



G A N R A J  
**SKYDALE**

**FREEDOM FROM THE  
ORDINARY**



## FREEDOM TO EXPLORE NEW HORIZONS OF COMFORT

It's time to rise above the everyday; above mundane living, ordinary conveniences, and set your sights on a higher plane of life.

In a home where style comes naturally. At a location that literally puts you above the noisy bustling city. In surroundings that match natural tranquility with state-of-the-art indulgences.

It's time to reach for the sky. It's time to come home... to Ganraj Skydale.



## MOVE IN, MOVE UP

Set in the scenic unspoiled locales of Undri, South Pune. A scant couple of miles from the NIBM Chowk, Ganraj Skydale is more than a vision of grandeur. It's your gateway to the good life. Expansive 1, 2 & 3 bedroom apartments that will bring your dream lifestyle to life. Contemporary design and classic comfort meet in seamless unity to create lifestyle experiences for you and your family to enjoy 24x7, 365 days a year



Near Reserved  
Green Zone



Premium  
Location



Cross  
Ventilation



Maximum  
Open Space





## WITH A VIEW TOWARDS A BETTER LIFE

Be Warned: Your home is planned to spoil you rotten. From the moment you wake up you will find yourself inundated with a plethora of choice amenities all designed to pamper and indulge. Fitness, entertainment, recreation, social mingling, you now have a choice of amenities to indulge whatever takes your fancy. It's a lifestyle of appreciation, designed for a lifetime of delight.





artist impression

## BECAUSE YOU ONLY LIVE ONCE

Life is full of compromises, your home should not be one of them!

At Ganraj Skydale, we understand the pivotal role your home plays: in reflecting your achievements, your commitment to your family's happiness, and, not least, your financial plans. Which is why the best available materials, talent and teams have come together to create an address that will not just deliver on your lifestyle aspirations, it will raise them.





## WHERE LIFESTYLE DREAMS TAKE WING

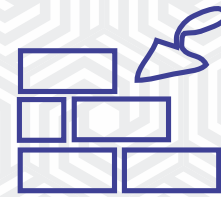
Have a dream desire? Now's the time to let it soar free. Whether you dream of sculpting the ultimate physique, improving your chess game or just spending quality time by yourself or with your family, Ganraj Skydale has the perfect amenity for you. Take your pick from the wealth of indulgences lined up for your pleasure.





### STRUCTURE

- R.C.C. framed earthquake resistant structure



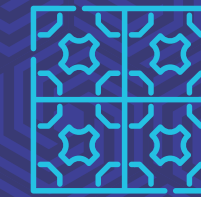
### BRICKWORK

- Internal and external wall red brick masonry



### PLASTER

- **External** : Sand faced cement plaster
- **Internal** : Sand faced cement plaster with gypsum finish plaster



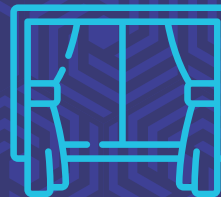
### FLOORING

- 24" X 24" vitrified flooring for entire flat



### DOORS

- Elegant designer pre-laminated flush main door with designer name plate and Europa or Equivalent make door lock system
- Marble/ Granite door frame for toilets
- Granite frame with FRP pressed/ molded and waterproof flush doors for bathrooms



### WINDOWS

- Three track powder coated aluminum sliding windows with mosquito net
- M.S. safety grills for windows & granite frame
- S.S. railing with glass in balcony

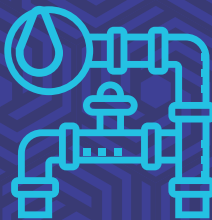


### BATHROOMS/ W.C. / TOILET

- Digital designer glazed wall tiles up to lintel level in Toilets
- Hot and cold mixture unit in all bathrooms
- Solar water
- Wall mounted W.C. in all bathrooms.

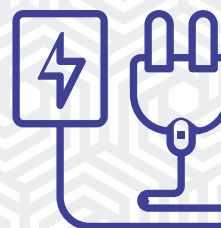
### ESSENTIAL FACILITIES

- Provision for Wi-Fi in each apartment
- Provision for DTH TV connection in each apartment
- Video door phone with door bell
- Intercom facility
- Generator backup for common areas, water pump and lift
- Firefighting system
- Automation : CCTV in common area



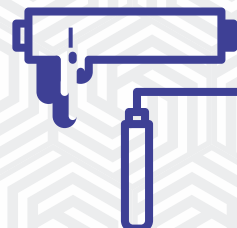
### PLUMBING

- CP fittings – Jaguar or Equivalent make
- Sanitary fittings – Jaguar or Equivalent make
- Branded concealed plumbing internally



