



C R E D I T S

Planning Architect
Suresh Babu & Partners, Mumbai

Liasoning Architect
Savli Architect, Pune

Landscape Designers
Mr. Mahesh & Mrs. Vaishali Chinchalkar

RCC Consultant
Spectrum Consultant

Legal Advisor
Adv. Unmesh Deshpande



MahaRERA number
Phase 1- P52100021836
Phase 2- P52100024644
Phase 3- P52100025576
Phase 4- P52100025615
<https://maharera.mahaonline.gov.in>

Disclaimer: This brochure is purely conceptual and not a legal offering nor will be part of the agreement. Images shown are for representation purpose only. Number of floors and number of units may be revised. Developer reserves the rights to amend the layout, plans, elevation, colour schemes, specifications, amenities, etc. without any prior notice.



LOOK UP TO A SUPERIOR LEGACY

Founded in 2000 by Mr. Ankush Asabe, Shree Venkatesh Buildcon has become a name to reckon within a span of 20 years. At Venkatesh Buildcon, we have been constantly shaping lives by providing them with a humble abode that they would cherish for the following years to come.

After having successfully completed 19 projects in record time, we take pride in helping people realize their aspiration to own their dream home.

Venkatesh Buildcon has established itself as a dependable brand which can be trusted by everyone alike. For every individual, "life" is like an invaluable gift which should be preserved with utmost care and concern.



TALJAI HILLS



LOOK UP TO MAGNIFICENT HOMES

At Venkatesh Skydale, every nook and corner of the homes inspire exuberant living and exude elegance at its finest. Living in such magnificent **2, 3, 4 & 5 BHK homes** is more than just a luxury - it is a privilege. Strategically located at the heart of Pune beside Rajaram Bridge, Sinhagad Road, these homes are thoughtfully designed with world-class amenities for you to indulge into endless moments of joy. Not just that, malls, hospitals, schools & colleges, everything you need, are centrally located within a stone's throw. At Venkatesh Skydale, we have 501 Flats, 20 Shops & 23 Offices, it inspire you to LOOK UP to the rich grandeur, just as we look up to your greatness.





Artistic Impression

LOOK UP TO AN UPBEAT EXUBERANCE

With such a lively environment and lovely spaces, the sheer abundance at Venkatesh Skydale plays the perfect symphony of serenity and bliss. The cordially crafted state-of-the-art amenities stir your enthusiasm and uplift your exuberance. Spreading joy and sharing smiles would become a daily practice at Venkatesh Skydale.



Embrace the **blissful nature** all around

LOOK UP TO UNMATCHED CONVENIENCE

VENKATESH
SKYDALE



The homes at Venkatesh Skydale are designed to offer you the state-of-the-art amenities crafted to delight you. The experience of absolute comfort and unmatched style is what defines the uniqueness of Venkatesh Skydale. Come, be a part of a community that experiences exquisiteness all around.



Experience the absolute advantage of **comfort & convenience**

TOP VIEW



LOOK UP TO MAGNIFICENT HOMES

While the superior craftsmanship intrigues the artist in everyone, the artfully crafted homes at Venkatesh Skydale inspire you to LOOK UP to an upgraded lifestyle.





Artistic Impression

AMENITIES

- | | | |
|--|-----------------------------------|--|
| 1. Jogging Track / Walkway | 11. Provision of Projector | 21. Natural Play Area |
| 2. Yoga & Meditation area with hut | 12. Buffet Area | 22. Senior Citizen Sit-Outs |
| 3. Sculpture | 13. Cafeteria / Library | 23. Acupressure Track |
| 4. Floor Exercise Space | 14. Seating Area | 24. Open Air Gym |
| 5. Chit-Chat Corner | 15. Amphi-Seating | 25. Gazebo |
| 6. Children's Play Area (Rubber Flooring) | 16. Swimming Pool (Infinity Edge) | 26. Bird Watching Area |
| 7. Play Area for Day Care Center (Rubber Flooring) | 17. Baby Pool | 27. Half Basketball Court with Seating |
| 8. Small Party Lawn | 18. Jacuzzi | 28. Seating |
| 9. Party Lawn | 19. Cabana | 29. Stargaze Area / Galaxy Corner |
| 10. Stage with Background Wall | 20. Filtration Room | 30. Multipurpose Lawn |

