

# INVITING YOU TO A RESORT-THEMED LIFESTYLE IN A SIGNATURE-LUXURY DESTINATION

Life's luxury is in imagining all the comforts you desire.  
When each moment is as grand as your next benchmark.  
A space where lifestyle regales you with its refined glory.  
An experience that surpasses all expectations.

Presenting



Welcome to the Life that is Ultra-luxurious.





Actual Photograph

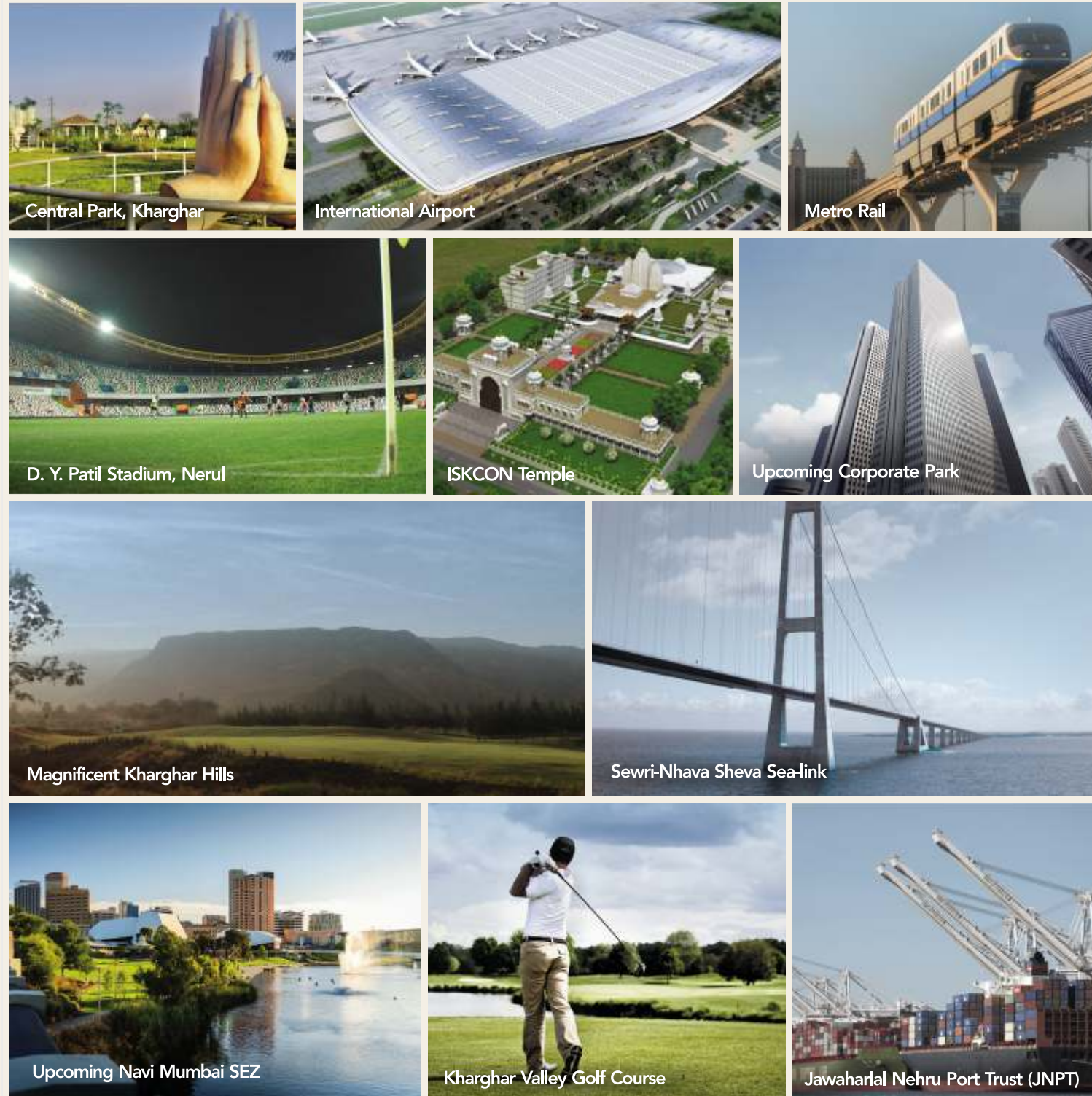
# Arrive at a new benchmark of luxury living.

2, 3, 4 BHK Ultra-Luxury Homes, G+26 Storied 5 Towers

- Designer Podium Lifestyle
- Grand Clubhouse
- Double-height designer main entrance lobby
- Air-conditioned lounge with an art gallery
- Designer floor lobby on every floor landing
- High speed lifts
- On-call concierge
- 24 x 7 Generator backup for lift and common areas
- Stretcher lift in each tower
- Intercom system
- Modern fire extinguishing system



NAVI MUMBAI  
INDIA'S FASTEST GROWING SMART CITY



**DEVELOPED LANDMARKS**

- Close Proximity to Schools, Colleges, Hospitals, Malls, Multiplexes, Hotels & Banks
- Connected with 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 Nearby
- Magnificent Kharghar Hills
- Jawaharlal Nehru Port Trust (JNPT)

**PROPOSED DEVELOPMENTS**

- Proposed Fun City of Approx. ₹ 8700 Crores (Approved by Govt.) styled like Disneyland and Singapore's Sentosa Park
- Close to Navi Mumbai International Airport
- Upcoming Corporate Park in Kharghar
- Sewri-Nhava Sheva Sea-link
- Upcoming Navi Mumbai SEZ
- Upcoming Metro Rail

Location Map



Artist's Impression





Actual Photograph

# A unique experiential lifestyle with premium health & leisure avenues

## Landscape & Beauty

- Landscaped garden with acupressure pathways
- Rock fountains with waterfall
- Pergola/Gazebo
- Zodiac & herbal gardens
- Well-designed, calming water bodies
- Dancing fountain with color LED lights
- Rejuvenating eucalyptus plantation

## Peace & Devotion

- Sai Baba temple with meditation lawn
- Flag hoisting & social gathering area
- Senior citizen sit-outs
- Aroma pool
- Bhakti sangeet & pravachan courtyard

## Lifestyle Recreations

- Amphitheatre
- Cafeteria
- Swimming pool, infinity pool & lap pool
- Elevated jogging track (skywalk)
- Kids pool with water slides
- Children's & toddler's park with rubber court

## Outdoor Sports zone

- Basketball court
- Volleyball court
- Net cricket practice
- Free play area for cricket, football etc.





50 MTRS. LAP POOL WITH CURTAIN WATERFALL

Actual Photograph





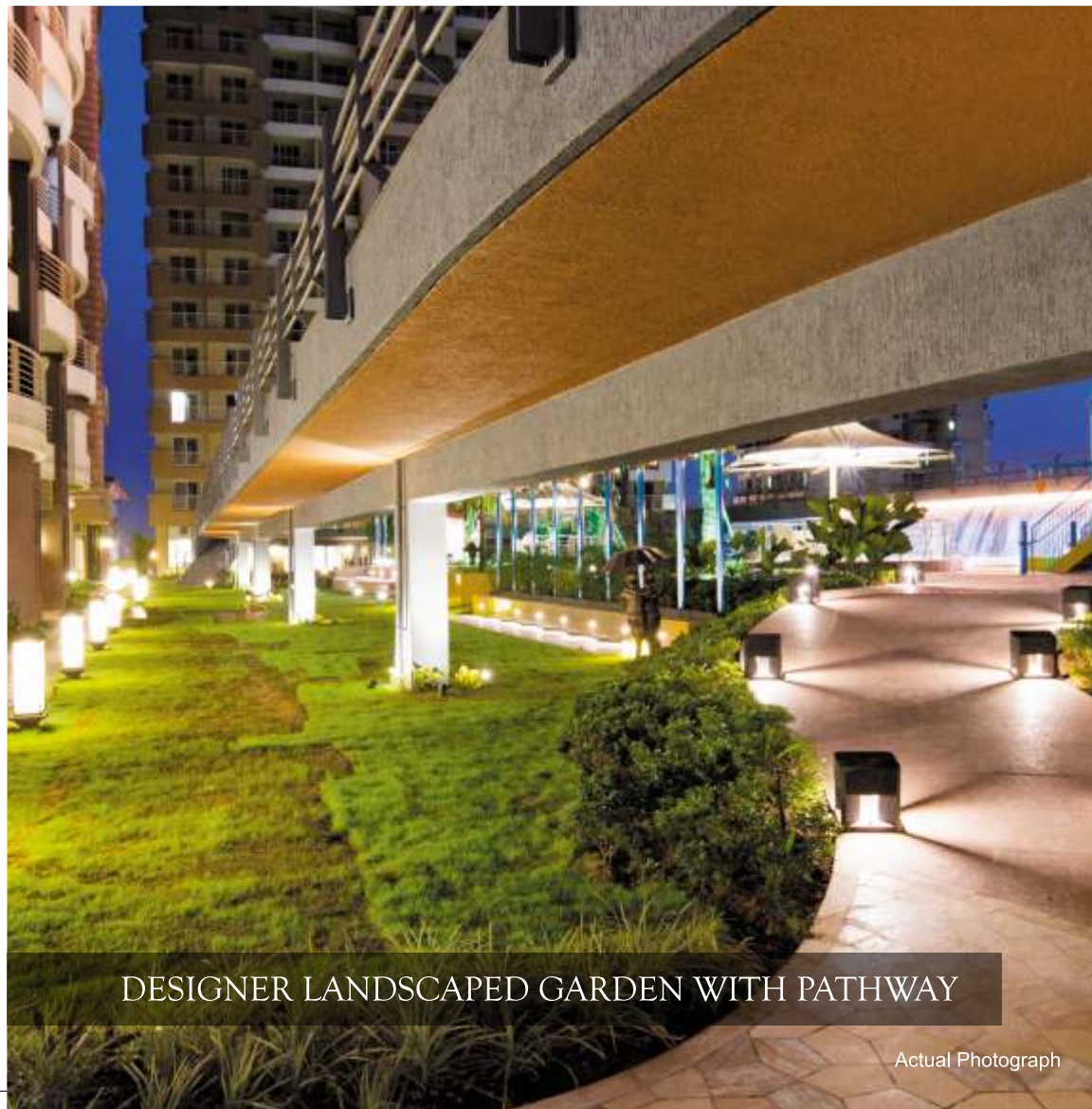
BASKETBALL COURT

Actual Photograph



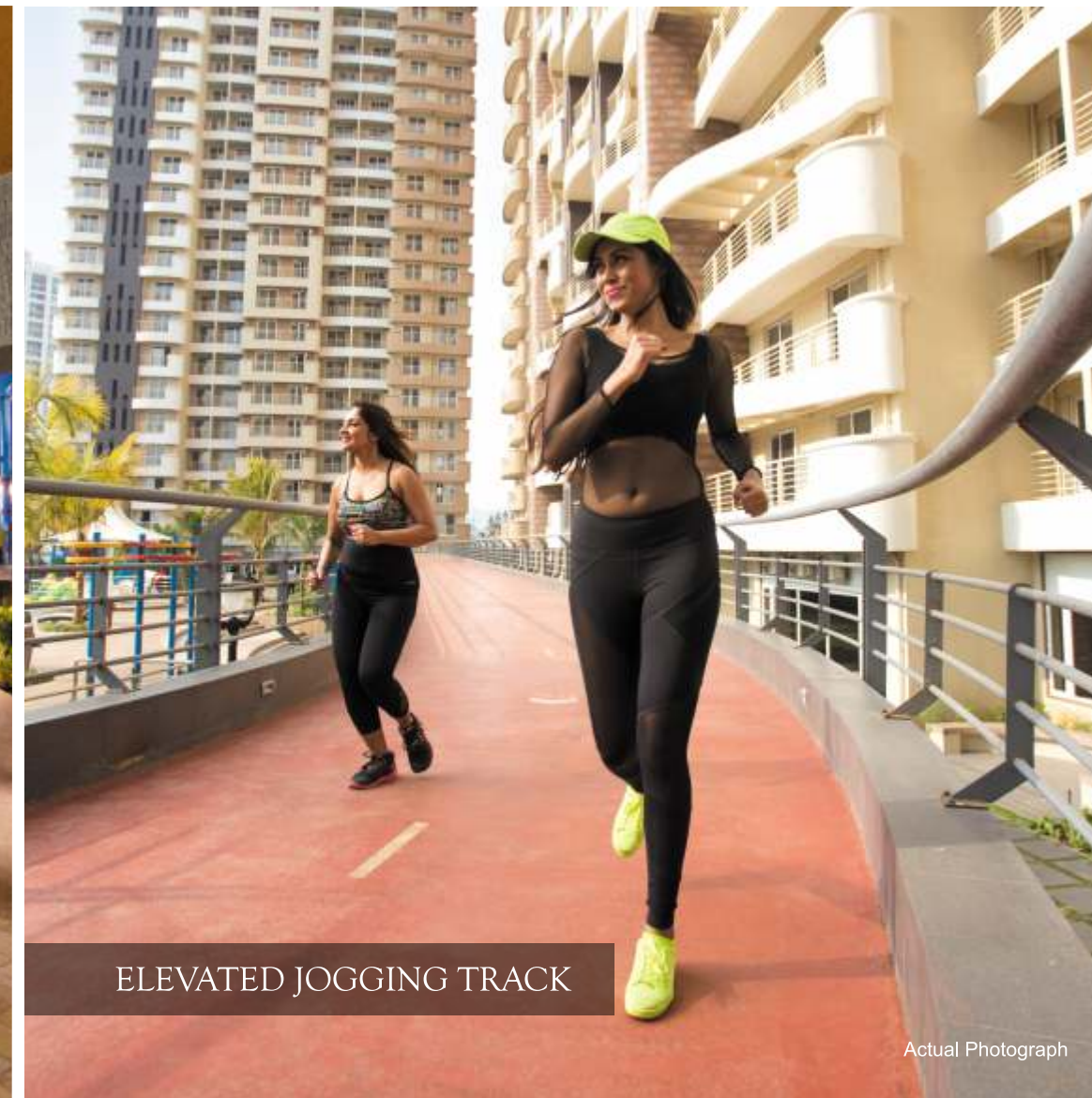
BAMBOO COURT

Actual Photograph



DESIGNER LANDSCAPED GARDEN WITH PATHWAY

Actual Photograph



ELEVATED JOGGING TRACK

Actual Photograph



STORY TELLING POINT

Actual Photograph





AROMA POOL WITH SUNDECK & SUNKEN BAR

Actual Photograph



POOL-SIDE LOUNGE

Actual Photograph



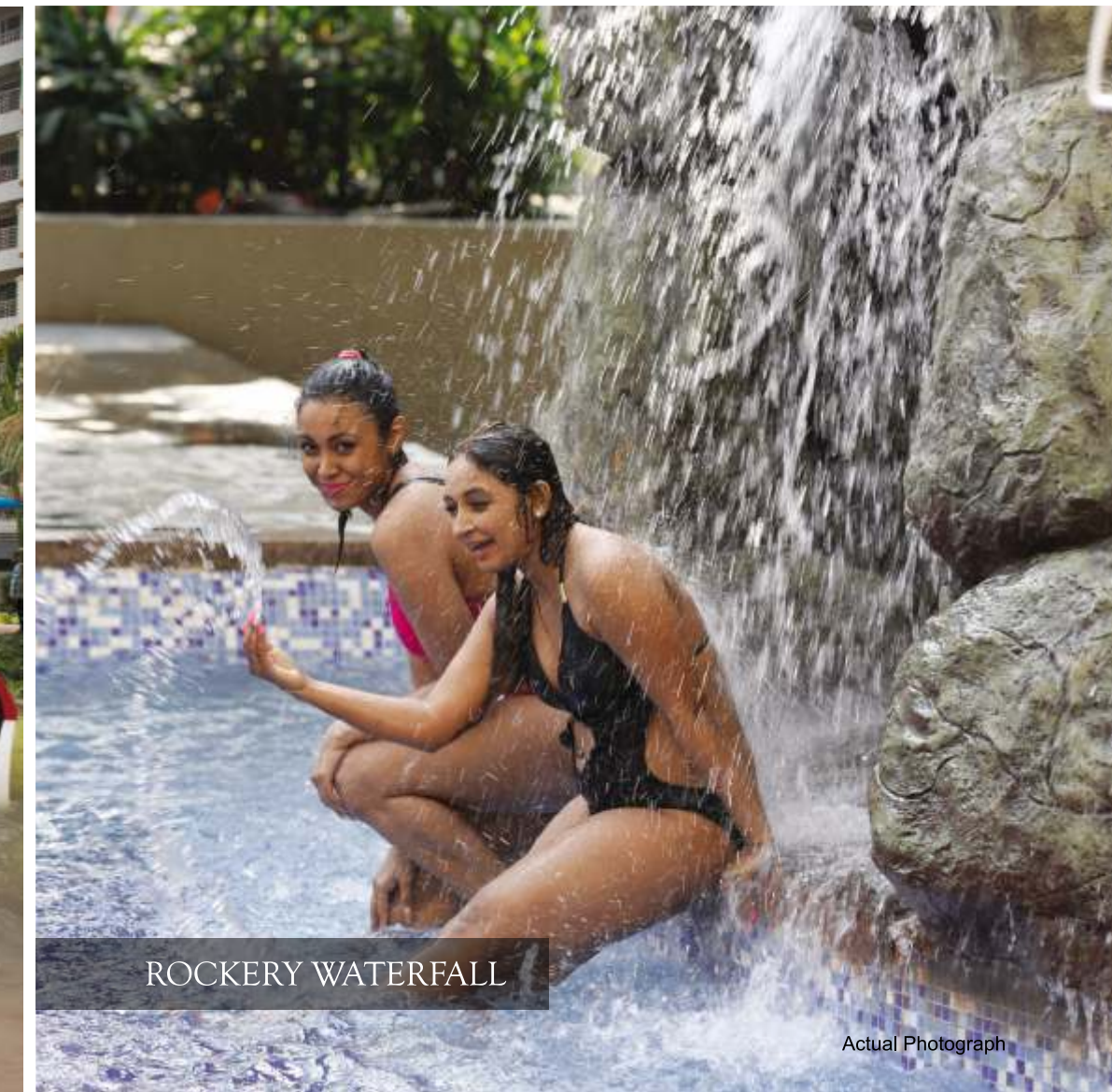
HEATED JACUZZI

Actual Photograph



FUN POOL

Actual Photograph



ROCKERY WATERFALL

Actual Photograph





PARADISE KIDS PARK

Actual Photograph



KIDS DRY FOUNTAIN

Actual Photograph



HERBAL GARDEN

Actual Photograph



SAI BABA TEMPLE

Actual Photograph



KIDS PLAY AREA

Actual Photograph





AMPHITHEATRE & ROCK CLIMBING

Actual Photograph



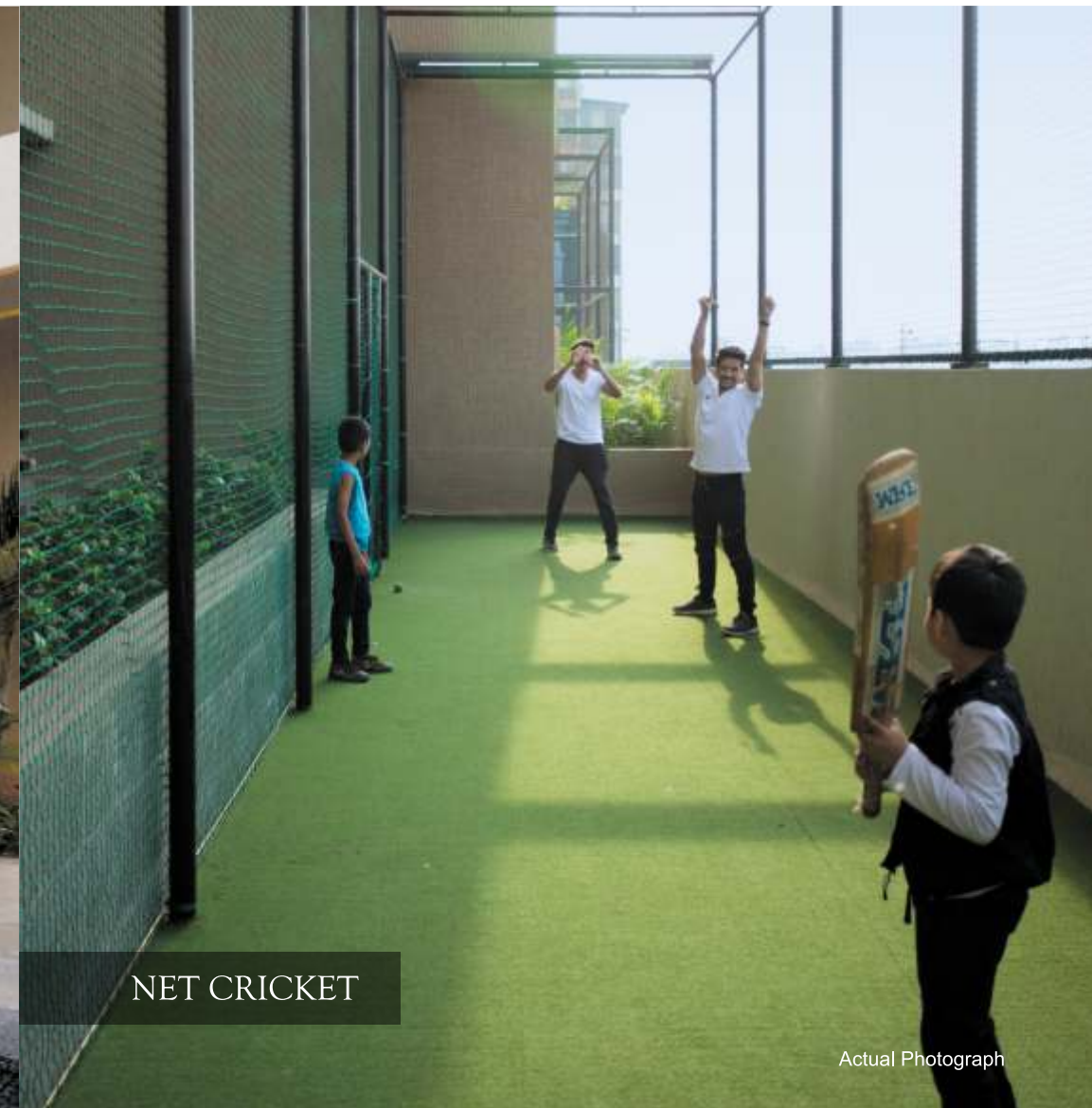
MUSIC & DANCE ROOM

Actual Photograph



OPEN GYM WITH REFLEXOLOGY PATH

Actual Photograph



NET CRICKET

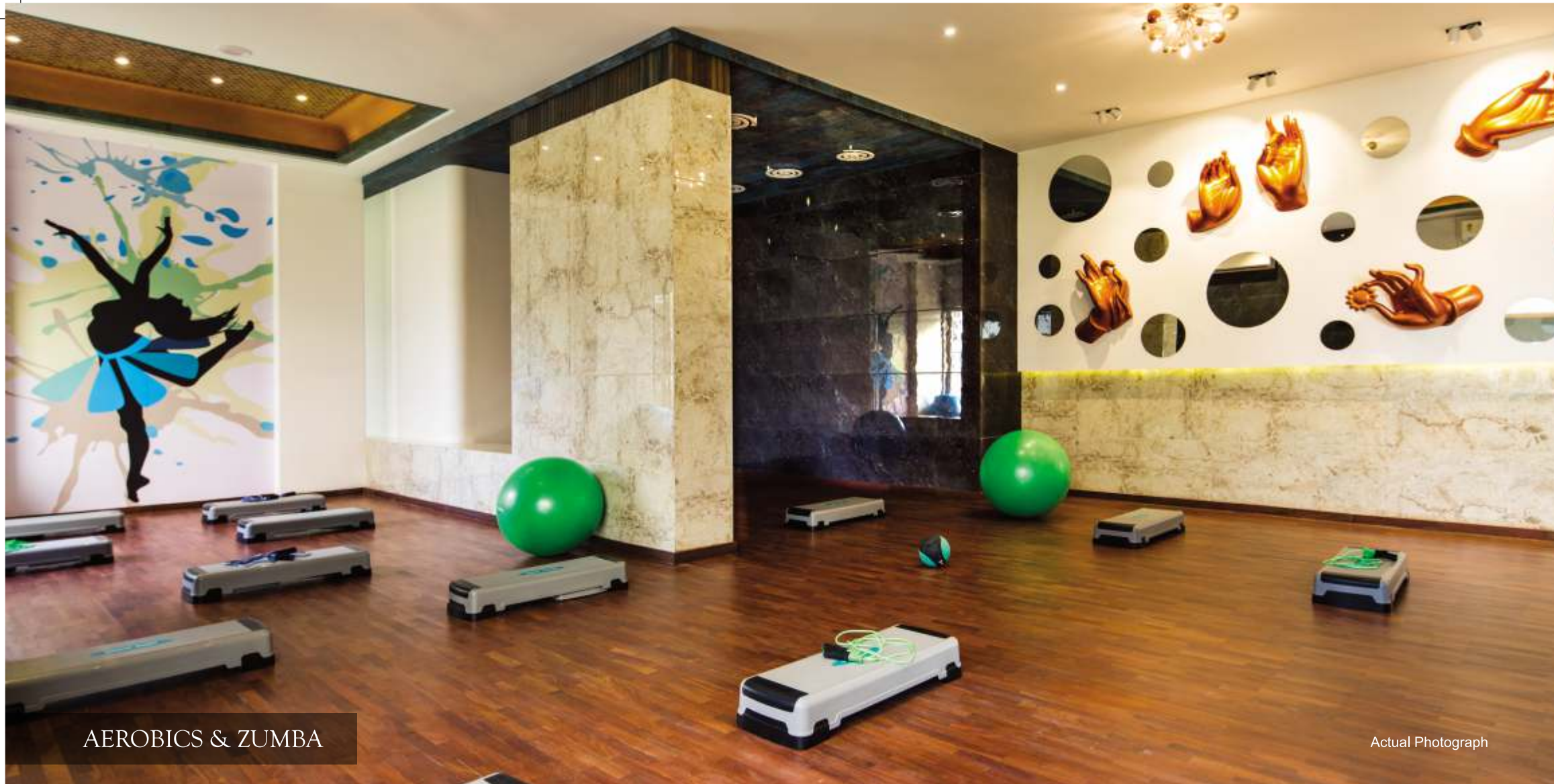
Actual Photograph



SITTING AREA

Actual Photograph





AEROBICS & ZUMBA

Actual Photograph



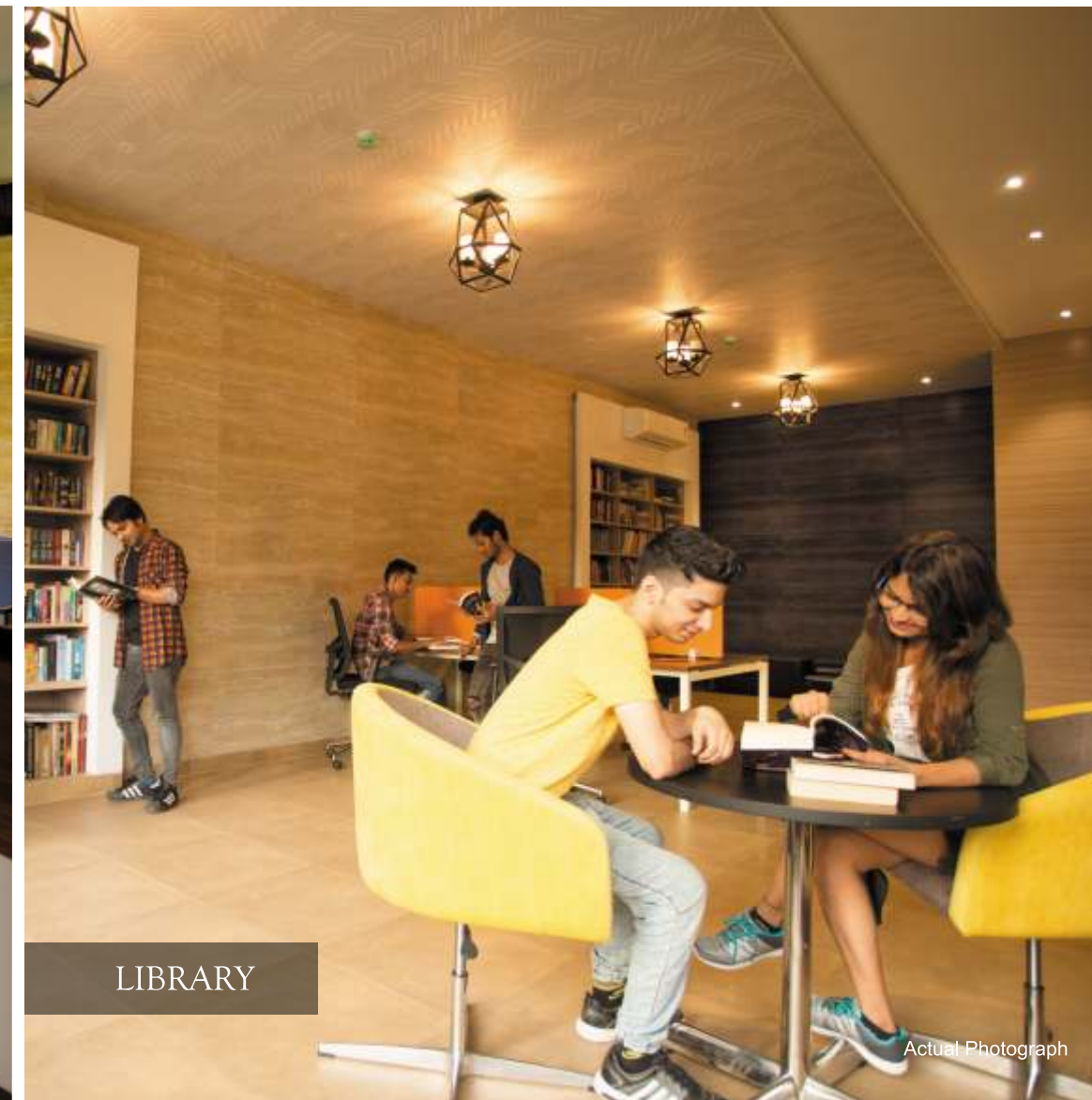
BUSINESS LOUNGE

Actual Photograph



INDOOR GAMES ARCADE

Actual Photograph



LIBRARY

Actual Photograph



CARD ROOM

Actual Photograph





ART ZONE

Actual Photograph



TODDLERS' ROOM

Actual Photograph



CAFETERIA

Actual Photograph



ACADEMIC CENTRE 1

Actual Photograph



ACADEMIC CENTRE 2

Actual Photograph



## CLUB OASIS

Lavish Club Life



Artist's Impression

# The ultra-chic clublife with a world of facilities

## Health & Recreation

- Air-conditioned gymnasium with personal trainer
- Air-conditioned aerobics centre with personal trainer
- Personal nutritionist with salad bar concept
- 2 Jacuzzis with temperature control systems
- Air-conditioned meditation hall
- Therapeutic spa

## Children's Activities

- Children's activity centre with fish aquarium
- Gaming zone & fun library in play area
- Video game parlour
- Drawing & painting room (fully equipped)
- Air-conditioned two tuition rooms for their studies
- Music room with dance floor for dance training

## Fun & Entertainment

- Air-conditioned mini theatre with more than 50 sitting capacity
- Air-conditioned community hall for parties & get-together
- Additional covered swimming pool with temperature control system in club house

## Indoor Sports Arena

- Air-conditioned billiards & snooker room
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- 2 Air-conditioned squash courts
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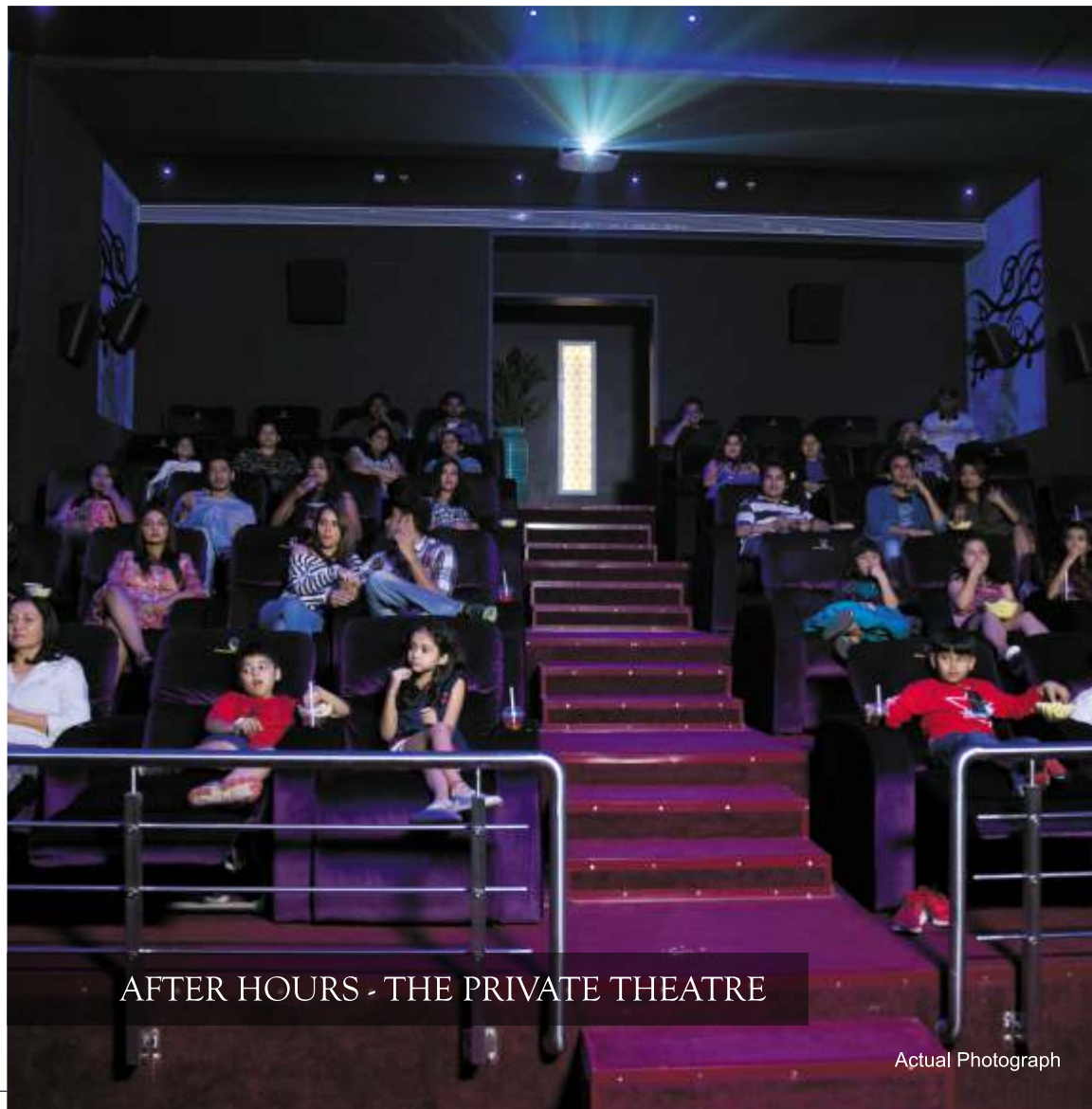
CLUB OASIS - CLUBHOUSE RECEPTION AREA

Actual Photograph



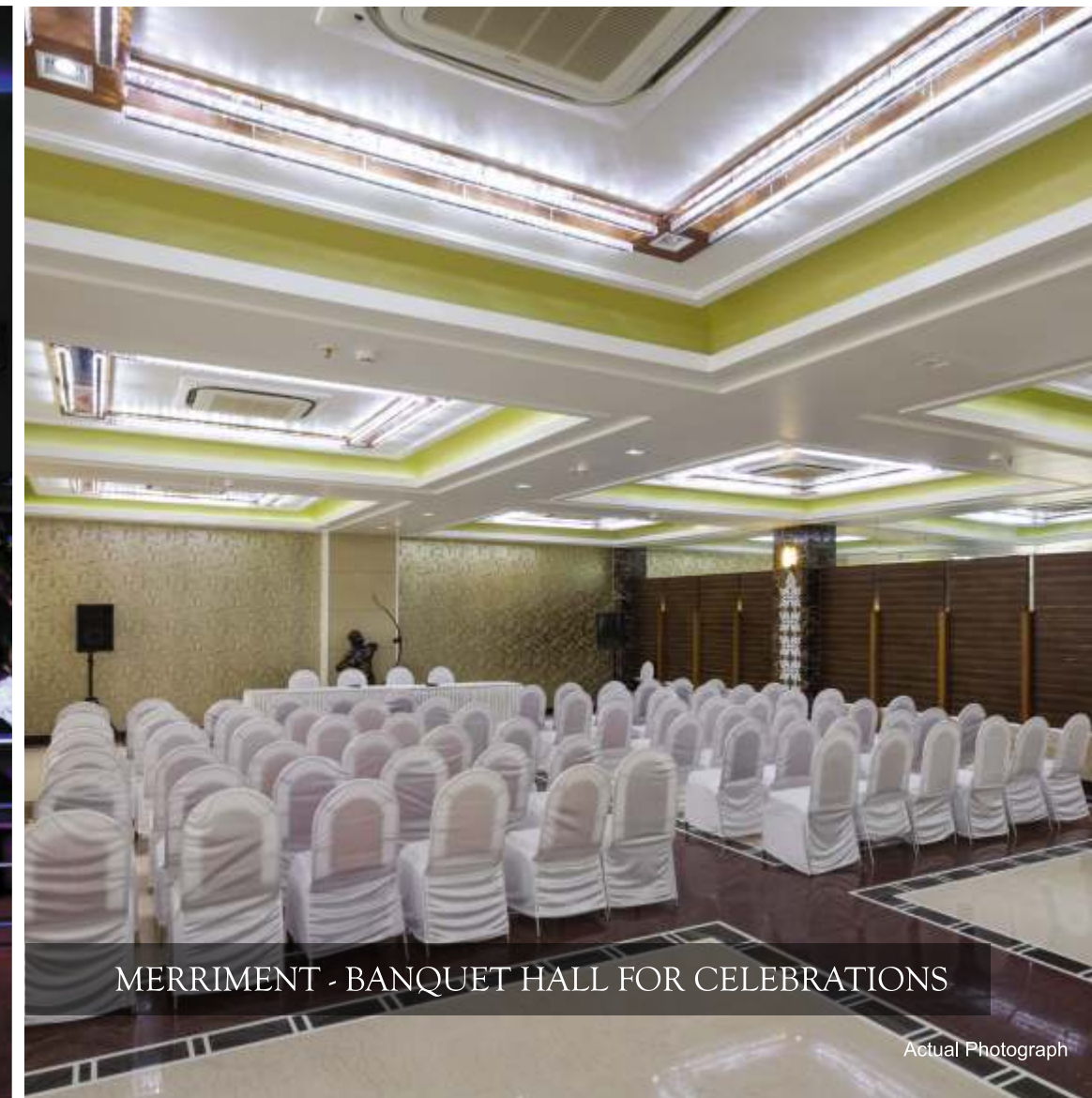
THE MAGNET - BUSINESS LOUNGE

Actual Photograph



AFTER HOURS - THE PRIVATE THEATRE

Actual Photograph



MERRIMENT - BANQUET HALL FOR CELEBRATIONS

Actual Photograph



PERFECT DRIVE - 2 SQUASH COURTS

Actual Photograph





SHUTTLE'S TURF- AIR-CONDITIONED BADMINTON COURT

Actual Photograph



PLAYER'S LOUNGE - AIR-CONDITIONED INDOOR GAMES ARCADE

Actual Photograph



PEBBLEZ - WORLD SPA WITH 2 JACUZZIS, 2 MASSAGE ROOMS, STEAM & SAUNA

Actual Photograph



Actual Photograph



Actual Photograph





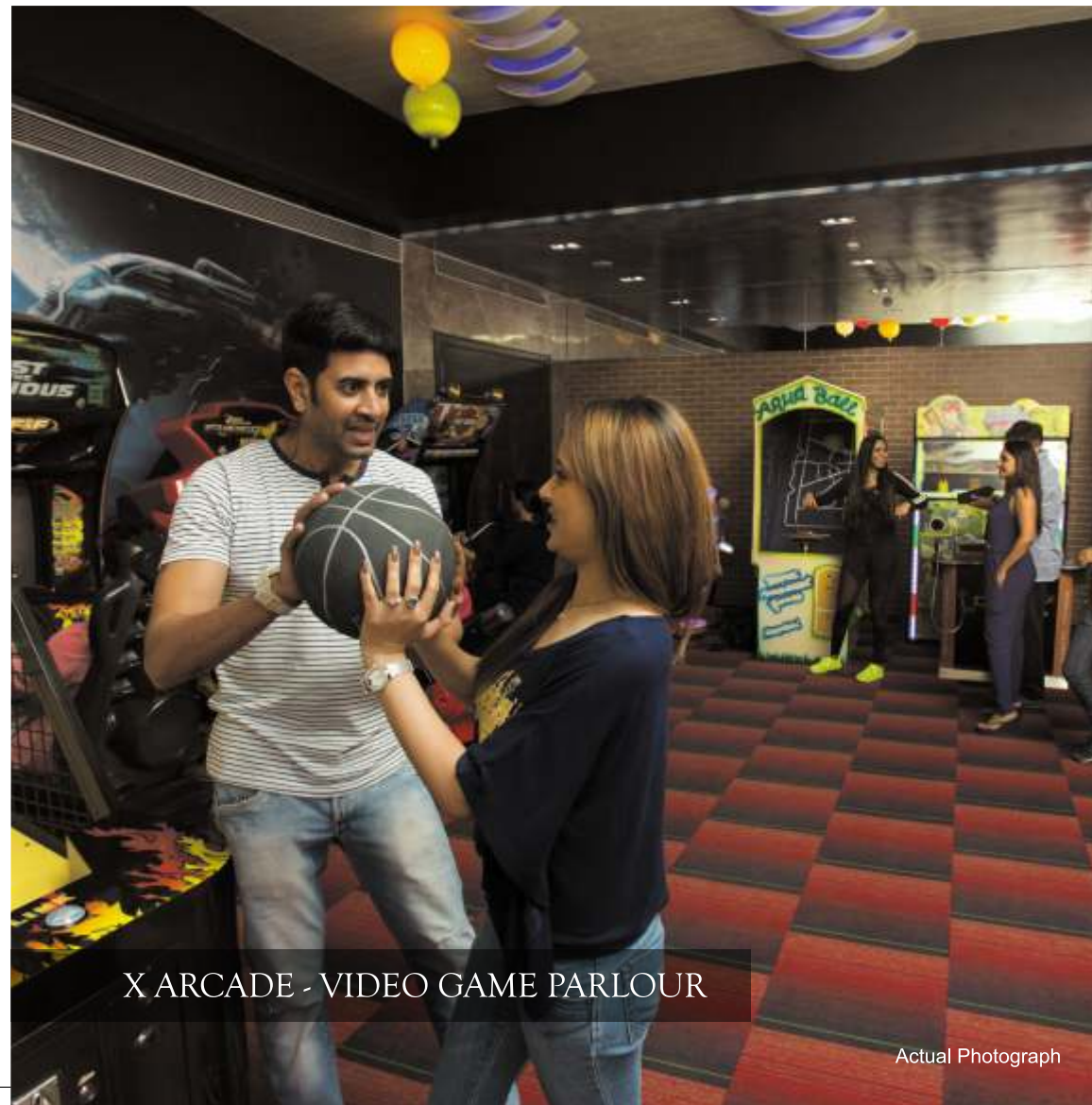
ENERGIST - HI-TECH AIR-CONDITIONED GYMNASIUM

Actual Photograph



MUDRA - YOGA & MEDITATION CENTRE

Actual Photograph



X ARCADE - VIDEO GAME PARLOUR

Actual Photograph



ROLL RAGE - SKATING RINK

Actual Photograph



BLUE MOLECULE - COVERED SWIMMING POOL WITH TEMPERATURE CONTROL

Actual Photograph





Spacious Bedrooms with Imported Marbonite Flooring

Actual Photograph

# The ultra-mix for a perfect life

## Luxury

- R.A.K Dubai marbonite flooring or equivalent
- European wooden flooring in master bedroom
- Plush spacious bedrooms
- UPVC soundproof french windows

## Convenience

- Designer kitchen with branded steel sink
- Chimney & hob
- Water purifier & geyser in kitchen
- Geyser in all bathrooms
- Beautiful mix of anti-skid vitrified tiles, glazed tiles and agglomerate Italian-styled marble in all bathrooms
- Mirror partition in all bathrooms for dry & wet areas

## Beauty

- Classy and automated shower panel in master bathroom
- Private Spanish sun-deck
- Designer bathroom with branded sanitary ware & fixtures
- Imported marble counter top with wash basin and front mirror
- Premium quality velvet paints on interior walls
- Designer wall paper on one wall of every room

## Safety

- Solid-wood intricately carved door
- Anti-skid tiles on attached terraces & balconies
- 3 tier security system





Stylish and Elegant Living Rooms with Soundproof French Windows

Actual Photograph



Regal Dining Spaces for Family Gatherings & Special Occasions

Actual Photograph



Designer Modular Kitchen with Branded Chimney & Hob

Actual Photograph



## SAI MANNAT, AT A GLANCE...

### Tower Facilities:

- Designer Podium Lifestyle
- Grand Clubhouse
- Double-height designer main entrance lobby
- Air-conditioned lounge with art gallery
- Designer floor lobby on every floor landing
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### Apartment Facilities:

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- Modern fire extinguishing system

### Podium Lifestyle Features:

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- Landscaped garden with acupressure pathways
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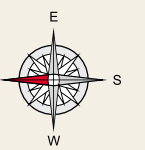
# Level Plan

## Upper Ground Floor Plan



Parking on 2 Levels (Lower & Upper Ground Floor)

## First Floor Plan (Podium)





# Recreation Floor - Podium (1<sup>st</sup> Floor)



- 1 Indoor games
- 2 Children's play area
- 3 Senior citizen's corner
- 4 Sai Baba temple
- 5 Disney theme park
- 6 Library
- 7 Study room
- 8 Basket ball
- 9 Fish aquarium
- 10 Nursery play area
- 11 Business lounge
- 12 Painting room
- 13 Dancing & music learning room
- 14 Sit outs
- 15 Cafeteria
- 16 Net cricket
- 17 Society office
- 18 Air conditioned club G +1

- 19 Open parking
- 20 Meditation room
- 21 Covered parking
- 22 Jacuzzi
- 23 Pool bar
- 24 Security cabin
- 25 Entry
- 26 Elevated jogging track
- 27 Swimming pool
- 28 Water slides
- 29 Kids pool
- 30 Deck
- 31 Landscaped garden
- 32 Changing rooms (Ladies & Gents)
- 33 Multipurpose play area
- 34 Lap pool
- 35 Amphitheatre
- 36 Electronic gaming zone



# Wing "A"

## Typical Floor Plan (Even)



( 2nd, 4th, 6th, 8th, 10th, 12th, 14th, 16th, 18th, 20th, 22nd, 24th & 26th Floor )

## Typical Floor Plan (Odd)



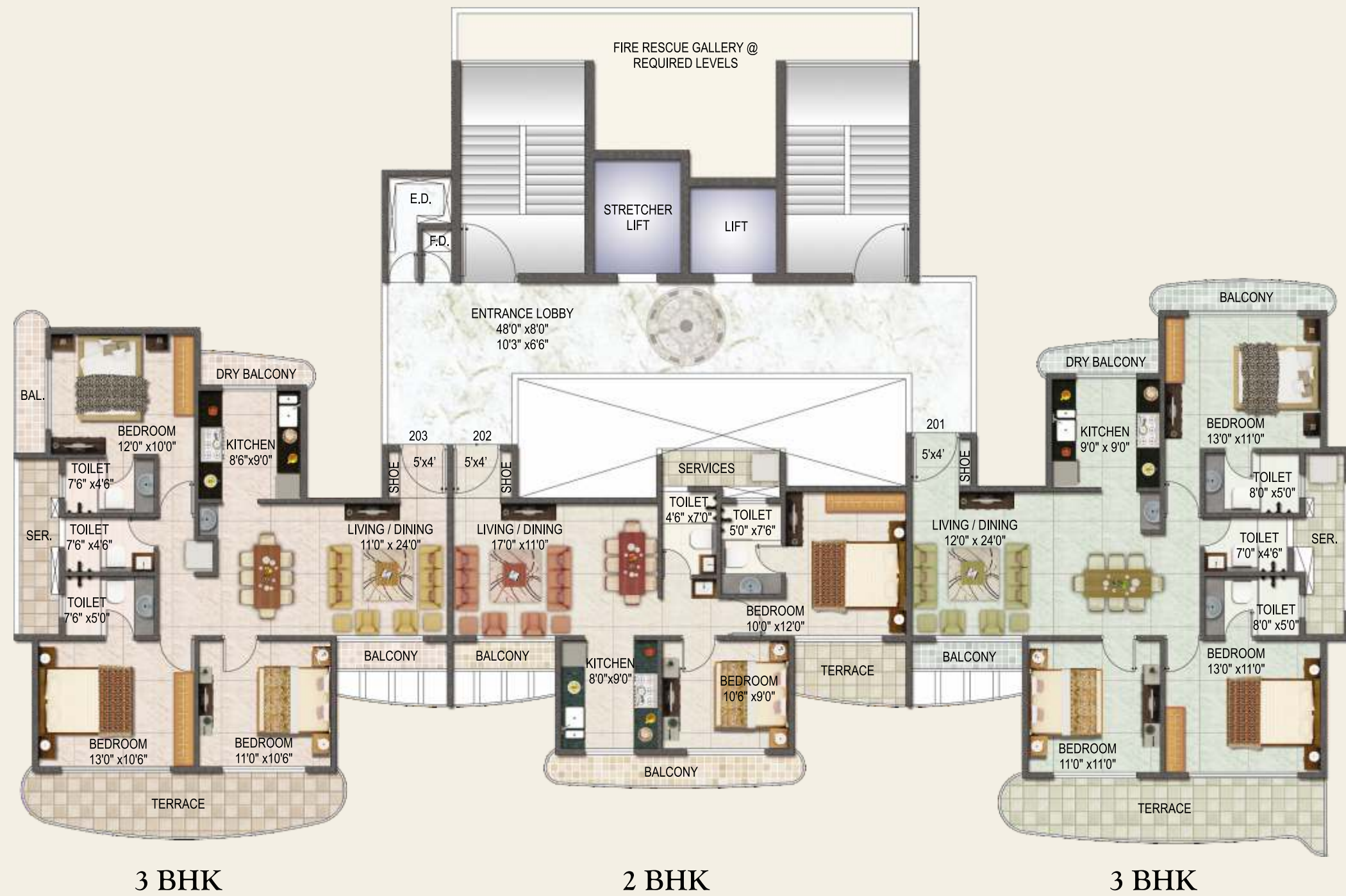
( 3rd, 5th, 7th, 9th, 11th, 13th, 15th, 17th, 19th, 21st, 23rd & 25th Floor )





# Wing "B" & "D"

## Typical Floor Plan (Even)

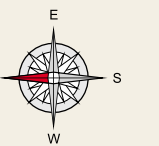


( 2nd, 4th, 6th, 8th, 10th, 12th, 14th, 16th, 18th, 20th, 22nd, 24th & 26th Floor )

## Typical Floor Plan (Odd)



( 3rd, 5th, 7th, 9th, 11th, 13th, 15th, 17th, 19th, 21st, 23rd & 25th Floor )





# Wing "C"

## Typical Floor Plan (Even)



4 BHK

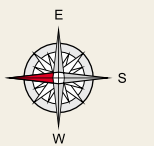
( 2nd, 4th, 6th, 8th, 10th, 12th, 14th, 16th, 18th, 20th, 22nd, 24th & 26th Floor )

## Typical Floor Plan (Odd)



4 BHK

( 3rd, 5th, 7th, 9th, 11th, 13th, 15th, 17th, 19th, 21st, 23rd & 25th Floor )





# Wing "E"

## Typical Floor Plan (Even)



( 2nd, 4th, 6th, 8th, 10th, 12th, 14th, 16th, 18th, 20th, 22nd, 24th & 26th Floor )

## Typical Floor Plan (Odd)



( 3rd, 5th, 7th, 9th, 11th, 13th, 15th, 17th, 19th, 21st, 23rd & 25th Floor )

