



VENUS
SKKYCITY
Elevated Life

AFTER
THE GRAND
SUCCESS OF



ARISTO

Artist's Impression



LA' VISTA

Artist's Impression

Launching



An
ever-expanding
happy family.

- Construction in full swing
- All approvals in place
- Excellent Capital Appreciation
- Group with 25+ years of legacy

A world where your life's always sunkissed, and moments golden.

An epitome of luxury, **Venus Skky City** is an expansive integrated township.

While the thoughtfully designed homes utilise every inch, the enchanting 20-acre landscape offers an extensive horizon of tranquillity. And, of course, a unique collection of unparalleled amenities.

Apart from a matchless lifestyle, this secured gated sanctuary takes care of your every need be it healthcare facilities or educational institutes.



One of the fastest-growing suburbs in Thane.

Nestled between Thane and Kalyan, Dombivli has been a home to musicians, actors, authors, and dramatists for decades. Today, it has developed into a residential hotspot which attracts home seekers.



Actual shot of Dombivli.

Birth Of Dombivli

Dombivli came into existence in the medieval period when people started settling near the Ulhas River.



Melting Pot of Cultures

This cultural hub has a cosmopolitan population of over 12 lakh inhabitants.



Literacy

The first literate town in Maharashtra and the second one in India, Dombivli has developed into an educational hub.



Easy Connectivity

One can reach Dombivli easily by bus, train, rickshaw, and cab, be it Thane, Navi Mumbai or even Mumbai.



Shoppers' Paradise

Finding anything in Dombivli is quite easy. One just has to step out to fulfill their daily needs.



Significant Industrial Zone

One of the biggest reasons for Dombivli's development is the rapidly increasing industries.





Connectivity

Kalyan-Shil Road	0.2 km
Dombivli Station	3.5 km
Mothagaon-Mankoli Bridge	7.0 km
Kalyan Station	9.9 km
Mumbai International Airport	37.2 km



Education

Eva world School	0.0 km
Guardian School	0.3 km
Euro School	1.0 km
New Cambridge English School	1.1 km
Model School	1.6 km
S.S Jondhale College of Engineering	3.2 km



Retail

DMart	0.5 km
Xperia Mall	3.9 km



Hospital

Icon Hospital	3.1 km
AIIMS Hospital	3.5 km
R R Hospital	4.1 km



Upcoming Infra

Virar Alibaug Multi Modal Corridor	0.2 km
Kalyan - Taloja Metro	0.4 km
Airoli - Katai Tunnel Road	1.5 km
Vasai - Panvel Rail Expansion	2.2 km
Ahmedabad - Mumbai Bullet Train	3.9 km
Navi Mumbai International Airport	33.9 km



Images for representation purposes only



A location with the advantage of exponential growth.

Image for representation purposes only



Image for representation purposes only



Virar-Alibaug Multimodal Corridor

The 126 km Virar-Alibaug Multi-Modal Corridor is an 8-14 lane access-controlled expressway. Since it has a route alignment within MMR, it connects three districts — Raigad, Thane, and Palghar.



Superwide Roads

Dombivli's transition from a sleepy town to the fastest-growing suburb comes with numerous benefits. One such is the new road expansions under the DP, which will drastically improve traffic conditions.



Airoli-Katai Tunnel Road

The work on the Airoli-Katai Tunnel Road is progressing faster. Within a few months, the project will be ready to provide direct connectivity between Airoli and the central suburbs.



Navi Mumbai International Airport

Poised to become the second airport in Mumbai. The much-awaited Navi Mumbai International Airport is just a 30-minute drive from the project.



Smart City Project

Passcode SKKY City is in close proximity to the envisioned boundary of the government's ambitious Smart City project.



Metro Line Kalyan-Taloja

The fully elevated, 20-km-long Metro Line 12 will reduce travel time to major Navi Mumbai nodes significantly. Starting from Kalyan East, the 17 stations also include Dombivli MIDC.



Mothagaon-Mankoli Bridge

Spanning 980 meters, the 6-lane Thane-Dombivli Bridge over the Ulhas Creek will connect Thane to Dombivli via Nashik Highway. It will save at least an hour's time.



Artist's Impression



33
Storey Towers with amenities
on podium and ground level



1 and **2** Bed
SKKY Deck
Homes



2
Levels of Podium
Car Park



5
Whisper-swift
Elevators



51+
Unparalleled Amenities



1.7
Acres of Recreational
Spaces



20
Acres of Lifestyle
Township



1
International School
in the township

Pick your view.

*V*enus Skky City would never disappoint you when it comes to views. Be it any direction your home might face, there will be a view to uplift your spirits. You can take your pick from the splendid panorama, dazzling cityscape, the pedicured 20-acre lawn, the podium amenities or even the temple view for the spiritual ones.





LEGEND

Clubhouse Amenities

- Fitness Centre
- Steam Room
- Business Centre
- Library
- Work Desks
- Indoor Games Room
- Banquet Hall
- Rooftop Yoga Zone
- Star Gazing
- Open Air Sit Out
- Meditation Zone

Outdoor Amenities

- Swimming Pool
- Karaoke Corner
- Senior Citizen Area
- Barbeque Area
- Gazebos
- Forest Trail
- Jogging Track
- Coffee House
- Organic Farming
- Kids' Play Zone
- Treehouse
- Reading Corner
- Chit Chat Plaza
- Beach
- Pool Side Deck
- Cabanas
- Music Zone

Ground Floor & Parking Area Amenities

- Multipurpose Court
- Rock Climbing
- Gazebo
- Landscaped Water Body
- Electric Charging Zone For Cars & 2-wheeler

Covered Amenities

- Society Office
- Crèche
- And Many More...

A home that fulfils the 360° aspects of a happy life.





Vasantdeep Vatika Jain Temple

Connect with the divine at the only development with a ready temple.

Shot at Jain temple



Eva World School

Now you don't have to go far to groom your child into a global citizen.

