INCREDIBLE
LUXURY

“

Luxury is attention to detail,
originality, exclusivity and above all quality.

Angelo Bonati

ARCO
ENGINEERS

The Quest of Providing Luxury & Quality

A legacy of 2 families and the vision of their new generation, Arco Engineers has been established with a firm view of providing value for money solutions in real estate. Backed by experience from across various spectrums of the business industry, Arco Engineers reflects the core idea of developing a creative amalgamation of luxury and quality.

In tune with evolving modern and traditional lifestyles, Arco Engineers imbibes the values of hard work and honesty and so, it is best able to understand the struggles and difficulties buyers face to find their perfect home. At every step of Arco Engineers' main pillars' journey, they have aligned with these values and continue to do so. This is the reason that Arco Engineers is able to cater fully to customer needs with regards to creating for the customer's home without compromising on luxury, quality and timely delivery.

In addition to this, Arco Engineers envisions for its customers a 360-degree approach, i.e. not only relevant in the present but has the right amount of foresight to make it a worthwhile investment; one that provides an accessible present and a secure future. One can see for oneself that the locations at which our projects are based have their perks in terms of considerable appreciation of the property, on account of growing connectivity, better facilities, and increasing opportunities. The seasoned project management expertise at Arco Engineers has made it possible to not only have their best foot forward in the industry but also establish themselves as a trustworthy brand. The strict adherence to quality processes helps Arco Engineers maintain a reputation for excellence and reliability.



*Image for representational purpose only

Explore the Incredible Luxury!

Prepare to witness something that is Incredible. Get ready to experience the unthinkable.

In a booming, bustling metropolis like Pune, where novelty has a short life span, it is hard to indulge in something truly sensational. But we beg to differ. Prepare to witness luxury that's as ambitious as it is exclusive. With internationally benchmarked facilities and a vibrant community culture, breathe in the wide-open spaces that bathe in natural light. Flowering plants, manicured gardens and other organic materials create a feeling of warmth and welcome.

Here is an opportunity to be a part of something exemplary. Come, experience and indulge in Incredible Luxury.

Incredible Luxury is a lifestyle idea to shape architectural innovations around the human element. To transform lifestyles and shape lives with design, creativity and magnificence. An idea to change the way you live. Incredible Luxury is an idea.

Incredible Luxury that is
unthinkable by you.

ARCO

SKYLIFE

3, 3.5 & 4.5 BHK LUXURIOUS HOMES



*Architectural Rendition

EXPERIENCE TOWERING
LUXURY

Luxury is simply unimaginable. You have to experience it to believe that something so spectacular really exists. It's an experience that breaks all the superlative realms to create a whole new incomparable position for itself. And it's not often that you experience luxury.

Arco Engineers proudly present Arco Skylife, a luxurious towering fine-living creation, conceptualised especially for you. This magnificent project is located at City Pride Chowk, Pune - Satara Road and comprises spacious 3, 3.5 & 4.5 BHK homes. It's here that you shall experience an incredible towering luxury.

At Arco Skylife, you will explore new joys of living to the fullest. All our thoughtful offerings are conceptualised to open up many newer domains of happiness and give you a true peaceful life. Experience fresh avenues to bond with your close ones and be a proud host amongst your social circles.

Belong to the towering world of Arco Skylife and experience the highest level of luxury and contentment.

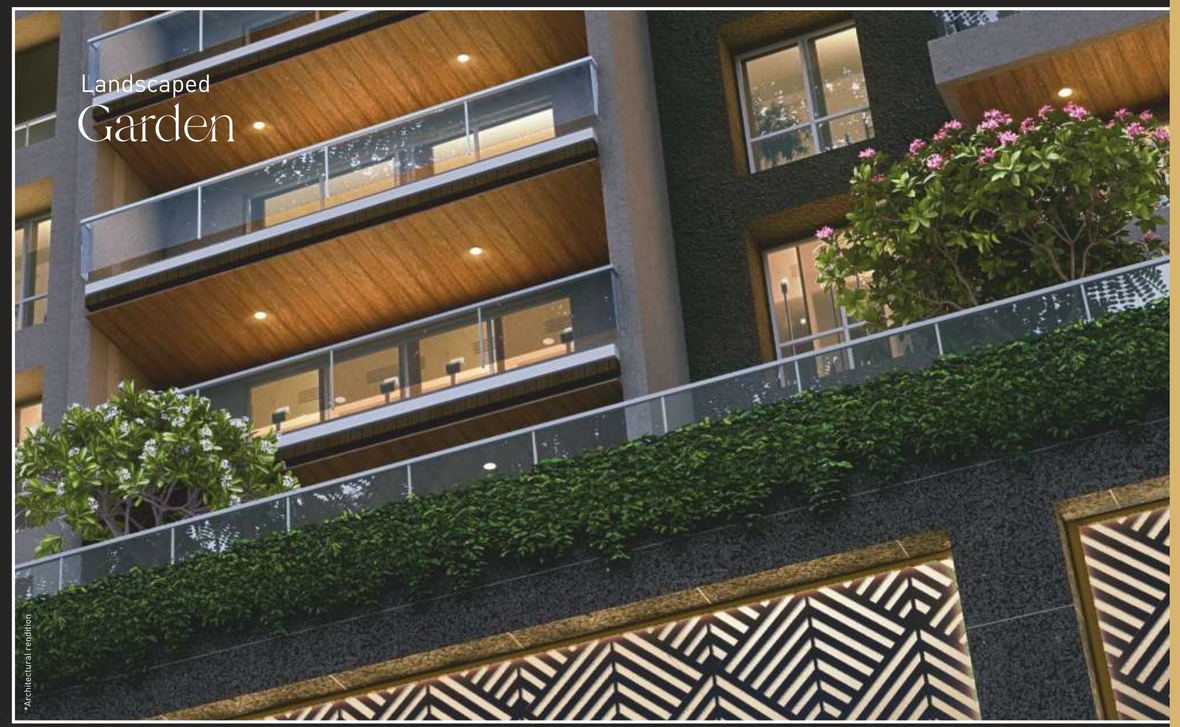
ELEMENTS THAT BRING HIGHEST LEVEL OF CONTENTMENT

- Aesthetics
- Thoughtfulness
- Leisure
- Essentials
- Planning & Optimisation
- Convenience
- Connectivity
- Vision

Spectacular
Facade



*Architectural rendition





WORLD OF GLAMOUR
FOR A FULFILLING LIFESTYLE

When soulful traditional art form blends with modern flamboyance, it creates glamour. And who doesn't like a glamourous lifestyle?

We have followed a unique approach to architectural and landscape designing. We ingeniously experimented with luxury and uncompromising quality and have woven a contemporary and graceful landscape structure.

