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Silk Route



VARDHAMAN  
**SkyTown**  
Unlimit your life

2 & 3 BED PREMIUM RESIDENCES  
Rahatni - Pimple Saudagar



# UNLIMIT YOUR LIFE

## Live limitless!

Modern living is not just about finding a place to live but owning a home that is a world in itself. At Vardhaman Spaces, it has always been an endeavour to bring nothing but the best to our customers. With Vardhaman SkyTown, we are set to transform lives, yet again.



# ONE HOME. MULTIPLE ADVANTAGES.

Crafted by one of the finest developers in the industry, Vardhaman SkyTown promises to take care of every aspect for eternal happiness.

A well gated community

Timely possession assurance

Right value on your purchase

A world of lifestyle features

Zero wastage carpet layout

Thoughtfully-planned development

Highest standards of execution

Commercial complex & High Street shops for conveniences



\*An architectural rendered image for presentation purpose only

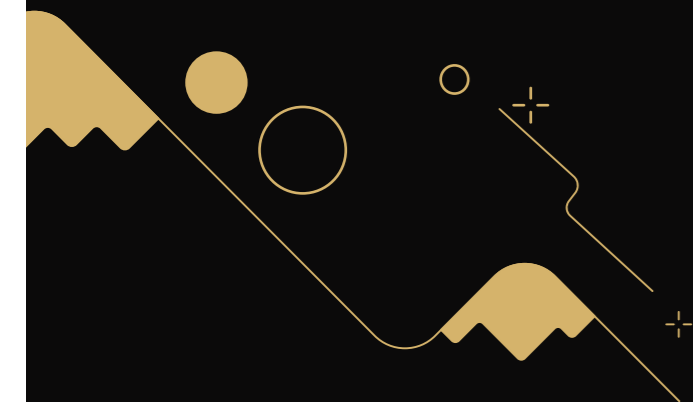


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\*Future development, subject to sanction.

# UNLIMIT WITH A FUTURE - READY DESTINATION

- Thoughtfully-planned layout
- Pleasing architecture
- Well-developed infra
- Peaceful surroundings



**SCHOOL:**

New City Pride School - 400 m  
 SNBP World School - 550 m  
 Challenger Public School - 700 m  
 Percentage International School - 950 m

**COLLEGES:**

Dr. D.Y Patil Arts, Commerce And Science -1.3 kms  
 Marathwada Mitra Mandal's College Of Pharmacy -1.5 kms  
 Snbp College Of Arts And Commerce - 3.4 kms  
 Balaji Institute Of Modern Management - 3.9 kms

**HOSPITALS:**

Vignaharta Multi-Speciality Hospital -150 m  
 Jeevan Jyoti Super Speciality Hospital - 400 m  
 Lotus Multi-Speciality Hospital - 550 m  
 Phoenix Hospital - 1.7 kms



**A well-developed neighbourhood**  
**A hotspot in Pune West**  
**Unmatched access, all over**  
**Good appreciation potential**

# A TOP-NOTCH LOCATION. A WORLD-CLASS LIFE.

The contemporary home is well complemented by the most desirable neighbourhood. With a well-developed vicinity, you will surely feel the difference. Furthermore, every resident can enjoy an effortless access to everything they can imagine. In short, easy commute means a great routine.

**FITNESS CENTERS:**

S-Square Fitness Club - 450 m  
 AVR Fitness Club - 600 m  
 Endurance Fitness Club - 1 km  
 Nxfit Cross training Studio And Gym - 1.6 km

**SPORTS ZONES:**

PCMC Ground - 1.4 kms  
 Chondhe Patil Sports Complex - 2.3 kms  
 Shivchatrapati Sports Complex - 4.6 kms  
 Balewadi Stadium - 4.3 kms

**SHOPPING MALLS:**

Spot 18 Mall - 1.2 kms  
 Elpro City Square - 2.9 kms  
 Cityone Mall - 3.4 kms  
 Premier Plaza - 3.7 kms  
 Upcoming Phoenix Marketcity Wakad - 5.1 kms

**ENTERTAINMENT:**

Citypride Multiplex - 1.2 kms  
 Inox Multiplex - 2.9 kms  
 PVR Multiplex - 3.4 kms  
 Carnival Cineplex - 3.7 kms

