



## 🌀 Villa Luxury Apartment Ease 🌀

Think of a villa and chances are you'll think of luxury. Think of an apartment and you would think of convenience. Now Gera's Greensville SkyVillas™ gives you the best of both.

Each SkyVilla™ includes the following villa inspirations:

- A private passage leading to an entrance patio with a sloping roof
- Double-height ceiling in the living room
- A backyard with white picket-fences
- Oversized windows in the guest and master bedrooms
- One bedroom on the lower level
- An utility room for every kitchen
- Servant room with separate entrance

And with a choice of three and four bedroom SkyVillas™, ranging from 1828 sq.ft. to 2715 sq.ft., you can pick one that fits you best. Each tower also consists of a basement parking facility, a well-appointed lobby and three elevators. That's SkyVillas™. Homes that offer you the luxury of a villa and the ease of an apartment.

\* Figures indicate carpet area



Every villa has a backyard.

Now picture yours on the 7th floor. SkyVillas™ offer you exactly that. Your own **backyard with white picket-fences** that give your SkyVilla™ that exclusive private feel.



With SkyVillas™ you get the advantage of a two-level villa. In fact, we've offered you an ornate staircase and enhanced it with a **double-height ceiling** for that palatial feel. Something you truly deserve.



So why should windows be a highlight?  
Well, because they're not your ordinary style  
french windows. These **oversized windows**  
make the most of the double-height ceiling that  
we offer, making your SkyVilla™ your very own  
castle.



The entrance makes the first impression.  
And SkyVillas™ offer a private passage that leads  
up to your own **entrance patio** with a sloping  
roof. A great way to leave your guests fascinated.



# Layout Plan

- A** Entrance Plaza
- B** Internal Pathways
- C** Swimming Pool  
(with Jacuzzi, Plunge pool, kids pool)
- D** Pavilion  
(Gymnasium, Shower Rooms, Cards Room,  
Meeting Rooms, Bar Counter & Party Area)
- E** Meditation Gazebo
- F** Lawns
- G** Sand Pit
- H** Sports Area
- I** Visitors Parking



## Amenities

### Villa Features

- All units have two levels
- Private entrance pathway leading to a patio with sloping roof
- Entrance lobby with double height ceiling
- Backyard with picket fences
- Large sized family room on the upper level
- One bedroom at the lower level
- Walk-in wardrobes
- Kitchen with utility room
- Attached servant's room with separate entrance

### Project Amenities

- 7,000 sq.ft. state-of-the-art club house with a party hall, bar counter, pantry, lounge area and indoor games
- Fully equipped gym with changing rooms and shower areas

- 1,500 sq.ft. swimming pool with a heated plunge pool, jacuzzi and kiddies pool
- Landscaped gardens, children's play area & walking paths
- Hotel style entrance lobby for each building
- Double bay basement parking for every unit
- Ample visitors parking
- Grand entrance gate with water features

### Project Infrastructure

- Water treatment plant
- Sewage treatment plant
- Generator backup for common areas
- Security gate with intercom
- Internal roads in paving blocks with hardscapes, landscapes and lighting
- Waste management systems



## Specifications

### Flooring

- Living Room - 0.8m X 0.8m vitrified tiles
- Master Bedroom - laminated wooden flooring
- Bedroom - 24" x 24" vitrified tiles
- Family Room - 0.8m X 0.8m vitrified tiles
- Kitchen - ceramic tiles
- Bathrooms - ceramic tiles
- Backyard - Anti-skid ceramic tiles

### Kitchen

- Granite counter
- One and a half bowl stainless steel sink
- Water purifier provision

- Provisioning for exhaust fan
- Attached utility room
- Ceramic tiles from counter to the lintel level

### Bathrooms

- 3 fixture bathroom
- Kohler fittings
- Washbasin with granite counter and mirrors
- Guest bath with glass bowl
- Glass shower partition in the master bathroom
- Intuitive fixture setting
- Rustic finish tiles till lintel level
- Geyser planning (plumbing and electrical)



## Specifications

### Windows

- UPVC windows for living, dining, bedrooms and kitchen
- Powder-coated aluminium windows for bathrooms
- Natural stone sill on all windows
- Safety grills for all windows
- Mosquito netting for all windows

