



[ EXCLUSIVE 4 BEDROOM HOMES ]

BANER



Smartworks  
M-Agile

Westport,  
McDonald's

Sadanand  
Resorts, DMart

FIVE  
**15**  
by SKYI

Amar  
Business Zone

Balewadi  
High Street

National Highway 4B  
Pune Bangalore

Pune - Mumbai  
Expressway >

Balewadi High Street

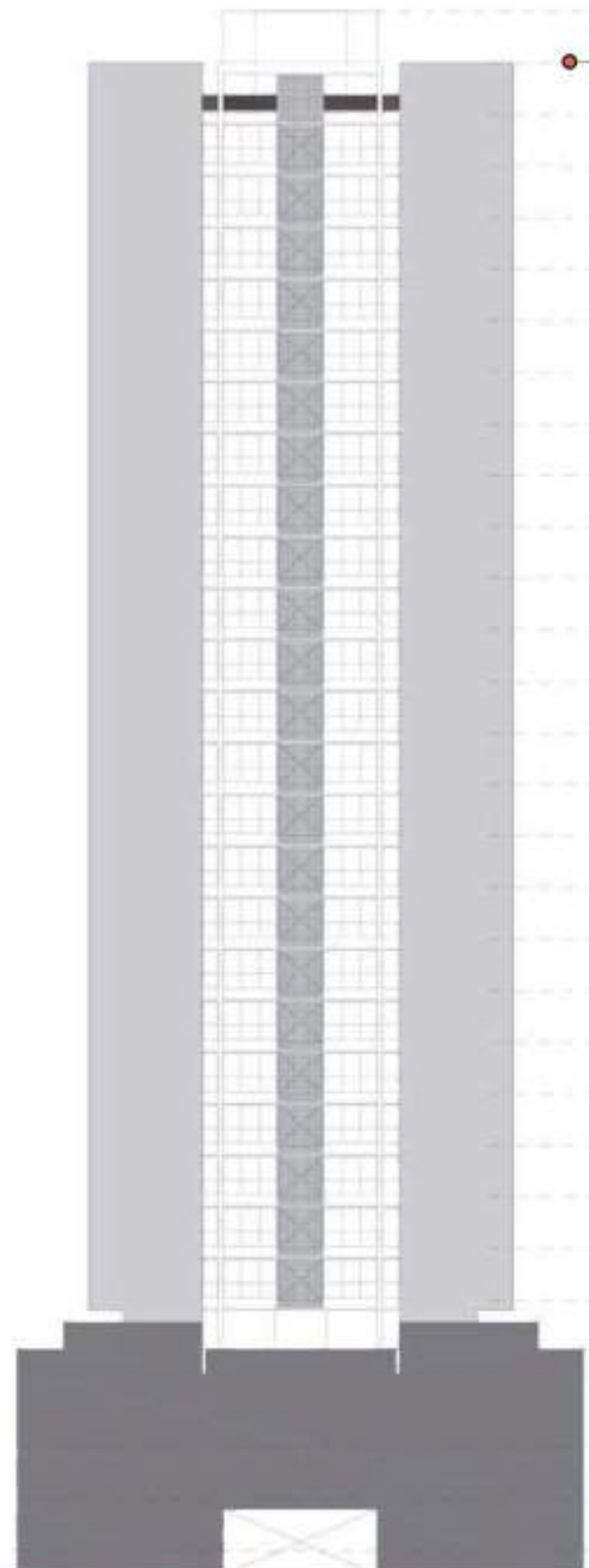
Baner Chowk

Baner Road

Pan Card  
Club Road

# 4

Exclusive  
4 BHK  
Tower



MAIDAN

## Key Features

### Skyscraper

One of the tallest Towers  
320 ft.

30  
LEVELS

60+

Premium  
amenities

30,000 sq.ft

club pentagon  
exclusive for residents

### 5 Levels Parking

500+ car parks

### 5 Acre

set amidst 5 acre Maidan

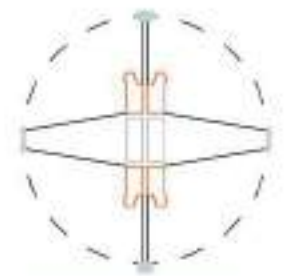
# 4

Exclusive  
4 BHK  
Tower



Computer-generated image. All rights reserved. Image not to scale.

