

Sukhwani  
**Skylines**  
life's better side

2 BHK, Wakad

# Life, Above Par.

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A wonderful life is a life full of comfort, convenience, leisure and balance — and that's something anyone can aspire to, no matter their dreams or circumstances. Sukhwani Skylines is the perfect home for those who not only seek more from life, but also strive towards it.

Life at Sukhwani Skylines takes on a new meaning, above the mundane. A different aura encircles you to open all your senses—from physical fitness to mental well-being.

The amenities let you multitask, the open spaces let you breathe and the vibrant community welcomes you to your home.

Are you ready for an unparalleled lifestyle that's above the ordinary?



# Lifestyle, Beyond Expectations



Life at Sukhwani Skylines means more than just living, it's enjoying life every day from morning to night, and sometimes beyond that too. The amenities here are planned to give a better experience and a better way to spend time throughout the day.



- Clubhouse with Gymnasium & Multipurpose Hall



- Sit-out for Senior Citizens Relaxation Area



- Multipurpose Practice Cricket Futsal Ground



- Multipurpose Practice Court for Basketball / Volleyball Badminton



- Yoga Deck & Meditation Area



- Children's Play Area



- Acupressure Path



- Walking Path



- Jogging Track



- Outdoor Aerobics



- Swimming pool with kids pool



Image for representation purpose only

### Crazy rock climbing wall

A super-fun way to play; your kids will love the rock climbing wall filled with challenges to explore.



### Creche for the modern - day parents

While you're running a business from home or working outside, the daycare creche takes care of your child with extra care.



### Private screening room

Hold a special screening of your favourite movies for friends and family for a movie experience like none other.



Image for representation purpose only

### Private pavilion for senior citizens

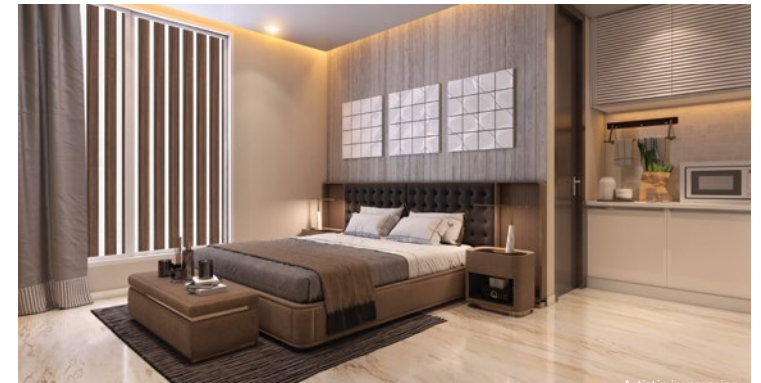
A dedicated senior citizens' area to ensure that the old gang can spend their own private time



Image for representation purpose only

### Smart co-working spaces and conference room with a library

Set up your business meeting or day-to-day work activities right from your home by saving every minute that's otherwise wasted on tedious commute. And when you want time to relax by yourself, indulge in some reading time at the corner library.



### No - worry guest rooms

3 furnished guest rooms can accommodate your guests during family get-togethers or special occasions.

# Homes, Planned to Perfection



Redefining the way you live, Sukhwani Skylines is also innovating a typical family home to give it a modern touch with smart planning of space, contemporary touch with beautiful interiors, and a productive touch with hi-tech systems in place.



# Specification

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## 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 And Water Purifier
  - Washing Machine Point In Dry Balcony
  - Provision For Exhaust Fan In Kitchen
- 

## Lift Lobbies

- Designer Lobby At Podium Level
  - Access Control For Lobby
- 

## Paint

- OBD Paint Internally
- Semi-Acrylic Paint Externally
- Oil paint for window grills

## 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 & Terraces With Mosquito Mesh
  - Aluminum door 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
- 

