

# CODENAME - SKY VILLA

Kharghar, Navi Mumbai, Maharashtra



## INVESTMENT PROPOSAL

**Investment Worth Appreciating  
in Value and Lifestyle**

**Hurry - Book Now: Pre-launch Offer  
First Few Flats @ 2.75 Crores All Inclusive  
Heavy Price Escalation On Project Launch**

**By  
Aviyana Real Estate**



**Aviyana Real Estate Pvt. Ltd.**

**Aviyana House 609, Parth Solitaire Complex**

**Plot No. 2, Sector 9E, Next to D-Mart**

**Roadpali Road, Kalamboli**

**Navi Mumbai - 410218**

**Cell No's: +91 8779101817, 8779102007**

**Email: [connect@aviyanaventures.com](mailto:connect@aviyanaventures.com), Website: [www.aviyanarealestate.com](http://www.aviyanarealestate.com)**

## CODENAME - SKY VILLA

**Investment Worth Appreciating in Value and Lifestyle**

### **Duplex Sky Villas**

**Iconic Signature luxury in India's Cleanest Smart City of Navi Mumbai – PCMC Area**



**You address makes you prominent**

**“Never again in Navi Mumbai such a project can come up with premium luxury that meets all aspirations of living in status and style”**

**The project is promoted by experienced industry leaders from real estate with high credibility, having created 10 million square feet space in residential real estate.**

## CODENAME - SKY VILLA

### Investment Worth Appreciating in Value and Lifestyle

Make Your Own Villa - Build to suit houses with custom based design of your choice

Attractive pre-launch prices - only for 20 such villas booked by invitation to select invitees



#### Special Attractions

- 2 High rise towers with all round best in class amenities & IOT enabled ecosystem.
- Spacious 6BHK, 100+ Duplex Sky villas in arch structure with no common walls i.e. all sides open design.
- Huge 3600 Square Feet (appx.) built-up area of each villa for all family needs.
- Grand Entrance lobby that gives first impression of iconic luxury.
- Large personal lobby outside every flat.
- 3 dedicated Car parking's for each flat.
- All round amenities inside the flat and shared services amenities in complex that give a taste of comfort, style and luxury.
- Best in class consultants provided for build to suit custom interiors of your choice and taste.
- Floor to Roof French Windows for good aesthetics & a grand feel.
- LEED Certified Green Building with Rain Water Harvesting, inhouse Waste Recycling System, Earthquake Resistant Building & Flame-Resistant Low Smoke Multicore Electrical Wiring.
- High speed stretcher size elevators from a reputed brand.
- CCTV on all important areas for round the clock security with smart locks in each house for keyless entry & COVID virus detection and deactivation device fitted at important strategic locations.
- RFID Enabled Express Entry for owners for high security of all residents.
- Navi Mumbai Metro, Shopping Mall & Temple within 500 meters of the project site.

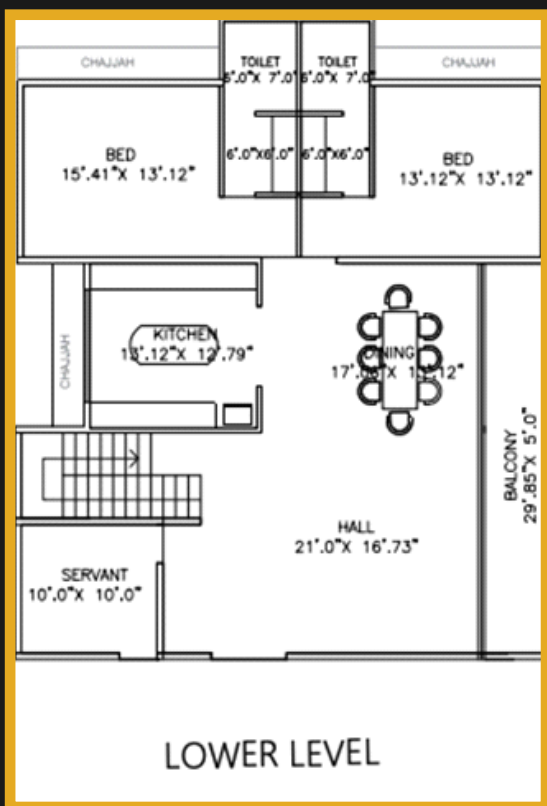
**"No Compromise on Constructional Quality, Aesthetic Designing and Feel to Give A Real Taste of Iconic Luxury"**



