

SAARRTHI  
**SKYBAY - II**

1 & 2 RHK COSMO APARTMENTS  
Mhalunge, Behind Balewadi Stadium

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Exquisitely located at Mhalunge, Saarrthi Skybay - II is perfect in every way possible. A place that others would like to emulate, a place that will always be in the mix of things, a place that will always attract attention; Saarrthi Skybay is THE PLACE TO BE.

Spread across 12 acres of sprawling space, Saarrthi Skybay has the privilege of being situated in one of the fastest growing extensions of Pune. Housing 900+ flats of 1, 2 & 3 RHK in these seven skyscrapers, Saarrthi Skybay has all the elements of a cosmopolitan lifestyle amalgamated with nature's finest troves. A place overlooking a beautiful waterbody and the niceties that come alongside, quite an ideal place to be... Saarrthi Skybay.



SKYBAY

## AMENITIES



Multipurpose Play Court



Sitout Area



Children's Play Area



Swimming Pool with Kids' Pool



Jogging Track & Pathway



Gymnasium



Multipurpose Hall / Indoor Games



Party Lawn



## SPECIFICATIONS "C & D"



### Flooring

- 2' x 2' flooring for living, kitchen, dining area & other rooms
- Laminated wooden flooring in master bedroom
- Anti-skid tiles in terrace



### Bathroom

- Premium quality fittings
- Marble / granite fascia for doors
- Basin with marble / granite counter
- Provision for washing machine (inlet & outlet)



### Electrical 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 peripheral area on ground floor



### Internal Finishing

- Internal oil bound distemper
- External texture paint



### Kitchen

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



### Doors / Windows

- Laminated doors for all rooms
- Main door veneer finish
- Powder coated windows with mosquito mesh and safety grill
- Premium quality fixture & fittings



### General

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



### STP

- Rainwater harvesting
- Firefighting systems as per the norms

SKYBAY

GRABIT



Artistic Impression









## LEGENDS

1	Future Expansion	9	Skating Rink	17	Parking for Shops
2	Jogging Track	10	Play Area	18	30 m RP Road
3	Pool	11	UGT for A-E Wing	19	STP for 'F' Wing
4	Changing Area	12	Party Lawn	20	Children's Play Area
5	Transformer	13	River	21	Party Lawn
6	Amenity Space	14	Promenade	22	Club
7	UGT for F Wing	15	STP for A-E Wing	23	Pool
8	Multipurpose Play Court	16	Multipurpose Hall/Gym		



## Layout plan

- Skybay Phase 1- Wings E & F  
Maharera Number- P52100004803
- Skybay Phase 2- Wings C & D  
Maharera Number- P52100016176
- Future Expansion- Wings A & B



## **Making Excellence a Habit**

Saarrthi Group is a dynamic real estate development company with a keen focus on integrity and vision. The Saarrthi projects, benchmarked by highest quality and credibility, get tremendous response and hold a special place in the hearts of the customers.

A diversified brand of repute, Saarrthi Group has developed over two million square feet of premium residential and commercial projects and office spaces. The Group has carved a niche in diverse fields such as Redevelopment & Entertainment and aims to diversify further.

Saarrthi's projects are spread across Pune city in prime areas such as Hinjewadi, Punawale, Kothrud, Aundh, Baner, Bavdhan, Pashan, Kharadi, Sinhagad Road, Warje, Paud Road and Talegaon-Kanhe.

The Group's ongoing projects like Swadesh, Skybay, Stanza, Success Square, Spectra and a few of successfully completed projects like Souvenir, Sovereign, Shimmer n' Shine, Stellar, Satin Hills have already made a mark among the rich credentials of Pune's real estate market.



