



SKYi

**MANAS LAKE
CITY**

A small, stylized blue paper boat icon positioned to the left of the word "CITY" in the logo.

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.



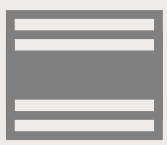
**A HOME THAT'S
CLOSE TO EVERYTHING.**



CONNECTIVITY



5 Mins. from **National Highway**



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



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



10 Mins. from **Kothrud Metro Station**



20 Mins. from **Sahyadri Hospital**

[TAP TO VIEW THE MAP](#)



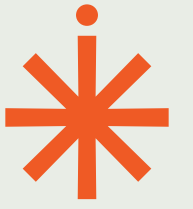
Close proximity to the best in education and healthcare.

 **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



Small Green Bee eater



*Oriental Magpie Robin
(Female)*



Yellow eyed Babbler



Spotted Owlet



Golden Oriole



Plain Prinia



Rose Finch

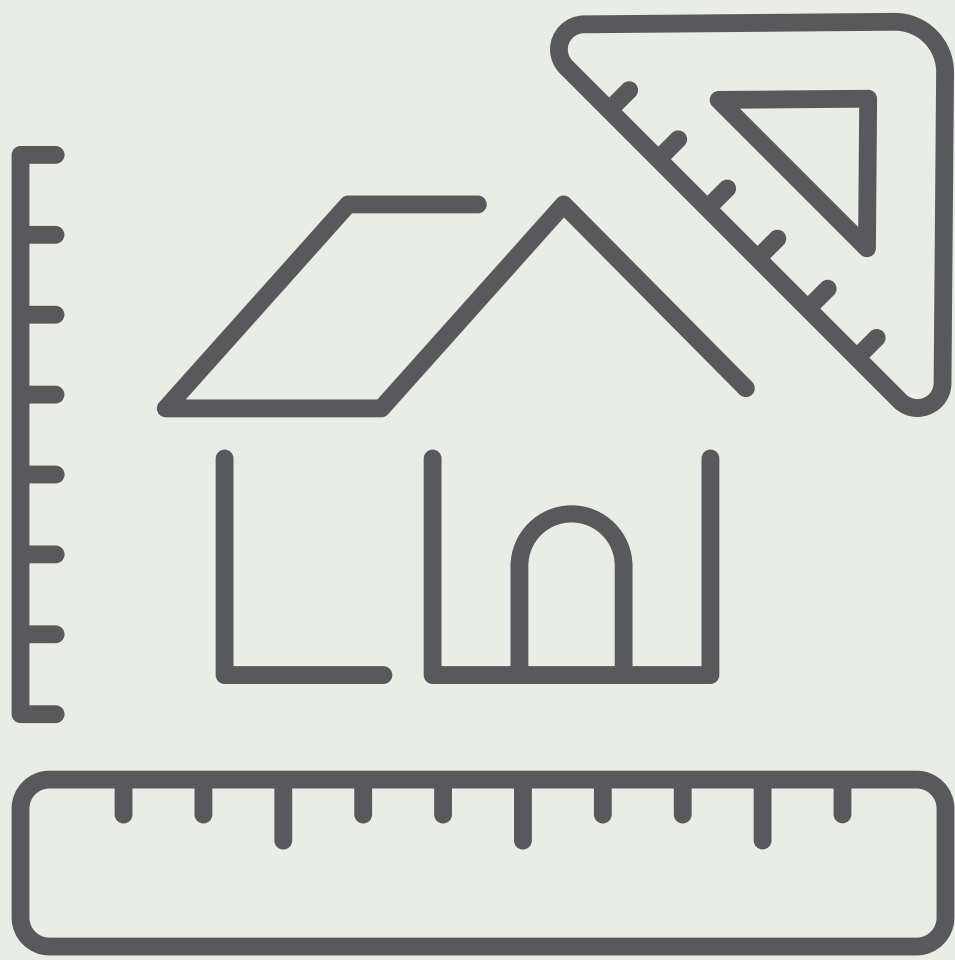


*Oriental Magpie Robin
(Male)*

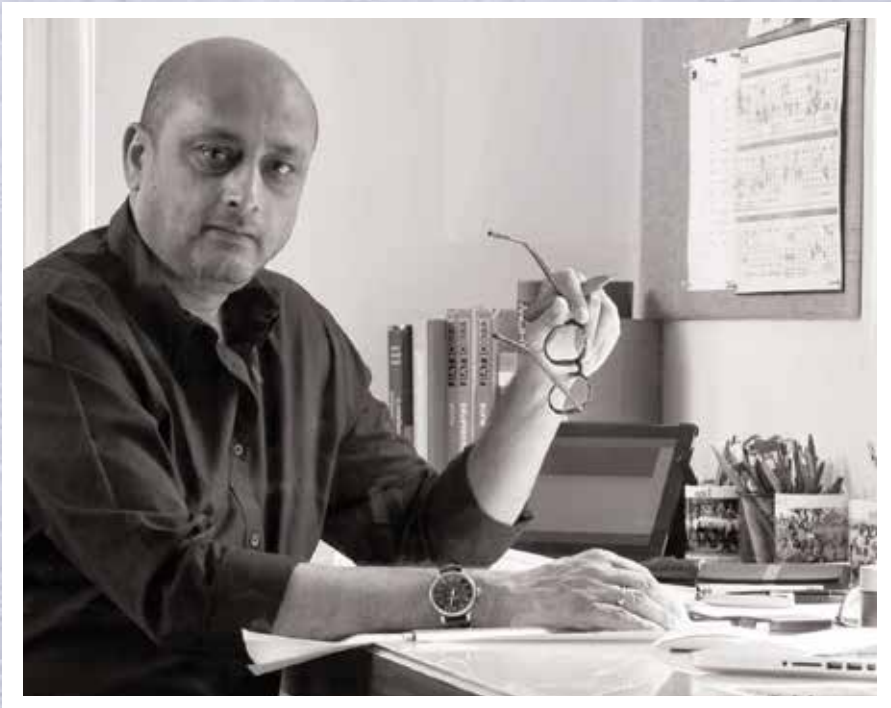


Common Kestrel

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



