

skyi park ●●

MANAS LAKE

you can't have everything your way, is what they say. well, even the chaos and clutter of city life that surrounds you will make you believe the same.

in all of this, a home that's crafted and chosen with a lot of thought can make a big difference.

how, you ask?

**welcome to skyi park at manas lake city where the homes answer this by making sure**

**life is on your side!**



# geometrical harmony: living in symbiosis with nature.

This design focuses on creating a sustainable, interconnected community, with buildings that reflect the elegance of the landscape and enhance the quality of life for residents.

The buildings are arranged radiating outward from the central podium, creating a sense of community and orientated to optimize views of the mountains, lake, and nature, with strategic openings to maximize natural light and airflow.



**Kedar Kulkarni**  
Partner & Principle  
Architect



**Ashok Patel**  
Partner & Principle  
Architect



2 and 3 BHK large residences

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Community of like-minded families coming together

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Well-connected to the city yet a world away

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2 apartments per wing

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A central amenity podium of 20,000 sq. ft.

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20+ amenities for a rejuvenating lifestyle

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**skyi** park ●●

## Design philosophy

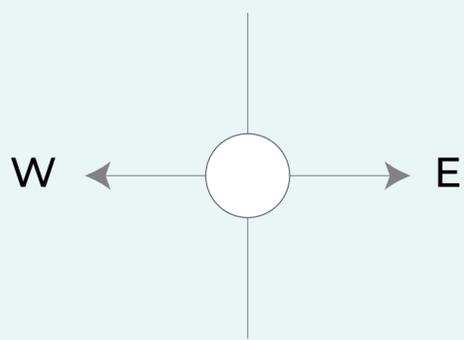
At skyi park, every home is crafted with privacy, comfort, and openness in mind. Our unique three-wing design ensures a sense of exclusivity, with only two homes per wing, minimizing shared spaces and enhancing ventilation, light, and peace. With East-West facing entrances, your home stays naturally lit and well-ventilated throughout the day, creating a harmonious, vastu-friendly living experience.

**thoughtful design™**

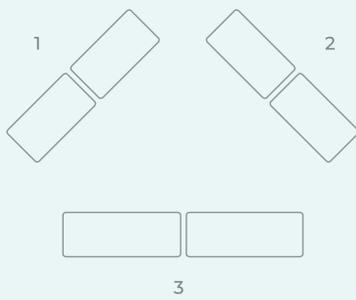
- . private
- . well ventilated
- . well lit

Facades that incorporate full height large wall to wall windows which allow panoramic views of the natural surroundings, connecting the interior spaces with the outdoors.