SPECTACULAR FACADE

We are sure you would be awestruck seeing the magnificent facade of Arco Skylife. The structure flaunts a beautiful mélange of an artistic skyward arrow, decorative wooden texture and ample greens, giving it a glamourous look. And while doing so we have smartly embedded modern architectural styles and landscaping patterns that give this glorious structure a modern aura.

LANDSCAPED GARDEN

The aesthetically designed landscaped gardens bring a unique vibrancy to this modern structure. The soft bed of lawn, colourful flowers and trees add a renewed splendour in their own beautiful way.

MULTI-PURPOSE HALL

Be it birthday parties, anniversaries, family get-togethers or a special private celebration, the multi-purpose hall will be the perfect destination for all gala times.

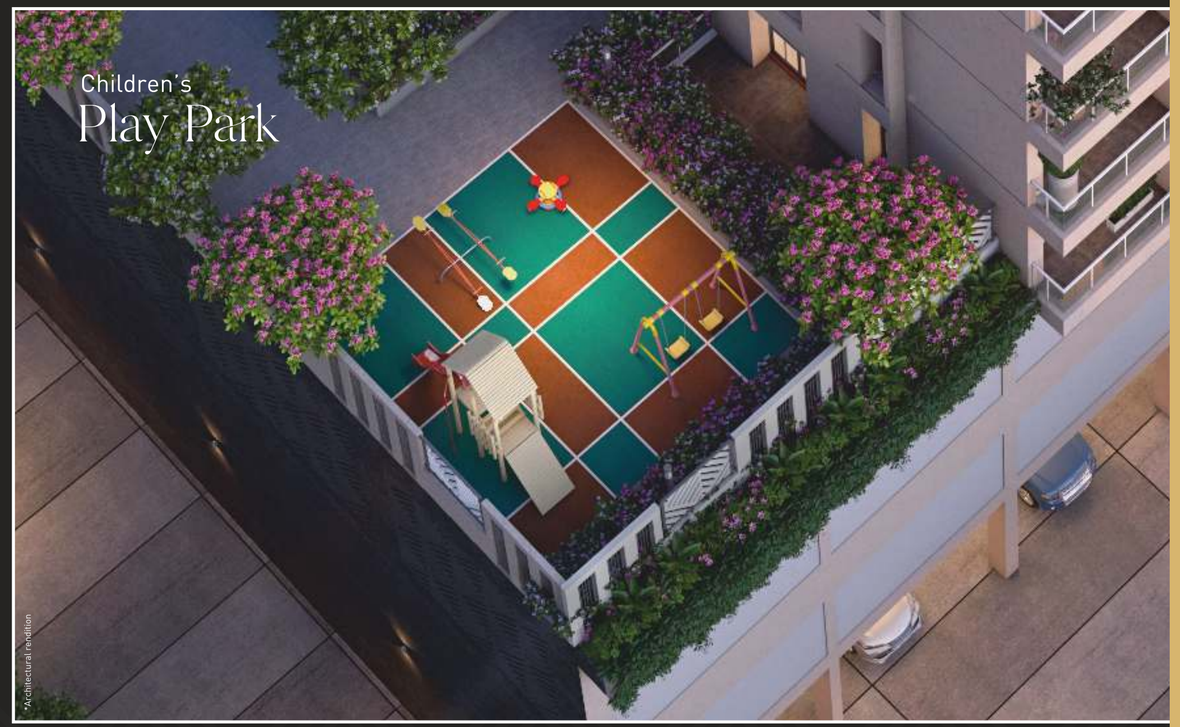
GRAND ENTRANCE LOBBY

Make a grand entry every day as you walk proudly through the splendid welcome lobby. We have conceptualised the most appealing designs and added a tint of sophistication and style to create the perfect experience for you.

Grand
Entrance Lobby



*Architectural rendition





WORLD OF RECREATION TO UNWIND & RELAX

With a fast and hectic life comes a genuine need to unwind. At Arco Skylife, you will find the most comforting leisure offerings to relax after a long and tiring day.

Our leisure offerings are designed to be thoroughly relished and not just to be added to an exhaustive list of amenities. Unwind and enjoy a great social life within your premises.

CHILDREN'S PLAY PARK

Here, kids have ample avenues to play and stay entertained rather than becoming couch potatoes. The play park comes equipped with impact-absorbing rubber flooring so that the kids can have fun on slides and swings and many other outdoor games without getting hurt at the children's park.