PARTNERED WITH THE BEST
SHIAMAK *Have faith. Will dance.* **FURTADOS** *BECAUSE YOU LOOK MUSIC.*

Artist's Impression

A unique
collection of
unparalleled
amenities.



Clubhouse Amenities



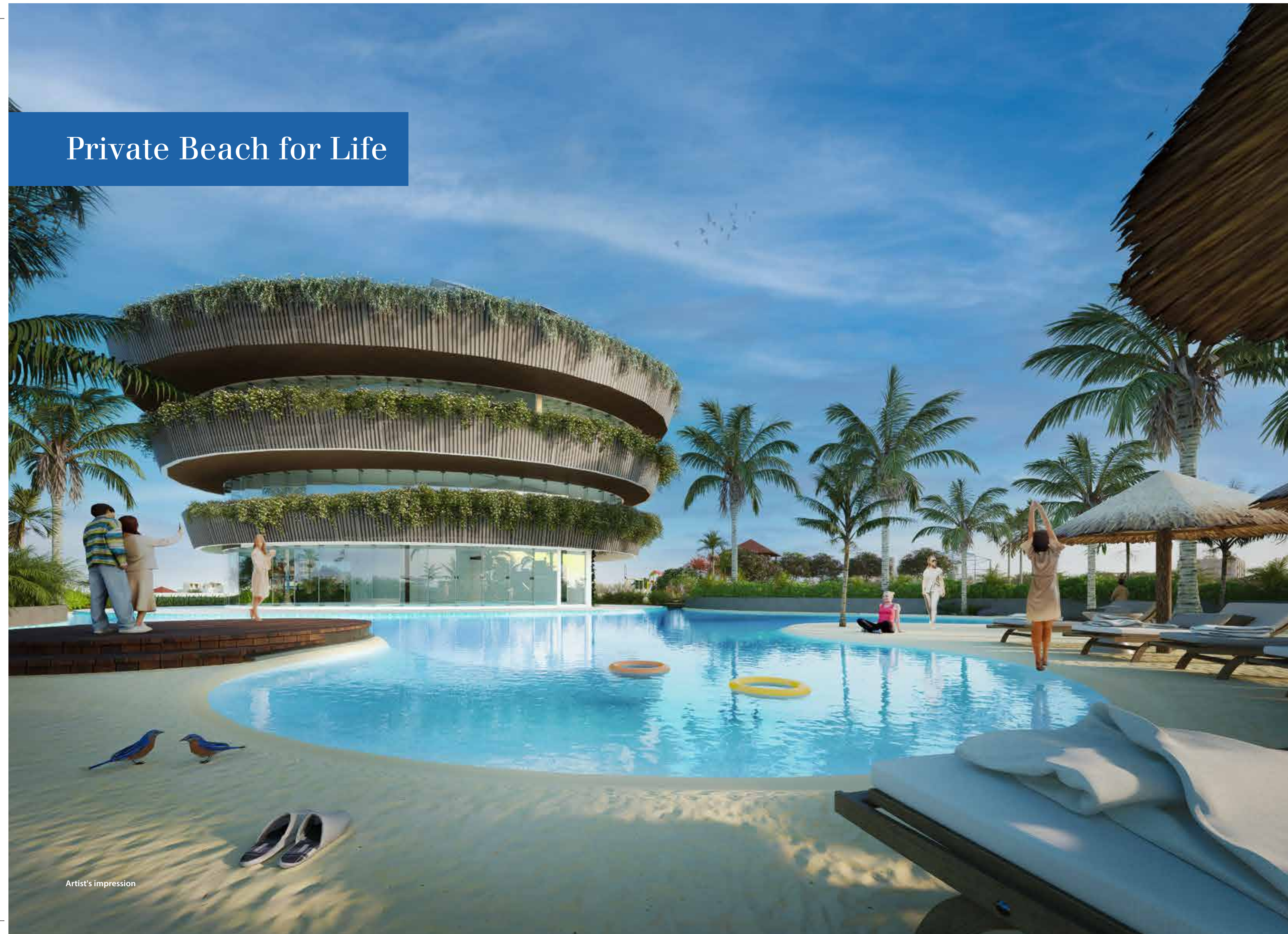
Artist's impression

Outdoor Amenities



Artist's impression

Private Beach for Life



Artist's impression

Multipurpose Court



Artist's impression

Clubhouse Amenities



World-class Fitness Centre

Sculpt your body into your dream shape. Be even more awesome than you used to be.



Steam Room

Melt away all the congestion and stiffness. Walk into every party with sparkling new skin.