# CODENAME - SKY VILLA

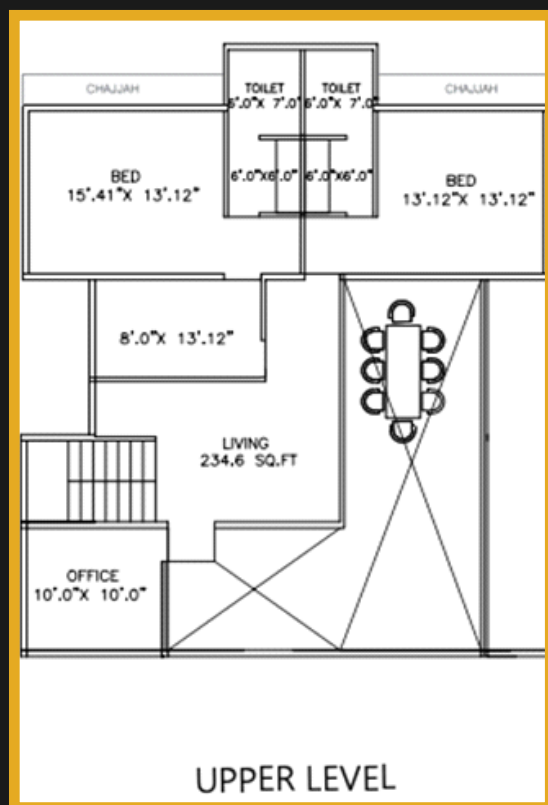
Investment Worth Appreciating in Value and Lifestyle

Make Your Own Villa - Build to suit houses with custom based design of your choice