## OUR OTHER STUNNERS



### HINJAWADI PHASE 1

1 & 2 RHK Vocational Homes

MAHARERA Reg. No. : P52100001288



MAHARERA Reg. No. - P52100016105



1 & 2 BHK CLASSIC APARTMENTS

### PUNAWALE

1 & 2 RHK Classic Homes

In association with **BLUE VENTURES**  
BUILDING EXCELLENCE

MAHARERA Reg. No. : P52100002571



माई घर माया ज्येष्ठ

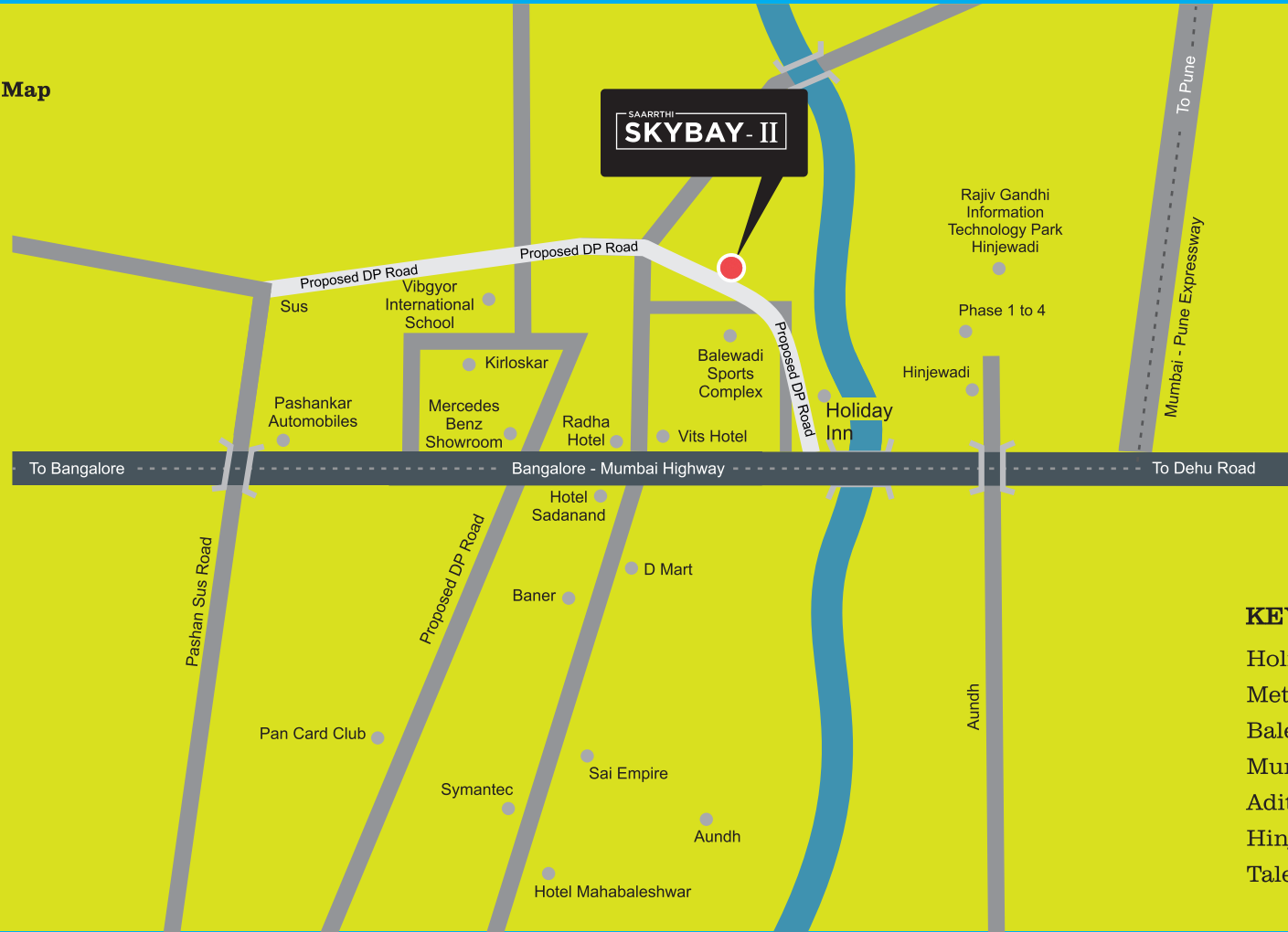
### TALEGAON-KANHE

1 & 2 RHK Apartments

MAHARERA Reg. No. : P52100003849



## Location Map



### KEY DISTANCE

Holiday Inn Hotel	5 mins
Metro Station	3 mins
Balewadi Stadium	5 mins
Mumbai Pune Expressway	5 mins
Aditya Birla Hospital	15 mins
Hinjawadi IT Park ph. 1	15 mins
Talegaon MIDC	30 mins

Architect- Abhikalpana Architect and Planners | Landscape Design- Design Terra Landscaping Consultant | RCC GA Bhilare & Consultant

Legal Advisor- Advocate Sunil Zunzarrao | Electrical- Siddhivinayak | Plumbing- Amit Infra Consultants



**Site:** S. No. 60/1 & S. No. 4 (Part), Near Hotel Holiday Inn, Behind Balewadi Stadium, Mhalunge, Pune.  
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**Corporate Office :** Geetai Sankul, 2nd Floor, Paud Road, Near Reliance Fresh,  
 Pune-411038, Maharashtra, India.



**MAHARERA Reg. No. :**  
**P52100016176**  
 Available at website -  
<http://www.maharera.mahaonline.gov.in>

Disclaimer : The information in this brochure is indicative of the kind of development that is proposed. Subject to the approval of the authorities or in the interest of continuing improvement, the developers reserve the right to change the layout, plans, specifications or features without prior notice or obligations.

Project is funded by:





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