



Site Address: Sai World Dreams, Kalyan Shil Road, Dombivli.

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Architect

Hiten Sethi Architects

Liasoning Architect

Spaceage Consultants

Landscape Architect

Newarch Landscapes LLP

Interior Consultant

Vini & Asso.

RCC Consultant

Structural Concept Designs Pvt. Ltd.

MEP Consultant

Anil Verma & Asso.

MAHARERA REGISTRATION NO. P51700035191 | <https://maharera.mahaonline.gov.in> | Project Financed By: **IndusInd Bank**

Disclaimer: All the specification, design, facilities, dimensions, etc. are subject to the approval of the respective authorities & developers and would be changed if necessary. The discretion remains with the developers.



LIVE THE DREAM



SAI
WORLD DREAMS

—
DOMBIVLI

A surreal image of a man from the chest up, wearing a brown button-down shirt and a green fedora. Instead of a face, there is a large, white, fluffy cloud. Numerous small black birds are flying out from the cloud, scattered across the upper half of the frame. The background is a deep blue sky with wispy white clouds.

EVERYBODY HAS A DREAM

DREAMS...

YOUR DREAM
OF A PROUD & HAPPY FAMILY

DREAM OF GRANDPARENTS
TO WATCH THEIR GRAND CHILDREN GROW HAPPILY

DREAM OF A FATHER
FOR PEACE & SOLITUDE

DREAM OF A MOTHER
TO SEE THE FAMILY PROSPER

DREAM OF A DAUGHTER
FOR A WORLD OF FUN

DREAM OF A SON
TO LIVE IN A PLACE FULL OF FRIENDS & JOY RIDES

DREAM OF A WIFE
FOR A GLOBAL LIFESTYLE

DREAM OF A FRIEND
TO WATCH YOU SUCCEED IN LIFE

**A FATHER'S
DREAM**
A HOME THAT IS
CLOSER TO WORK

**A GRAND PARENT'S
DREAM**
A HOME THAT OFFERS
SOLITUDE AND PEACE

**A MOTHER'S
DREAM**
A HOME THAT IS
CLOSE TO CONVENIENCES

**A CHILD'S
DREAM**
A HOME WITH SPACE
TO PLAY & ENJOY

THE DREAM OF AN ALL-INCLUSIVE FAMILY LIFE

**WHAT IF ALL
THESE DREAMS
ACTUALLY
COME TRUE?**

DOMBIVLI'S FIRST MIXED-USE THEMED LUXURY WORLD INSPIRED BY DUBAI LIFESTYLE

CREATING ONE INTERNALLY CONNECTED ADDRESS OF LIVING AND
LIFESTYLE EXPERIENCES ON THE LINES OF DUBAI MALL AND ADDRESS DOWNTOWN

Representational Image





Artist's Impression

AN 18 ACRE GLOBAL LIFESTYLE WORLD OF THE FAMILY

Project Hallmarks

- An All-inclusive Global Community Life with Residential, Business & Retail Development
- 8 Magnificent G+35 Storey Residential Towers
- 1, 2, 2.5 & 3 BHK Global Luxury Homes
- Themed Landscaping Spread across 6 Acres
- Lavish Club Life Experiences
- High-street Shopping Boulevard
- G+33 Storey Business Complex with Office Spaces
- G+3 Storeyed High Street Plaza with Multiplex, Restaurants and Banquets inside the Premises
- G+23 Storey 5 Star Luxury Hotel



THE DREAM DESTINATION OF WORLD-CLASS RETAIL & SHOPPING

G+3 Storeyed High Street Plaza with Multiplex,
Restaurants and Banquets inside the Premises