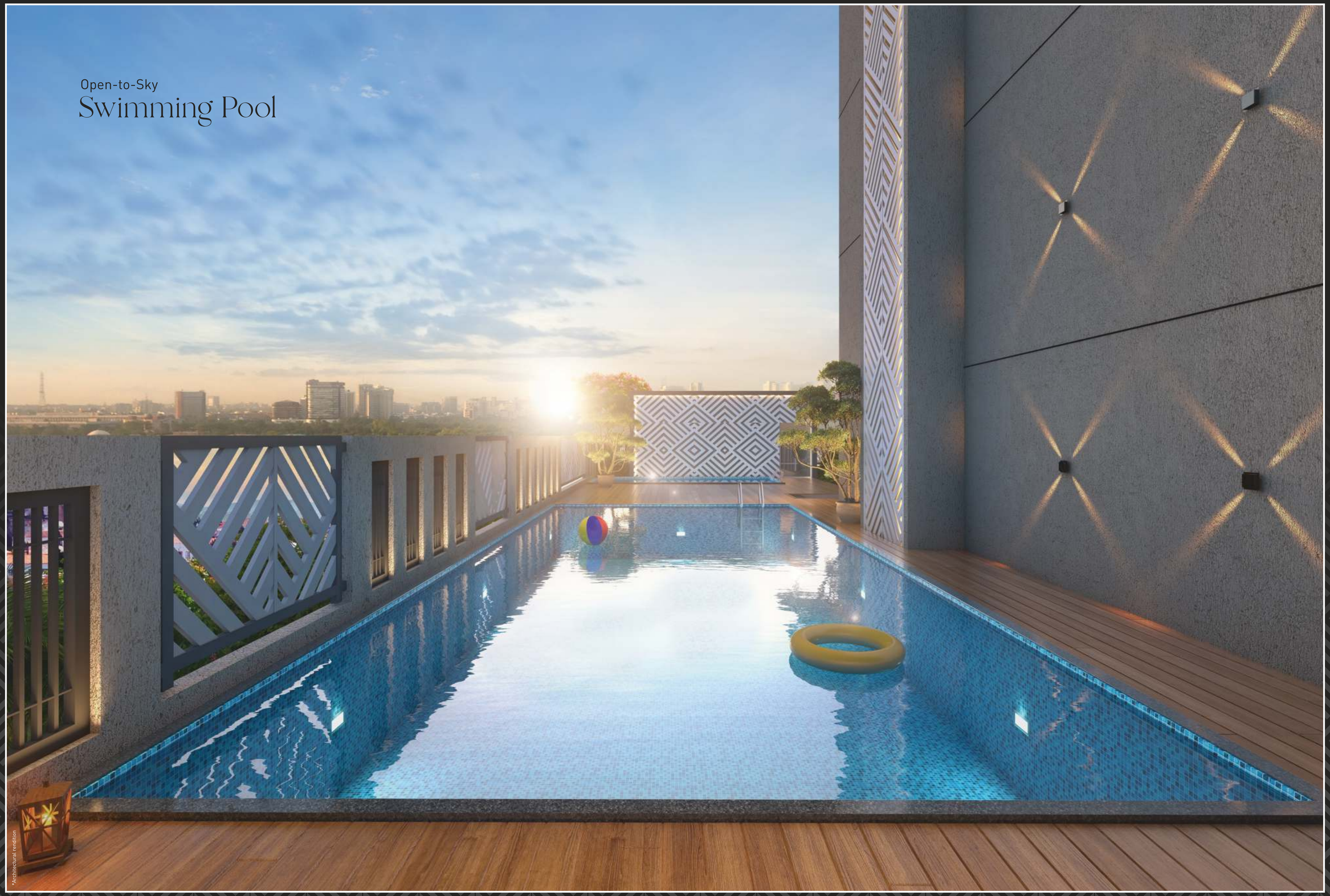
WELL-EQUIPPED GYMNASIUM

A sophisticated and well-equipped gymnasium with the latest and most up-to-date equipment, so much so that your trainer will be even more inspired to train you.

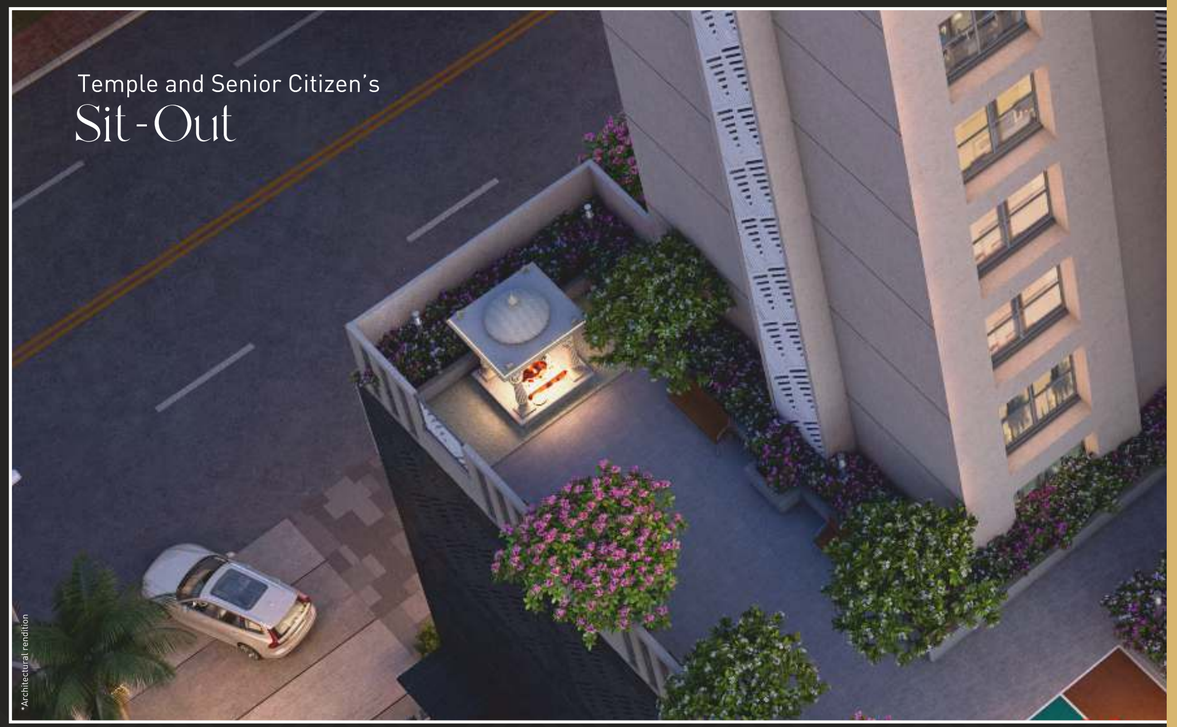
OPEN-TO-SKY SWIMMING POOL

Unwind to a great view from our stylishly designed swimming pool. Experience absolute leisure as you take a dip in this marvellous water body.

Open-to-Sky
Swimming Pool



*Architectural rendition





WORLD OF CALM FOR COMFORT & ENERGY

It's a wonderful feeling when the world is thoughtful towards giving you the ultimate experience. And Arco Skylife is that caring world you seek. Every recreational space is thoughtfully designed and planned to offer complete convenience, privacy and contentment. We have abstained from stereotyping the likes and needs of every age group and instead incorporated every lifestyle offering after carefully studying them.

TEMPLE AND SENIOR CITIZENS' SIT-OUT

The seniors in our house like to while away their time by conversing and sharing to their heart's content. A temple that is a place of spiritual abode immersed with love and devotion and a sit-out area will add to their happiness.

YOGA STUDIO

Strengthen the mind and improve focus at the yoga studio situated on the terrace floor. After all, you need to stay calm, creative and spontaneous to achieve your daily goals.

INDOOR GAMES ZONE

A special indoor gaming zone to ensure pastime for every age group. There are a number of indoor games like pool, chess, carrom, table tennis, etc. to keep you entertained.


14'7" High Recreational Floor
Yoga Studio &
Indoor Games Zone
10'6" Floor to Floor Height
Temple and Senior Citizens' Sit-Out
Exit & Security Cabin
Changing Room
Kid's Pool
Open-to-Sky
Swimming Pool
Podium Level
Entrance & Security Cabin
*Architectural rendition


14'7" High Recreational Floor
Sky Lounge
Gymnasium
Multi-purpose Hall
10'6" Floor to Floor Height
Temple and
Senior Citizen's Sit-Out
Exit & Security Cabin
Children's Play Park
Entrance Lobby
*Architectural rendition

WORLD OF
BASICS
TO DEFINE LIFESTYLE

With a classy lifestyle come certain elements that become defining parameters to your life. And we understand what it takes to create that perfect class in the interiors of your living spaces. Every home at Arco Skylife is decked up to the best in class fitments and fixtures that are quality defining basics for your lifestyle.