**RESTAURANTS:**

Delhi Kitchen - 550 m  
 Barrio - 900 m  
 Shivar Garden - 1 kms  
 Govind Garden -1.3 kms

**OUTING & OTHER DESTINATIONS:**

PCMC Garden - 650 m  
 Thergaon Boating Park - 3.3 kms  
 Dinosaur Garden - 2.9 kms  
 Chapekar Museum - 2.8kms

**BANKS:**

Vishweshwar Sahakari Bank - 350 m  
 Oriental Bank Of Commerce - 600 m  
 Axis Bank - 1 kms  
 State Bank of India -1.2 kms

**BUSINESS CENTERS:**

Fortune Business Centre - 900 m  
 Impetech Global Business Centre - 900 m  
 Speciality Business Centre - 3.8 kms  
 The Senate Business Centre - 3.6 kms

# Location Map:

- Moshi - Hinjewadi BRTS Road - 800 mtr
- Old Mumbai - Pune Highway - 5.8 km
- Aundh - Ravet BRTS Road - 3.8 km
- Wakad - Dehu - Alandi BRTS Road - 3.5 km
- Pune - Bangalore NH4 Highway - 6.4 km
- Mumbai Expressway - 10 km
- Nashik Phata (Bhosari) Metro Station - 5.8 km
- Pimpri Railway Station - 3.3 km
- Pune Railway Station - 14 km
- Vallabh Nagar ST Stand - 5 km
- ShivajiNagar ST Stand - 12 km
- Pune International Airport - 20 km
- Rajiv Gandhi IT Park - 7.7 km
- Talwade IT Park - 15 km
- Kharadi IT Park - 24 km
- Pimpri MIDC - 7.6 km
- Chakan MIDC - 23 km
- Pune University - 11 km
- Aditya Birla Hospital - 3.1 km
- Jupiter Hospital - 6.4 km
- Balewadi Stadium - 7.8 km
- Gahunje Cricket Stadium - 14 km
- Katraz Zoo & Snake Park - 30 km
- Sinhgad Fort Tracking - 50 km



\*Not to scale  
 Latitude and Longitude:  
 18°36'11.4"N 73°47'30.6"E



## Unlimit life with the finest connectivity

Isn't it simply great when you can connect to the prime locations of Pune within minutes? Isn't it great when the major roads leading you to various parts of the city are conveniently located? Vardhaman SkyTown is like a hotspot, making reach easy like never before.



\*An architectural rendered image for presentation purpose only

# UNLIMIT, EVERY DAY!

For most of us, life revolves around our work and leisure is limited to weekends. Not anymore. Welcome to Vardhaman SkyTown, a well-crafted destination for you to enjoy the finer side of life. Now, every member of the family can maximise their living experience.

## A snapshot of Vardhaman SkyTown

Integrated township

High-rise residential towers

2&3 BHK complete homes

A lively community of like-minded residents

40+ amenities

Smart & intelligent features

Inspiring project view



BOOM BARRIER  
SCHOOL BUS STOP



SECURITY GATE



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**UNLIMIT YOUR  
PEACE OF MIND**

At Vardhaman SkyTown, we've pulled out all stops to take care of every little aspect that not only eliminates hassles but also allows you to live without any worries.







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WING H

WING G

WING F

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# THOUGHTFUL AND BEAUTIFUL

A well-balanced layout with prominence to every facet  
Wide open spaces  
Dedicated spaces for lifestyle zones & facilities

\*An architectural rendered image for presentation purpose only



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# DIVERSE AMENITIES. LIMITLESS LIFE.

It's time to raise your living quotient. Reimagine your routine with an assortment of lifestyle features designed to take your joy, several notches above. Take a dip in the pool and feel recharged after a tiring day at work. It's features like these that will truly make life beautiful.