## 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
- 

## Structure

- Earthquake Resistant RCC Framed Structure

# Master Layout & Floor Plans







PROPOSED

H

A

B

C

Future Development

Future Development

Future Development

Proposed Party Lawn



Artistic impression

# Floor Plans



Artistic impression

Entrance

- 1 Living Room & Dining Area (16'1"X11'5")
- 2 Kitchen (8'4"X7'10")
- 3 Enclosed Dry Balcony (3'5"X7'10")
- 4 Toilets (4'5"X7'6")
- 5 Kids/Grandparents' Room (10'0"X11'1")
- 6 Bedroom (11'0"X11'0")
- 7 Terraces (6'0"X7'6" & 5'5"X7'10")



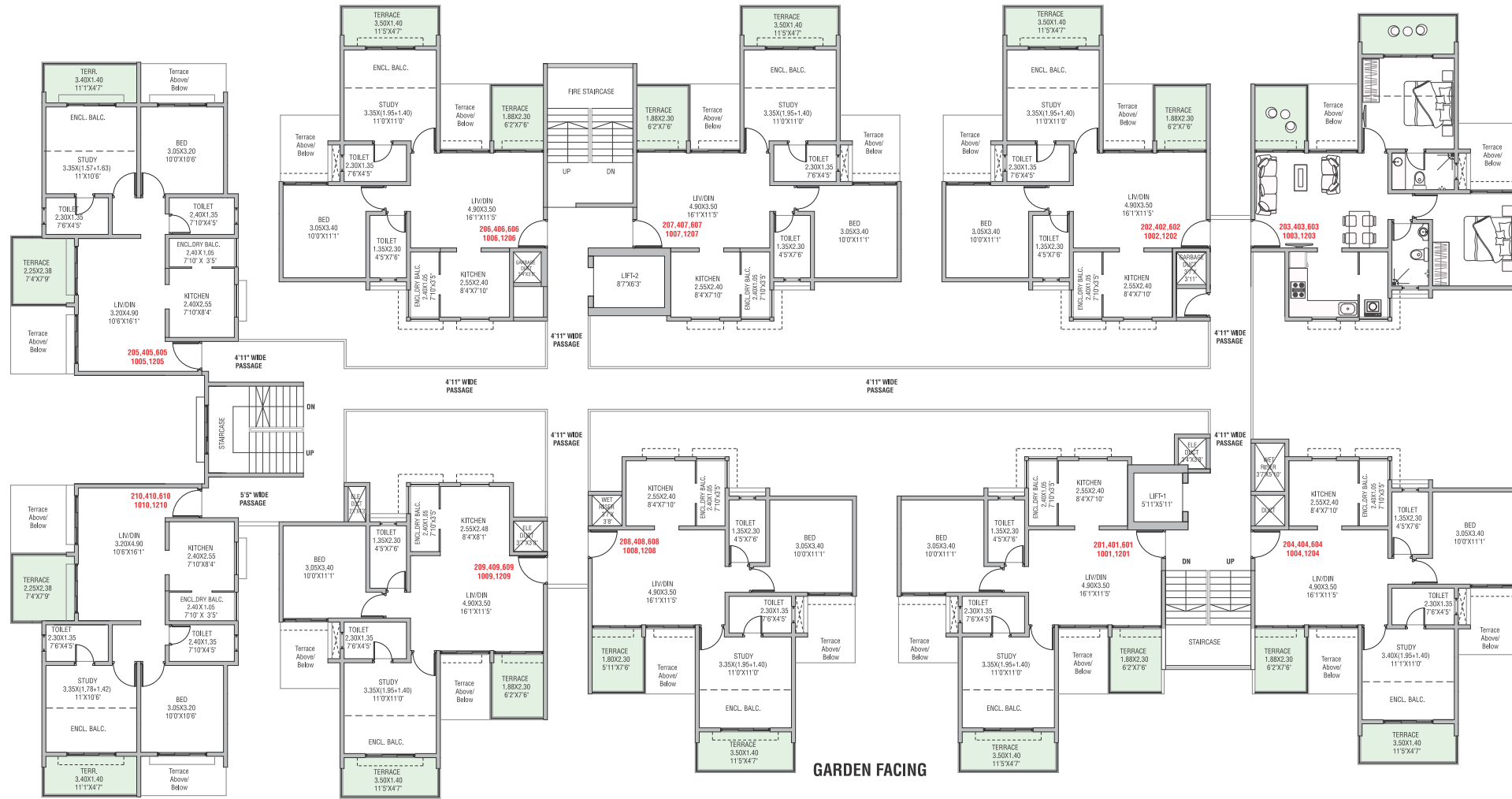
Artistic impression

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- 6 Bedroom (11'0"X11'0")
- 7 Terraces (11'5"X4'7" & 6'2"X7'6")

