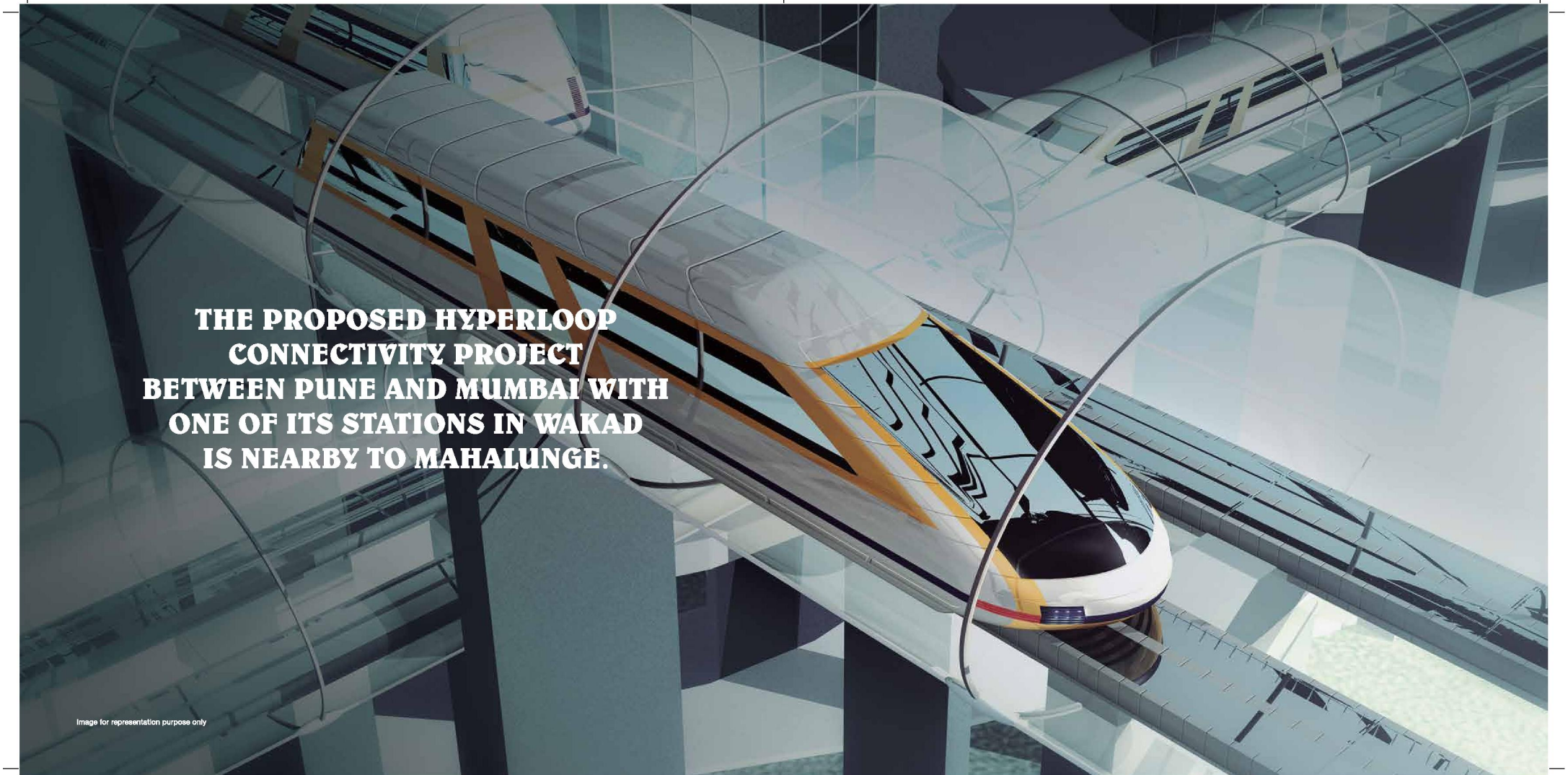
- Proclaimed as the first in a progression of PMC Town Planning Schemes.

- The Maan Mahalunge Township has attracted investment in tune of INR 12,300 crore from private and public investors within three years following the completion of the township project.

- The proposed 170 km Ring Road will drive future realty market growth and enhance the connectivity of Mahalunge with other hotspots of Pune city.

- The proposed Hyperloop connectivity project between Pune and Mumbai with one of its stations in Wakad is nearby to Mahalunge.