# LIVE THE LIFE YOU ALWAYS ASPIRED FOR

## PHASE 1

### CLUBHOUSE 1

- Entrance with waiting lounge area
- A/C Gymnasium
- Multipurpose A/C hall (with kitchen)
- Indoor games: Snooker Table, Carrom Board, Chess Table, Soccer Table, Table Tennis
- Creche
- Reading Room/Library
- Steam Room
- Automatic Hi-Speed Elevator

### OUTDOOR AMENITIES

- Semi-covered Swimming Pool
- Baby Pool
- Deck at Swimming Pool
- Party Lawn
- Raised Deck with Screen Wall



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# CARE FOR KIDS. FITNESS FOR THE GROWN-UPS.

While you are at work, your kid shall be in good hands with a well-equipped Creche. On the other hand, we've always built a modern-day Gym to take you close to your fitness goals.



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# REDEFINING TOGETHERNESS. REDEFINING CELEBRATIONS

A magnificent lawn designed to bring the community closer.

Be it parties, festivals or other celebrations, living as a community will multiply your joy.



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# FUN UNLIMITED!

## PHASE 2

### CLUBHOUSE 2

- Toddlers' Play area
- Co-working Space
- 4 Guest Rooms
- Society Office



### OUTDOOR AMENITIES

- Cricket Practice Turfs
- Kids' Play Area
- Sand Pit
- Rock Climbing Wall
- Amphitheatre with Stage
- Jogging Track
- Acupressure Path
- Yoga & Meditation Deck
- Senior Citizens' Sit Outs
- Nature Seating
- Gazebo Seating
- Bonfire Deck
- Tree House
- Flag Hoisting Pole



# EVERYDAY LIVING, REINVENTED!

Well-planned Amenity Space Area

Two Zones to cater to diverse needs

40+ Lifestyle Amenities for all age groups

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# A NEW INNINGS OF FUN BEGINS!

All work and no play makes your life boring. Let your kid stay away from the screens and soak in the joy of real games.



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# RELAX. REFRESH. RENEW.