### ELECTRIFICATION

- Concealed Polycab or Equivalent wiring with circuit breaks
- Anchor/ Roma or Equivalent modular switches
- T.V. and Telephone points in living room
- Provision for inverter in each apartment
- A.C. point in Master bedroom



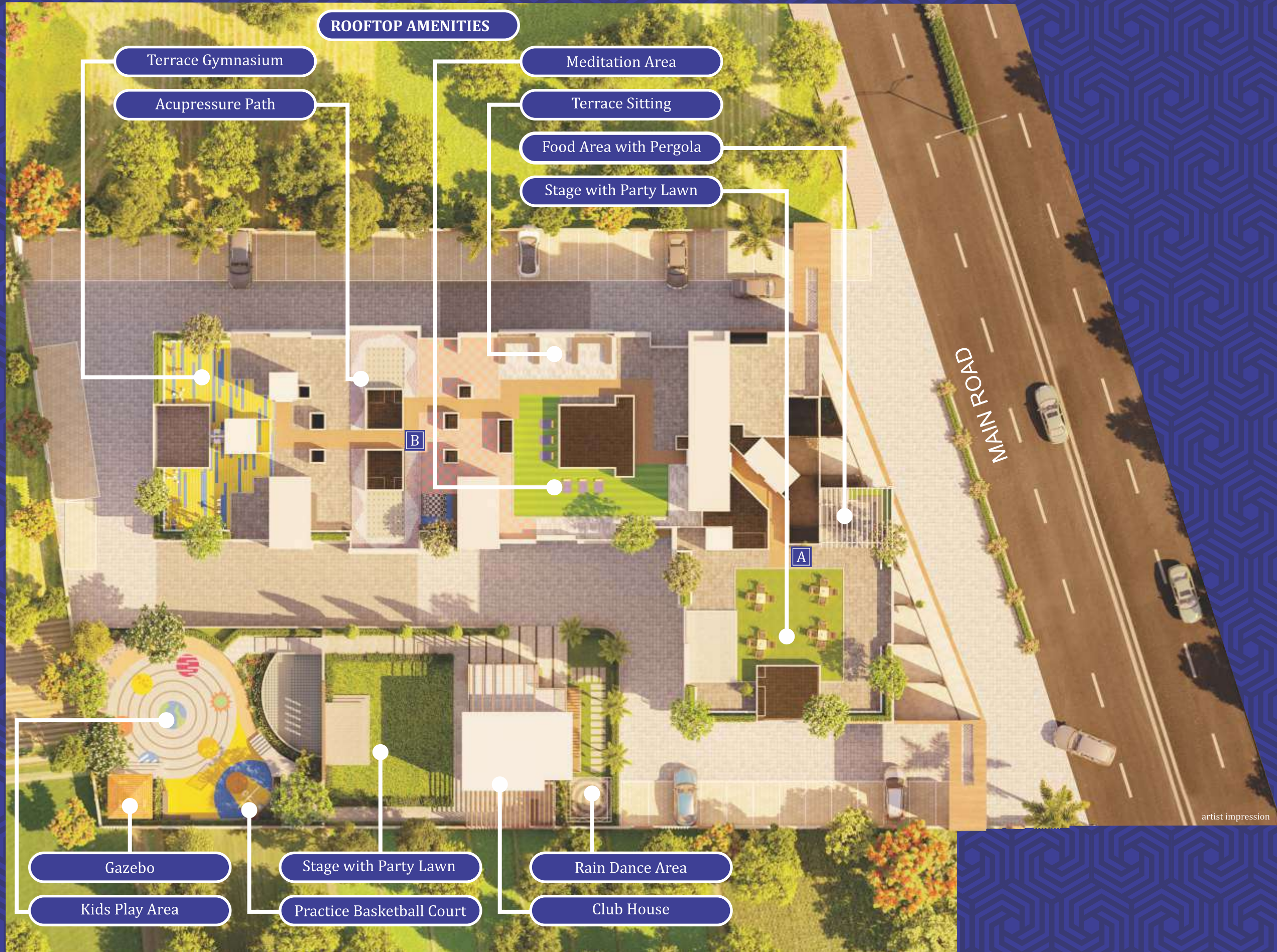
### PAINTING

- **External** Apex Paint
- **Internal** Oil bound Distemper



### KITCHEN

- Kitchen with granite platform and SS sink
- Designer dado tiles up to lintel level
- Provision for water purifier
- Provision for exhaust fan
- Provision for Mixture/ Microwave point



## 1 BHK Apartment

- 1) Entrance Lobby
- 2) Living
- 3) Kitchen
- 4) Dry Balcony
- 5) Common WC
- 6) Toilet
- 7) Bedroom
- 8) Balcony





