

THE MERVEL OF *luxury*



SATYAM  
VALENCIA

*signature* STYLED 3 & 4 BHK APARTMENTS



SIGNATURE  
STYLED  
3 & 4 BHK  
APARTMENTS

ONE OF ITS KIND  
HIGH-RISE  
*dwellings*  
FOR THOSE  
UNBOUND BY  
LIMITS

*Satyam Valencia presents  
a unique realm of  
contemporary advantages  
as unique as its inhabitants.*



Craft Eternity *souvenirs*



An Opulent Stage with *existence*



Thoughtfully Crafted *blueprint*





## Stately Life *residences*

*Venture into an unmatched sphere. A sphere that resonates with your prominence.  
A sphere that bestows upon you a lavish way of life.*

### Projects *hallmarks*

- **CIDCO** tender plot.
- **G+31 storeyed** magnificent edifice.
- Signature styled **3 & 4 bhk** apartment.
- Plot located on **35x11 wide 2 side** road.
- **Premium commercial** spaces on ground floor.
- **3 level car parking** space on first to third floor.
- Recreational amenities with **lush greenery** 4th floor podium level.
- Grand entrance lobby with **elegant waiting lounge**.
- **High speed** automatic elevators.
- **3 tier security** with CCTV surveillance system.
- **Intercom** in each apartment.







# SOUVENIRS



# S O U V E N I R S

Forge Keepsakes of *eternity*

31 Levels of Opulent Living  
Distinct 3 & 4 BHK Lavish Residences  
Prime Locale of Karaghar



31 STOREYS  
GRAND  
LIFESTYLE



SIGNATURE STYLED  
3 & 4 BHK  
APARTMENTS



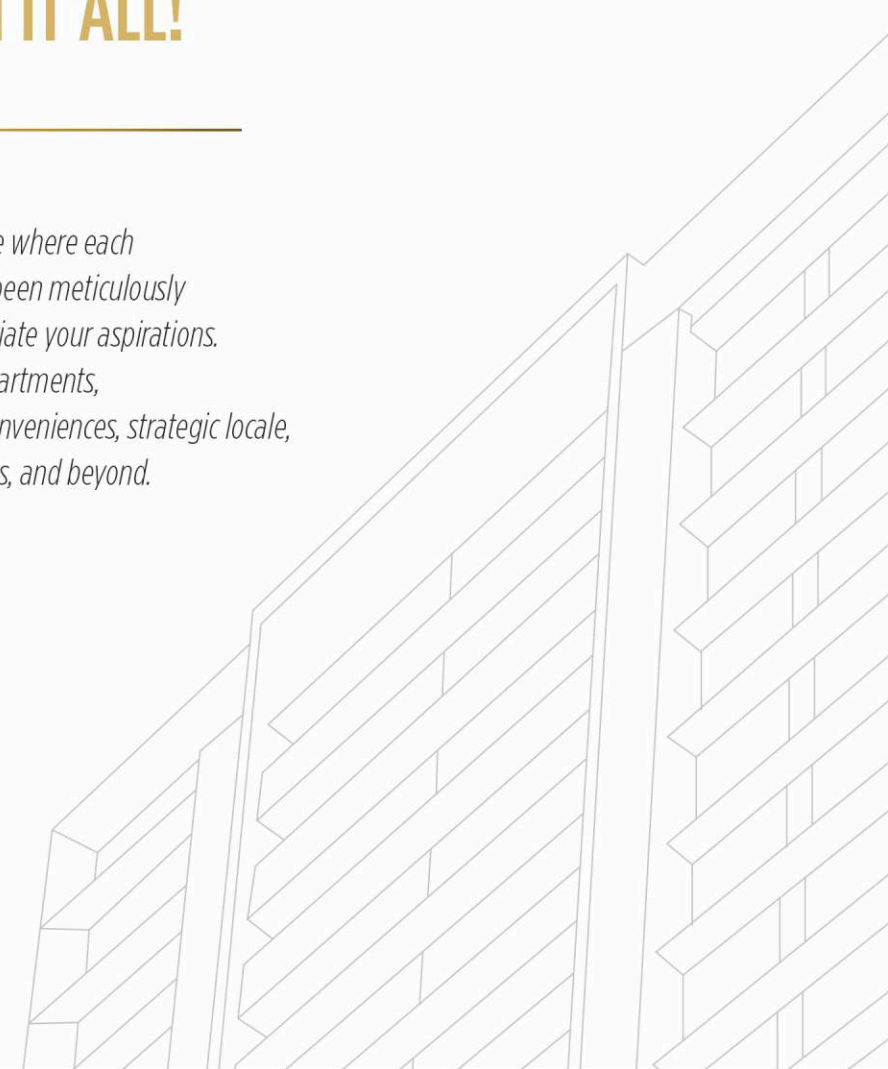
PRIME  
LOCATIONS OF  
KHARAGHAR (SHILP CHOWK)





