



3, 3.5 & 4 BHK PALATIAL ABODES



A KINGDOM FOR THE FORTUNATE FEW.

HIGH ABOVE THE WORLD,

amidst the comfort of the clouds and open expanses of space,
lies your throne; your kingdom to rule.



**OPEN DOORS
TO AN
IMPERIAL LEGACY**

WELCOME TO THE REALM OF REGAL SPLENDOUR.

Creating a prominent presence in the developing locales of Thergaon, is our project, Morya Skydale.

Studded with luxurious 3, 3.5 & 4 BHK residences and a wide range of amenities catering to all age groups, this is where one truly begins the life of royalty.

Equipped with the convenience of retail spaces, office spaces, and multilevel parking, Morya Skydale is your self-sufficient ecosystem. It gives you the opportunity to find your perfect workplace right near the comfort of your living space! Not only does this convenience add stature to life but also makes you feel at home right in the heart of a thriving neighbourhood!





PROSPERING SPACES

AN ELEVATED LIFE





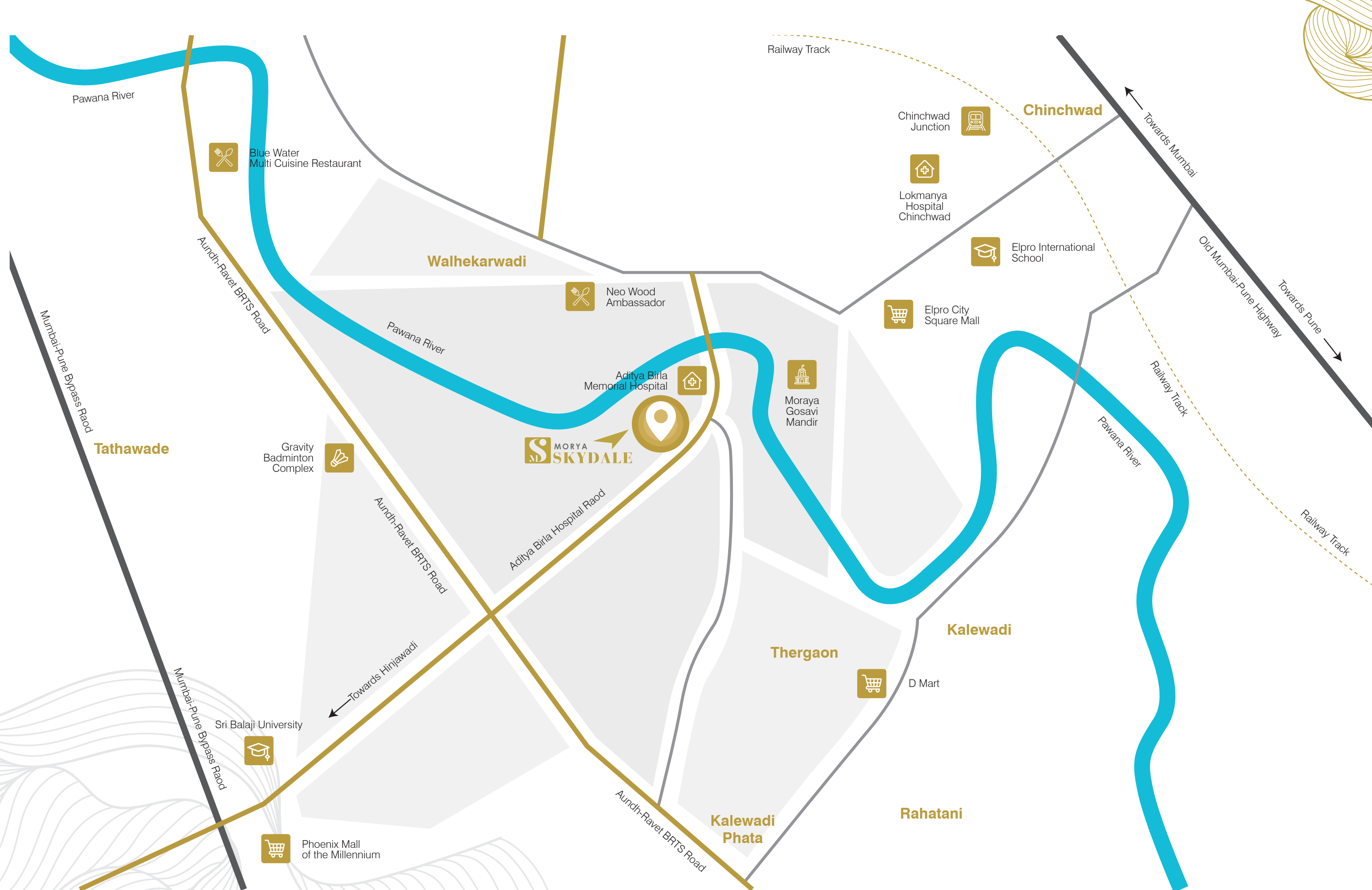
CHINCHWAD'S HEARTBEAT!

