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#### A PROJECT BY

**VENKATESH LUXE**  
BY ANKUSH ASABE

#### SITE ADDRESS

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VENKATESH  
**SKYLIFE**  
JV with SANJAY DHAVADE

4 & 3 BHK SIGNATURE RESIDENCES

NEAR LOKMAT PRESS, SINHAGAD ROAD

MEMBER:



Disclaimer: This brochure is purely conceptual and not a legal offering nor will be part of the agreement. Images shown are for representation purpose only. Number of floors and number of units may be revised. Developer reserves the rights to amend the layout, plans, elevation, colour schemes, specifications, amenities, etc. without any prior notice.

# FROM FOUNDATION TO FULFILMENT



**MR. ANKUSH ASABE**  
CMD  
**Venkatesh Buildcon**

For over two decades, Venkatesh Buildcon has been more than just a name in the real estate industry.

We are architects of dreams, transforming aspirations into tangible luxury. Our homes are not merely structures, they are

living testaments to our passion for creating spaces

that elevate lives. With each project,

we contribute to the nation's architectural tapestry,

weaving stories of comfort, elegance and enduring value.

# A LEGACY YOU CAN RELY ON

Trust isn't built overnight, and certainly not by accident.

For over **25 years**, **Venkatesh Buildcon** has earned the confidence of thousands by doing one thing well: **delivering what we promise, and often more.**

Our legacy isn't measured in buildings, but in the lives we've shaped and the trust we continue to nurture.

Now, with Venkatesh Skylife, we invite you to switch to a new benchmark in thoughtful and spacious living, backed by a legacy still growing stronger.



CRAFTING SPACES, KEEPING PROMISES



SINCE  
**2000**  
DELIVERING  
EXCELLENCE



**6000+**  
HAPPY  
FAMILIES

**VENKATESH LUXE**  
BY ANKUSH ASABE



**7 Million**  
Sq. Ft. Developed



**8 Million**  
Sq. Ft. Developing



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## SWITCH TO SMART SOPHISTICATION

Tucked within 1.35 Acres, Venkatesh Skylife offers a single-tower experience that blends peace, privacy, and prestige without the chaos of crowded complexes.

3-side open project space is designed for maximum light, air, and ease so that you breathe easier, live free, and settle into your own rhythm. With limited residences and a select mix of commercial spaces, Venkatesh Skylife isn't just where you live. It's where you belong...comfortably and confidently.



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## SWITCH TO PROXIMITY THAT FEELS LIKE PRIVILEGE



— **Where Space Meets Grandeur**  
Expansive 4 & 3 BHKs for those who dream bigger



— **At the Center of It All**  
Located in Vadgaon Khurd, where life never slows down



— **An Icon in the Making**  
15 Habitable floors for a statement lifestyle



— **Seamlessly Connected**  
Well-linked to the city's key destinations



— **Luxury, Redefined**  
High-end lifestyle amenities curated for the extraordinary



— **Space That Sets the Stage**  
1.35 Acres of thoughtfully planned, elevated living



— **Structured for Convenience**  
5-Level Parking for effortless access



## SWITCH TO THE ADDRESS THAT GETS NOTICED

Set in a quietly evolving part of Vadgaon Khurd,  
Venkatesh Skylife redefines what it means to  
live well. Close to Sinhgad Road, connected to  
everything, yet calm enough to help you  
breathe, grow, and feel at ease.

It's not just about where you live, but what it  
lets you become. More balanced, more present,  
more proud to come home.



VENKATESH  
**SKYLIFE**  
JV with SANJAY DHAVADE

SWITCH TO PROXIMITY THAT FEELS LIKE PRIVILEGE





## PODIUM LEVEL AMENITIES

- 1. Outdoor Lounge Seating
- 2. Swimming Pool + Baby Pool
- 3. Pool Deck Area
- 4. Outdoor Gym
- 5. Zumba Hall

- 6. Yoga Hall
- 7. Swing Plaza
- 8. Senior Citizen Seating
- 9. Multipurpose Court
- 10. Salon

## PODIUM LEVEL AMENITIES

- 11. Spa
- 12. Party Lawn
- 13. Lounge Seating
- 14. Children's Play Area
- 15. Crèche

- 16. Multipurpose Hall
- 17. Indoor Games Arena
- 18. Indoor Gym
- 19. Steam Bath
- 20. Reception Lobby

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## SWITCH TO A FINE LIFESTYLE

It's not about how much you have, but how intentionally it's been chosen.

