

VENKATESH   
**SKYDALE**

**VENKATESH LUXE**  
BY ANKUSH ASABE

CRAFTING  
MASTERPIECES SINCE

**2000**

NURTURING LIVES OF

**5500<sup>+</sup>**  
HAPPY FAMILIES

CONSTRUCTED REMARKABLE  
LANDMARKS SPREAD ACROSS

**6.5**  
MILLION SQ.FT.

DEVELOPING ICONIC  
INFRASTRUCTURE OVER

**7.5**  
MILLION SQ.FT.

# LOOK UP TO A SUPERIOR LEGACY

Founded in 2000 by Mr. Ankush Asabe, Shree Venkatesh Buildcon has become a name to reckon within a span of 24 years. At Venkatesh Buildcon, we have been constantly shaping lives by providing them with a humble abode that they would cherish for the following years to come.

After having successfully completed 20+ projects in record time, we take pride in helping people realize their aspiration to own their dream home.

Venkatesh Buildcon has established itself as a dependable brand which can be trusted by everyone alike. For every individual, "life" is like an invaluable gift which should be preserved with utmost care and concern.





TALJAI HILLS  
↓

Artistic Impression

# LOOK UP TO MAGNIFICENT HOMES

At Venkatesh Skydale, every nook and corner of the homes inspire exuberant living and exude elegance at its finest. Living in such magnificent **2, 3, 4 & 5 BHK homes** is more than just a luxury - it is a privilege. Strategically located at the heart of Pune beside Rajaram Bridge, Sinhagad Road, these homes are thoughtfully designed with world-class amenities for you to indulge into endless moments of joy. Not just that, malls, hospitals, schools & colleges, everything you need, are centrally located within a stone's throw. At Venkatesh Skydale, we have 501 Flats, 20 Shops & 23 Offices, it inspire you to LOOK UP to the rich grandeur, just as we look up to your greatness.





Artistic Impression

# LOOK UP TO AN UPBEAT EXUBERANCE

With such a lively environment and lovely spaces, the sheer abundance at Venkatesh Skydale plays the perfect symphony of serenity and bliss. The cordially crafted state-of-the-art amenities stir your enthusiasm and uplift your exuberance. Spreading joy and sharing smiles would become a daily practice at Venkatesh Skydale.



Embrace the **blissful nature** all around

# LOOK UP TO UNMATCHED CONVENIENCE



The homes at Venkatesh Skydale are designed to offer you the state-of-the-art amenities crafted to delight you. The experience of absolute comfort and unmatched style is what defines the uniqueness of Venkatesh Skydale. Come, be a part of a community that experiences exquisiteness all around.



Experience the absolute advantage of **comfort & convenience**

TOP VIEW



Artistic Impression

# LOOK UP TO MAGNIFICENT HOMES

While the superior craftsmanship intrigues the artist in everyone, the artfully crafted homes at Venkatesh Skydale inspire you to LOOK UP to an upgraded lifestyle.





