



3 & 4 BED RESIDENCES
Baner-Pashan Link Road





ENTER A WORLD OF TAILORED LUXURY

Embark on a journey of unparalleled luxury with Unique Skylinks. Imagine a lifestyle tailored exclusively for you and your loved ones, where every detail reflects your desires and enhances your well-being. Welcome to a world where personalized experiences elevate everyday living. Welcome to Unique Skylinks.





Where Everything is
**BETTER THAN
BANER**

Artistic Impression

Nestled amidst lush green landscapes and offering serene river views, our prime location ensures unparalleled convenience and connectivity. With swift access to the highway in just five minutes, you're seamlessly linked to essential destinations and vibrant city life. At the heart of social life, Balewadi High Street is just a 5-minute drive away, offering a vibrant mix of dining, shopping, and entertainment options, perfect for evening outings and weekend leisure.







| KEY HIGHLIGHTS

- Panoramic Infinity Pool
- Green Views of Pashan Hills
- Exclusive Community
- Connected Rooftop With
35+ Lifestyle Amenities
- 5 Min From
University Road
Balewadi Highstreet
Mumbai-Bangalore Highway
- 32000 Sq. Ft Open Space



WEST PUNE'S OLDEST PINCODE

Located on the well-connected Baner-Pashan Link Road, Unique Sky Link offers easy access to Pune's major IT hubs, educational institutions, shopping centers, and entertainment venues, with **Balewadi High Street** at just 5 Mins. The location perfectly complements the lifestyle of those who seek convenience yet cherish privacy.



HOSPITALS

Ratna Memorial Hospital	8 Min
Oyster & Pearl Hospitals	8 Min
Medipoint Healthcare	4 Min
Sancheti Hospital	4 Min
Jupiter Hospital	4 Min
Lifeline Hospital	3 Min

MALLS

The Pavilion	7 Min
Reliance Centro	6 Min
Westend Mall	3 Min
Ozone	3 Min
Pantaloons	2 Min







CLUBS

Oxford Golf Course	10 Min
Pan Card Club	4 Min
Talwalkars	3 Min
Gold's Gym	3 Min
Solaris	2 Min

CONVENIENCE STORES

Reliance Mart	5 Min
Farmers & Grocers	4 Min
Dorabjee's	4 Min
Star Bazaar	1 Min





IT & INDUSTRIAL HUBS

Veritas, Balewadi	6 Min
Cummins India, Balewadi	6 Min
Siemens	4 Min
The Kode – IT Hub, Baner-Pashan Link Road	1 Min





SKY LINES

A UNIQUE EXPERIENCE

Nestled in the serene Baner-Pashan Link Road, touching the vibrant Mumbai Pune Highway, Unique Skylinks presents an unparalleled living experience in Pune. This prestigious project, spread across 2.5 acres, consists of five towers featuring 3 and 4 BHK premium residences, offering a blend of luxury and serenity with stunning 180-degree views from a rooftop infinity pool.



TOP-TERRACE AMENITIES

- Landscape Garden with Sit outs
- Reflexology Path
- Infinity pool
- Private Party Zone
- Stage with Standing Area
- Pergola with Sit outs
- Indoor Games Area
- Yoga & Meditation Area
- Gymnasium with AC
- Leisure Seating Area
- Open Air Gym
- Creche
- Co-Working Space
- Leisure Walkway
- Toddler Play Area
- Elderly Garden with Sit out
- Kids Play Area with Equipment







COMMON AMENITIES

- Gen-set backup for common areas
- Laundry Room (In Parking Area)
- Lobby with access control system
- Auto-door Lifts with Gen-set backup
- CCTV cameras in common areas
- Designer Entrance Gate with security Cabin

GROUND FLOOR AMENITIES

- Designer Clubhouse
- Multipurpose Hall
- Mini Theatre
- Badminton CourtHalf
- Basketball Practice Court
- Event Lawn



UNIQUE IN STYLE, COMFORT AND LUXURY

With only 3 or 4 apartments per floor, each unit at Unique Skylinks is designed to offer privacy and exclusivity. The architectural ingenuity of Unique Skylinks is visible in its impeccable layouts, high-quality finishes, and thoughtful integration of technology. Residences here are not just built, but sculpted to embody luxury and sustainability, with smart home features enhancing both comfort and efficiency.





EXPERIENCE UNMATCHED QUALITY AND RAFT

The interiors are crafted with attention to detail, featuring high-quality finishes and state-of-the-art fixtures that set the standard for luxury living.





SPECIFICATION LIST:

Masonry

- AAC Blocks Masonry
- Gypsum Finish internal walls
- Sand finish external plaster

Bathrooms

- Solar heated water in all bathrooms
- Provision for exhaust fan in all bathrooms
- CP & Sanitary fittings of Jaquar
or Equivalent Quality





Kitchen

- Provision for Piped Gas system
- Provision for Water Purifier and Exhaust Fan in Kitchen
- Full body vitrified Finished platform with Quartz sink in Kitchen

Door & Windows

- Glass Railing in Balcony
- 4 side granite window Frame
- Smart Digital lock for main door
- Partial Granite Door frame for all Bathrooms
- Laminated Flush Doors for all Bedroom & Main Door
- Powder Coated aluminum Sliding Door in Living Area
- Powder Coated Aluminum Sliding windows with mosquito mesh





Flooring

- GVT 800 x 1600mm Floor Tiles in Living Room & Kitchen
- GVT 200 x 1200mm Floor Tiles in Bedrooms & Balconies
- GVT 600 x 1200mm Floor Tiles in Master Toilet
- GVT 600 x 1200mm Floor Tiles in Guest & Common Toilet
- Designer Wall Tiles up to Ceiling Level in all Bathrooms
- Designer Wall Tiles up to 600mm from Platform in Kitchen





17+
YEARS OF
EXPERIENCE
PROJECT

13+
PROJECTS
DELIVERED

8+
UNDER
DEVELOPMENT

2,500+
HAPPY
CUSTOMERS

Site Address:

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Email: sales@uniqueskylinks.com

Phone: 022 6849 3516



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STRATEGIC PARTNER
ESTATEMINT

The project has been registered via MahaRERA Registration Number: P52100055408 & is available on the website <https://maharera.maharashtra.gov.in/> under registered projects.