

thoughtfully designed™
township
by SKYi



sula

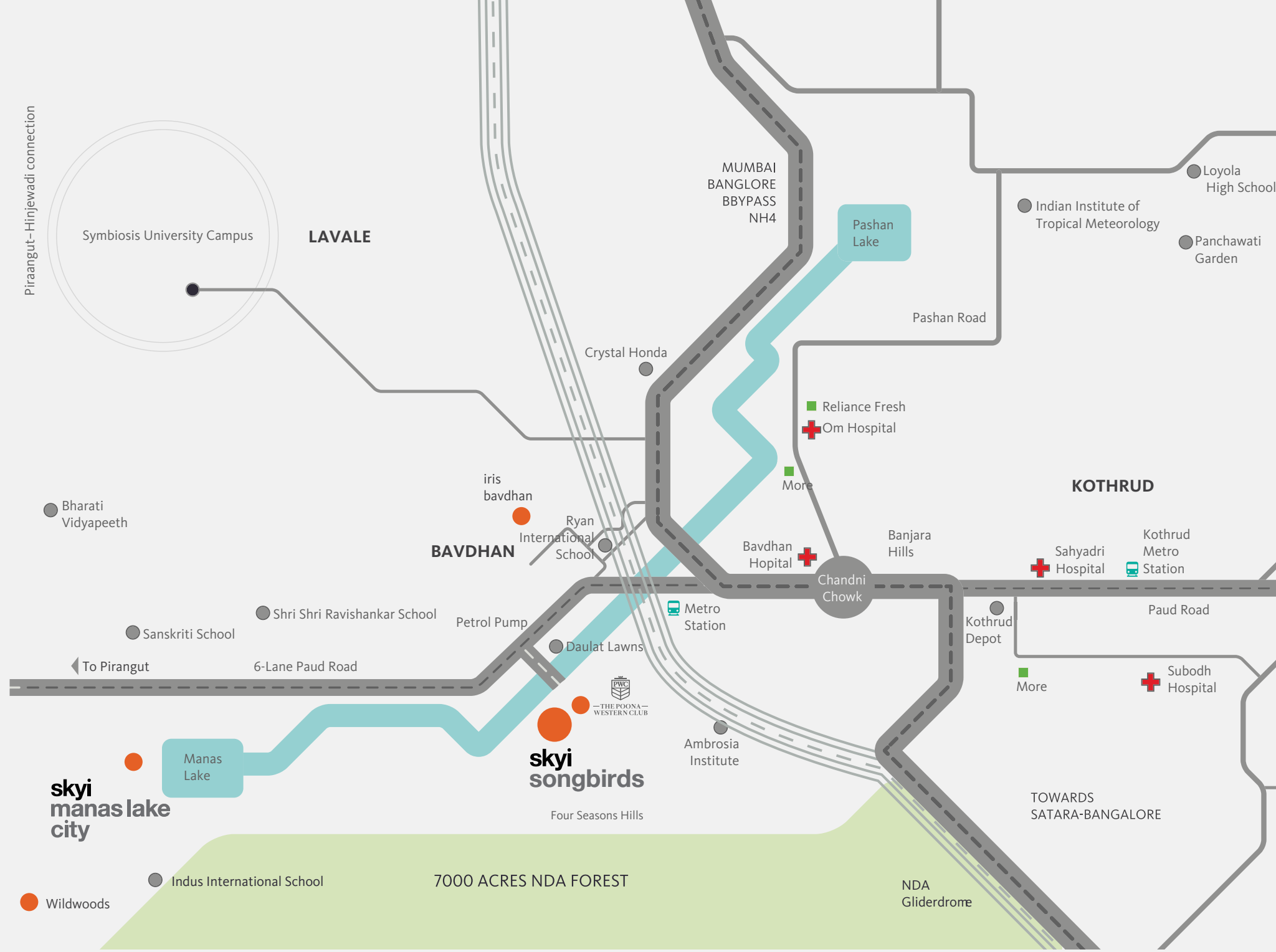
sula heights

Premium 3bhk homes
SKYi Songbirds



Computer generated image. Artist's impression, Image not to scale.

skyi
songbirds



Pirangut-Hinjewadi connection

Symbiosis University Campus

LAVALE

MUMBAI BANGLORE BBYPASS NH4

Pashan Lake

Pashan Road

Indian Institute of Tropical Meteorology

Loyola High School

Panchawati Garden

Crystal Honda

Reliance Fresh
Om Hospital

KOTHRUD

BAVDHAN

iris bavdhan

Ryan International School

Bavdhan Hospital

Banjara Hills

Sahyadri Hospital

Kothrud Metro Station

Bharati Vidyapeeth

Shri Shri Ravishankar School

Petrol Pump

Metro Station

Chandni Chowk

Kothrud Depot

Subodh Hospital

Sanskriti School

6-Lane Paud Road

Daulat Lawns

THE POONA WESTERN CLUB

Ambrosia Institute

More

To Pirangut

skyi manas lake city

Manas Lake

skyi songbirds

Four Seasons Hills

TOWARDS SATARA-BANGALORE

Wildwoods

Indus International School

7000 ACRES NDA FOREST

NDA Gliderdrome

▲ 2 Min from National Highway

🚇 10 Min from Chandani Chowk Metro Station

🏗️ 5 Min from proposed Pune Ring Road with Metro at it's center

🏥 20 Min from Sahyadri Hospital

🛣️ 10 Min from Chandani Chowk & 10 Lane National Highway

🏢 30 Min from Hinjewadi IT Park

connectivity

SCHOOLS & INSTITUTES

- Ryan International School
- Vidya Valley School
- Indus International School
- Sanskriti School
- Bavdhan Primary School
- Ambrosia Institute
- Flame University
- Symbiosis International University

BANK & ATMS

- SBI Bank
- Canara Bank
- Union Bank
- Axis Bank
- ICICI Bank
- Union Bank
- Bank Of Maharashtra
- Cosmos Bank

SPORTS & RECREATION

- The Poona Western Club
- Oxford Golf Course
- Shri Shiv Chhatrapati
- Sports City (CYG Site)
- Abs Gym

HOSPITALS

- Sahyadri Hospital
- Bavdhan Hospital
- Om Hospital

RETAIL

- Reliance Fresh
- More

AUTOMOBILE

- Honda Crystal
- Nissan Oxford
- GM
- Mercedes Benz

RESTAURANTS

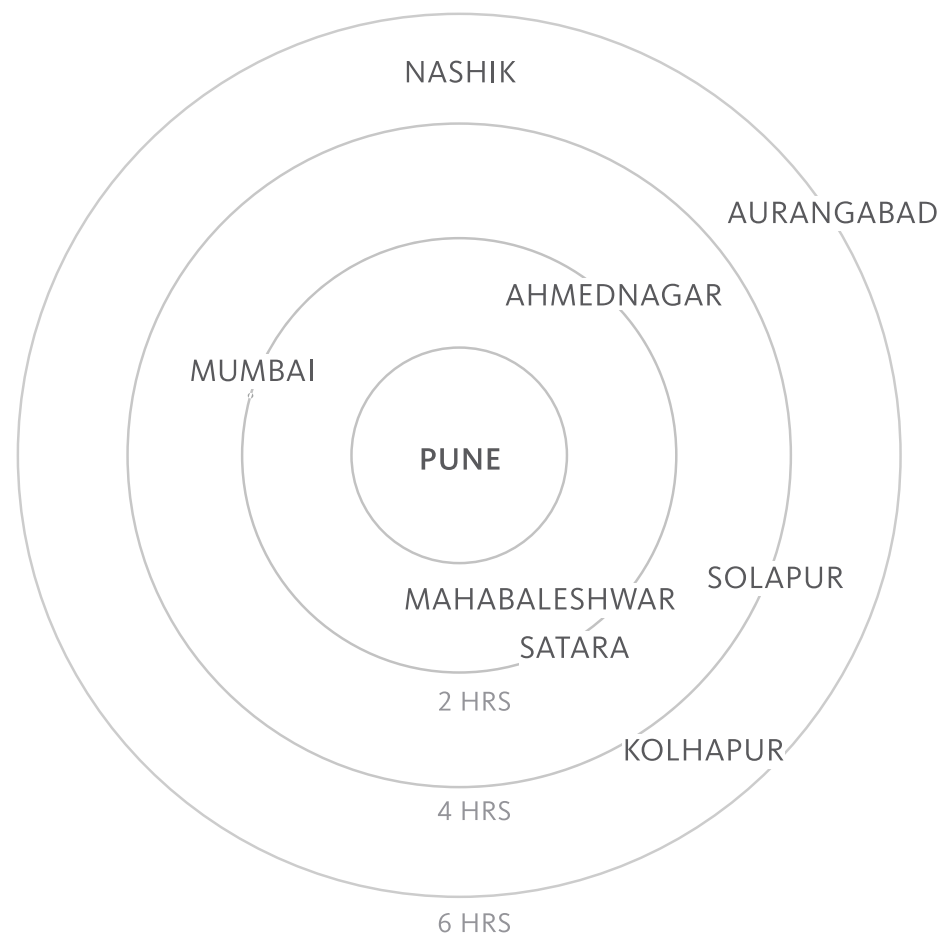
- Domino's
- Café Coffee Day
- Ambrosia
- Trikaya
- Up & Above
- Club Oasis
- Viva Inn