At Venkatesh Skylife, luxury isn't loud. It's layered into the details.  
A spa to reset. A yoga hall to ground you. A pool that invites pause.

Amenities that don't try to impress. They just belong.  
Because when your surroundings support your growth, you're not just living well. You're living wisely.



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# SWITCH TO A LIFE DESIGNED AROUND YOU



## WELLNESS & REJUVENATION

- Yoga
- Zumba
- Spa
- Salon
- Indoor Gym
- Swimming Pool + Baby Pool
- Pool Deck Area



## COMMUNITY & CONNECTION

- Multipurpose Hall
- Party Lawn
- Outdoor Gym
- Outdoor Lounge Seating



## PLAY & RECREATION

- Multipurpose Court
- Indoor Games Arena
- Children's Play Area
- Crèche



## COMFORT & CARE

- Senior Citizen Seating Area
- Swing Plaza



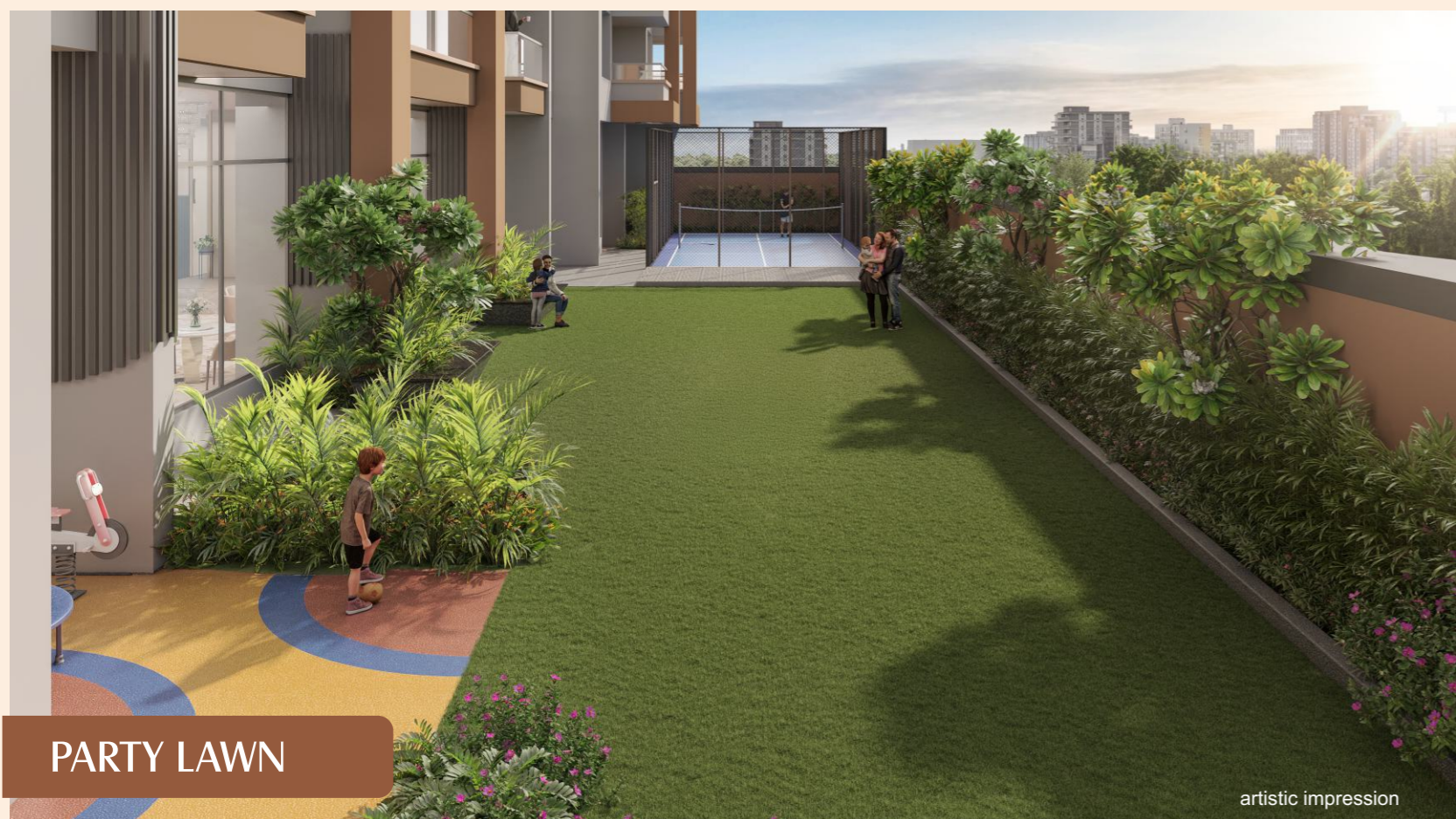
OPEN AIR GYM

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CHILDRENS PLAY AREA

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PARTY LAWN

artistic impression



TENNIS COURT

artistic impression



CRECHE

artistic impression



MULTIPURPOSE HALL

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INDOOR GAMES

artistic impression



PODIUM LOBBY

artistic impression



SPA

artistic impression



YOGA

artistic impression



SALON

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ZUMBA

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# SWITCH TO THOUGHTFULLY ENGINEERED LIVING



## RCC CONSTRUCTION

- Designed as per earthquake resistant norms
- External & Internal wall of AAC (Autoclaved Aerated Concrete) blocks
- Gypsum Finish for internal walls & sand faced plaster for external walls



## DOORS & WINDOWS

- Wooden door frame to main doors having laminated shutters with quality fittings
- Aluminum sliding shutter with mosquito net in terrace
- Aluminum sliding windows with mosquito net
- Granite jam/frame to windows
- Glass railings for attached terrace in living/bedroom



## FLOORING

- Vitrified tiles of 800 X 1600 mm for entire flat (with matching skirting)
- Entrance lobby, common passage & common lobbies - 600 x 600 mm (Antiskid Tile)
- Designer antiskid ceramic tiles of 200 x 1200 mm for balconies flooring
- Designer dado up to sill level for dry balcony/utility
- Checkered tiles/trimix concrete in parking area



## KITCHEN

- Artificial granite kitchen platform with stainless steel sink
- Modular kitchen trolley's below kitchen platform
- Vitrified/Glazed tiles of 800 x 1600 mm for dado up to lintel level
- Provision for water purifier
- Providing exhaust fan for kitchen
- Provision for washing machine in dry balcony
- Providing chimney and cook top



## ELECTRICAL

- Modular electrical switches with concealed copper wiring
- TV point in living room & master bedroom
- Video door phone & intercom facility
- Provision for common dish antenna
- Providing AC unit in master bedroom (1 no. for 3 BHK & 2 no. for 4 BHK)
- Provision for inverter point
- Partial Smart Home Automation System (Google / Alexa or equivalent)



## PLUMBING & SANITATION

- Internal concealed CPVC plumbing with Jaguar
- Sanitary fitting of Jaguar/equivalent make



## TOILET

- 600 x 600 mm designer anti-skid ceramic flooring and dado up to lintel level
- common toilets-600 x 1200 mm dado tiles up to lintel level
- Electric Geyser in master toilet
- Providing exhaust fan in toilets



## PAINTING

- Internal walls finished with OBD
- MS grills finished with oil paint
- External walls finished with superior quality Apex paint of Asian paint or equivalent



## LIFT & STAIRCASE

- Automatic Lift (Kone/Otis/Schindler Make) with DG back up shall be maintained by the society



## FIRE FIGHTING SYSTEM

- Fire Fighting System for building as approved by Fire Fighting Department of PMC and shall be maintained by the society



## WATER SOURCES

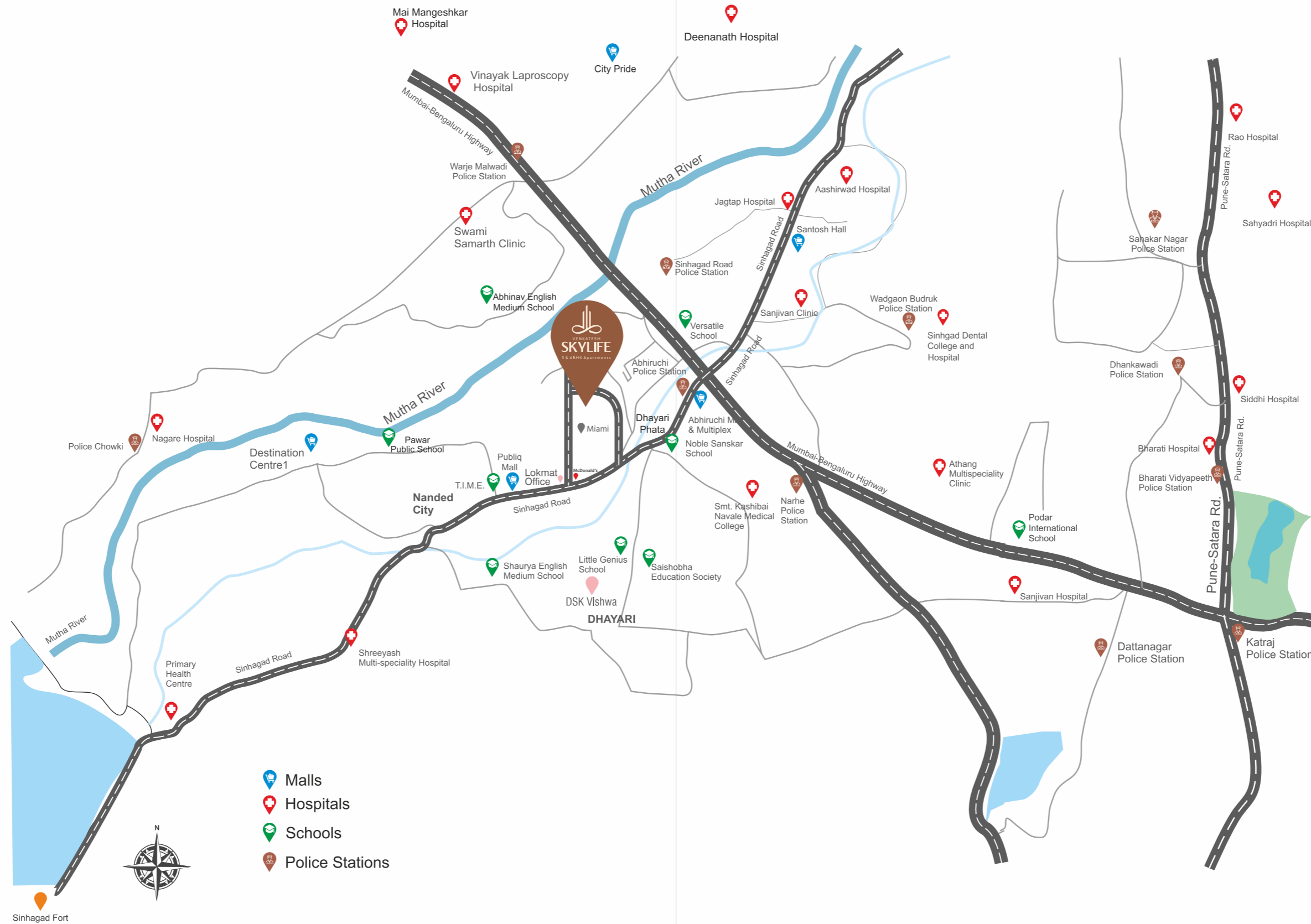
- P.M.C./any concerned authority
- Bore well
- Water tanker (chargeable)



## OTHERS

- Secured decorative entrance lobby
- Three level security system

# SWITCH TO A WELL-PLACED LIFE



## Hypermarkets

- Destination Center 1 3.3 km
- Dmart, Abhiruchi Mall 2.5 km

## Travel

- Pune - Bangaluru Highway 2.8 km
- Swargate Bus Stop 11 km
- Sinhgad Fort 20 km

## Education

- Podar International School 4.2 km
- Orchid International School 3.8 km
- RMD Sinhgad Institute 5.7 km
- DSK School 4.2 km
- Pawar Public School 2.8 km
- Bharati Vidyapeeth 8.3 km

## Hospital

- Smt. Kashibai Navale Hospital 3.5 km
- Mai Mangeshkar Hospital 4.6 km
- Deenanath Hospital 6.7 km
- Silver Birch Hospital 3.1 km

## Quick Bites

- Mc Donalds 500 m
- Pizza Hut 1.0 km
- Domino's Pizza 500 m
- Subway 1.0 km

## Entertainment

- Silver Fitness Club 1.4 km
- Planet 5 Fitness Club 1.5 km
- Butterfly Trampoline Park 1.9 km
- Abhiruchi City Pride 2.7 km
- Fun Time Multiplex 2.9 km
- Khadakwasla Dam 5.4 km
- City Pride Multiplex 7.1 km
- Rajiv Gandhi zoological park 8.8 km

# SWITCH TO A LIFE THAT MATCHES YOUR VIBE

Not every home gives you breathing room.  
The kind that lets you slow down  
without falling behind.

**Less noise. More intention.**  
**Less crowd. More clarity.**

Just 112 premium 3 & 4 BHK homes in a calm,  
well-connected pocket of Vadgaon Khurd, designed for  
those who've outgrown compromises and are  
ready for a lifestyle that feels as good as it looks.

You've earned this. Now switch to the space that  
brings it all together.



## 3 BHK CUT SECTION



Carpet Area - 1301 sq. ft.

## 4 BHK CUT SECTION



Carpet Area - 1633 sq. ft.

# AWARDS & ACHIEVEMENTS

## 1000 Homes Delivered in the Year 2023 - 2024

**Iconic Luxury Brand of the Year (2024)** by Times Realty Icon Presentation

**PREDA Pune Real Estate and Design Awards (2024)** by Pune Times Mirror Presentation

**Suryadatta National Awards (2024)** Excellence in Uniting Maratha Entrepreneurs and the Real Estate Sector - Presented to our CMD

**Real Estate Icons of Pune (2022)** by Times of India Presentation

**Maha Brand (2022)** by Sakal Presentation

**Real Estate Awards (2022)** by Lokmat & News 18 - Certificate of Appreciation - Presented to our CMD

**Top Trusted Brand (2021)** by Pune Times Mirror to our Company Presentation

**Promising Real Estate Developer (2021)** by Times of India - Inspiring Men and Women of the Year - Presented to our CMD

**India's Leading Brand - Rising Star (2021)** by Fortune India Exchange Presentation

**Business Leader of the Year (2020)** by Pride of Maharashtra SME (MIEDA) - Presented to our CMD

**Times Men of the Year (2020)** West India by Times of India - Presented to our CMD

**Achievers of Maharashtra (2020)** by Sakal Media Group - Presented to our CMD

**Icon of the Year (2019)** by Sakal Premier Awards - Presented to our CMD



2, 3, 4 & 5 BHK Luxury Homes  
(501 Flats, 20 Shops & 23 Offices)  
Beside Rajaram Bridge, Sinhagad Road, Pune

## COMPLETED PROJECTS



2 & 3 BHK (87 Flats)  
Bhusari Colony, Kothrud, Pune



2 BHK (377 Flats)  
Keshavnagar, Mundhwa, Pune



2 BHK (249 Flats)  
Keshavnagar, Mundhwa, Pune



2 BHK (191 Flats)  
Keshavnagar, Mundhwa, Pune



1, 2 & 3 BHK (968 Flats, 6 Shops & 22 Offices)  
Keshavnagar, Mundhwa, Pune



1, 2 & 3 BHK (667 Flat & 6 Shop)  
Ambegaon Khurd, Pune



2 & 3 BHK (186 Flats)  
Dhayari, Pune



1 & 2 BHK (121 Flats & 6 Shops)  
Ambegaon Khurd, Pune



2 & 3 BHK (256 Flats & 6 Shops)  
Dhayari, Pune

## ONGOING PROJECTS



3 & 4 BHK Luxements  
(172 Flats & 7 Showrooms)  
Shivajinagar, Pune



3 & 4 BHK Superlative Homes  
(600 Flats) Near Patwardhan Baug,  
Erandwane, Pune



12 Lakh Sq. Ft. Retail  
& Commercial Spaces  
Balewadi, Pune



2 BHK Happy Homes (92 Flats)  
@ Ambegaon (BK)



3 & 4 BHK Luxury Residences  
(32 Flats) @ Prabhath Road, Pune  
(Redevelopment)



2, 3 BHK & 4 BHK Duplexes  
(389 Flats, 3 Showrooms & 120 Offices)  
Pimple Nilakh, Pune

SWITCH TO  
THE HOME YOU  
PROMISED YOURSELF



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