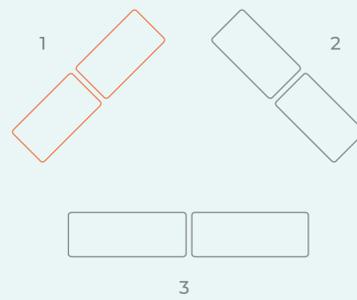
# privacy



East West Home Entrances

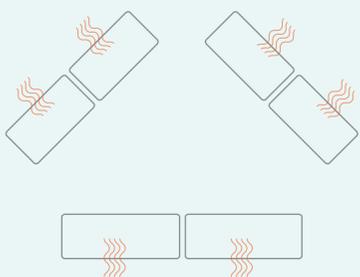


3 Independent Wings

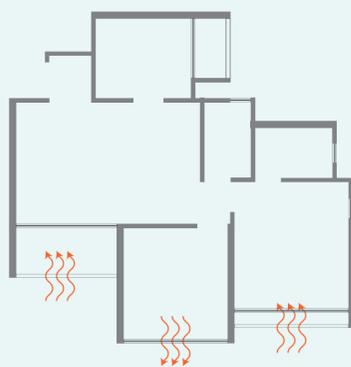


only 2 homes per wing

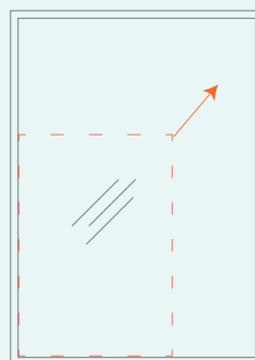
# well ventilated



Wind Path Oriented Homes

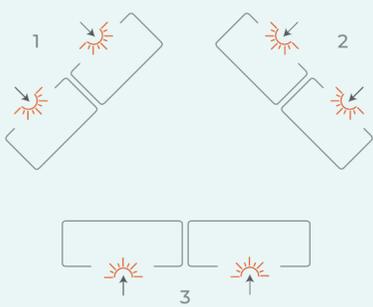


High Air Changes

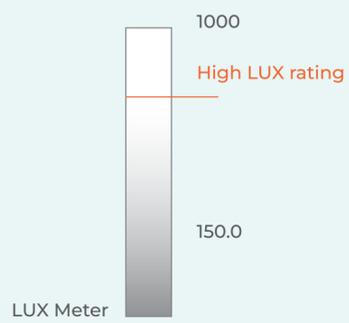


Large Windows & Balconies

# well lit homes



Sun Path Aligned Homes



Brighter Homes

# there's life & lifestyle

whichever side  
you choose

Metro (Proposed)   
Ring Road   
Highway 





## Key Locations

Restaurants	Distance
Café CO2	1 km.
PWC Restraunt & Bar	5 km.
J.A.R.S Kitchen Bar	6 km.
Garden Court Restaurant	8 km.

Grocery	Distance
Star Town Centre	0.5 km.
Upcoming D Mart	1 km.
Akshay Supermarket	4 km.
Ingsamart	5 km.

School	Distance
Sanskriti School	1 km.
Indus International School	2 km.
Sri Sri Ravishankar Vidya Mandir	3 km.
Ryan International School	6 km.

Banks	Distance
Axis Bank - Bhugaon	2 km.
HDFC Bank – Bhugaon	2 km.
Bank of Maharashtra – Bhugaon	4 km.
Kotak Mahindra Bank - Bavdhan	9 km.

Clinics	Distance
Apple Multispeciality Hospital	1 km.
Unique Hospital	2 km.
Asian Speciality Hospital	3 km.
Life Line Multispeciality Hospital	4 km.

College	Distance
Suryadatta Institute of Management	8 km.
FLAME University	12 km.
MIT WPU University	11 km.
Symbiosis International University	18 km.

Hospitals	Distance
Chellaram Hospital	11 km.
Deenanath Mangeshkar Hospital	13 km.
Sahyadri Super Speciality Hospital	14 km.
Jupiter Hospital	16 km.

Sports	Distance
The Poona Western Club	5 km.
Oxford Golf Resort	13 km.
Sunny's World Adventure Park	14 km.
Balewadi Stadium	16 km.

Retail	Distance
Aditya Shagun Mall	9 km.
The Pavillion Mall	15 km.
Westend Mall	18 km.
Phoenix Mall of the Millennium	19 km.

All distances are approximate and subject to change based on actual conditions. #T&C apply

skyi park ●●





- Future Development
- Amenities

\*Computer-generated image for representation purposes. \$T&C apply

### Master layout plan

With 20,000 sq. ft. central amenity spaces, skyi park is masterfully planned for light, views, an seamless flow. It's not just well-designed, every tower is placed to offer privacy, openness, and endless green vistas.

# 10.5

 acres

\*Computer-generated image for representation purposes. \*T&C apply



peace on your side



Skyi park is tucked away near Manas Lake, surrounded by lush greenery, yet close to everything you need. Located just minutes from Bavdhan, you get the best of both worlds—peaceful lake views and easy access to schools, offices, hospitals, and daily essentials.

# central park



## Lifestyle on your side

Life at skyi park is all about comfort, convenience, and fun. The central amenities hub has something for everyone—whether you want to stay active, relax, or spend quality time with family and friends.