Scan For Location Video



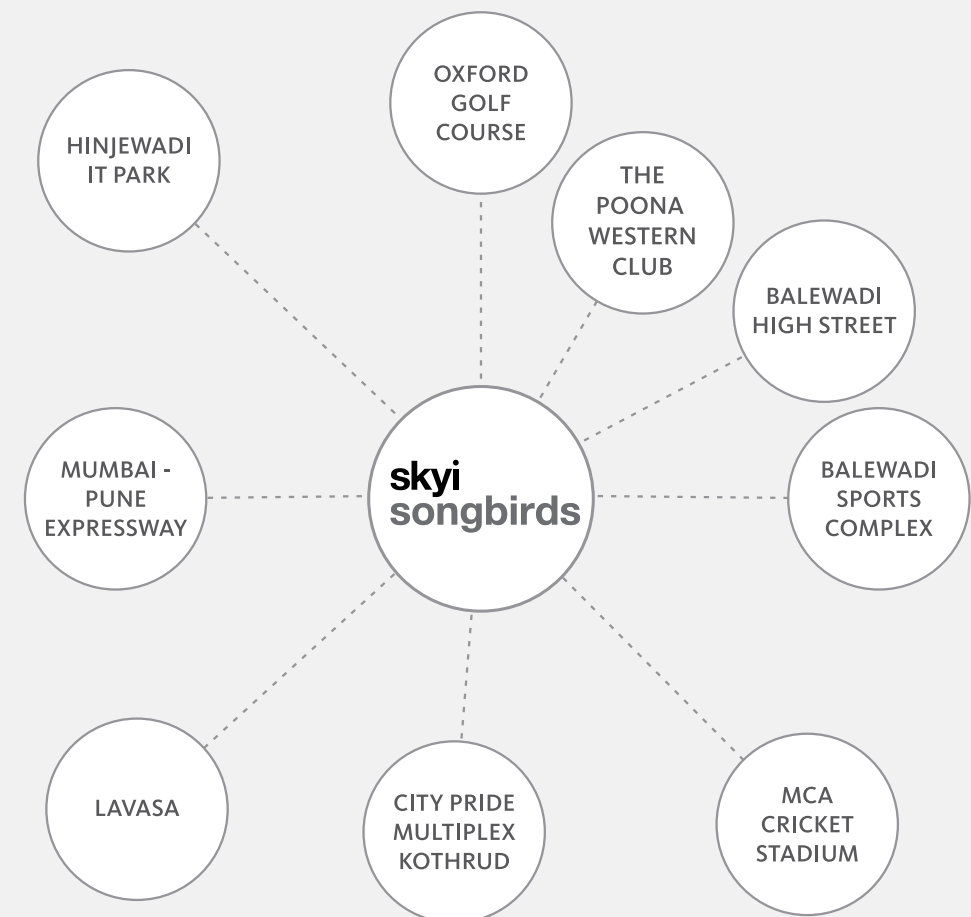
road connectivity

Pune has excellent road connectivity to various cities and states in the country, with good national and state highways. National Highway 4 (NH4) connects to Mumbai, Kolhapur and Bangalore: NH9 connects to Hyderabad and NH 50 connect Pune to Aurangabad, Ahmednagar, Raigad and Solapur.



lifestyle connectivity

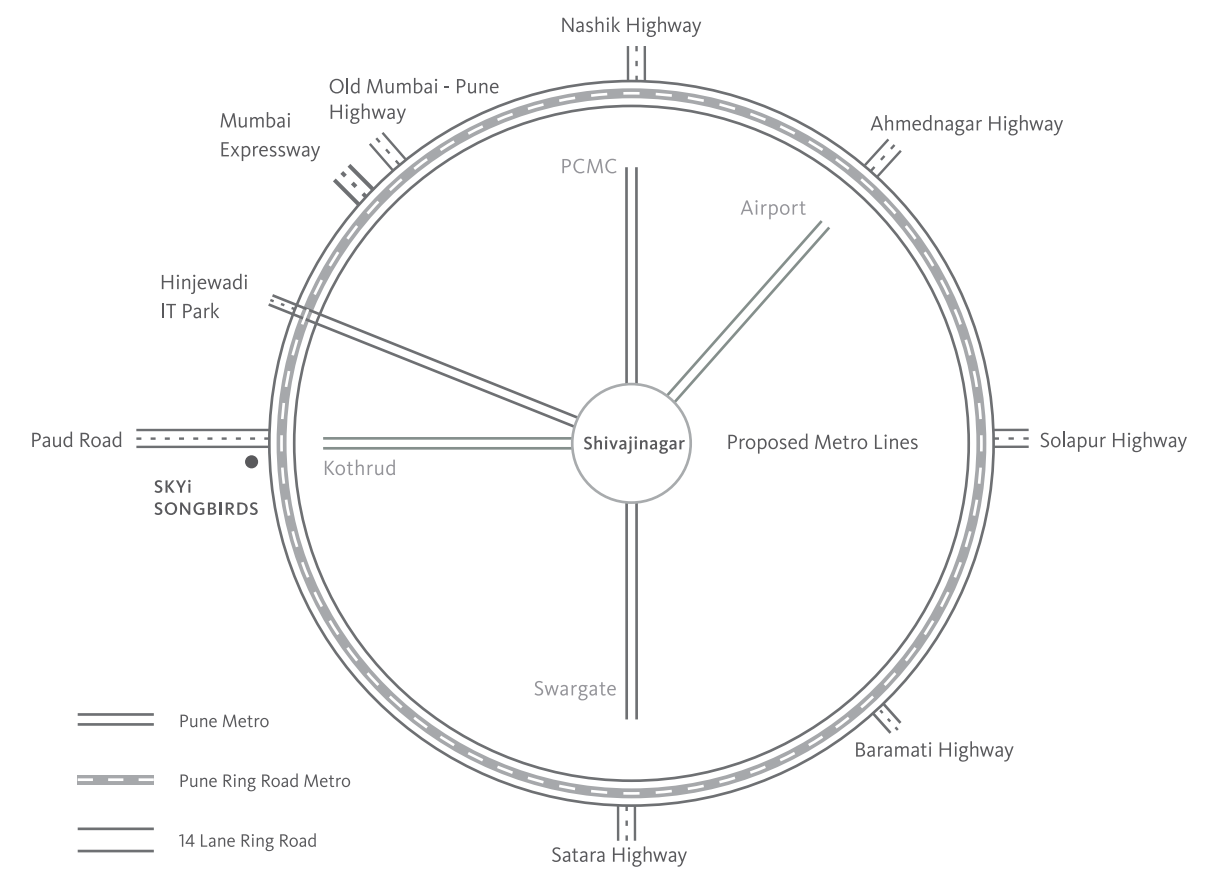
sula heights in SKYi Songbirds is a short drive from the Hinjewadi IT Park, leading entertainment, sports and hospitality hotspots in the city, thereby offering a best in class lifestyle.





ring road & metro connectivity

The 14 lane wide Proposed Ring Road with Metro at its center is adjacent to SKYi Songbirds and will connect you seamlessly to the Hinjewadi IT Park, Mumbai Expressway, the Pune Airport and every major State and National Highway.