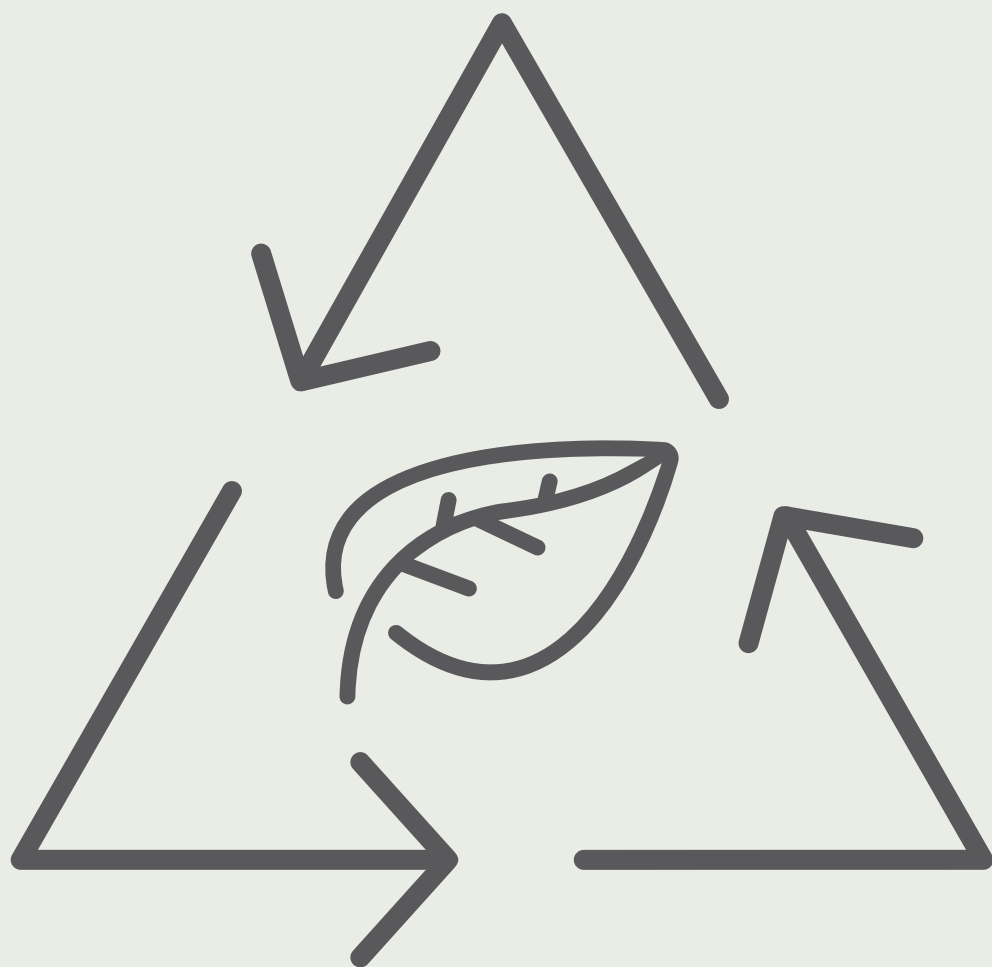
**ARCHITECTURE
WITH A CONSCIENCE**



“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

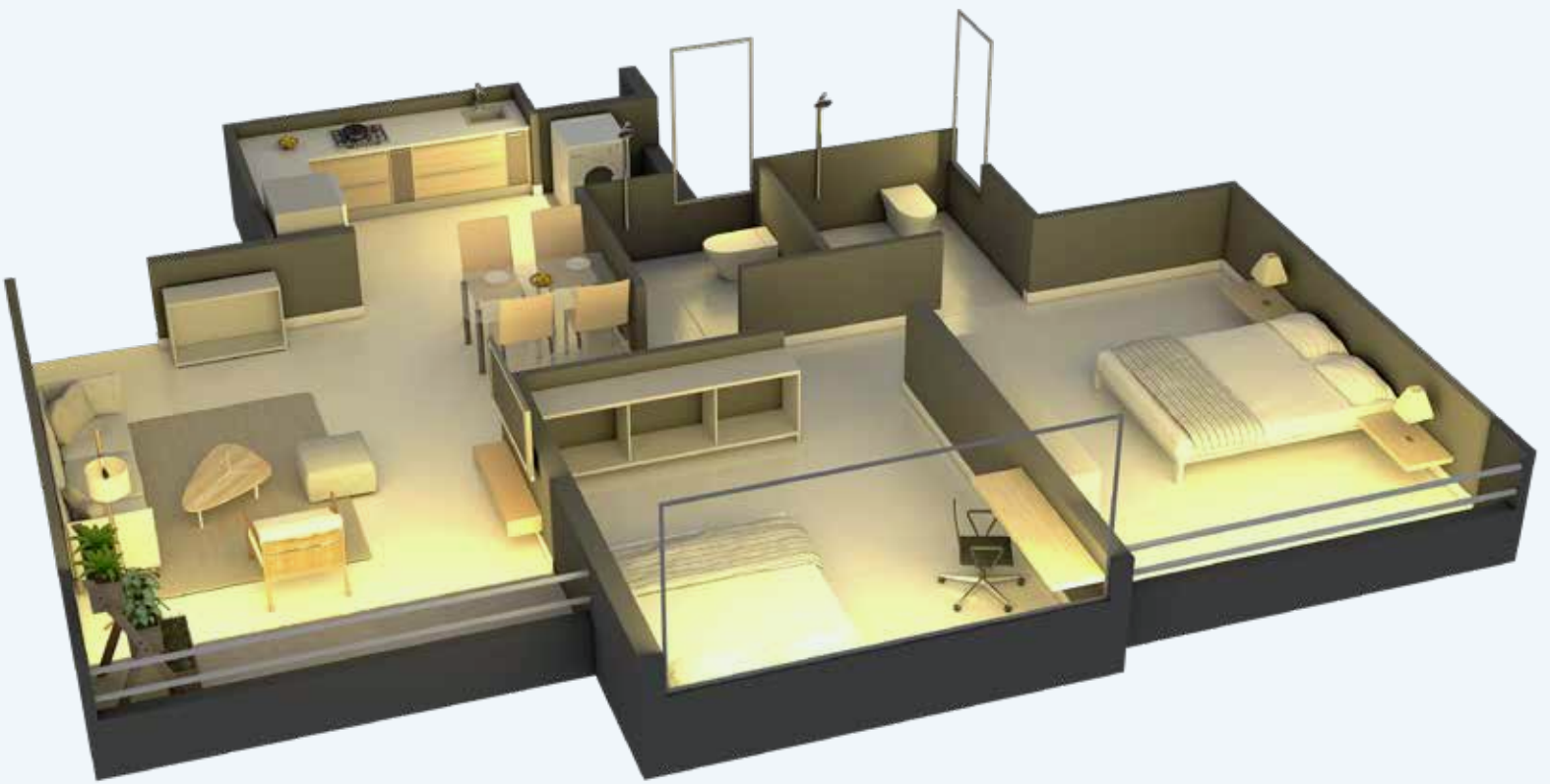


CRISIL RATING



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

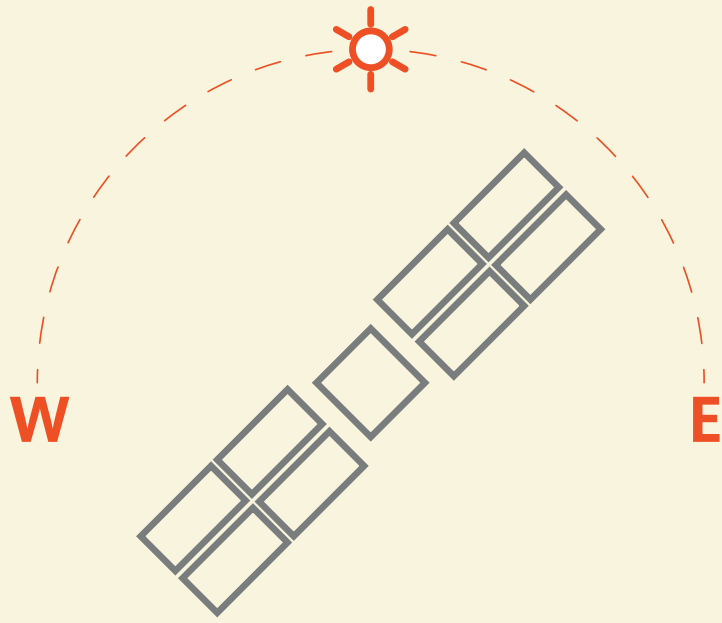
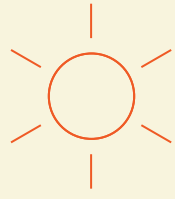
**SKYi™
MAX LIGHT**



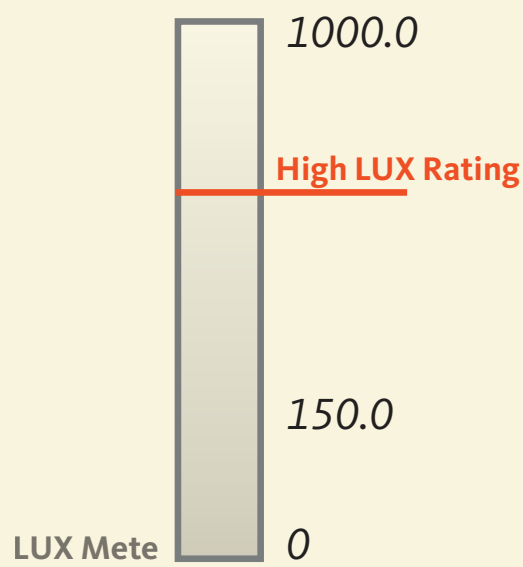
Technical study,
Computer Aided Design &
Simulation done
by dbHMS / Chicago, USA