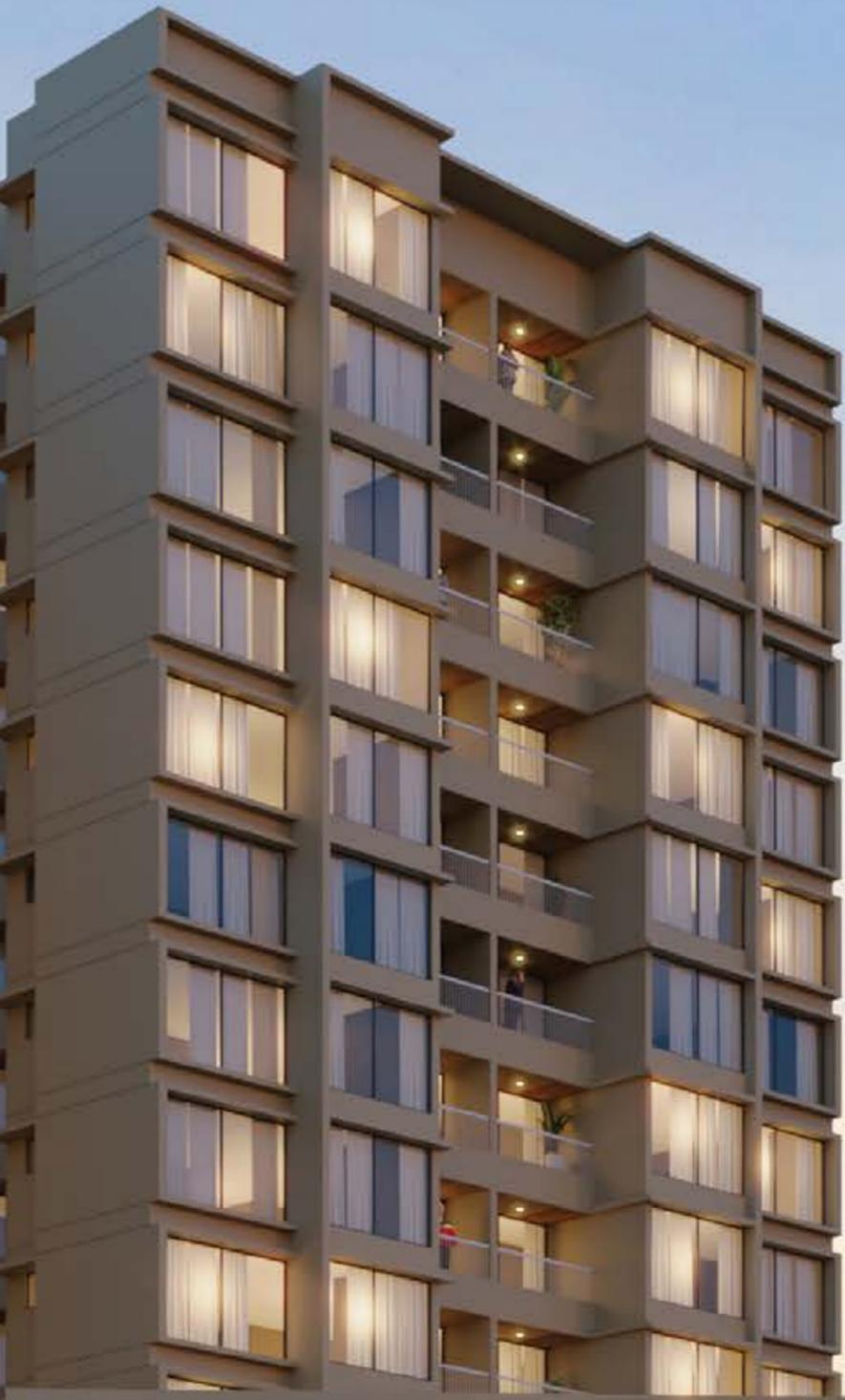
# more than a space, a lifestyle.

A place to unwind, connect, and make every moment count. Whether it's a quiet escape with a book, a lively gathering with friends, or a space to recharge, the clubhouse is designed for all the ways you live. Thoughtfully crafted to bring people together, while still offering room to retreat. With connections on your side.

# 20,000

sq.ft.

\*Computer-generated image for representation purposes. †T&C apply



**skyi park ●●**





### Gymnasium

Whether you're lifting weights, stretching your limits, or breaking a sweat, our gym is crafted to support you in reaching your goals—fitness on your side.



### Swimming pool

A space to unwind, reset, and soak in the moment—whether it's a morning swim, a leisurely afternoon, or a quiet escape by the water.



### Kids play area

A safe and exciting play zone where children can run wild with imagination, jump into joy, climb towards confidence, and make new friends along the way.



### Indoor games

Whether you're looking to challenge yourself, compete with friends, or simply relax, our indoor games arena is the ultimate destination for enjoyment. Whether it's table tennis, chess, or carrom, the fun never stops—come rain or shine!



### Senior citizen area

A space to walk, talk, and unwind—the Senior Citizen area is designed to bring people together in an environment of peace and comfort. Whether it's exchanging stories with friends, enjoying a moment of solitude, or staying active, this is where well-being thrives.

# max light™

by SKYi®



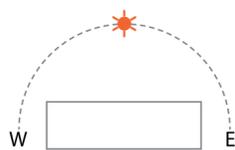
## LUX simulation studies

### Brighter homes

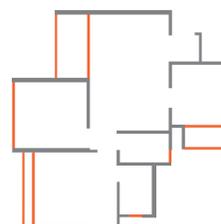
Poor lighting reduces visibility and causes accidents. Large windows in all our rooms ensure ample natural light available through the day. Our homes have high LUX and are brighter and safer.