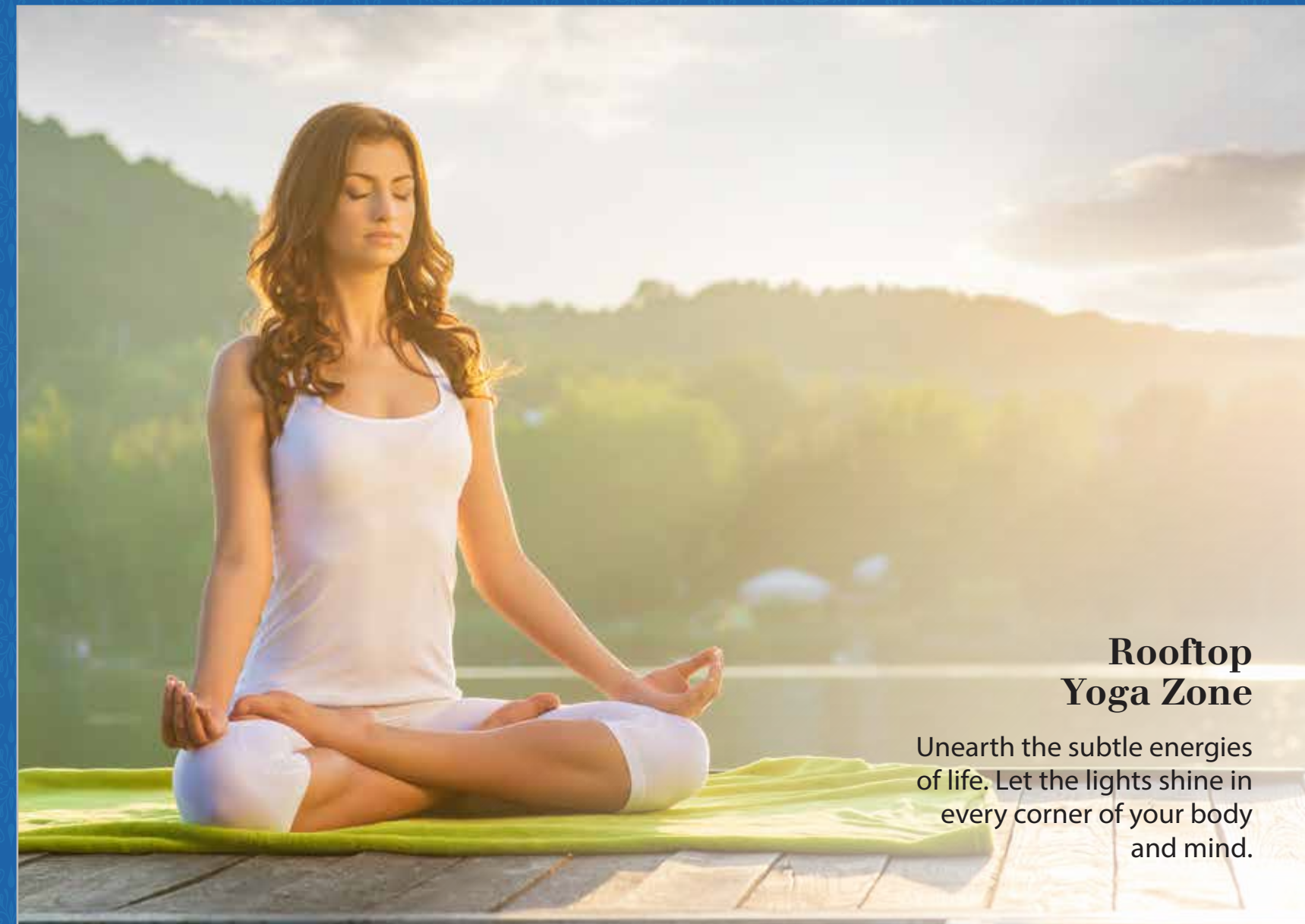
Banquet Hall

Raise a toast to every achievement and exquisite memory. Make every celebration extraordinary.



Business Centre and Library

Spread your network and crack global deals with ease. And when free, pick the bestsellers to binge-read.



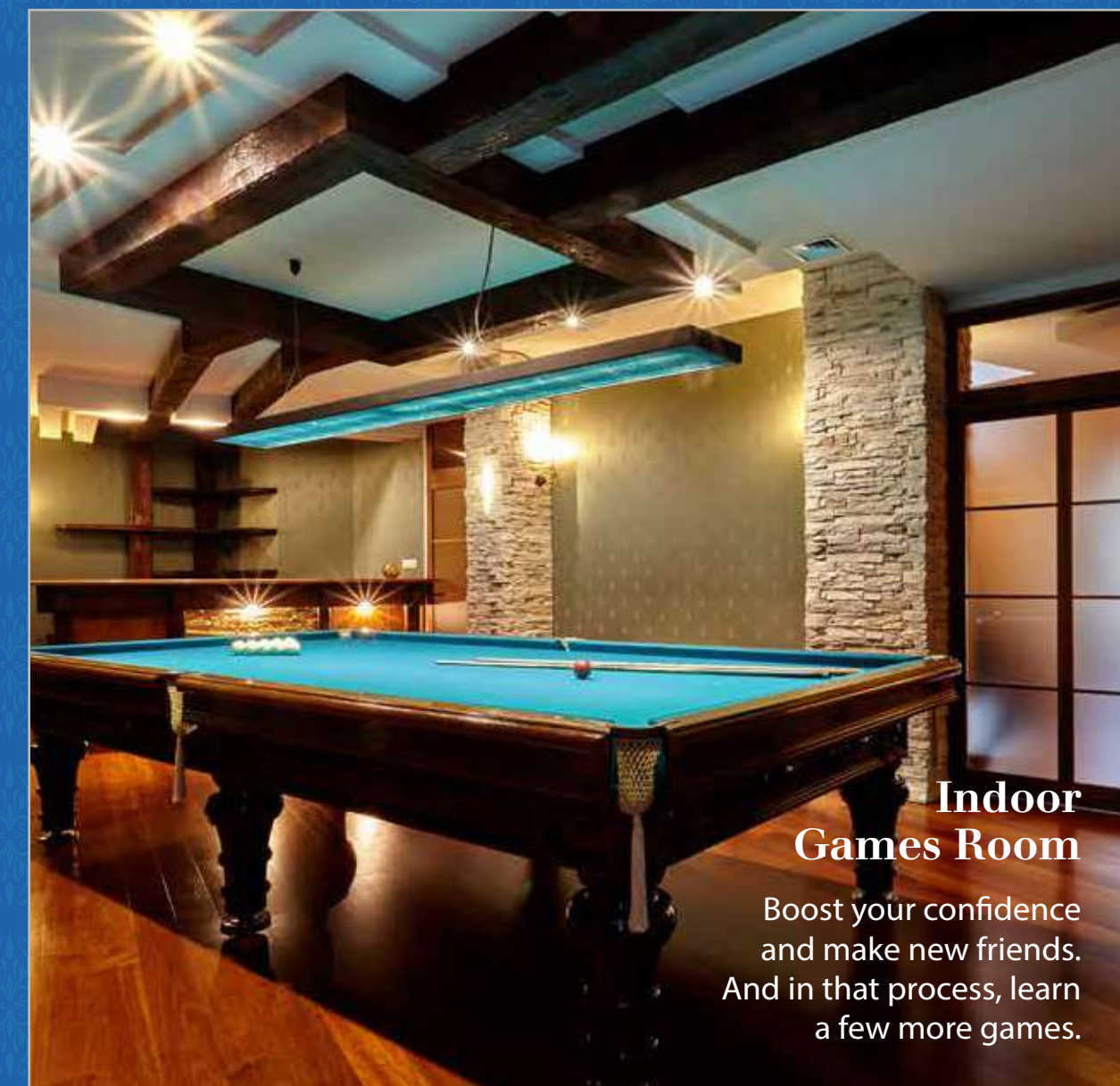
Rooftop Yoga Zone

Unearth the subtle energies of life. Let the lights shine in every corner of your body and mind.



