



**skyi**  
**manas lake**  
 **city**

Just 10 mins from  
**Kothrud, Paud Road**



thoughtfully designed™  
township

*by* SKYi®

Thoughtful Design™ is not a mere slogan for us. It is our guiding light to create a township that blends in with nature rather than standing out.



**A HOME THAT'S  
CLOSE TO EVERYTHING.**



## CONNECTIVITY



5 Mins. from **National Highway**

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5 Mins. from **proposed Pune Ring Road with Metro at its center**

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10 Mins. from **Chandani Chowk & 10 Lane National Highway**

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10 Mins. from **Kothrud Metro Station**

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20 Mins. from **Sahyadri Hospital**

[TAP TO VIEW THE MAP](#)



Close proximity to the best in education and healthcare.

 **Schools/ Institutes**

*Ryan International School*  
*Indus International School*  
*Sanskriti School*  
*Bavdhan Primary School*  
*Ambrosia Institute of  
Hotel Management*  
*Flame University*  
*Symbiosis International University*  
*Sri Sri Ravishankar School*  
*Bharati Vidyapeeth*

 **Hospitals**

*Sahyadri Hospital*  
*Deenanath Mangeshkar Hospital*  
*Bavdhan Hospital*  
*Om Hospital*



**MANAS LAKE CITY**  
HABITAT



To preserve the ecology of a place, one has to understand its ecosystem and microclimate and ensure that the construction does everything it can to not upset it.



That's exactly what we did at  
**Manas Lake City.**



Surrounded by  
the *Sahayadri mountains*

---



Next to *7000 acres of NDA forest*

---



Adjacent to the *Manas Lake*

---



8 Month Temp. *Range 25° - 30° C*

---



Better *AIR QUALITY*

---



*70% Open Spaces*





## Here are some of our happy residents

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Small Green Bee eater



Oriental Magpie Robin  
(Female)



Yellow eyed Babbler



Spotted Owlet



Golden Oriole



Plain Prinia



Rose Finch

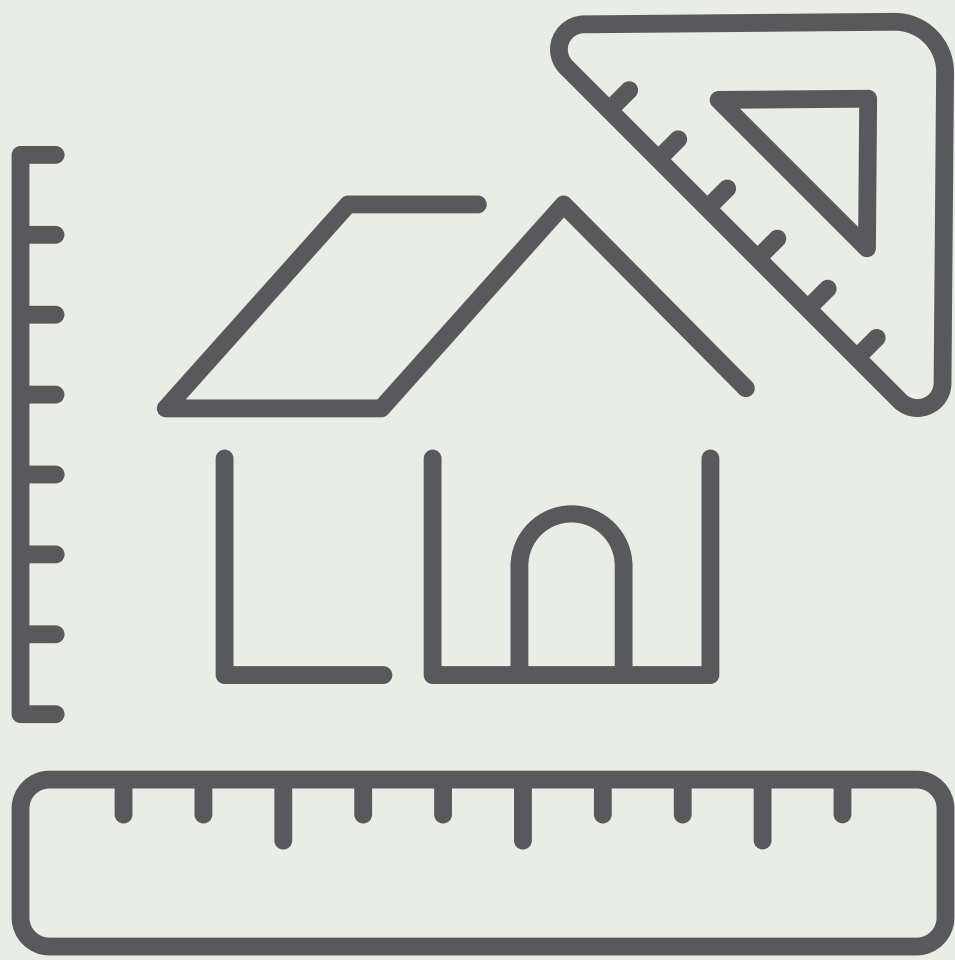


Oriental Magpie Robin  
(Male)

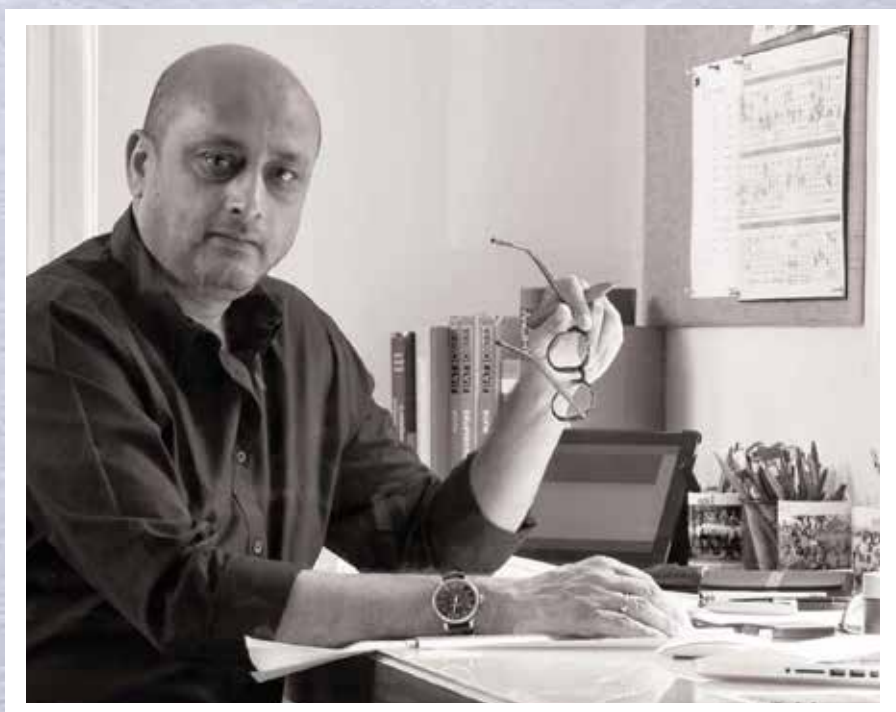


Common Kestrel

**FIND OUT MORE ABOUT  
OUR FLORA AND FAUNA**



**ARCHITECTURE  
WITH A CONSCIENCE**



*“At Manas Lake City architecture, design and conscience have rallied together to build a township that blends in with nature. Something that’s evidenced by the native variety of flora and fauna and the fact that the sun and wind path define the way homes are aligned.”*

**Salil Randive**  
*Master Architect*



**A SUSTAINABLE  
DEVELOPMENT IN  
EVERY SENSE**



And that's not just our view.



