



A World
} without Boundaries {
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Only
The Exceptional
Exquisite Residences

Elevate your living experiences.

Discover a world of space, style, and
serenity in our exclusive enclave of 4 & 5
BHK villas.

It's more than a home—it's a lifestyle
designed to match your aspirations.





Luxury of *Space*

Crafted for Those Who Appreciate *the Finer Things*

The Sky villa project was conceived with the idea of providing upmarket lifestyles to upwardly mobile homebuyers, in the heart of the city. Each residence is laid out to deliver a life above the ordinary. A home where luxury meets livability — in curated interiors that elevate the everyday.

Because your home should be a reflection of who you are — and what you deserve.

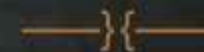


A black and white photograph of a woman with long dark hair, wearing a light-colored, sleeveless, textured dress, sitting on a piano bench and playing a grand piano. The piano is dark and polished, with its lid open. In the background, there is a large, ornate chandelier and a classical statue on a pedestal. The room has patterned wallpaper and heavy curtains.

Luxury of
Privacy

A Grand Home for
Grand Performances

Grand settings make for grand moments. And that's exactly what you get in a Sky Villa home. Celebrate life's special moments in expansive interiors that giving you all the room you need to create ambiances unique to you.



A Family Retreat by
the Water's Edge

Lose yourself in reflections of serenity.

The calming presence of water invites
mindful moments and everyday joy.



Luxury of
Freshness

An artistic rendering of a modern villa entrance at dusk. The image shows a large, multi-story building with a prominent entrance gate. The gate is a large, arched structure with a dark frame and a light-colored interior. A silver car is parked inside the gate. The building has a mix of light-colored walls, dark wood accents, and stone cladding. There are trees and landscaping in the foreground and background. The sky is a mix of blue and orange, suggesting sunset or sunrise. The overall mood is sophisticated and luxurious.

Beyond These Gates Lies Excellence

Reveal in grand entrances that announce your arrival—in life and at home.

Every return will feel like entering a private estate reserved for the select few.

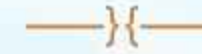


VK
SKYVILLAS

An Address That
Speaks for Itself

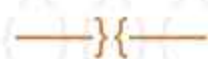


Clean lines, rich textures, and timeless architecture.
Sky Villas don't just look good—they make a lasting
impression on all who visit and reside here.



Transform every corner into
a statement of taste
warmth, and individuality.

Luxury blends with liveability in Sky Villas;
4 & 5 bhk villas designed to elevate the
everyday, offering the space, surroundings
and freedom to live your best life. Because
your home should be a reflection of who
you truly are.



Artistic Impression



Artistic Impression

Project Highlights

- Spacious 4 & 5 BHK Twin Villas with thoughtfully designed layouts
- Premium specifications and elegant interiors
- Walk-in wardrobes and en-suite bathrooms in master bedrooms
- Large terraces and private balconies for relaxing outdoor moments
- Excellent cross-ventilation and natural lighting throughout

Lifestyle Amenities

- Proposed Elegant Clubhouse featuring an Indoor Lounge and Dedicated Party Area.
- Infinity-edge Relaxation Pool
- Fully equipped Gym & Meditation Zones
- Landscaped common areas & kids' play corner
- 24x7 Security with CCTV Surveillance
- Gated community with smart access system

Sustainable Features

- Solar electricity provision for all villas
- Solar-powered street lighting
- Provision for EV chargers in each villa
- Rainwater harvesting & wastewater recycling
- Eco-conscious materials & green landscaping
- Rain Water Provision