Stargazing Zone

Beneath the velvet night, stars shine bright. Their mysteries and wonders always delight.



Indoor Games Room

Boost your confidence and make new friends. And in that process, learn a few more games.

Outdoor Amenities



Swimming Pool

Work out your entire body, without feeling any stress. Breathe in rhythm to the song of your strokes.



Gazebos

Enjoy every moment with your friends and family. You can even lose yourself in thoughts all alone.



Barbeque Area

Play host to family, friends and like-minded neighbours. Follow popular recipes or invent your own flavours.



Forest Trail

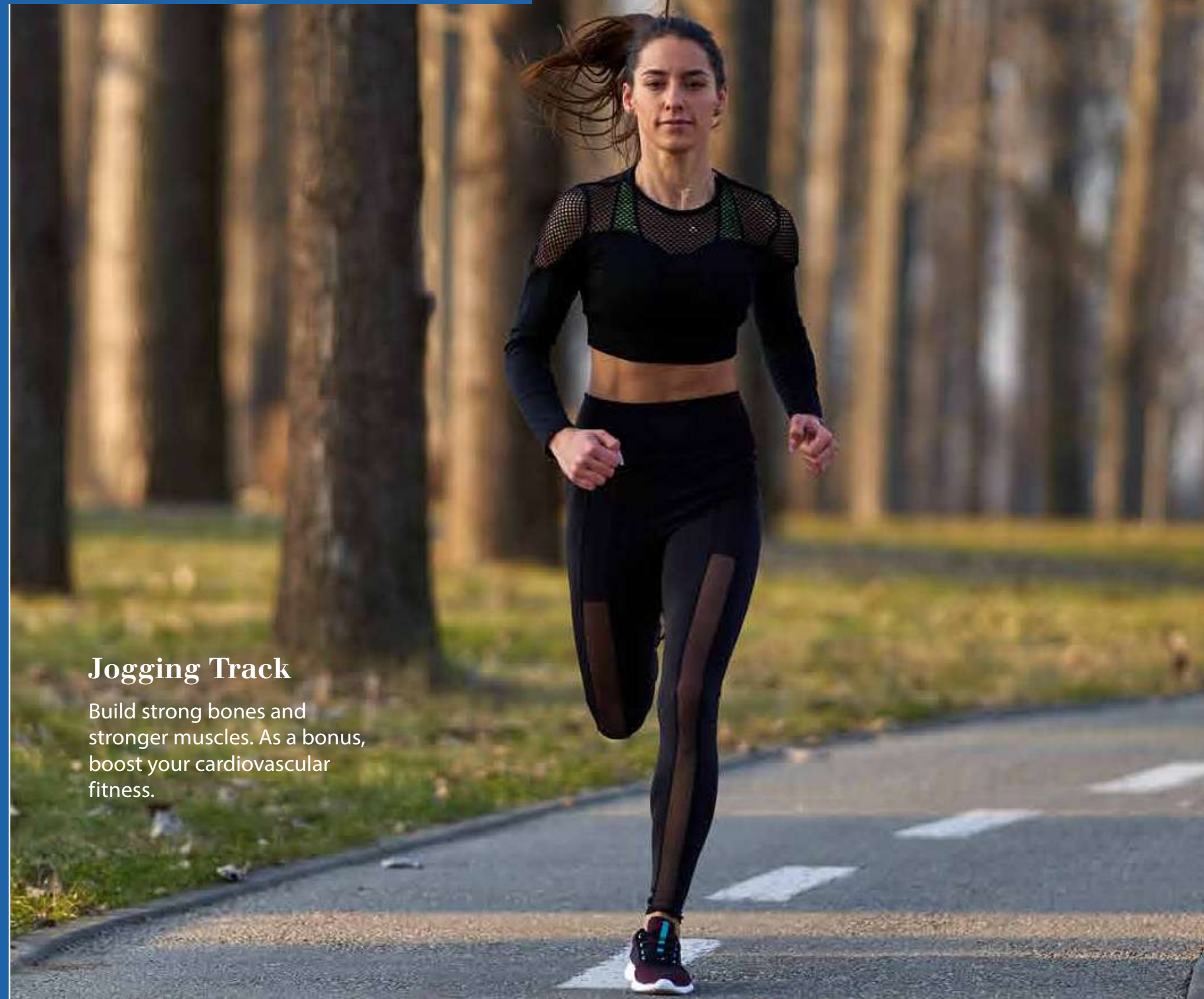
Take a break from your smart gadgets for fun and recreation. Swing to the birds' songs in the woods.

Karaoke Corner

Sing the songs that keep playing in your head. And even those that you hum in the bed.



Outdoor Amenities



Jogging Track

Build strong bones and stronger muscles. As a bonus, boost your cardiovascular fitness.

All Images for representation purposes only



Kids' Play Zone

Every day for the little marvels is a new adventure. Lose yourself to their shrills and laughter.



Organic Farming

Why wait for particular seasons to relish your favourite veggies! Grow all that you love throughout the year.



Coffee House

Share your ambitious plans or engage in aimless chitchats. A pippin hot cup is all it takes to open your mind.



Treehouse

Cherish the sight of your little ones enjoying the outdoor thrills. Watch them climb, jump and chase squirrels.