**A HIGH-END SHOPPING EXPERIENCE
AT YOUR DOORSTEPS**

World Dreams Plaza

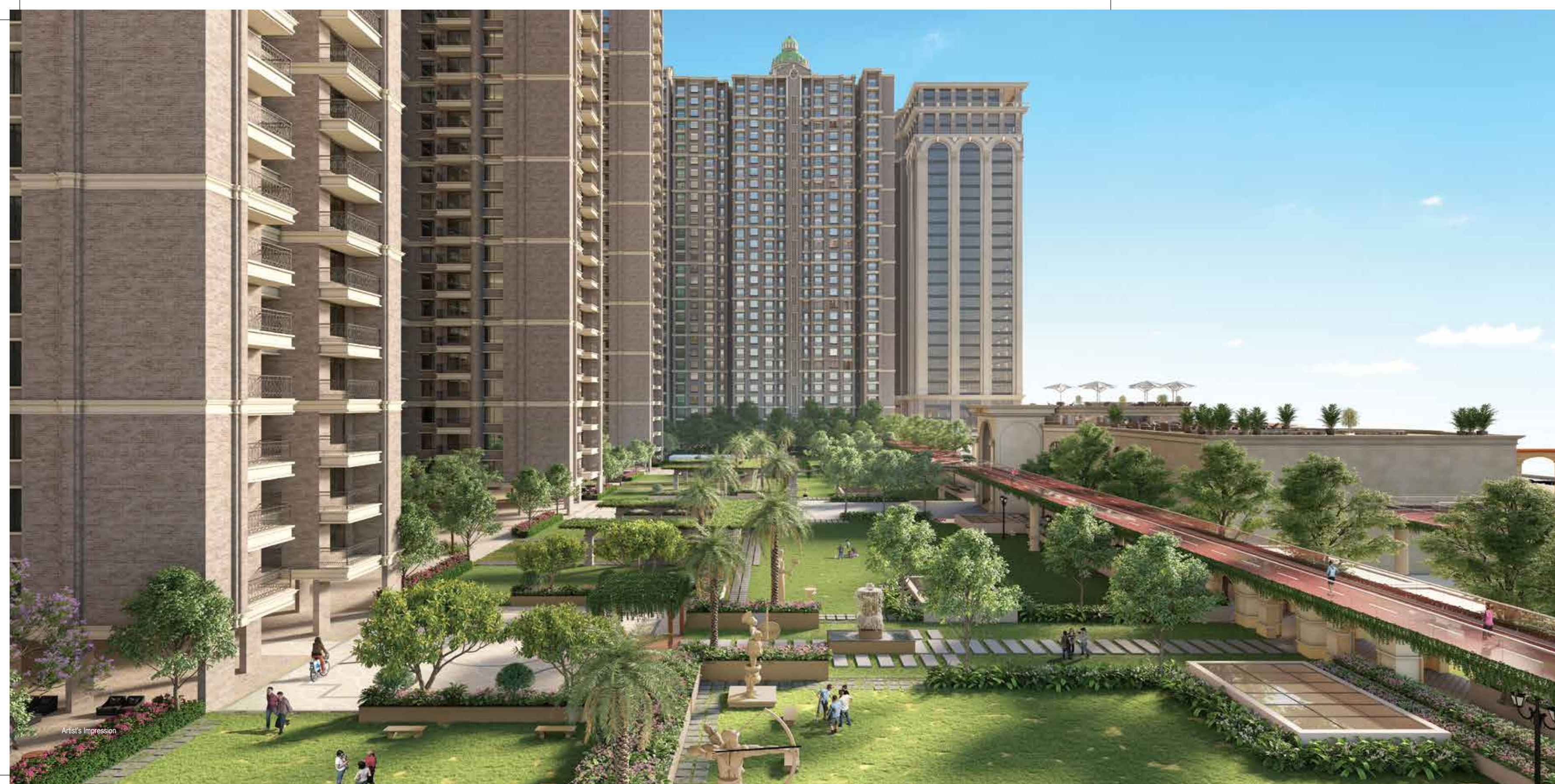
Artist's Impression



THE DREAM HUB OF BEST HOSPITALITY AND WORKSPACES

Integrated Development with 5 Star
World Dreams Hotel and World Dreams Business Park





Artist's Impression

**DESIGNER PODIUM
INDULGENCES
SPREAD ACROSS
6 ACRES**

DOMBIVLI - A SIGNIFICANT SUBURB OF MUMBAI, A WELL-CONNECTED DREAM OF MILLIONS

- A historic city with favourable climate & air-quality
- It is one of the prominent social centres of Thane & Mumbai
- Excellently connected with Thane, Kalyan, Navi Mumbai & Mumbai
- One of the first fully literate towns of entire Maharashtra
- A home of mix-culture cosmopolitan population
- It's a part of Dombivli-Kalyan Municipal Corporation
- Situated very close to its twin city Kalyan
- Excellent rail & road infrastructure across the city
- Maharashtra Industrial Development Corporation in proximity
- It is also a hub of computer software Institutes and training centres

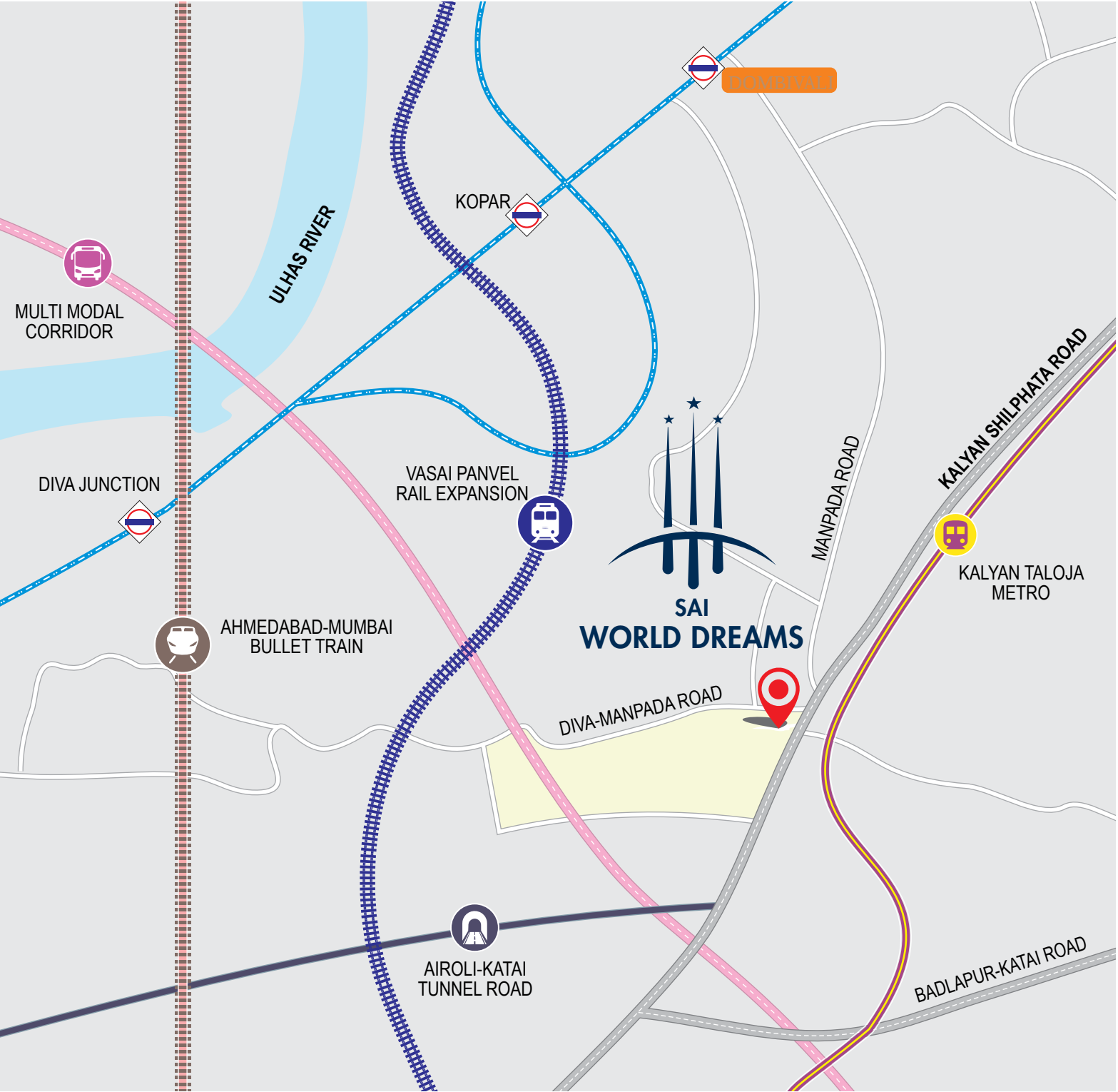
Image for representation purpose only



EXPERIENCE AN ADDRESS OF EXCELLENT CONNECTIVITY, EXTRAORDINARY CONVENIENCES & EXCLUSIVE LIFESTYLE



Images for representation purpose only



Location Advantages

Connectivity

- Kalyan-Shil Road – 0 Min
- Multimodal Corridor – 5 Min
- Upcoming Kalyan-Taloja Metro – 2 Mins
- Dombivli Railway Station – 12 Mins
- Navi Mumbai Airport – 30 Mins

