

2 BHK Apartments



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Sakaar Architects and Planners

• **Structural Consultant**  
Avinash Hole

• **Landscape Consultant**  
The Tree Landscape Design Studio

• **Environment Consultant**  
Vertex Enviro Consulting Pvt Ltd

• **Legal Consultant**  
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• **MEP Consultant**  
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PROJECT BY



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3D & Design By: [www.urbanspacecreators.com](http://www.urbanspacecreators.com) | Inspire - 9763672223

NOTE : - This brochure is just a representation of the project. - The dimension shown in the brochure are as per area approximately. - If the member desires to make internal modification of any kind in the planning of each unit, such changes will only be done with the express permission of the developers. - The developer reserves all rights to change or to make any modification. - Subject to Pune jurisdiction.

**URBAN SKYLINE**  
Life with Emotions, Environment and Safety

Emotions  
Environment  
Safety



/ a strong state of feeling

/ conditions by which  
one is surrounded

/ the condition of being safe




















Perfection

/ a state of being  
at Urban Skyline





# Lifetime Recreation

-  Air purifier in each flat for fresh & clean air
-  Beautifully landscaped garden
-  Kid's play-zone
-  Well equipped gymnasium
-  Ganesh temple
-  Senior citizens relaxing zone
-  Swimming pool for adults and kids
-  Timeless recreational hall
-  Wheelchair for every building
-  Round the clock ambulance service
-  Indoor game arena
-  Mini party space for birthday celebration and kitty parties
-  State-of-the-art 4-tier security
-  Reflexology path
-  A landscape dappled with lawns and wetland garden
-  Walking trails
-  School bus pick up zone
-  State-of-the-art club house with music system
-  Party arrangement with barbeque facilities on terrace of buildings