## 1.5 BHK Apartment

- 1) Entrance Lobby
- 2) Living & Dining
- 3) Kitchen
- 4) Dry Balcony
- 5) Common WC
- 6) Toilet
- 7) Master Bedroom
- 8) Balcony
- 9) Children's Bedroom



## 2 BHK Apartment

- 1) Entrance Lobby
- 2) Living & Dining
- 3) Terrace
- 4) Kitchen
- 5) Dry Balcony
- 6) Common Toilet
- 7) Children's Bedroom
- 8) Master Bedroom
- 9) Master Bedroom Toilet
- 10) Master Bedroom Terrace





## FREEDOM OF CHOICE

Everyone has a favourite indulgence, we have them all. With two dedicated amenity areas on the terrace and on ground level each loaded with the choicest options in fitness, entertainment and leisure, indulgence is quite literally in-house. And with a shopping arcade on the premises itself, convenience too is in-store.



## THE PATH TO CONTENTMENT STARTS AT HOME

Feel the stresses of daily life fall away as you enter your home. There's no room for stress here. From the robust construction to the high-end specifications to the line-up of amenities that await your pleasure, every aspect of your home has been planned and designed to elevate, enrich and enthrall.



# AMENITY AREA



Party Lawn

Club House

Main Entrance

Gazebo

Practice Basketball Space

Stage With Background Wall

Buffet Area With Pergola

Play Area With Rubber Flooring

Raindance Area

Gymnasium

Pathway

Seating

Water Well

# TERRACE AMENITY AREA



Male Open Gym

Stage

Acupressure Pathway

Outdoor Ludo Area

Outdoor Chess Board

Food Counter

Yoga Meditation Area

Female Open Gym

# ROOFTOP AMENITIES



## WHERE LIFE IS THE PURSUIT OF HAPPINESS

Seventh Heaven is now in the heart of the city. And its yours forever. From the landscaped grounds and amenity spaces on zero level to the leisure and recreation zones on the terrace level, there are myriad routes to explore en route to never-ending delight.



PARTY LAWN  
140 FEET ABOVE  
GROUND LEVEL





## A GRAND WAY OF LIFE



From the moment you step in, Ganraj Skydive enraptures the senses with awe-inspiring design elements that create a definitive ambience of elegance and class. The plush fittings, artful lighting, exemplary craftsmanship all work seamlessly together in a delightful sensory experience. And it's yours to enjoy every hour of every day.



# LOCATION MAP



## DISTANCES

- EDUCATION**
- Delhi Public School 0 mins
  - AnishaGlobal School 5 mins
  - The Bishop's School 6 mins
  - Sanskriti School 6 mins
  - Euro School 7 mins
  - Vibgyor High School 7 mins
  - RIMS International School 10 mins
  - Bricks College of Architecture 11 mins
  - JSPM College 12 mins

- SHOPPING**
- D-Mart 5 mins
  - Dorabjee Mall 5 mins
  - Clover Hills Plaza 6 mins
  - Amanora Mall 15 mins
  - Seasons Mall 15 mins

- ENTERTAINMENT**
- Corinthians Club 2 mins
  - Country Club 2 mins
  - INOX at Dorabjee Mall 5 mins
  - INOX at Fatima Nagar 15 mins

- BUSINESS AREA**
- Lulla Nagar 12 mins
  - Magarpatta IT Park 15 mins
  - SP Infocity 15 mins
  - M.G. Road 18 mins

- CONNECTIVITY**
- Hadapsar Railway Station 7 mins
  - Ruby Hall Clinic 10 mins
  - Inamdar Hospital 14 mins
  - Command Hospital 14 mins
  - Pune Airport 25 mins

map not to scale

## OUR OTHER PROJECTS

Ganraj Terrace	Mohammadwadi	Silver Hills	Undri
Vedant Heights	Mohammadwadi	Rajdeep Complex	Undri
Ganraj Avenue	Mohammadwadi	Ganraj Asmita	Phursungi
Ganraj Swapnapurti Phase 1	Handewadi	Ganraj Sankalp	Uruli Kanchan
Ganraj Swapnapurti Phase 2	Handewadi	Ganraj Heights	Uruli Devachi





## Credits

Designing Architect  
**Cubix Architects & Associates**

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Liasoning Architect  
**Sandip Hardikar**

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Landscape Designer  
**Mahesh Chinchalkar**

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Legal Advisor  
**Adv. Tushar Vidwhans**  
**Adv. Sameer Kale**



## GANRAJ ASSOCIATES

GANRAJ SKYDALE

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