LOWER LEVEL

UPPER LEVEL

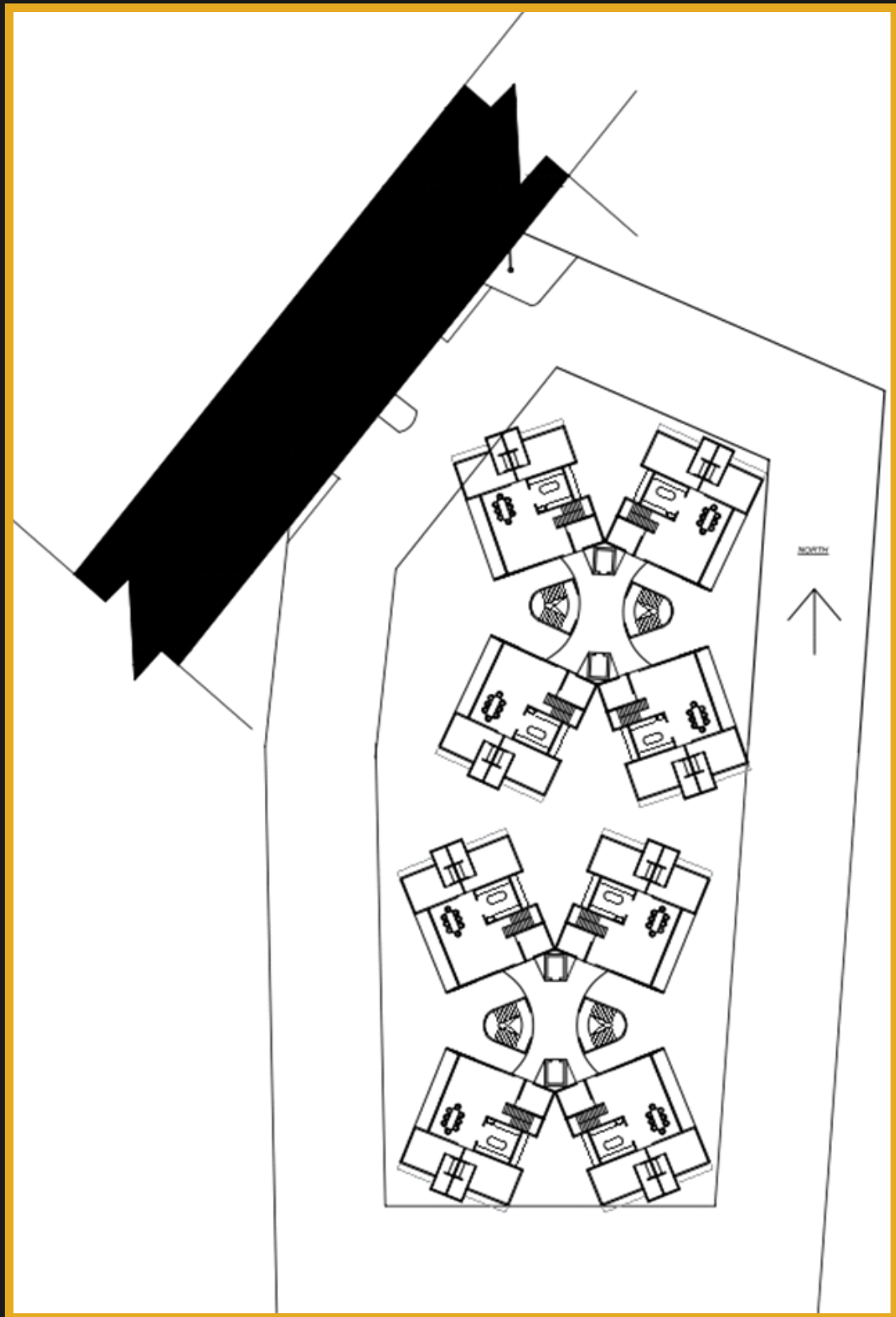




## CODENAME - SKY VILLA

**Investment Worth Appreciating in Value and Lifestyle**

*When Imagination Meets Reality*



## **CODENAME - SKY VILLA**

**Investment Worth Appreciating in Value and Lifestyle**

### **Project Highlights – Shared Amenities**



**Grand Double Height Entrance Lobby with Cafeteria**



**Fully Functional Business Centre with Multiple Meeting Rooms**

## **CODENAME - SKY VILLA**

**Investment Worth Appreciating in Value and Lifestyle**

### **Project Highlights – Shared Amenities**



### **Multistory Car Park with Visitors Parking**



### **Gold Plated Elevator Doors**



## **CODENAME - SKY VILLA**

**Investment Worth Appreciating in Value and Lifestyle**

### **Project Highlights – Shared Amenities**



**Large Personal Lobby Outside Every Flat &  
Large Lobby Outside Lift**



**Multi-Layer Security System & Virus Attenuation Device  
from a Reputed Brand**

## **CODENAME - SKY VILLA**

**Investment Worth Appreciating in Value and Lifestyle**

### **Project Highlights – Shared Amenities**



### **Fibre to Home High Speed Connectivity**



### **Dedicated Service Slabs for Split AC**



## **CODENAME - SKY VILLA**

**Investment Worth Appreciating in Value and Lifestyle**

### **Project Highlights – Shared Amenities**



**Auditorium Cum Banquet Hall With Acoustic From A Leading Brand**



**Half Olympic Size Swimming Pool**



## **CODENAME - SKY VILLA**

**Investment Worth Appreciating in Value and Lifestyle**

### **Project Highlights – Shared Amenities**



**Club House with Indoor Games  
Pool Table, Table Tennis and Rest Games**



**Spa Centre with Steam and Sauna**

## **CODENAME - SKY VILLA**

**Investment Worth Appreciating in Value and Lifestyle**

### **Project Highlights – Shared Amenities**



**Children's Play Area**



**Senior Citizens Corner**



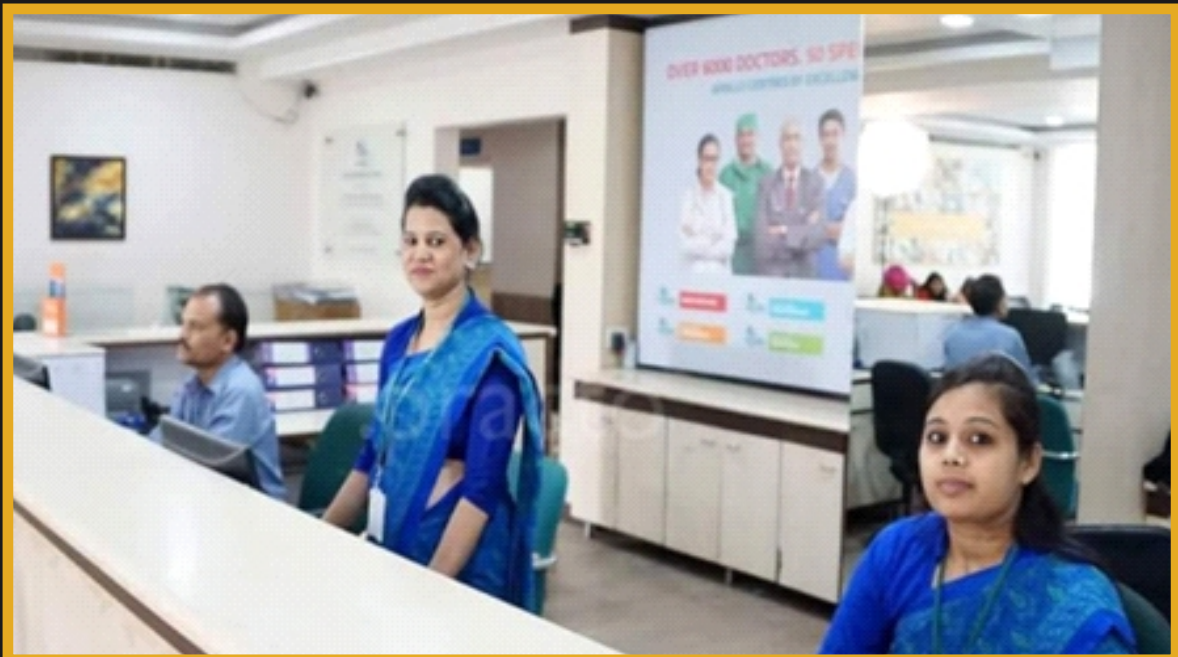
## **CODENAME - SKY VILLA**

**Investment Worth Appreciating in Value and Lifestyle**

**Project Highlights – Outsourced Amenities**



**State of The Art Gym with Cross Fit & Zumba Space  
from A Reputed Brand**