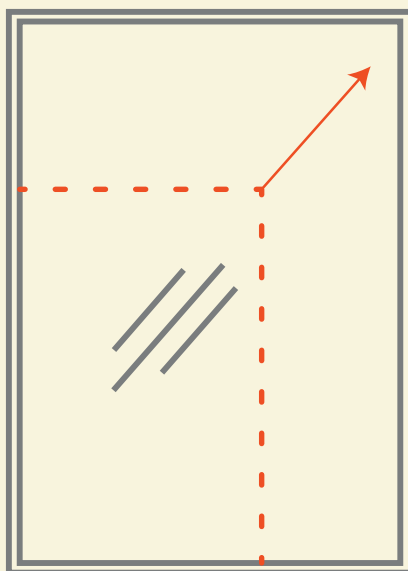
WELL LIT



Sun Path Aligned Homes



Brighter Homes

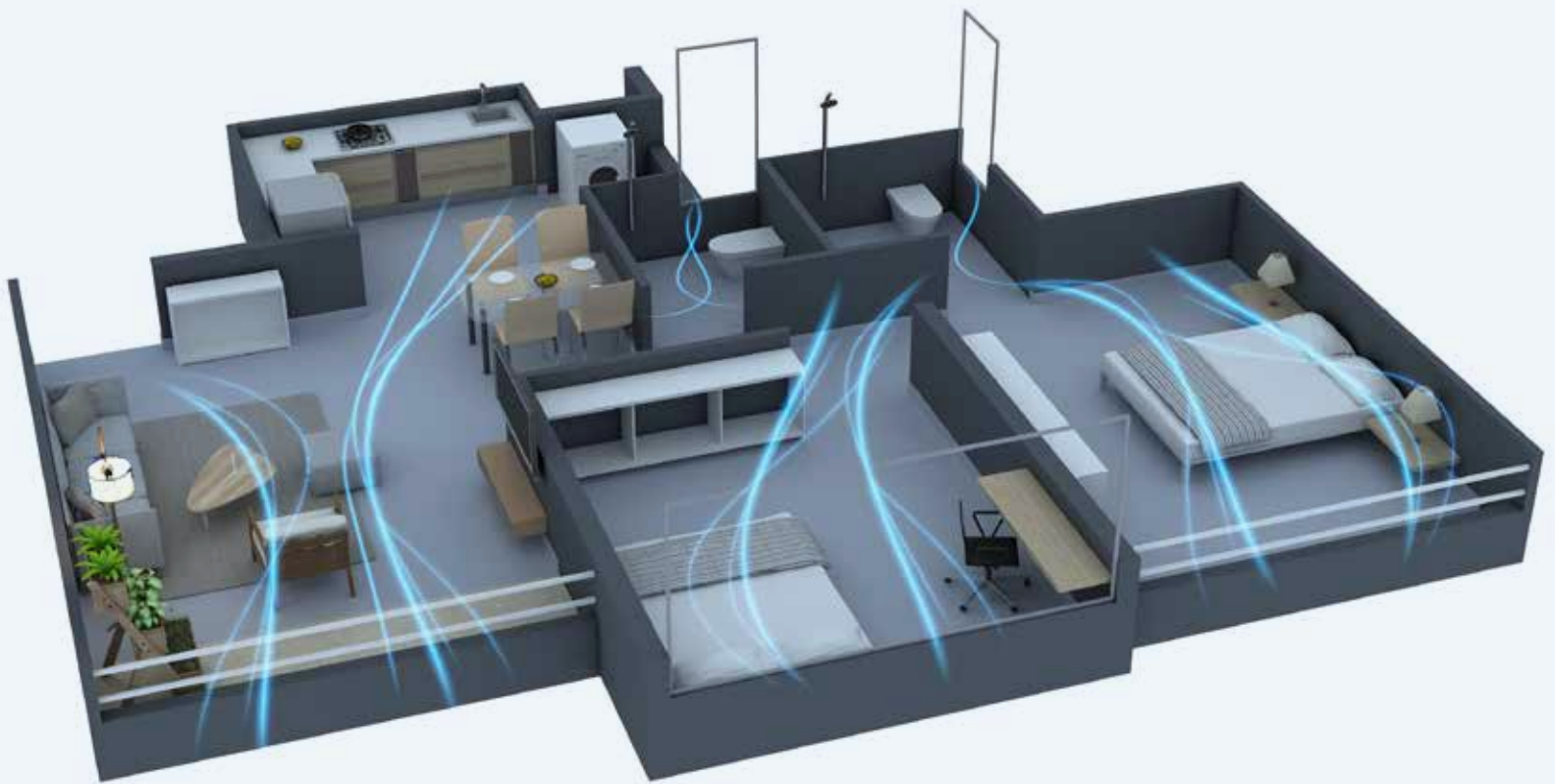


Larger Shaded Windows & Balconies



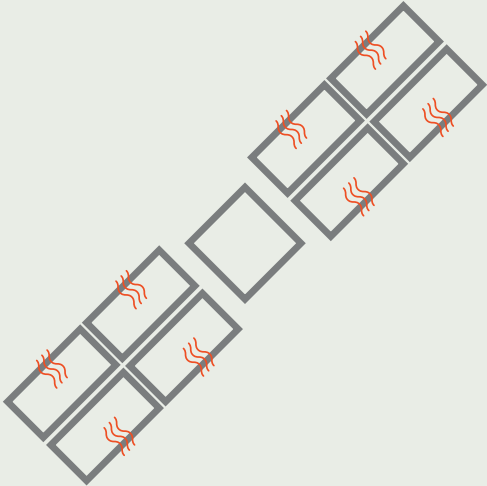
DESIGNED TO ENSURE OPTIMAL CROSS-VENTILATION.

