

BIGGEST OPPORTUNITY TO RISE AND SHINE

WITH A NEW WORLD OF AFFORDABLE LUXURY LIVING
AT UPPER KHARGHAR



SAI SUN CITY

UPPER KHARGHAR

1 & 2 BHK THEMED LIFESTYLE BUDGET HOMES

THE FAMOUS LANDMARK OF SOUTH AFRICA

NOW COMES ALIVE AT UPPER KHARGHAR



Artist's Impression



A World designed to create indulgences of Sun City, South Africa

- 27 Acre Global Lifestyle Themed Development
- Residential cum Commercial Township
- G+25 Storeyed Magnificent Towers
- 1 & 2 BHK Themed Luxury Homes
- 35,000 Sq. Ft. of Lavish Club Life
- Lush Green Open Landscapes
- Themed Avenues for Health, Leisure and Recreation

BIG ADVANTAGES TO BUY AND INVEST

IN ONE OF THE BIGGEST THEMED LIFESTYLE TOWNSHIP OF UPPER KHARGHAR

ADVANTAGE

1

NAVI MUMBAI'S MOST TRUSTED DEVELOPERS

Leading Developers with a 31 year legacy of excellence and 125+ completed, on-going and upcoming projects

ADVANTAGE

2

BIGGEST THEMED TOWNSHIP

27 Acre Residential & Commercial Development
Inspired by Sun City of South Africa

ADVANTAGE

3

MOST AFFORDABLE LIFESTYLE

Best-in-Market Smart Luxurious Spaces

ADVANTAGE

4

HIGH STANDARD OF LIVING

Best-in-class Themed Avenues on Podium
for Health, Leisure and Entertainment for Entire Family

ADVANTAGE

5

LAVISH COMMUNITY CLUB LIFESTYLE

Offering 40+ Lifestyle Amenities along with 35,000 Sq. Ft.
Club Atlantis for Themed Indulgences and Experiences

ADVANTAGE

6

EXCELLENTLY CONNECTED LOCATION

Taloja Station & Taloja Metro Station - 10 mins,
Panvel Highway - 20 mins,
Kharghar Railway Station - 25 mins

ADVANTAGE

7

BEST VALUE WITH HIGHEST INVESTMENT RETURNS

Themed development in fastest developing node
promising huge price appreciation

ADVANTAGE

8

HUB OF FUTURE DEVELOPMENTS

Navi Mumbai Metro Project, Navi Mumbai Airport,
New Parsik Tunnel, Navi Mumbai Water Taxis,
Mumbai Trans Harbour Link,
Virar-Alibaug Multi-Modal Corridor

UPPER KHARGHAR

THE DESTINATION OF INFINITE POSSIBILITIES

Excellent Connected Location with Future Developments Around

Upper kharghar is considered as one of the rapidly advancing regions of Navi Mumbai. The infrastructure here is planned by the City and Industrial Development Corporation (CIDCO) and Mumbai Metropolitan Region Development Authority (MMRDA). It is situated close to the Old Mumbai-Pune Highway, Sion-Panvel Highway and National Highway (NH) 4, and therefore, offers smooth access to Pune, Mumbai and Thane. Additionally, Sai Sun City is close to Kharghar & CBD, which generates ample employment opportunities. The upcoming Navi Mumbai International Airport and the proposed Navi Mumbai metro line Phase I (Belapur to Pendhar) and Phase-2 (Taloja to Khandeshwar) are expected to propel capital prices in the future.

Upper Kharghar offers a host of commercial projects along with a seamless social and physical infrastructure that has contributed significantly to the area's real estate growth. Its closeness to Taloja MIDC, where various medium to small-scale industries have set up their base, has resulted in increased housing demand. Additionally, a six-lane speed corridor which will connect this node to the proposed international airport in Navi Mumbai and the proposed plan to connect the region with Mumbai through metro. Sai Sun City, as expected, will become a luxurious hotspot amongst investors seeking good value on investment.