Schools

- Ira Global School – 2 mins
- Vidya Niketan School – 3 mins
- Sriram School – 4 mins
- Ryan International School – 5 mins
- Omkar Cambridge International School – 8 Mins

Hospitals

- Sai Hospital – 2 Mins
- AIMS Hospital – 3 Mins
- RR Hospital – 4 Mins
- Icon Hospital – 4 Mins
- Neon Hospital – 10 Mins

CASTLE

VISTA

MIST

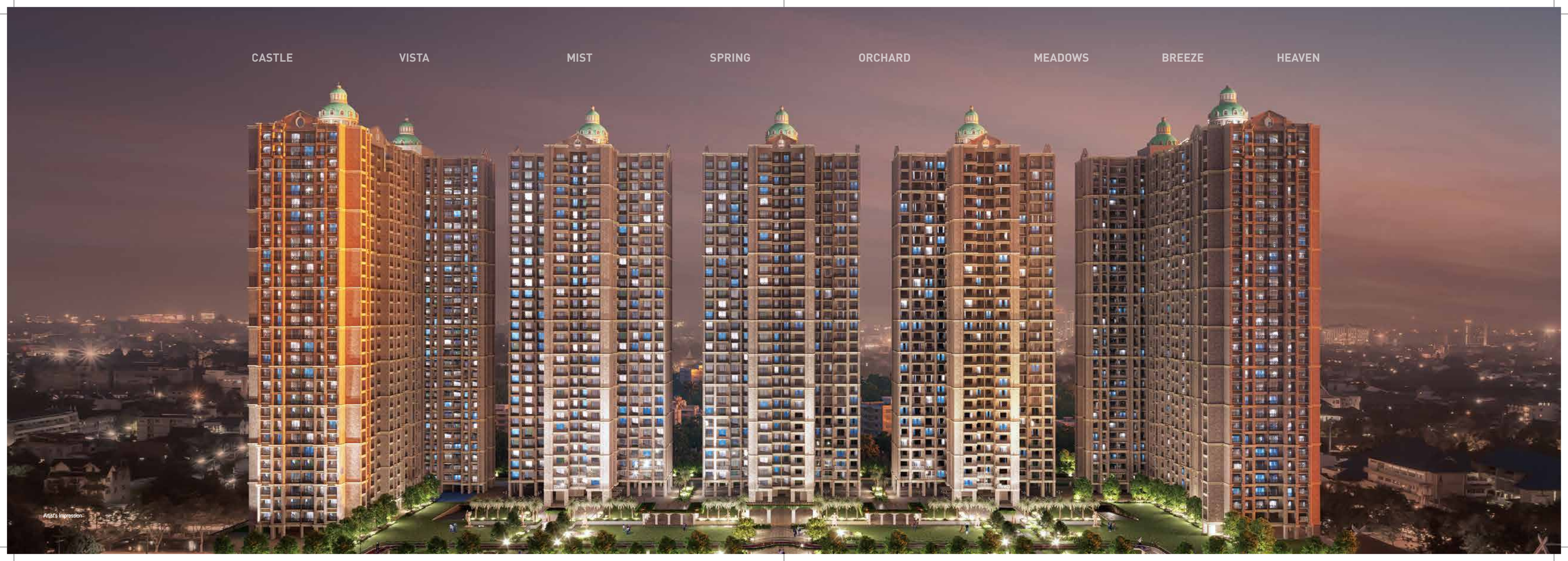
SPRING

ORCHARD

MEADOWS

BREEZE

HEAVEN



EXPERIENCE THE DREAM WORLD OF COMFORTS, HAPPINESS & PEACE FOR YOUR ENTIRE FAMILY



Nirvana World Health & Fitness Zones

- Open Air Gymnasium
- Yoga Plaza & Sitting
- Futsal Court with Flood Lights
- Leisure Pool & Lap Pool with Sunken Pool Bar
- Basketball Court
- Cricket Practice Pitch
- Lawn Tennis Court with Flood Lights
- 600 Mtr. Long Elevated Jogging Track & Pathway



Zen World Landscape & Leisure Zones

- Designer Fountain
- Landscaped Garden with Water Bodies
- Exclusive Open-air Chess Play Area
- Designer Pergolas and Gazebos for Relaxation
- Senior Citizen Chit-chat Zone with Sit-outs
- Pets Park with Play Equipment
- Miyawaki Forest



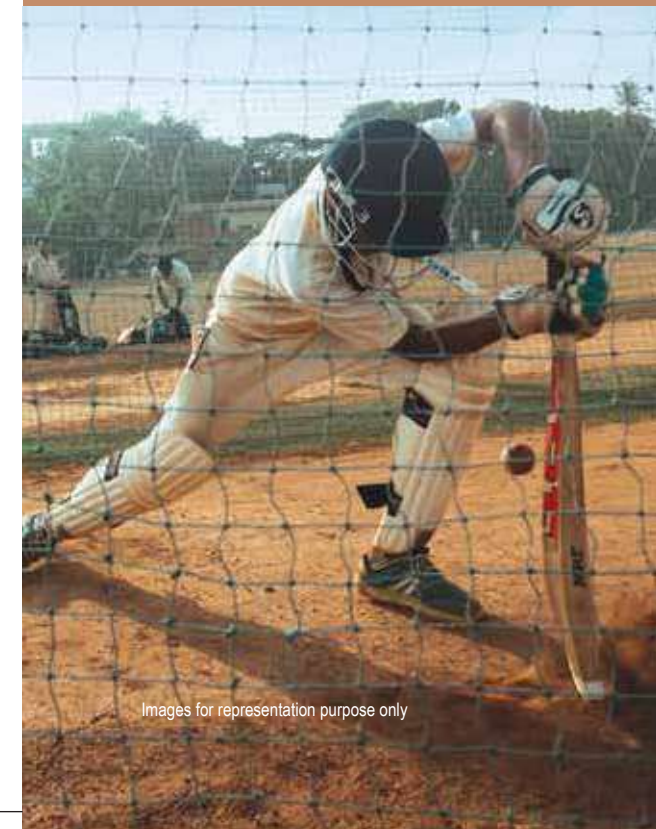
Euphoria World Entertainment & Social Life Zones

- Kids Splash Pad with Water Play Station
- Open-air Celebration Lawn
- Amphitheatre with Performance Stage
- Well-equipped Kids Play Area with Rubber Flooring
- Peaceful Saibaba & Lord Ganesha Temple
- Skating Rink
- Musical Pavilion
- 3 Level Clubhouse with Open-air Cafeteria



