



MASTERPIECE BY

*DESIGN*

**CODENAME**  
*Skywards*  
Limitless Happiness

RENDER



# The REFINED STAGE OF LUXURY, Elevated

23

Storeys

4

Level Clubhouse

MIVAN  
Technology

INFINITY  
Pool

4 Million  
Sq.ft Delivered

1 Million  
Sq.ft Upcoming

5000+  
Happy Families

2500+  
Ambernath



# CONNECTIVITY

## ACCESS ROUTES:

- Positioned on a 60-meter by 60-foot road, offering smooth and wide access.
- Direct connection to the Katai Badlapur
- Karjat Pune highway for efficient travel.

## PROXIMITY TO KEY INDUSTRIAL AREAS:

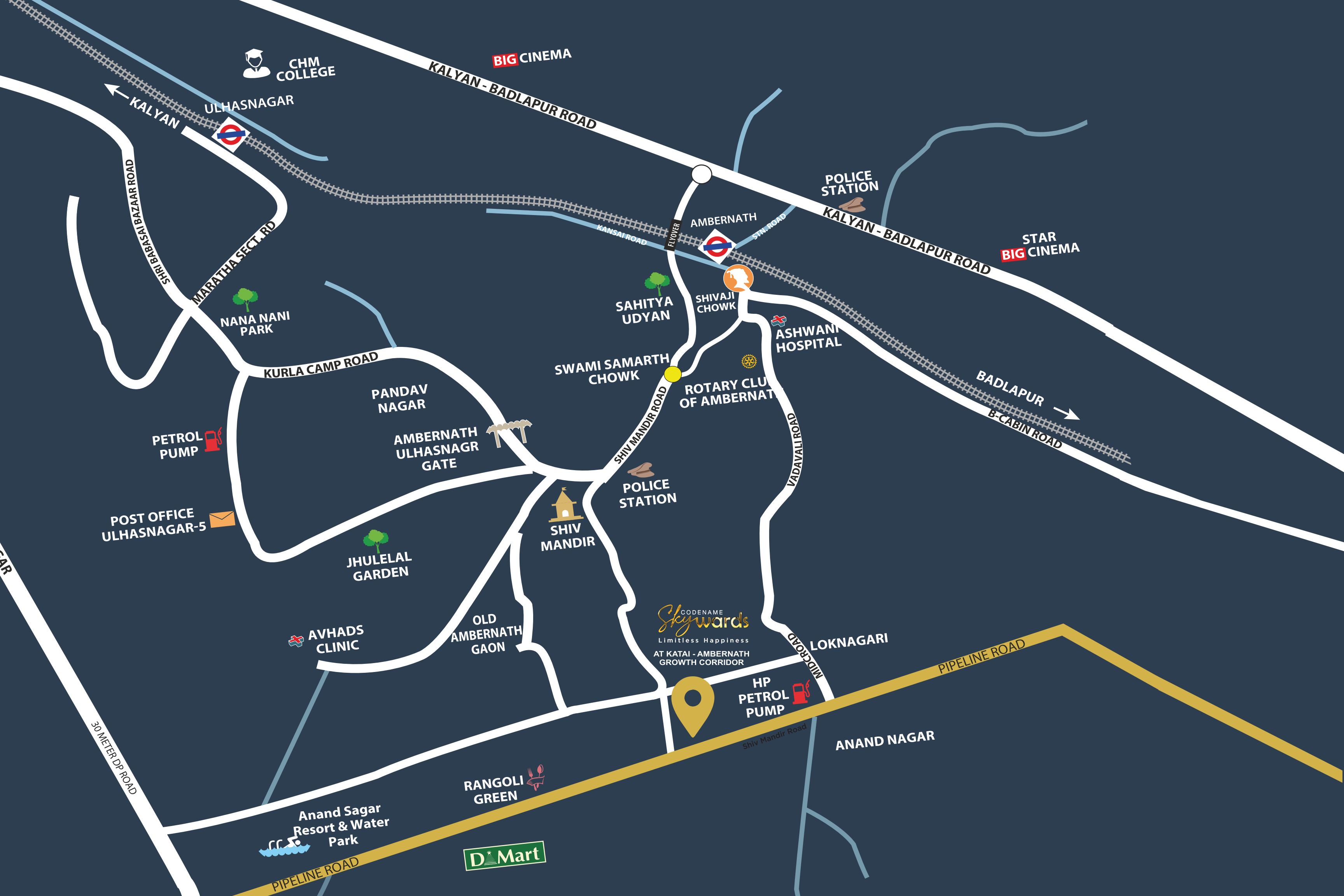
- Conveniently close to major industrial hubs including MIDC Ambarnath, MIDC Badlapur, MIDC Talaja, and MIDC Dombivli.
- Only 8 km away from Kalyan Chakki Naka and 2 km from Ulhasnagar, providing quick commutes for residents.