A place that enhances your and your family's good moods



Artistic impression

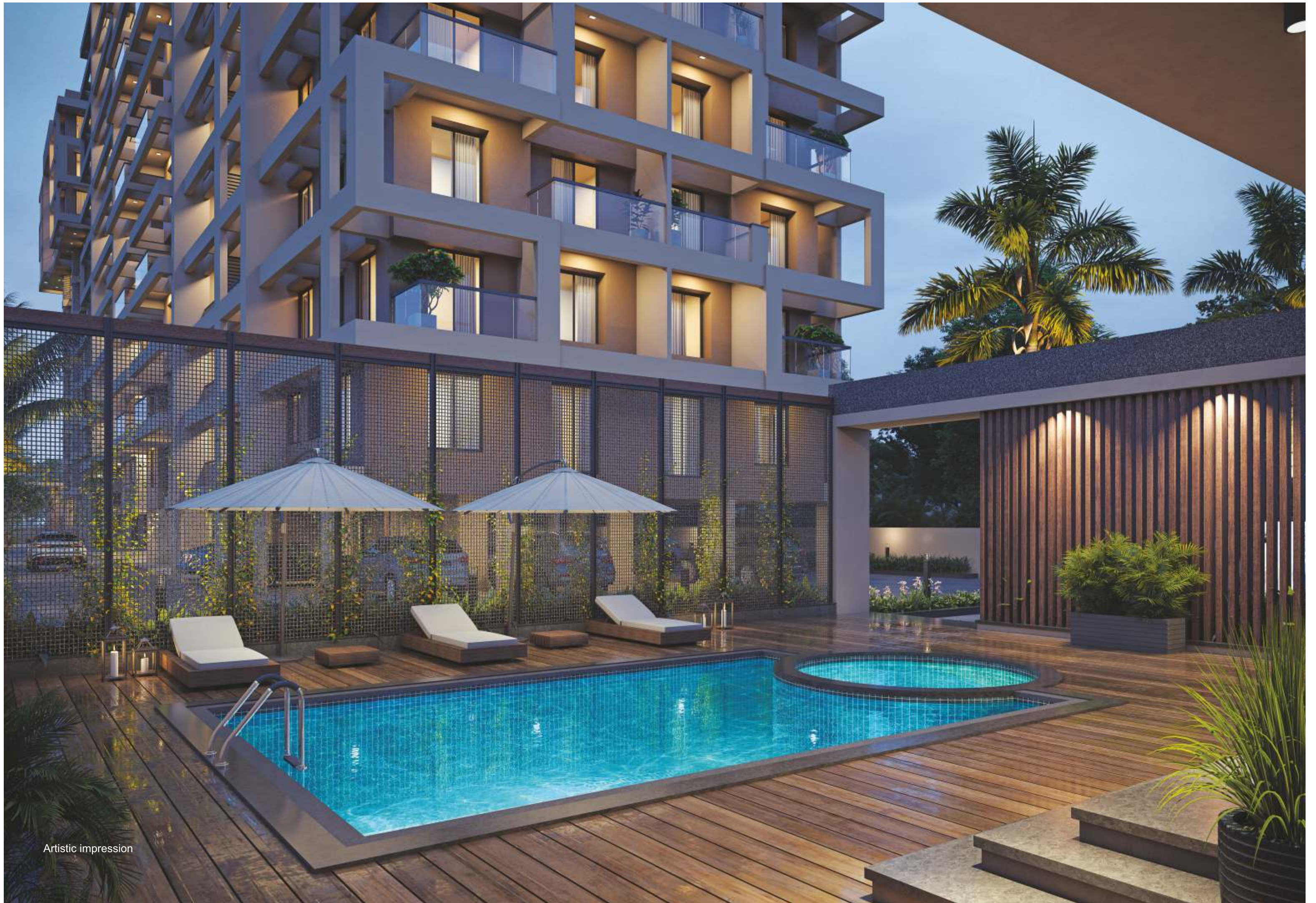






Artistic impression





Artistic impression





People and the environment are interconnected at Urban Skyline

# Care for Environment

- Motion sensors for automated lighting for lobby and passage
- Dedicated sewage treatment plant
- Organic waste converter
- 24 hrs oxygen providing plantation
- Mosquito and insect repellent shrubs
- Ample tree plantation and green areas
- Energy efficient common lighting
- Rain water harvesting
- Solar water system for green energy & low maintenance for lifetime

## HYGIENE THINKING

- Disinfectant UV light system for sanitization
- Garbage collection point and garbage chute





# Section Plans

## Type 1

Flat No. 207  
Total Area: 692 sq.ft.



Artistic impression

## Type 2

Flat No. 101  
Total Area: 738 sq.ft.