Living & Dining Room

- Best in class living & dining dimensions
- 1600x800mm / equivalent Italian finish tile flooring
- Ample space for 8-seater dining table
- Maximum sunlight and ventilation through wide opening sliding doors
- DTH, broadband, AC and telephone points
- Veneer finished main door with additional safety door
- Biometric safety system

*Architectural rendition

Kitchen



- U-shaped granite / engineered stone kitchen platform
- Branded modular kitchen with hob & chimney
- SS sink with drainboard
- Water purifier point
- Dado tiles
- MNGL gas point provision

*Architectural rendition

Master Bedroom 1



- Premium quality wooden flooring
- Walk-in wardrobe space
- TV & AC points
- Attached private balcony
- Laminated wooden doors with mortise locks

*Architectural rendition

Master Bedroom 2



•Architectural rendition

Children's Bedroom

- Double charged Italian finish vitrified flooring
- Master switch
- USB charging points

*Architectural rendition

Guest Bedroom



*Architectural rendition

Balcony



- 7' wide living room balconies to host your outdoor parties
- SS railing with laminated toughened glass
- All covered balconies
- PVC laminated shera wood ceilings with LED spotlights
- UPVC windows / sliding doors with mosquito net shutters
- Matt-finished anti-skid flooring
- Electric charging points
- Weather-proof texture paint

*Architectural rendition



- 1200x600mm vitrified dado tiles up to lintel level
- Anti-skid tiles for flooring
- Exhaust fans
- Solar water supply
- Glass partition in all bathrooms
- Premium quality CP & sanitary fittings
  (American Standard / Duravit / TOTO / Kohler / Grohe or equivalent brand)
- Hot water geyser point
- Motion sensor controlled lights & fan in all bathrooms

*Architectural rendition

NO COMPROMISE
TO ACHIEVE PERFECTION

COMMON SPECIFICATIONS

- Building management system with intercom
- Video door phone
- Covered porch to alight and for drop-off
- Single-coat plaster with gypsum finished internal walls
- Emulsion painted internal walls
- Double-coat plaster with weather-proof texture painted external walls
- Advance fire fighting system as per PMC norms
- DG power backup for light / fan points (power point excluded)
- High quality modular switches / wires (Schneider / Polycab or equivalent brand) with adequate light / socket points

PROJECT SPECIFICATIONS

- Integrated security system with CCTV cameras in common areas
- Grand entrance lobby with sofa & concierge desk
- Access controlled lobby
- 2 highspeed (13 passenger) branded elevators with DG power backup (Schindler / Kone or equivalent brand)
- 1 separate (8 passenger) service elevator with power backup
- Advanced electrification system (Schneider Electric or equivalent brand)
- Solar water & net metering electricity system
- Separate entry & exit gates with security cabins
- Designer paved driveway with landscaping
- Provision for charging points for electric vehicles
- Visitor car parking
- Common toilet for staff
- Rain water harvesting
- Society office room
- Light meter & letter box room



*Architectural rendition



*Architectural rendition

WORLD OF SATISFACTION FOR THE HIGHEST LEVEL

We relentlessly worked on the exterior and interior plans to make this project perfect on all counts. Every home is immaculately planned keeping in mind the modern furniture styles, day-to-day needs and interior trends. Even the exteriors and recreation zones are planned perfectly to offer a great experience. The direction of sunlight and wind, the view of the surroundings are smartly embedded into innovative architectural techniques to offer maximum energy saving, great functionality and a fresh living environment.

UNPARALLELED VIEWS

Relish mesmerizing views of the lush green expanse from every home at Arco Skylife. Not to forget the recreational floor at 200 feet height. A privilege that provides breath-taking views of the beautiful Pune skyline.

AMPLE SUNLIGHT & SUPERB VENTILATION

Arco Skylife's meticulously-designed structure perfectly blends aesthetic design with nature's gifts which are a necessity for daily living. Homes at Arco Skylife are naturally lit, airy and well-ventilated. The 3-side open homes certainly make for a fresh living environment throughout the day.

INDOOR GREENS

We have gone a step further to create a fresh living environment for you. Every terrace in your home can accomodate potted plants and beautiful creepers creating a healthy living atmosphere.

ARCO SKYLIFE CONSULTANTS

Pandit Joshi & Associates
(Principal Architect)

Fidesto Projects Pvt. Ltd.
(Project Management Consultant)

G.A. Bhilare Consultants Pvt. Ltd.
(Structural Consultant)

Think Designz (Hyderabad) - Rahul Jain & Varun Mehta
(Interior Designer)

Skyline
(MEP Consultants)

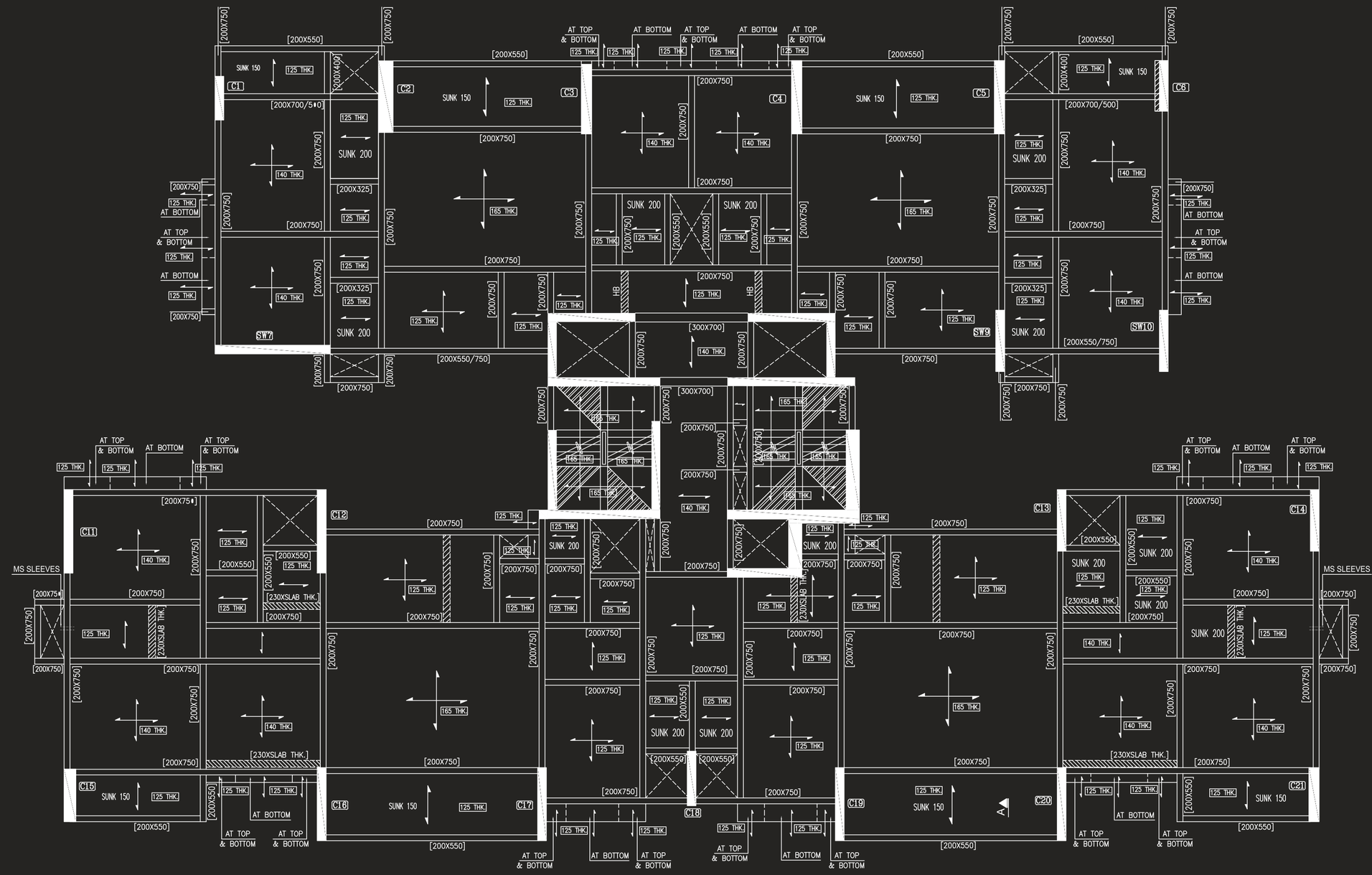
Design Terra - Architect Vikas Labba
(Landscape Consultant)