La Dreams Club Exquisite Clubhouse

- Well-equipped Fitness Centre
- Big Banquet Hall for Celebrations
- Indoor Games Arena
- Private Theatre for Movies and Live Sports
- Spa with Steam, Sauna & Jacuzzi
- Indoor Badminton Court
- Air-conditioned Squash Court
- Well-equipped Karaoke Studio
- Simulator Golf Play Zone
- Health Zone for Zumba & Aerobics
- Well-stocked Library & Reading Zone



Images for representation purpose only

YOUR DREAM HEALTH

Finds a Perfect Destination



Nirvana World
The Health & Fitness Zones



Artist's Impression

LEISURE POOL AND LAP POOL WITH SUNKEN POOL BAR

Artist's Impression



OPEN AIR GYMNASIUM

Artist's Impression



Artist's Impression

NET CRICKET



LAWN TENNIS COURT WITH FLOOD LIGHTS

Artist's Impression



BASKETBALL COURT



600 MTR. LONG ELEVATED JOGGING TRACK & PATHWAY

Artist's Impression



FUTSAL COURT WITH FLOOD LIGHTS

Artist's Impression

YOUR DREAM COMFORT

For Eternal Peace amidst Greens



Zen World
The Address of Peace & Harmony



DESIGNER FOUNTAIN

Artist's Impression



YOGA LAWN

Artist's Impression



Artist's Impression

DESIGNER PERGOLAS AND GAZEBOS FOR RELAXATION



PETS PARK WITH PLAY EQUIPMENT

Artist's Impression



Artist's Impression

BARBEQUE PAVILION

YOUR DREAM ENTERTAINMENT

Multiplying Your Joys Manifolds



Euphoria World
The Place of Entertainment & Social Life



AMPHITHEATRE WITH PERFORMANCE STAGE

Artist's Impression



SKATING RINK

Artist's Impression



MUSICAL PAVILION

Artist's Impression



WELL-EQUIPPED KIDS PLAY AREA WITH RUBBER FLOORING

Artist's Impression



OPEN AIR JACUZZI

Artist's Impression



SAI BABA & LORD GANESHA TEMPLE

Artist's Impression



YOUR DREAM CLUB-LIFE

For a Posh Community Lifestyle Experience



La Dreams Club
The High-society Clubhouse



LA DREAMS CLUBHOUSE

Artist's Impression



BANQUET HALL FOR CELEBRATIONS

Artist's Impression



PRIVATE THEATRE WITH DTH



INDOOR GAMES ARENA

Artist's Impression



HEALTH ZONE FOR ZUMBA & AEROBICS



AIR-CONDITIONED SQUASH COURT



WELL-STOCKED LIBRARY & READING ZONE

Images for representation purpose only





Artist's Impression

**A MAGNIFICENT TOWNSHIP
OF INTERNATIONAL STANDARDS
TO FULFILL YOUR
FAMILY'S DREAM**



AT A GLANCE

Nirvana World The Health & Fitness Zones

- Open Air Gymnasium
- Yoga Plaza & Sitting
- Futsal Court with Flood Lights
- Leisure Pool & Lap Pool with Sunken Pool Bar
- Basketball Court
- Cricket Practice Pitch
- Lawn Tennis Court with Flood Lights
- 600 Mtr. Long Elevated Jogging Track & Pathway

Zen World The Address of Peace & Harmony

- Designer Fountain
- Landscaped Garden with Water Bodies
- Exclusive Open-air Chess Play Area
- Designer Pergolas and Gazebos for Relaxation
- Senior Citizen Chit-chat Zone with Sit-outs
- Pets Park with Play Equipment
- Miyawaki Forest

Euphoria World The Place of Entertainment & Social Life

- Kids Splash Pad with Water Play Station
- Open-air Celebration Lawn
- Amphitheatre with Performance Stage
- Well-equipped Kids Play Area with Rubber Flooring
- Peaceful Saibaba & Lord Ganesha Temple
- Skating Rink
- Musical Pavilion
- 3 Level Clubhouse with Open-air Cafeteria

La Dreams Club The High Society Clubhouse

- Well-equipped Fitness Centre
- Big Banquet Hall for Celebrations
- Indoor Games Arena
- Private Theatre for Movies and Live Sports
- Spa with Steam, Sauna & Jacuzzi
- Indoor Badminton Court
- Air-conditioned Squash Court
- Well-equipped Karaoke Studio
- Simulator Golf Play Zone
- Health Zone for Zumba & Aerobics
- Well-stocked Library & Reading Zone

