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**ARCHITECT**  
DIMENSIONS ARCH PVT.LTD

**LANDSCAPE ARCHITECT**  
NEUWARCH LANDSCAPE LLP

**RCC CONSULTANT**  
DR. B. L. AGARWAL & ASSOCIATES

**INTERIOR CONSULTANT**  
VINI & ASSOCIATES

**MEP CONSULTANT**  
ANIL VERMA & ASSOCIATES

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**CORPORATE OFFICE:** 1701, Satra Plaza, Plot No. 19 & 20, Sector - 19D, Vashi, Navi Mumbai.

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A P R O J E C T B Y P A R A D I S E G R O U P



R I S E O F T H E  
I C O N

Life feels celebrated when it gets the best of everything. When it symbolises the success. When it attains heights. When it goes on a next level.

Now here's a life that rises in the heart of Kharghar to give you a worthy living experience in thoughtfully built spaces coming up with choicest of luxuries and lifestyle. Here's the rise of a living that will celebrate your being and cherish your becoming. Let's experience the rise of an iconic lifestyle. Let's rejoice to the rise of Sai Icon.



PREMIUM 1 & 2 BHK  
ICONIC-LUXURY HOMES  
WITH UNPARALLELED LIFESTYLE FEATURES



SAI ICON

— KHARGHAR —

LIFE. CLASS. ABOVE



THE PROJECT

THE  
IC



N  
OF LIFESTYLE

THE CLASS ABOVE LIVING



## PROJECT HALLMARKS

- A MAGNIFICENT G + 12 STOREY
- OFFERING ICONIC 1 & 2 BHK LUXURY HOMES WITH COMMERCIAL SHOP
- SITUATED IN THE HEART OF KHARGHAR

# LIVE THE ICONIC LIFESTYLE AT THE LANDMARK OF LUXURY

- PODIUM LEVEL CLUBHOUSE WITH GYM, SWIMMING POOL, PARTY LAWN & PLAY AREA
- ADVANCED SECURITY & SURVEILLANCE
- AMPLE CAR PARKING

# AN ICONIC LIFE THAT BRINGS THE WORLD CLOSER



## LOCATION ADVANTAGES

### DEVELOPED LANDMARKS

- Close Proximity to Schools, Colleges, Hospitals, Malls, Multiplexes, Hotels & Banks
- Close to Navi Mumbai International Airport
- Close to Mumbai-Pune Expressway
- 217 Acres of Central Park (Designed like London's Hyde Park and New York's Central Park)
- ISKCON Temple • TATA Cancer Hospital
- Kharghar Golf Course
- D.Y. Patil Stadium
- Magnificent Kharghar Hills
- Jawaharlal Nehru Port Trust (JNPT)
- Metro Rail

### PROPOSED DEVELOPMENTS

- Proposed Fun City of Approx. ₹8,700 Crores (Approved by Govt.) styled like Disneyland and Singapore's Sentosa Park
- Upcoming Corporate Park in Kharghar (Next BKC)
- Upcoming Sewri-Nhava Sheva Sea-link
- Upcoming Navi Mumbai SEZ



# PODIUM FEATURES

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OF RECREATION

THE CLASS ABOVE PODIUM PLEASURES

# LET LIFE FEEL ELEVATED AT THE PLEASURABLE SPREAD OF ICONIC LIFE ON PODIUM

EXTRAORDINARY PODIUM LIFESTYLE



Artist's Impression



LIVE A CELEBRATED LIFE  
WITH BEST OF HEALTH &  
ENTERTAINMENT



GRAND CLUBHOUSE WITH HI-TECH  
GYMNASIUM & INDOOR GAMES ROOM



AMBIENCE CRAFTED  
WITH LUXURY  
AMIDST AN ICONIC  
LIFESTYLE

SIGNATURE-CLASS PODIUM-LIFE

# BE WELCOMED LIKE A CELEBRITY AT YOUR ICONIC ABODE

DESIGNER ENTRANCE LOBBY  
WITH HIGH-SPEED ELEVATORS





# INTERNAL SPECIFICATIONS

## FLOORING

- Vitrified flooring in living and dining area
- Laminated wooden flooring in master bedroom
- Vitrified flooring in bedroom
- Vitrified tile flooring in kitchen