SKYi™ AIR TECH

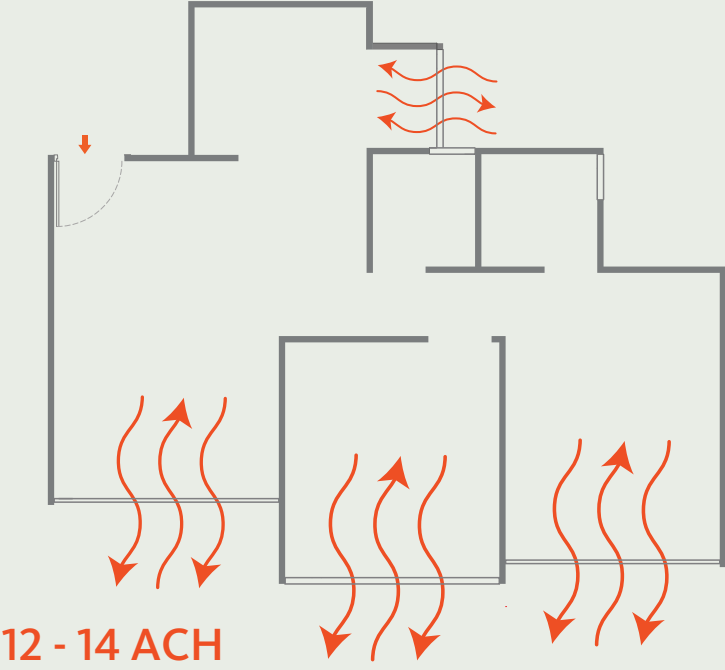


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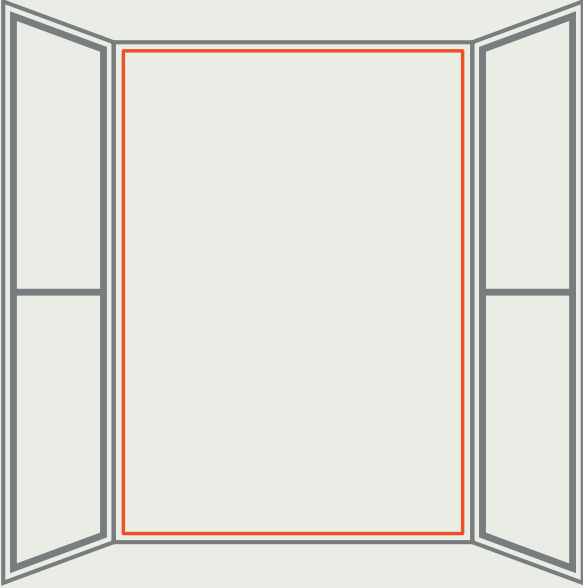
WELL VENTILATED



Wind Path Oriented Homes



High Air Changes



Large Windows & Balconies



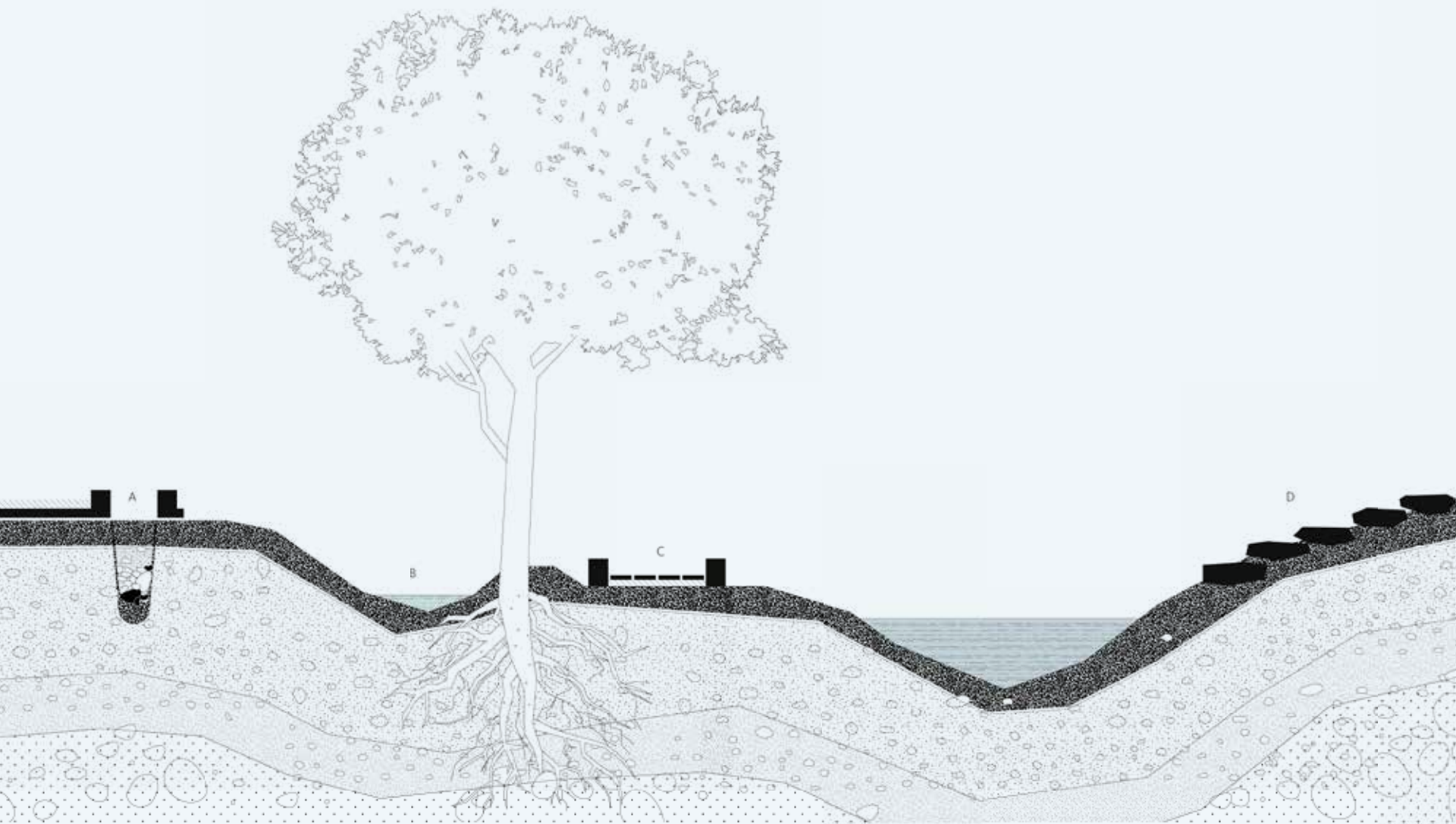
CONSERVING OUR MOST IMPORTANT NATURAL RESOURCE.