Scientific analysis has helped identify key factors like right window sizes and shading solutions that allow more sunlight inside the house and give good quality of glare-free light throughout the day.

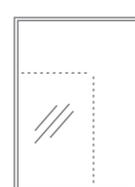
Sun Path  
Aligned Homes



Less Heat,  
More Natural Light



Larger Shaded  
Windows & Balconies



\*Computer-generated image for representation purposes. †T&C apply

# air tech™

by SKYi®



## ACH simulation study findings

### Well ventilated homes

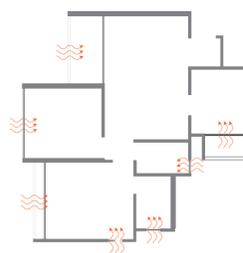
A well-ventilated home ensures fresh air in abundance and reduces fatigue. Our large windows with covered and shaded balconies ensure our homes are HIGH ACH and safe homes.

Studies conclusively establish that homes at Skyi enjoy more than the prescribed air changes per hour and therefore its residents enjoy better health and well being.

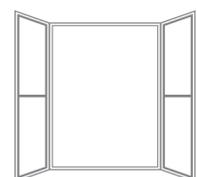
Wind Path Oriented Homes



More Air Changes per Hour (ACH)



Large Windows & Balconies



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# 1346 L

## PREMIUM HOMES

	<b>Living Space</b>	<b>W x L (ft.)</b>
<b>a</b>	entrance lobby	4'6" x 4'3"
<b>b</b>	living & dining	17'5" x 12'0"
<b>c</b>	balcony	16'1" x 4'6"

	<b>Kitchen Space</b>	<b>W x L (ft.)</b>
<b>d</b>	kitchen	9'2" x 8'6"
<b>e</b>	dry balcony	3'0" x 6'0"

	<b>Bedrooms</b>	<b>W x L (ft.)</b>
<b>f</b>	master bedroom	11'0" x 12'0"
<b>g</b>	master bathroom	4'5" x 7'5"
<b>h</b>	bedroom 2	10'7" x 12'0"
<b>i</b>	bathroom 2	4'5" x 7'1"
<b>j</b>	bedroom 3	10'0" x 10'0"
<b>k</b>	common bathroom	4'5" x 7'5"

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<b>Usable Area</b>	<b>909 Sq. Ft.</b>
<b>Product Code</b>	<b>1346 L</b>