THE PROPOSED 170 KM RING ROAD
WILL DRIVE FUTURE
REALTY MARKET GROWTH AND
ENHANCE THE CONNECTIVITY OF
MAHALUNGE WITH
OTHER HOTSPOTS OF PUNE CITY.
Image for representation purpose only


THE PROPOSED HYPERLOOP
CONNECTIVITY PROJECT
BETWEEN PUNE AND MUMBAI WITH
ONE OF ITS STATIONS IN WAKAD
IS NEARBY TO MAHALUNGE.
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UNVEILING

SAARRTHI

SKYBAY III

MAHALUNGE'S

CROWNING GLORY

Get ready to experience life at one of the most iconic waterfront townships that is taking shape over 12 acres of land. Overlooking the majestic views of the Mula River and its surrounding open spaces are 6 Towers of 18-20 storey each, that stand tall forming the crowning glory of the Mahalunge Skyline. A mixed-use township that has been planned and inspired along the lines of premium waterfront communities in Dubai, Singapore and Hong Kong, Skybay III in its expansive address will also feature premium High Street Retail, a grand riverside promenade that will be developed over the future to create a spectacular Global Village themed leisure, recreation & entertainment destination.


PROJECT HIGHLIGHTS
• 12-Acre Waterfront Development
• 6 Towers of 18-20 Storeys each
• 70,000 sq. ft. Podium Area
• 1, 2 & 3 BHK Homes in various configurations
• High Street Retail Area & Happening Lifestyle Destination
• Exclusive Riverside Promenade – The Pride of Attraction for Residents
• 20+ All-inclusive Lifestyle Amenities for all Age Groups
• Well Planned Huge Internal Roads, with Spectacular Landscaping, Water Bodies, Plantations and Attractions
Artist's Impression

MASTERPLAN

LEGENDS

1. GATEWAY
2. SECURITY CABIN
3. JOGGING TRACK
4. SHOPFRONT LANDSCAPE
5. ENTRY COURT
6. SENIOR CITIZENS COURT
7. OUTDOOR EXERCISE STATION
8. KID'S POOL
9. POOL
10. DECK
11. CHANGING AREA
12. PATHWAY
13. LAWN
14. CHILDREN'S PLAY AREA
15. CRICKET PRACTICE PITCH (NETTED)
16. PAVILION WITH PLAZA SEATING
17. COVERED AMENITIES
18. SEATING COURT
19. YOGA & MEDITATION AREA
20. MULTIPURPOSE PLAY COURT
21. PLAY COURT
22. AMPHITHEATRE
23. DECK
24. MULTIPURPOSE COURT





Tucked in one of the most quiet hubs of Mahalunge, Skybay III is an address that offers you a tranquil living environment beside a riverfront.

The land parcel is endowed with abundance of sunlight and free flowing air that brings with it a distinct energy. Here every day life can be savoured by simply basking in the spectacular views of the wide open spaces and the captivating sights of the pristine river.

Artist's impression



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Designed to offer a mixed use life space, Skybay III features a host of thoughtfully planned health, wellness, leisure, recreation, entertainment & celebrations amenities to ensure that every family living here enjoys the best of what life has to offer and feel content, complete and more importantly happy.

- Expansive Landscaped Podium Garden
- Multi-Purpose Play Area
- Adult & Children's Swimming Pools
- Gymnasium
- Indoor Games & Banquet Hall
- Creche
- Party Lawn
- Landscaped Sit-out areas
- Jogging Track
- Riverside Promenade
- Skating Rink


ADULT & CHILDREN'S
SWIMMING POOLS
Artist's Impression


KIDS PLAY AREA
Artist's Impression


JOGGING TRACK
Artist's Impression



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At the heart of the water-front living is the amazing Retail Boulevard that houses the best of High-Street Retail Brands which include, Fashion, Accessories, Furniture & Furnishing Stores, Fine Dine Restaurants, Café's, Quaint Breweries & Pubs, Spa, Salons and plus a host of everyday convenience stores. Conscious effort has been made to attract prominent brands here so that it becomes just the perfect place to live, work, play, shop, enjoy and celebrate.



HIGH STREET
RETAIL BOULEVARD

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The energy and vibe of this vibrant water-front township will be such that here life will be an everyday celebration. In its rich ambience, well-lit enclaves and a vibrant retail offering every occasion will seem larger than life and celebration worthy.