Extraordinary Tower Features

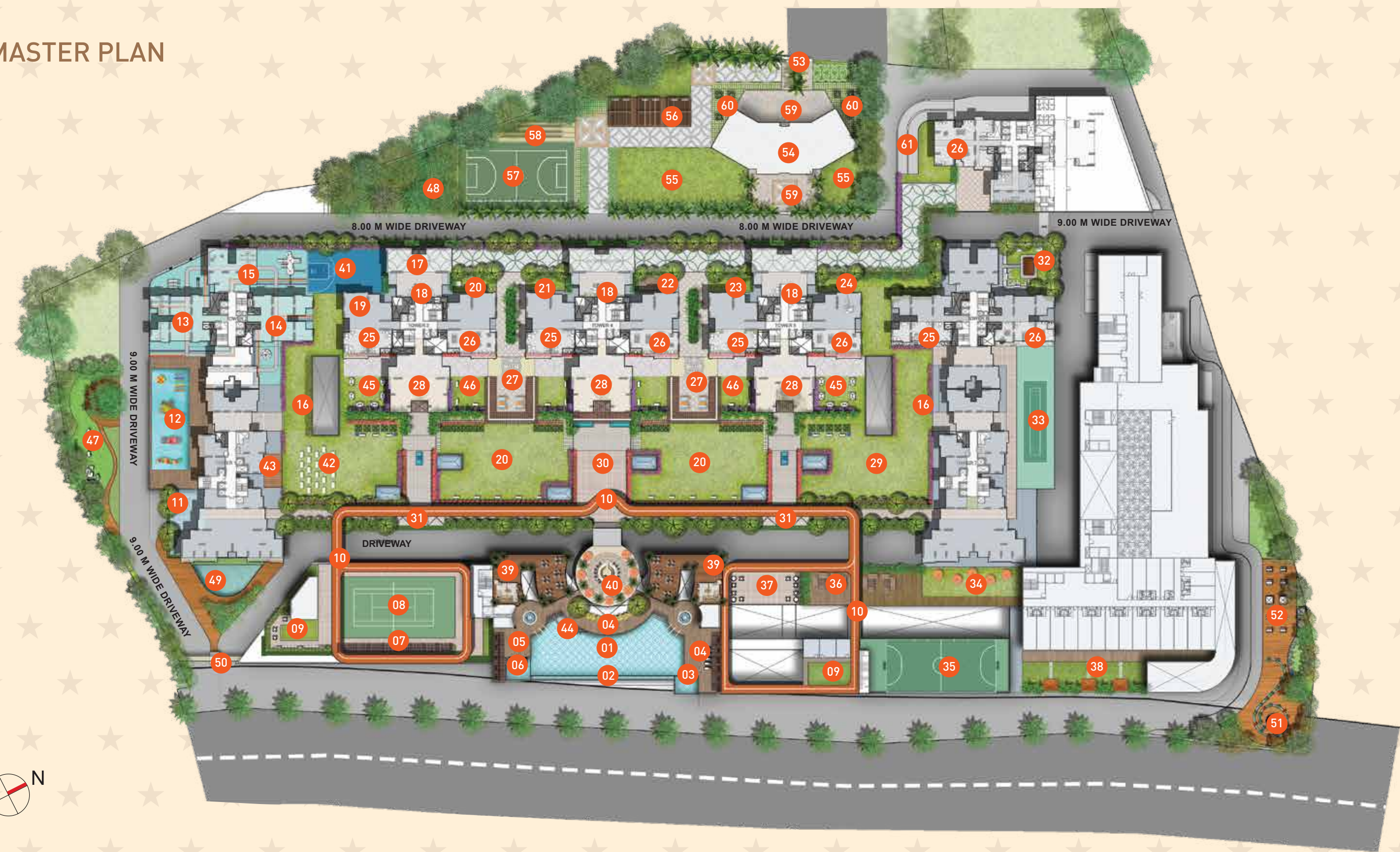
- Double-height Entrance Lobbies
- Air-conditioned Lounge & Art Gallery
- 24x7 Security & CCTV Surveillance
- Designer Floor Lobbies
- High-speed Lifts & Generator Backup
- Intercom System
- Shopping Centre with Famous Brand Storeess

Luxury Apartment Specifications

- Big Size Vitrified Tiles in Living, Dining and Passage Area
- Vitrified Tiles in Kitchen and Common Bedroom
- European Wooden Flooring in Master Bed Room
- Granite Kitchen Platform with Service Platform

- 4 / 3 Burner Gas Hob, Exhaust Chimney
- Water Purifier & Geyser for Hot Water at Kitchen Sink
- Exhaust Fan in Kitchen Window
- Shower Panel in Master Bedrooms
- Branded Geyser in Bathrooms
- Designer Bathroom with Branded Sanitary Ware & Fixtures
- T. V., Telephone & Internet Points in All Rooms
- Concealed Plumbing with Premium Quality C. P. Fitting
- Branded Concealed Copper Wiring with MCB / ELCB
- Attractive Main Door with Elegant Big Handles & Night Latch
- Premium Quality Plastic Paints on Interior Walls
- Ample Electrical Points & Modular Switches
- Marble & Granite Window Sill with Half Round Moulding / Polished
- Gypsum Finished Internal Walls
- Video Door Security Systems in Each Flat with Cameras