SOLITUDE  
PREVAILS AT  
THE ZENITH, YET  
THE *panoramic*  
VIEWS ARE  
WORTH IT ALL!

*Return to a home where each  
component has been meticulously  
assembled to satiate your aspirations.  
Refined living apartments,  
contemporary conveniences, strategic locale,  
stunning environs, and beyond.*







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THE AUTHENTIC  
ENCOUNTERS OF  
*opulence*  
AND  
ELEVATED  
LIVING

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*Satyam Valencia is a sanctuary  
of unparalleled luxury,  
offering an enhanced lifestyle.  
It's a harmonious blend of modern comforts  
and timeless sophistication.*



# E X I S T E N C E



A pedestal adorned with exclusive *lifestyle*

Carefully curated facilities for all ages Broad clubhouse & landscaped stage Various indoor & outdoor amenities

EXISTENCE



**THOUGHTFULLY**  
Planned Amenities  
For All Age Groups



**EXPANSIVE**  
Clubhouse &  
Landscaped Podium



**NUMEROUS**  
Indoor & Outdoor  
Facilities





Paradise of serene *repose*

*Indulge your senses by immersing in this glistening pool  
to revitalise your spirit, physique and essence.*

The photographs and the artists impressions in the brochure are for reference only.





OUR ELEVATED  
HOMES INFUSING  
*A novel*  
DIMENSION INTO  
YOUR LIFESTYLE

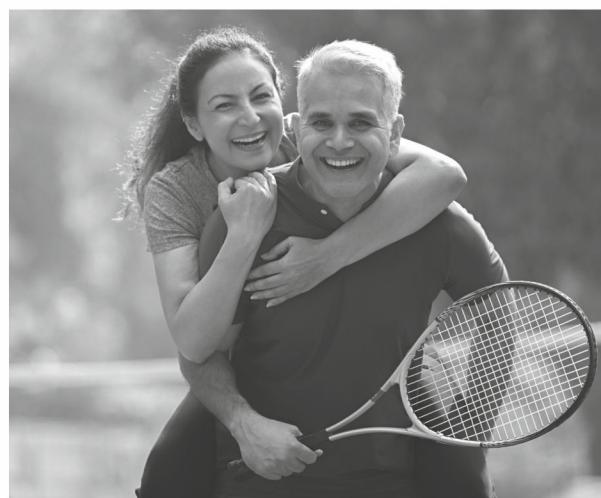
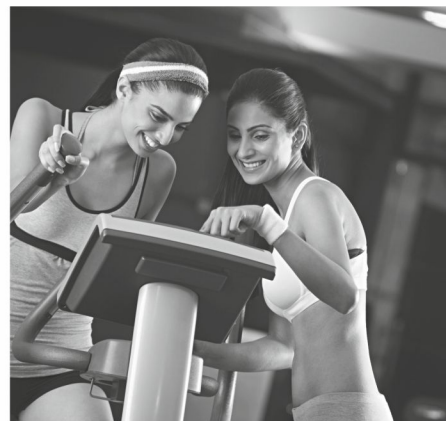
  
SATYAM  
VALENCIA

*Satyam Valencia, the locale's elevated abodes,  
breathe new life into your lifestyle, reimagining opulent living.*



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## # L I F E S T Y L E



MULTIPURPOSE LAWN



STEPPED SEATING



SWIMMING POOL



KIDS POOL



POOL DECK



JACUZZI & STEAM ROOM



INFINITY EDGE



SEATING



PLAY COURT



MEDITATION DECK



YOGA LAWN



KIDS PLAY AREA



CLIMBING WALL



FITNESS CENTER



REFLEXOLOGY AREA



FEATURE WALL



SOCIETY OFFICE



CHANGING ROOM





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# B L U E P R I N T

Mindfully *crafted*

BLUEPRINT



*Expansive Residences - Generous living spaces*  
*Opulent Balconies - Bask in the radiance of the sun*  
*Abundant Daylight - Soak in the sun's luminosity*