LAYOUT MAP



Computer generated image. Artist's impression. Image not to scale.

THE RESIDENCES

- sula heights Premium Homes
- aria heights Premium Homes
- iris Premium Homes
- 5 - Ultra Premium Homes
- The Songbirds Estate Villas

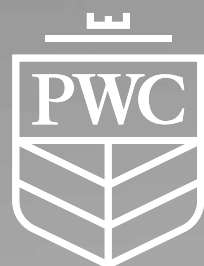
THE LANDSCAPE

- A** - Main Entrance Gate
- B** - 4-lane internal road
- C** - Central Park
- D** - River Promenade
- E** - Walking Track
- F** - Children's Play Zone
- G** - Utility

THE NEIGHBOURHOOD

- H** - Ram Nadi Stream
- I** - Farm Lands
- J** - Four Seasons
- K** - NDA Forest
- L** - The Poona Western Club
- M** - SB Bazar - Retail Shops

● Sold out ○ Completed Towers FD - Future Development Under Planning Reserved For Proposed Bldg.



— THE POONA —
WESTERN CLUB



LIFE AT THE PWC

Take a walk through the PWC, its culture, its charm and its sprawling grounds. Everything is limitless here, especially the opportunities that beckon you.

- The Gymkhana
- The Maidan
- The Tea House
- The Lounge
- The Library
- The Card Room
- Kids Play Area
- The Dining Hall
- Soho (The Club Bar)
- Private Garden
- The West Block
- The Courtyard
- Poolside
- The Guest House
- Club Shops

ART, CULTURE & MUSIC

Unleash your creativity, indulge in a new hobby, or simply sit back amazed at a live music concert. There's something for everyone of every age here.

- Art
- Culture
- Music
- Artist Residency

SPORTS

Build your mental agility along with your physical strength at the PWC.

- Cricket
- Swimming
- Tennis
- Badminton
- Gymnasium
- Football
- Yoga
- Running
- Table Tennis
- Indoor Games
- Student Hostel
- Sports Partners

BUSINESS

Look no further for your networking and business meets. With our business support, infrastructure and F&B services, your event will be a sure success.

- Talks
- Product Launches
- Networking Events
- Business Promotions
- Learning Center
- The Chambers

Everything is limitless here, especially the opportunities that beckon you.



Clock Tower

The Badminton House

- Badminton Courts
- Pool Tables
- TT Courts
- Indoor Games
- Learning Center

The Courtyard

Tennis Court

The Guest House

- Gymnasium
- The Chambers
- Ball Room
- Guest House

Gymkhana

- Tea House
- Lounge
- Library
- Dining Hall
- The Club Bar
- Private Garden

Futsal

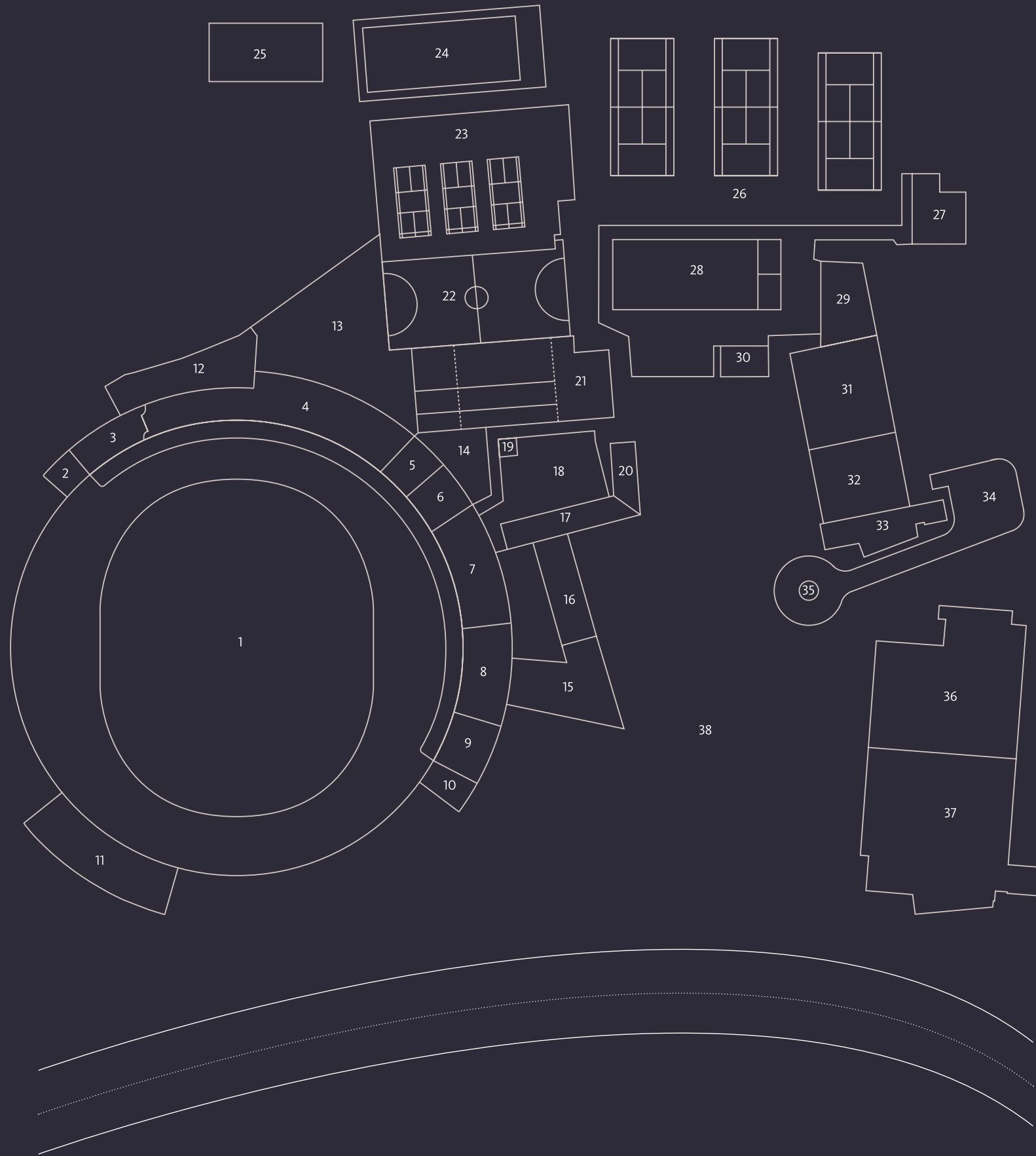
Maidan

Dugout

West Block

Club Shops

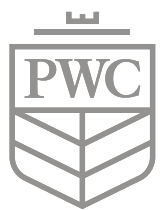
Reception



The PWC Map

- 1 Maidan
- 2 Outdoor Deck
- 3 Bar
- 4 The Dining Hall
- 5 Library
- 6 Cloak Room
- 7 Lounge Area
- 8 Tea House
- 9 Banquet
- 10 Outdoor Deck
- 11 Players Box
- 12 The Central Kitchen
- 13 Private Garden
- 14 Kids Play Area
- 15 Reception Lounge
- 16 Club Shops
- 17 Veranda
- 18 Courtyard
- 19 Clock Tower
- 20 Art Gallery
- 21 Cricket Nets
- 22 Futsal Court
- 23 The Badminton House
- 24 Greens FD
- 25 Student Canteen
- 26 Tennis Courts
- 27 Changing Rooms
- 28 Swimming Pool
- 29 Kitchen
- 30 Shower Area
- 31 Ballroom
- 32 Gymnasium
- 33 Lobby
- 34 Service Entry Vehicular
- 35 Drop Off
- 36 Guest House
- 37 The Chambers
- 38 Parking

The above map is not to scale. The map shows existing and all the future developments which will be done in phases. The PWC reserves the right to change/alter or delete any future developments without prior notice.



— THE POONA —
WESTERN CLUB



CENTRAL GARDEN

At SKYi Songbirds, we have a central green patch that imbues you with a feeling of wholesomeness. Called the Central Garden, this space has something for everyone, be it a senior citizen, a kid full of life or just a seeker of fresh air. It has a wide walking track, a dedicated play area for toddlers and snug and homey spots for catching up with your friends.

everything you need,
a greenpatch away.

the world revolves around you here.

