



LUXURY

IS NOT WAITING 4 YEARS



WEST PUNE'S ONLY

READY POSSESSION

LANDMARK

SAVE LAKHS ON RENT & PRE-EMI



**6 ACRE ARCHITECTURAL
LANDMARK**



**40,000 SQ.FT
CENTRAL AMENITY SPACE**



**DEDICATED
AMENITY TOWER**



**5 LEVELS
OF AMENITIES**



**PROKIDS™
MOMES**



**NEXT TO
HINJEWADI IT HUB**

A stunning
RESIDENTIAL
LANDMARK
designed for the rare...

Welcome to **Sukhwani**
Skylines
It's a better side.

Imagine a home that awakens your sense of wonder where every room feels like a new chapter, inviting you to dream beyond the ordinary. Here, sunlight dances through open spaces, casting a warm glow that brings comfort and inspiration. Let each day unfold with the promise of discovery, where every corner holds the spark of possibility.



Find the
BALANCE
OF LIFE



Achieve the ideal work-life balance at Sukhwani Skylines, just 500m from Bhumkar Chowk. With top-tier infrastructure and unbeatable connectivity, you're always close to both your workplace and the comforts of home, making it easier to focus on what matters most.



500 M FROM
BHUMKAR
CHOWK



NEXT TO
HINJEMADI
IT HUB



PROXIMITY TO
UPCOMING WORLD
TRADE CENTRE



CONNECTED
TO NEAREST
METRO STATION

Turn
SAVINGS
MODE ON with ready homes

Why pay excess rent and pre-EMI when you can book your ready home and move-in instantly? With ready-to-move-in homes at Sukhwani Skylines, you can save up to 11 Lakhs on rent and 20 Lakhs* on pre-EMI.



	5 AVERAGE RENT PER MONTH IN MARKET	1 PRECISION STARTED YEAR	10 TOTAL RENT PAID TILL PRECISION	100 TOTAL RENT PAID TILL PRECISION
2 BHK in Market	₹25,000	2029	₹19,87,264	₹19,50,000
2 BHK in Skylines	₹25,000	READY TO MOVE IN	₹1,41,829	₹50,000

Average Pre-EMI Savings: Up to 16 Lakhs* | Average Rental Savings: Up to 18 Lakhs* On 2 BHK in Skylines

	5 AVERAGE RENT PER MONTH IN MARKET	1 PRECISION STARTED YEAR	10 TOTAL RENT PAID TILL PRECISION	100 TOTAL RENT PAID TILL PRECISION
3 BHK in Market	₹30,000	2029	₹29,28,138	₹12,80,000
3 BHK in Skylines	₹30,000	READY TO MOVE IN	₹1,75,785	₹80,000

Average Pre-EMI Savings: Up to 20 Lakhs* | Average Rental Savings: Up to 12 Lakhs* On 3 BHK in Skylines



Why Ready Home Is The

REAL INVESTMENT

With a ready-to-move-in property, you know exactly what you're investing in, from quality finishes to lifestyle-enhancing amenities. Plus, enjoy a faster, hassle-free closing process, so you can start living the life you've been envisioning right away.



INSTANT
MOVE-IN



A CLEAR VISION OF WHAT
YOU'RE BUYING



QUALITY
ASSURANCE



FASTER CLOSING
PROCESS



READY-TO-USE
AMENITIES

NEAR to **EVERYWHERE**

Experience unmatched connectivity and convenience at Sukhwani Skylines. With top-notch infrastructure and smooth road access, you're perfectly positioned near everything essential for modern living. Sukhwani Skylines offers not just a home but a lifestyle that keeps you close to the best the city has to offer, enhancing your daily life with seamless convenience and comfort.



**RENOWNED EDUCATIONAL
INSTITUTIONS NEARBY**



**TOP-NOTCH HEALTHCARE
FACILITIES AT YOUR DOORSTEP**



**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 Superspecialty 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 Homestay 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 2.8 km
- Commercial 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
- Panchshheel IT Park
- World Trade Center
- Dmart
- Metro Connectivity
- Hilton Hotel