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## 3BHK 1346L

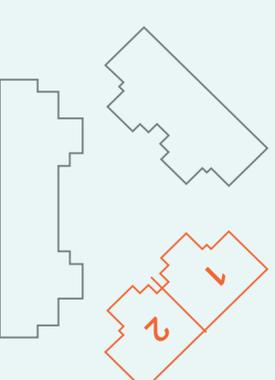
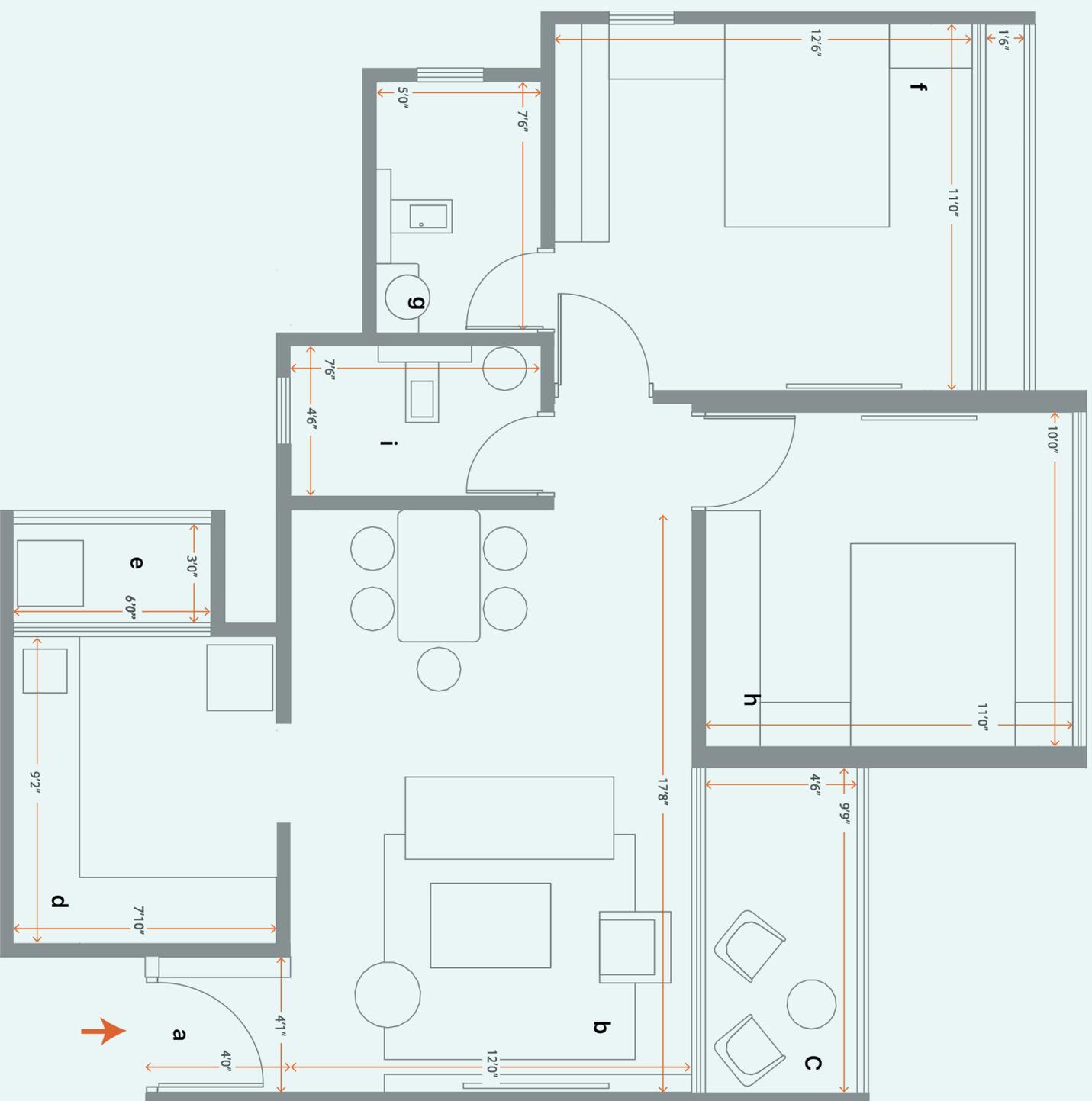
usable area = carpet area\*+ dry balcony + open balcony  
909 SQ.FT. (84.53 SQ.MT.)= 820 SQ.FT. (76.18 SQ.MT.) + 17 SQ.FT. (1.62 SQ.MT.) + 72 SQ.FT. (6.73 SQ.MT.) \*in-  
cludes carpet area as per rera & permissible enclosed balcony if any. • the floor space efficiency of homes is 67%

note : We believe in complete transparency.

- the sale agreement will have the carpet areas 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.



# 2



# 1076 L

## PREMIUM HOMES - TYPE A

	<b>Living Space</b>	<b>W x L (ft.)</b>
<b>a</b>	entrance lobby	4'1" X 4'0"
<b>b</b>	living & dining	17'8" x 12'0"
<b>c</b>	balcony	9'9" X 4'6"

	<b>Kitchen Space</b>	<b>W x L (ft.)</b>
<b>d</b>	kitchen	9'2" X 7'10"
<b>e</b>	dry balcony	3'0" X 6'0"

	<b>Bedrooms</b>	<b>W x L (ft.)</b>
<b>f</b>	master bedroom	11'0" X 12'6"
<b>g</b>	master bathroom	7'6" X 5'0"
<b>h</b>	bedroom 2	10'0" X 11'0"
<b>i</b>	common bathroom	4'6" X 7'6"

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**Usable Area** **726 Sq. Ft.**

**Product Code** **1076 L**

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## 2BHK 1076L

usable area = carpet area\*+ dry balcony + open balcony 726 SQ.FT. (67.43 SQ.MT.)= 665 SQ.FT. (61.75 SQ.MT.) + 17 SQ.FT. (1.62 SQ.MT.) + 44 SQ.FT. (4.06 SQ.MT.)