THE SB BAZAAR

There is a commercial complex lined up with a plethora of stores that will cater to all your needs. It's called **The SB Bazaar!** Fresh veggies, delectable fruits, home essentials, you name it and The SB Bazaar has it.

It's a marketplace built for a community that naturally expects everything to be within its bountiful bounds so they don't have to burn fuel for the smallest of needs. Everything you would ever need is just a walk away and at SKYi Songbirds we do everything to even make that walk, a pleasure.



Grocery



Vegetables



Dairy



Pharmacy



Laundry



Home Delivery



Computer generated image. Artist's impression, Image not to scale.

unique
thoughtful
design™





Computer generated image. Artist's impression, Image not to scale.

continuing the
legacy of
thoughtful design™

sula

Situated at one of Songbirds geographic high points, residences at **sula heights** offer grand views, ample natural light and breeze whilst delighting you with the comforts of modern living.

The Sahyadri hills and the Manas Lake in the background are a perfect setting to be one with nature and yourself.

sula

arrive in style

Drive past a green and tree lined pathway with a beautiful central garden overlooking the hills as you take the winding road home. Welcome in style to your private gated community.



live
healthy

sula heights

Let Mother Nature nourish your body and soul. Greens here come in all shapes and sizes. Take a walk in the garden and let your feet feel the dew in the grass. Run around and let the child in you enjoy the many open spaces. Lie down and read a book, soak in the early morning sun or the evening breeze with the company of self or family and friends. Live an active and healthy lifestyle with all the modern amenities within your private community.

Computer generated image. Artist's impression, Image not to scale.

70%
open spaces

7000 ACRE NDA FOREST SIDE

FOUR SEASONS FARM HOUSES

Play lawn

Children's
play area

Senior
citizen
seating



Multipurpose
lawn

Entry
gate

aria heights



MANAS LAKE SIDE

sula heights

Computer generated image.
Artist's impression, Image not to scale.

FD - Future Development Under Planning
Reserved For Proposed Bldg.



Computer generated image. Artist's impression, Image not to scale.

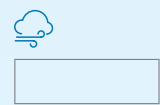
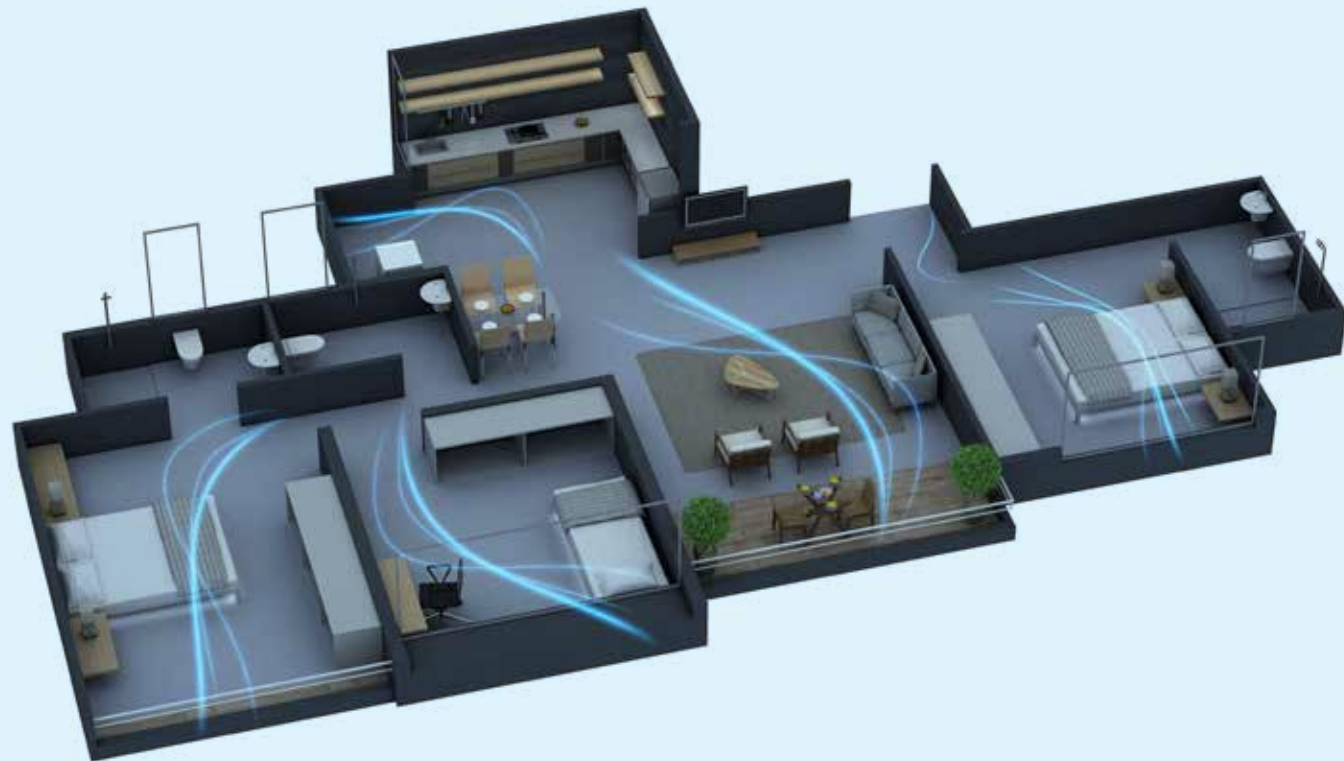
higher living

Experience a higher living when comfort and elegance coexist with nature and tranquility. The well planned layout minimises wastage and allows for more functional use. The sun path and wind path analysis allows for homes with optimum ACH and Lux. The large windows in every room ensure that homes here are well lit and well ventilated at all times. The layout allows for grand views from every room in your home.

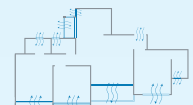
air tech™

by SKYi®

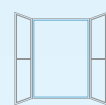
a proprietary technique of SKYi.
air tech by SKYi is a registered trade mark.



Wind Path
Oriented Homes



Wind Path
Oriented Homes



Large Windows
& Balconies

WELL VENTILATED HOMES

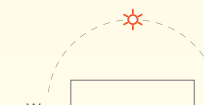
Air Changes per Hour (ACH) is a measure of the number of times the air within a defined space (a room or the house) is replaced by ventilation.

Scientific analysis has helped identify key factors that contribute to maintaining optimum temperature levels within a home by allowing more Air Changes per Hour (ACH). Adequate measures have been taken, from the right window size to the spacious living room, to keep the temperature within your home pleasant all day long.

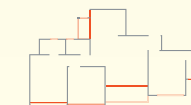
max light™

by SKYi®

a proprietary technique of SKYi.
air tech by SKYi is a registered trade mark.



Sun Path
Aligned Homes



Less Heat,
More Natural Light



Larger Shaded
Windows & Balconies

BRIGHTER HOMES

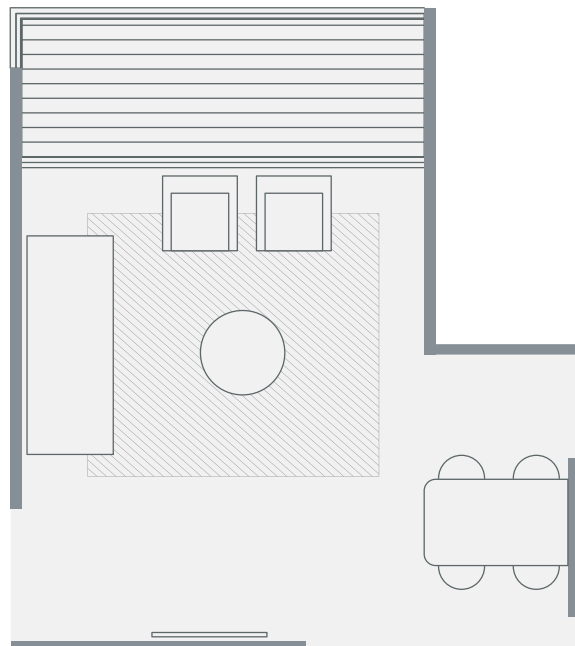
Lux is the measure of the intensity of light within a place, as perceived by the human eye. Homes at Songbirds exceed the pre-requisite standards of illumination as prescribed by the National Building Code.