Unique Linear Design  
58'-5" ft. Long Panoramic Facade  
Zero Wastage Design



**2417XXL**  
Infinity view

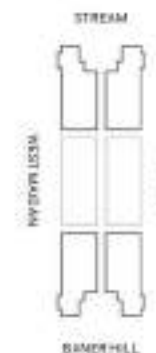
For Training Purpose Only



# 4

Exclusive  
4 BHK  
Tower

LIVING SPACE		W X L in Sq.Ft.
A	Lobby	4'-5" X 11'-2"
B	Living	28'-4" X 18'-2"
C	Dining	10'-2" X 10'-7"
D	All Season's Deck	19'-1" X 7'-0"
KITCHEN SPACE		W X L in Sq.Ft.
E	Master Kitchen	8'-7" X 11'-0"
F	Utility Area	15'-2" X 5'-6"
BEDROOMS		W X L in Sq.Ft.
G	Master Suite 1	16'-10" X 16'-0"
H	Dressing Area	5'-0" X 5'-9"
I	Juliet Balcony 1	11'-6" X 1'-6"
J	Master Suite 1 Toilet	5'-0" X 8'-11"
K	Master Suite 2	16'-0" X 11'-4"
L	Master Suite 2 Toilet	6'-0" X 6'-7"
M	Bedroom 3	11'-0" X 12'-0"
N	Common Toilet	5'-0" X 6'-0"
O	Juliet Balcony 2	11'-0" X 2'-3"
P	Guest Bedroom	11'-0" X 13'-9"
Q	Guest Bedroom Toilet	5'-7" X 5'-11"
USABLE AREA		1771 Sq.Ft.
PRODUCT CODE		2417 XXL