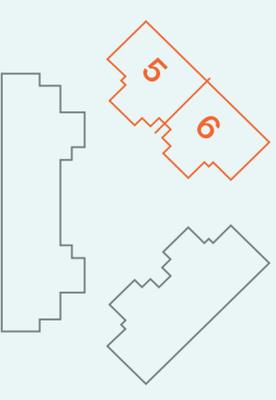
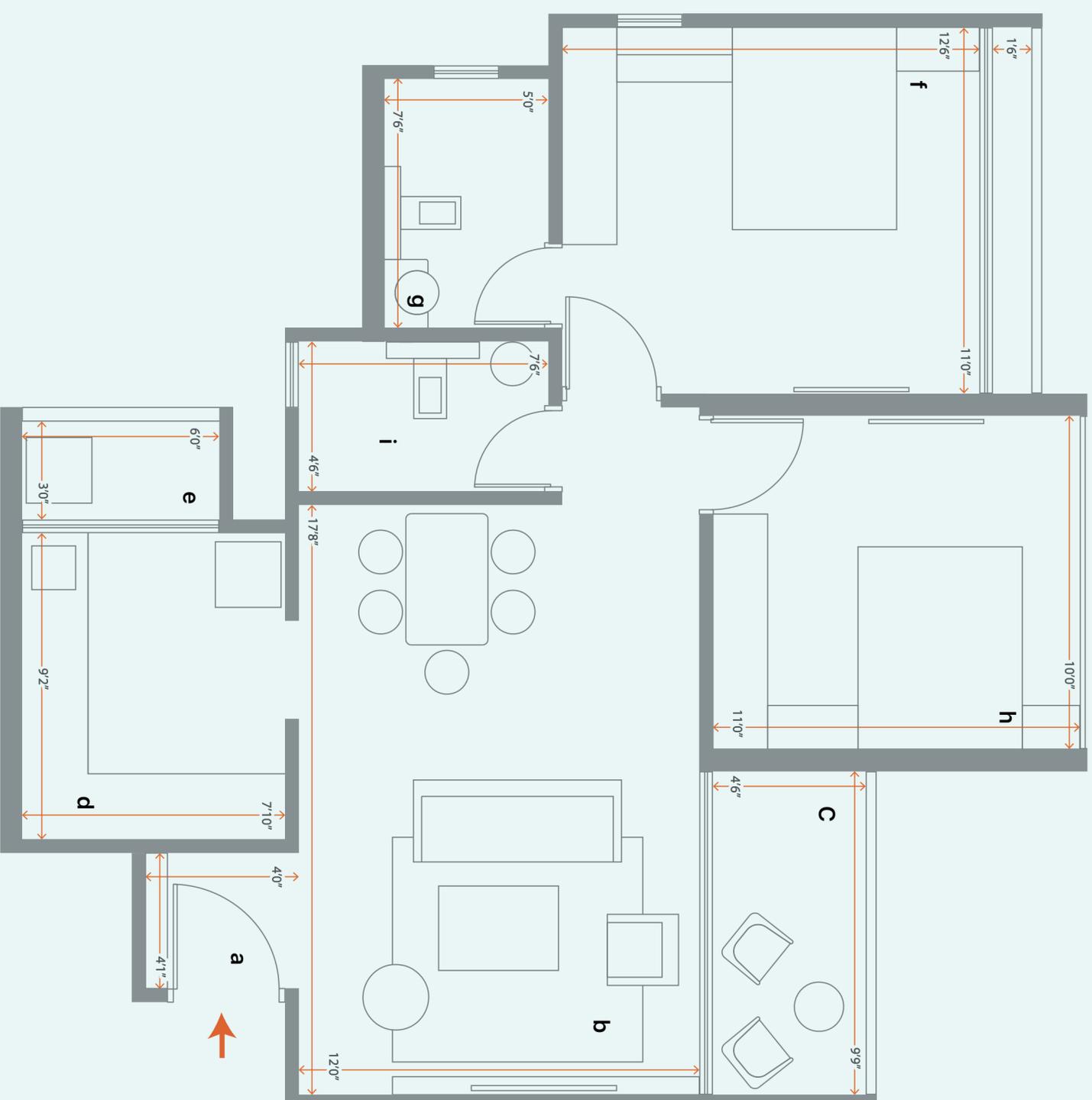
\*includes carpet area as per rera & permissible enclosed balcony if any.  
• the floor space efficiency of homes is 67%

note : We believe in complete transparency.

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- there will be offsets on account of columns and beams in actual constructed home.