Scientific analysis has helped identify key factors like right window sizes and shading solutions that allow more sunlight inside the house and give good quality of glare free light throughout the day.

the living room



Computer generated image. Artist's impression. Image not to scale.



Living



Dining



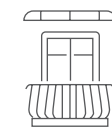
Private
Balcony

The living room is at the heart of the home with friends and family coming together to create lifelong memories. The living room opens up seamlessly into a covered balcony. This allows for more space and a continuity in the design. The large windows offer grand views, allow more light and welcome a cool breeze year round.

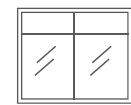
private balcony



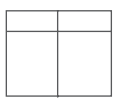
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Covered Balcony



Weather Proof



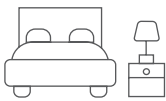
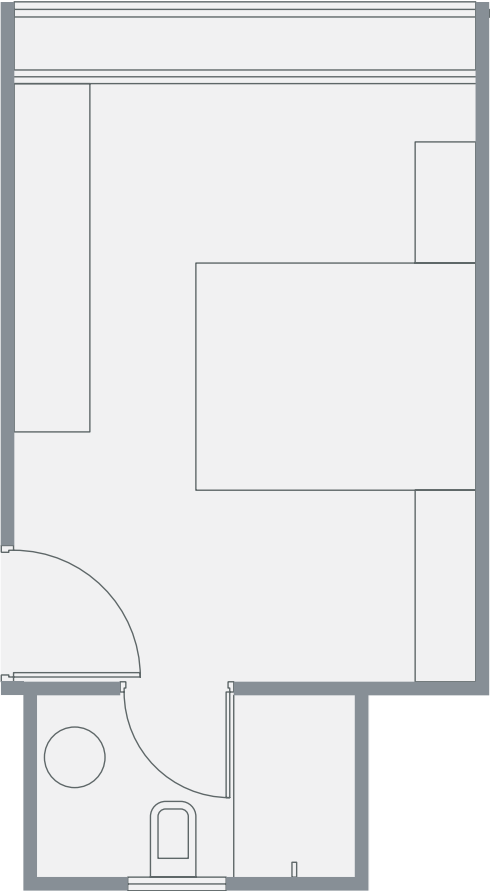
Large Sliding Doors

The privacy of your all weather proof balcony lets you enjoy great views and a warm cup of coffee with your loved ones. Add pots and planters and your home will be an extension of the greenery outside.

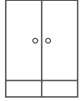
bedrooms



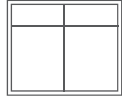
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Bedroom



Storage Space



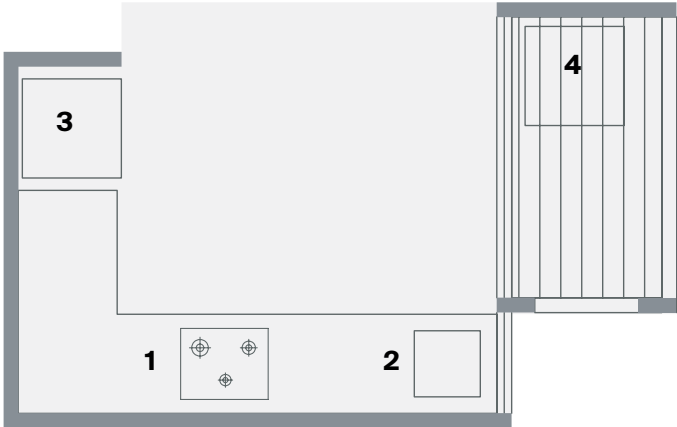
Large Window





All bedrooms offer large sliding windows with expansive views. Each bedroom is a gateway for natural light and wind into your home. The design and the space in each bedroom allows you the flexibility to meet your specific furniture and storage needs. Be it a bed size, the side tables, a dressing cabinet, wardrobes or a study table, we have planned it all.

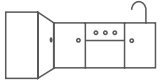
kitchen + utility



Computer generated image. Artist's impression, Image not to scale.



- 1 - Provision for Hob & Chimney**

- 2 - Sink & space for water purifier**

- 3 - Space for refrigerator**

- 4 - Utility space for washing machine/ dryer or dishwasher**




L shape kitchen ota



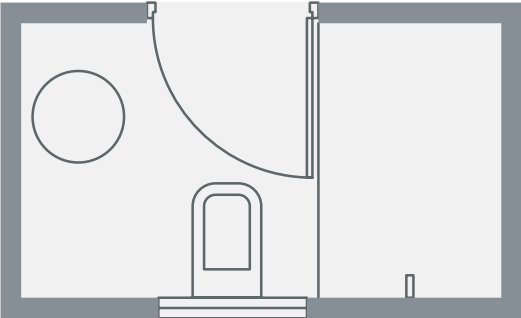
Storage space



Utility space

The kitchen is meticulously designed to ensure all your white and brown goods have a designated place and are easy to access and operate. We have planned the kitchen layout to allow you the ease of movement and also meet your storage requirements. Our kitchens are well lit and well ventilated.