## 2417XXL

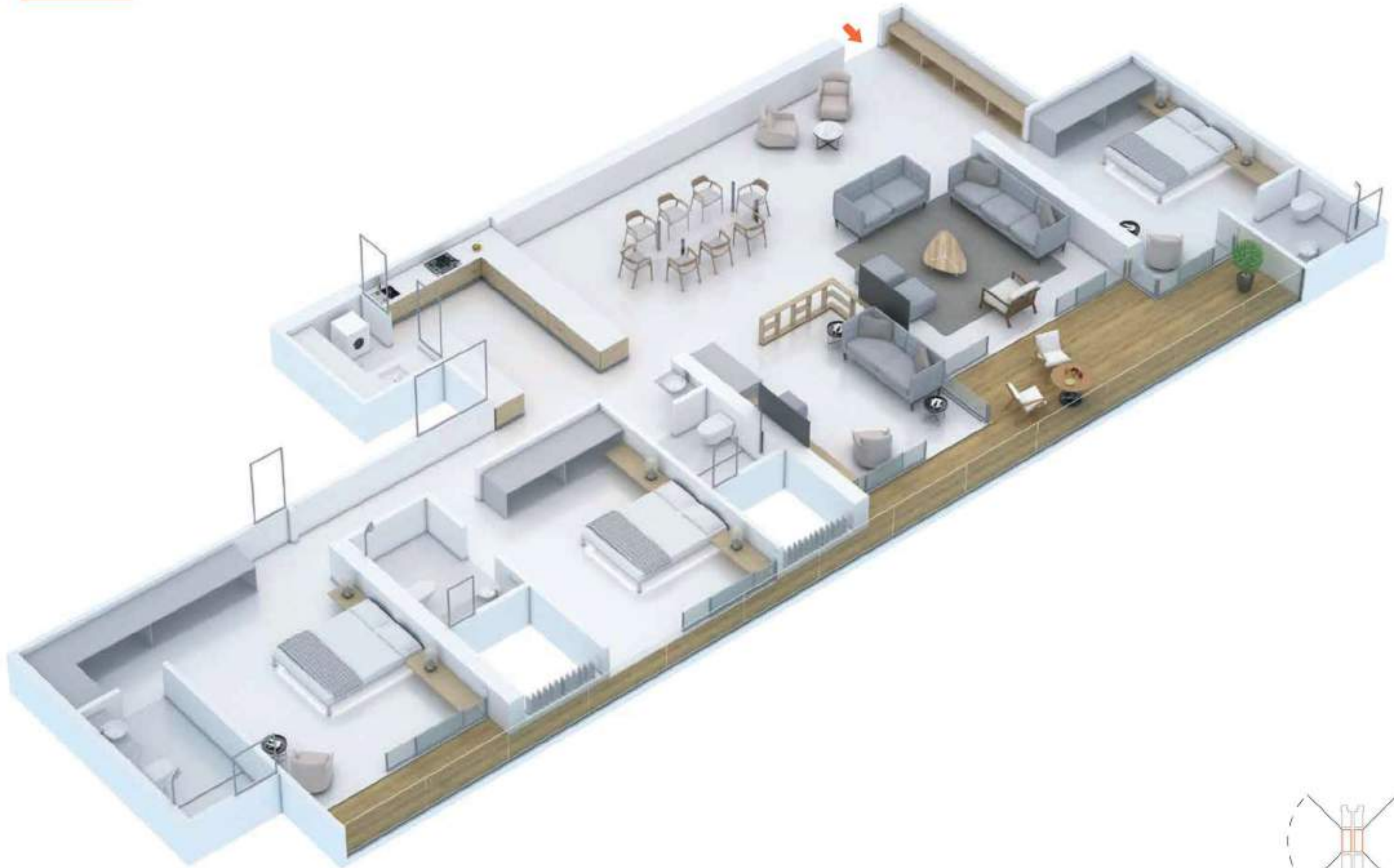
### Infinity view

Usable Area = Carpet Area + Open Balcony + Wash Area + Juliet Balcony  
 1771 SQ.FT. (164.35 SQ.MT) + 1490 SQ.FT. (138.39 SQ.MT) + 122 SQ.FT. (11.36 SQ.MT)  
 + 68 SQ.FT. (6.30 SQ.MT) + 41 SQ.FT. (3.83 SQ.MT)  
 Includes carpet area as per DBB & permitted unit load bearing if any.  
 The floor space efficiency of homes in S Tower is 70%.

**NOTE**  
 - The Sale Agreement will have the carpet area mentioned along with the car parking. - The carpet area is calculated as per statutory guidelines laid out by the competent authority.  
 - All dimensions shown are from unfinished wall to unfinished wall. Furniture & fittings in plans are indicative & are not part of the offer. - This is a typical plan. The orientation & openings may vary. - There will be offsets on account of columns and beams in actual constructed home.

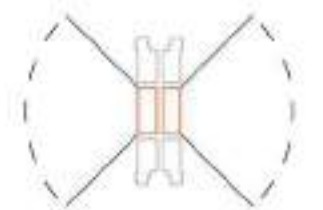
# 4

Exclusive  
4 BHK  
Tower



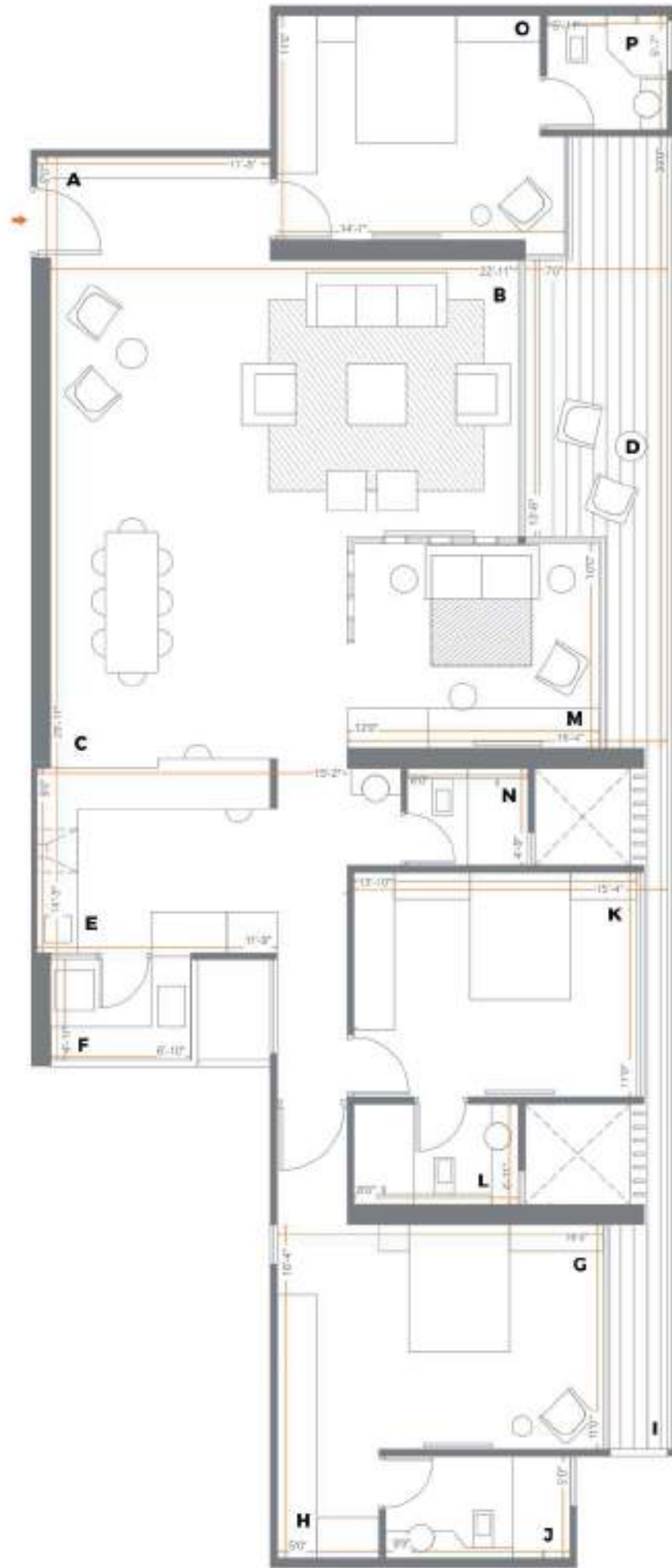
Computer generated image. Actual appearance may vary.