## ENVIRONMENTAL IGBC RATING

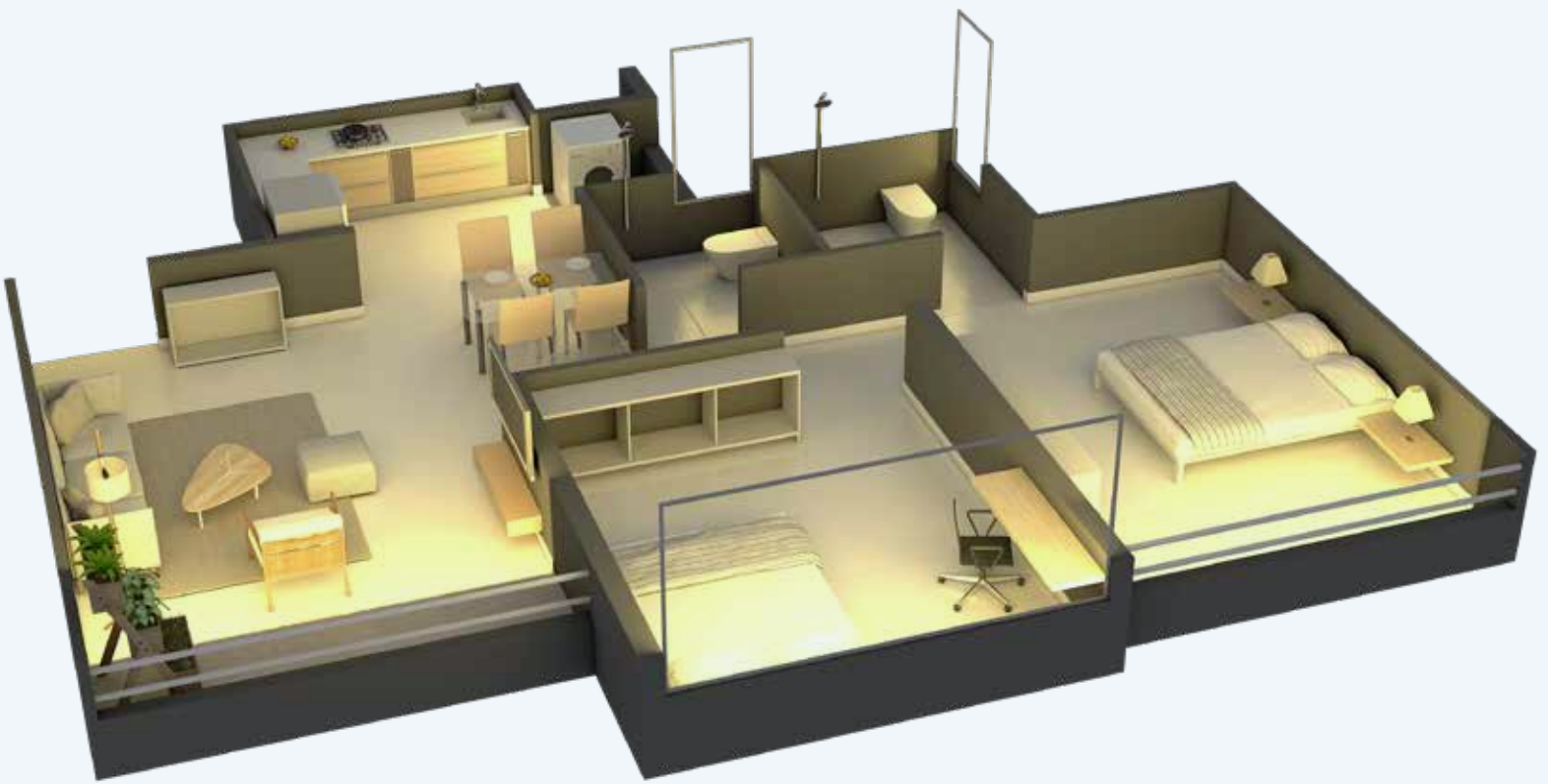


## CRISIL RATING



**OUR HOMES MAKE  
THE MOST OF  
NATURAL SUNLIGHT.**

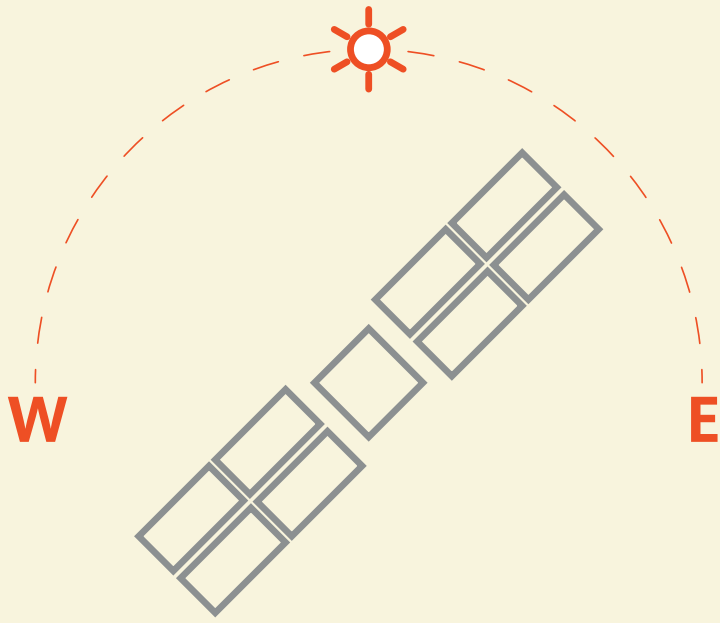
**SKYi™  
MAX LIGHT**



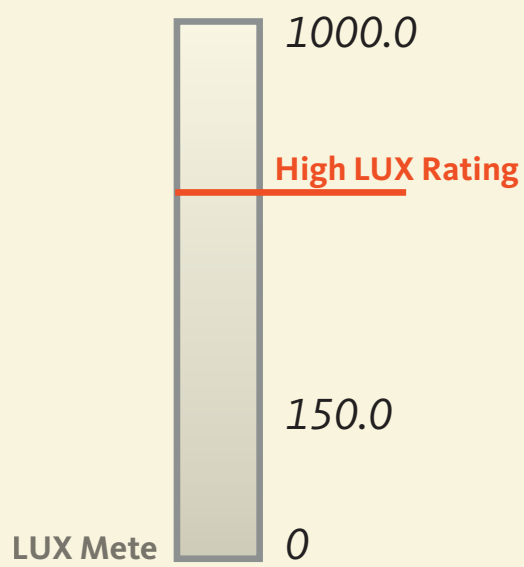
Technical study,  
Computer Aided Design &  
Simulation done  
by dbHMS / Chicago, USA