BEST OF HEALTHCARE, EDUCATION AND ENTERTAINMENT WITHIN APPROXIMATELY 20 MINUTES

15+

RENOWNED SCHOOLS
& COLLEGES



20+

MULTI-CUISINE
RESTAURANTS & HOTELS



10+

ADVANCED HEALTHCARE
CENTRES



5+

MULTIPLEXES AND
SUPERMARKETS



15+

HEALTH AND
FITNESS CLUBS

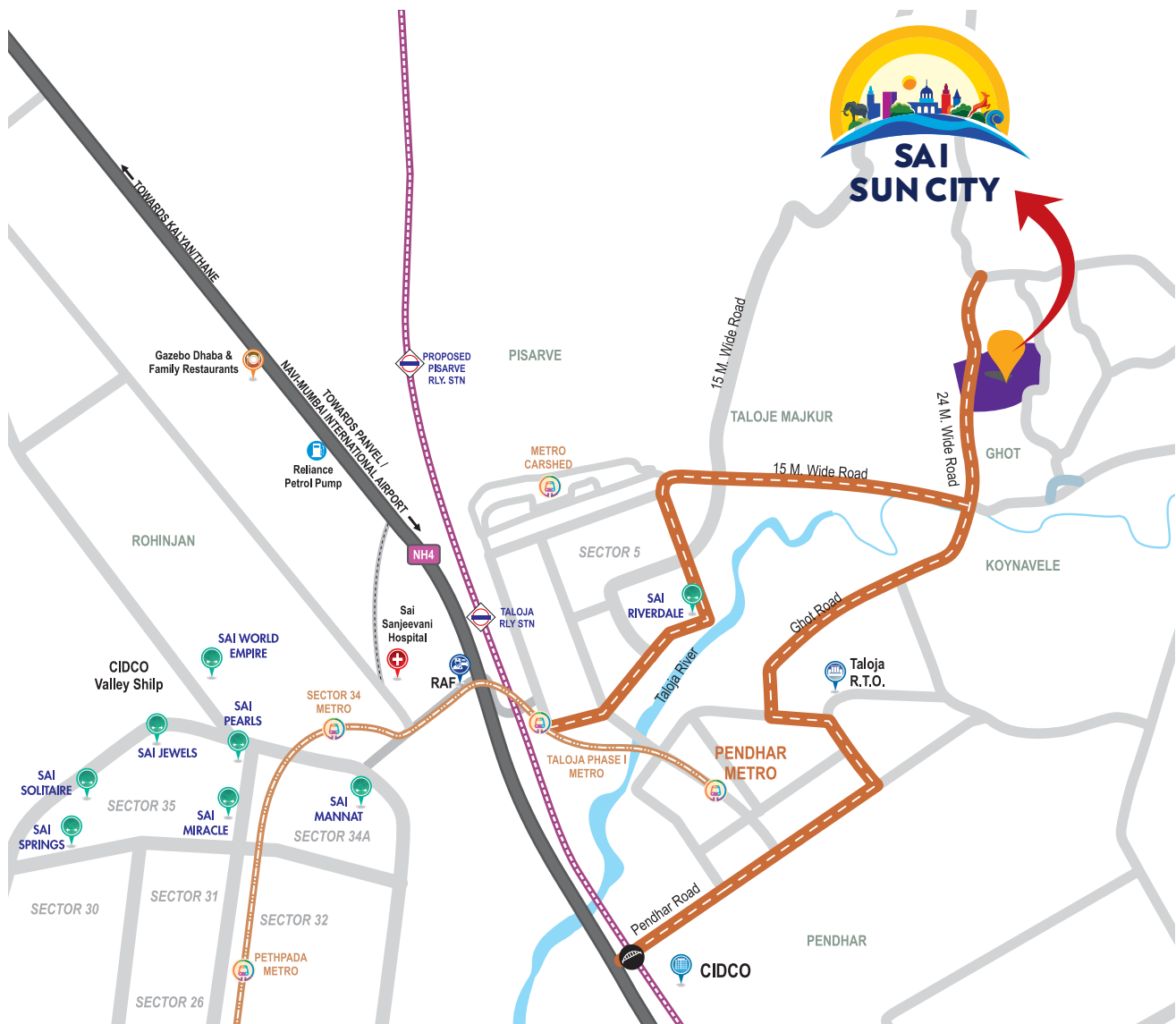


15+

PUBLIC PARKS &
LEISURE ZONES





A THEMED LANDMARK WITH A WORLD OF CONVENIENCES AROUND



Location Advantages of Sai Sun City

 Central Park, ISKCON Temple & Golf Course - 15 Min


 Corporate Park (Next BKC) - 15 Min

 Navi Mumbai International Airport - 30 Min

 Mumbai Pune Expressway & Kalyan-Shilphata Road

 Talloja Railway Station & Pendhar Metro Station - 10 Min

 Well-connected Nhava-Sheva Sea-link and JNPT

 All Prime Facilities of Education, Entertainment & Healthcare in 3 Km Radius

THE BEST OF LANDSCAPED LUXURIES

FOR YOUR HEALTH, LEISURE AND ENTERTAINMENT

Acres of Open Green Spaces and Landscaped Lifestyle Amenities

CLUB ATLANTIS



Artist's Impression

Leisure Pool with Wooden Deck & Sunshades



Designer Gazebos for Relaxation

Artist's Impression



Senior Citizen Chit-chat Zone with Sit-outs

Artist's Impression



Box Cricket with Practice Net



Toddlers Play Zone with Soft Turf



Open-air Life-size Chess Play Area

Artist's Impression



Artist's Impression

Multipurpose Court for Basketball, Tennis & Volleyball



Artist's Impression

Kids Play Area with Themed Rides, Swings and Sports Activities



Artist's Impression

Palm Island Gazebo Seating Plaza With Kid's Play Area



Artist's Impression

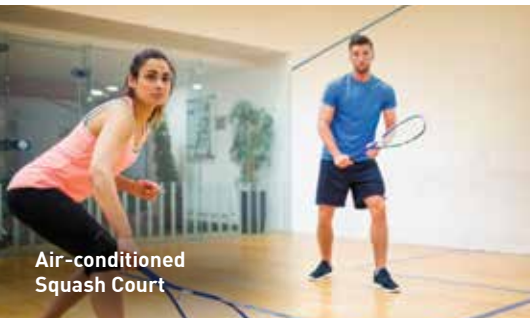
CLUB ATLANTIS
Opulent Club Life with Best-in-class
Health & Entertainment Avenues



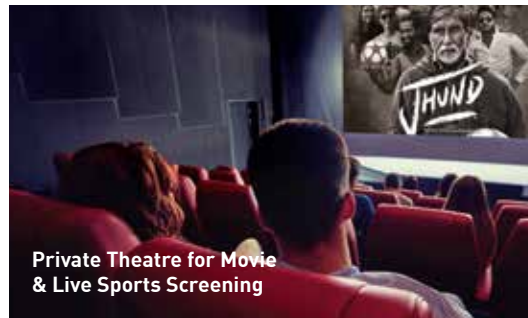
Banquet Hall for
Celebrations



Indoor Games Arena



Air-conditioned
Squash Court



Private Theatre for Movie
& Live Sports Screening



Air-conditioned Indoor
Badminton Court



Spa with Steam,
Sauna & Jacuzzi



Health Zone for
Aerobics



Well-equipped Gymnasium

A THEMED COMMUNITY LIFE

WITH MOST INDULGENT LIFESTYLE AVENUES

Club Atlantis – A themed Club with Amenities Spread across 35,000 Sq. Ft.

THE DEVELOPERS OF GLOBAL LIFESTYLE LANDMARKS

THE CREATORS OF FINEST LIVING EXPERIENCES

With a legacy of more than 3 decades in developing world-class Ultra luxury projects, PARADISE GROUP has become a hallmark of innovation, quality & trust. Renowned for introducing themed lifestyle concepts across Navi Mumbai and Mumbai MMR, the group is journeying on the path of excellence with a commitment to deliver happiness to its customers. From its illustrious past to a sparkling future, the group has redefined the concept of global living by delivering unique projects like Resort Themed Lifestyle Homes, Premium Hillside Villas, Empire Themed Lifestyle, Landmark Themed Living and Legendary Lifestyle Homes. With a resilient team of achievers and a commitment to deliver only the best, the group is registering big fame and success in all its endeavors.

Group Highlights



31 Years of
Excellence



A Portfolio of 125+
Completed, On-going
and Upcoming Projects



5 Million Sq. Ft.
Construction
Completed



12.5 Million Sq. Ft.
Construction
On-going



12.5 Million Sq. Ft. for
Upcoming Projects



More than
50 Prestigious
Awards



Upcoming Projects
in Mumbai-MMR



**PARADISE
GROUP**

Your World. Our Vision.
ISO - 9001: 2015 Certified Organization



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