Unique Linear Design  
64'-3" ft. long Panoramic Facade  
Zero Wastage Design



**2543XXL**  
Panoramic view

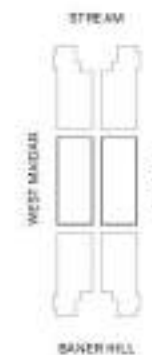
For Training Purpose Only



# 4 Exclusive 4 BHK Tower

LIVING SPACE	W X L in Sq.Ft.
A Lobby	5'0" X 11'-5"
B Living	29'-11" X 22'-11"
C Dining	11'-4" X 14'-6"
D All Season's Deck	30'0" X 7'0"
KITCHEN SPACE	W X L in Sq.Ft.
E Master Kitchen	9'0" X 11'-9"
F Utility Area	4'-11" X 6'-10"
BEDROOMS	W X L in Sq.Ft.
G Master Suite 1	16'-4" X 16'0"
H Dressing Area	5'0" X 5'0"
I Juliet Balcony	11'0" X 2'-9"
J Master Suite 1 Toilet	5'0" X 9'0"
K Master Suite 2	11'0" X 13'-10"
L Master Suite 2 Toilet	4'-11" X 8'0"
M Bedroom 3	10'0" X 12'0"
N Common Toilet	4'-9" X 5'0"
O Guest Bedroom	11'0" X 14'-1"
P Guest Bedroom Toilet	5'-7" X 5'-11"
USABLE AREA	1802 Sq.Ft.
PRODUCT CODE	2543 XXL

Notes:  
 - The sale Agreement will have the carpet area in relation to the floor plan. The carpet area is calculated as per statutory guidelines laid out by the competent authority.  
 - All dimensions shown are from unfinished wall to unfinished wall. Furniture & fittings in plans are indicated & are not part of the offer. This is a typical plan. The actual construction drawings may vary. There will be efforts to account of columns and beams in actual constructed home.



## 2543 XXL Panaromic view

Usable Area = Carpet Area + Open Balcony + Wash Area + Juliet Balcony  
 1802 Sq.Ft. (1602 Sq.Ft. + 100 Sq.Ft. + 100 Sq.Ft. + 100 Sq.Ft.)  
 1802 Sq.Ft. (1602 Sq.Ft. + 100 Sq.Ft. + 100 Sq.Ft.)  
 \* Includes Carpet Area as per VERA & permissible enclosed balcony thing.  
 - The Base price of property of tower at 15,000/- Sq.Ft.



# Typical floor plan

A WING

701, 801, 901, 1001, 1101, 1201, 1301, 1401, 1501,  
1601, 1701, 1801, 1901, 2001, 2101, 2201, 2301,  
2401, 2501, 2601, 2701, 2801, 2901, 3001

01 2417XXL

703, 803, 1003, 1103, 1203, 1403, 1503,  
1603, 1703, 1903, 2003, 2103, 2303,  
2403, 2503, 2603, 2703, 2803, 3003

03 2643XXL

West Maidan

Main Road /  
Baner Tekdi

Stream

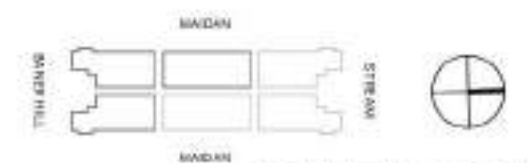


East Maidan

02 2417XXL

702, 802, 902, 1002, 1102, 1202, 1302, 1402, 1502,  
1602, 1702, 1802, 1902, 2002, 2102, 2202, 2302,  
2402, 2502, 2602, 2702, 2802, 2902, 3002