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.



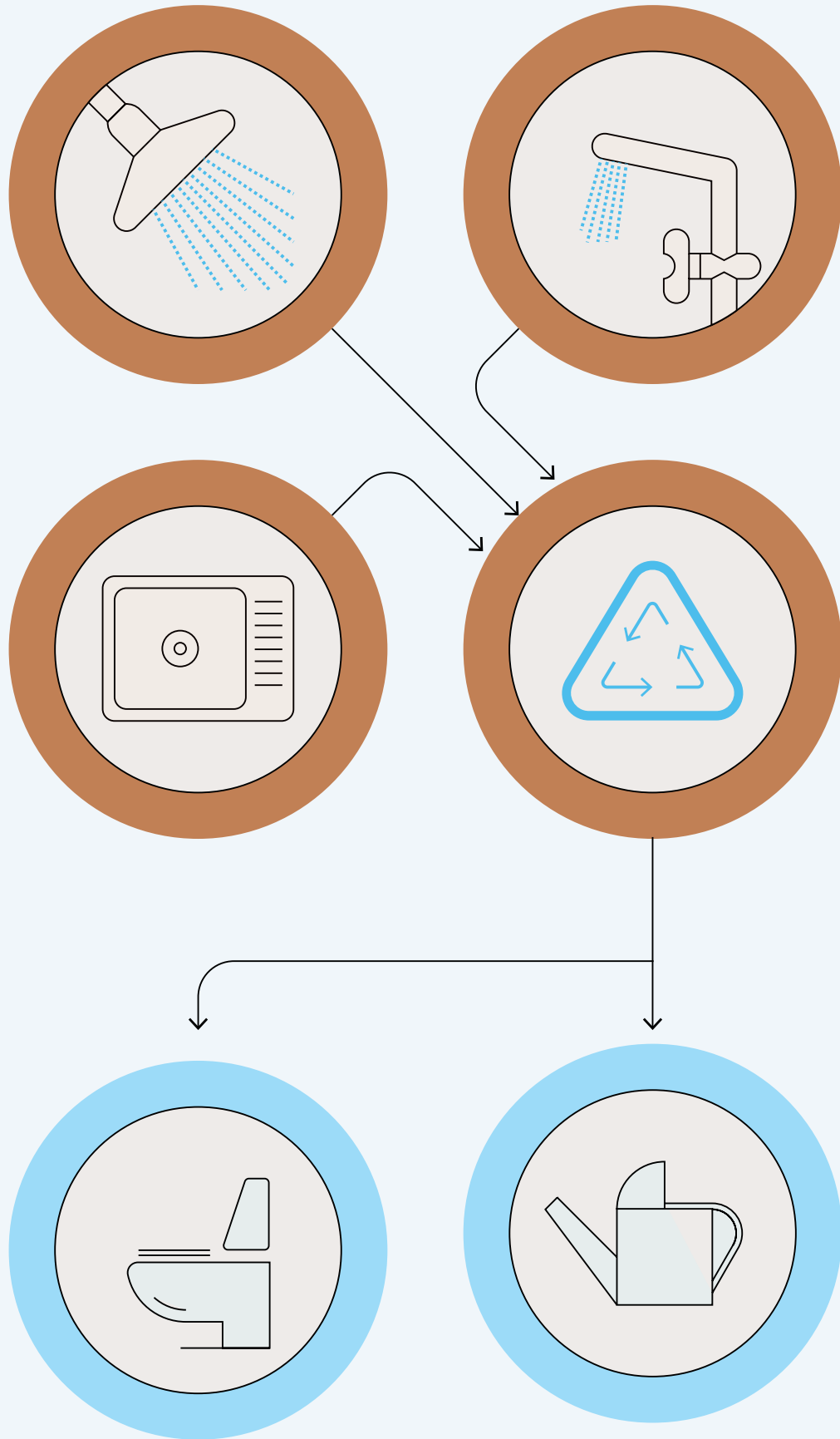
RAIN WATER HARVESTING



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%.