## NEARBY URBAN CENTERS:

- Excellent connectivity to important urban areas such as Navi Mumbai, Mahape MIDC, Turbhe, and Thane.

## FUTURE CONNECTIVITY PLANS:

- Near the proposed Katai - Aroli elevated road and Virar - Alibagh corridor, which will provide improved access to major highways like the Western Express, Eastern Express, Samruddhi, & Delhi - Mumbai corridors.



CHM COLLEGE

BIG CINEMA

ULHASNAGAR

KALYAN - BADLAPUR ROAD

POLICE STATION

STAR BIG CINEMA

NANA NANI PARK

SAHITYA UDYAN

AMBERNATH

KURLA CAMP ROAD

SWAMI SAMARTH CHOWK

ASHWANI HOSPITAL

PANDAV NAGAR

ROTARY CLUB OF AMBERNATH

BADLAPUR

PETROL PUMP

AMBERNATH ULHASNAGR GATE

SHIV MANDIR ROAD

POST OFFICE ULHASNAGAR-5

JHULELAL GARDEN

POLICE STATION

SHIV MANDIR

CODENAME Skywards  
Limitless Happiness  
AT KATAI - AMBERNATH GROWTH CORRIDOR

AVHADS CLINIC

OLD AMBERNATH GAON

LOKNAGARI

30 METER DP ROAD

HP PETROL PUMP

PIPELINE ROAD

ANAND NAGAR

RANGOLI GREEN

Anand Sagar Resort & Water Park

D\*Mart

PIPELINE ROAD

# LOCATION:

## PRIME POSITION:

Located in the southwest of Ambarnath, aligned with vastu principles for optimal living conditions.

This prime location enhances the sense of balance and well-being for residents.

## ELEVATION & SURROUNDINGS:

Situated on a higher altitude plot, 10 to 15 feet above surrounding areas, reducing the risk of waterlogging.

- The project is surrounded by:

East : Forest land, providing natural beauty and tranquility.

West : A 60-foot road, ensuring convenient access.

North : Galaxy Lawns, offering picturesque views.

South : A 60-meter road, facilitating easy connectivity.







## CATEGORY OF PROJECT :

### **BUILDING SPECIFICATIONS**

23-story building at the highest altitude in the area, offering stunning views and a prestigious address. Constructed with MIVAN foam shuttering technology for outer walls and slabs, ensuring superior durability and eliminating the risk of external leakage. Comparable in quality to premium buildings in Thane and Navi Mumbai, yet offered at more competitive rates.

# AMENITIES

- Luxurious infinity pool and beautifully landscaped garden for leisure and relaxation.
- High-speed elevators for efficient transit.

## CLUBHOUSE FACILITIES (4 LEVELS):

- First Level: State-of-the-art theater with lounge for personal events and movie screenings. Includes a small banquet hall and activity space.
- Second Level: Large banquet hall for hosting major events.
- Third Level: Pool deck, lounge, yoga area, and spaces for other recreational activities.
- Fourth Level: Multi-purpose court, box cricket area, and skating rink for sports and entertainment.