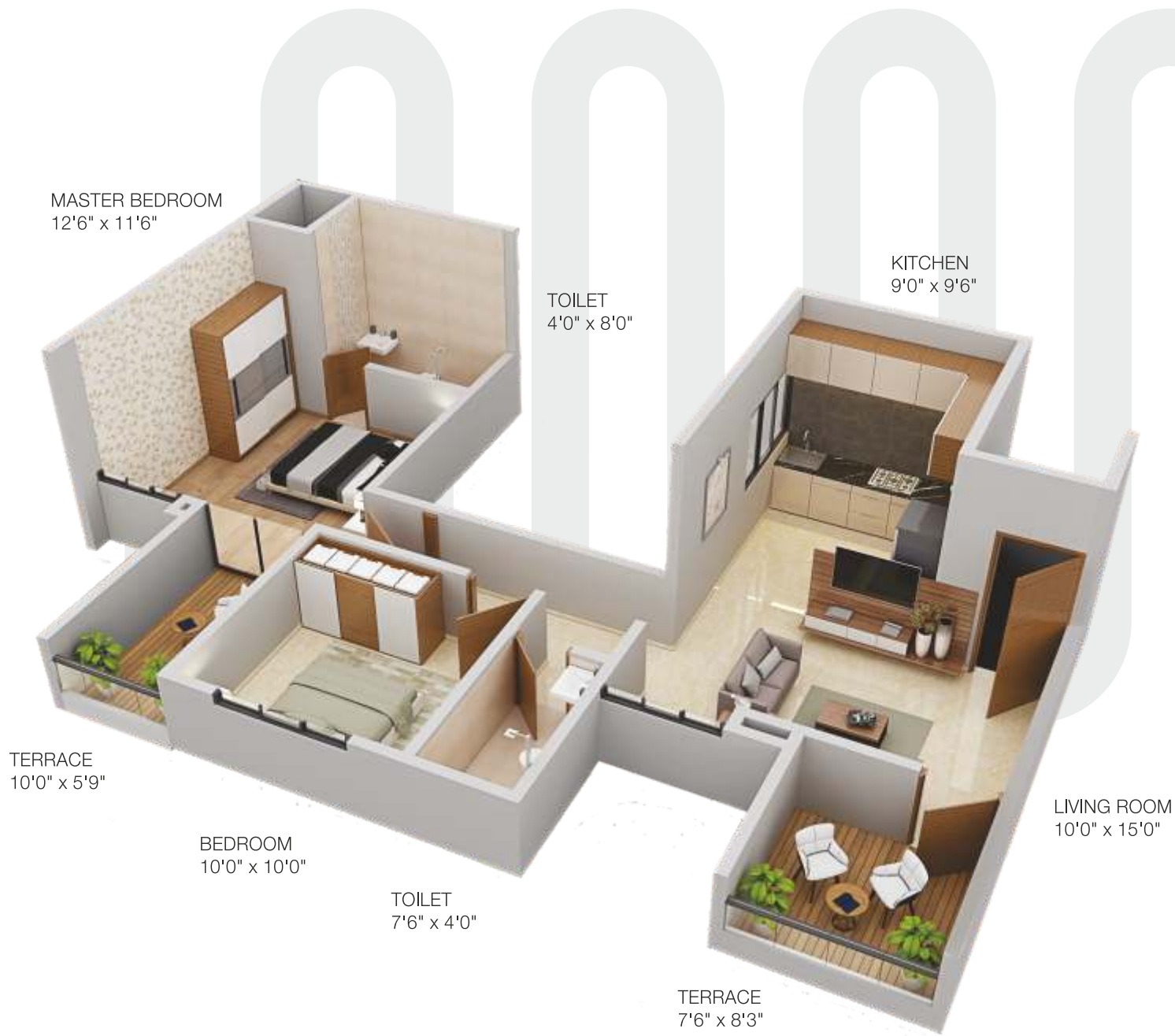
Artistic impression



# Section Plans

## Type 3

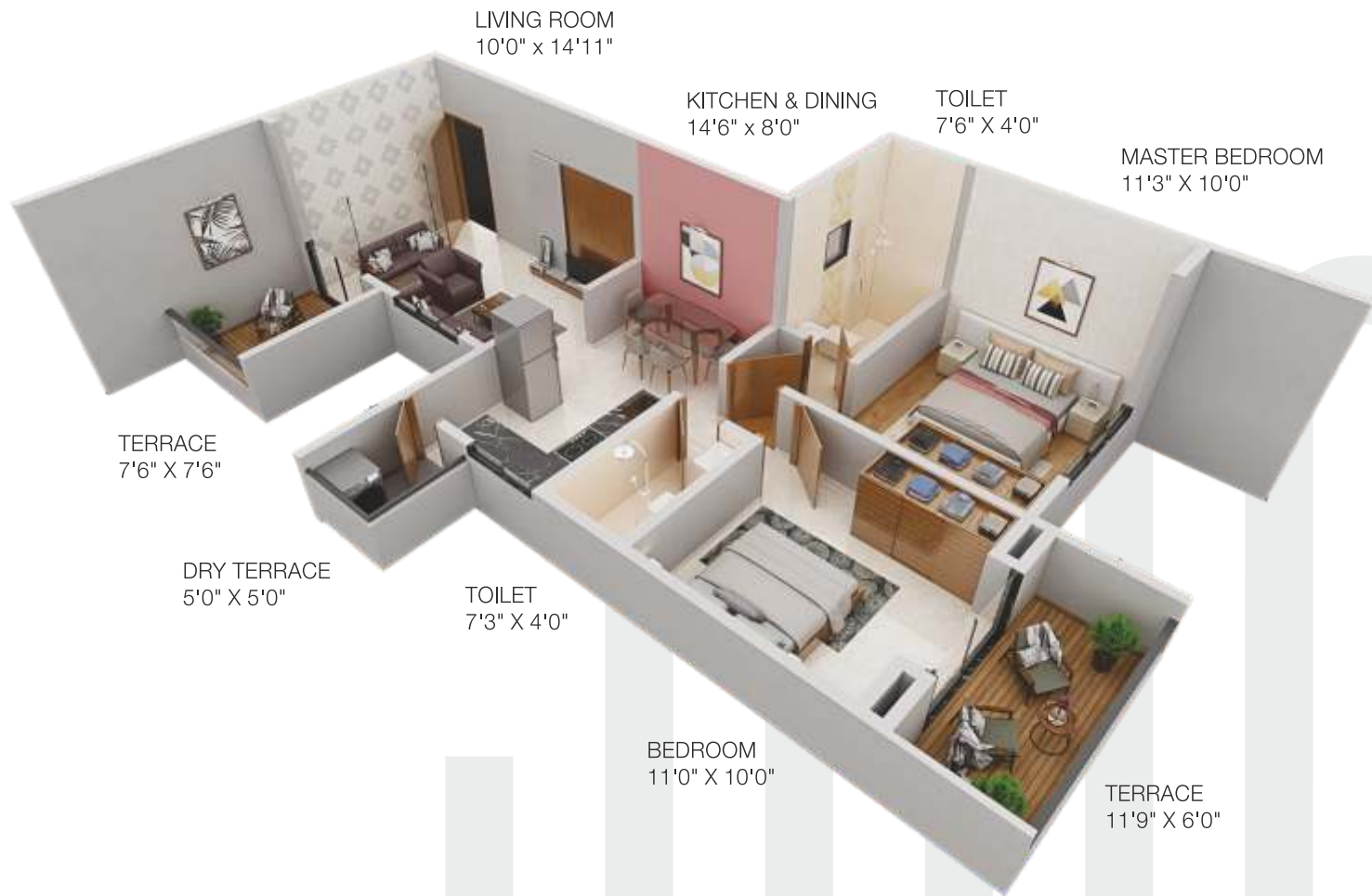
Flat No. 102  
Total Area: 715 sq.ft.