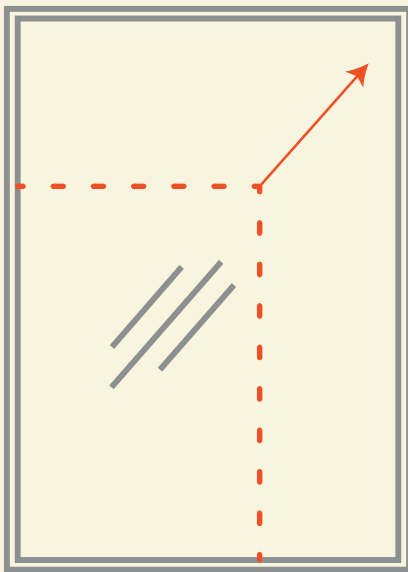
WELL LIT 



Sun Path Aligned Homes



Brighter Homes

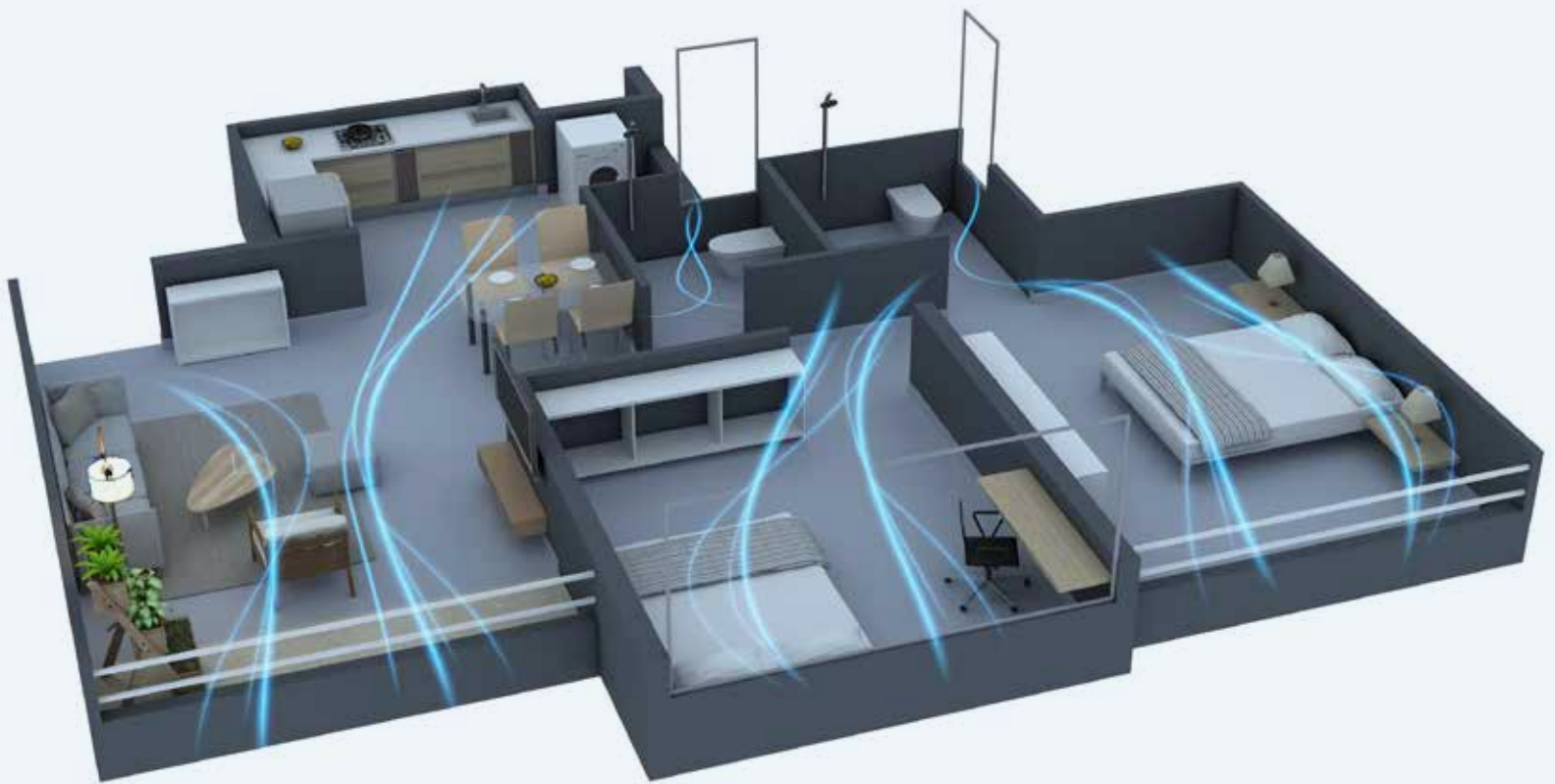


Larger Shaded Windows & Balconies



# DESIGNED TO ENSURE OPTIMAL CROSS-VENTILATION.

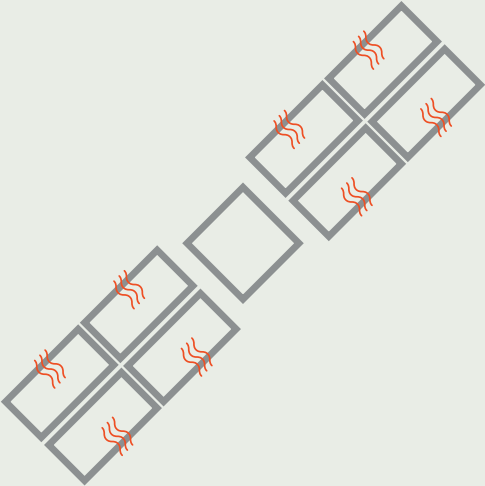
## SKYi™ AIR TECH



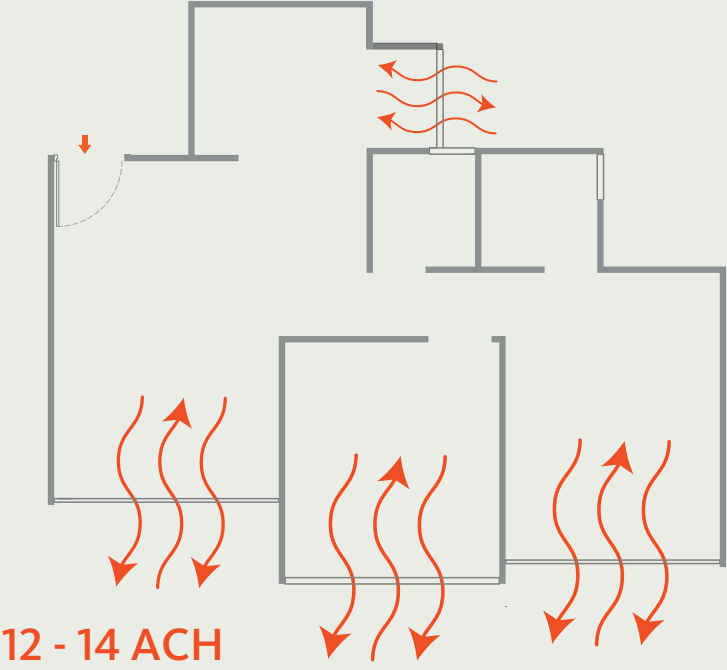
Technical study,  
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Simulation done  
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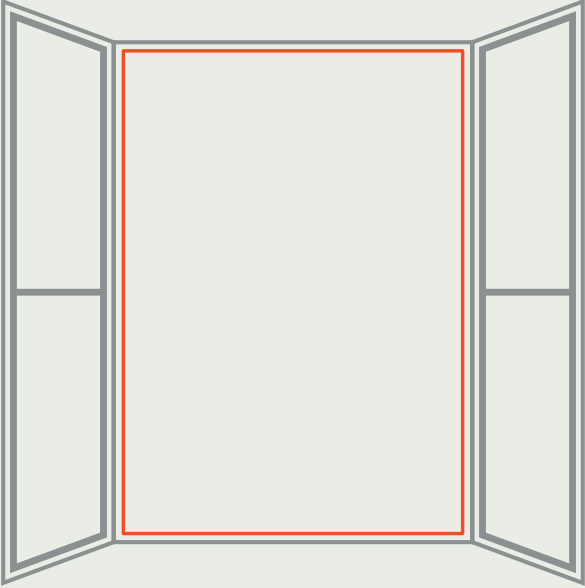
# WELL VENTILATED



Wind Path Oriented Homes



High Air Changes



Large Windows & Balconies



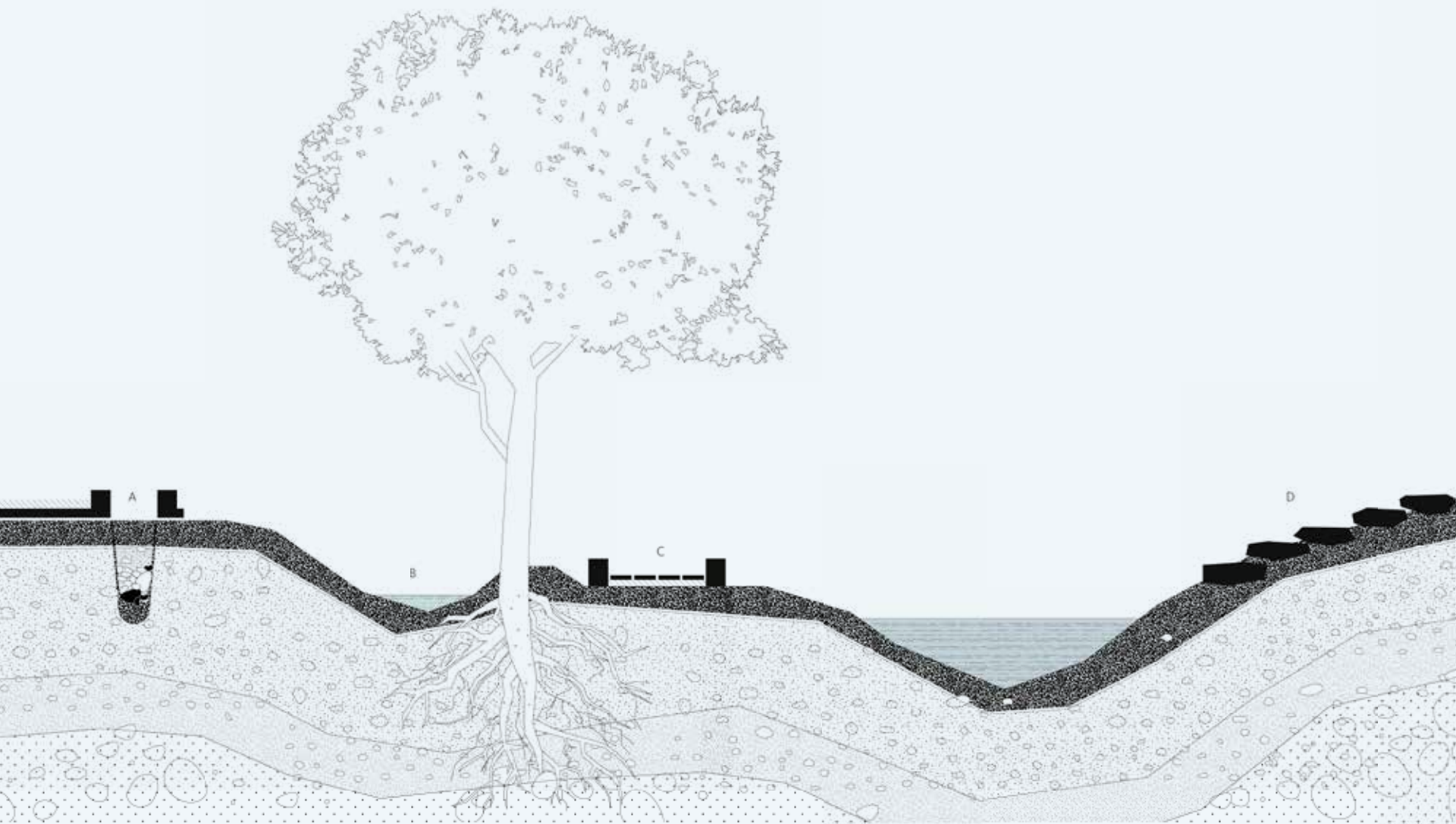
# CONSERVING OUR MOST IMPORTANT NATURAL RESOURCE.