Artistic Impression

AMENITIES

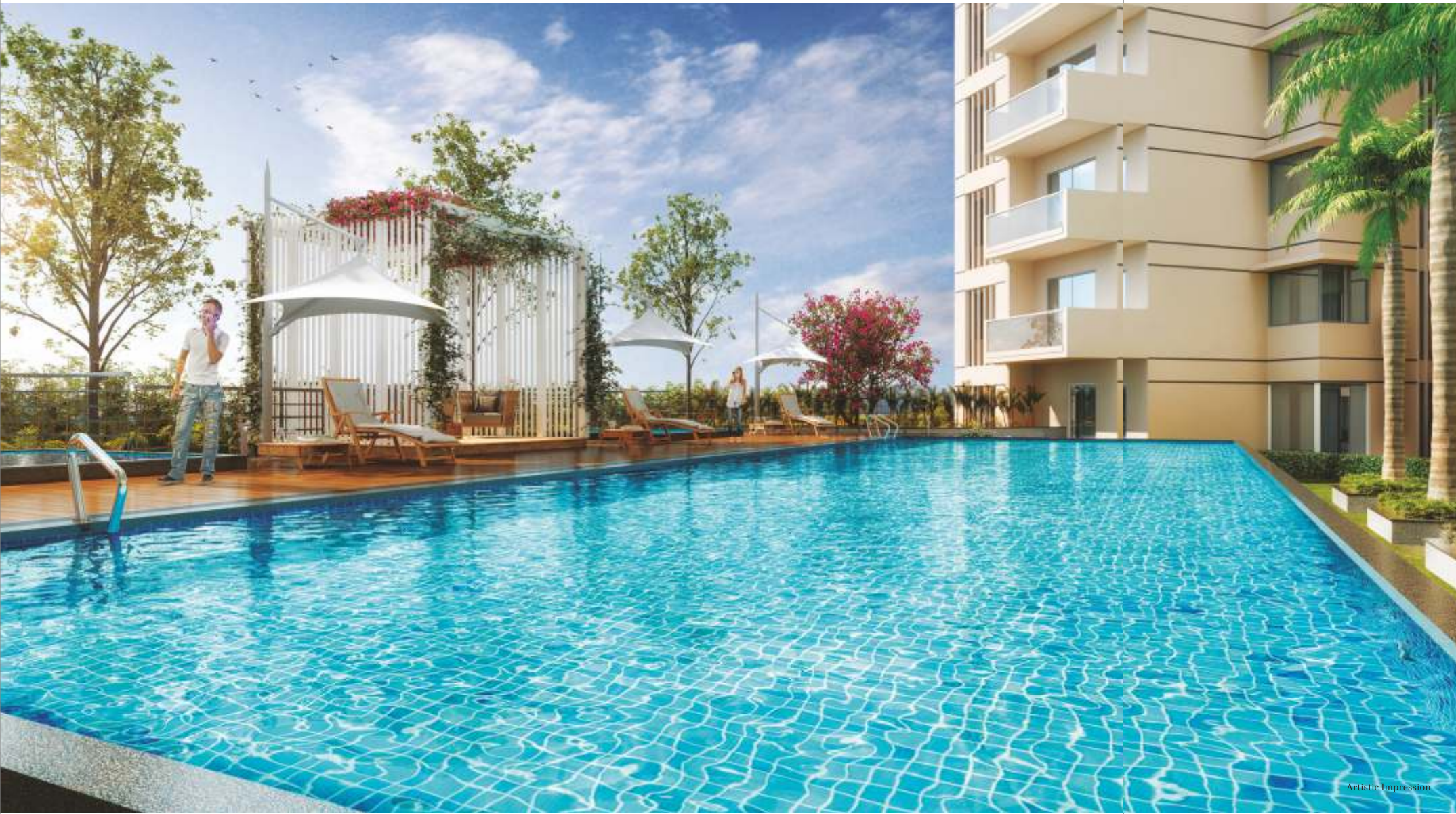
- |  |                                   |  |
|--|-----------------------------------|--|
| 1. Jogging Track / Walkway                         | 11. Provision of Projector        | 21. Natural Play Area                  |
| 2. Yoga & Meditation area with hut                 | 12. Buffet Area                   | 22. Senior Citizen Sit-Outs            |
| 3. Sculpture                                       | 13. Cafeteria / Library           | 23. Acupressure Track                  |
| 4. Floor Exercise Space                            | 14. Seating Area                  | 24. Open Air Gym                       |
| 5. Chit-Chat Corner                                | 15. Amphi-Seating                 | 25. Gazebo                             |
| 6. Children's Play Area(Rubber Flooring)           | 16. Swimming Pool (Infinity Edge) | 26. Bird Watching Area                 |
| 7. Play Area for Day Care Center (Rubber Flooring) | 17. Baby Pool                     | 27. Half Basketball Court with Seating |
| 8. Small Party Lawn                                | 18. Jacuzzi                       | 28. Seating                            |
| 9. Party Lawn                                      | 19. Cabana                        | 29. Stargaze Area / Galaxy Corner      |
| 10. Stage with Background Wall                     | 20. Filtration Room               | 30. Multipurpose Lawn                  |

KEY FOR OPEN SPACE - 1

- |   |
|---|
| 31. Gymnasium (Separate for Ladies & Gents) |
| 32. Spa (Separate for Ladies & Gents)       |
| 33. Creche                                  |
| 34. Multi-Media / Security Room             |
| 35. Indoor Games                            |
| 36. Aerobics & Zumba Hall                   |
| 37. Party Hall                              |
| 38. Business Lounge / WI-FI Zone Space      |
| 39. Play Area                               |
| 40. Society Office                          |
| 41. Private Screening Room                  |
| 42. Drivers room                            |