Can & Will
(Branding & Marketing Consultant)

MASTERS OF PRECISE PLANNING


Entrance Lobby
Visitor Car Parking with Services Area
Changing Room
Gym
Yoga Studio
Indoor Games Zone
Amenity Floor on 200' Height (Topmost Floor)
Multipurpose Hall
Sky Lounge
Children's Play Area
Kid's Pool
Podium Level Access ←
→ Podium Level Access
PMC Amenity Space
Open-to-Sky Swimming Pool
Space for Hot Water & Electricity Generating Solar System
Temple and Senior Citizens' Sit-Out
Deck Area
Entrance & Security Cabin
Exit & Security Cabin
Space for Retail Parking
Space for Retail Parking
15 mtr. wide PMC DP Road
15 mtr. wide PMC DP Road
*Architectural rendition
N

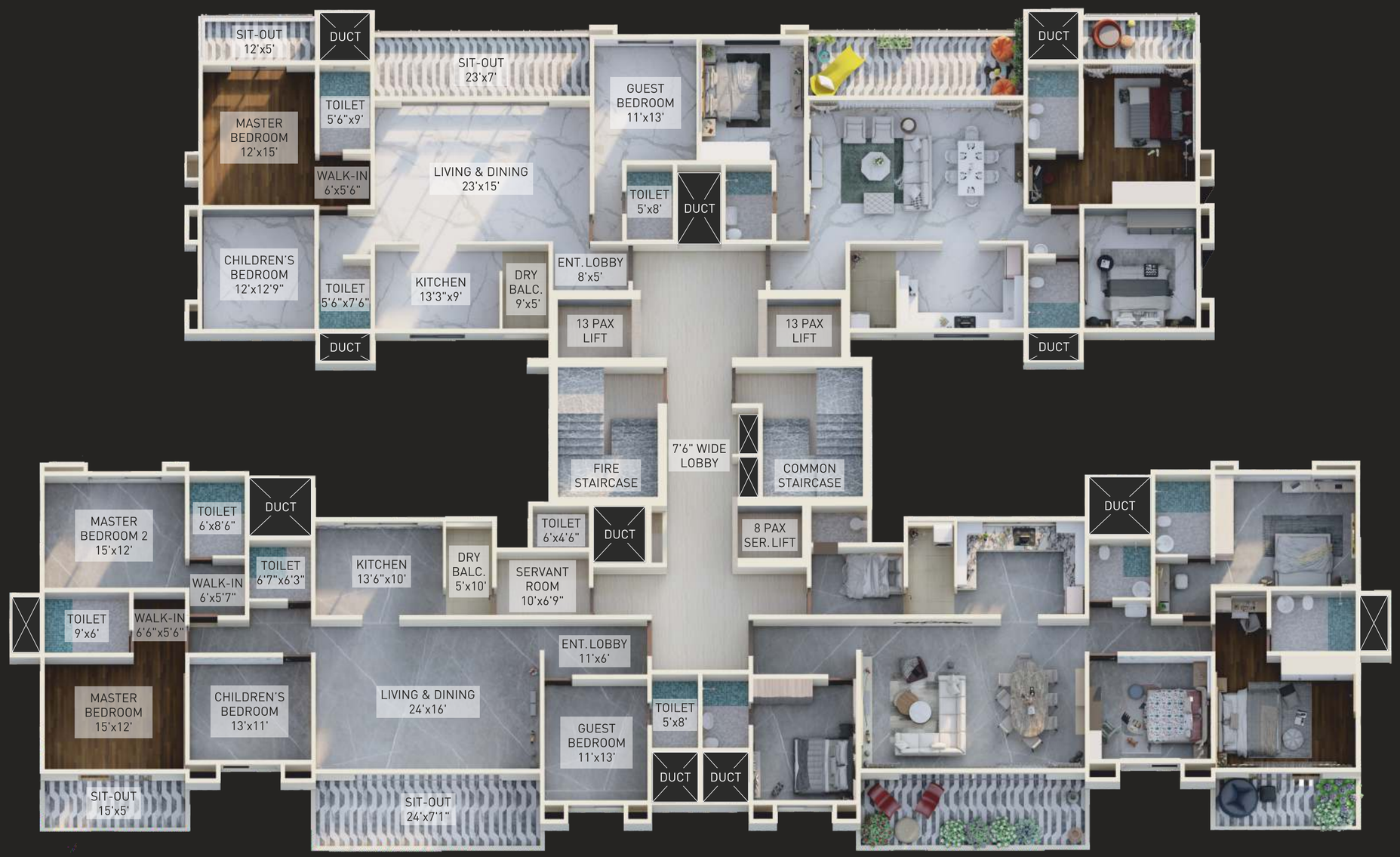
COLUMN-FREE
Living Spaces



TYPICAL
Floor Plan

