

S K Y W A Y S



ESFERA

Happiness lies in the harmony

*Where nature & technology
blend seamlessly*



*1 & 2 BHKs AT
PORWAL ROAD, LOHAGAON*

Skyways Esfera

Witness the most harmonious blend of nature and technology at Skyways Esfera! A beautiful new development offering aesthetically-planned 1 & 2 BHKs on Porwal Road - Lohagaon. Explore well-planned apartments blessed with a host of conveniences and the finest specifications. Come home to excellent connectivity with robust social and civic infrastructure.



Amenities

🌀 Aqua Amenities

- Infinity Swimming Pool
- Baby Swimming Pool
- Waterfall in Club House Area

🌀 Recreational Amenities

- Yoga & Meditation Area
- Recreation Hall
- Gazebo & Party Lawn
- Indoor Gym
- Club House with Wi-fi Connectivity
- Music Zone

🌀 Children's Amenities

- School Bus Stop
- Children's Play Area
- Indoor Games- (Carom & Chess)
- Open Air Amphitheatre

🌀 Open Area Amenities

- Buffet Area
- Multipurpose Play Court
- Landscaped garden
- Senior Citizen Sit-out

🌀 Internal Roads

- Internal Concrete Roads
- Wide Pathways & Driveways
- Tree - lined Campus

🌀 Safety & Security

- Video Door Phone with Intercom System
- Hi-tech Security System
- Firefighting System for each Building
- Activated DTH Connections
- Water Treatment Plant

🌀 Common Area

- LED Lights in Common Area
- Automatic Boom Barrier
- Garbage Chute
- Generator Backup for each Flat, Lift & Common Areas
- Automatic Power Control System
- Washroom for Domestic Help in Parking Area

🌀 Recycling/Conservation

- Rainwater Harvesting
- Sewage Treatment Plant.
- Solar Water Heating System

🌀 Architecture

- Designer Main Gate
- Decorative Entrance Lobby



Specifications

✳ **Structure**

- *RCC Framed Earthquake Resistance Structure*
- *5" Internal & External Walls in Siporex or Fly Ash Bricks*
- *External Double Coat Plaster*
- *Internal Gypsum Finish*

✳ **Electrical Fittings**

- *Havells or Equivalent Switches & Polycab or Equivalent Wires*
- *Infrared Motion Sensor in Bathrooms to Save Electricity*
- *Concealed Wiring*
- *Fire Retardant Cabling for the Entire Flat*
- *Miniature Circuit Breakers*
- *Adequate Electrical Points in all Rooms*
- *Telephone Point in Living Room*
- *Provision for Exhaust in each Washroom*
- *Single Phase Meter*
- *TV Points in all Rooms*

✳ **Doors**

- *Internal Laminated Flush Doors*
- *French Door for Terraces*

✳ **Windows**

- *3 Track Powder Coated Aluminum Sliding Windows*
- *Mosquito Net with MS Safety Grills*
- *Granite Sills for all Windows*

✳ **Kitchen**

- *Granite Kitchen Platforms with Stainless Steel Sink*
- *Decorative Dado Tiles above Platforms up to Lintel Level*

✳ **Washroom**

- *Concealed Fittings of Jaquar or Equivalent Brand with Single Lever Diverter*
- *Commode with Flush Tank*
- *Provision for Geyser in each Washroom*
- *Designer Bathroom Tiles up to Lintel Level*

✳ **Terrace**

- *Spacious Terraces for each Flat*
- *Glass Railing in Terrace*
- *Parapet /Railing for Safety*

✳ **Finishes**

- *Oil-bond Distemper Paint on Internal Walls*
- *External Apex Paint*

✳ **Flooring**

- *Vitrified Tile Flooring & Skirting*
- *Wooden Finish Vitrified Floor Tiles in Master Bedroom*
- *Anti-skid Flooring in Washroom & Terraces*



SKYWAYS

UNLIMIT SPACES

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