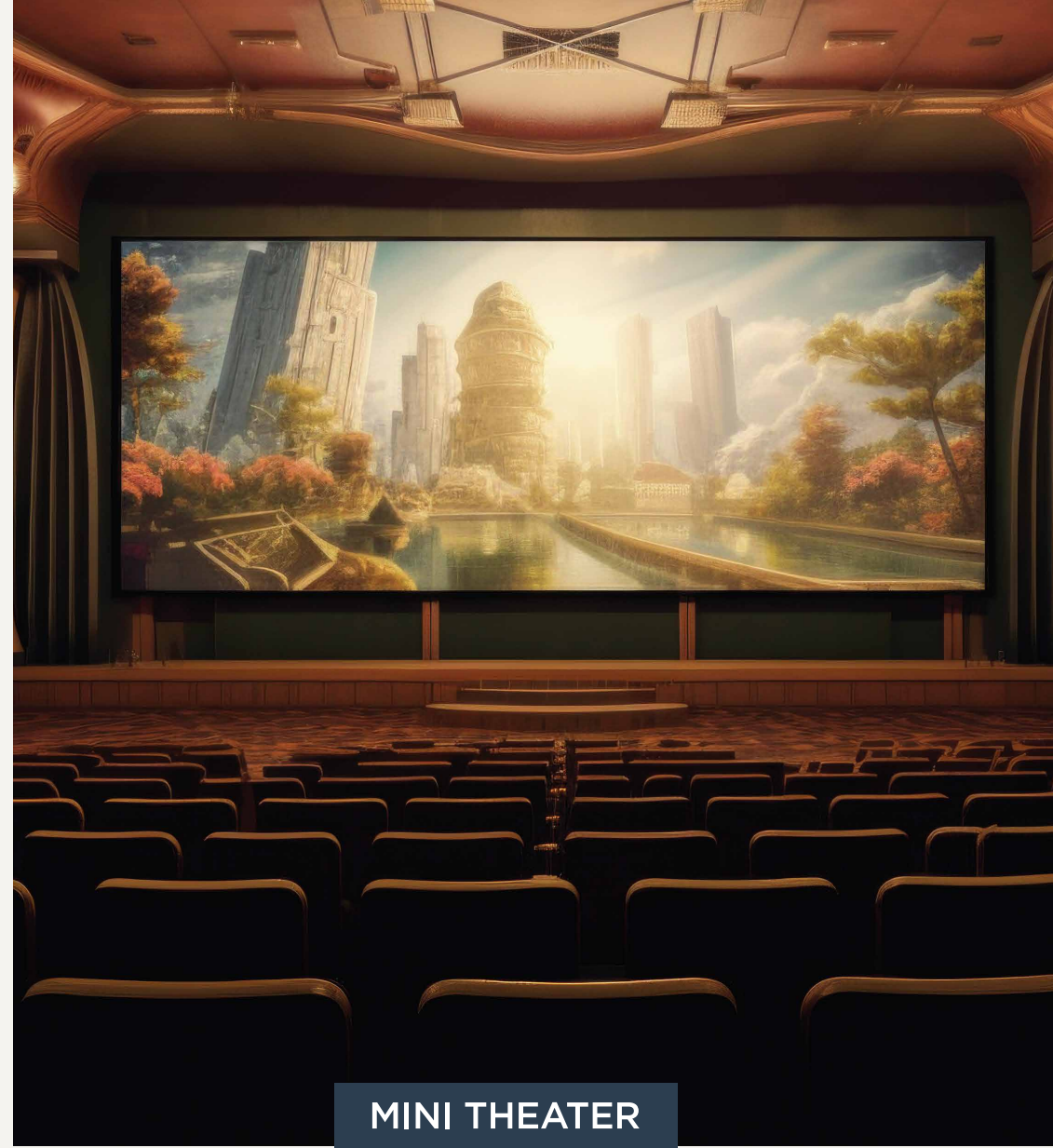
## AMPLE PARKING:

### Parking Capacity:

- Each flat can be provided with parking, along with additional spaces to accommodate future needs.
- Designed from the outset, ample parking ensures residents avoid parking challenges.
- Unlike nearby projects with limited parking, Skywards offers space for more than two vehicles per flat.