1 x staircase 3 x apartments 3 x lifts



For Training Purpose Only

# Typical floor plan

B WING

705, 805, 905, 1005, 1105, 1205, 1305, 1405, 1505,  
1605, 1705, 1805, 1905, 2005, 2105, 2205, 2305,  
2405, 2505, 2605, 2705, 2805, 2905, 3005

05 2417XXL

West Maidan



Main Road /  
Baner Tekdi

Stream

East Maidan

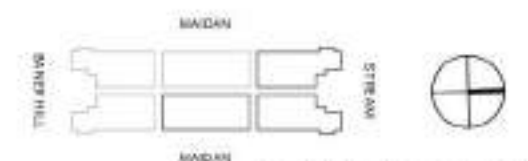
04 2543XXL

704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504,  
1604, 1704, 1804, 1904, 2004, 2104, 2204, 2304,  
2404, 2504, 2604, 2704, 2804, 2904, 3004

06 2417XXL

706, 806, 906, 1006, 1106, 1206, 1306, 1406, 1506,  
1606, 1706, 1806, 1906, 2006, 2106, 2206, 2306,  
2406, 2506, 2606, 2706, 2806, 2906, 3006

1x staircase 3x apartments 3x lifts



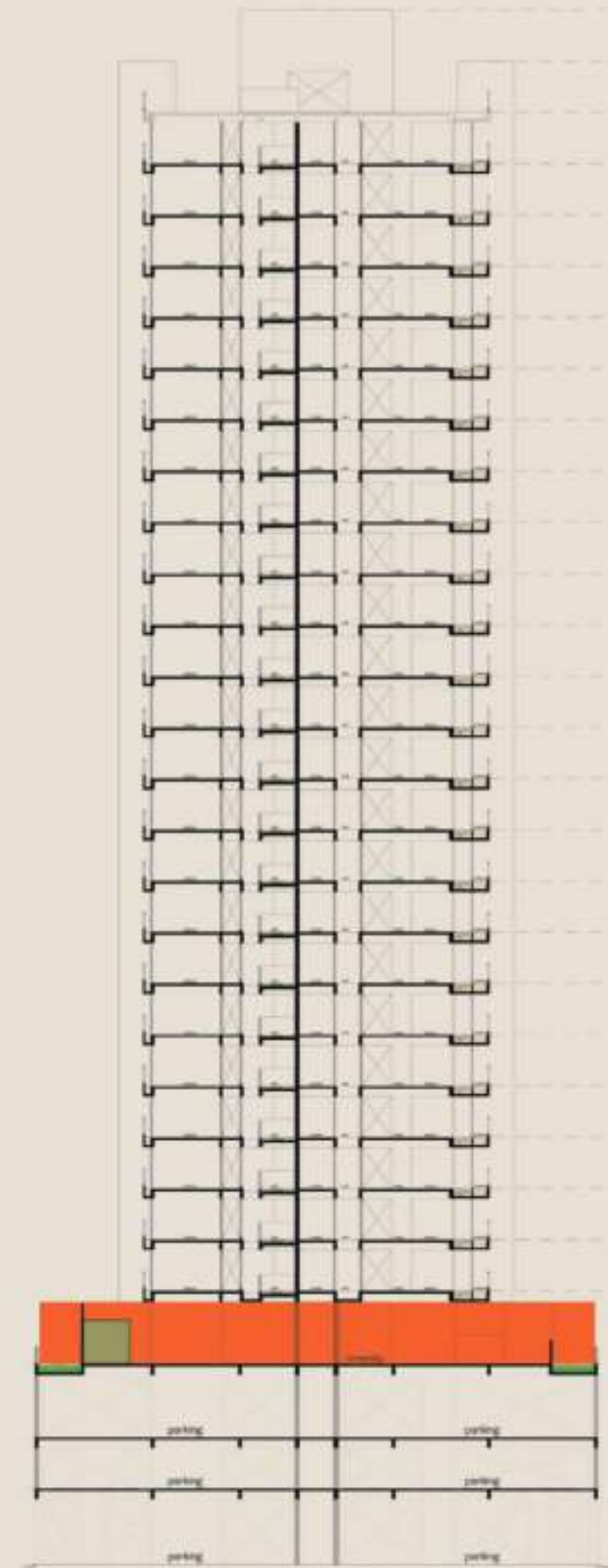
For Training Purpose Only



### The Pentagon Club

A sprawling recreation zone offers play area for children, an infinity pool and a courtyard with various activity setups. The club will echo with laughter and joy as you make new friends (forever). Our specially curated facilities, snacks bar and sun-decks are all put together with lots of care and love .