Everything from the faucets in a home here to the recycling of water for bushes, plants and lawns has been put in place to ensure that we keep to our promise of sustainable and environmentally conscious development.



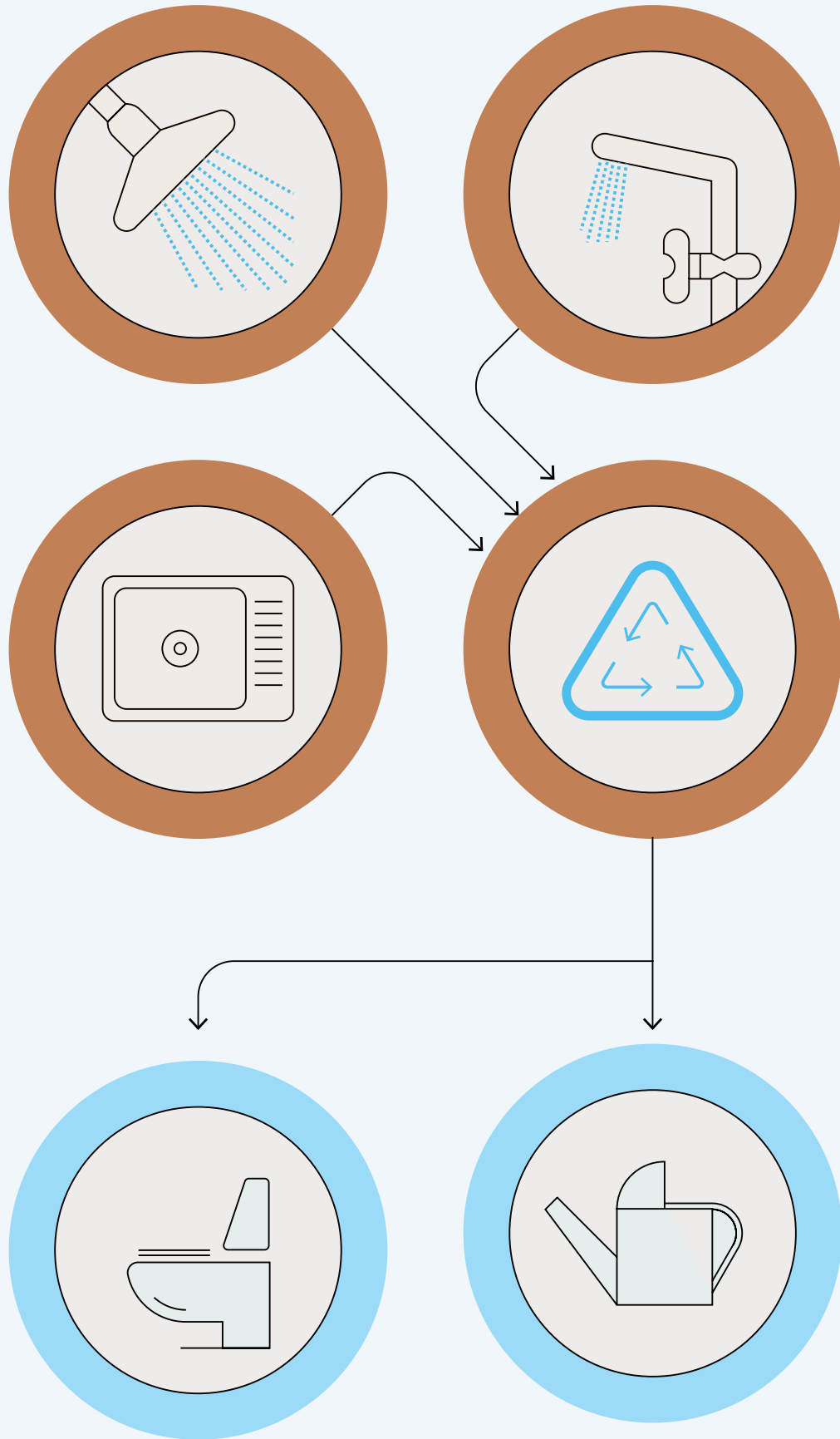
# RAIN WATER HARVESTING



Rainwater Harvesting techniques have been employed to increase rain and storm water conservation.



# WATER RECYCLING



Low-flow fittings installed to reduce water consumption by as much as 40 to 50%.

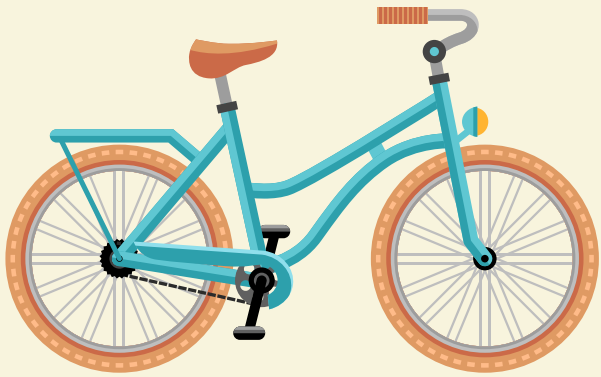


# THE CLUB AND RECREATION



# **CENTRAL PARK AT ITS HEART.**

*Multitude of parks, picnic areas  
and spaces for children,  
senior citizens and residents.*



*Cycling Track,  
skating rink*



*Pram, wheelchair  
friendly track*



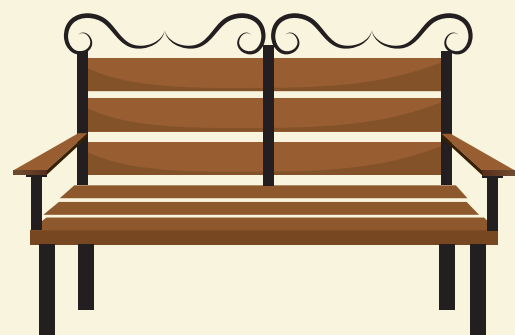
*Toddler area*



*Children's play area*



*Jogging/  
walking track*



*Resting/  
seating spaces*

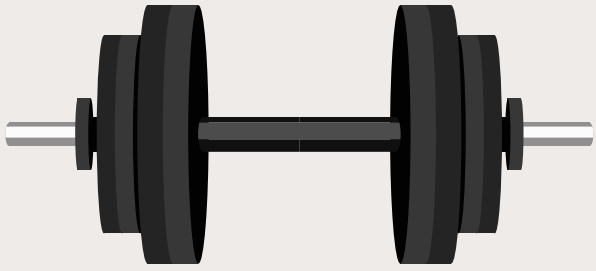


# THE SKYi CLUB



*An independently and professionally run facility that's the epicenter of a plush social hub with in township.*





## Facilities

- Gymnasium
- Swimming Pool
- Community Hall
- Garden with F&B



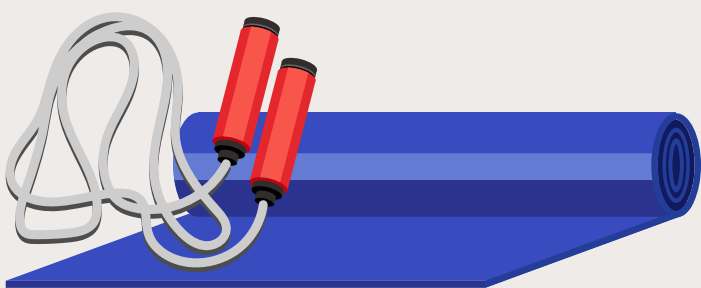
## Sports Indoor

- Table Tennis
- Carrom/Chess
- Toy Room for kids
- Pool Table



## Sports Outdoor

- Tennis
- Futsal
- Basketball
- Running



## Well Being

- Meditation
- Yoga
- Aerobics
- Seating Spaces



## RETAIL AND CONVENIENCE STORES



The retail stores on campus are designed and well equipped to meet all your daily needs. There is a chance you may never need to step out of the campus for shopping.