### Doors

- Designer panel door for the entrance
- Box Panned door frames for bedrooms and entrance
- Laminated flush doors for bedrooms and bathrooms
- Granite door frames for bathrooms
- UPVC sliding door for the terrace

### Electrical

- Child-proof modular switches
- Concealed copper wiring
- Fire-retardant wires
- Earth leak circuit breaker
- Distribution board with MCB
- Generator back-up of 2KW per apartment

### Other Common Specifications

- Cornices in the living room
- Washing machine inlet and outlet
- Solar water heating for kitchen
- Split A/C provision

# Location Map



## Location

SkyVillas™ is located at Kharadi, Pune, a ten minute drive from The Taj Blue Diamond, Koregaon Park. It is easily accessible from the Pune-Nagar Road and even the Hadapsar-Mundhwa Bypass Road.

The suburb of Kharadi is within the Pune Municipal Corporation limits and is situated just beyond Kalyani Nagar/Viman Nagar on Pune-Nagar Road.

Kharadi has easy access to prominent shopping areas, educational institutions, hospitals, recreational facilities, Pune Airport, Railway Station and M. G. Road (Camp).

In fact, with a 4 million sq.ft. SEZ that's coming up, this developing suburb is experiencing a whole lot of buzz and excitement.



## ↪ Gera Warranty ↪

As leaders in the industry, with nearly 40 years of experience behind us, we have now established a new benchmark in quality and service: The Gera Warranty, offered for the very first time in India.

The Gera Warranty reaffirms our commitment to customer satisfaction and is testimony of our faith in our construction work, quality, materials and designs.

We believe in what we do and we stand by our work. So by offering a 5-year Warranty to you, we ensure

that the entire property stays in premium condition for years to come.

### The Gera Warranty includes:

- Preventive maintenance
- Repairs

For more details on the Gera Warranty, please ask for our Warranty Brochure.



## ↪ Environment Responsibility Statement ↪

At Gera Developments, we are committed to the preservation of the environment and believe that our projects should incorporate features that work towards this objective. Here are some of the environment friendly steps taken at Gera's GreensVille Skyvillas™.

### Noise Pollution

- Genset with acoustics enclosure

### Energy Conservation

- Auto shut-off pumps and genset
- Solar water heating system for kitchens

- Use of compact fluorescent lamps in common areas to reduce consumption

### Water Conservation

- Rain water harvesting through recharge bores
- Water treatment plant
- Drip irrigation system
- Water level controllers with auto shut-off to prevent overflow and wastage
- Single point car wash

### Material selection

- Use of industrial waste such as flyash in bricks, concrete and plaster

## ❧ Gera Developments ❧

Gera Developments Pvt. Ltd. is one of the leading real estate developers of India.

Known for our premium property developments, we have expertise in a vast range of real estate projects - from commercial buildings to residential apartments and condominiums, to Pune's most prestigious gated community of designer garden villas.

Our core values of Customer focus, Innovation, Quality in all work processes and Trustworthiness have made us one of the most respected and emulated companies in the industry.

Today, we have a string of future projects lined up in various segments - commercial, retail and residential, with a project completion timeline of 6 to 24 months.

All our projects have four basic ingredients - customer focus, thoughtful planning, quality construction and premium facilities and amenities, thus making us a preferred choice and destination of every real estate customer.

## ❧ Citigroup Property Investors ❧

Citigroup Property Investors is the real estate investment management business of Citigroup, the leading global financial services company.

Citigroup Property Investors offers private market real estate investment strategies designed to produce superior absolute and risk-adjusted returns in North America, Europe and Asia, along with liquid public market domestic and global real estate securities investment strategies, CMBS investment strategies, and mezzanine debt investment strategies.

In the Asia Pacific region, Citigroup serves more than 20 million consumer accounts, and over 70,000 corporate banking and transaction service customers, with over 20,000 employees across 17 countries and territories.

It has been voted the Best Bank in Asia by leading trade publications including Euromoney, IFR Asia, The Asset and Finance Asia.



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Nothing contained in this brochure (including plans, specifications and amenities) shall take precedence over the final agreement entered into between the Customer and the Developer. Materials where not specified shall be at the sole discretion of the Developer. The Developer reserves the right to modify the project scheme at their discretion.