# Building A

## Typical Even Plans - 2<sup>nd</sup>, 4<sup>th</sup>, 6<sup>th</sup>, 10<sup>th</sup>, 12<sup>th</sup>



GARDEN FACING

CARPET AREA AS PER RERA (IN SQ.M.)

FLOOR	SHOP / FLAT NO.	CARPET OF SHOP / FLAT (SQM.)	STORE (BASEMENT) (SQM.)	LOFT (SQM.)	ENCLOSED BALCONY (SQM.)		OPEN / DRY BALCONY (SQM.)		TERRACE (SQM.)	TOTAL (SQM.)
					CARPET	CARPET	CARPET	CARPET		
2 <sup>ND</sup> , 4 <sup>TH</sup> , 6 <sup>TH</sup> , 10 <sup>TH</sup> , 12 <sup>TH</sup>	201, 202, 206, 207, 208, 209, 401, 402, 406, 407, 408, 409, 601, 602, 606, 607, 608, 609, 1001, 1002, 1006, 1007, 1008, 1009, 1201, 1202, 1206, 1207, 1208, 1209	51.45	----	----	7.79	----	----	9.16	68.40	
	203, 204, 403, 404, 603, 604, 1003, 1004, 1203, 1204	51.16	----	----	7.79	----	----	9.16	68.11	
	205, 210, 405, 410, 605, 610, 1005, 1010, 1205, 1210	51.41	----	----	8.48	----	----	10.08	69.87	



# Building A

## Typical Odd Plans - 3<sup>rd</sup>, 5<sup>th</sup>, 7<sup>th</sup>, 9<sup>th</sup>, 11<sup>th</sup>



CARPET AREA AS PER RERA (IN SQ.M.)

FLOOR	SHOP / FLAT NO.	CARPET OF SHOP / FLAT (SQM.)	STORE (BASEMENT) (SQM.)	LOFT (SQM.)	ENCLOSED BALCONY (SQM.)		TERRACE (SQM.)	TOTAL (SQM.)
					CARPET	CARPET		
1 <sup>ST</sup> , 3 <sup>RD</sup> , 5 <sup>TH</sup> , 7 <sup>TH</sup> , 9 <sup>TH</sup> , 11 <sup>TH</sup>	101, 102, 106, 107, 108, 109, 301, 302, 306, 307, 308, 309, 501, 502, 506, 507, 508, 509, 701, 702, 706, 707, 708, 709, 901, 902, 906, 907, 908, 909, 1101, 1102, 1106, 1107, 1108, 1109	52.19	----	----	7.28	----	8.66	68.13
	303, 304, 503, 504, 703, 704, 903, 904, 1103, 1104	51.85	----	----	7.32	----	8.66	67.83
	305, 310, 505, 510, 705, 710, 905, 910, 1105, 1110	51.69	----	----	7.98	----	10.00	69.67



# Building B

## Typical Even Plans - 2<sup>nd</sup>, 4<sup>th</sup>, 6<sup>th</sup>, 10<sup>th</sup>, 12<sup>th</sup>



CARPET AREA AS PER RERA (IN SQ.M.)

FLOOR	SHOP / FLAT NO.	CARPET OF SHOP / FLAT (SQM.)	STORE (BASEMENT) (SQM.)	LOFT (SQM.)	ENCLOSED BALCONY (SQM.)		TERRACE (SQM.)		TOTAL (SQM.)
					CARPET	OPEN / DRY BALCONY (SQM.)	CARPET	CARPET	
2 <sup>ND</sup> , 4 <sup>TH</sup> , 6 <sup>TH</sup> , 8 <sup>TH</sup> , 10 <sup>TH</sup> , 12 <sup>TH</sup>	201,202,205,206,207,208, 401,402,405,406,407,408, 601,602,605,606,607,608, 801,805,806,807,808, 1001,1002,1005,1006,1007,1008, 1201,1202,1205,1206,1207,1208	51,48	----	----	7.76	----	9.16	68,40	
	203,403,603,1003,1203	51,16	----	----	7.79	----	9.16	68,11	
	204,404,604,804,1004,1204	51,13	----	----	7,82	----	9.16	68,11	



# Building B

Typical Odd Plans - 3<sup>rd</sup>, 5<sup>th</sup>, 7<sup>th</sup>, 9<sup>th</sup>, 11<sup>th</sup>



CARPET AREA AS PER RERA (IN SQ.M.)

FLOOR	SHOP / FLAT NO.	CARPET OF SHOP / FLAT (SQ.M.)	STORE (BASEMENT) (SQ.M.)	LOFT (SQ.M.)	ENCLOSED BALCONY (SQ.M.) CARPET	OPEN / DRY BALCONY (SQ.M.) CARPET	TERRACE (SQ.M.) CARPET	TOTAL (SQ.M.)
1 <sup>ST</sup> , 3 <sup>RD</sup> , 5 <sup>TH</sup> , 7 <sup>TH</sup> , 9 <sup>TH</sup> , 11 <sup>TH</sup>	101,102,105,106,107,108, 301,302,305,306,307,308, 501,502,505,506,507,508, 701,702,705,706,707,708, 901,902,905,906,907,908, 1101,1102,1105,1106,1107,1108	52.22	----	----	7.25	----	8.66	68.13
	303,304,503,504,703,704, 903,904,1103,1104	51.86	----	----	7.33	----	8.66	67.85



# Life, In One Of Pune's Hotspot

What makes Wakad the place to be is its selective seclusion and yet an interconnection that makes every corporate park in the city a quick ride away. What's more is all the social hotspots at stone's throw distance and a beautiful neighborhood that's changing the skylines of the area.







### Schools And Colleges

- EuroSchool West Campus 0.3 km
- Akshara International School 0.5 km
- Indira National School 0.8 km
- Blue Ridge Public School 4.7 km
- Wisdom World School 6.1 km
- Podar International School 5.8 km
- Vidya Valley World School 1.7 km
- Indira College 0.7 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



### Hospitals

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



### Workplaces And Landmarks

- Hinjawadi IT Park 4.5 km
- Infosys 2.7 km
- Wipro 3 km
- Cognizant 2.9 km
- Accenture 4.1 km
- IBM 4.8 km
- Mumbai Bangalore Highway 1.1 km
- Tathawade 5 km
- MNGL CNG Pump 0.3 km



### Hotels

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



### Public Transport

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



### Food And Malls

- Xion Mall 2.5 km
- DMart 2.5 km
- Big Bazaar 2.5 km
- The Address Commercialia 3 km
- White Square 3.5 km
- Brand Factory 2.5 km



### Banks

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



### Upcoming Infra

- Phoenix Market City -Proposed
- Decathlon
- World Trade Center -Proposed
- Dmart
- Metro Connectivity -Proposed
- Hilton Hotel - Proposed
- City Pride CBSE School
- Panchshil IT Park -Proposed
- Indialand Global High Street & shopping Mall
- PCMC Garden - Proposed



**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.

**40+**

**YEARS OF EXPERIENCE**

**6+**

**MILLION SQ. FT. DEVELOPED**

**12+**

**LOCATIONS**

**5K+**

**APARTMENTS DELIVERED**



## CREDITS

### Plumbing Consultant

URJAL Consultants Pvt. Ltd.

### Electrical Consultant

Zopate Electrical Consultants Pvt. Ltd.

### Landscape

Combinashions

### Legal

Adv. Prasanna Darade

### RCC Consultant

M/s. G. A. Bhilare Consultants Pvt. Ltd.

### Architect

Laxman Thite



**SUKHWANI CHAWLA**  
**DEVELOPERS**

*Building Values Together*

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