bathrooms



Wash basin

- Space for a make up mirror & toiletry cabinet
- Space for hand towel hanger



Shower area

- Hot & cold mixer with over head shower
- Provision for geyser

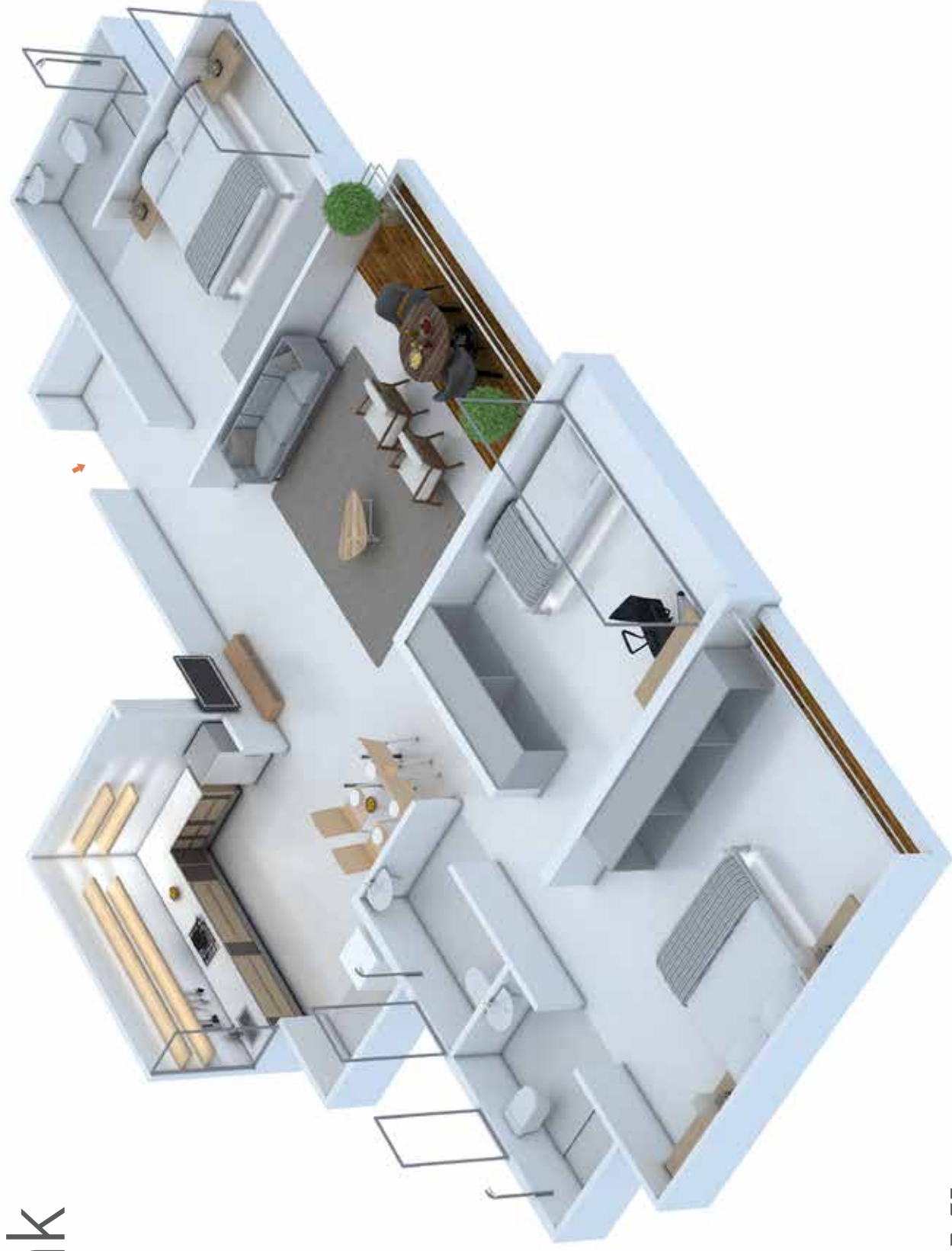


Toilet

- Health faucet (hand spray)
- Provision for exhaust fan

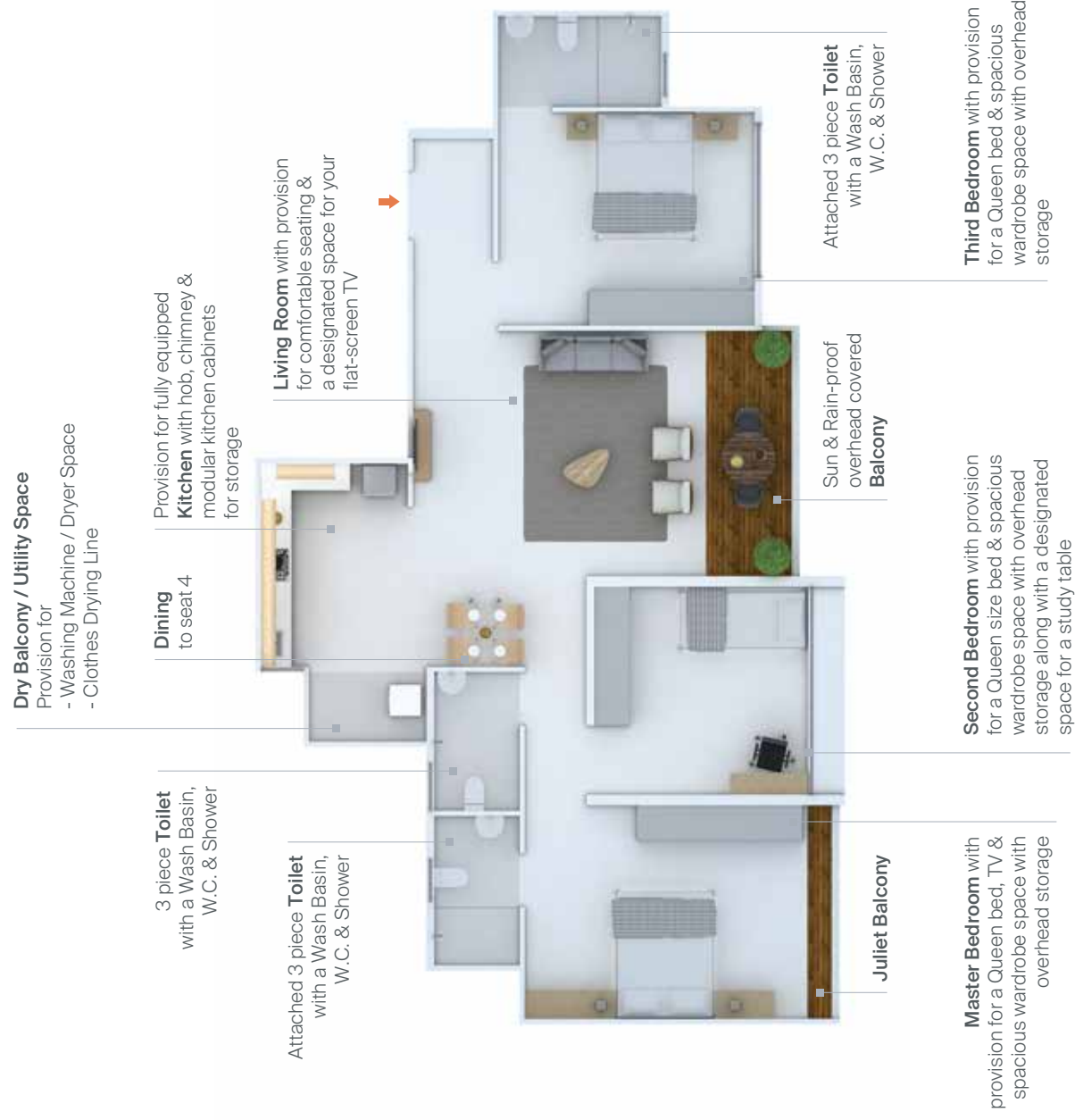
The homes come with 3 bathrooms and have distinct dry and wet areas. All bathrooms come with best in class brands.

premium 3bhk



1175 XL

Computer generated image. Artists impression, image not to scale.

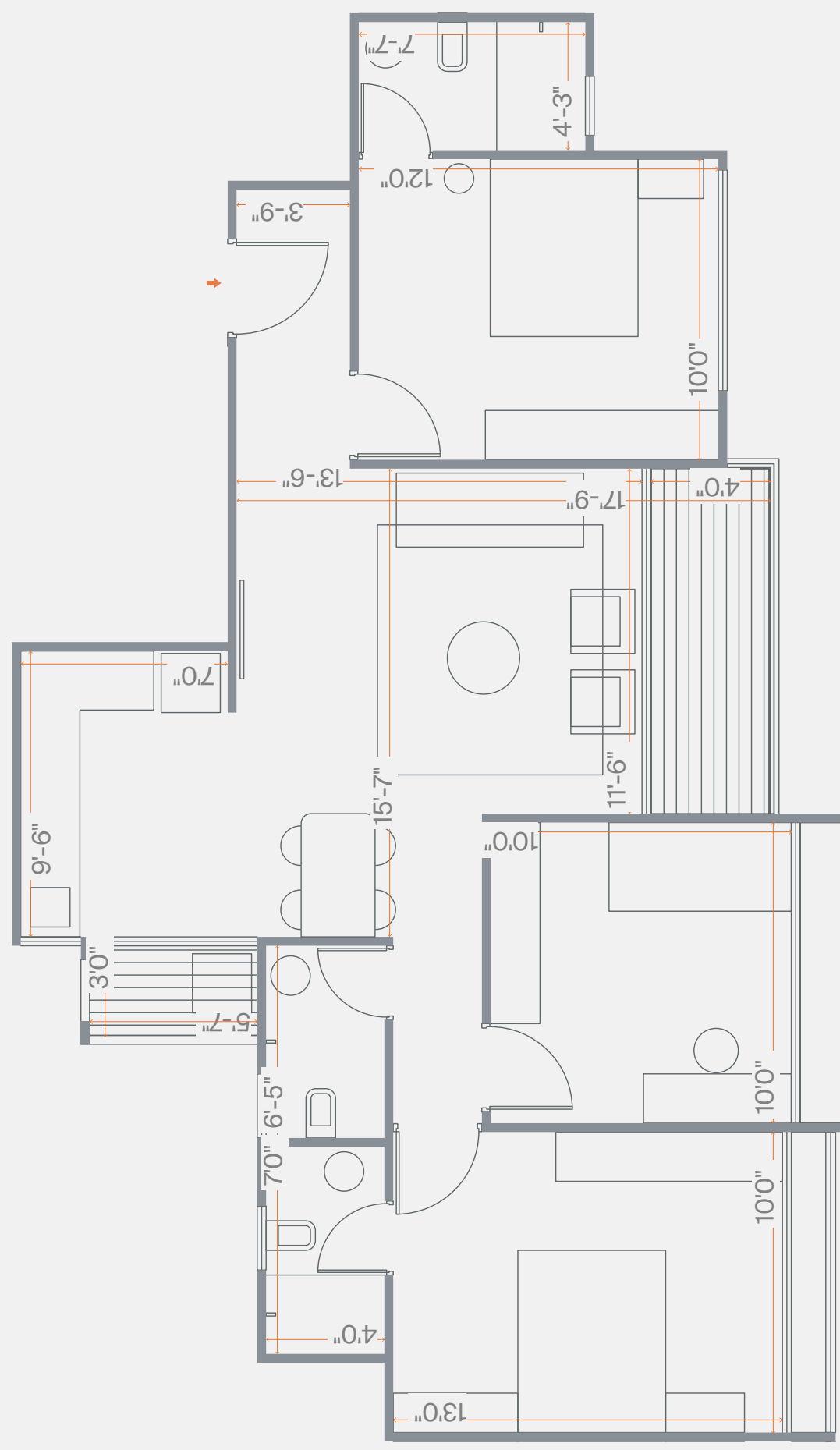


premium 3bhk



1175 XL

Computer generated image. Artist's impression. Image not to scale.