**SPACIOUS HOMES**  
Large  
Living Areas



**LAVISH BALCONIES**  
Bathe in The Glow  
of The Sunlight



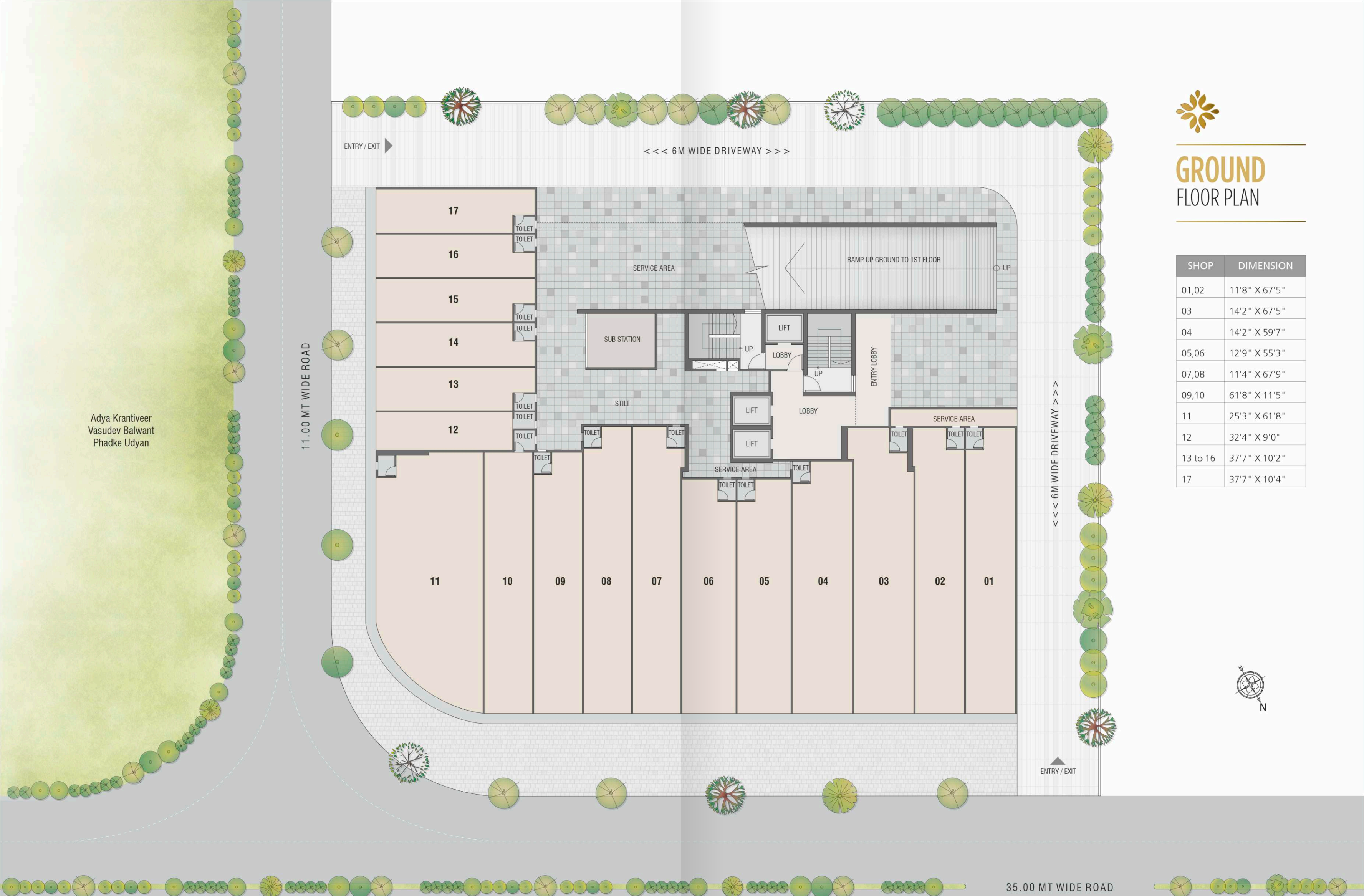
**AMPLE NATURAL LIGHT**  
Bathe in The Glow  
of The Sunlight