201, 301, 501, 601, 701, 801, 1001, 1101, 1201, 1401, 1501, 1601

202, 302, 502, 602, 702, 802, 1002, 1102, 1202, 1402, 1502, 1602



204, 304, 504, 604, 704, 804, 1004, 1104, 1204, 1404, 1504, 1604

203, 303, 503, 603, 703, 803, 1003, 1103, 1203, 1403, 1503, 1603

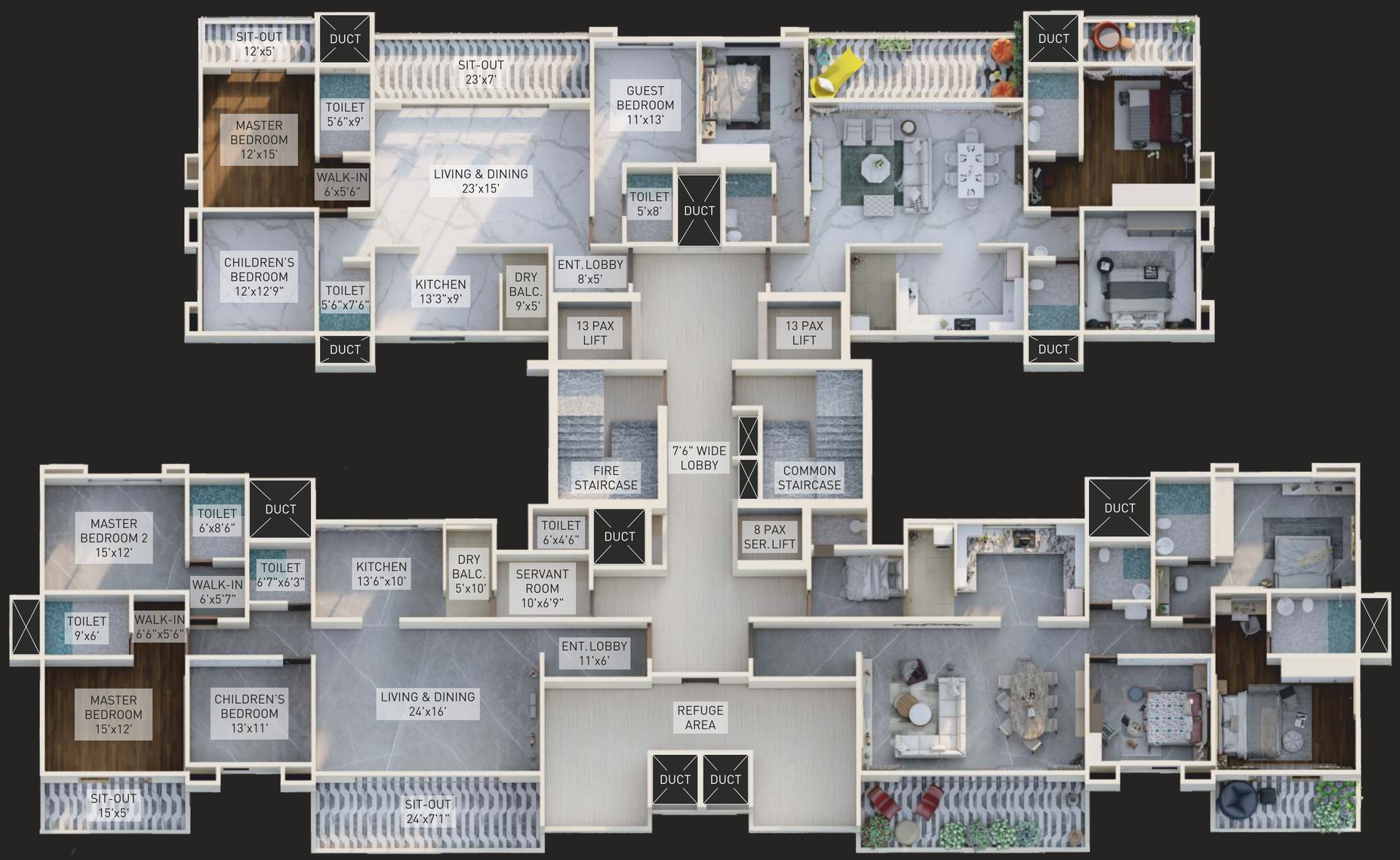
N

FLAT TYPE	FLAT NUMBER	CARPET AREA	SIT-OUT AREA	TOTAL CARPET (SQ.MT.)	TOTAL CARPET (SQ.FT.)
3 BHK	201, 202, 301, 302, 501, 502, 601, 602, 701, 702, 801, 802, 1001, 1002, 1101, 1102, 1201, 1202, 1401, 1402, 1501, 1502, 1601, 1602	123.45 SQ.MT.	20.52 SQ.MT.	143.97 SQ.MT.	1550 SQ.FT.
4.5 BHK	203, 204, 303, 304, 503, 504, 603, 604, 703, 704, 803, 804, 1003, 1004, 1103, 1104, 1203, 1204, 1403, 1404, 1503, 1504, 1603, 1604	167.68 SQ.MT.	22.55 SQ.MT.	190.23 SQ.MT.	2048 SQ.FT.