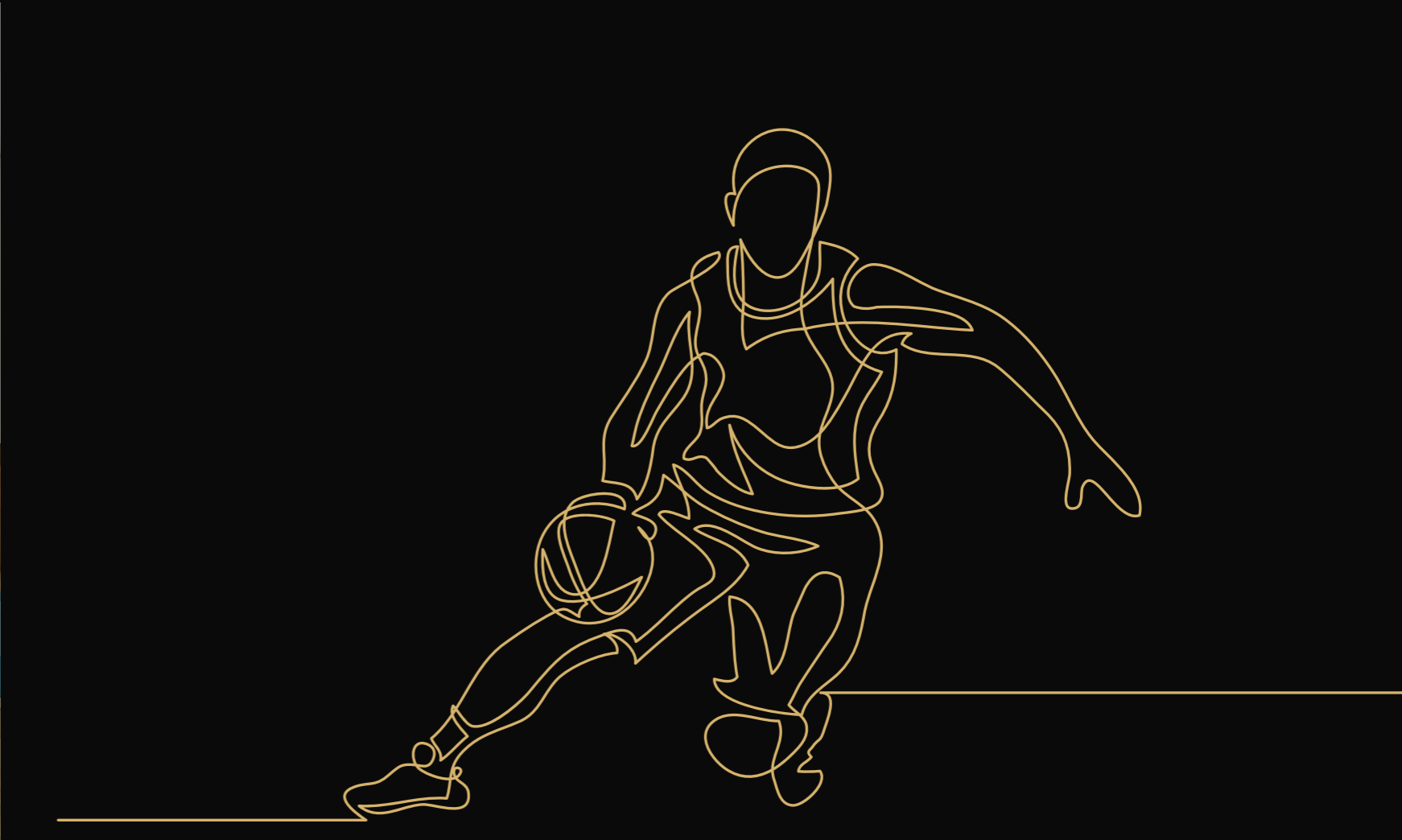


Take a break from the chaos and immerse yourself in the silence. Simply sit and relax or feel rejuvenated after a good session of yoga.



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# FEEL PUMPED!

Let the action begin! There is no substitute for joy one gets from playing sports. While your kids can enjoy the magic, you can relive the thrill, once again.



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- Double Height Entrance Lobby
- Waiting Lounge
- Video Door Phone
- Intercom Facility
- 3-Tier Security System
- 3 Stretcher Lifts in Each Wing
- 4 Level Parking
- Podium 2 Double High Hydraulic Parking
- Natural Piped Gas Provision in Kitchen from Authority
- Solar Water System in One Washroom
- Fire Fighting System
- Rainwater Harvesting



# UNLIMIT WITH TOP-NOTCH FACILITIES

At Vardhaman SkyTown one can experience ease, efficiency and convenience at every step. With grand features complemented by advanced facilities, life will change significantly.

- EV Point • Home Automation System • Biometric Main Door Lock



# SPECIFICATION



## STRUCTURE:

Earthquake Resistant RCC Structure

## WALL FINISH:

### MASONRY:

- 6" Thick Internal & External Walls
- Gypsum Finish Walls Internally
- Sand faced plaster Externally & Internally

### PAINT:

- Internally Oil Bound Distemper
- Externally Semi Acrylic Paint

### TILES:

- Dado Tiles in Washroom, Toilets & Above Kitchen Platform upto Beam Level

### KITCHEN:

- Granite Platform with Stainless Steel Sink
- Provision for Water Purifier

### FLOORING:

LIVING ROOM, BEDROOM & KITCHEN

- 2' X 4' Vitrified Floor Tiles

WASHROOM, TOILET & TERRACE

- Antiskid Floor Tiles

### WINDOWS:

- 3 Track Powder Coated Aluminium Sliding with Insect Mesh
- M. S. Safety Grill & Granite Frame

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## UNLIMIT WITH ELEGANCE!



# SPECIFICATION



## UNLIMIT WITH LUXURY!

### DOORS:

#### ENTRANCE DOOR:

- Biometric Lock for Main Door with Standard Accessories
- Pre - Laminated Flush Door

#### BEDROOM:

- Both Side Laminated Flush Door with Standard Accessories

#### TOILETS:

- Granite Frame & Waterproof Flush Door with Both Side Lamination and Standard Accessories