## GROUND FLOOR PLAN

SHOP	DIMENSION
01,02	11'8" X 67'5"
03	14'2" X 67'5"
04	14'2" X 59'7"
05,06	12'9" X 55'3"
07,08	11'4" X 67'9"
09,10	61'8" X 11'5"
11	25'3" X 61'8"
12	32'4" X 9'0"
13 to 16	37'7" X 10'2"
17	37'7" X 10'4"



Adya Krantiveer  
Vasudev Balwant  
Phadke Udyan

11.00 MT WIDE ROAD

<<< 6M WIDE DRIVEWAY >>>

<<< 6M WIDE DRIVEWAY >>>

35.00 MT WIDE ROAD





# 1<sup>ST</sup> FLOOR PLAN







## 2ND & 3RD FLOOR PLAN







## 4 TH FLOOR PLAN

### LEGEND

- 01 ENTRY
- 02 ENTRY TO CHANGING ROOM
- 03 LAP POOL
- 04 JACUZZI
- 05 KIDS POOL
- 06 OVER FLOW
- 07 POOL DECK
- 08 PERGOLA SEATING
- 09 LAWN AREA
- 10 PLAY COURT
- 11 KIDS PLAY AREA
- 12 PATHWAY
- 13 OUTDOOR SCREEN
- 14 PLANTATION
- 15 AMPHITHEATER
- 16 LADIES CHANGING ROOM
- 17 GENTS CHANGING ROOM
- 18 SEATING
- 19 WATER BODY







## 5TH TO 30TH FLOOR PLAN







# 31 ST FLOOR PLAN







## *specifications*



- RCC
- RCC Earthquake Frame Structure



- FLOORING
- 32" X 32" Vitrified flooring in all rooms.
  - Anti-Skid flooring in all toilets.



- WALLS AND PAINTS
- Luster finish paints for internal walls.
  - Acrylic paints for external walls.
  - POP / Gypsum finished internal walls.



- KITCHEN
- Granite Kitchen platform with S. S. Sink.
  - Designer glazed tiles upto beam height.
  - Provision for water purifier, Mixer, Exhaust. Fan, Refrigerator & Microwave Switch point.



- DOORS & WINDOWS
- Decorative laminated doors with wooden frame.
  - FRP / Hardener doors in Toilets.
  - Heavy section coated Aluminum sliding windows with glass.



- SECURITY
- 24x7 round the clock 3 tier security.
  - CCTV surveillance system.
  - Intercom facility in each Apartment.



- ELECTRIFICATION
- Heavy Concealed copper gauge wiring with circuit breaker ELCB/MCB's.
  - Adequate electrical points in all rooms.
  - ISI modular switches of premium make.



- Toilets
- Premium Ceramic Tiles Upto Lintel Level
  - Granite Counter Basin
  - Premium EWC - Wall Hung Type
  - Premium CP Brass Fitting



- GENERAL
- Special water proofing treatment with China Chips flooring on terrace floor.
  - Water Tank with adequate storage Capacity.





Sector 12, Kharghar,  
Navi Mumbai,  
Maharashtra 410210



Disclaimer: The Plans, Drawings, Specifications, Amenities and other details herein are indicative and tentative and are subject to the approval of respective authorities. All rendering, maps are artists conception and not actual depiction of building and landscaping and the Developer reserves the right to make any alteration, addition or amendments as may be required or necessitated from time to time without prior notice and obligation. This Printed material does not constitute an offer and/or contract of any type between the Developer and the recipient. Any purchase / lessee of this development shall be governed by the terms and conditions of the Agreement for Sale / lease entered between parties and no details in this printed material shall in any way govern such transaction.

### Kharghar Location Advantages

- |   |           |  |           |
|---|-----------|--|-----------|
|  Shilp Chowk                 | - 0.2 Km. |  Utsav Chowk                    | - 1.5 Km. |
|  Kharghar Valley Golf Course | - 1.0 Km. |  Kharghar Railway Station       | - 3.5 Km. |
|  Metro Railway               | - 1.0 Km. |  D.Y. Patil Stadium             | - 8.0 Km. |
|  Kharghar Central Park       | - 1.2 Km. |  Upcoming International Airport | - 14 Km.  |
|  ISKCON Temple               | - 1.2 Km. |  |           |





Architect:  
STAPL (SOYUZ TALIB ARCHITECTS)

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RCC Consultant:  
STRUCTURAL CONCEPT

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Landscape Architect:  
PS LANDSCAPE DESIGN

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