# 2



# 1076 L

## PREMIUM HOMES - TYPE B

	<b>Living Space</b>	<b>W x L (ft.)</b>
<b>a</b>	entrance lobby	4'1" X 4'0"
<b>b</b>	living & dining	17'8" x 12'0"
<b>c</b>	balcony	9'9" X 4'6"

	<b>Kitchen Space</b>	<b>W x L (ft.)</b>
<b>d</b>	kitchen	9'2" X 7'10"
<b>e</b>	dry balcony	3'0" X 6'0"

	<b>Bedrooms</b>	<b>W x L (ft.)</b>
<b>f</b>	master bedroom	11'0" X 12'6"
<b>g</b>	master bathroom	7'6" X 5'0"
<b>h</b>	bedroom 2	10'0" X 11'0"
<b>i</b>	common bathroom	4'6" X 7'6"

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**Usable Area** **726 Sq. Ft.**

**Product Code** **1076 L**

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## 2BHK 1076L

usable area = carpet area\*+ dry balcony + open balcony 726 SQ.FT. (67.43 SQ.MT.)= 665 SQ.FT. (61.75 SQ.MT.) + 17 SQ.FT. (1.62 SQ.MT.) + 44 SQ.FT. (4.06 SQ.MT.)

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# Typical floor plan



skyi park ●●

# Homes Specifications



## Living Area

- Elegant main door for a grand entrance
- Premium 4' x 2' vitrified tile flooring (with or without spacer)
- Smooth-finish internal walls
- TV and telephone connection points
- Well-planned light point provisions for optimal illumination
- Attached covered balcony to enjoy the outdoors in privacy



## Bedrooms

- 4' x 2' vitrified tile flooring (with or without spacer) in all bedrooms
- AC point provision for effortless climate control
- Aluminium windows fitted with mosquito mesh
- Smooth-finish internal walls for a clean & modern look



## Kitchen

- Sleek black granite kitchen platform with a stainless steel sink
- 4' x 2' vitrified tile flooring (with or without spacer)
- Kitchen dado tiles up to 2 feet above the platform (with or without spacer)
- Electrical points provided for refrigerator and water purifier



## Bathroom & Utility

- Smart layout designed for multi-functional use
- Dado tiles up to 7 feet (with or without spacer)
- Jaquar or equivalent CP fittings
- Premium sanitary fittings
- Hot and cold mixer with overhead shower
- Pest prevention trap for improved hygiene
- Provision for exhaust fan and geyser
- Electrical point provided for washing machine (in utility)

# Specifications

## Community & Club



### Green Features

- Solar panels on rooftop
- Green plantations
- Rain water harvesting
- Sewage treatment plant
- Organic waste converter



### Common Features

- Aluform construction technology
- Impressive main entrance
- Curated entrance lobby
- Energy saving fittings for common areas
- Fire staircase and refuge area for emergency in building
- Seismic resistant design
- Anti-termite treatment for building
- Landscaped green spaces
- Sanitation facility for drivers and domestic helps
- Fully equipped gymnasium.
- Ergonomic children's play area
- Multipurpose hall with BOH



### Lifts

- 2 high-speed lifts from Johnson or equivalent brand
- 1 service lift from Johnson or equivalent brand



### Security System

- Secure gated community
- Boom barrier with security cabin at project entrance
- CCTV cameras at key points in the project
- Fire hydrants around the building and on each floor

## Terms & Conditions

This Brochure is purely conceptual and not a legal offering. Energia SKYi Ventures hereby also referred as the developer, is developing Skyi Park, hereby also referred to as the project. The developer reserves the right to add, delete or alter any details and / or specifications in its endeavour to make improvements as and when required. The images, layouts and maps presented in the brochure are for indicative purposes only and the same are not to scale. The floor plan shown here is indicative, measurements are prior to application of finishes & same are subject to minor variation. The actual floor plan of a particular unit could be a mirror image of floor plan shown here which may have different orientation, openings & the same is subject to offsets created by structural elements such as elevational / facade features, columns & beams etc. Allottee must check the actual floor plan of the unit he / she is intending to buy and the same is available at project sales office and the RERA website.

The temporary Mock-up / sample apartment dimensions, fixtures & provisions are for representation purposes only. The actual sizes of the apartment may differ slightly.

The AC outdoor units shall be installed in pre-defined locations shown by the developer. The air conditioning services, pipes, and other allied services in every home are to be preserved as per safety rules and regulations. All instalments, internal and external piping, ducting, covering and other costs are to be borne by the purchaser.

All the bathroom false ceilings and appropriate coverings to conceal the internal piping and air conditioning drainage structures are to be done by the purchaser.

The furniture / kitchen / bathroom layout & accessories shown in the plan are only for the purposes of illustrating / indicating a possible furniture layout & the same is not a part of standard offering, design, planning, further developments in surroundings areas etc. shown is tentative, subject to modifications on account of any change in plans, permissions, and final approval of the respective authorities.