Pentagon Club

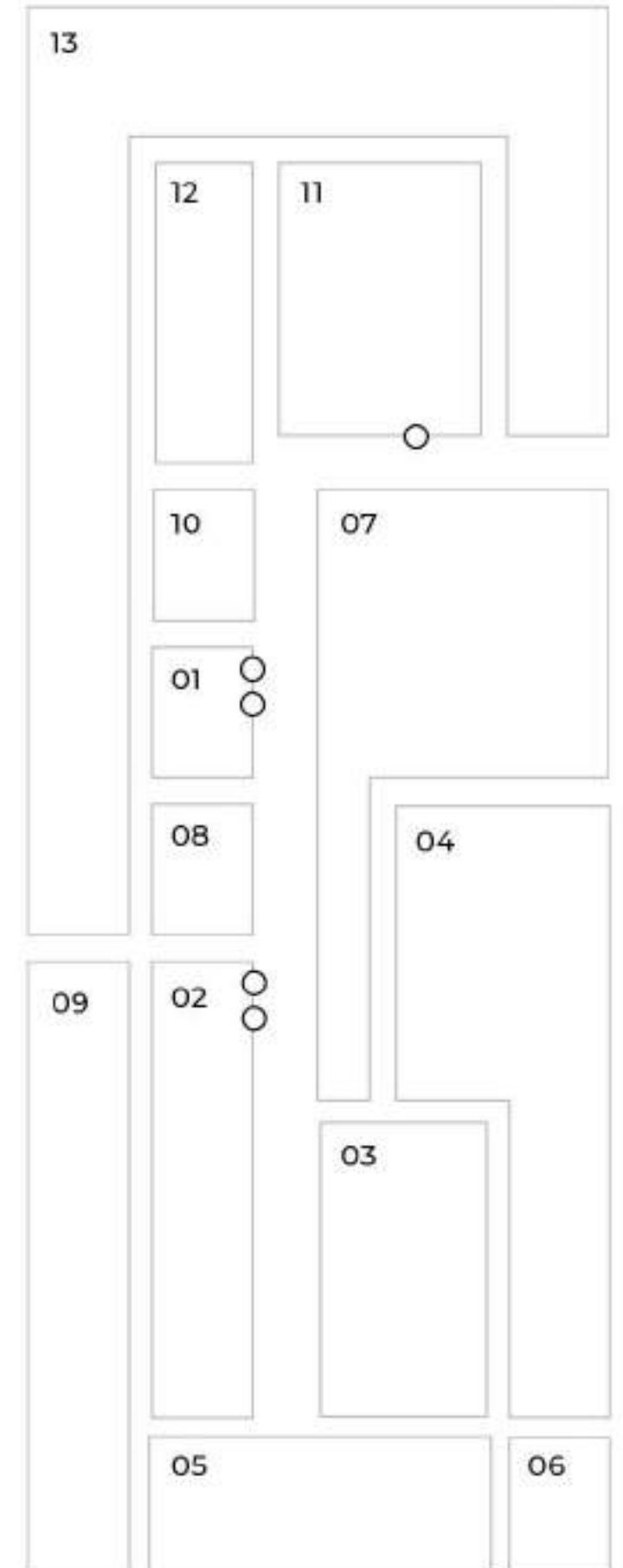


# The Pentagon Club

**30,000 sq.ft**

## Club Pentagon Zones

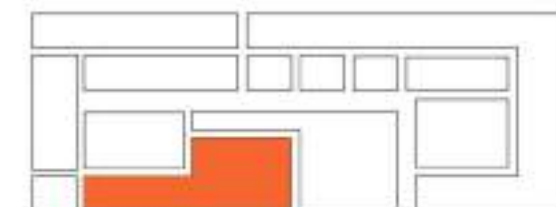
- 01. Club Reception
- 02. Indoor Recreation
- 03. Health & Wellness
- 04. Aqua Deck
- 05. Children's Play Area
- 06. Cafeteria
- 07. Banquet
- 08. Movie Theater
- 09. Zen Garden
- 10. Learning Center
- 11. Library+Work Stations
- 12. Business Lounge
- 13. Private Pods
- Lift