Artistic impression

## Type 4

Flat No. 201  
Total Area: 735 sq.ft.



Artistic impression





Health and safety of our residents is our priority

# Safety Facilities

- Intercom facility
- Security cabins
- Safety signs where required
- Well marked internal roads

## BUILDING MANAGEMENT SYSTEM

- CCTV Monitoring
- RFID Identification of vehicles
- Swipe card access
- Video door phone with big display
- Electronic pre-checking and registration of visitors
- Emergency alarm in each floor
- State-of-the-art fire-fighting system
- Single click medical emergency







Artistic impression





Artistic impression

# Stunning Ambience



Grand entrance gate



Decorative compound wall



Elegant building elevation



Decorative entrance lobby with  
false ceiling and waiting area



Decorative false ceiling in living rooms



# Specifications

- Structure :**
- Strong earthquake resistant IS Code complied RCC framed structure.
  - High environmental performance enhancing natural light and ventilation.

- Masonry work :**
- 6”/4”thick internal and external walls.

- Plaster :**
- External sand faced, sponge finished plaster for increased protection from weathering and formations.
  - Smooth POP/Gypsum finish for internal walls.

- Doors and Frames :**
- Decorative main door with both side laminated flush door with laminated/polished wooden door frames in living and bed rooms.
  - Granite door frames in toilets and terraces with both side.
  - Sliding / French doors for terraces attached to living rooms.

- Windows :**
- High density powder coated aluminum sliding windows with mosquito net and M.S. grills.
  - Granite windows frames.
  - Clear 4 mm glass (ASAHI / MODI or equivalent brand).
  - Toughen glass railing for terraces.

- Kitchen :**
- Granite kitchen platform with stainless steel sink.
  - 600x300 mms digital wall tiles up to ceiling.
  - Provision for exhaust fan.
  - R.O. water purifier.

- Flooring :**
- 800x800 mm double charged vitrified tiled flooring in all rooms.
  - 600x600 mm rustic tiles in terraces and balconies.
  - 300x300mm matte finished tiled flooring in all toilets.

- Toilets :**
- 600x300mm digital wall tiles in all toilets up to lintel level.
  - Provision for exhaust fans.
  - Hot and cold mixer unit in bathrooms.
  - JAQUAR/GROHE/CERA or equivalent CP fittings.
  - HINDWARE/RAK/CERA or equivalent sanitary ware.
  - Concealed plumbing.

- Electrifications :**
- Concealed copper wiring (ANCHOR/POLYCAB/FINOLEX or equivalent)
  - TV and telephone points in living rooms and master bed rooms.
  - LEGRAND/ L&T/ SCHINDLER/VINAY or equivalent switches.
  - Adequate electrical points in all rooms with MCB & CLEB.
  - AC point in master bed room.
  - Automatic switching system for water tanks.

- Painting :**
- Internal plastic emulsion paint (ASIAN/ NEROLAC or equivalent).
  - External acrylic paint.

## Convenience Amenities :

- Automatic lifts (Otis/Kone/ Schindler or equivalent ) passengers and stretcher lift with power back-up
- Power generator back up for common areas of building
- Garbage chute provision
- Auto LED lights in passages & lobbies
- Ample parking
- Well paved/ concrete internal roads
- Common wash room for servants and drivers in parking
- Video door phone
- Digital set top box for all flats



## LOCATION MAP



## Key Distance

S B Patil Public School	W.D.	Symbiosis University	5 mins.
Express / Bangalore Highway	3 mins.	Sentosa Resorts	5 mins.
Mukai Chowk	3 mins.	Hinjewadi IT Park	10 mins.
D Y Patil University	5 mins.	Bhakti-Shakti Chowk	10 mins.
Akurdi Raliway Station	5 mins.	Aditya Birla Hospital	10 mins.
D'Mart / Reliance Mart	5 mins.	Indira School & College	10 mins.

## Site Address

Survey No. 79/1 & 79/2,  
Near Le Stone Restaurant,  
BRTS Ravet, Pune - 412101.



Scan the Code for  
SITE LOCATION