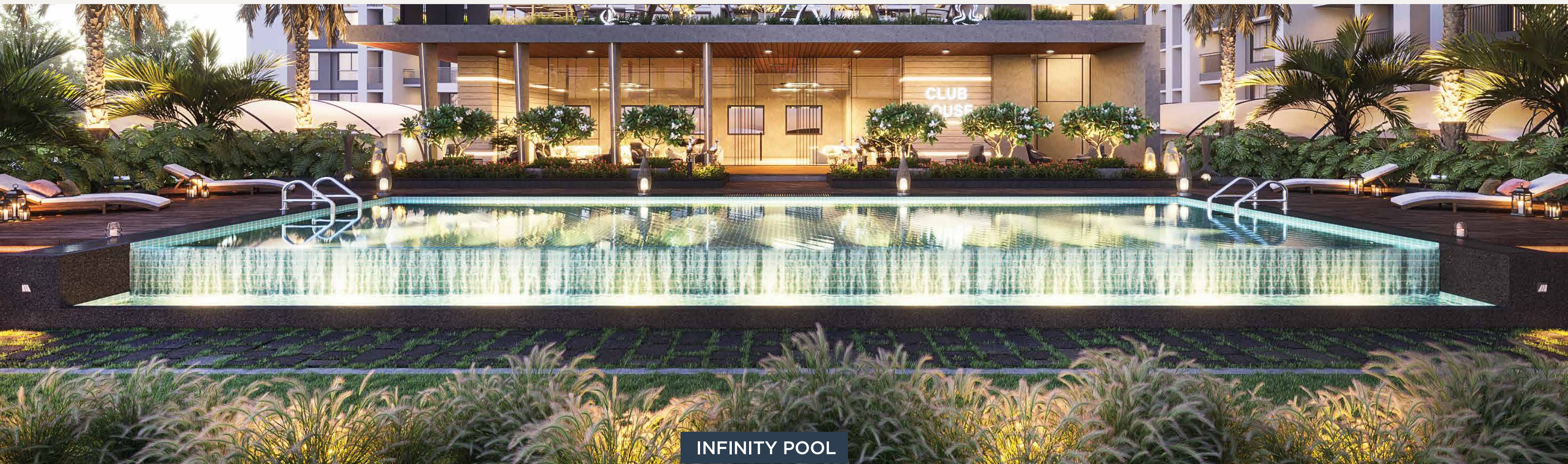
BANQUET HALL



MINI THEATER



BOX CRICKET



INFINITY POOL





## COMMUNITY:

### EXCLUSIVE 3 BHK TOWER :

- Offers a mix of 3 BHK and 2 BHK flats, accommodating diverse family needs and encouraging a cohesive community.
- Specially designed to support a family-friendly environment, particularly suitable for families with children.

### CULTURAL HARMONY:

- The design and mix of flats maintain a similar culture and lifestyle among residents, promoting a harmonious community experience.