Grocery



Vegetables



Pharmacy



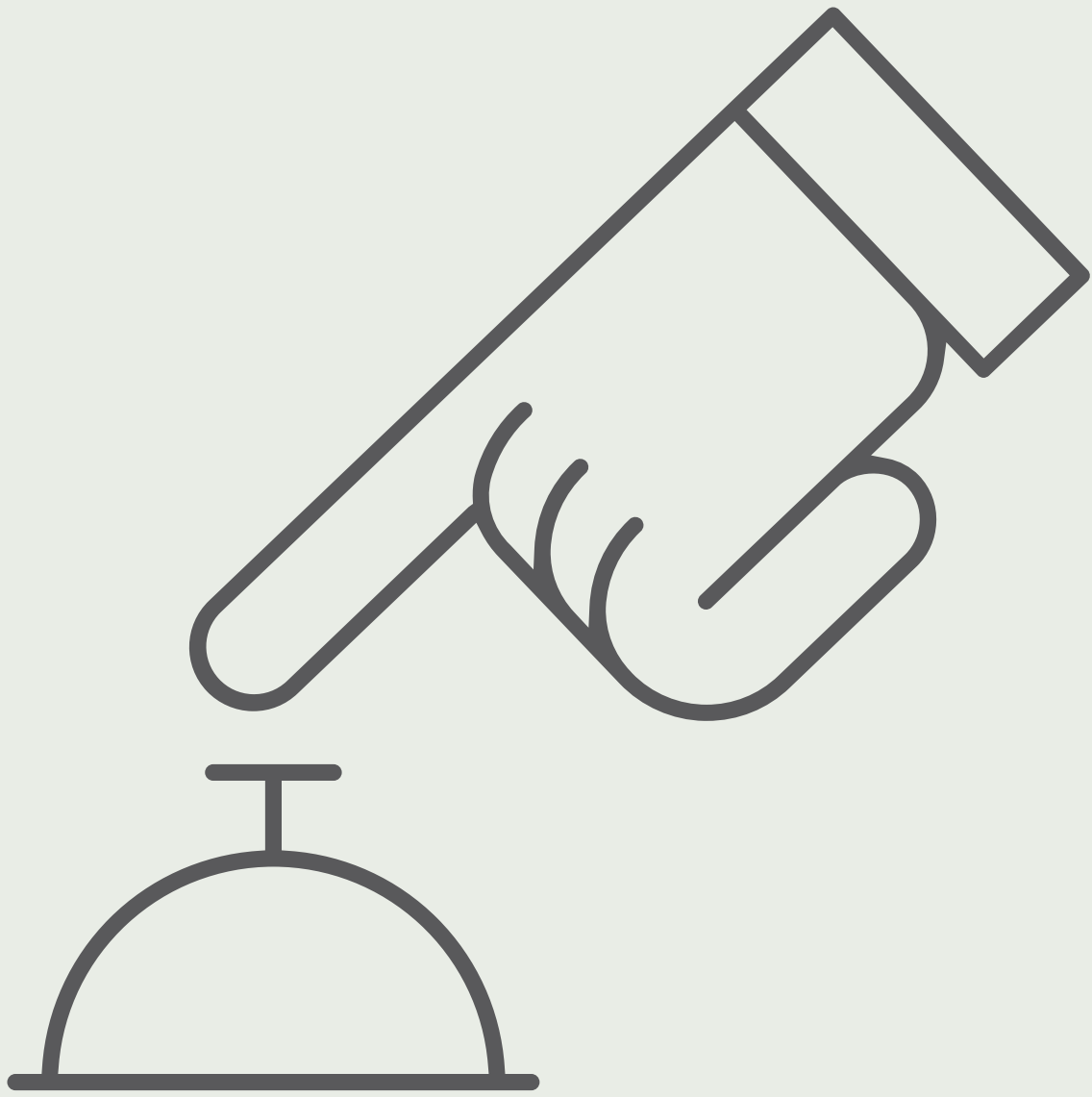
Laundry



Dairy



Delivery



**MAKING LIFE SAFE  
AND COMFORTABLE**



Introducing

# *The Grand Towers*





To put it in simple words, the grand towers are the crown jewels of the Manas Lake City. It is a statement of privilege with its design, location and the lifestyle that it offers its residents.

# SKYi<sup>TM</sup>

## GRAND HOMES



*With its **zero wastage** and **unique thoughtful design** concept you get about 20% additional space compared to an ordinary home.*





0%

Zero  
Wastage

Thoughtful  
Design™



*No Passages*



Optimum use  
*of every inch  
of your home*



*No odd shaped,  
Tiny or Half Openable  
Terraces*



*Sun & Rain proof  
"Balcony"*



*No dead spaces,  
No wastage of  
internal space*



*Perfect layout  
takes care of all  
Functional, Furniture  
& Storage needs*

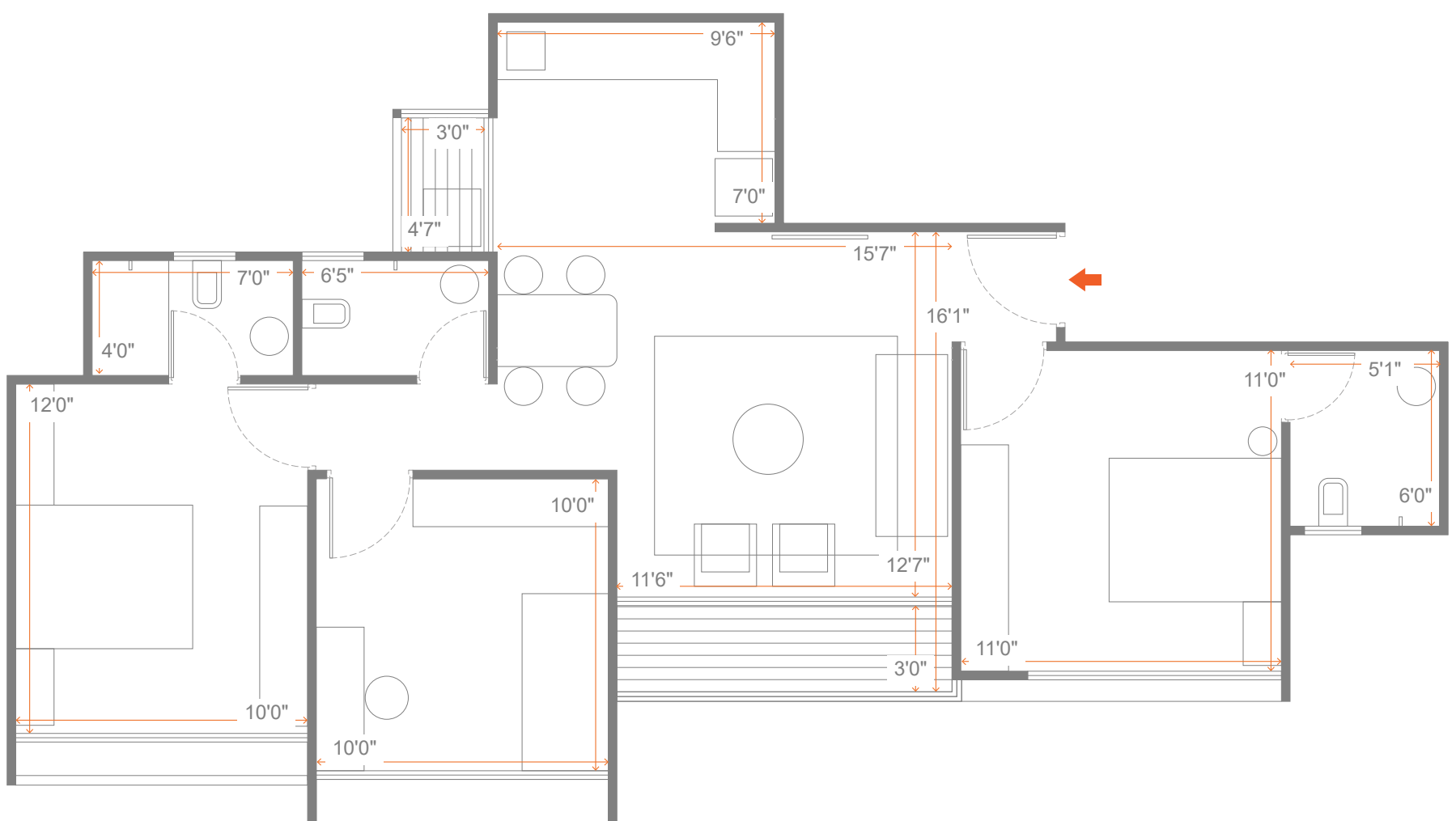


# PREMIUM 3 BHK LARGE



1094 LARGE

# DIMENSION PLAN 3 BEDROOM



Product Code 1094 L : Usable Area 774 sq.ft

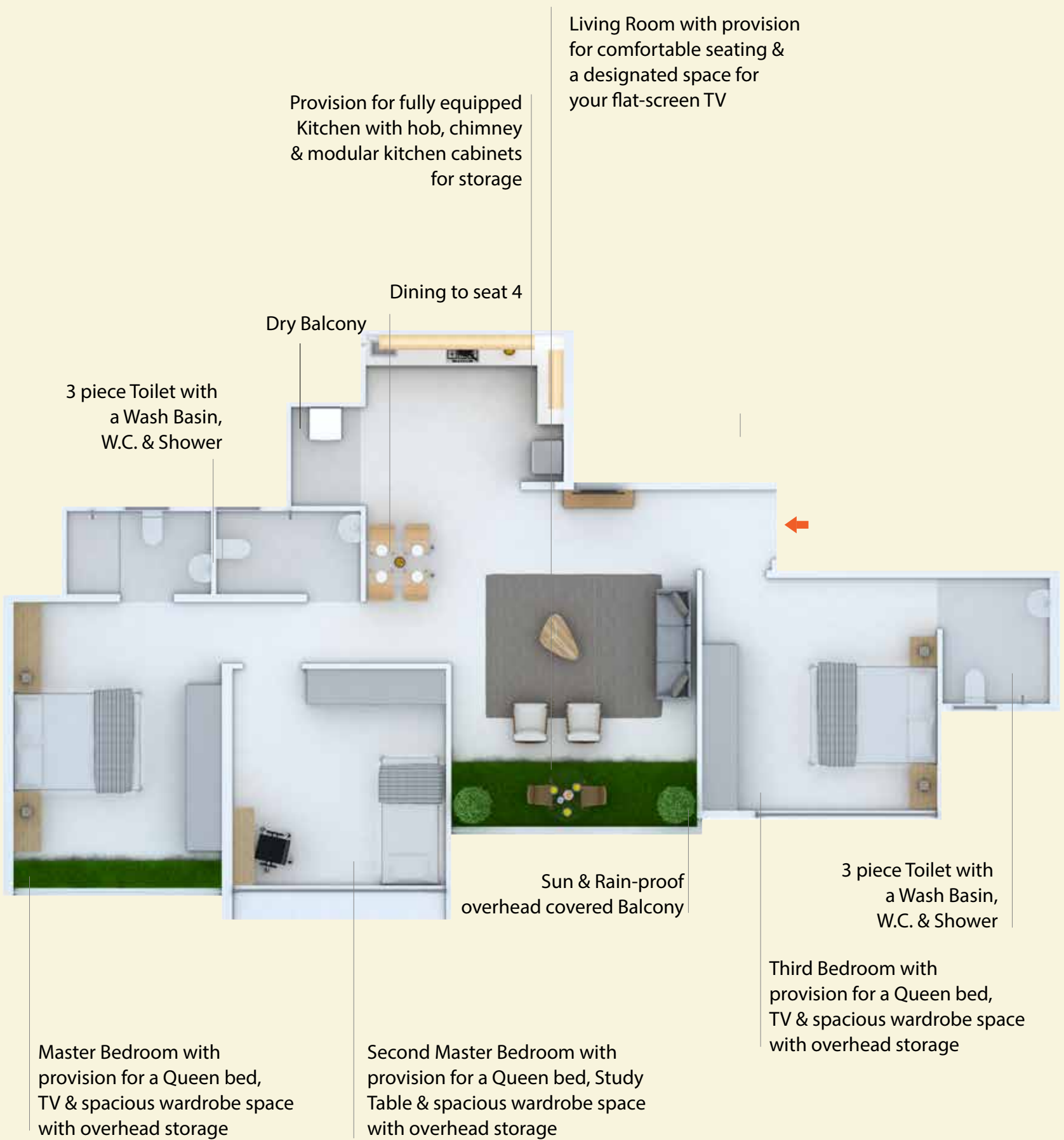
Usable area = Carpet area\* + Balcony + Dry Balcony

774sq.ft (71.91 sq.mt) = 726 sq.ft (67.49 sq.mt) + 34 sq.ft (3.15 sq.mt) + 14 sq.ft (1.27 sq.mt)

\*Includes Carpet Area as per RERA & permissible enclosed balcony if any.



# 3 BEDROOM



## Note :

The furniture / white goods / accessories options shown in this brochure are for representation purpose only & are not part of the standard offering.

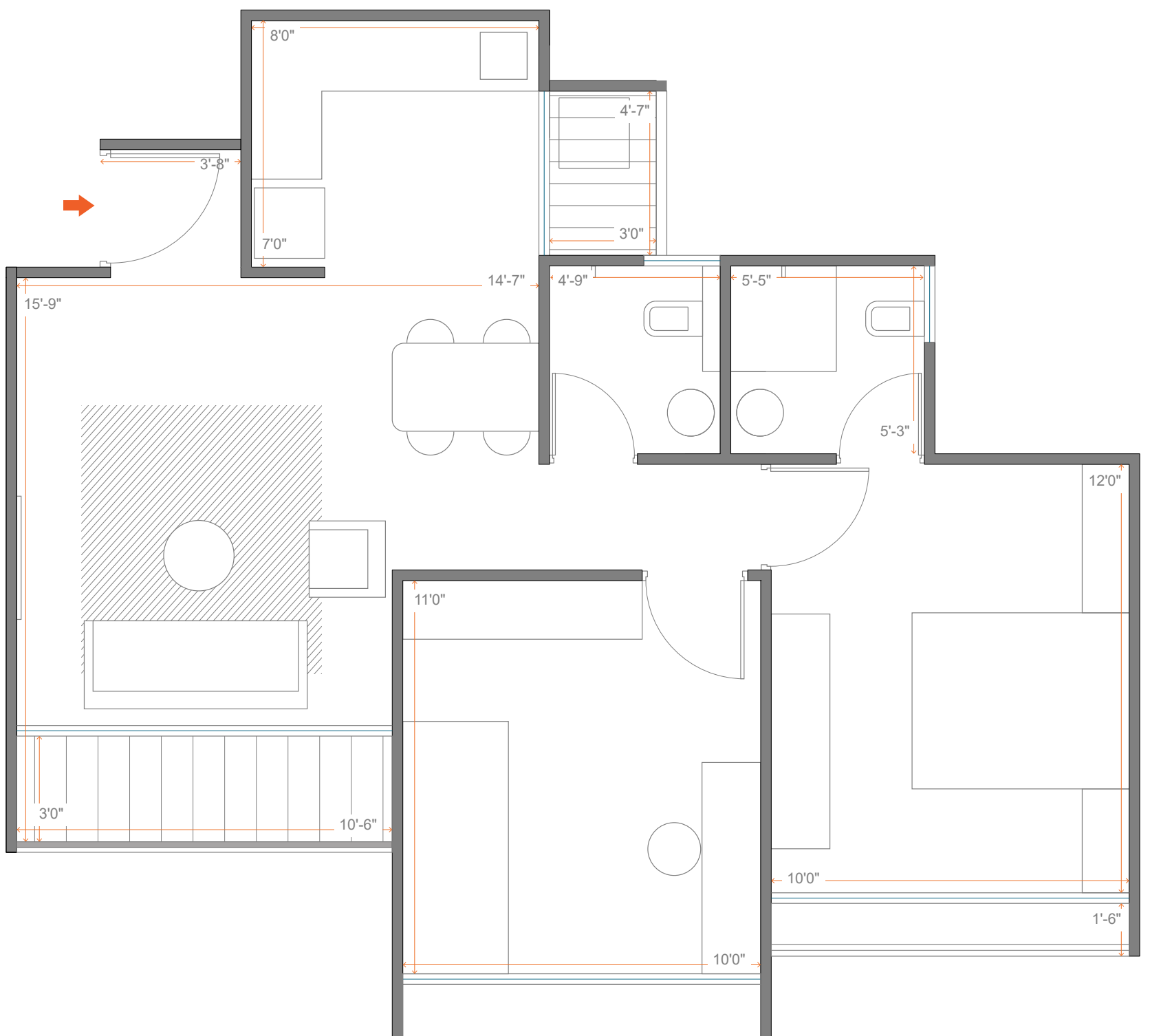


# PREMIUM 2 BHK LARGE



842 LARGE

# DIMENSION PLAN 2 BEDROOM



Product Code 842 L : Usable Area 602sq.ft

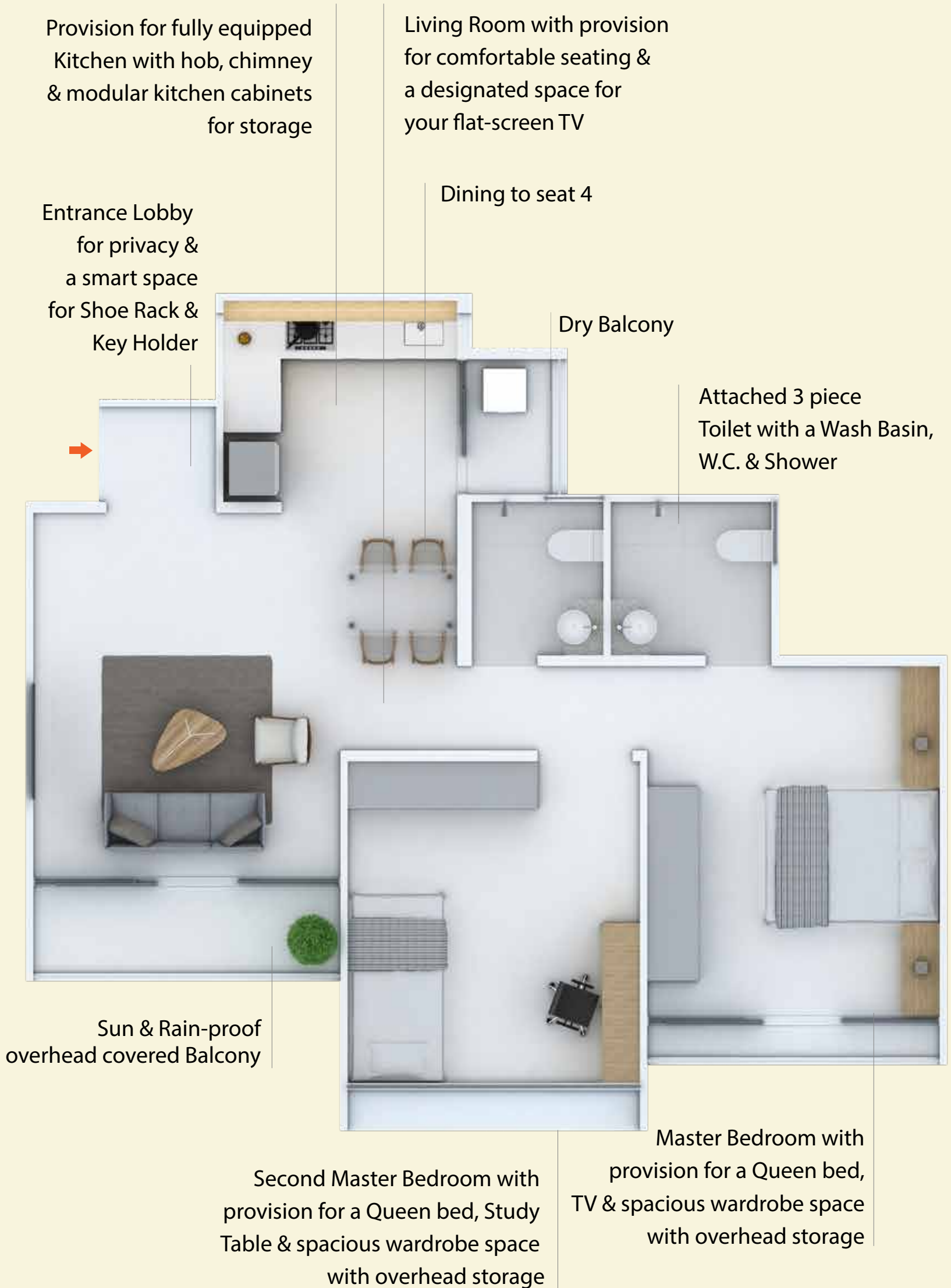
Usable area = Carpet area\* + Balcony + Dry Balcony

602 sq.ft (55.92 sq.mt) = 557 sq.ft (51.71 sq.mt) + 31 sq.ft (2.88 sq.mt) + 14 sq.ft (1.27 sq.mt)

\*Includes Carpet Area as per RERA & permissible enclosed balcony if any.

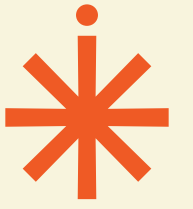


# 2 BEDROOM



**Note :**

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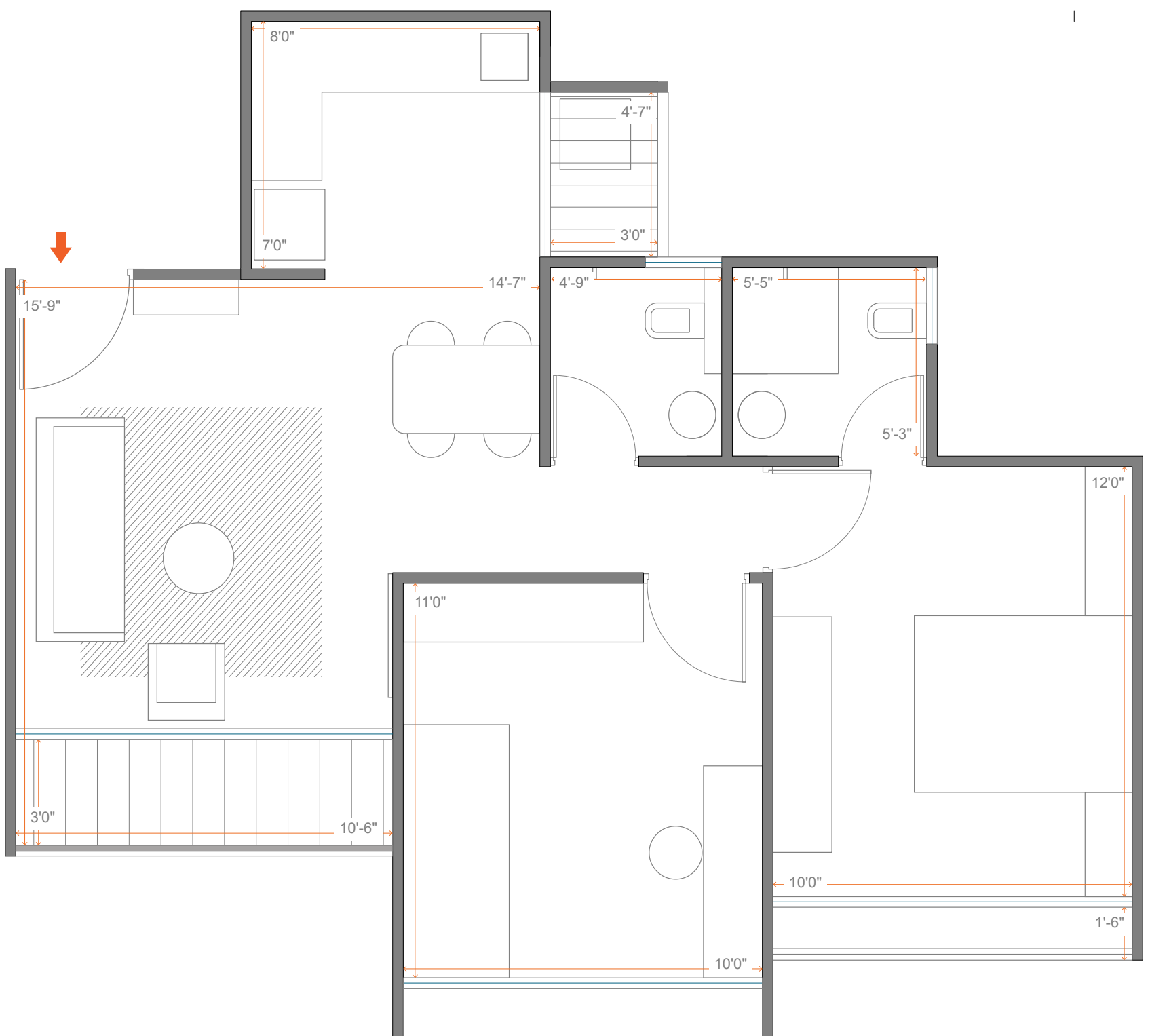
# PREMIUM 2 BHK LARGE