Ground Floor Amenities



Multipurpose Court

Hone your skills in scoring goals, serving aces and slam dunks. Practice your favourite sport without interruptions.

All Images for representation purposes only



Rock Climbing

Burn calories, improve balance and strengthen your grip. Just conquer your fears and push your limits.



Podium Parking

2-level Podium Car Park with EV point for easy accessibility



EV Charging Zone

Your efforts for a greener tomorrow should never slow down. Go full throttle in your journey towards a bright future.



Crèche

Tender hugs, playful innocence, and endless giggles. Some magical moments during your child's holistic development.

A lifestyle that defines your high-flying outlook.

Step into a zero-wastage home where every inch is utilized to enhance your comfort. A home where luxury exudes from every facet, be it the interiors or the recreational zones. Where your family can enjoy a superior lifestyle and cherish magnificent views.

• Vastu Compliant Homes | • False Ceilings in Living & Bedrooms



Floor and Unit Plans



Image for representation purposes only

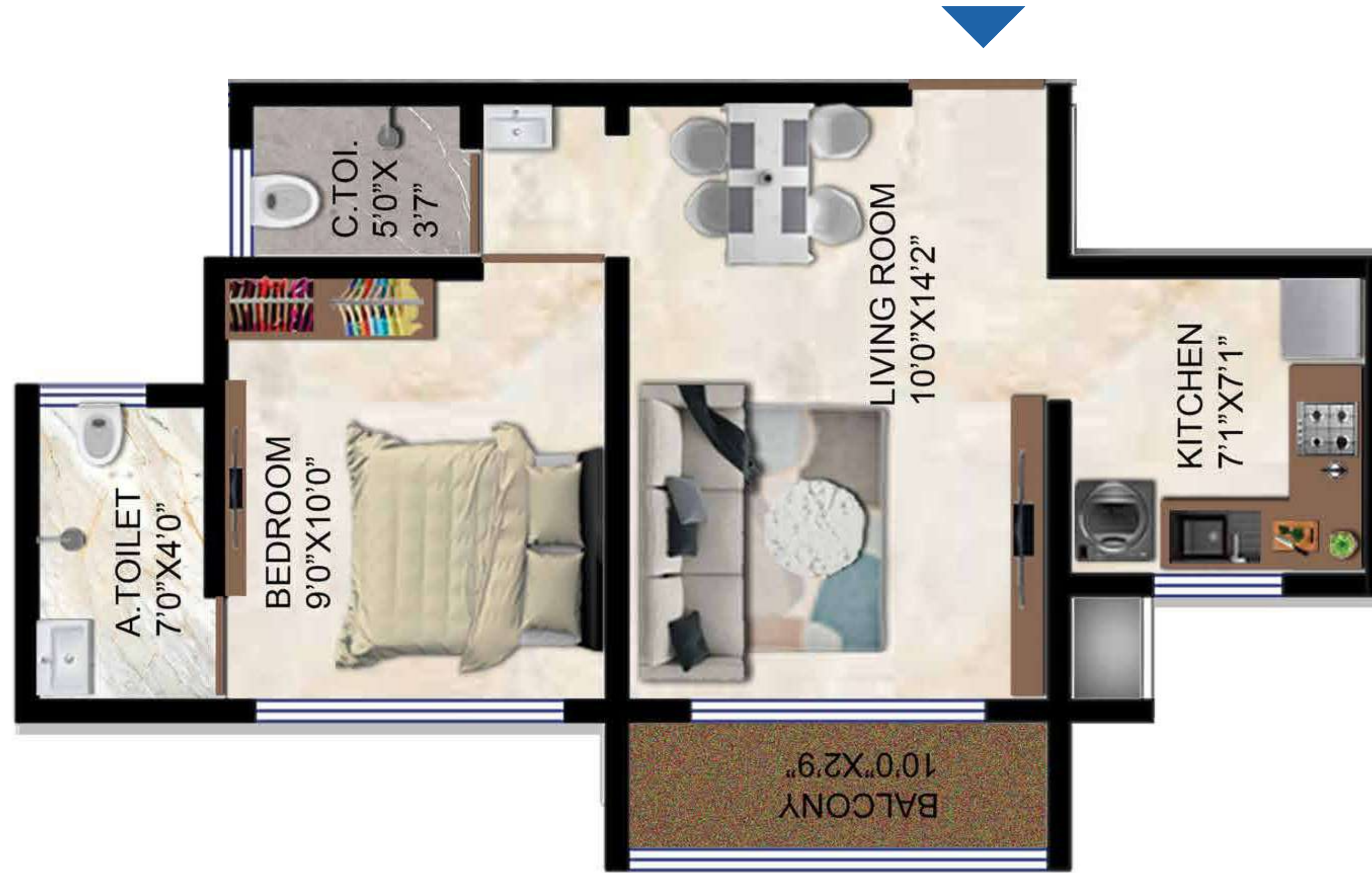
Typical Floor Plan - Tower C

2nd - 33rd Floor



Tower C - 1 Bed Optima Unit Plan

RERA Carpet Area: 395 sq.ft.



Tower C - 1 Bed Ultima Unit Plan

RERA Carpet Area: 436 sq.ft.



Tower C - 2 Bed Ultima Unit Plan

RERA Carpet Area: 522 sq.ft.