KEY FOR OPEN SPACE - 1

1. Pathway
2. Seating
3. Badminton Court - 1
4. Badminton Court - 2
5. Chess Board
6. Snakes & Ladder
7. Stage
8. Musical Garden

KEY FOR OPEN SPACE - 2

1. Pathway
2. Lawn Area
3. Seating
4. Stepping Stones
5. Tile Area with Pergola above
6. Feature Wall
7. Multipurpose Play Court
8. Cricket Pitch
9. Children's Play Area (Rubber Flooring)

31. Gymnasium (Separate for Ladies & Gents)
32. Spa (Separate for Ladies & Gents)
33. Creche
34. Multi-Media / Security Room
35. Indoor Games
36. Aerobics & Zumba Hall
37. Party Hall
38. Business Lounge / WI-FI Zone Space
39. Play Area
40. Society Office
41. Private Screening Room
42. Drivers room



At Venkatesh Skydale, preserving your health and wellness has been our topmost priority. The mindful spaces exude peace of mind like never before and fill you with rejuvenating energy that keeps you charged and pumped up.



Breathe in **positive vibes** day in & day out



At Venkatesh Skydale, spending quality time with yourself and your family is given utmost importance. We have made provisions for amenities including a spa and a mini-theatre to relax, refresh and re-connect with life.



Bond with yourself and your family



At Venkatesh Skydale, elegance and sophistication of the project is what sets a benchmark for others to follow. The project flaunts a suave persona that reflects your accomplishments and makes space for you to do a victory parade in your own style.



Bask in the **glorious magnificence** of the interiors

COMMON AMENITIES



Children's Play Area
(Rubber Flooring)



Gym with Spa
(Separate for Ladies & Gents)



Crèche with Play Area
(Rubber Flooring)



Jogging Track



Yoga & Meditation Area



Cafeteria & Library



Party Lawns



Stage with
Background Wall



Swimming pool & kids pool
with Infinity edge



Aerobics
& Zumba Hall



Half Basketball Court
with Seating



Jacuzzi



Cabana



Natural Play Area



Senior Citizen Sit-Out



Seating Area



Indoor Games



Private Screening Room



Drivers Room

EXCLUSIVE SPECIFICATIONS



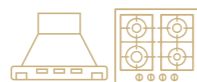
Digital Latching System
to flat main door



Provision for common
dish antenna



Video door phone



Chimney, Cooktop &
Kitchen Trolleys



AC in Master Bedroom

SPECIFICATIONS

RCC

- Design as per Earthquake resistance norms
- Internal Autoclaved Aerated Concrete (A.A.C.) Blocks walls - 150 mm
- External R.C.C. Non-Structural walls (Mivan) - 125 mm

WALL FINISH

- Gypsum to internal wall
- Sand faced plaster / Texture paint to external wall

DOORS AND WINDOW

- Doors - wooden/plywood door frame with laminated shutter and quality hardware
- Aluminum/ UPVC sliding door for balcony with mosquito net
- Flat - UPVC window with mosquito net
- Toilet door - Granite frame and wooden frame with laminated shutter
- Window granite frame with M.S. safety grills (Inside)

FLOORING

- Flat - Vitrified tiles 1m X 1m/0.8m X 1.5m for entire flat
- Terrace/Balcony - Ceramic/Vitrified tiles
- Common passage - Vitrified tiles
- Staircase tappa - Tandoor/Kota
- Utility - Ceramic / Vitrified

KITCHEN

- Granite otta with stainless steel sink
- Kitchen Dado - Upto lintel level
- Provision electrical and plumbing point for washing machine
- Providing chimney, Cooktop & Kitchen Trolleys of good quality make

TOILET

- Dado - Ceramic/Vitrified tiles up to lintel level
- Geyser in all bathrooms
- Flooring - Anti-skid
- Exhaust fan in all bathroom
- Aluminum/ UPVC window
- Glass partition for master bathroom