Capturing the energy and essence of PCMC,
are the mighty environs of Thergaon!

Situated right along to the Aditya Birla Memorial Hospital and
River Pawana, Morya Skydale is at the confluence of
convenience & luxury!

Flaunting excellent connectivity to all major parts of Pune,
thanks to the Aundh-Ravet BRTS Road, these spaces are
where you connect to life!

Royal Nisarg



A BUZZING LOCALE

Connectivity	
Old Pune-Mumbai Highway	3.2 kms
Mumbai-Bengaluru Highway	5 kms
Hospitals	
Aditya Birla Hospital	100 m
Lokmanya Hospital, Chinchwad	2.6 kms
Education	
Elpro International School	1.8 kms
Podar International School	1.6 kms
Mercedes School, Hinjawadi	8 kms
Entertainment & Leisure	
Phoenix Mall of the Millennium	5.1 kms
Elpro City Mall	1.3 kms
Employment Hubs	
Bhosari MIDC	5.3 kms
Hinjawadi	6.8 kms
Nature/Culture	
Pawana River	250 m
Moraya Temple	550 m



INDULGENT. PRIVATE. COVETED.

These are the everyday experiences at Morya Skydale.

Positioned on a private floor, separating the hustle of the office spaces and the calm of home, these creature comforts appeal to diverse age ranges, offering a newfound meaning to leisure and health, all in luxurious surroundings!



Artistic Impression

PLANNED TO LAVISH PERFECTION

- | | | | | |
|-----------------------|----------------------------------|--|--------------------------------|---------------------------------------|
| 1. Net Cricket | 7. Double Height Badminton Court | 13. Multipurpose Hall | 19. Party Area | 25. Infinity Pool Edge |
| 2. Yoga Area | 8. Kids' Indoor Games | 14. Jogging Track / Walk Way | 20. Cafeteria | 26. Changing Rooms |
| 3. Gym | 9. Library | 15. Separate Spa Rooms - Male & Female | 21. Indoor Games Area | 27. Kitchen for Multipurpose Hall |
| 4. Open Air Gym | 10. Work Stations | 16. Salon | 22. Swimming Pool Deck | 28. Deck Seating |
| 5. Washrooms for Gym | 11. Meeting Room | 17. Music Room | 23. Jacuzzi | 29. Green Seating for Senior Citizens |
| 6. Rock Climbing Area | 12. Party Lawn | 18. Society Office | 24. Large-scaled Swimming Pool | 30. Landscape Area on Ground |

A wide-angle photograph of a modern rooftop swimming pool. The pool is filled with clear blue water and has a curved, irregular shape. The pool deck is made of light-colored wood. In the background, a city skyline is visible across a body of water, with the sun setting behind the buildings, creating a warm, golden glow. The sky is filled with soft, colorful clouds. On the left, a man in green shorts stands near a small pool area. In the center, a woman is sitting on a white, round, wicker lounge chair with orange and grey cushions. Next to her, a man in black shorts stands under a white patio umbrella. To the right, another man in blue and white striped shorts stands near the pool's edge. The pool is surrounded by lush green plants and trees. In the foreground, a series of large, dark, circular stepping stones lead into the water. The overall atmosphere is one of luxury and relaxation.

TRUE DEPTHS OF LUXURY



LEARN, GROW
AND SMILE!

THE LUXURY OF SPACE

Thoughtfully designed and meticulously planned to the very last detail, residences at Morya Skydale boast of spaciousness - inspiring palatial living!