Tower C - Jodi Plan



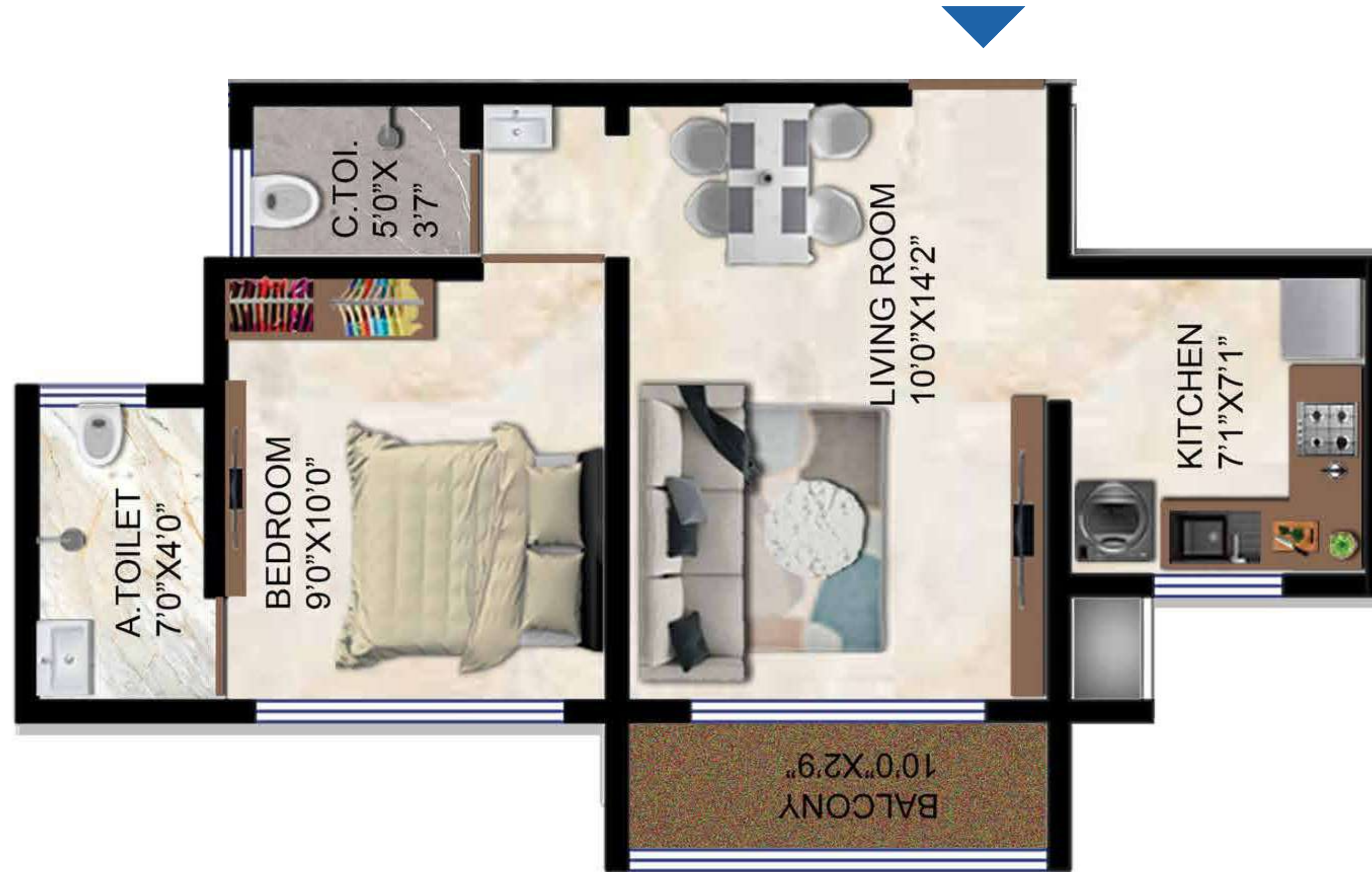
Tower F - Typical Floor Plan

2nd - 33rd Floor



Tower F - 1 Bed Optima Unit Plan

RERA Carpet Area: 395 sq.ft.