## KITCHEN

- Granite platform with stainless steel sink
- Ceramic tiles dado up to lintel height

## TOILETS

- Designer vitrified tiles on walls up to door height
- Branded sanitary ware & CP fittings
- Hot & cold water mixer with shower in bathrooms

## DOORS

- Wooden door frames
- Hot-pressed solid core flush doors with veneer finish
- SS/Brass hardware fittings

## WINDOWS

- Coloured powder coated aluminium sliding windows with light tinted glass
- Granite/Marble window sills

## WALLS & CEILING

- Internal walls with gypsum finish and plastic paint
- Ceiling with gypsum finish and plastic paint
- External walls sand-faced plaster with texture finish and acrylic paint

## ELECTRICAL FITTINGS

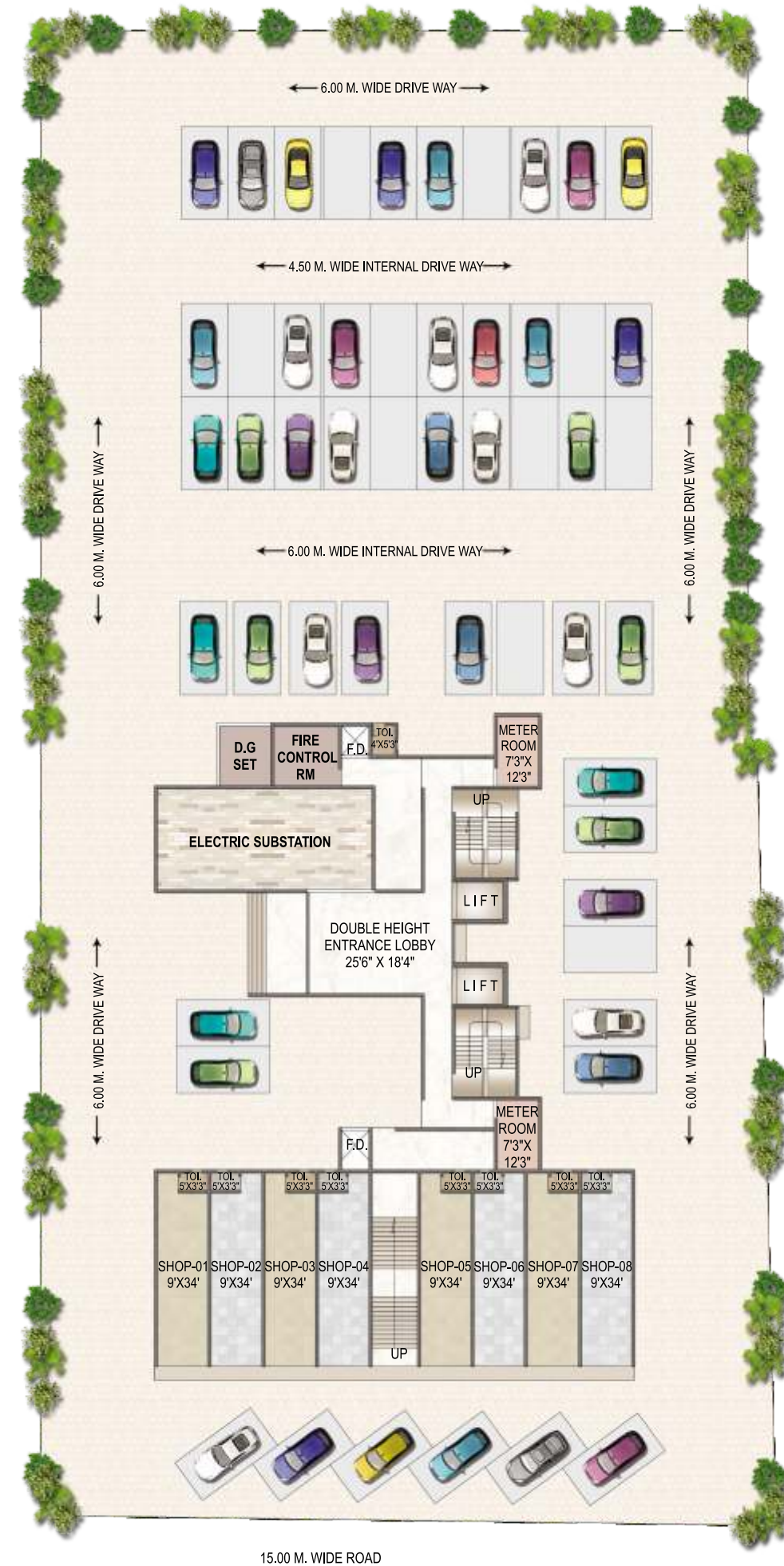
- Sufficient electric points with branded modular switches
- Concealed fire resistant copper wiring
- AC, TV and Telephone points
- Earth leakage circuit breaker

LIVE THE CLASS OF AN ICON  
AT YOUR WELL-PLANNED ICONIC LUXURY HOMES



Artist's Impression

FLOOR PLAN  
GROUND LEVEL



15.00 M. WIDE ROAD

# FLOOR PLAN 1<sup>ST</sup> FLOOR LEVEL



15.00 M. WIDE ROAD

# FLOOR PLAN 2<sup>ND</sup> FLOOR LEVEL



15.00 M. WIDE ROAD

TYPICAL FLOOR PLAN - EVEN



15.00 M. WIDE ROAD



TYPICAL FLOOR PLAN - ODD



15.00 M. WIDE ROAD





## SAI ICON AT A GLANCE

### Project Hallmarks

- A magnificent G + 12 Storey
- Offering Iconic 1 & 2 BHK luxury homes with commercial shop
- Situated in the heart of Kharghar
- Podium-level indulgences

### Extraordinary Podium Features

- Well-appointed clubhouse
- Hi-tech gymnasium
- Swimming pool
- Podium landscaped garden
- Kids play area with equipment
- Jogging track & paved pathway
- Acupressure pathway
- Senior citizen sit-outs
- Party lawn

### Tower features & facilities

- Designer entrance lobby with high-speed lifts
- Advanced CCTV surveillance & manned security
- Ample car parking at ground floor
- Society office
- Grand entrance with separate entry & exit

### Apartment Features

- Natural light & excellent cross-ventilation
- Spacious living room
- Master bedroom with wooden flooring
- Vitrified flooring in other bedrooms
- Lavish kitchen layout with granite platform
- Swanky bathrooms with world-class sanitary ware



## PARADISE GROUP -

PERFECT PAST, PRESTIGIOUS PRESENT, PROGRESSIVE FUTURE



It's been a long yet fruitful journey for Paradise Group. We began more than two decades ago with a clear aim of providing lavish and appealing spaces for all to dwell. We have come a long way after constructing more than 100 successful projects across Navi Mumbai as of today's date. This rendezvous of more than 25 years has made us a team of highly experienced construction experts. Keeping abreast with the latest technology and implementation of world-class techniques are the reasons why our structures are not just luxuriously designed marvels, but also perfect specimens of 'beauty with quality'.

With structures that are a beautiful mix of high-end luxuries and modern amenities and pose an elegant touch of culture, we have attempted to make this world a better place to live in. Our past has been glorious and made us proud in constructing 5 Million Sq. Ft. of land area that gave our customers best places to live an enhanced life. At present we are developing over 12.5 Million Sq. Ft. of land area across prime locations of Navi Mumbai and Mumbai like Kharghar, Panvel, Taloja, Ulwe, Ulhasnagar, Dombivli and Lonavala providing highly innovative, state-of-the-art construction for the classes as well as the masses. With an extremely progressive attitude, today we are forging ahead towards a bright future with a massive land bank of another 12.5 Million Sq. Ft. of through which we are committed to bring in a big change in present housing concepts. We are sure that our sincere efforts towards making this world a 'Paradise' will definitely become a pleasant reality in the near future.



## COMPLETED PROJECTS IN 2016 - 17

LIFESTYLES THAT STAND AS ELOQUENT TESTIMONIALS TO PERFECTION

 <p>ACTUAL PHOTOGRAPH</p> <p><b>SAI MANNAT</b> KHARGHAR</p> <p>G+26 Storeyed Tower</p>	 <p>ACTUAL PHOTOGRAPH</p> <p><b>SAI SPRING</b> KHARGHAR</p> <p>G+29 Storeyed Tower</p>	 <p>ACTUAL PHOTOGRAPH</p> <p><b>SAI CRYSTALS</b> KHARGHAR</p> <p>G+30 Storeyed Tower with 2 Wings</p>	 <p>ACTUAL PHOTOGRAPH</p> <p><b>SAI SOLITAIRE</b> KHARGHAR</p> <p>G+30 Storeyed Tower</p>	 <p>ACTUAL PHOTOGRAPH</p> <p><b>SAI WONDER</b> KHARGHAR</p> <p>G+18 Storeyed Tower</p>
 <p>Artistic Impression</p> <p><b>SAI MOKSH</b> KHARGHAR</p> <p>G+22 Storeyed Tower</p>	 <p>ACTUAL PHOTOGRAPH</p> <p><b>SAI MIRACLE</b> KHARGHAR</p> <p>G+30 Storeyed Tower with 2 Wings</p>	 <p>Artistic Impression</p> <p><b>SAI JEWEL</b> KHARGHAR</p> <p>G+18 Storeyed Tower</p>	 <p>Artistic Impression</p> <p><b>SAI PEARLS</b> KHARGHAR</p> <p>G+15 Storeyed 2 Towers</p>	 <p>Artistic Impression</p> <p><b>SAI FORTUNE</b> ULWE</p> <p>G+13 Storeyed Tower</p>
 <p>Artistic Impression</p> <p><b>SAI SAHIL</b> ULWE</p> <p>G+12 Storeyed Tower</p>	 <p>Artistic Impression</p> <p><b>SAI GANGA</b> ULWE</p> <p>G+13 Storeyed Tower</p>	 <p>Artistic Impression</p> <p><b>SAI SAPPHIRE</b> ULWE</p> <p>G+7 Storeyed 2 Towers with four wings</p>	 <p>Artistic Impression</p> <p><b>SAI HARMONY</b> ULWE</p> <p>G+7 Storeyed Tower with 4 Wings</p>	

## ONGOING PROJECT

LANDMARKS POISED TO BECOME BENCHMARKS

 <p>Artistic Impression</p> <p><b>SAI WORLD CITY</b> PANVEL</p> <p>Mega Township</p>	 <p>Artistic Impression</p> <p><b>SAI WORLD EMPIRE</b> KHARGHAR</p> <p>G+38 Storeyed Tower</p>	 <p>Artistic Impression</p> <p><b>SAI WORLD RETREAT</b> LONAVALA</p> <p>Exclusive 3 BHK Duplex Villas</p>
 <p>Artistic Impression</p> <p><b>SAI SYMPHONY</b> KHARGHAR</p> <p>G+16 Storeyed Tower</p>	 <p>Artistic Impression</p> <p><b>SAI AARADHYA</b> KHARGHAR</p> <p>G+19 Storeyed Tower</p>	 <p>Artistic Impression</p> <p><b>SAI WORLD LEGEND</b> ULHASNAGAR</p> <p>Magnificent Hi-rise Tower</p>