DESIGNED FOR ULTRA-MODERN LUXURY

1. Entrance Lobbies for Privacy in Each Apartment
2. Balcony Along Entire Length of the Apartment
3. Two Sided Exposure Channeling Cross-ventilation
4. Corner Windows for an Uninterrupted View
5. Ample Storage Space in Every Bedroom
6. 3.5 & 4 BHK : Island Kitchen
7. 3 BHK : Large Kitchen with Parallel Counters

3 BHK



Artistic Impression

- | | | |
|-----------------|---------------------|----------------------|
| 1. Entrance | 5. Dining Table | 9. Parents' Washroom |
| 2. Living Room | 6. Kids' Bedroom | 10. Master Bedroom |
| 3. Main Balcony | 7. Common Washroom | 11. Balcony |
| 4. Kitchen | 8. Parents' Bedroom | 12. Master Washroom |

3.5 BHK



- | | | |
|------------------|---------------------|-----------------------|
| 1. Entrance | 6. Main Balcony | 11. Balcony |
| 2. Guest Bedroom | 7. Kids' Bedroom | 12. Parents' Bedroom |
| 3. Living Room | 8. Common Washroom | 13. Parents' Washroom |
| 4. Kitchen | 9. Master Bedroom | |
| 5. Dining | 10. Master Washroom | |

4 BHK



- | | | |
|-------------------|----------------------|-----------------------|
| 1. Entrance | 6. Dining | 11. Parents' Washroom |
| 2. Guest Bedroom | 7. Kitchen | 12. Master Bedroom |
| 3. Guest Washroom | 8. Kids' Bedroom | 13. Master Washroom |
| 4. Main Balcony | 9. Common Washroom | 14. Balcony |
| 5. Living Room | 10. Parents' Bedroom | |