824 LARGE



# DIMENSION PLAN 2 BEDROOM



Product Code 824 L : Usable Area 588 sq.ft

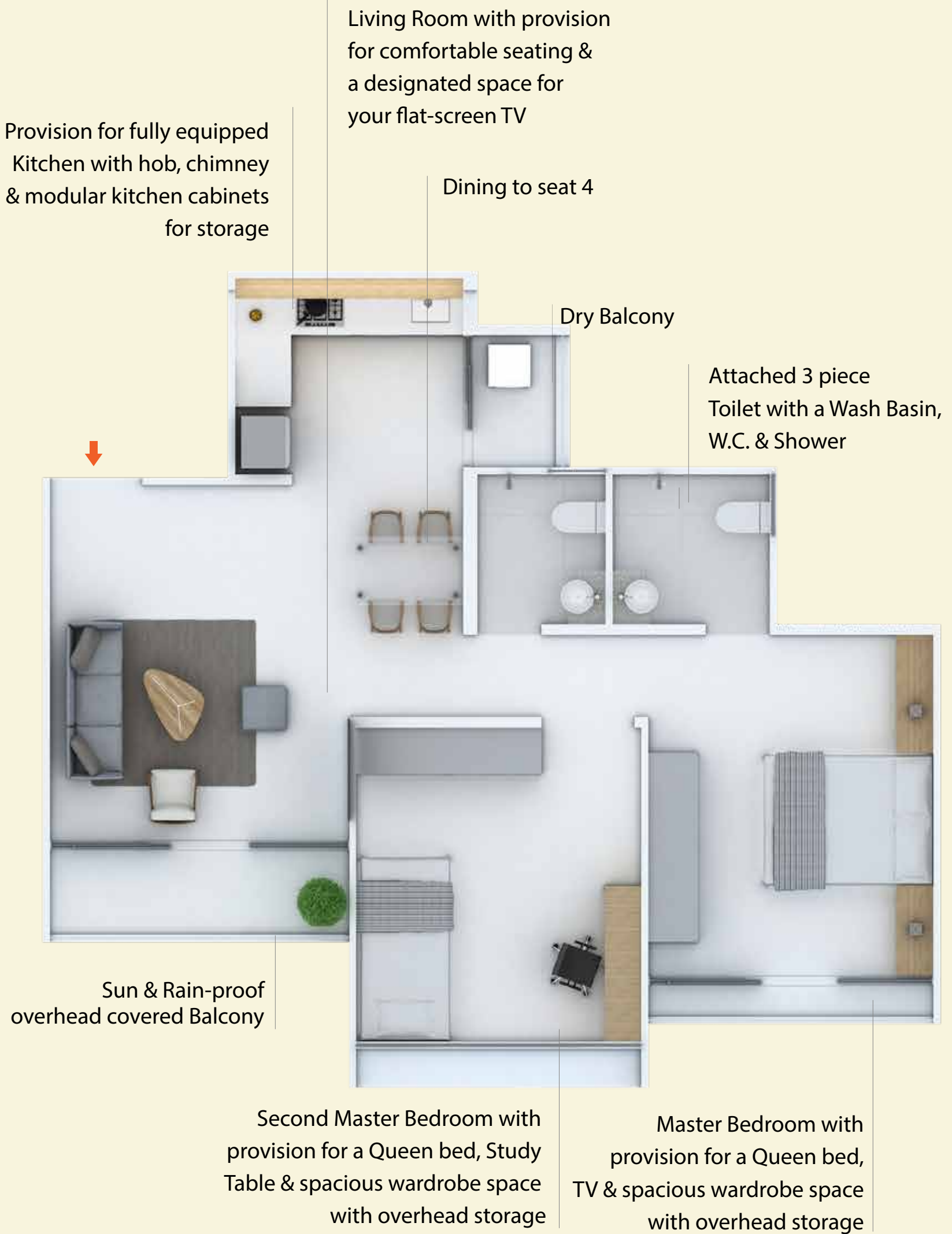
Usable area = Carpet area\* + Balcony + Dry Balcony

588 sq.ft (54.66 sq.mt) = 544 sq.ft (50.51 sq.mt) + 31 sq.ft (2.88 sq.mt) + 14 sq.ft (1.27 sq.mt)

\*Includes Carpet Area as per RERA & permissible enclosed balcony if any.



# 2 BEDROOM



**Note :**

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# FACT FILE

## Green Design

- *Rain Water Harvesting along with Recharge Pits*
- *Water Treatment Plant*
- *Sun Path Analysis for higher LUX*
- *Wind Pattern Analysis for better ventilation*
- *Over 200 Indigenous Trees*
- *Top Soil Retention*
- *CFL/ LED in common areas*

## Safety and Security

- *Gated Community*
- *Seismic Resistant Design*
- *CCTV Cameras*
- *Safe 'No Climb' grill design for balcony*



## Features

- *Impressive Main Entrance and Lobbies*
- *Sufficient lighting for parking, lobbies and passages*
- *Power back-up for essential common facilities*
- *Provisions for Inverter*
- *Provisions for Internet*
- *Provisions for DTH Sat. Cable*
- *Branded Elevators with power back-up for one*
- *Sufficient electrical points*

## Amenities

- *Club House*
- *Community Hall*
- *Games Room*
- *Amphitheatre*
- *Party Lawn*
- *Gymnasium*
- *Yoga Terrace*
- *Children's Play Area*
- *Senior Citizen Sitout*
- *Retail & Convenience Stores*



## Living

- *Elegant Main Door*
- *Flooring 2' X 2' Soluble Salt Vitrified Tiles*
- *Internal Walls With Smooth Finish*
- *TV And Telephone Points*
- *Sufficient Light Points*
- *Attached Covered Balcony*

## Kitchen

- *Black Granite Kitchen Platform  
With Stainless Steel Sink*
- *2' X 2' Soluble Salt Vitrified Tiles*
- *Kitchen Dado Up To 2 Ft. Height  
Above The Platform*
- *Power Points For Refrigerator, Water Purifier*

## Bedroom

- *2' X 2' Soluble Salt Vitrified Tiles In All Bedrooms*
- *AC Point*
- *Aluminium Windows With Mosquito Mesh*
- *Safety Grills For Windows*
- *Internal Walls With Smooth Finish*



## Bathroom and Utilities

- *Design For Multi-functional Use*
- *Dado Tiles Upto 7 Ft.*
- *Jaquar (Or Equivalent) CP And Sanitary Fittings*
- *Hot And Cold Mixer With Overhead Shower*
- *Pest Prevention Trap*
- *Dedicated Utility Space For Washing Machine, Clothes Drying Line etc.*
- *Power Point For Washing Machine*



# YOU DON'T NEED TO TRAVEL MILES TO GO EVERYWHERE.



- SKYi Projects
- + Hospital
- Important Landmarks
- Retail
- ★ Hotels
- 🚊 Metro Station

- Pashan/Sus 20 mins.
- Kothrud 15 mins.
- Baner 25 mins.
- Hinjewadi 30 mins.
- Chandni Chowk 10 mins.
- Deccan 20 mins.
- Sahara Stadium 35 mins.
- Lavasa 60 mins.



At The Grand Towers, we aim to bring you a peaceful and tranquil lifestyle without the hassles of worrying about everyday life. For this reason, we have ensured that most daily necessities are provided in the neighbourhood of the project itself.



#### Restaurants

Domino's  
Café Coffee Day  
Ambrosia  
Trikaya  
Subway  
Banjara Hills  
Up & Above  
Club Oasis  
Viva Inn  
Garden Court  
Manas Resort  
Apache Club  
McDonald's



#### Retail

More  
Big Bazaar  
Reliance Fresh  
Petrol Pump



#### Automobile

Honda Crystal  
Toyota DSK  
Nissan Oxford  
Audi  
Mercedes Benz



#### Banks & ATM

Union Bank  
Bank Of Maharashtra  
SBI  
Cosmos Co-Operative Bank  
ICICI  
HDFC



#### Sports & Recreation

Oxford Golf Course & Country Club  
Corianthan Club (Proposed)  
Shri Shiv Chhatrapati Sports City  
(CWG Sports Complex)  
Abs Gym  
City Pride Multiplex





# skyi®

## Residential & commercial developments

Founded in 2004 in Pune, SKYi is an award-winning developer with over seven million square feet of thoughtfully designed homes and commercial spaces delivered. The SKYi portfolio covers the gamut of spaces from premium residences, luxurious penthouses, showrooms and offices.

# 400+

Employees

# 150+

Engineers

# 130

 lakh sq.ft

**70 L**  
Delivered

**20 L**  
Process

**40 L**  
Planned

# 500+

Acres of  
Land Parcel

# 7000

Homes  
Delivered



**skyi**  
**manas lake**  
 **city**

**manaslake.com**



SKYI MANAS LAKE  
MahaRERA Registration No.

PHASE VII P52100030584  
PHASE VIII P52100052033

<https://maharera.mahaonline.gov.in/>





Watch Now  
**Manas Lake City**

Click Here For More Info

[manaslake.com](https://manaslake.com)

Call Now

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