### TERRACE:

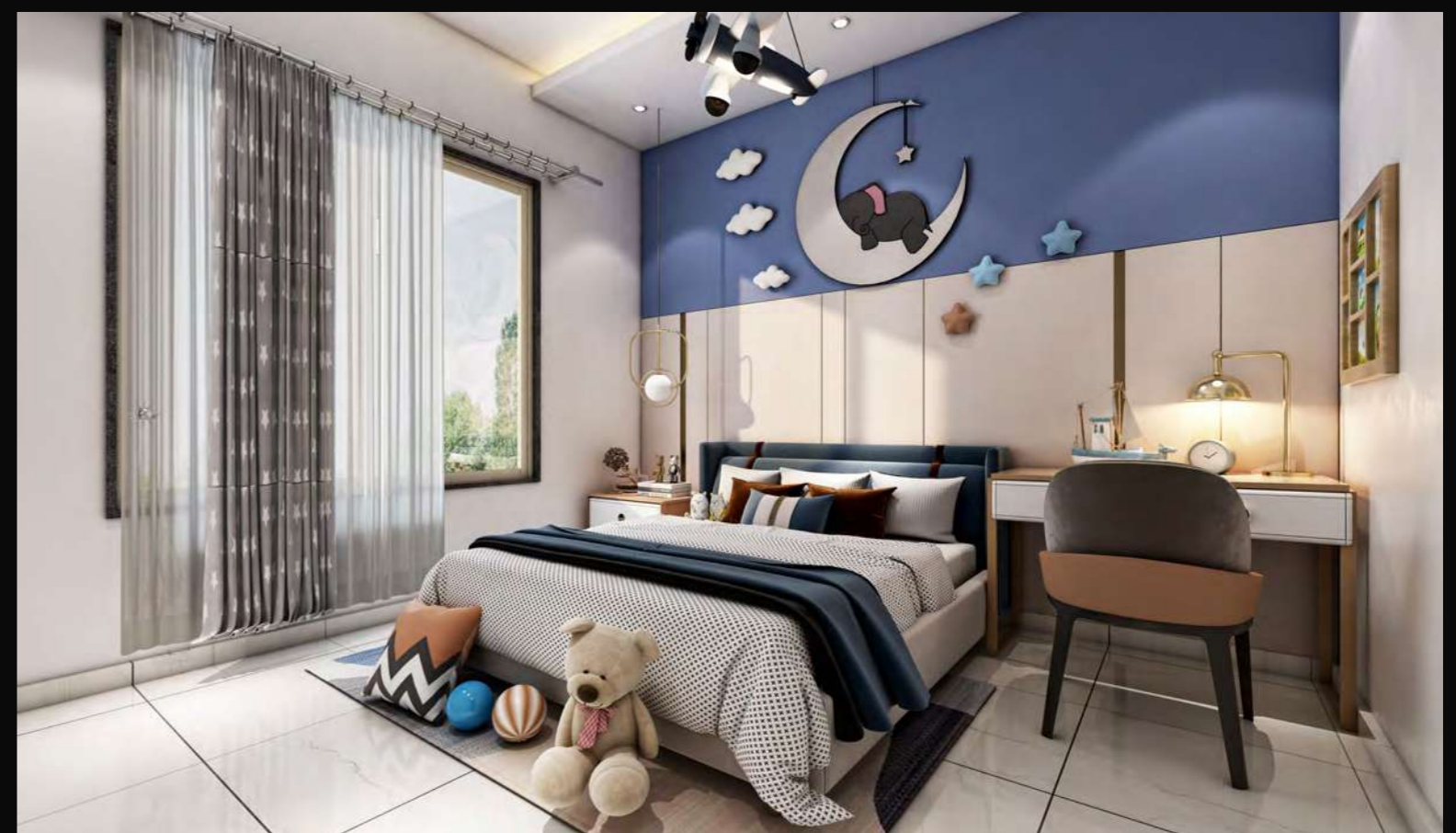
- M. S. Powder Coated Folding Door
- M. S. Railing

### PLUMBING:

- Concealed Piping
- Sanitary & Bath Fitting
- C.P. Fittings
- Provision for Geyser in all Washroom

### ELECTRICAL:

- Concealed Fire Retardant Low Smoke Copper Wires
- Circuit Breaker
- TV & Telephone Point in Living & Master Bedroom
- Modular Switches
- Split AC Provision in Living & All Bedrooms
- Fridge, Oven & Food Processor Point in Kitchen
- Provision for Exhaust Fan in Kitchen & Washroom



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# ZERO WASTAGE LAYOUT. MAX DELIGHT.