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Besides the spectacular waterfront, Skybay III will be known for its grand attractions that will drive people from all over to come here and take a look. The development has been designed to include many sights, sounds, smells and attractions that will engage people and create everyday social media moments for the family.


THEMED RIVERSIDE
PROMENADE
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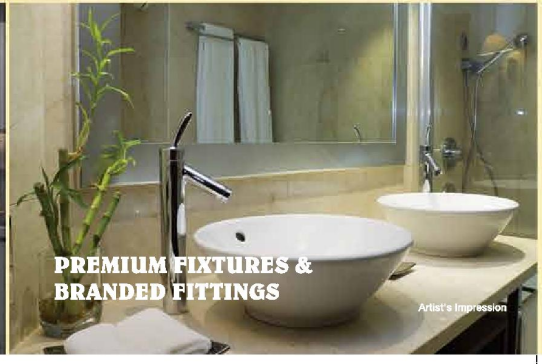
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Your home is at the heart of it all and we have ensured that Skybay III realises the aspirations of a dream home for one and all. With ample choice in configurations of 1, 2 & 3 BHK homes, you are sure to find a residence that suits your need for space, utility design and budget. All our homes feature large carpet areas with less wastage, excellent utility planning and features premium fittings and branded fixtures.


HOMES WITH GENEROUS
CARPET AREAS
Artist's Impression







SPECIFICATION
A, B, C & D BUILDINGS

Flooring
- 2 x 2 flooring for living, kitchen, dining area & other rooms
- Laminated wooden flooring in master bedroom
- Mat finish tiles in terrace

Bathroom
- Premium quality fittings
- Marble / Granite fascia for door opening
- Provision for washing machine (inlet & outlet)

Electricals Fittings
- Concealed fire resistant high quality copper wiring
- Ample light points with good quality modular switches
- TV point in living room & master bedroom
- AC points in Master bedroom
- Provision for exhaust fan in bathroom & kitchen
- Video door phone
- Intercom connectivity
- CCTV in periphery area at ground floor

Internal Finishing
- Internal oil bond distemper
- External texture paint

Kitchen
- Ceramic/Dado tiles up to 2'
- Provision for water purifiers
- Stainless steel sink

Doors / Windows
- Laminated doors for all other rooms
- Main door laminate finish
- Powder coated windows with mosquito mesh and safety grill
- Premium quality fixture & fittings

General
- Earthquake resistant RCC frame structure
- Aesthetically designed entrance lobby
- Elevators of reputed make
- Power back-up for lift & common area
- Solar water heating system in master bedrooms

STP
- Rainwater harvesting
- Firefighting systems per the norms

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Corporate Parks

Teerth Technospace	2.4 km
Cummins India	3.6 km
Prabhavee Tech Park	4.2 km
Hinjawadi IT Park	9 km
Embassy Techzone	9.8 km

Hotels

Ramada Plaza	1.5 km
The Orchid Hotel	1.6 km
Courtyard Marriot	5.7 km

Malls & Theatres

D Mart	2.7 km
Westside	3 km
Xion Mall	3 km
Balewadi Highstreet	3.6 km
Vijay Sales	7 km

Hospital

Nucare Hospital	3.6 km
Jupiter Hospital	3.7 km
Life Point Multi-Speciality Hospital	4.4 km
Dhanvantari Hospital	4.5 km