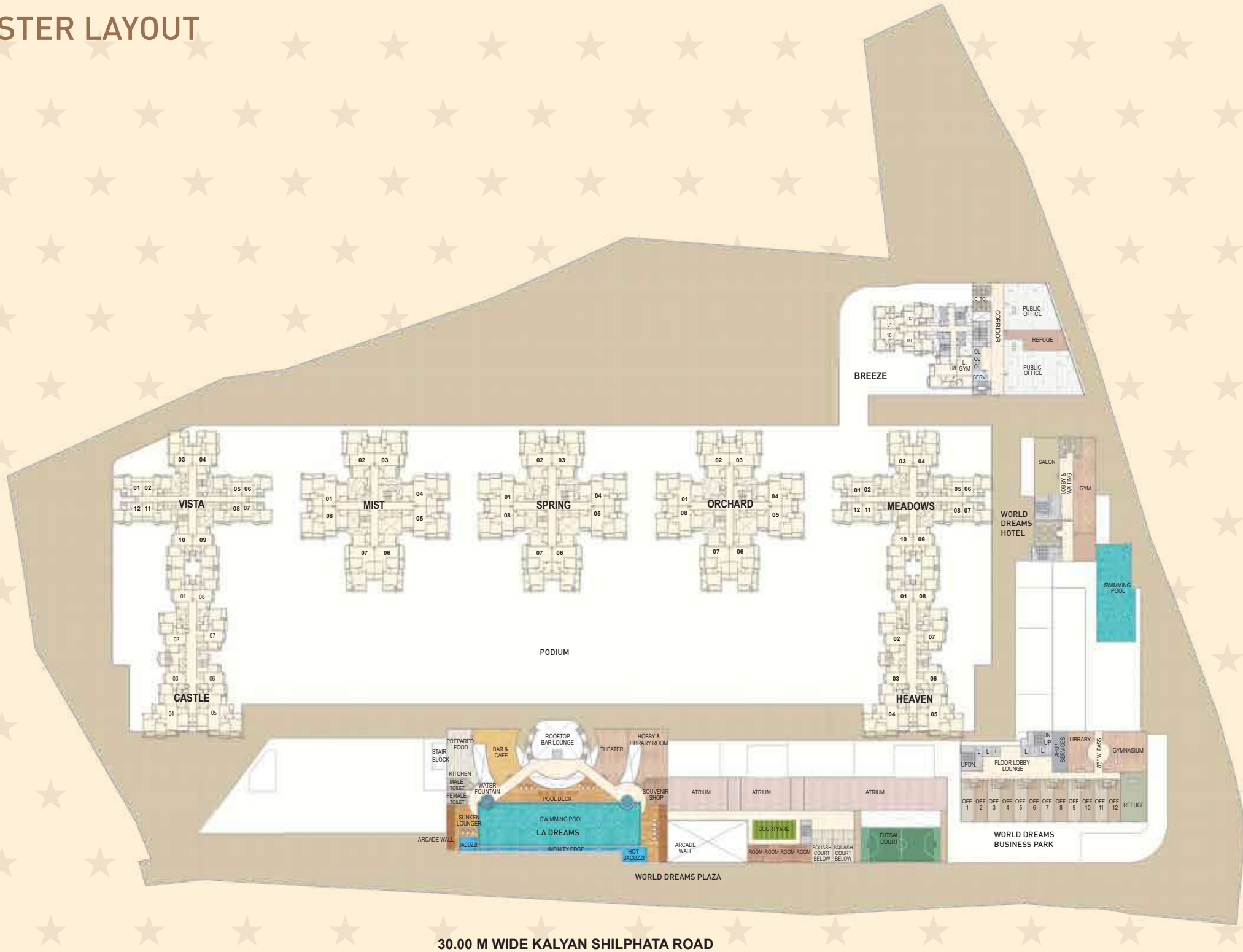
MASTER PLAN



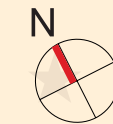
LEGENDS

- | | | |
|---------------------------|-------------------------------------|------------------------------------|
| 01 Lap Pool | 22 Yoga Deck | 42 Outdoor Movie Screening Seating |
| 02 Infinity Edge | 23 Senior's Gym | 43 Stage Structure |
| 03 Hot Jacuzzi | 24 Open gym | 44 Pool Bar |
| 04 Pool Deck | 25 Seating Pod | 45 Family Swing Lawn |
| 05 Sunken Lounger | 26 Game Zone | 46 Herb Garden |
| 06 Jacuzzi | 27 Paved Plaza | 47 Pet Park |
| 07 Bleachers | 28 Trellis Plaza | 48 Miyawaki Forest |
| 08 Tennis Court | 29 Gathering Lawn | 49 Entry Water Feature |
| 09 Leisure Lawn | 30 Connecting Plaza | 50 Entry Gate |
| 10 Elevated Jogging track | 31 Seating Pavilion | 51 Fountain Plaza |
| 11 Skating Rink | 32 Temple | 52 Food Kiosk Plaza |
| 12 Splash Pad | 33 Net Cricket | 53 Entry Gate for P.G. |
| 13 Young Kids Play Zone | 34 Party Lawn | 54 Club House in P.G. |
| 14 Adult Kids Play Zone | 35 Futsal Court | 55 Spill over Lawn |
| 15 Toddlers Play Zone | 36 Party Deck | 56 Pavilion |
| 16 Green Plaza | 37 Informal Plaza | 57 Play Court |
| 17 Pathway | 38 Outdoor Working Pods | 58 Bleachers |
| 18 Entry Plaza | 39 Evening Lounge (On Club Rooftop) | 59 Decorative Plaza |
| 19 Swing Yard | 40 Bar Lounge (On Club Rooftop) | 60 Outdoor Sit-out |
| 20 Festival Lawn | 41 Half-Basketball Court | 61 Barbeque Pavilion |