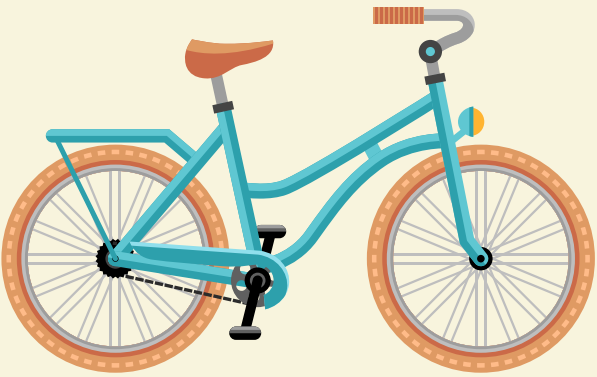


THE CLUB AND RECREATION



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*



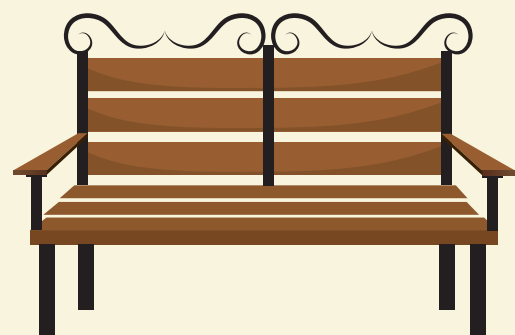
Toddler area



Children's play area



*Jogging/
walking track*



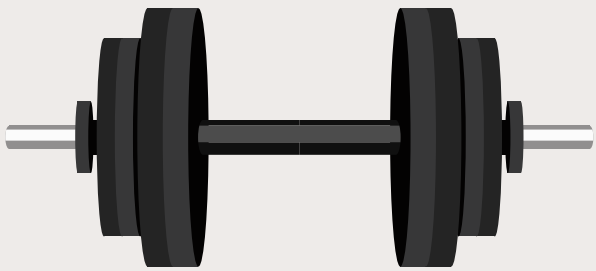
*Resting/
seating spaces*



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*



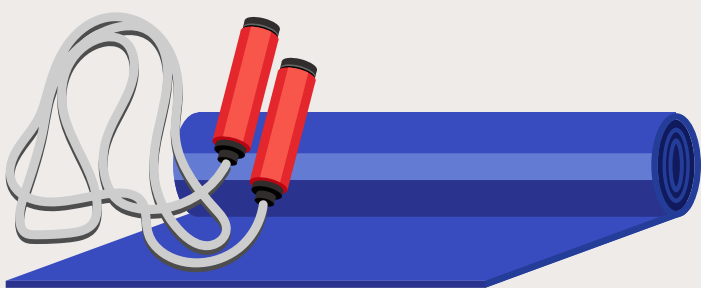
Sports Indoor

- *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



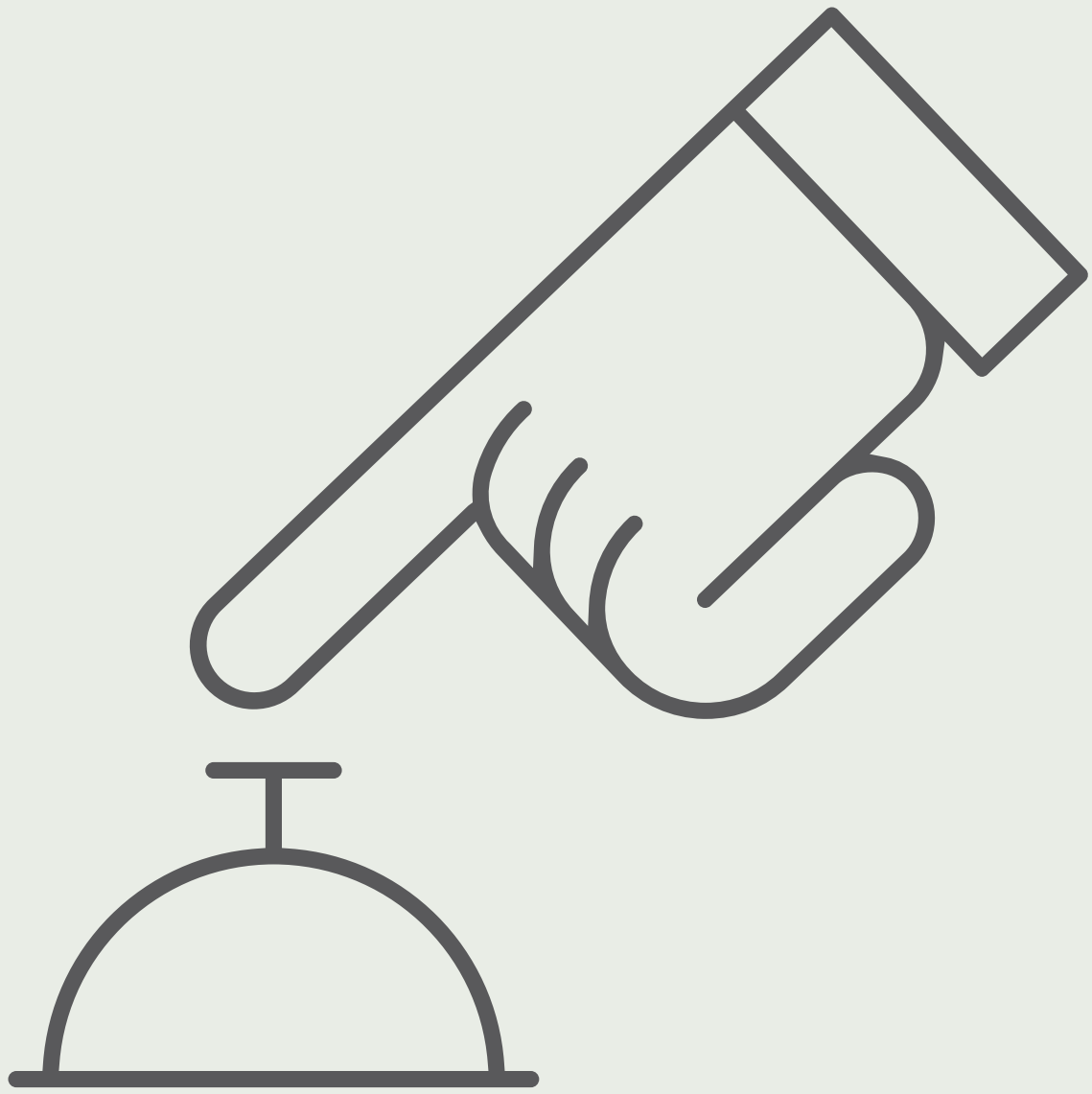
Laundry



Dairy



Delivery



**MAKING LIFE SAFE
AND COMFORTABLE**



Our passionate and trained team is always ready to cater your everyday needs and much more.