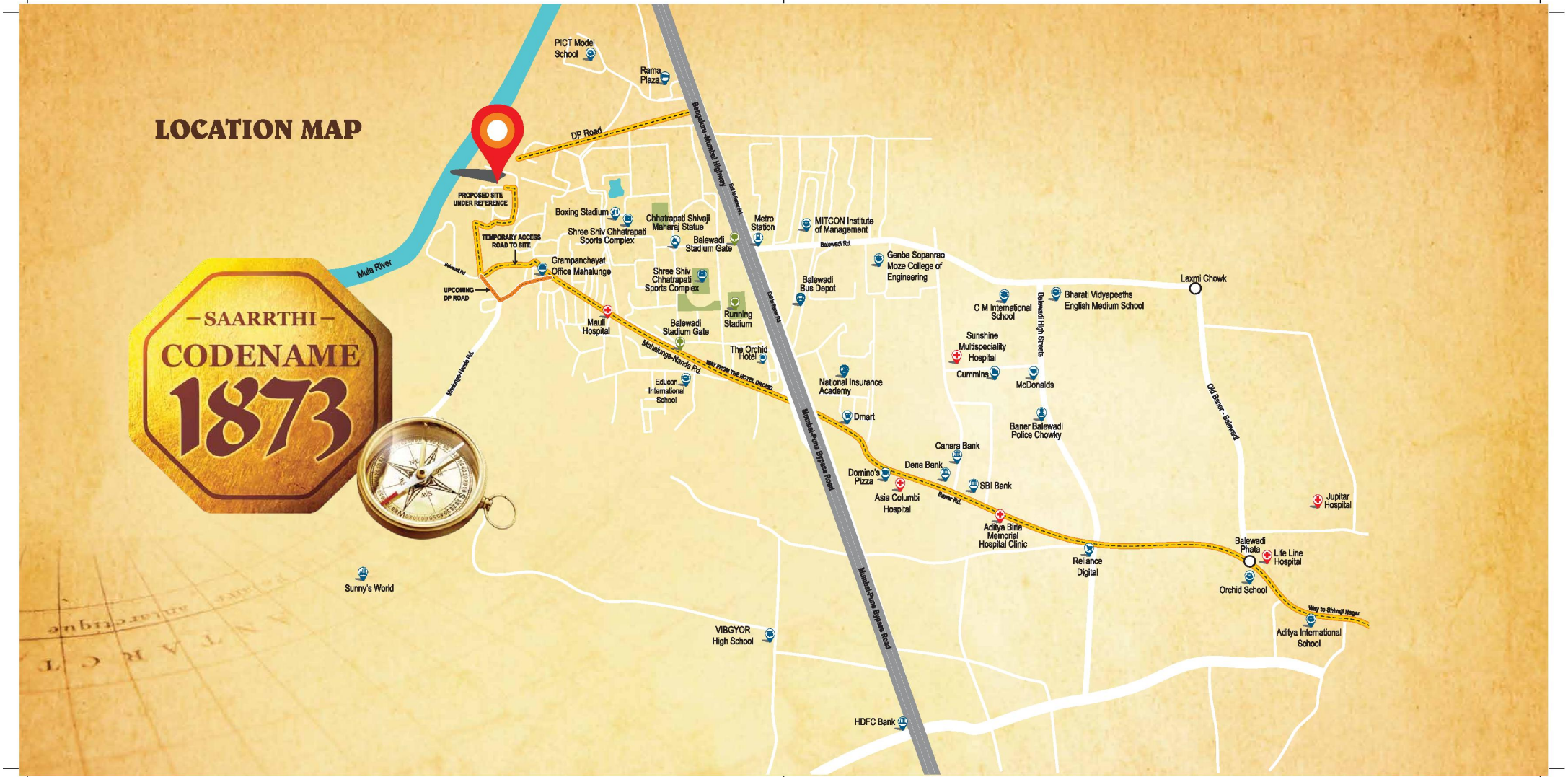
School & Colleges

Sopanrao Moze Engineering College	2.3 km
CM International School	2.7 km
Banyan Tree International School	2.8 km
Vibgyor School	2.9 km
Bharti Vidyapeeth School	2.9 km
Orchid School	3.3 km
Global Indian International	3.4 km
MITCON	3.7 km
Mahindra International School	6.8 km
ST. Joseph School	8.3 km
Loyola School	9 km
Loyola School	9 km
Pune University	9.4 km
Symbiosis College	11.6 km
Fergusson College	13.1 km
Pawar Public School	13.7 km

Mode of Transport

Mahalunge Bus Stop	0.5 km
Balewadi Metro Station	3 km
Mumbai-Pune Expressway	2 km
Pune Railway Station	16 km
Airport	21.5 km

LOCATION MAP



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ESTABLISHED 1998 | 23 YEAR LEGACY

2.7 MILLION SQ.FT. DELIVERED

1.2 MILLION SQ.FT. UNDER DEVELOPMENT

1 MILLION SQ.FT. TO BE DEVELOPED IN THE NEAR FUTURE

PROVEN TRACK RECORD OF QUALITY & TIMELY DELIVERY



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Design Architect

Abhikalpan Architects

Liasoning Architect

Ideal Design Architect

Structural Consultant

G. A. Bhilare Consultants Pvt Ltd

Landscape Architect

Designterra Landscape Consultant

Strategic Partner

Justo Realfintech Pvt Ltd

Creative Consultant

Thoughtrains Pvt Ltd