KEY FOR OPEN SPACE - 2

- |                        |   |
|------------------------|---|
| 1. Pathway             | 1. Pathway                                |
| 2. Seating             | 2. Lawn Area                              |
| 3. Badminton Court - 1 | 3. Seating                                |
| 4. Badminton Court - 2 | 4. Stepping Stones                        |
| 5. Chess Board         | 5. Tile Area with Pergola above           |
| 6. Snakes & Ladder     | 6. Feature Wall                           |
| 7. Stage               | 7. Multipurpose Play Court                |
| 8. Musical Garden      | 8. Cricket Pitch                          |
|                        | 9. Children's Play Area (Rubber Flooring) |



Artistic Impression



Artistic Impression



Artistic Impression

At Venkatesh Skydale, preserving your health and wellness has been our topmost priority. The mindful spaces exude peace of mind like never before and fill you with rejuvenating energy that keeps you charged and pumped up.



Breathe in **positive vibes** day in & day out



At Venkatesh Skydale, spending quality time with yourself and your family is given utmost importance. We have made provisions for amenities including a spa and a mini-theatre to relax, refresh and re-connect with life.



Bond with yourself and your family



Artistic Impression

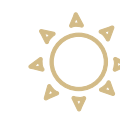


Artistic Impression



Artistic Impression

At Venkatesh Skydale, elegance and sophistication of the project is what sets a benchmark for others to follow. The project flaunts a suave persona that reflects your accomplishments and makes space for you to do a victory parade in your own style.



Bask in the **glorious magnificence** of the interiors

## COMMON AMENITIES



Children's Play Area  
(Rubber Flooring)



Gym with Spa  
(Separate for Ladies & Gents)



Crèche with Play Area  
(Rubber Flooring)



Jogging Track



Yoga & Meditation Area



Cafeteria & Library



Party Lawns



Stage with  
Background Wall



Swimming pool & kids pool  
with Infinity edge



Aerobics  
& Zumba Hall



Half Basketball Court  
with Seating



Jacuzzi



Cabana



Natural Play Area



Senior Citizen Sit-Out



Seating Area



Indoor Games



Private Screening Room



Drivers Room



## EXCLUSIVE SPECIFICATIONS



Digital Latching System  
to flat main door



Provision for common  
dish antenna



Video door phone



Chimney, Cooktop &  
Kitchen Trolleys



AC in Master Bedroom



## SPECIFICATIONS

### RCC

- Design as per Earthquake resistance norms
- Internal Autoclaved Aerated Concrete (A.A.C.) Blocks walls - 150 mm
- External R.C.C. Non-Structural walls (Mivan) - 125 mm

### WALL FINISH

- Gypsum to internal wall
- Sand faced plaster / Texture paint to external wall

### DOORS AND WINDOW

- Doors – wooden/plywood door frame with laminated shutter and quality hardware
- Aluminum/ UPVC sliding door for balcony with mosquito net
- Flat - UPVC window with mosquito net
- Toilet door - Granite frame and wooden frame with laminated shutter
- Window granite frame with M.S. safety grills (Inside)

### FLOORING

- Flat - Vitrified tiles 1m X 1m/0.8m X 1.5m for entire flat
- Terrace/Balcony - Ceramic/Vitrified tiles
- Common passage - Vitrified tiles
- Staircase tappa - Tandoor/Kota
- Utility - Ceramic / Vitrified

### KITCHEN

- Granite otta with stainless steel sink
- Kitchen Dado - Upto lintel level
- Provision electrical and plumbing point for washing machine
- Providing chimney, Cooktop & Kitchen Trolleys of good quality make

### TOILET

- Dado - Ceramic/Vitrified tiles up to lintel level
- Geyser in all bathrooms
- Flooring – Anti-skid
- Exhaust fan in all bathroom
- Aluminum/ UPVC window
- Glass partition for master bathroom

### DRY BALCONY

- Granite otta with stainless steel sink
- Ceiling mounted Cloths Drying Pulleys

### ELECTRICAL

- Basic Home Automation
- Modular electrical switches with concealed copper wiring
- TV point in living and master bedroom
- Video door phone and intercom facility
- Provision for common dish antenna for individual building
- Provision for AC point in living and all bedroom
- Provision of broadband connectivity in living & master bedroom
- Provision for inverter point
- Providing AC in Master Bedroom

### PLUMBING AND SANITATION

- Internal concealed CPVC plumbing with Jaquar/Grohe/equivalent make
- Sanitary ware - Jaquar/Cera/Toto/equivalent make

### PAINTING

- Internal walls finishing with acrylic oil bond distemper
- External wall finish - Apex weather-proof emulsion paint
- M.S. grill (Inside) for windows with oil paint