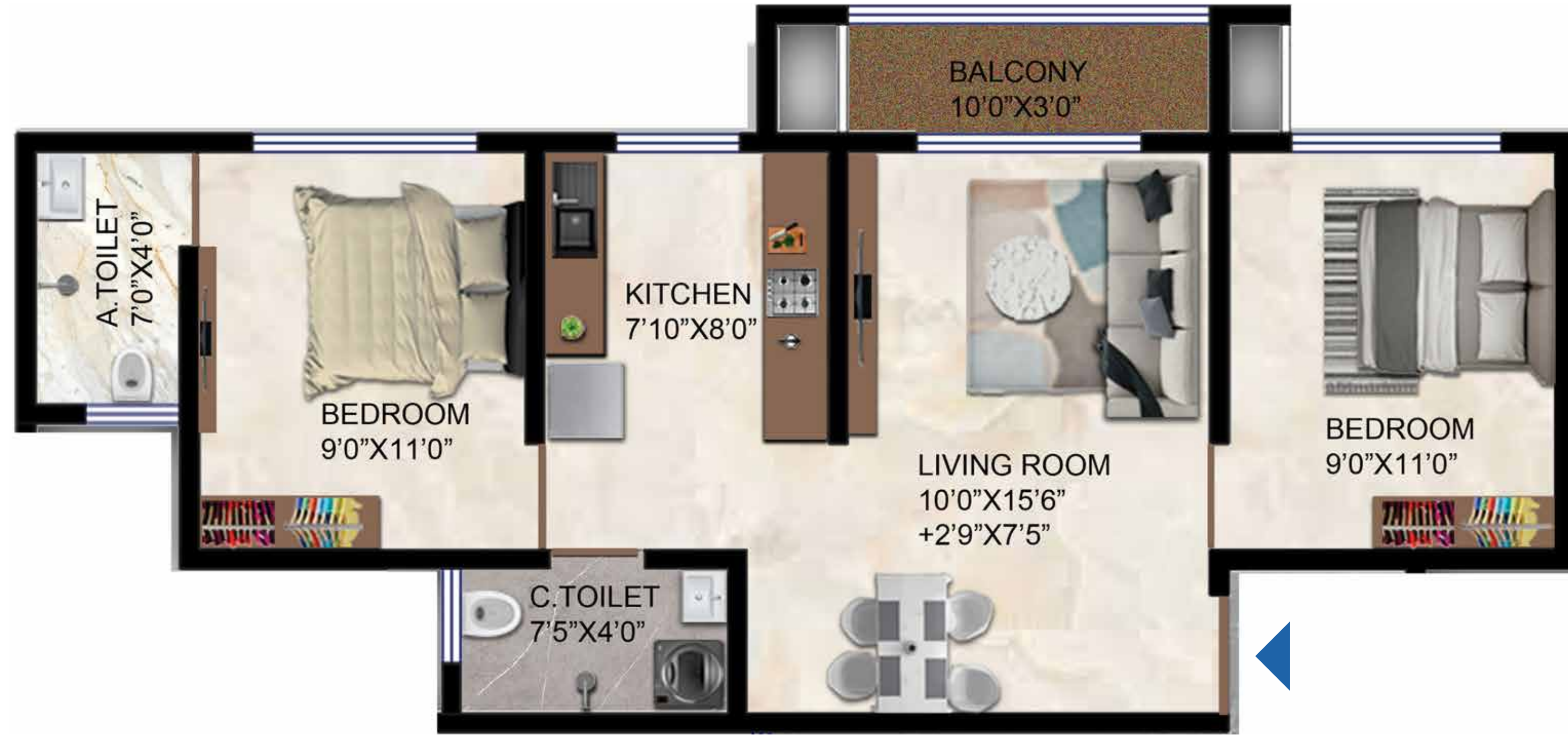
Tower F - 1 Bed Ultima Unit Plan

RERA Carpet Area: 436 sq.ft.