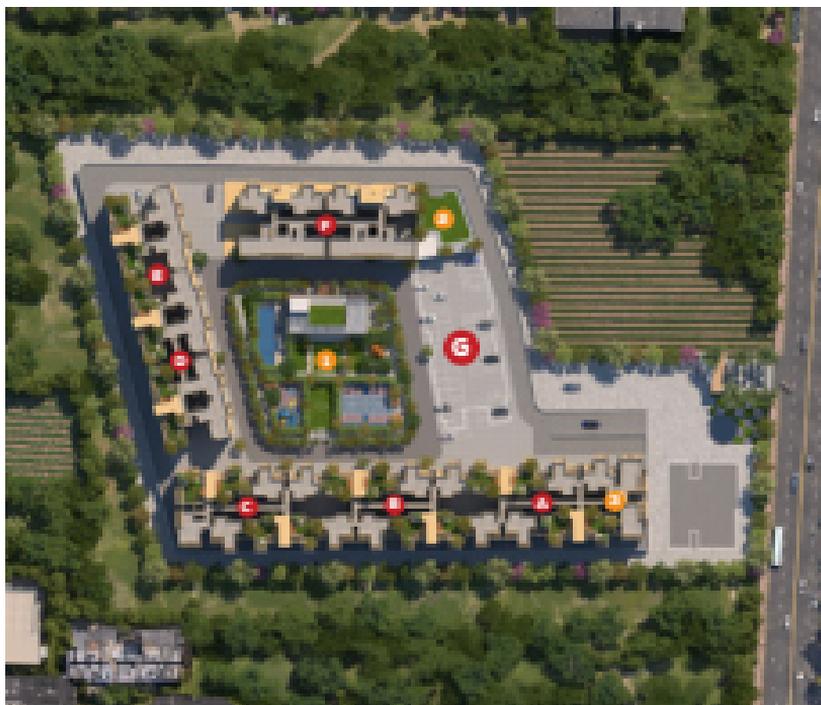
30+ EXTRAORDINARY

experiences for everyone



Discover a world of extraordinary experiences designed for everyone at Sukhwani Skylines, where best-in-class amenities bring a vibrant lifestyle to life. From serene gardens and meditation zones for peaceful escapes to sports courts and fitness centers for active pursuits, there is something special for every age group. Kids can enjoy safe and playful adventures in dedicated play areas, while adults can unwind with social lounges, community spaces.





1 40,000 SQ.FT OF PODIUM AMENITIES

- Multipurpose Court
- Clubhouse
- Swimming Pool
- Cricket | Futsal Ground
- Jogging Track
- Outdoor Aerobics Zone
- Yoga Lawn
- Gymnasium
- Acupressure Area

2 DEDICATED AMENITY TOWER I

1st Floor

- Kids Gym
- Crèche
- Students Classroom
- Society Office

2nd Floor

- Hobby room
- Guest Bedroom
- Mini Theater

3rd Floor

- Multipurpose Hall
- Work from Home Pavilion
- Meeting rooms
- Conference Room

3 ROOFTOP AMENITIES

- Rooftop health café
- Sit out area
- Rooftop Party lawn
- Relaxation
- Co-Working Spaces



A DEDICATED **TOWER** of distinct amenities

Sukhwani Skylines boasts a dedicated amenity tower with five levels of exceptional offerings, ensuring every resident enjoys a lifestyle filled with convenience and luxury. Whether you're looking to unwind, stay active, or connect with others, this amenity tower is a hub of recreation and relaxation, creating the perfect balance of modern living and leisure.



DEDICATED TOWER LEVEL 1



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 T, sufficing all your cosmopolitan lifestyle needs.



1. KIDS GYM



2. CRECHE



3. STUDENT CLASSROOM



4. SOCIETY OFFICE

DEDICATED TOWER LEVEL 2



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

DEDICATED TOWER LEVEL 3



Keeping up the current global scenario, work life balance has become pretty much the normal. 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

PROKIDS[™] HOMES FOR PROACTIVE LIFESTYLE

ProKids[™] Homes at Sukhwani Skylines are designed to support a proactive and dynamic lifestyle for your little ones. With child-friendly spaces, dedicated play zones, and safe outdoor areas, these homes provide an environment that encourages both learning and play. The thoughtfully crafted spaces ensure that children can engage in creative activities, develop social skills, and stay active, all while being within the comfort and security of their own home. It's not just a home, it's a nurturing environment where every child can grow, explore, and thrive.



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



24 X 7
SECURITY



CCTV
SURVEILLANCE



MONITORED
ENTRY/EXIT



HOMES DESIGNED

to last for a lifetime

The homes at Sukhwani Skylines are thoughtfully designed to offer a perfect blend of comfort and functionality. With ample sunlight and ventilation in every room, these homes ensure a bright, airy atmosphere that enhances your living experience. The zero wastage layouts maximize space utilization, allowing you to make the most of every square foot. Every corner is optimized to provide spacious living, ensuring that you enjoy a clutter-free, well-organized home that adapts to your lifestyle. It's a home where practicality meets elegance, creating a living space that's as efficient as it is inviting.



**ZERO
WASTAGE LAYOUTS**



**MAXIMUM
SPACE UTILIZATION**



**AMPLE VENTILATION &
NATURAL LIGHT**



**PREMIUM
GRADE FITTINGS**



SPECIFICATIONS

Perfectly planned homes for optimum functionality.

FLOORING

- 800mm X 800mm Vibrified 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



2 BHK - G BUILDING

CARPET AREA - 756.27 SQ.FT



A	Living / Dining	- 16'0" x 12'8"
B	Kitchen	- 8'6" x 8'0"
C	Dry Balcony	- 3'6" x 8'0"
D	Masterbedroom	- 12'0" x 11'2"
E	Attached Bathroom	- 4'5" x 7'7"
F	Kids bedrom	- 12'2" x 10'0"
G	Bathroom	- 7'7" x 4'5"
H	Balcony I	- 6'5" x 6'0"
I	Balcony II	- 12'8" x 6'0"



3 BHK - G BUILDING

CARPET AREA - 937.32 SQ.FT



A	Living	- 11'0" x 15'8"
B	Dinning	- 8'3" x 7'10"
C	Kitchen	- 7'9" x 8'11"
D	Dry Balcony	- 7'10" x 4'0"
E	Masterbedroom I	- 10'0" x 11'0"
F	Attached Bathroom I	- 7'3" x 4'5"
G	Masterbedroom II	- 11'0" x 12'0"
H	Attached Bathroom II	- 7'5" x 4'5"
I	Kids bedrom	- 10'0" x 9'10"
J	Bathroom	- 7'5" x 4'5"
K	Balcony I	- 10'4" x 2'11"
L	Balcony II	- 11'2" x 3'11"
M	Balcony II	- 11'0" x 2'12"





**SUKHWANI CHAWLA
DEVELOPERS**

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