DRY BALCONY

- Granite otta with stainless steel sink
- Ceiling mounted Cloths Drying Pulleys

ELECTRICAL

- Basic Home Automation
- Modular electrical switches with concealed copper wiring
- TV point in living and master bedroom
- Video door phone and intercom facility
- Provision for common dish antenna for individual building
- Provision for AC point in living and all bedroom
- Provision of broadband connectivity in living & master bedroom
- Provision for inverter point
- Providing AC in Master Bedroom

PLUMBING AND SANITATION

- Internal concealed CPVC plumbing with Jaquar/Grohe/equivalent make
- Sanitary ware - Jaquar/Cera/Toto/equivalent make

PAINTING

- Internal walls finishing with acrylic oil bond distemper
- External wall finish - Apex weather-proof emulsion paint
- M.S. grill (Inside) for windows with oil paint

LIFT

- Automatic lift Kone/Otis/Schindler/Hyundai make with DG backup

WATER SOURCE

- PMC (Civil Authority), borewell & water tankers (Chargeable)

FIRE FIGHTING

- Firefighting system with sprinkler and smoke detector in all rooms as approved by Fire Department of PMC

SECURITY

- Mobile Application based Gate Management System
- Digital Latching System to flat main door



Every space that's crafted **exemplifies excellence**

LOCATION MAP



Map not to scale

Schools

- St. Xavier's School – 0.2 km
- Silver Crest School – 0.6 km
- Sinhagad Spring Dale School – 2.5 km

Colleges

- Cummins College – 1.3 km
- Sinhagad College – 2.5 km
- Navale Medical College – 3.1 km

Hospitals

- Deenanath Mangeshkar Hospital – 2.4 km
- Navale Hospital – 3.1 km
- Sahyadri Hospital – 4.1 km

Gardens

- Sarasbaug – 3.9 km
- P.L. Deshpande Garden – 1.8 km
- Tathawade Udyan – 1.9 km

Malls & Multiplexes

- Brand Factory / Trends – 1 km
- Abhiruchi Mall & Multiplex / Big Bazaar – 3 km
- City Pride Multiplex (Kothrud) – 3km

Landmarks

- Rajaram Bridge – 50 m
- Mumbai - Bengaluru Highway – 3 km
- Kothrud – 3.5 km, Deccan – 4.8 km

Transportation Hubs

- Swargate Bus Stand – 6 km
- Shivajinagar Bus Stand – 7.3 km
- Pune Railway Station – 8.3 km
- Pune Airport – 18 km

Completed Projects

 2 & 3 BHK (256 flats & 6 Shops) Dhayari, Pune	 2 & 3 BHK (186 flats) Dhayari, Pune	 1, 2 & 3 BHK (667 Flats & 6 Shops) Ambegaon Khurd, Pune
 1 & 2 BHK (340 Flats & 8 Shops) Loni Kalbhor, Pune	 1 & 2 BHK (121 Flats & 6 Shops) Ambegaon Khurd, Pune	 1 & 2 BHK (Phase 1-161 Flats & 28 Shops) Ambegaon Khurd, Pune
 1, 2 & 3 BHK (968 Flats, 6 Shops & 22 Offices) Keshavnagar, Mundhwa, Pune	 2 BHK (191 Flats) Keshavnagar, Mundhwa, Pune	 1 & 2 BHK (174 Flats) Ambegaon Khurd, Pune

Under Construction Projects

 2 BHK (237 Flats) Keshavnagar, Mundhwa	 2 & 3 BHK (87 Flats) Bhusari Colony, Kothrud, Pune	 2 BHK (374 Flats) Keshavnagar, Mundhwa, Pune
 2, 3 BHK & Pent House (Duplex) (389 Homes, 3 Showrooms & 120 Offices) Pimple Nilakhi, Pune	 Commercial Project @ Balewadi, Pune	

UPCOMING PROJECTS

Venkatesh Skylark Sinhadgad Road, Pune	Venkatesh Skydove Sinhadgad Road, Pune	@ Erandwana, Pune
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