**The Recreation Zone**

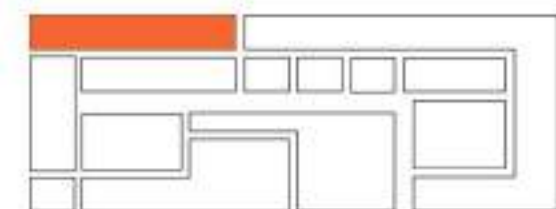


**Aqua Deck**



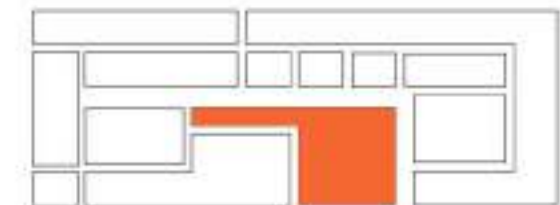


**Zen Garden**





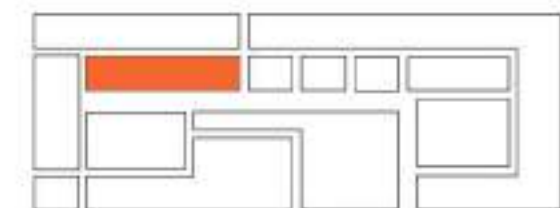
**Banquet**





### Movie Theater

The cinema hall - cine vision at 5 can be experienced by residents for private functions, screenings and gatherings and provides an elegant, relaxed setting with comfortable sofas and armchairs.

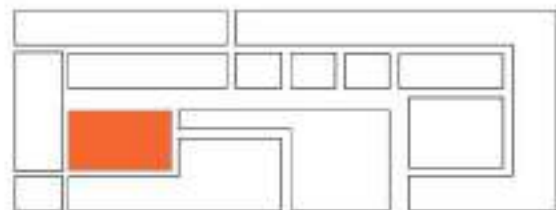






### The Fitness Arena – Gym + Yoga Club

A gym that's as versatile as your fitness needs. Equipped with best-in-class equipment and accessories in addition to qualified trainers, who will push you just a little more every day.





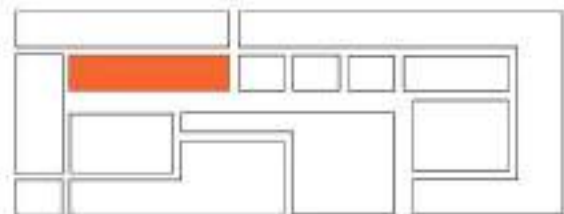
## Outdoor Gym

The outdoor area presents an array of wellness and fitness facilities, including a yoga studio with calming sessions amidst natural sunlight and early morning warmth.



### Indoor recreation

Enjoy an array of indoor games and activities with friends and family. With a choice of pool, table tennis, cards, carrom and board games, we have something for everyone.



### Library



© 2020 Interior Design Studio. All rights reserved. | Design: ID Studio





## amenities & features

---

### Club Reception

1. Spacious member lounge
2. Concierge desk
3. Curated artworks

### Indoor Recreation

4. Table tennis
5. Pool table
6. Board games
7. Carrom
8. Chess
9. Card Table
10. Reading lounge

### Cafeteria

11. Cafeteria
12. Health bar
13. Members seating

### Business Lounge

14. Two conference rooms
15. Televisions
16. Meeting lounge
17. Guest pantry
18. Guest toilets

---

### Aqua Deck

19. Lap pool
20. Children's pool
21. Sun deck with recliners
22. Pool side lounge
23. Cabanas
24. Mens cloak room
  - showers, changing room & toilets
25. Womens cloak room
  - showers, changing room & toilets

### Banquet

26. Banquet lobby with seating
27. Indoor banquet (AC)
28. Outdoor banquet
29. Service area with serving counters
30. Banquet kitchen
31. Back of house staff utilities

### Learning Center

32. Dedicated center for learning & development

---

### Health & Wellness

33. Indoor gymnasium
34. Outdoor activity area
35. Gymnasium with cardio section
36. Gymnasium with free weights
37. Yoga, Zumba & Meditation studio
38. Changing rooms
39. Storage racks

### Movie Theatre

40. Comfortable lounge seats
41. Excellent accoustics
42. Airconditioned movie theater
43. Big screen
44. HD projector
45. 5.1 theater sound system

### Private pods

46. Privately owned
47. Multiutility spaces for pods owner

---

### Children's Play Area

48. Outdoor play area
49. Play pen
50. Swings
51. See-saw
52. Members seating
53. Green turf

### Zen Garden

54. Landscaped garden
55. Senior citizen seating
56. Walkway

### Library + Work Stations

57. Library
58. Reading lounge
59. Work stations

### Greens

60. Landscaped gardens

# The Pods

## **At The Pentagon Club**

The pods are access controlled private spaces owned by the residents to pursue work, studies or hobbies. It can double up as your personal office space, design studio, gaming den, art room and more. The pods are supported by best in class infrastructure that includes conference rooms, guest lounge, library and wash rooms.