None of the objects / representations mentioned herein constitute a legally binding agreement or representation.

The developer does not take responsibility that may arise from any information given in this brochure. It may please be noted that the contractual rights and obligations between the Purchaser and the developer shall absolutely be governed by the agreement for Sale and other ancillary deeds and documents, as may be executed, between them and / or any third parties. The Purchaser is requested to appraise himself about the detailed description about the project, the unit purchaser is intending to purchase, terms and conditions contained therein with the help of an independent legal and tax advisor before making a purchase decision.

It may further be noted that the pricing of the flats / units quoted by the developer does not include the costs of furniture, floor coverings,

curtains, mirrors, wall hangings, light fittings, furnishings etc. as depicted in brochure and / or otherwise. The brands and make of the material used in the flats / units are indicative and the material actually used may be of equivalent make & quality as per availability at the relevant point of time.

Purchaser is required to verify all the details, including but not limited to area, amenities, services, terms of sales and payments and other relevant terms independently with the sales team and from the contents of agreement to sale prior to concluding any decision for buying any units in any of the said projects. It is the responsibility of the Purchaser to evaluate the accuracy, completeness and usefulness of any data, opinions, advice, services, or other information provided herein or by the distributor(s) hereof. All information contained herein is distributed with the understanding that the authors publishers, and distributors, assume no liability whatsoever in connection with its use.

Distance & timeline are tentative and approximate, subject to traffic condition, road and infrastructure facilities to be provided by the appropriate authorities. Trees and green area shown are the representation purpose only. Layout is for reference purpose only.

The standard kitchen offering will not include a platform / otta, sink, CP fittings, dado tiles and modular kitchen cabinets and is not included in the price of the apartment. The purchaser will have to design and install them separately as per their choice and at an additional cost. The kitchen platform / otta, sink, CP fittings, dado tiles and modular kitchen cabinets etc. will have to be installed after the receipt of OC or possession whichever is later.

No changes will be accepted by the developer for any internal changes in the house. For any kind of changes post OC, the purchaser shall do the same at his own cost with the prior written permission of the developer and statutory authority.

Parking will be allocated at the discretion of the developer. Parking allotted could be across different levels in the said project. EV charger (AC) can be provided for select parking slots at an additional cost.

In the current layout, all towers are planned high rise. The plan will be sanctioned in a phased manner by revising the layouts periodically from the statutory authorities. Skyi Park is a high-rise development and hence each apartment may have a sprinkler system installed inside the apartment as per the existing rules. The sprinkler system will be exposed and could be in multiple rooms inside the apartment. The purchaser will be responsible for covering the sprinkler systems, air conditioning pipes, conduits and more, in the apartment at their own expense.

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## Disclaimer

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## Stock Image

Stock image for indicative purpose only.

## Maps

All distances are indicative and not actual. Map not to scale. #T&C apply: The proposed Metro Line and Inner Ring Road shown are based on the current Development Plan (DP) and are subject to change as per government and planning authority approvals.

## Master layout plan

\$T&C apply: The reservation and DP road alignments shown in the master layout are subject to revision. The developer reserves the right to modify the alignment of roads, reservations, future buildings, and internal roads as per updated directives from the planning authority. The master layout plan is currently under development and is subject to change. Modifications in road alignments, reservations, tower locations & tower heights, clubhouse, and amenities may occur as per evolving plans, without prior notice or consent from purchasers.

## Artist Impression (3D Render)

Products, features, equipment, furniture, furnishings, light fittings, false ceiling etc. shown in the render are illustrations for reference only and are not part of the flat to be sold to the customers.

## Drawings

We are offering, for sale, unfurnished apartments not including add-ons such as furniture and fixtures, unless specifically incorporated in the Agreement for Sale. Maximum Variance (+/-) 3% in RERA carpet area may occur on account of planning constraints/site conditions /column /finishing. All these dimensions are unfinished structural dimensions. In the toilet the carpet area is inclusive of ledge walls. This plan is for space-planning purpose only.

## Connect With Us

### The Developer

Energia Skyi Ventures

### Corporate Office

The Poona Western Club  
Skyi Songbirds  
Four Seasons, Paud Road,  
Behind Daulat Lawns,  
Bhugaon, Pune - 412 115

### Connect

8855 864 480

### Skyi

Developers

Skyi Park has been registered via  
MahaRERA registration numbers:



Skyi Park Phase I  
P52100079680



Skyi Park Phase II  
P52100080267

**skyipark.com**

**skyi**®