**World Class Medical Facility with a Reputed Brand**



## CODENAME - SKY VILLA

Investment Worth Appreciating in Value and Lifestyle

### Project Highlights – Inside Villas



6 BHK Duplex sky villa with Work From Home – Office Room



Guest Room

## **CODENAME - SKY VILLA**

**Investment Worth Appreciating in Value and Lifestyle**

### **Project Highlights – Inside Villas**



**Double Height Living Room**



**Spacious Bedrooms**



## **CODENAME - SKY VILLA**

**Investment Worth Appreciating in Value and Lifestyle**

### **Project Highlights – Inside Villas**



**Infinity Glass Balcony in Each Room**



**Bar Balcony**



## CODENAME - SKY VILLA

### Investment Worth Appreciating in Value and Lifestyle

#### Why Choose Navi Mumbai?

Mumbai lacked planning and grew very rapidly more than anticipated with huge influx of migrant population from other states thus the infra started getting stressed. The government and town planners four decades back had realised and that culminated the foundation of Navi Mumbai. Navi Mumbai (Marathi pronunciation, also known by its former name New Bombay, is the largest (self-claimed) planned city in the entire world, situated on the west coast of the Indian subcontinent, Maharashtra in Konkan division, on the mainland of India. The city is divided into two parts, North Navi Mumbai and South Navi Mumbai, for the individual development of Panvel Mega City, which includes the area from Kharghar to Uran, including Taloja and Old Panvel nodes strictly in the city of Navi Mumbai. Navi Mumbai has a population of 1,119,477 as per the 2011 provisional census. It has an average city elevation of 14 meters, excluding forest area. The area was proposed in 1971 to be a new urban township of Mumbai by the Government of Maharashtra. For this purpose, a new public sector undertaking, CIDCO, was established. Navi Mumbai is situated across two districts, Thane Part and Raigad. The city has been ranked 12th among 73 cities surveyed for cleanliness and hygiene by the Union Ministry of Urban Development (MoUD) and Quality Council of India (QCI) as a part of Swachh Bharat Abhiyan.