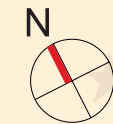
MASTER LAYOUT



TOWER 1 - CASTLE TYPICAL FLOOR PLAN



TOWER 1 - CASTLE TYPICAL REFUGE FLOOR PLAN



TOWER 1 - CASTLE
2 BHK UNIT PLAN



TOWER 1 - CASTLE
3 BHK UNIT PLAN



TOWER 1 - CASTLE
2 BHK UNIT PLAN



TOWER 2 - VISTA
TYPICAL FLOOR PLAN



TOWER 2 - VISTA
TYPICAL REFUGE FLOOR PLAN



TOWER 2 - VISTA
1 BHK UNIT PLAN



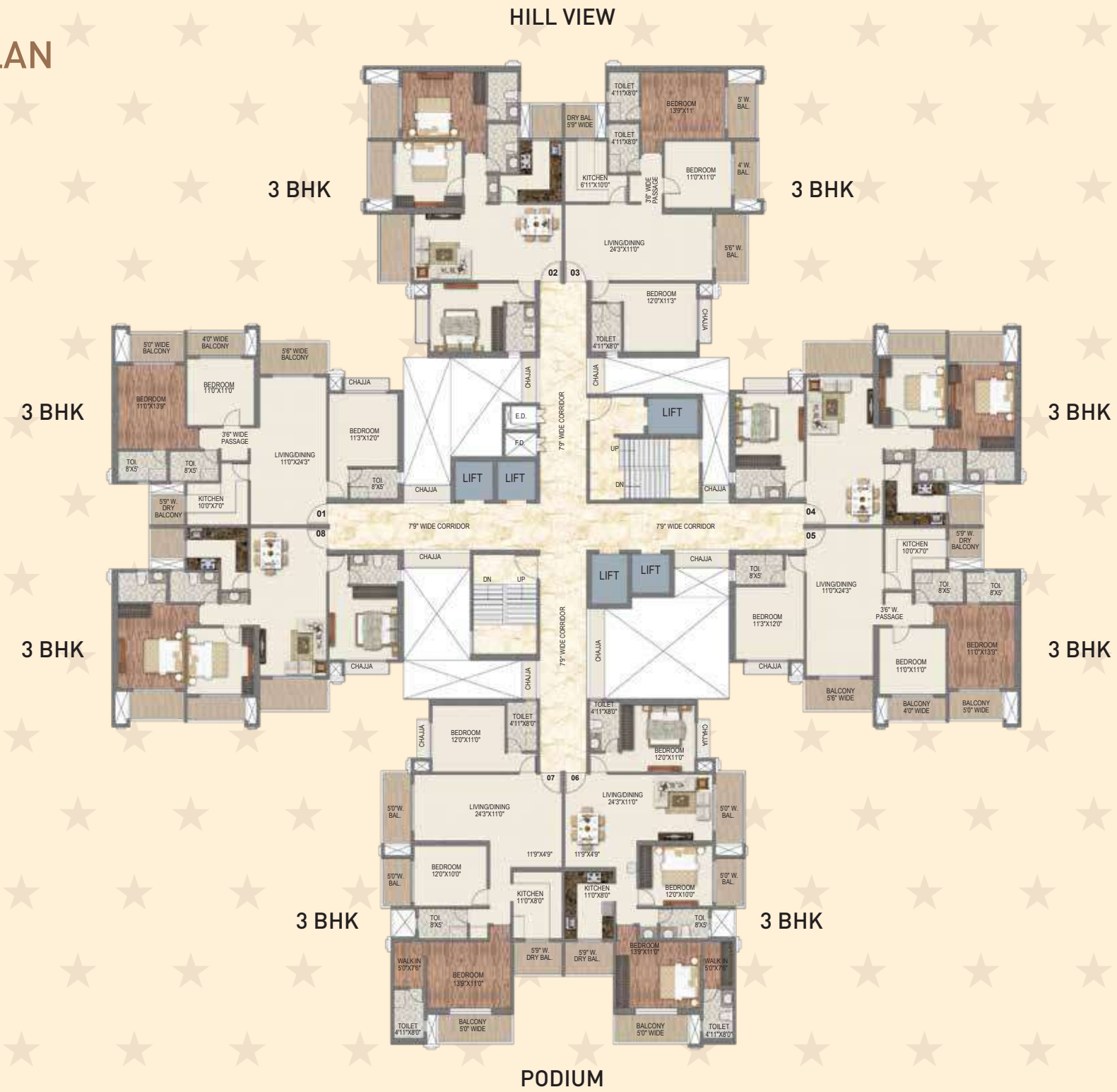
TOWER 2 - VISTA
2 BHK UNIT PLAN



TOWER 2 - VISTA
2.5 BHK UNIT PLAN



TOWER 3 - MIST TYPICAL FLOOR PLAN



TOWER 3 - MIST TYPICAL REFUGE FLOOR PLAN



TOWER 3 - MIST
3 BHK UNIT PLAN



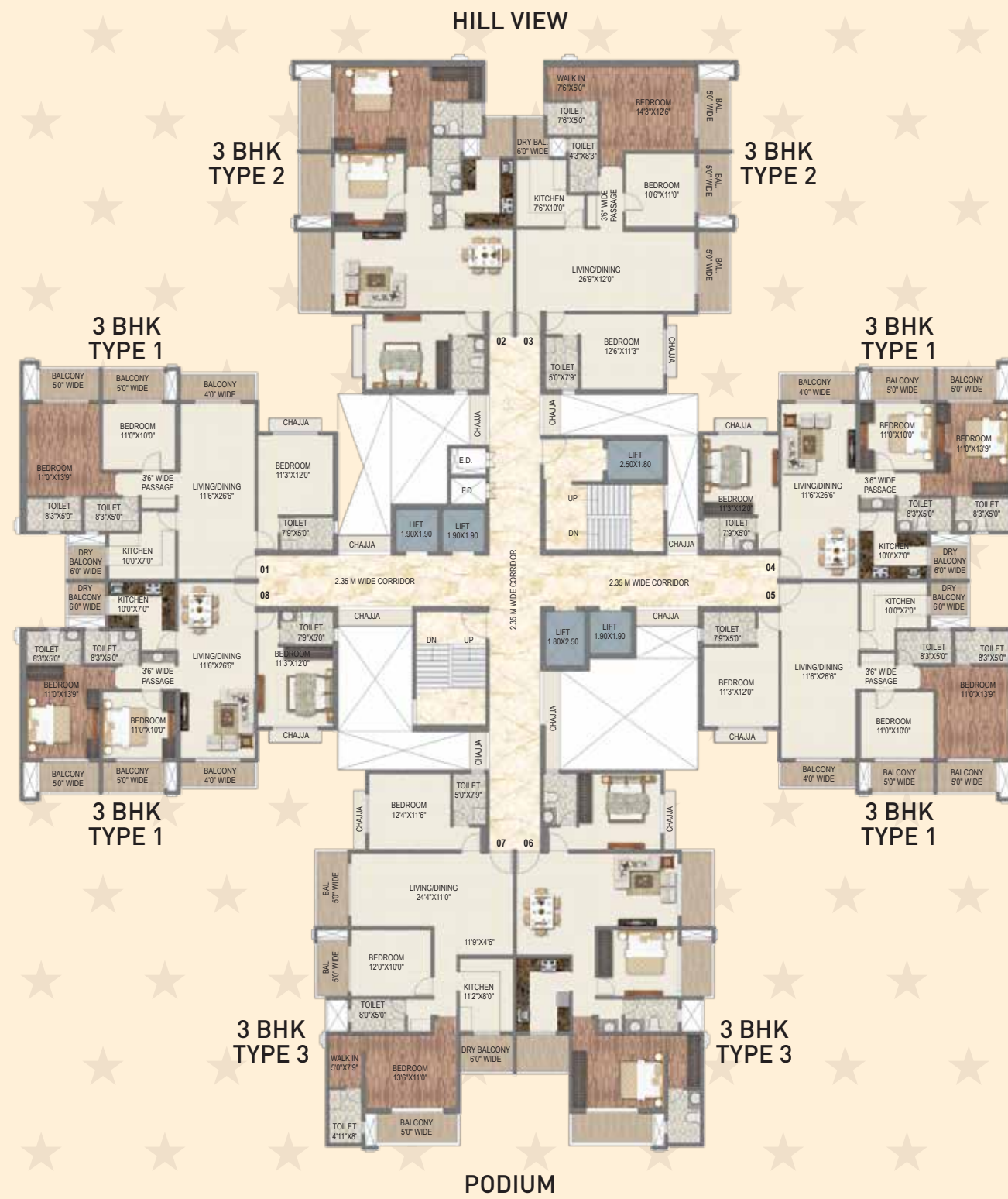
TOWER 3 - MIST
3 BHK UNIT PLAN



TOWER 3 - MIST
3 BHK UNIT PLAN



TOWER 4 - SPRING TYPICAL FLOOR PLAN



TOWER 4 - SPRING TYPICAL REFUGE FLOOR PLAN



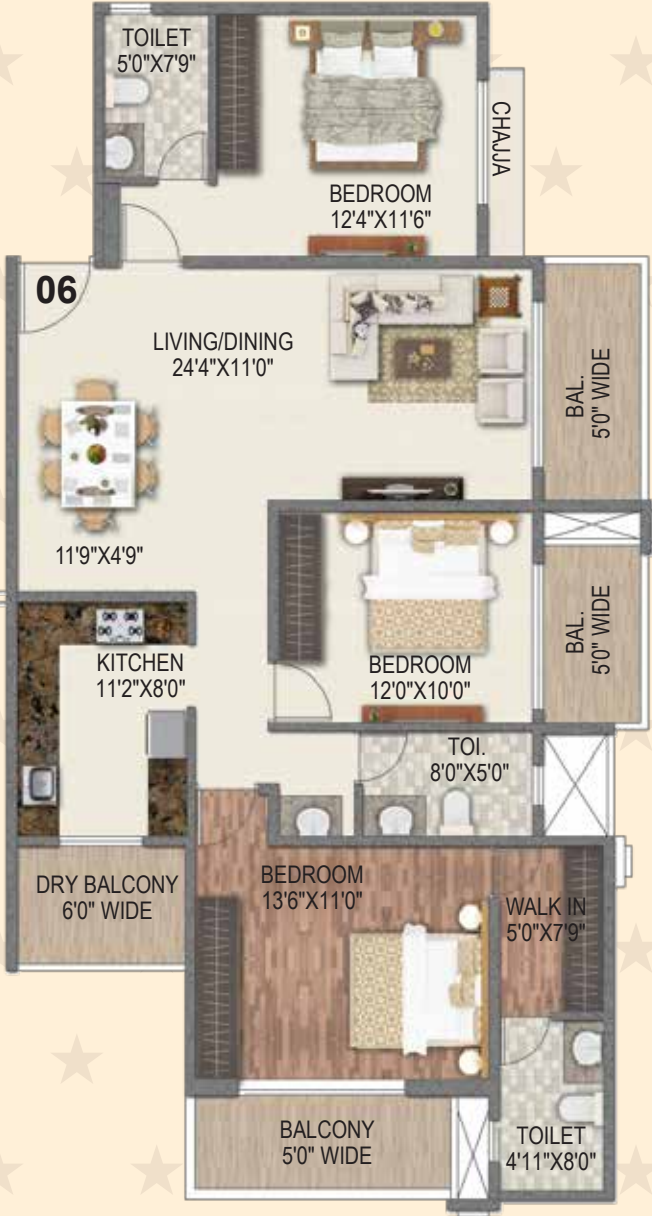
TOWER 4 - SPRING
3 BHK UNIT PLAN



TOWER 4 - SPRING
3 BHK UNIT PLAN



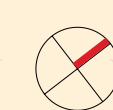
TOWER 4 - SPRING
3 BHK UNIT PLAN



TOWER 8 - BREEZE
TYPICAL FLOOR PLAN



TOWER 8 - BREEZE
TYPICAL REFUGE FLOOR PLAN



TOWER 8 - BREEZE
1 BHK UNIT PLAN



TOWER 8 - BREEZE
1 BHK UNIT PLAN



TOWER 8 - BREEZE
1.5 BHK UNIT PLAN



TOWER 8 - BREEZE
2 BHK UNIT PLAN



COMPLETED PROJECTS

LIFESTYLES THAT STAND AS ELOQUENT TESTIMONIALS TO PERFECTION



SAI SPRING
KHARGHAR
G+29 Storeyed Tower



SAI CRYSTALS
KHARGHAR
G+30 Storeyed Tower with 2 Wings



SAI SOLITAIRE
KHARGHAR
G+30 Storeyed Tower



SAI WONDER
KHARGHAR
G+18 Storeyed Tower



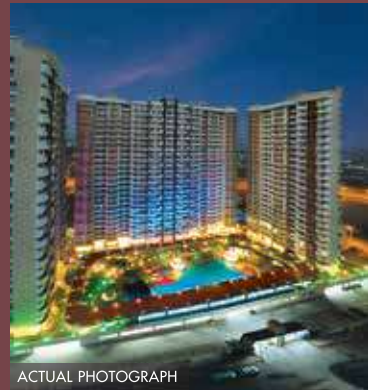
SAI MOKSH
KHARGHAR
G+22 Storeyed Tower



SAI MIRACLE
KHARGHAR
G+30 Storeyed Tower with 2 Wings



SAI JEWEL
KHARGHAR
G+18 Storeyed Tower



SAI MANNAT
KHARGHAR
G+26 Storeyed Tower



SAI RIVERDALE
TALOJA
G+19 Storeyed Tower with 2 Wings



SAI PEARLS
KHARGHAR
G+15 Storeyed 2 Towers



SAI FORTUNE
ULWE
G+13 Storeyed Tower



SAI SAHIL
ULWE
G+12 Storeyed Tower



SAI GANGA
ULWE
G+13 Storeyed Tower



SAI SAPPHIRE
ULWE
G+7 Storeyed 2 Towers with four wings



SAI HARMONY
ULWE
G+7 Storeyed Tower with 4 Wings

ONGOING PROJECTS

LANDMARKS POISED TO BECOME BENCHMARKS



SAI SUN CITY
UPPER KHARGHAR
27 Acre Global Lifestyle Themed Development



SAI WORLD CITY