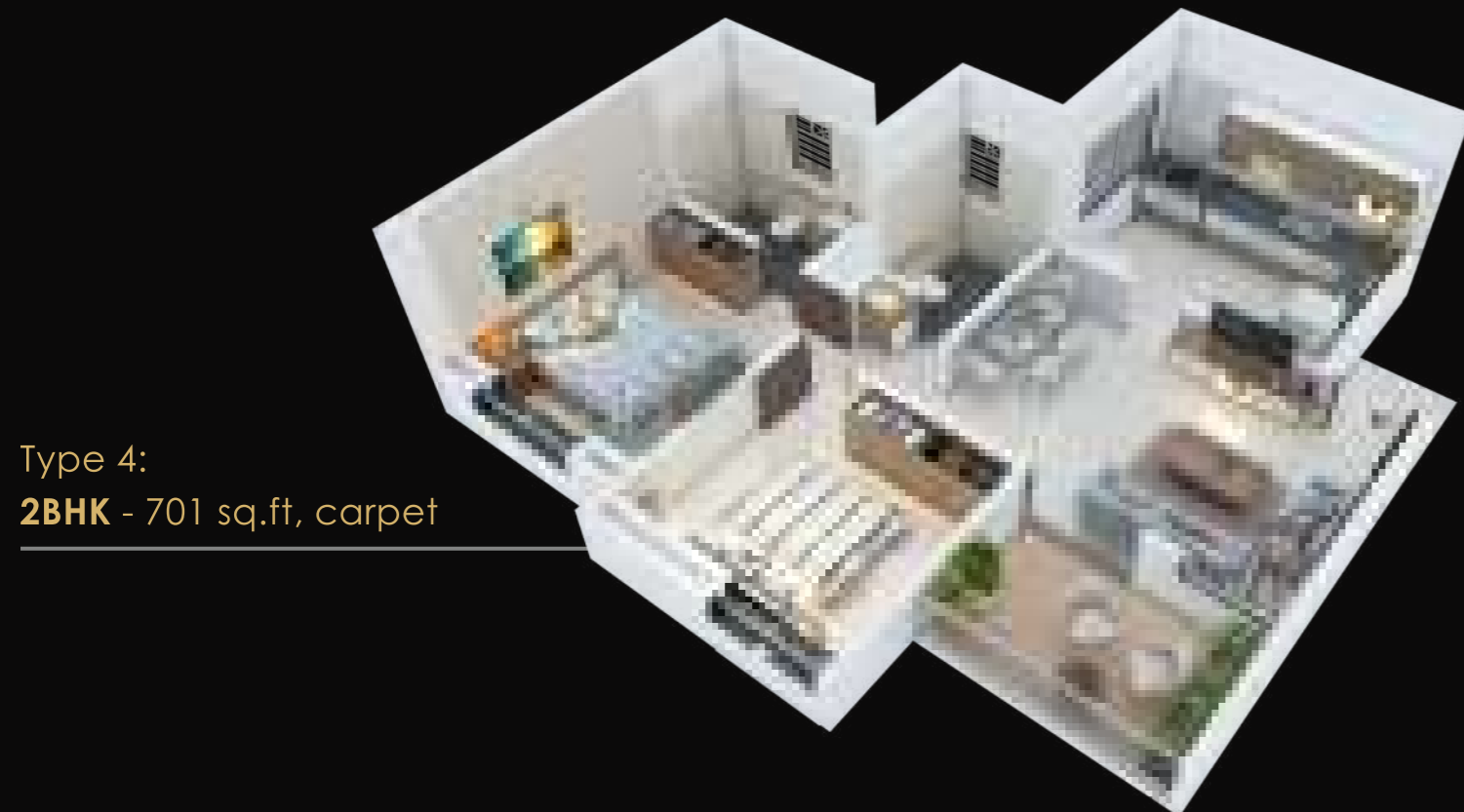
Type 1:  
**2BHK** - 815 sq.ft, carpet



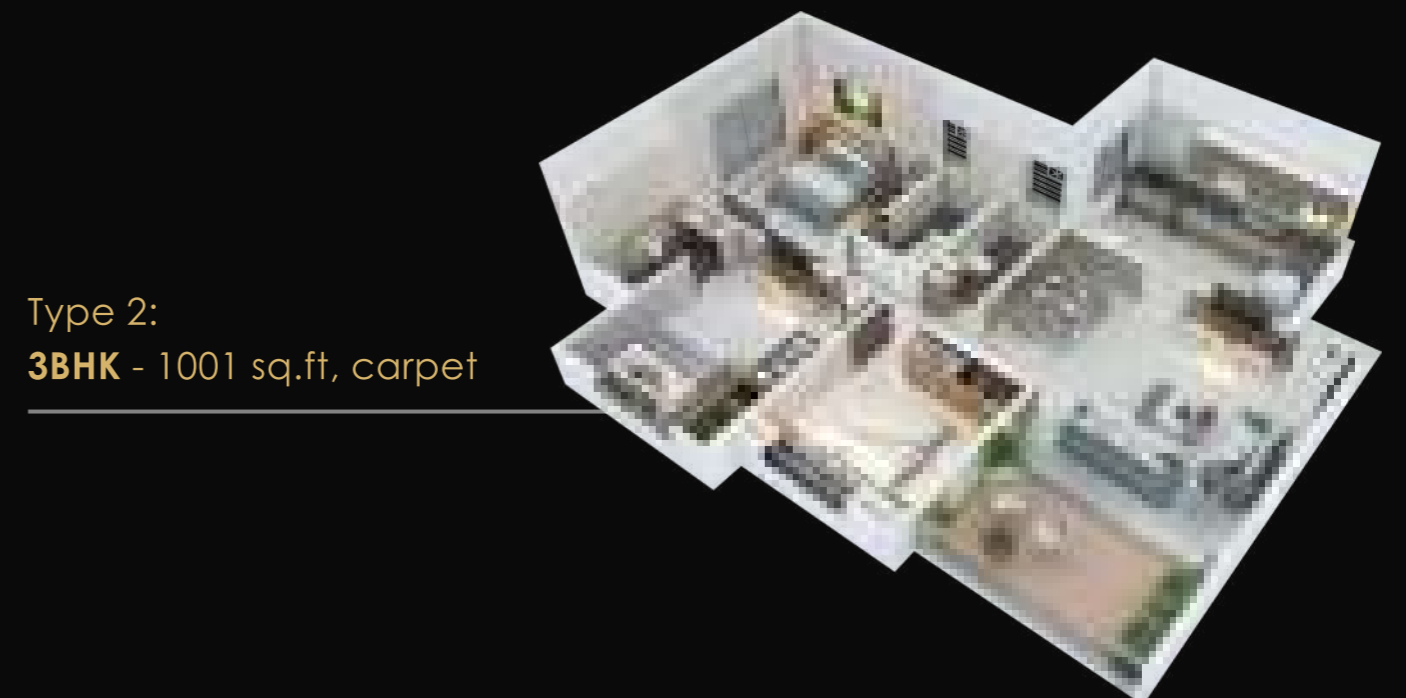
Type 1:  
**3BHK** - 1081 sq.ft, carpet



Type 3:  
**3BHK** - 995 sq.ft, carpet



Type 4:  
**2BHK** - 701 sq.ft, carpet



Type 2:  
**3BHK** - 1001 sq.ft, carpet

# LEGACY

With over twelve successful projects, Vardhaman Spaces is gradually established itself as one of the major real estate players. After scripting a success story in the Diamond and Jewellery business for over three decades, they ventured into the real estate and infrastructure sector.

Since its first project, it has always set a standard when it comes to construction. Top-class quality, cutting-edge technology and adaptability are the guiding principles of the company.

The Group is spearheaded by Mr. Prakash Chhajed and ably supported by his son Mr. Nikhil Chhajed. Over the next few years, Vardhaman Spaces has a roadmap ready with a number of projects ready to be launched.



**15+**

Years of  
Experience

**19.2**

Acres  
Developed

**22**

Lacs Sq. Ft  
Constructed

**2400**

Happy  
Families

Timely  
Possession