#### If you want a lifestyle with comforts, then you can't ignore these facts

Navi Mumbai is home to various educational institutions offering courses in several streams including engineering, medical sciences, interior designing, and hotel management. Various multinational corporations like Siemens, McDonald's, Morningstar, Inc., Baker Hughes, Bureau Veritas, Bizerba, Reliance, Accenture, and Larsen & Toubro have their Head offices/branches across the city, making it an active business hub. Navi Mumbai also has various recreational facilities such as a Golf Course, Central Park and Pandavkada Water Falls in Kharghar, Parsik Hill near CBD Belapur, Wonders Park and Jewel of Navi Mumbai in Nerul and Seawoods, Mini Seashore Juhu Chowpatty in Juhu Nagar (Juhu Gaon), Sagar Vihar in Vashi, Pirwad, Nagav, and Mankeshwar Beaches in Uran, Belapur Fort in CBD Belapur, Karnala Bird Sanctuary near Panvel, and several other public places like gardens and jogging tracks. Navi Mumbai also has many quality restaurants and luxury hotels for accommodation. There are many shopping malls, such as Seawoods Grand Central Mall in Seawoods, Little World Mall, Glomax Mall and Prime Mall in Kharghar, Orion Mall and K-Mall in Panvel, Center One Mall, Inorbit Mall and Raghuleela Mall in Vashi. Navi Mumbai is also a host to many best health care centres and hospitals like MITR Hospital in Sector 05, Kharghar, Fortis Hiranandani Hospital near Juhu Village, Juhu Nagar (Vashi), Apollo Hospital in Belapur and SRL diagnostic centres in Kharghar, Panvel, Kamothe, Kalamboli, Koper Khairane, Juhu Gaon to name a few.

Thus with such amenities and host of brands people have secured livelihood options both in businesses and job. The local train network connectivity to Mumbai & Thane and affordable housing options made people choose Navi Mumbai as stay destination. The Panvel Railway Terminus again connects Navi Mumbai to rest of India with most of long distance trains halting. The wide roads connecting Navi Mumbai to rest of Mumbai & Thane again is booster for people travelling by public or personal conveyance. The APMC Market at Vashi and Vegetable and Masala Markets in Panvel made essential commodities at ease to doorsteps.

The CIDCO Exhibition Centre at Vashi, again brought Navi Mumbai in Focus with best in class events that can organised of national and International level.

Seeing so many benefits, can someone ignore the opportunity in an iconic luxury as Code Name Sky Villas.

## CODENAME - SKY VILLA

Investment Worth Appreciating in Value and Lifestyle

### How to reach us - Location Map



<https://housing.com/rohinjan-navi-mumbai-overview-P5xkqetyum5ycqykb>



## **CODENAME - SKY VILLA**

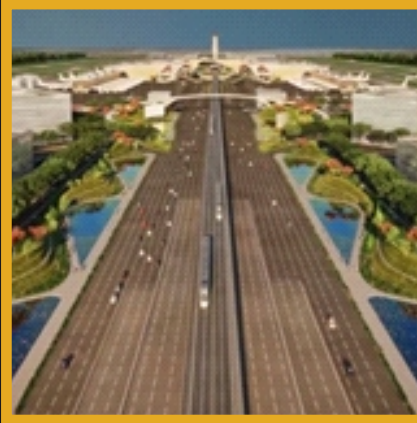
**Investment Worth Appreciating in Value and Lifestyle**

### **Attractions**

**Nearby Places with 5 - 15 KM**



**Khargar Central park  
& Golf Course**



**Navi Mumbai Airport**



**ISKON Temple**



**Karnala Bird Sanctuary**



**MGM Hospital**



**Tata Memorial**



**Delhi Mumbai Industrial Corridor**



**Taloja Industrial Area**



**JNPT**

# CODENAME - SKY VILLA

Kharghar, Navi Mumbai, Maharashtra



## AVIYANA REAL ESTATE

Concept Sales, Marketing &  
Branding Strategic Partner



Aviyana Real Estate Pvt. Ltd.

Aviyana House 609, Parth Solitaire Complex

Plot No. 2, Sector 9E, Next to D-Mart

Roadpali Road, Kalamboli

Navi Mumbai - 410218

Cell No's: +91 8779101817, 8779102007

Email: [connect@aviyanaventures.com](mailto:connect@aviyanaventures.com), Website: [www.aviyanarealestate.com](http://www.aviyanarealestate.com)