REFUGE
Floor Plan

401, 901, 1301

402, 902, 1302



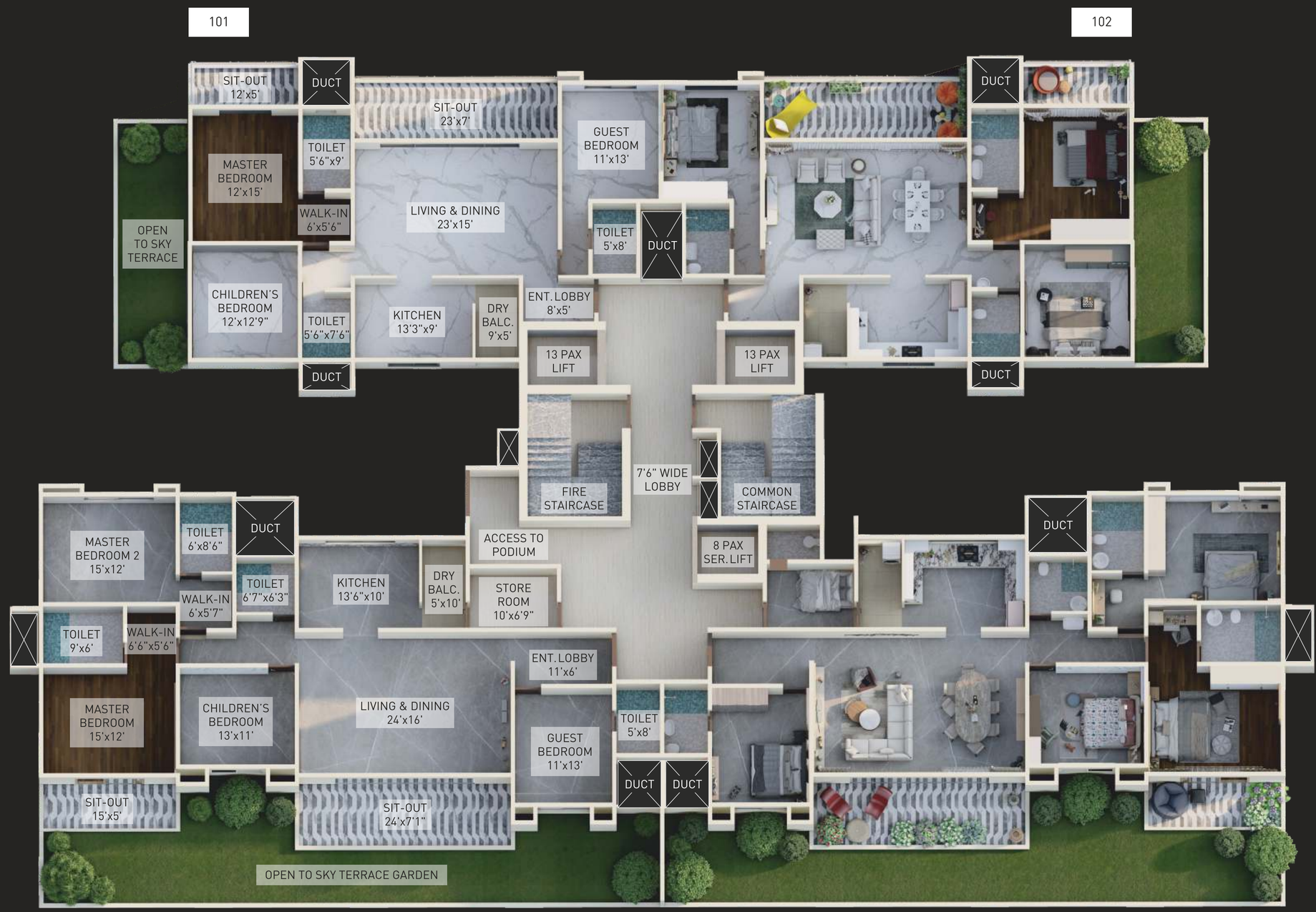
404, 904, 1304

403, 903, 1303

N

FLAT TYPE	FLAT NUMBER	CARPET AREA	SIT-OUT AREA	TOTAL CARPET (SQ.MT.)	TOTAL CARPET (SQ.FT.)
3 BHK	401, 402, 901, 902, 1301, 1302	123.45 SQ.MT.	20.52 SQ.MT.	143.97 SQ.MT.	1550 SQ.FT.
3.5 BHK	403, 404, 903, 904, 1303, 1304	149.33 SQ.MT.	22.55 SQ.MT.	171.88 SQ.MT.	1851 SQ.FT.

PODIUM
Floor Plan



N

FLAT TYPE	FLAT NUMBER	CARPET AREA	SIT-OUT AREA	TERRACE AREA	TOTAL CARPET (SQ.MT.)	TOTAL CARPET (SQ.FT.)
3 BHK	101, 102	124.76 SQ.MT.	20.52 SQ.MT.	20.62 SQ.MT.	165.90 SQ.MT.	1786 SQ.FT.
4.5 BHK	103	168.93 SQ.MT.	22.55 SQ.MT.	61.33 SQ.MT.	252.81 SQ.MT.	2722 SQ.FT.
4.5 BHK	104	166.06 SQ.MT.	22.55 SQ.MT.	61.33 SQ.MT.	249.94 SQ.MT.	2691 SQ.FT.



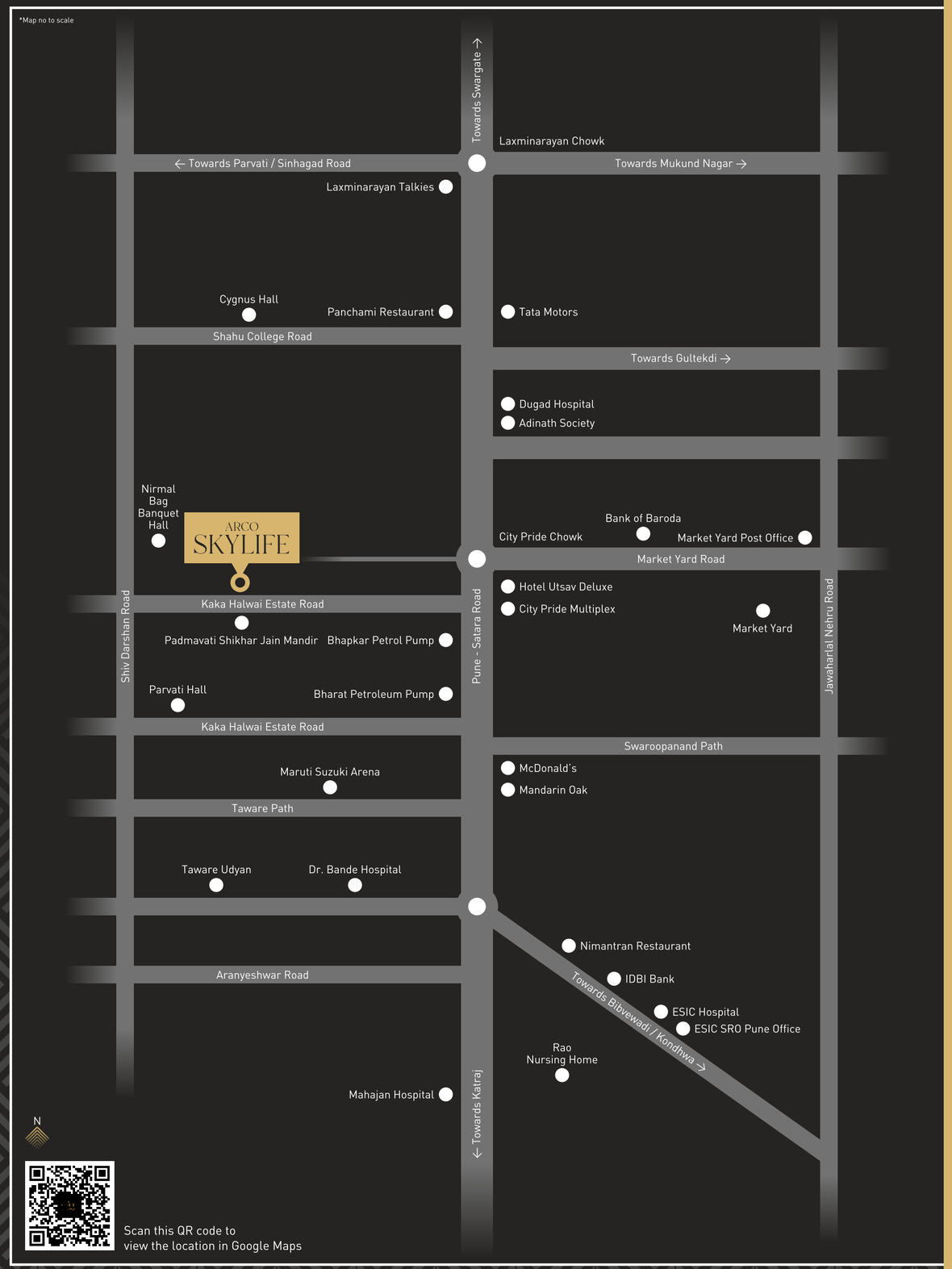
*Architectural rendition

WORLD OF CONVENIENCE FOR EASY LIVING

Arco Skylife offers brilliant high-street retail showrooms adjacent to its entrance. The commercial space adds convenience for easy living and a unique style quotient to the vicinity. Though these appealing Grade 'A' retail spaces maintained by the developer subtly blend into the entire layout, it is smartly secluded from the residential tower.