Artistic Impression



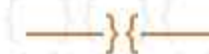
Artistic Impression



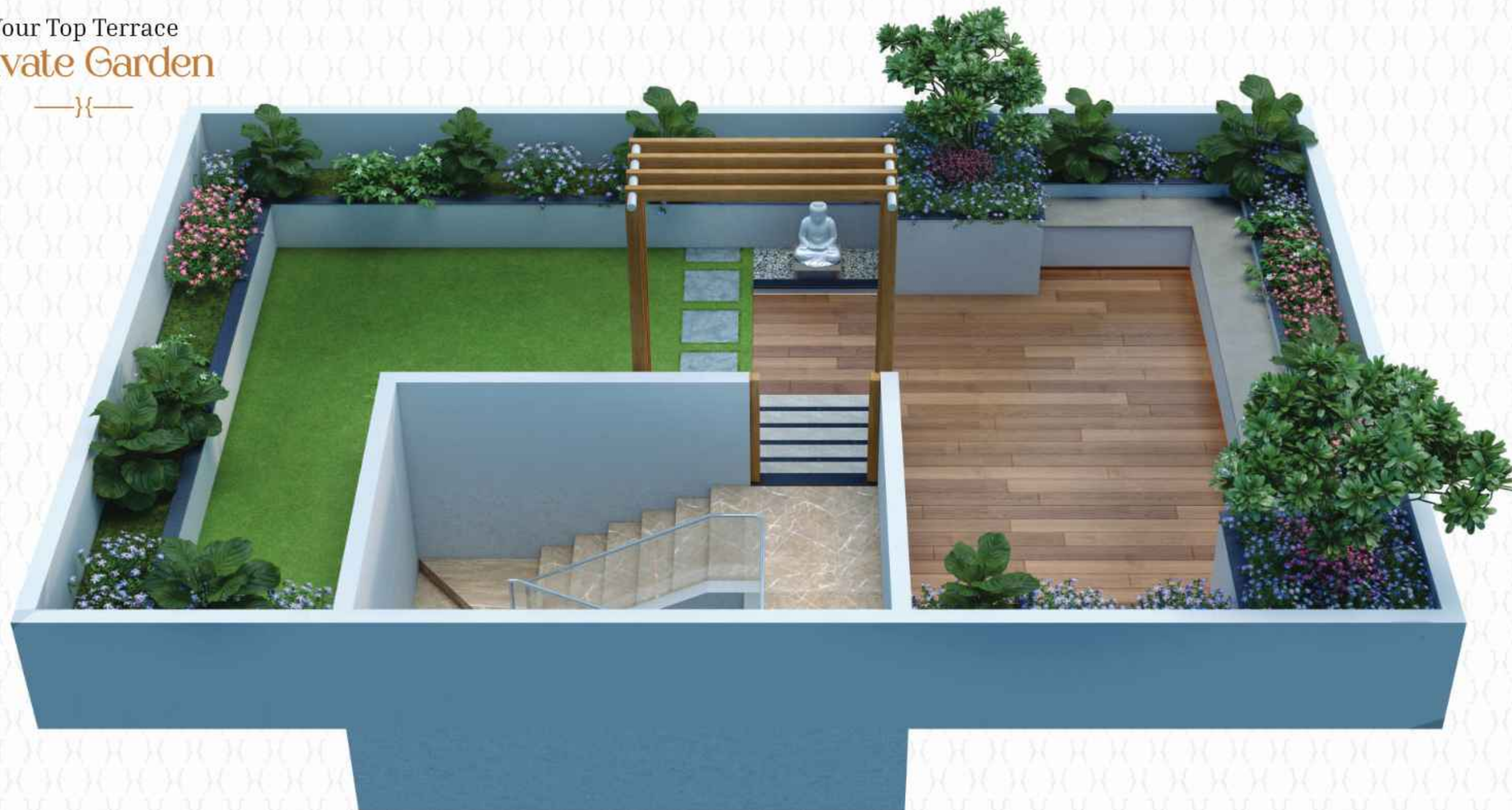
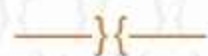
Thoughtful planning meets elegant design.

Every corner of this exclusive community is shaped to elevate your daily experience with grace and intention. Every home also comes with a provision of 3KV backup, courtesy solar panels; sufficient to power all your appliances, including your refrigerator, so you're never in the dark, even if the electricity fails.

Masterplanned
for Magnificence



Your Top Terrace Private Garden



Proposed Amenities Area

Unleash The Fun

Two floors of beautifully crafted living spaces, topped with a terrace that invites oohs and aaahs. The terrace isn't just an add-on—it's your personal haven for relaxation and inspiration.



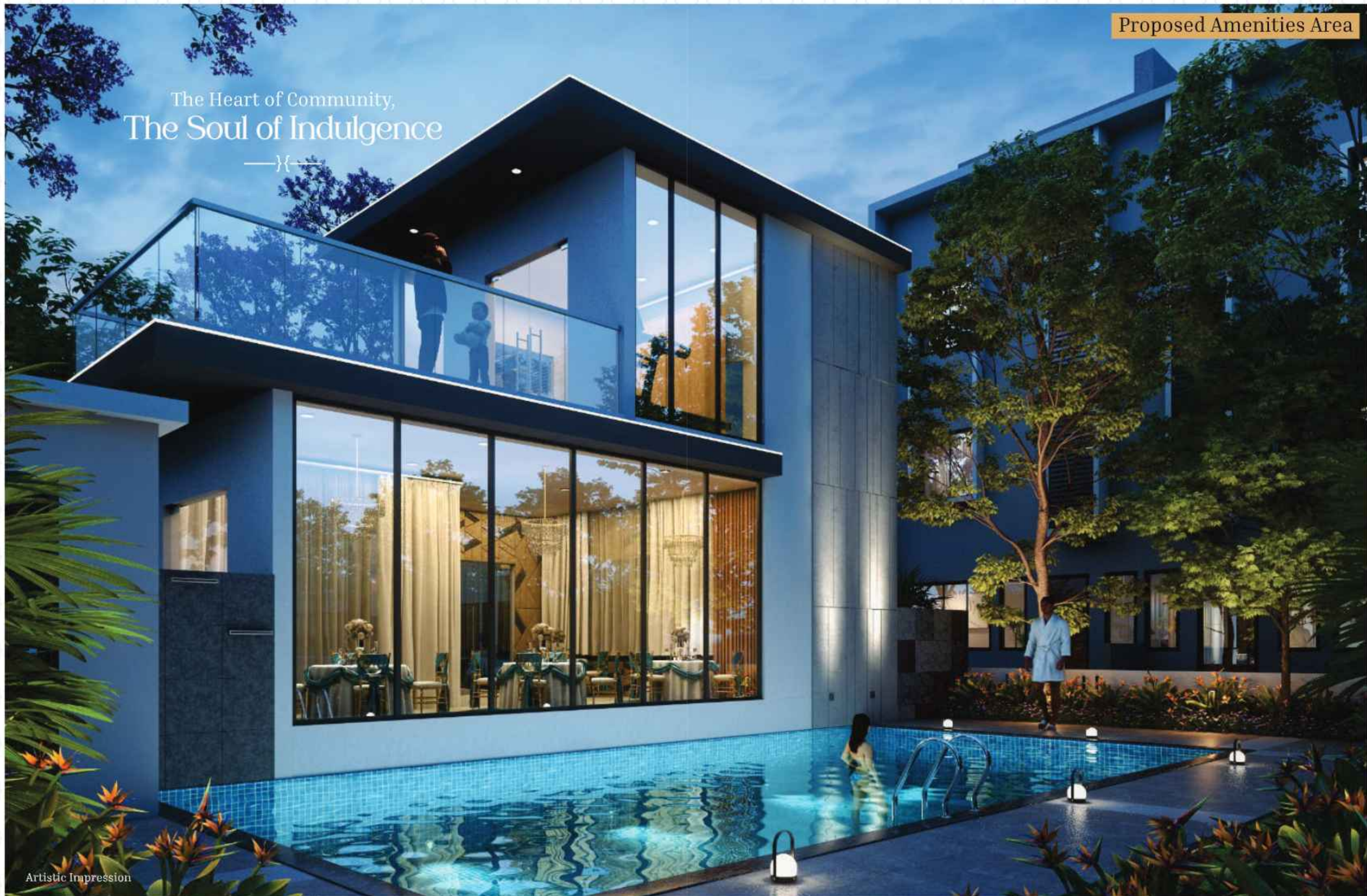
Proposed Amenities Area



Proposed Amenities Area

Proposed Amenities Area

The Heart of Community,
The Soul of Indulgence



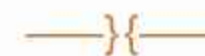
Artistic Impression

Proposed Amenities Area

Greens That Bring Everyone Together

Clean lines, rich textures, and timeless architecture.

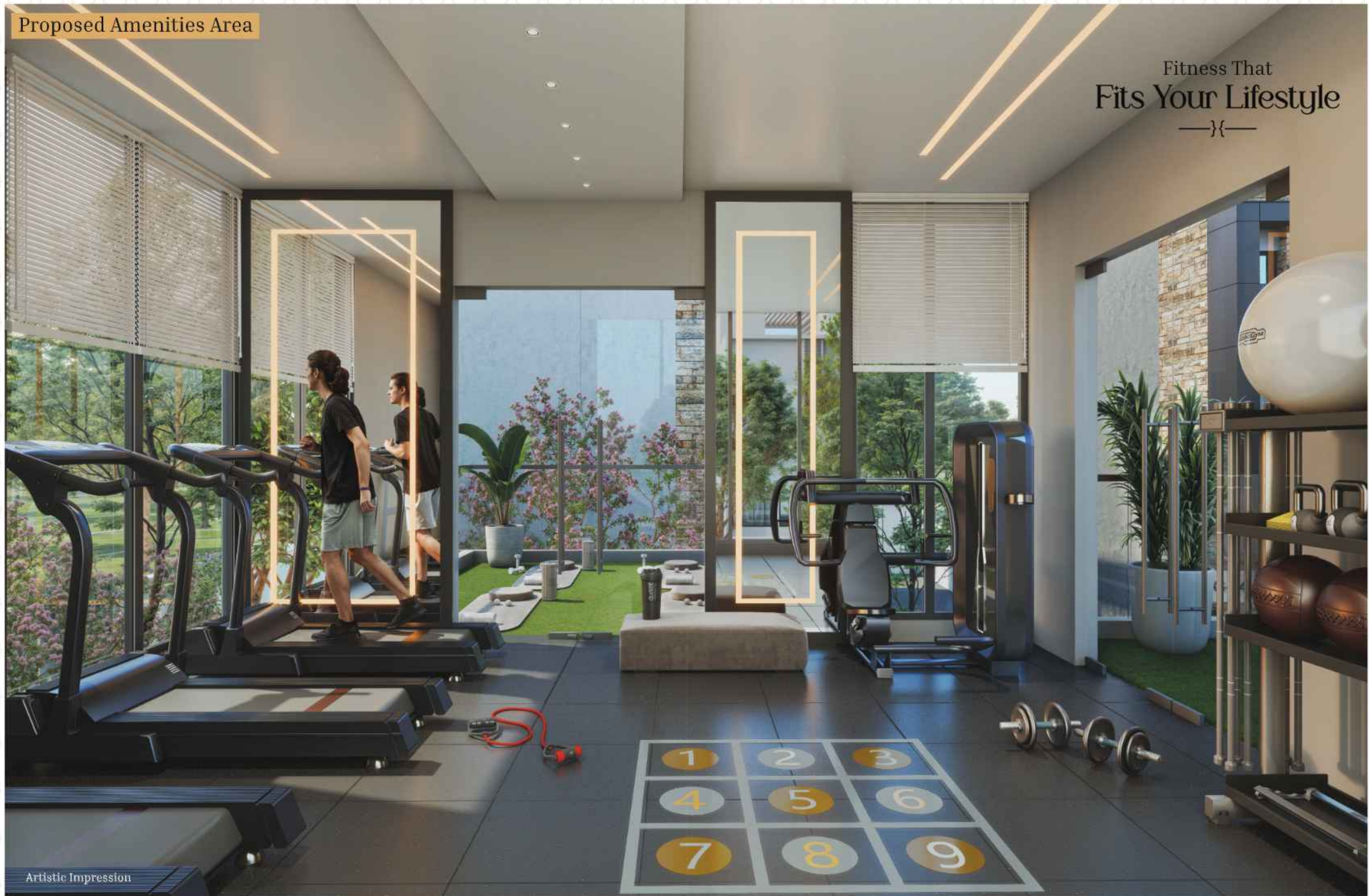
Sky Villas don't just look good—they make a lasting impression on all who visit and reside here.



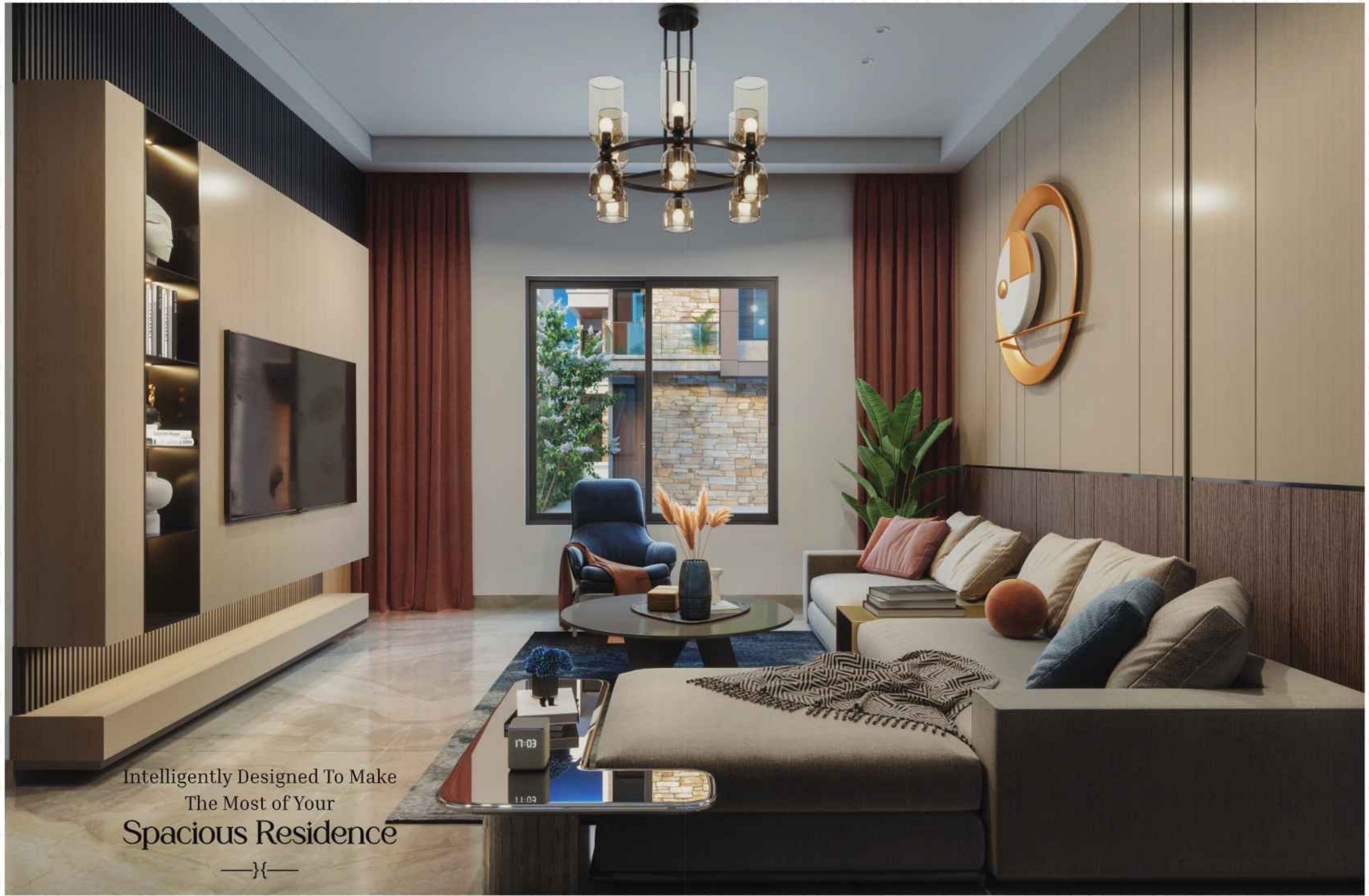
Artistic Impression

Proposed Amenities Area

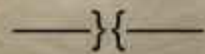
Fitness That
Fits Your Lifestyle
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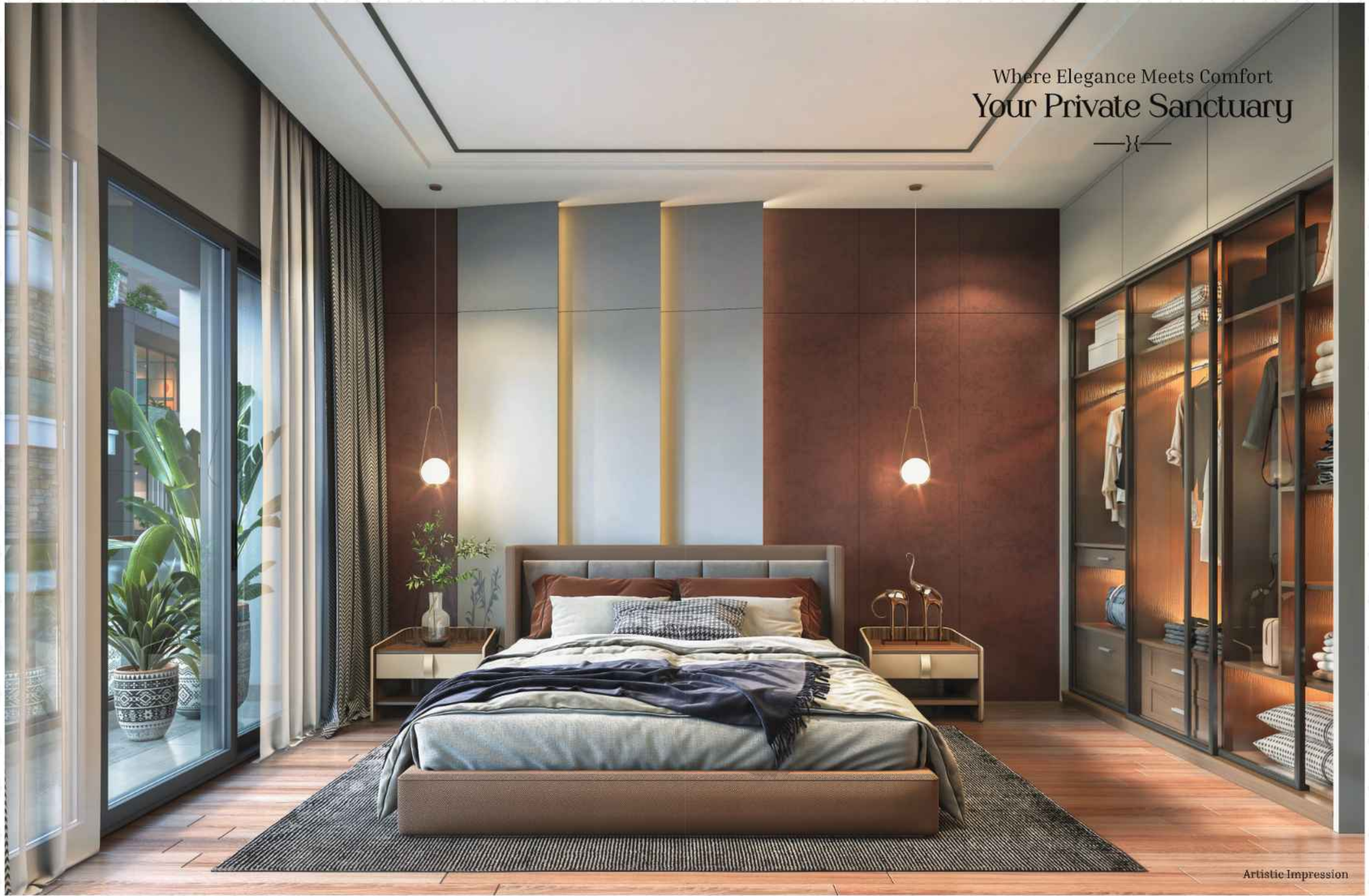
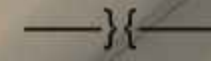
Artistic Impression



Intelligently Designed To Make
The Most of Your
Spacious Residence



Where Elegance Meets Comfort
Your Private Sanctuary





your kitchen is where
meals and memories
are made



Artistic Impression

Ground Floor



Specifications

STRUCTURE

- Earthquake resistant RCC frame structure.
- Brand quality block masonry for external & internal walls
- Sand finished/Ready mix plaster for external surface.
- Gypsum / POP finish internal surface.
- Tar Plaster with Gypsun / POP with internal surfaces.

ELECTRIFICATION

- Branded modular switches in entire villa.
- TV point in living & in all master bedrooms.
- Telephone points in living (MCB & ELCB)
- Provision for inverter & broadband connectivity.
- Concealed fire resistance high quality copper wire
- Provision fo AC points in all bedrooms & living

WINDOWS & DOORS

- Granite window frame for all windows.
- U. P. V. C. three track aluminum sliding windows.
- Laminated doors & wooden door frames for bedroom.
- Digital door lock.

PAINTING

- Good quality Paint (Luster) for internal walls.
- Texture / Apex paint for external walls.

FLOORING

- Vitrified tile flooring for all rooms with skirting.
- Antiskid ceramic tile flooring for toilets & dry terraces.
- Antiskid tile for balconies and terraces.

KITCHEN

- Quartz Stone granite
- Glazed tile dado up to lintel level.
- Branded quality CP fittings.
- Provision for water purifier & exhaust fan.

TOILETS

- Glazed dado tiles in all toilet.
- Provision for geyser in toilet.
- Branded quality fittings for all washrooms.
- Exhaust fan provision for washroom.
- Branded sanitary ware.
- Wooden frame for toilet doors.

SECURITY AND SAFETY

- 24 X 7 CCTV surveillance
- Gated Community

First, Second Floor



Within the City, Without the City's Bustle

Live at the heart of Pune South—close to everything you need, yet worlds away from the chaos.

Here, life moves at your pace, in a neighbourhood that balances access and escape.

Key Distances

WORK

• SP Infocity	6.8 Kms.
• Magarpatta IT Park	7.3 Kms.
• Eon IT Park	14 Kms.

HOSPITALS

• Ruby Hall Clinic	4.2 Kms.
• Noble Hospital	7.2 Kms.
• New Command Hospital	7.5 Kms.

SCHOOL

• Fortune School	0.2 Kms.
• Delhi Public School	0.7 Kms.
• Dhruv School	0.8 Kms.
• Bishop's School	2.4 Kms.
• Euro School	2.7 Kms.
• Sanskriti School	3.1 Kms.
• Vibgyor School	3.4 Kms.
• Army Public School	6.6 Kms.