# FLAT DESIGNS:

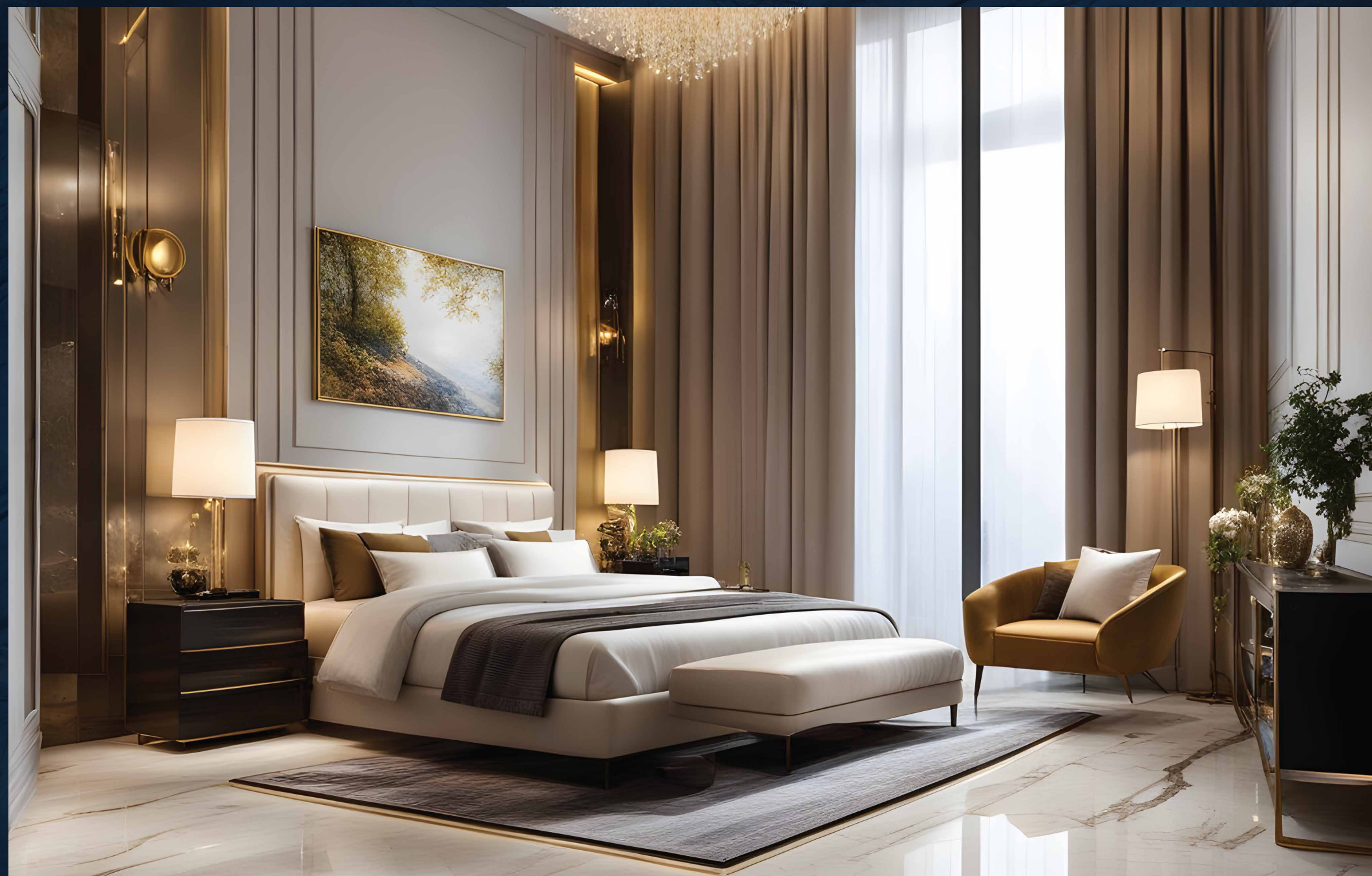
## EFFICIENT LAYOUTS:

- Optimized flat layouts for ideal use of space, including perfect TV viewing distance in the living room.
- Living Room with Ultra-Spacious Deck, Kitchen with Service Platform and Deck Area, Bedroom with Deck Area, enhancing natural light and tranquility.
- Spacious foyers serve only six flats on each floor, providing privacy and exclusivity.
- Three high-speed elevators ensure smooth transit within the building.

## FLAT AMENITIES:

- Main Door with wide Entry and Digital lock
  - Premium wooden flush doors with modern digital locks for security and style.
  - Durable aluminum heavy sliding doors for reliable operation.
  - Premium floor and wall tiles create an elegant living space.
  - Bathrooms equipped with concealed flush tanks for a sleek appearance.
  - Branded CP fittings for consistent performance.
- Concealed electric fittings provide a clean aesthetic and ample power outlets throughout.







# MASTERPIECE BY *DESIGN*

**Codename Skywards**, Opposite Pentecostal Church, MIDC Pipeline Road,  
Katai Growth Corridor, Ambarnath East 421501 | [REDACTED]

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**MAHARERA NO.  
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