Shuttle services



Restaurants, cafes



Housekeeping services



Healthcare, regular check ups



24x7 security



Guest rooms



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.

SKYiTM

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 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 :

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



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



ABOUT SKYi

We are a real estate company based in Pune. We are driven by our core philosophy of thoughtfulness which is visible in all aspects of our work, be it the design, the preservation of our ecosystem, usage of building materials or just delivering customers a unique experience and a best in class quality home. Our third party credentials are testimony to our claim towards being thoughtful in everything we do. We are the proud recipients of CRISIL 5 Star Ratings, Indian Green Building Councils Gold and Platinum Certifications. We have been awarded as Pune's Best Residential Project in 2016 by CNBC Awaaz and been recognised amongst India's Top 100 projects. We are funded by the Piramal Group, HDFC, TATA Capital, Motilal Oswal, Avenue Venture Partners and have successfully delivered over a million square feet of thoughtfully designed homes so far in Pune. We are currently in the process of delivering another two million square feet over the next three years. Our projects are on Paud Road and are within a distance of 10 minutes from Chandani Chowk in Kothrud. Our ongoing projects are all located in western Pune and are in very close proximity to the Mumbai Bangalore Highway, the proposed Pune Ring Road and the Pune Metro. We have a wide portfolio of products ranging from apartments to villas to forest homes and have something to offer to everyone.

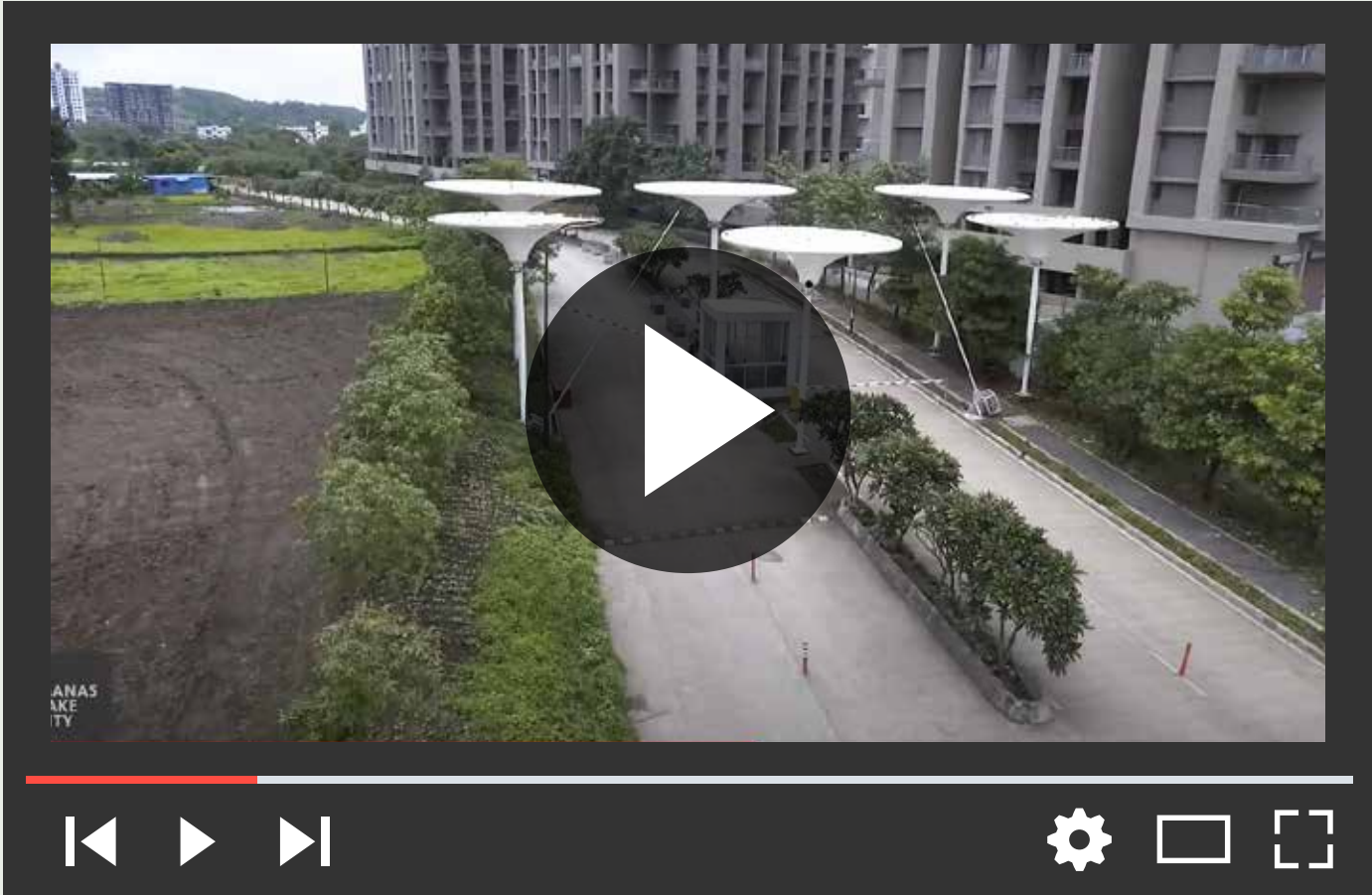


SKYi

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CITY**



manaslake.com



Watch Now
Manas Lake City

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manaslake.com

Call Now

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