CLUBS

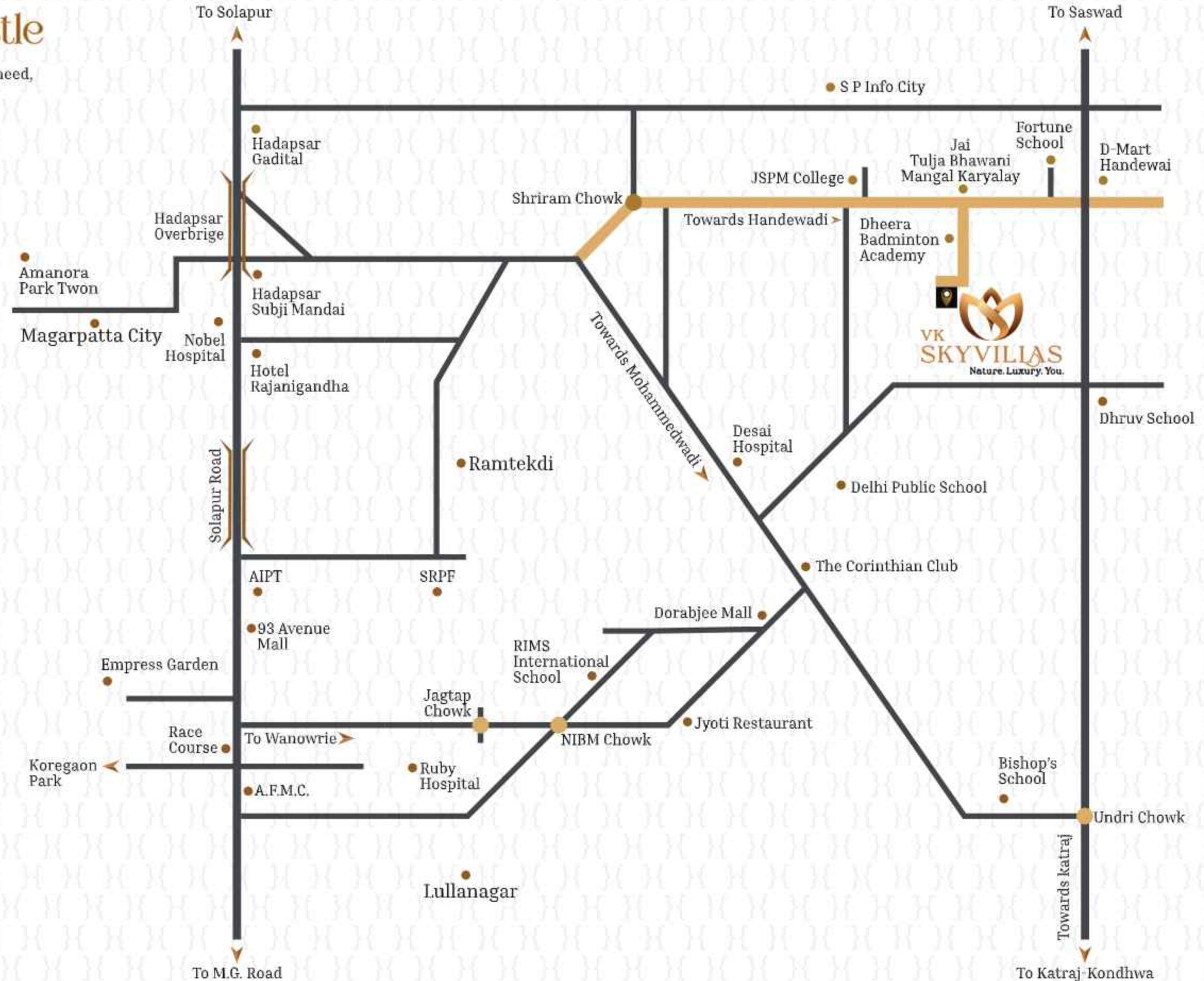
• Corinthian's Club	1.2 Kms.
• Country Club	1.8 Kms.
• RSI Club	10 Kms.

CONNECTIVITY

• Swargate Multi Modal Hub	10 Kms.
• Pune Railway Station	11 Kms.
• Pune International Airport	16 Kms.

LIFE HUBS

• Dorabjee Royal Heritage Mall	3.2 Kms.
• Clover Hill Plaza	3.5 Kms.
• Seasons Mall	8.6 Kms.
• Amanora Mall	8.6 Kms.
• Market Yard	9.2 Kms.



Vishwakarma Developers

With over 20 years of experience in the real estate industry, Vishwakarma Developers has built a strong legacy of trust, quality, and timely delivery. We take pride in having successfully delivered over 10,00,000 sq.ft. of premium residential and commercial spaces, creating lasting value for our customers. Our commitment to excellence, transparent dealings, and customer-first approach have helped us foster long-standing relationships and establish a solid reputation in the market. Each project we undertake reflects our dedication to thoughtful design, superior construction, and a vision to enhance lifestyles.



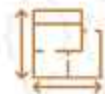
1,500+
HAPPY
FAMILIES



4
UPCOMING
PROJECTS



10,00,000+
sq.ft Construction
Delivered



4
ONGOING
CONSTRUCTION



5
COMPLETED
PROJECTS

Project Architect



**TEAM
SPACE YARD**



**VK
SKYVILLAS**
Nature. Luxury. You.

Vishwakarma Developers



VK SkyVilla
Opp. Jai Tulja Bhavani Mangal Karyalay,
Behind Kingstone Aura, Next to Dheera Badminton Academy
Handewadi - 411028



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VK SKY VILLA ROSE
 MAHARERA No:
P52100079766



VK SKY VILLA ORCHARD
 MAHARERA No:
P52100079808



VK SKY VILLA LILY
 MAHARERA No:
P52100079816

NOTE: this brochure is purely conceptual and is designed in good faith to give you a fair and overall view of the project and is not a legal offering, nor will it be part of any agreement. photographs are not necessarily comprehensive or current. nothing contained in this brochure will take precedence in the final agreement. areas, flats/units, amenities, specifications, floor, roads, open space etc. may be revised.