### LIFT

- Automatic lift Kone/Otis/Schindler/Hyundai make with DG backup

### WATER SOURCE

- PMC (Civil Authority), borewell & water tankers (Chargeable)

### FIRE FIGHTING

- Firefighting system with sprinkler and smoke detector in all rooms as approved by Fire Department of PMC

### SECURITY

- Mobile Application based Gate Management System
- Digital Latching System to flat main door



Every space that's crafted **exemplifies excellence**

## LOCATION MAP



**Schools**  
 St. Xavier's School – 0.2 km  
 Silver Crest School – 0.6 km  
 Sinhadag Spring Dale School – 2.5 km

**Colleges**  
 Cummins College – 1.3 km  
 Sinhadag College – 2.5 km  
 Navale Medical College – 3.1 km

**Hospitals**  
 Deenanath Mangeshkar Hospital – 2.4 km  
 Navale Hospital – 3.1 km  
 Sahyadri Hospital – 4.1 km

**Gardens**  
 Sarasbaug – 3.9 km  
 P.L. Deshpande Garden – 1.8 km  
 Tathawade Udyan – 1.9 km

**Malls & Multiplexes**  
 Brand Factory / Trends – 1 km  
 Abhiruchi Mall & Multiplex / Big Bazaar – 3 km  
 City Pride Multiplex (Kothrud) – 3km

**Landmarks**  
 Rajaram Bridge – 50 m  
 Mumbai - Bengaluru Highway – 3 km  
 Kothrud – 3.5 km, Deccan – 4.8 km

**Transportation Hubs**  
 Swargate Bus Stand – 6 km  
 Shivajinagar Bus Stand – 7.3 km  
 Pune Railway Station – 8.3 km  
 Pune Airport – 18 km

## COMPLETED PROJECTS



1, 2 & 3 BHK (667 Flats & 6 Shops)  
 Ambegaon Khurd, Pune)



2 & 3 BHK (256 Flats & 6 Shops)  
 Dhayari, Pune



2 & 3 BHK (186 Flats )  
 Dhayari, Pune



1 & 2 BHK (121 Flats & 6 Shops)  
 Ambegaon Khurd, Pune)



1 & 2 BHK (174 Flats)  
 Ambegaon Khurd, Pune)



2 BHK (191 Flats)  
 Keshavnagar, Mundhwa, Pune)



1, 2 & 3 BHK (968 Flats, 6 Shops & 22 Offices)  
 Keshavnagar, Mundhwa, Pune



2 BHK (249 Flats)  
 Keshavnagar, Mundhwa, Pune



2 BHK (377 Flats)  
 Keshavnagar, Mundhwa, Pune

## ONGOING PROJECTS



3 & 4 BHK Luxements  
 (172 Flats & 7 Showrooms)  
 Shivajinagar, Pune



2, 3 & 4 BHK Superlative Homes (600 Flats)  
 Near Patwardhan Baug, Erandwane, Pune



2 BHK (92 Flats)  
 Ambegaon (BK), Pune



2 & 3 BHK (87 Flats)  
 Bhusari Colony, Kothrud, Pune



2, 3 BHK & 4 BHK Duplexes  
 (389 Flats, 3 Showrooms & 120 Offices)  
 Pimple Nilakh, Pune



Showrooms and Office Spaces  
 @ Balewadi, Pune

## UPCOMING PROJECTS

Vadgaon (kh)

Sinhagad Road

Ambegaon

Baner

Prabhat Road

## C R E D I T S

Planning Architect  
**Suresh Babu & Partners, Mumbai**

Liasoning Architect  
**Savli Architect, Pune**

Landscape Designers  
**Mr. Mahesh & Mrs. Vaishali Chinchalkar**

RCC Consultant  
**Spectrum Consultant**

Legal Advisor  
**Adv. Unmesh Deshpande**

Project By:

**VENKATESH LUXE**  
BY ANKUSH ASABE

JV with **Gosavi Family**

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**Ph: 020 25662397, 020 25667112**

**Site Address:** Sr No. 20, Plot No.- "H", Beside Rajaram Bridge,  
Sinhagad Road, Pune 411051 **Ph: 77699 99217, 90494 35858**  
**Email: sales@svbpl.in**

[www.venkateshbuildcon.com](http://www.venkateshbuildcon.com) | [www.svbpl.in](http://www.svbpl.in)



**MahaRERA Registration No.:**  
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P52100021836 (C Wing), P52100025615 (D Wing)  
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