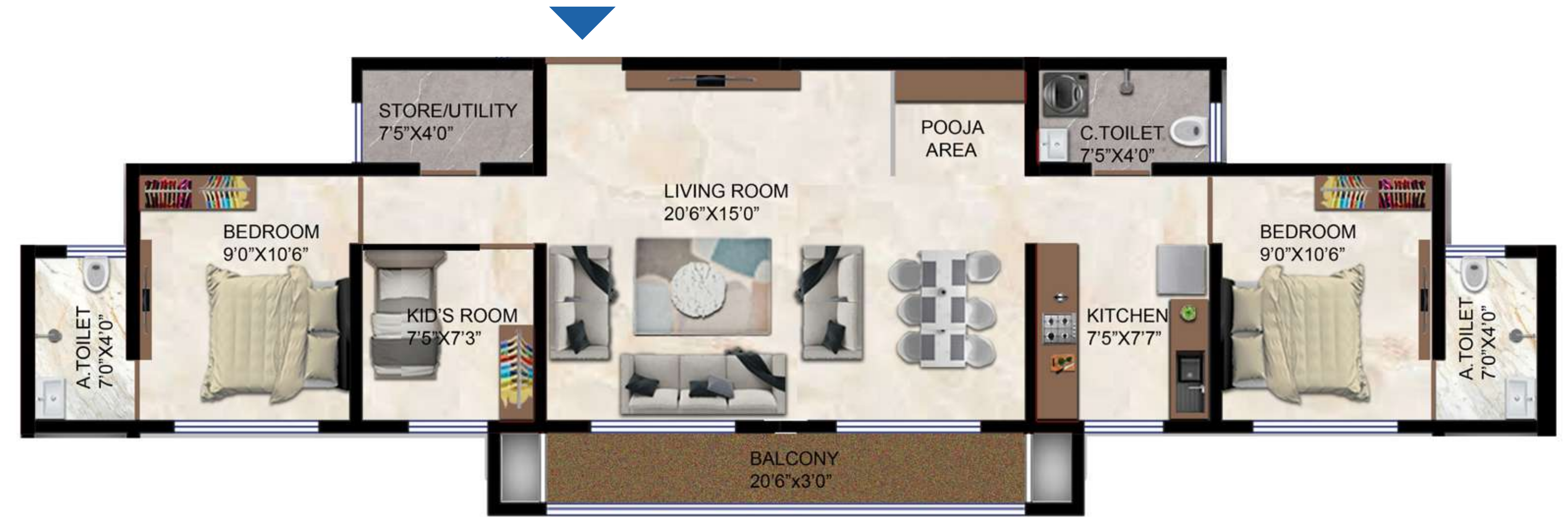


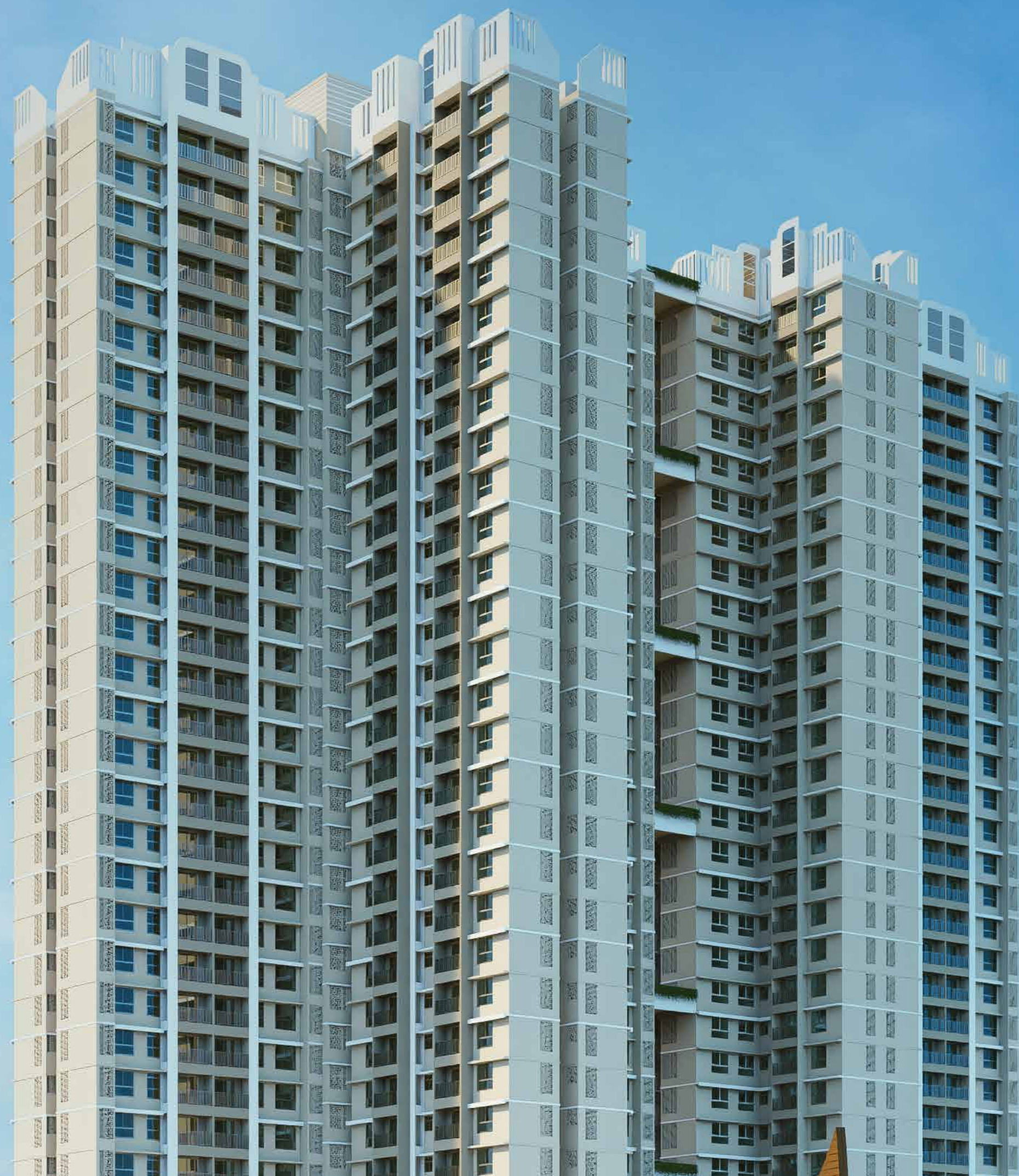
Tower F - 2 Bed Ultima Unit Plan

RERA Carpet Area: 572 sq.ft.



Tower F - Jodi Plan





Artist's impression

Building Specifications

FLOORING

Living, Dining, Kitchen:
Vitrified Flooring

Master Bedroom:
Vitrified Flooring

Other Bedrooms:
Vitrified Flooring

Master Washroom:
Ceramic Tiles Floor and Dado

Other Washrooms:
Ceramic Tiles Floor and Dado

CONSTRUCTION

Mivan technology for faster
and durable construction

DOORS AND WINDOWS

High Laminated
Flush Doors

Al Powder
Coated Window

RETAIL

High-street Retail Within
The Township For Your
Daily Convenience.

KITCHEN

Full wall Dado tiles, platform
with S.S. Sink

PLUMBING & ELECTRIFICATION

Concealed Copper
Wiring with Extensive
Layout, Modular
Switches

Generator Back Up For
All Lifts

Concealed Plumbing
with quality C.P. Fittings

Rain Water Harvesting

SAFETY/SECURITY SYSTEMS

Gas Leakage Detector,
Magnetic Door
Sensor & Panic Switch

TOWER AMENITIES

Automatic Reputed Brand Passenger &
Service Elevators

Fire Alarm In All Entrance
Lobbies & Lift Lobbies

CCTV In Common Areas

Grand Entrance Lobbies

Generator Back Up For Emergency
Lighting In All Lobbies

Video Door & Intercom



A formidable partnership.

Venus Nirvana LLP is jointly promoted by CA Rakesh Doshi, who is a renowned Wealth Management financial expert and Mr. Sanjay Singh, the Managing Partner of SS Life Spaces.

Mr. Rakesh Doshi brings with himself, the financial expertise earned through his 25 years of rich experience in equity and real estate investment. Whereas Mr. Sanjay Singh brings in real estate operational expertise through his vast 25 years of experience in real estate development, having delivered more than 30 residential and commercial projects through his flagship companies under SS Life Spaces. His group companies have handled over 70 projects till date and projects of around two million square feet is under various stages of construction.

Both the promoters create a perfect synergy for developing a dream house project to be known as Venus Skky City, with an aim of delivering a unique experience to the real estate purchasers where they are offered world-class amenities.

Venus Nirvana LLP is driven by a strong vision of elevating the overall housing experience of its purchasers with modern, luxurious lifestyle, superior safety, and security. Venus Skky City will also be instrumental for creating rewarding investment opportunities with lucrative returns on investment in future.

A Legacy Of Building Dreams & Shaping Lifestyles.

25+

Years Of Experience

2+

Million Sq. Ft. Delivered

70+

Projects Delivered

7,200+

Happy Families

Partnering With The Best



Design Architect

**4th
DIMENSION**



Liasoning Architect

**STHAPATYA
NIRMAAN**



RCC Consultant

**JW
CONSULTANTS**




Landscape Architect

**ARUN
KUMAR**



VENUS
SKKYCITY
Elevated Life

Site Address: Venus Skky City Sales Office , Near Vasantdeep Vatika Jain Temple, Bhopar, Dombivali East, Thane - 421204.

 The project has been registered under the name Venus Skky City Vivanta Bldg F And Bldg G via MahaRERA registration number: P51700053219, is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

Disclaimer: This Advertisement/printed material does not constitute an offer or contract of any nature whatsoever between the promoters and the recipient. All transactions in this development shall be subject to and governed by the terms & conditions of the agreement for sale to be entered into between the parties. All internal dimensions for carpet area are from unfinished wall surfaces. Minor variations up to (+/-) 3% in actual carpet areas may occur on account of site conditions/ columns / finishes etc. In toilets, the carpet areas are inclusive of ledge walls (if any). Conversion: 1 sq. Mtr. = 10.764 sq. ft. 1 meter = 3.28 feet. T&C Apply.

Project is financed by: