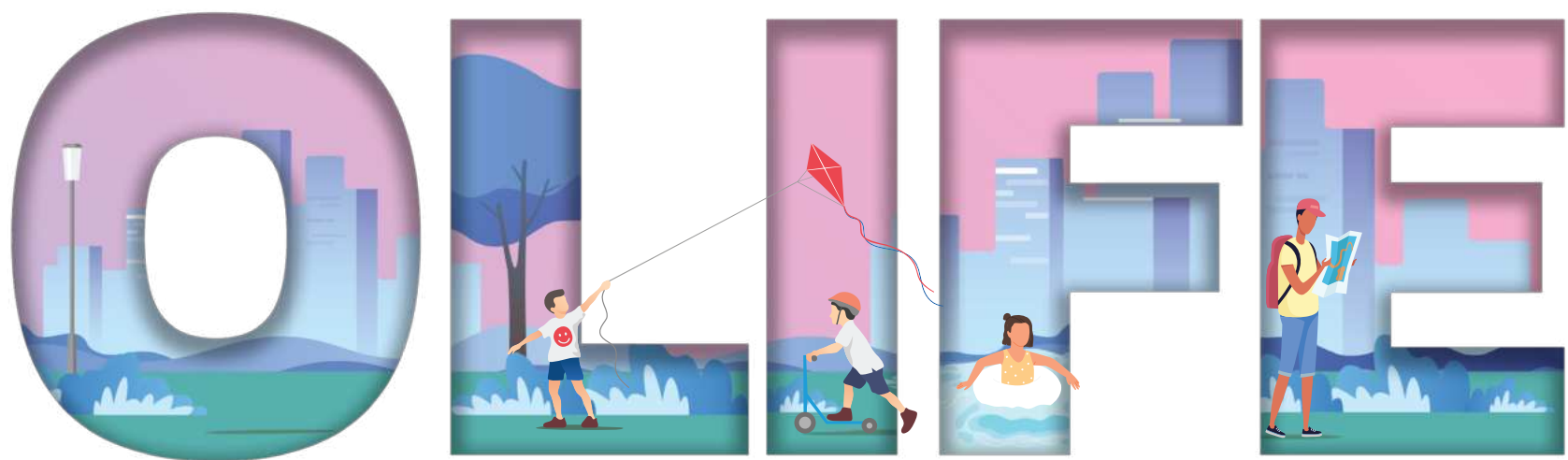


Sukhwani
Skylines
life's better side

EXPERIENCE THE







Artistic Impression

WONDERING WHAT IS THE



COSMOLIFE IS

- Unity In Diversity
- Great Work-Life Balance
- Perfect Blend Of Cultures, Traditions & Emotions

To sum up, **COSMOLIFE** is the smart upgrade of today's modern cosmopolitan lifestyle. It is a life that's full of comfort, conveniences, entertainment & relaxation, within a growth-oriented environment.

In present times, where every individual has a different perspective towards modern living, **COSMOLIFE** is a collective lifestyle upgrade that today's young hearted professionals strive to enjoy!



Artistic Impression

AN IDEALITY TO WAKAD'S



Making Cosmolife an exciting reality, Sukhwani Skylines brings you the best of modern living wrapped with fitness, lifestyle, employment & recreational avenues at **West Pune's new high street - Wakad.**

Surrounded by the best of everything, Sukhwani Skylines lets you enjoy a perfect work-life balance. Be it your workplace, shopping malls, restaurants, pubs or entertainment zones, every destination and desire is just 2 mins from this project. Now, these are the perks of living the COSMOLIFE on a High Street!

HIGHLIGHTS IN WAKAD'S SKYLINE



30+ Exclusive
Indulgences



Spacious, Smartly
planned homes



Dedicated
Amenity Tower



Image for representation purpose only

EXPERIENCE A 360-AMPLIFIED MODERN LIVING

The graphic features the text 'EXPERIENCE A 360-AMPLIFIED MODERN LIVING'. The '360' is in blue, 'AMPLIFIED' is in pink, and 'MODERN LIVING' is in grey. Three stylized illustrations of women are integrated into the text: a woman shopping with bags on the '3', a woman working on a laptop on the '6', and a woman running on the 'I'.

Ever imagined a life surrounded with unmatched conveniences?

Yes?

Exactly, that's what you get to enjoy at Sukhwani Skylines!

Today, a well-rounded lifestyle with perfect work-life balance is a rare sight, but this rarity has now become an everyday luxury at **Sukhwani Skylines**.

This project offers a plethora of conveniences right at your doorstep. With various education, employment, fitness & recreational avenues close to Sukhwani Skylines, you don't just live, you grow & prosper. Now that's called an **Amplified 360 - Degree life**.



Artistic Impression

FORGET ORDINARY LOCATIONS, CHOOSE



Sukhwani Skylines is situated in a location, that's known for its professional importance, connectivity & uber-refined avenues. This project is surrounded by the best of everything to offer you an unmatched living experience in a **premium location**.

- Minutes away from World Trade Center & Panchshil IT Park
- Right Next To Hinjewadi IT Hub
- Renowned Education & Health Centers Close By

- Seamlessly Connected To Nearest Metro Station
- Close To Phoenix Market City
- Close To Hilton Hotel



KEY DISTANCES

SCHOOLS & COLLEGES

• EuroSchool West Campus	0.3 km
• Akshara International School	0.5 km
• Indira College	0.7 km
• Indira National School	0.8 km
• Vidya Valley World School	1.7 km
• Sri Balaji Society College	1.9 km
• Dr. D. Y. Patil Biotechnology & Bioinformatics Institute	2.1 km
• BIMM	2.1 km
• Rajarshi Shahu College of Engineering	2.7 km
• Blue Ridge Public School	4.7 km
• Podar International School	5.8 km
• Wisdom World School	6.1 km

HOSPITALS

• Lifepoint Multispecialty Hospital	2.5 km
• Surya Mother And Child Care Superspeciality Hospital	2.8 km
• Ruby Hall Clinic, Hinjawadi	3.8 km
• Polaris Healthcare	4.5 km
• Aditya Birla Memorial Hospital	5.3 km

WORKPLACES & LANDMARKS

• MNGL CNG Pump	0.3 km
• Mumbai Bangalore Highway	1.1 km
• Infosys	2.7 km
• Cognizant	2.9 km
• Wipro	3.0 km
• Accenture	4.1 km
• Hinjawadi IT Park	4.5 km
• IBM	4.8 km

HOTELS

• Ginger Hotel	1.1 km
• Sayaji Hotel	2.2 km
• Vivanta Pune, Hinjawadi	2.6 km
• Courtyard by Marriott	2.8 km
• Noorya Hometel	5.3 km

PUBLIC TRANSPORT

• Wakad Bus Stop	2.8 km
• Chinchwad Railway Station	7.5 km
• Shivajinagar Bus Stop	15.9 km
• Pune Junction Railway Station	18.3 km

FOOD & MALLS

• Decathlon	1.4 km
• Xion Mall	2.5 km
• DMart	2.5 km
• Big Bazaar	2.5 km
• Brand Factory	2.5 km
• The Address Commercia	2.8 km
• White Square	3.5 km

BANKS

• Axis Bank	2.0 km
• SBI	2.2 Km
• ICICI Bank	2.5 km
• IndusInd Bank	3.7 km

UPCOMING INFRA

• Phoenix Market City
• Panchsheel IT Park
• World Trade Center
• Dmart
• Metro Connectivity
• Hilton Hotel



Artistic Impression

LIVE



WITH 30+ AMENITIES

At Sukhwani Skylines, relish the **grandeur** of modern living with **fantastic** amenities! In short – a Grandtastic Lifestyle Experience!

Understanding your lifestyle needs, we have provided ample amenities to satisfy every aspect of your modern living.

Right from fitness, relaxation to recreation, we have something for everyone that makes life more exciting!



Image for representation purpose only

FOR SPORTS

ENTHUSIASTS

In today's fast-paced life, people rarely have time to indulge in sports activities. Making this process easier, we have brought you some exclusive sports amenities right within the comfort of Sukhwani Skylines. Now, it's your turn to take out some time from **your profession & live your passion!**



Multipurpose Court



Clubhouse



Swimming Pool



Cricket/Futsal Ground



Image for representation purpose only

FOR FITNESS



At Sukhwani Skylines, we have brought you handpicked fitness-oriented amenities, smartly planned within the dedicated fitness zone. Be it your weight-loss regime or the rigorous strength training, be all set to practice fitness at its best every day!



Jogging Tracks



Outdoor Aerobics Zone



Yoga Lawn



Gymnasium



Accupressure Area



Outdoor CardioSection



Image for representation purpose only

FOR URBAN PROFESSIONALS

After the tiring office hours, we all wish for a satisfying end of the day, right?

What if we say that there's a lot more waiting to make your everyday living easy & satisfying. Right from elevating your mood to providing you an ideal workplace, experience unique facilities easing up your life at Sukhwani Skylines.



Rooftop Health Cafe



Co-Working Spaces



Indoor Creche



Guest Rooms



Conference Room



Rooftop Party Lawn



Image for representation purpose only

FOR SENIOR



Our senior citizens have always lived a community life, which includes sitting together, going on walks and celebrating together. At Sukhwani Skylines, we have curated a similar environment for our senior citizens to enjoy their golden age!



Sit-Out Area



Relaxation Area



Multipurpose Hall



Image for representation purpose only

DISCOVER A ONE-OF-A-KIND EDUFUN ENVIRONMENT



Let your kids develop within a holistic growth environment, full of fun & education at the ProKids™ homes, that are an integral part of Sukhwani Skyles.

Learning & developing new skills become fun with various child-centric facilities, smartly designed to enhance the emotional, motor & cognitive skills of your kids.

This innovative concept suffices the growing needs of your children with an active ecosystem that engages them in fun ways, inspires them to think creative & pushes them to become emotionally stronger.

A Unique Experience For Your Kids

For Holistic Development

- Arts & Craft Centre
- Music Room
- Indoor Games Room
- Classroom With Library

For Fitness & Fun

- Kids Gymnasium
- Pickle Ball Court
- Kids Basket Ball
- Children's Play Area

For Complete Safety

- 24x7 Security
- CCTV Surveillance
- Monitored Entry/Exit

LEVEL 1 OF BUILDING 'I'



Artistic Impression

THE COSMOSTYLE AVENUE

Be it your kid's growth, your daily WFH requirements or a weekend movie date, **Sukhwani Skylines** has exclusively curated a 3-level holistic environment within the tower "I", sufficing all your cosmopolitan lifestyle needs.



1. Kids Gym



2. Creche



3. Student Classroom



4. Society office

LEVEL 2 OF BUILDING 'I'



Artistic Impression

THE SPACE FOR



To allow your kids to dedicate sufficient time towards their holistic development, we have dedicated space for kids in an amenity tower. You will have enough space to accommodate your family and friends and enjoy precious time without leaving your home with the mini theater and the Guest Bedrooms we provide at Skylines.



1. Hobby Room



2. Guest Bedrooms



3. Mini theater

LEVEL 3 OF BUILDING 'I'



THE PERFECT

WORK-LIFE BALANCE

Keeping up the current global scenario, work life balance has become pretty much the norm. From co-working spaces, multipurpose hall to celebrate crucial happy moments, we have ensured you can enjoy a seamless professional, personal and social experience



1. Multipurpose Hall



2. Work From Home Cabins



3. Meeting Rooms



Artistic Impression

SMARTLY PLANNED HOMES FOR SMART

URBANISTAS



Sukhwani Skylines offers premium homes with impressive urban layouts, making them a perfect match **for modern fashionistas**, who love to keep up with the changing **lifestyle & urban trends**.

Explore masterfully planned 3 & 2 BHK residences that come with ultra-modern features & facilities, offering you a life full of comfort & luxury.

What's more?

Sukhwani Skylines is a one-of-a-kind project that has accentuated the idea of modern living in every nook & corner of its homes with unique designs & specs, well-suitable for smart home automation & revamping interiors as per your desires.



Premium-grade
Fittings



Well-planned
Layouts



Optimum Space
Utilization



Thoughtfully Planned
Building Orientation
For Ample Ventilation



Naturally-lit Homes
With Maximum Sunlight



Image for representation purpose only

TOP-NOTCH SPECS FOR A



EXPERIENCE

Sukhwani Skylines brings you the homes of your **dreams** with **premium specifications** for an elevated & comfortable modern living experience. These homes come with the best modern facilities, contemporary upgrades & functional designs.

With more room for togetherness & happiness, homes at Sukhwani Skylines are not only great to host celebrations for your little moments but also cozy & comfy to live your life with undisturbed privacy.



Image for representation purpose only

SPECIFICATIONS

Perfectly planned homes for optimum functionality.

FLOORING

- 800mm X 800mm Vitrified Tiles In Full Apartment
- 600mm X 600mm Anti-Skid Tiles In Washrooms & Terraces
- 7ft Designer Dado Tiles In Washrooms

KITCHEN & DRY BALCONY

- L-shaped Granite Top Kitchen Platform With SS Sink
- Designer Dado Tiles Above Platform Upto Lintel Level
- Electrical Points For Fridge, Microwave & Water Purifier
- Washing Machine Point In Dry Balcony
- Provision For Exhaust Fan In Kitchen

WINDOWS & GRILLS

- Granite Framing On All 4 Sides For Windows
- 3 Track Powder Coated Aluminium Sliding Windows With Mosquito Mesh
- Safety Grills For All Windows
- Glass Louvers With Exhaust Fan Provision In Washrooms
- Glass & SS Railing For Terraces

DOORS & DOOR FRAMES

- Elegant Designer Laminate-Finish Main Door
- Digital Lock For Main Door
- Both Side Laminated Doors In Bedroom And Washrooms
- Premium Accessories And Fixtures For Doors In All Rooms
- Glass Partition In Master Washroom
- Aluminium Sliding Doors For Terraces With Mosquito Mesh

WALL FINISH

- AAC Block Masonry
- Sand Faced External Plaster
- Internal Wall & Ceiling In Gypsum Finish

PLUMBING

- Concealed Plumbing Of CPVC
- CP Fittings Of Jaquar Or Equivalent Make
- Sanitary Wares Of Cera Or Equivalent Make
- Brick BAT / Chemical Double Coat Water Proofing In Washrooms, Terraces & Dry Balcony

ELECTRICAL

- Concealed Wiring With Modular Switches
- TV And Telephone Points In Living And Master Bedroom
- Provision For DTH, Broadband And Inverter Point
- AC Point In Living & Master Bedroom
- Electrical Exhaust Fan Point In Kitchen And Washrooms
- Separate MCB / ELCB For Each Apartment
- Video Security Camera With Intercom Facility For Every Flat

LIFT LOBBIES

- Designer Lobby At Podium Level
- Access Control For Lobby

PAINT

- OBD Paint Internally
- Semi-Acrylic Paint Externally
- Oil Paint for Window Grills

STRUCTURE

- Earthquake Resistant RCC Framed Structure



SUKHWANI CHAWLA
D E V E L O P E R S

Building Values Together

Excellence might sound like a tall claim but at Sukhwani Chawla Developers, it's a way of life.

It's the guiding principle behind every creation. It always inspires us to excel beyond the limitations and lay benchmarks with every creation. It's a glorious legacy of adding class apart lifestyle and commercial spaces to Pune's breathtaking skyline. So be it fine homes or prime commercial spaces, you are dealing with the best to get the best in properties.

45+

YEARS OF EXPERIENCE

6+

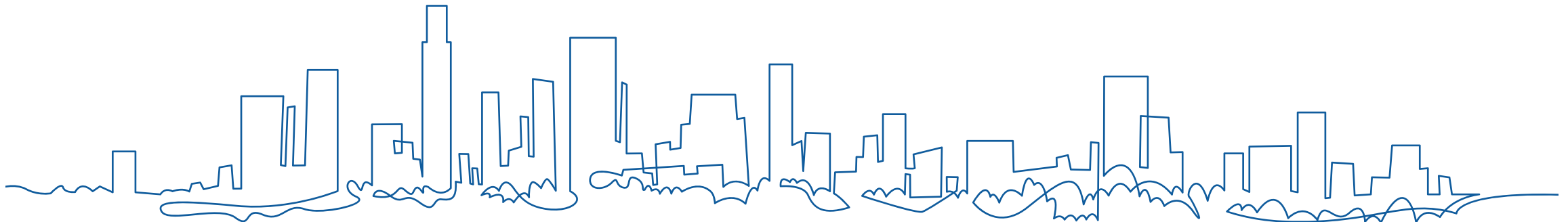
MILLION SQ. FT. DEVELOPED

13+

LOCATIONS

5K+

APARTMENTS DELIVERED





Sukhwani Skylines

life's better side

Site Address: Sr.No.113/1/2(P),
Near EuroSchool, Wakad, Pune - 411 057.

Website: www.sukhwaniskylines.in
Email: sales@sukhwaniskylines.in

Contact:
020 7196 9177



MahaRera Registration Number P52100021183 available on website maharera.mahaonline.gov.in