PRODUCT CODE - 1175 XL
Usable Area = Carpet Area + Dry Balcony + Open Balcony
835 Sq.ft (77.53 Sq.m) = 773 Sq.ft (71.79 Sq.m) + 17 Sq.ft (1.54 Sq.m) + 45 Sq.ft (4.20 Sq.m)
* Includes Carpet area as per RERA & permissible enclosed balcony if any.

sula heights

premium 3bhk



1148 XL

Computer generated image. Artist's impression, image not to scale.

Dry Balcony / Utility Space
Provision for
- Washing Machine / Dryer Space
- Clothes Drying Line

3 piece Toilet
with a Wash Basin,
W.C. & Shower

Dining
to seat 4

Provision for fully equipped
Kitchen with hob, chimney &
modular kitchen cabinets
for storage

Attached 3 piece **Toilet**
with a Wash Basin,
W.C. & Shower

Living Room with provision
for comfortable seating &
a designated space for your
flat-screen TV

Sun & Rain-proof
overhead covered
Balcony

Attached 3 piece **Toilet**
with a Wash Basin,
W.C. & Shower

Juliet Balcony

Master Bedroom with
provision for a Queen bed, TV &
spacious wardrobe space with
overhead storage

Second Bedroom with provision
for a Queen size bed & spacious
wardrobe space with overhead
storage along with a designated
space for a study table

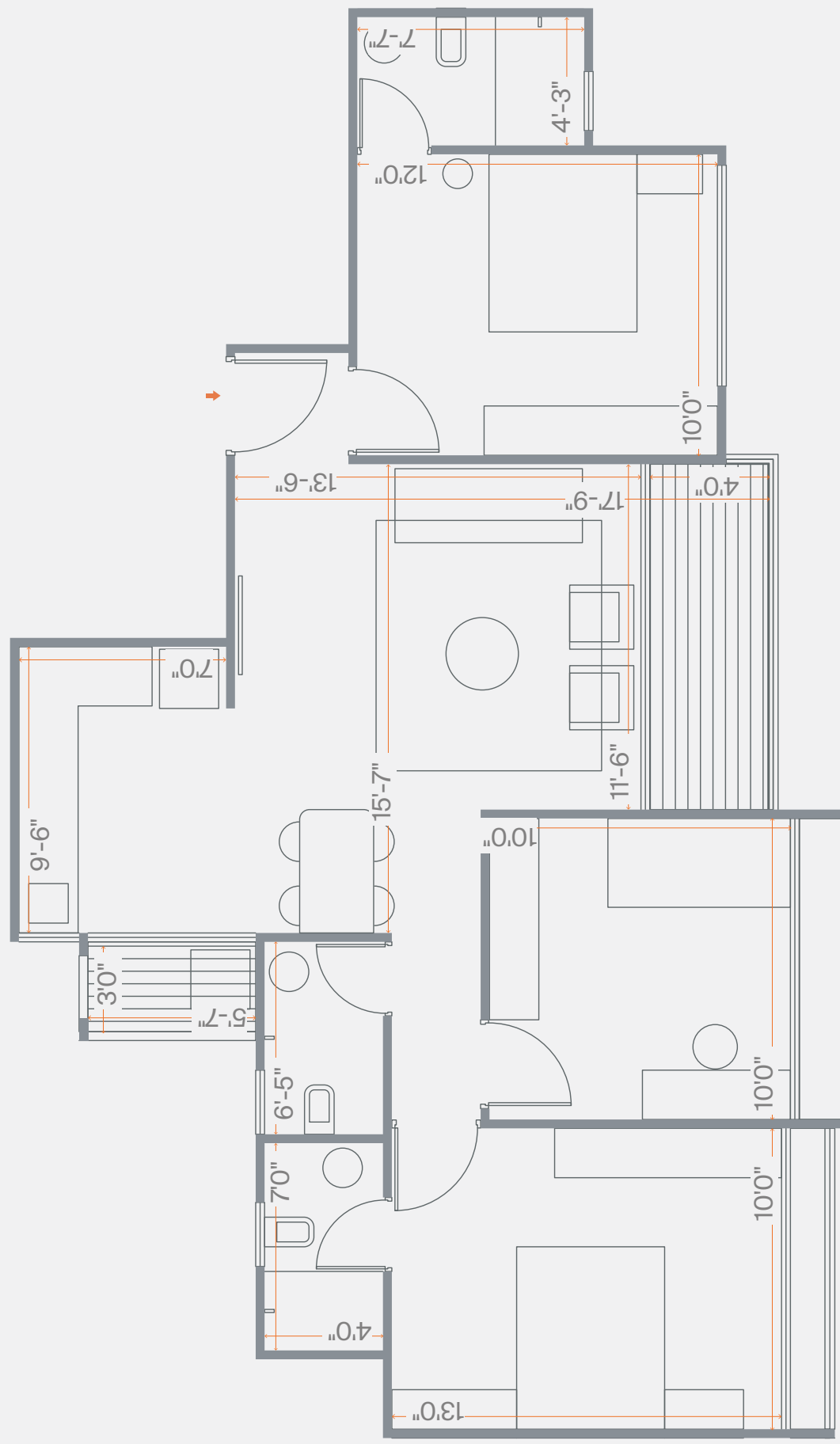
Third Bedroom with provision
for a Queen bed & spacious
wardrobe space with overhead
storage

premium 3bhk



1148 XL

Computer generated image. Artist's impression. Image not to scale.

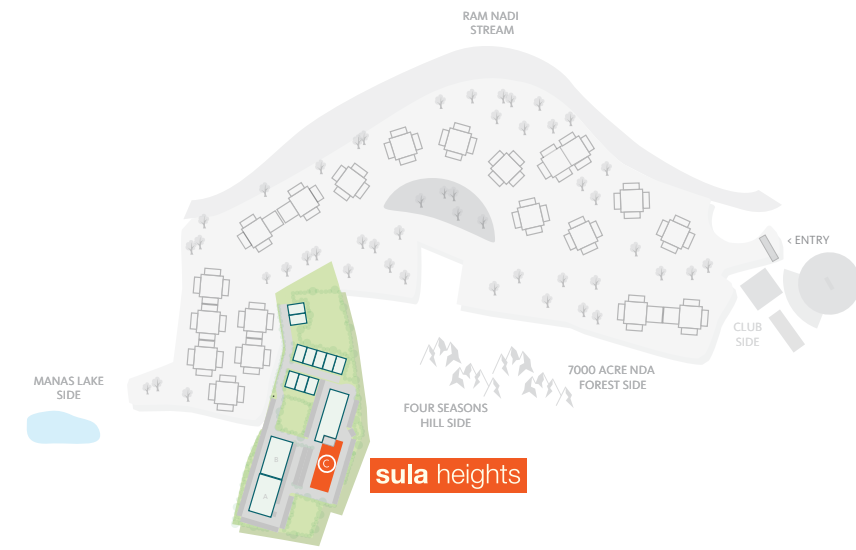


PRODUCT CODE - 1148 XL
Usable Area = Carpet Area + Dry Balcony + Open Balcony
811 Sq.ft (75.38 Sq.m) = 749 Sq.ft (69.63 Sq.m) + 17 Sq.ft (1.54 Sq.m) + 45 Sq.ft (4.20 Sq.m)
* Includes Carpet area as per RERA & permissible enclosed balcony if any.