The retail space owners, staff and even their customers will have no access inside the residential tower. Separate parking space, independent entry and washrooms promise a privy affair for the residents of Arco Skylife.

Now experience easy living with a number of requisite shops and supporting commercial spaces right at your doorstep without unwanted disturbance.



WORLD OF EASY ACCESS FOR CONNECTIVITY

Located at City Pride Chowk, Pune - Satara Road, Arco Skylife assures you easy access to all key destinations with the proposed metro station on the proposed Swargate - Katraj Metro route at a walking distance. This locality is blessed with excellent connectivity to city centre, important city entries, state and national highways, prominent residential and commercial vicinities, numerous renowned hospitals, schools, colleges and entertainment destinations. With a locality so well-connected, Arco Skylife even makes for a great investment opportunity.

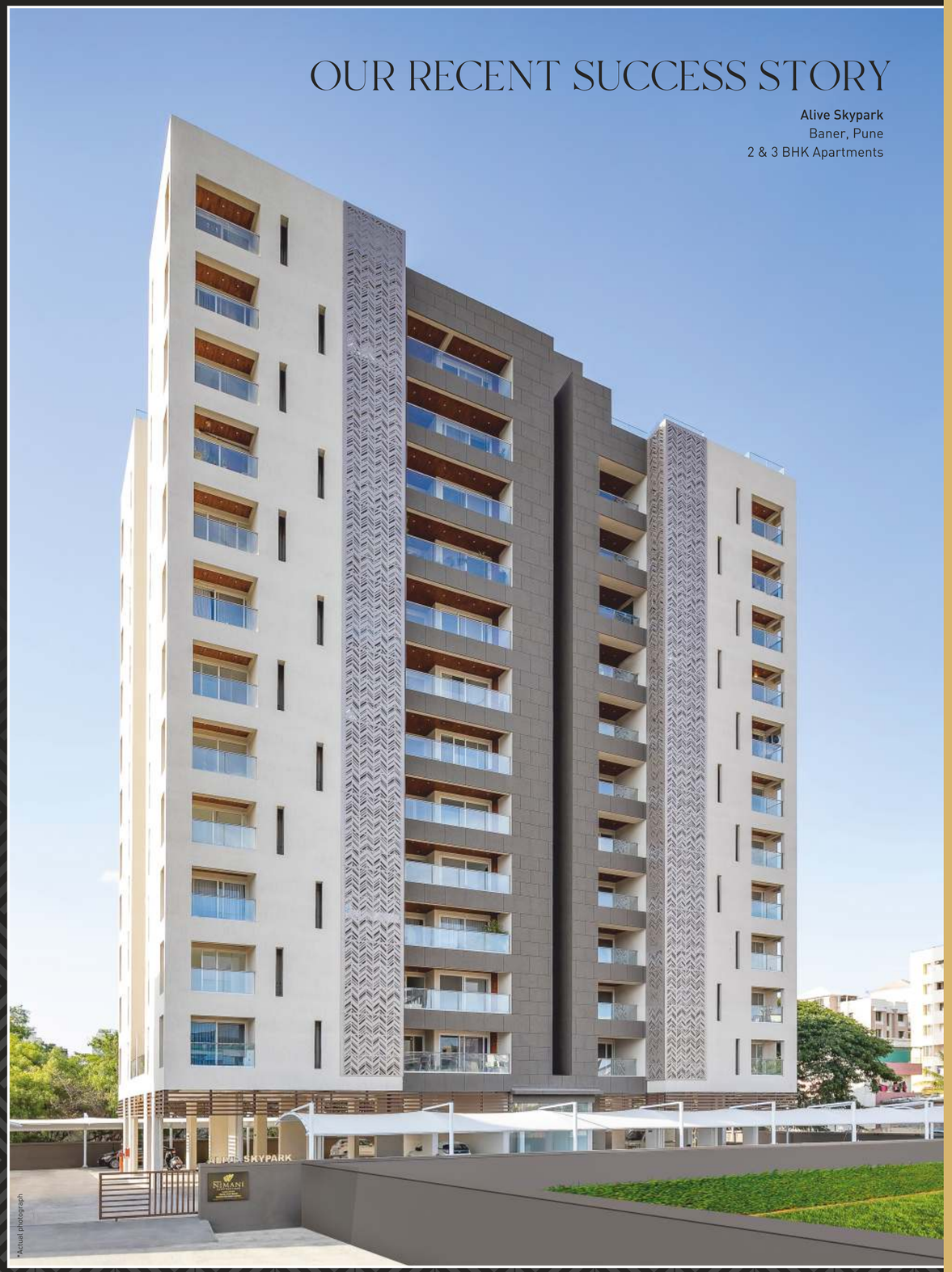
KEY DISTANCES

- Metro Station: 2 Mins.*
- Padmavati Shikhar Jain Mandir: 1 Min.
- Dugad Hospital: 4 Mins.
- Market Yard: 5 Mins.
- Mukund Nagar: 6 Mins.
- Gultekdi: 6 Mins.
- Sarasbaug: 6 Mins.
- Sinhagad Road: 6 Mins.
- Swargate: 7 Mins.
- Bajirao Road: 7 Mins.
- Salisbury Park: 8 Mins.
- Bibvewadi: 9 Mins.
- Sadashiv Peth: 10 Mins.
- Shaniwar Wada: 13 Mins.
- Katraj: 15 Mins.
- Bharati Vidyapeeth Hospital: 15 Mins.
- Bharati Vidyapeeth Deemed University: 15 Mins.
- Rajiv Gandhi Zoological Park: 15 Mins.
- NIBM Road: 19 Mins.
- Kondhwa: 20 Mins.
- Hadapsar: 30 Mins.

*Proposed Metro Route

OUR RECENT SUCCESS STORY

Alive Skypark
Baner, Pune
2 & 3 BHK Apartments



*Actual photograph

QUALITY HOMES OF YOUR DREAMS



Alive
Balewadi, Pune
2 BHK Apartments



Alive
Pimple Nilakh, Pune
2 BHK Apartments



Marudhar Homes
Sadri, Rajasthan
Gated Row House Community



Arihant Park
Solapur
2 & 3 BHK Apartments



Swapnakunj
Solapur
Residential Township & Commercial Spaces

A PROJECT BY

ARCO ENGINEERS

NIMANI CONSTRUCTIONS | SUBHASH OSWAL GROUP
Real Estate | Construction | Agri-Tech

MEMBER
CREDAI PUNE METRO

Site : CTS 3923, Sr. No. 46, Plot No. 13, 19 & 20, Opp. Utsav Hotel, City Pride Chowk, Bhapkar Petrol Pump Lane, Parvati, Pune, (MH) India - 411 009.

W: www.nimaniconstructions.com | E: arcoengineers@gmail.com

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