PANVEL
32 Acre Mega Township



PARADISE MALL
KHARGHAR
Commercial Mall with G+2 Storeys



SAI WORLD EMPIRE
KHARGHAR
18 Acre Kingdom



SAI WORLD LEGEND
KALYAN NX
A Magnificent High-rise Tower



SAI WORLD RETREAT
LONAVALA
Exclusive 3 BHK Duplex Villas



SAI SYMPHONY
KHARGHAR
G+23 Storeyed Tower



SAI AARADHYA
KHARGHAR
G+21 Storeyed Tower



SAI ICON
KHARGHAR
G+12 Storeyed Tower

PARADISE GROUP

PERFECT PAST, PRESTIGIOUS PRESENT, PROGRESSIVE FUTURE



OUR PRESENCE

KHARGHAR | UPPER KHARGHAR | PANVEL | ULWE | TALOJA
DOMBIVLI | KALYAN NX | LONAVALA

It's been a long yet fruitful journey for Paradise Group. We began more than three decades ago with a clear aim of providing lavish and appealing spaces for all to dwell. We have come a long way after constructing more than 125 successful projects across Navi Mumbai as of today's date. This rendezvous of more than 32 years has made us a team of highly experienced construction experts. Keeping abreast with the latest technology and implementation of world-class techniques are the reasons why our structures are not just luxuriously designed marvels, but also perfect specimens of 'beauty with quality'.

With structures that are a beautiful mix of high-end luxuries and modern amenities and pose an elegant touch of culture, we have attempted to make this world a better place to live in. Our past has been glorious and made us proud in constructing 5 Million Sq. Ft. of land area that gave our customers best places to live an enhanced life. At present we are developing over 12.5 Million Sq. Ft. of land area across prime locations of Navi Mumbai and Mumbai like Kharghar, Panvel, Talaja, Ulwe, Kalyan NX, Upper Kharghar, Dombivli and LonaVala providing highly innovative, state-of-the-art construction for the classes as well as the masses. With an extremely progressive attitude, today we are forging ahead towards a bright future with a massive land bank of another 12.5 Million Sq. Ft. of through which we are committed to bring in a big change in present housing concepts. We are sure that our sincere efforts towards making this world a 'Paradise' will definitely become a pleasant reality in the near future.