TYPICAL FLOOR PLAN

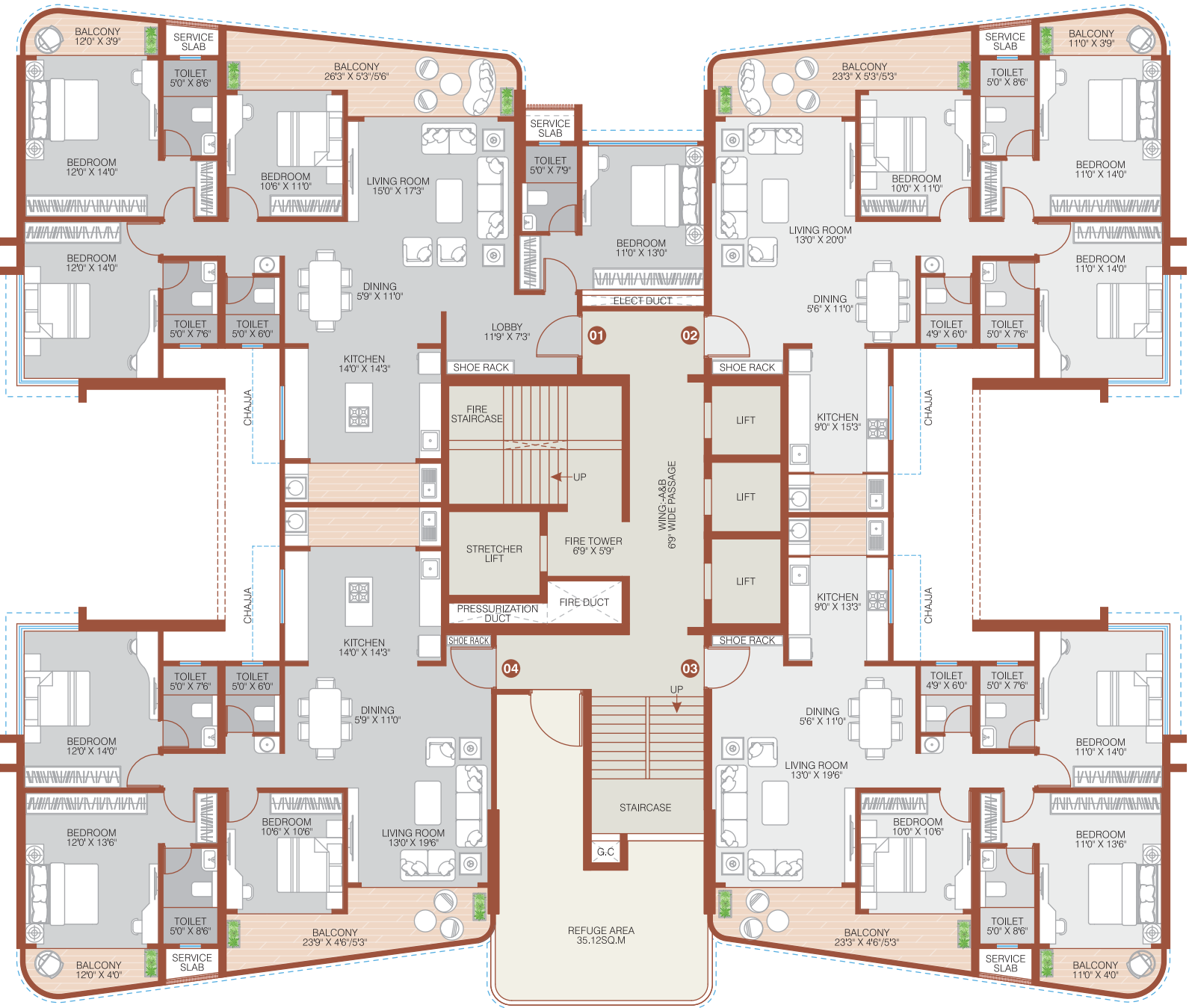


WING - A & B 8TH, 9TH, 11TH, 12TH, 13TH, 14TH, 16TH, 17TH, 18TH, 19TH, 21ST, 22TH, 23TH & 24TH FLOORS

FLAT NO	01	02	03	04
TYPE	4 BHK	3 BHK	3 BHK	4 BHK
CARPET AREA (SQ.FT.)	1727.00	1295.00	1248.00	1497.00



REFUGE FLOOR PLAN



WING - A & B 10TH, 15TH & 20TH FLOORS

FLAT NO	01	02	03	04
TYPE	4 BHK	3 BHK	3 BHK	4 BHK
CARPET AREA (SQ.FT.)	1727.00	1295.00	1248.00	1369.00





SPECIFICATIONS

STRUCTURE

RCC Framed Earthquake Resistant Structure

INTERNAL FINISH

Ceiling & Wall Gypsum Finish Plaster with Semi Acrylic Paint in Living, Kitchen, Utility & Bedrooms

Grid False Ceiling Will Be in Toilets

EXTERNAL FINISH

External Texture Finish with Acrylic Paint
Weatherproof Exterior Emulsion

TILING

PGVT/ Vitrified Large Tiles of 6x4ft

Anti-Skid Flooring Tiles in Toilets, Utility And Terrace

Designer Dado Tiles in Marble Finish in Toilets (PGVT/Vitrified)

Artificial Stone/Granite Platform with Stainless Steel Sink in Kitchen

Granite Stone Platform with Table Top Basin in Toilets

Granite Window Frame

PLUMBING

CPVC Concealed Supply Plumbing in Kitchen, Utility & Toilets of Astral/ Finolex/Supreme or Equivalent

SWR PVC Slung Plumbing for Drainage, Kitchen, Utility, Toilets & Terraces

Branded CP & Sanitary Fittings in Toilets of Toto/ Grohe or Equivalent

Concealed Flush Valve for Water Closet by Schell or Equivalent

Provision for Washing Machine/Dryer in Utility

Separate Stainless Steel Sink in Utility for Washing

ELECTRICAL

Concealed Copper Wiring with Modular Switches

TV Point in Living & Master Bedroom

Exhaust Fan Provision in Kitchen & Toilets

AC Point Provision in Living & All Bed Room

Inverter Point Provision

Geyser Point Provision in Toilets

Wi-Fi Point Provision in Living Passage Area

Fridge, Chimney, Water Purifier & Washing Machine Point Provision in Kitchen

Digital Video Door Phone

DOOR & FRAMES

High Quality Branded Modular Door Frames and Shutters with Mortise Lock for Bedroom & Toilet Doors

Granite/Vitrified Slab Window Frames

Granite/Vitrified Slab for Door Frame in Toilets
High Quality Modular Type Main Door in Veneer Finish

WINDOWS

3 Track Aluminium Sliding Windows with Mosquito Net (Designed for Wind Load in High Rise Building)

Aluminium Openable Window in Toilets with Exhaust Provision

SECURITY SYSTEM

3 Level Security:

Main Entrance Gate

Main Residential Entrance Lobby

VDP at Apartment Main Door

CCTV in Common Areas

Fire Alarm System

Lightning Arrester

AUTOMATION

Automation For Lights & Curtains in Living and Dining Area

Video Door Phone Provision at Main Door for Enhanced Security

Sensor Lights in Toilets

COMMON AREAS

High Speed Elevators

Luxurious Entrance Lobby with Concierge Provision

Power Backup for Common Areas

Solar PV System for Common Areas



ROYAL NISARG VENTURES

Site Address

Survey No. 31/1, Morya Mangal Karyalay, Near Aditya Birla Hospital,
Thergaon, Chinchwad, Pune – 411 033

www.moryaskydale.com

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