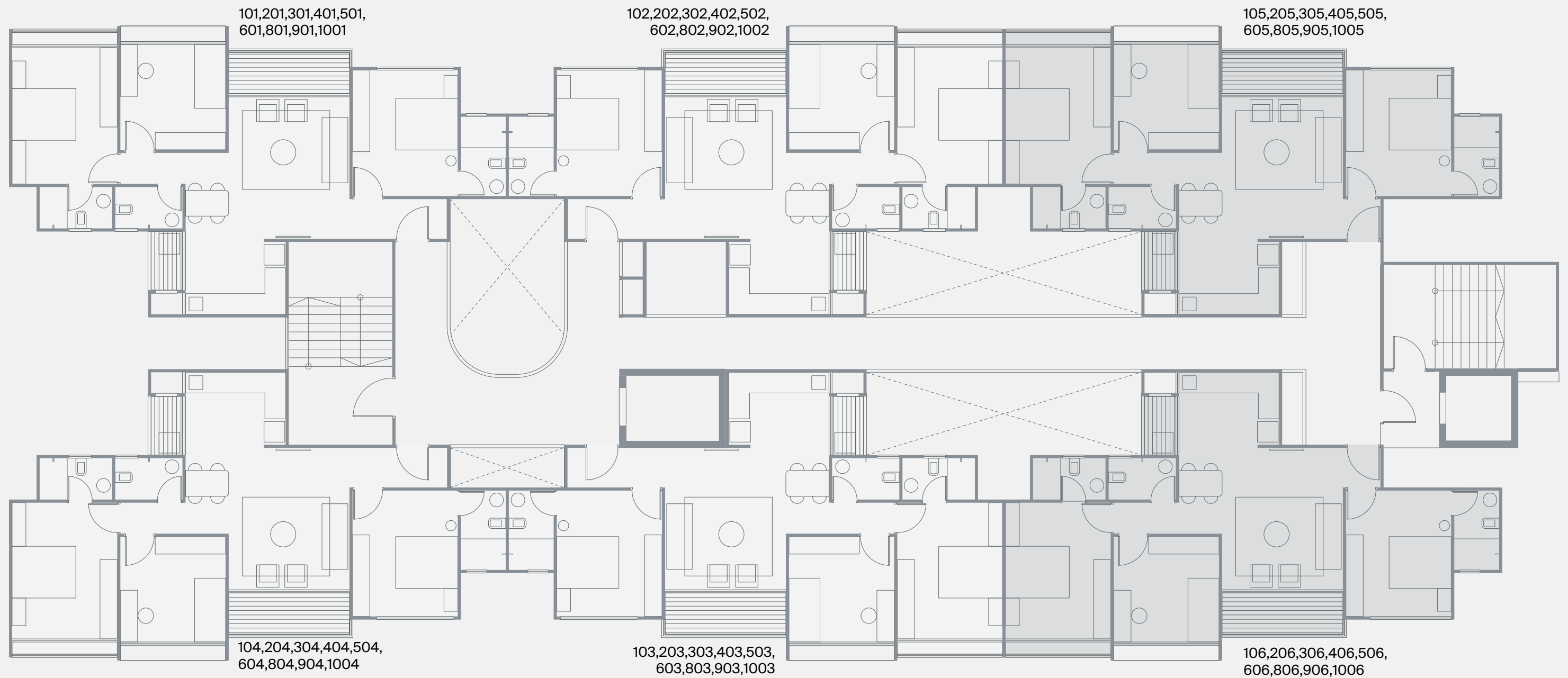
sula heights

Tower C

1st - 6th & 8th - 10th
Typical Floor Plan

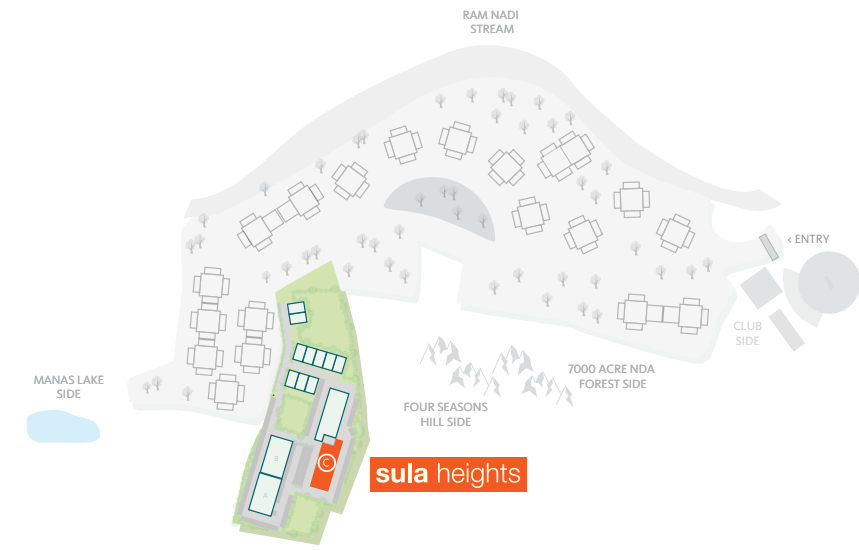


MANAS LAKE SIDE

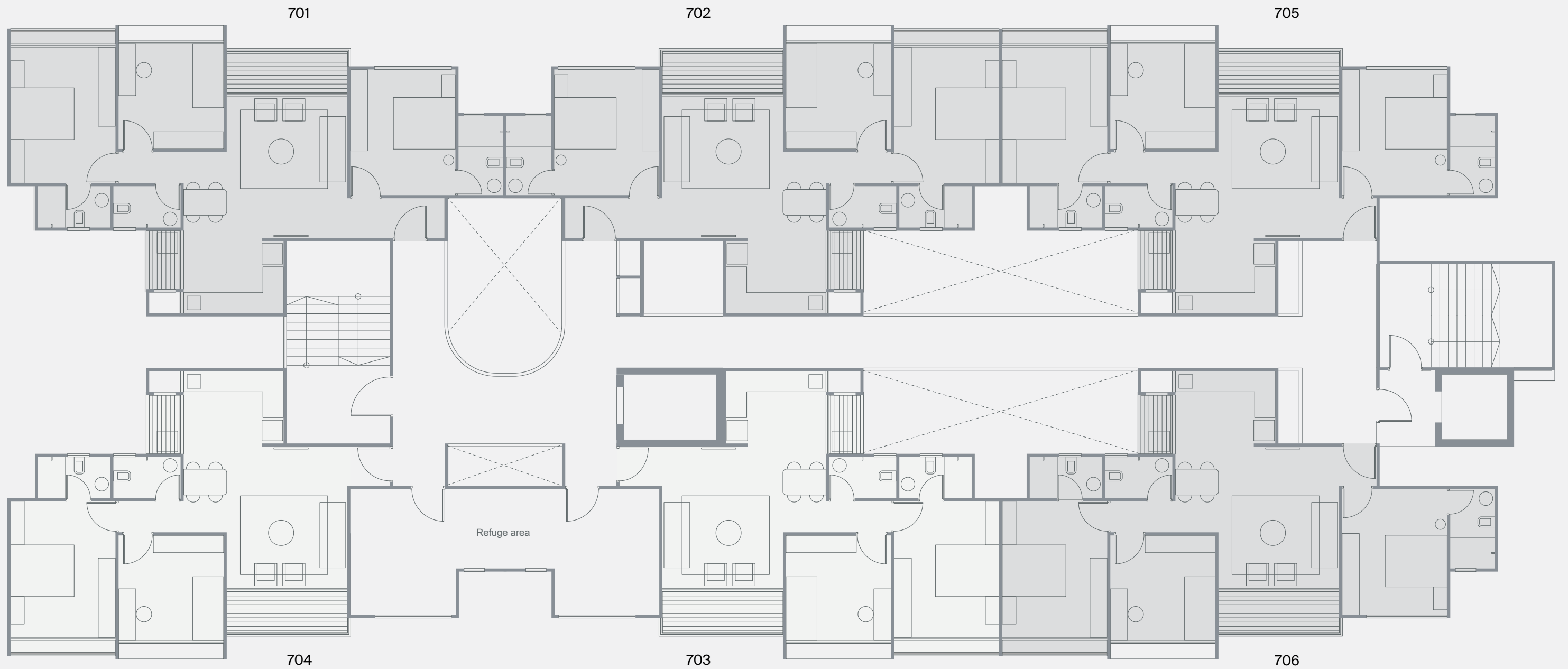


Tower C

7th
Floor Plan



MANAS LAKE SIDE





sula