**pod**

**think  
read  
laugh  
meet  
create  
sing  
learn  
play  
compete  
share  
collaborate**





# Highlights

  
**private**

Pods are meticulously designed, spacious and premium spaces that offer you privacy and quiet. It's your personal retreat to pursue your interests, hobbies, work or just unwind.

  
**fully serviced**

The pods and their eco system are fully serviced by professionals, allowing you the freedom and flexibility to pursue your interests without worrying of the upkeep.

  
**limitless design**

Multiple design and layout choices to meet your specific needs. The customised and modular plans are designed to connect multiple pods to suit your requirements.

**0%**  
**zero wastage**

Scientifically planned on the zero wastage design philosophy where space is utilised to its maximum to deliver a premium experience

  
**well lit**

Pods are well lit with ample natural light to keep you fresh, active and alert.

*The Work Pod*



2003



**NILAY  
Aundh**

Nilay at Aundh is an award-winning project spread over 5 acres. Residences built with the philosophy of 'no common walls'.

COMPLETED

2008



**AQUILA  
Baner**

Aquila at Baner is a complex of 18 townhouses covering 60,000 sq.ft. of developed land. Each Aquila home is a 3 bedroom split-level townhouse with a beautiful central courtyard inside the home.

COMPLETED

2010



**IRIS  
Baner**

Iris at Baner is a residential complex covering 1,30,000 sq.ft. of developed area. Every Iris home is spacious, well ventilated and well lit.

COMPLETED

2011



**SEHER TOWERS  
Baner**

Seher Towers at Baner offers luxurious extra large 4 bedroom residences. Each bespoke home is spread over 4200 sq. ft.

COMPLETED

2012



**FIVE  
Baner**

Residential tower of 9 exclusive ultra-luxurious, fully-automated 4 bedroom residences. Each home with an area of 3300 sq.ft. is centrally air-conditioned, comes with a spa pool, best-in-class kitchen appliances, a Bose 5.1 Surround System and much more.

COMPLETED

2014



**IRIS  
Bavdhan**

Iris at Bavdhan is a residential complex of 100 premium apartments spread over an area of over 2 acres.

COMPLETED

2016



**SONGBIRDS  
Paud Road**

A nature-loving community near Bhugeon. Spread over 45 acres, the community boasts of 70% open spaces, with 7000 acre NDA Forest on one side and Ram nadi on the other. Home to over 2000+ happy families. It includes premium and luxury residences.

PHASED COMPLETION

2017



**STAR TOWERS  
Paud Road**

STAR Towers on Paud Road, is a residential project offering Zero Wastage Homes. The project is located just 10 mins from Bavdhan, on Paud Road.

COMPLETED

2018



**MANAS LAKE  
Paud Road**

Manas Lake is a thoughtfully designed township spread over 90 acres on Paud Road. It is just 10 minutes from Bavdhan offering premium residences. It is a CRISIL 5 Star Rated and Indian GreenBuilding Council Platinum Certified project.

PHASED COMPLETION

2018



**STAR TOWN  
Paud Road**

Star Town is built with a unique design principle of growhouse. Nature + house = growhouse. Each home is equipped with green balconies for a personal garden. Zero wastage homes for everyday comfort.

COMPLETED

2021



**LIGHTHOUSE  
Karve Road**

Premium workspaces located on main DP Road, near Nal Stop, Pune. Lighthouse by SKYI offers a mixed portfolio of Office & Retail spaces with a strong service infrastructure.

COMPLETED

2022



**STAR CITY  
Dhayari**

Spread across 20 acres, Star City provides modern living amenities to its residents with premium homes. Strategically located, overlooking Sinhagad and well-connected to Pune's ever-growing infrastructure, this well-planned community with 70% open spaces is close to both nature and the city.

PHASED COMPLETION



[ EXCLUSIVE 4 BEDROOM HOMES ]