



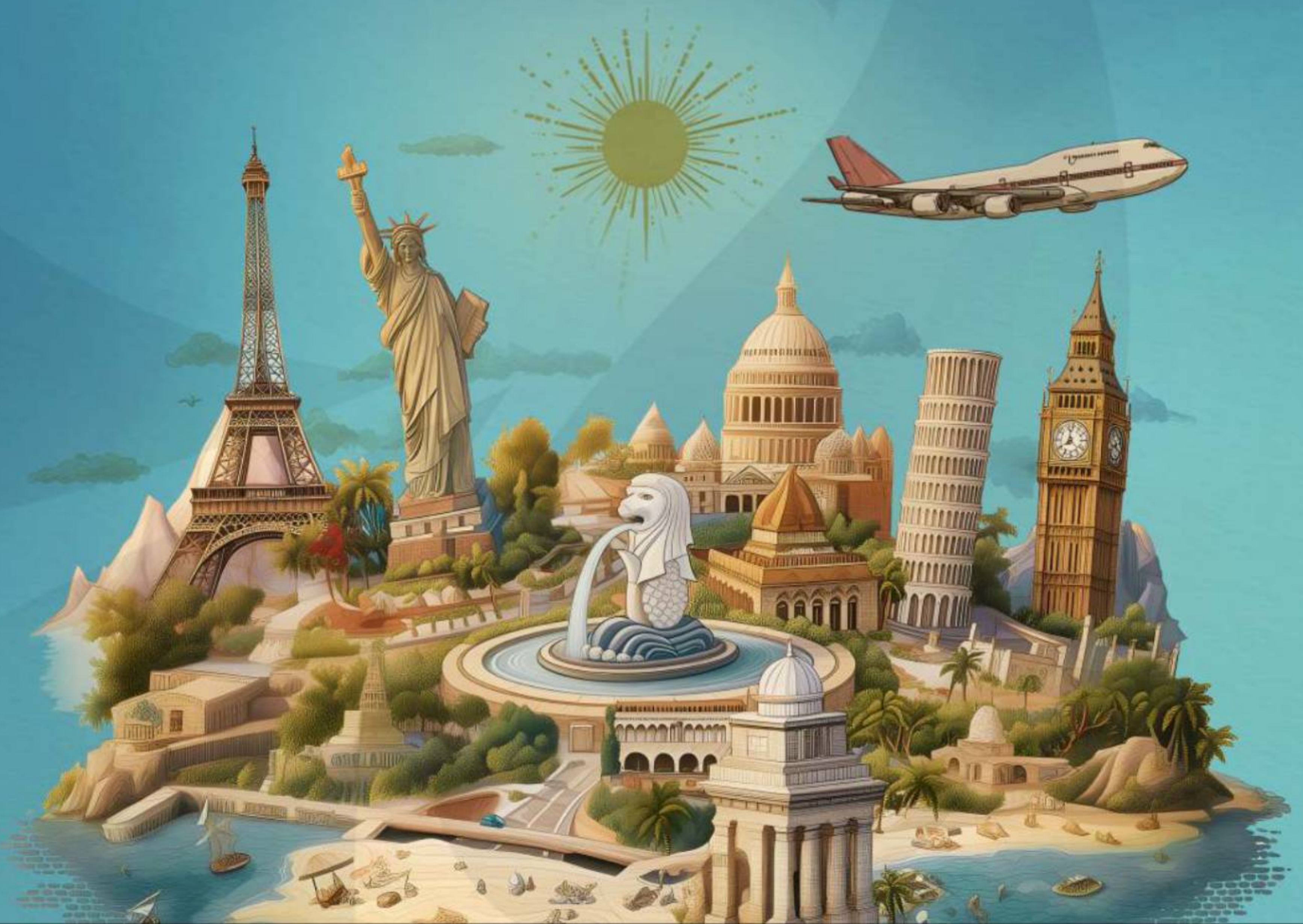
**PARADISE[®]
GROUP**

Your World. Our Vision.
ISO - 9001: 2015 Certified Organization



**SAI
WORLD CITY
PANVEL**

**A WORLD WITH
EVERYTHING WITHIN**





GLOBAL LIVING

A TRIBUTE FROM INDIA TO THE WORLD

Where quality of life is at its peak. Where serene green environs compliment the nature's beauty. Where leisure time becomes the best family time and lifestyle incarnates the cosmopolitan life with famous landmarks of the world surrounding you. An unparalleled living, where feeling of being alive is awesome, making every moment, a memory of a lifetime.

A host of enlivening entertainment from across the world. A paradise of supreme health facilities ensuring the complete well-being. Where fashion & glitterati are around every corner. And standard of living is at par with the world, ensuring best of grandeur, class, security, safety and conveniences.

Here is an incredible global offering from India to the world that is accumulating universal lifestyle embellishments at world's newest destination called Sai World City at Panvel. Presenting a living that creates a world within a world, a living that makes you truly global.

A CITY WITH EVERYTHING OUTSTANDING

A WORLD WITH EVERYTHING WITHIN

GREEN ABUNDANCE

Multi - acre open spaces & landscaped area

LEISURE ESCAPE

Ever-refreshing multiple colossal swimming pools, spas, relaxation zones

HEALTH'S HEAVEN

World-class health clinics, fitness centres, jogging tracks & much more

ENTERTAINMENT CENTRE

Most-entertaining clubhouses, party halls, discotheques & virtual gaming arcades

SPORTS HUB

Energising sports activities, including football, squash, lawn tennis, indoor games & more

LUXURY'S ABODE

Home of best embellishments, well-designed spaces, exotic luxuries & technology

FASHION EPICENTRE

Extravagant commercial spaces, brand stores, fine-dine restaurants, cafés and fashion streets

BUSINESS PLATFORM

Advanced in-house business facilities like business centre, conference rooms, lounges and more

SECURED WORLD

High-tech security & surveillance with control room, car code scanners, biometric entry and CCTVs



PANVEL

THE CITY OF PHENOMENAL OPPORTUNITIES AND ENDLESS POSSIBILITIES

Significant Factors that Contribute in City's Progress & Growth



Unprecedented Infrastructure Growth
Panvel is witnessing an infrastructure revolution with the Navi Mumbai International Airport, Mumbai Trans Harbour Link, and Coastal Road boosting connectivity and accessibility.



Seamless Connectivity All-around
Panvel connects easily to Mumbai, Pune, and beyond via expressways, suburban railways, MTHL, upcoming Blue metro line 2, Gold metro lines, Hyperloop, the upcoming Panvel-Karjat Rail Corridor & Upgradation of Panvel Railway Station.



Livability Index on the Rise
Enhanced healthcare, education, and recreational facilities make Panvel a modern, desirable living destination.



A Nature's Paradise
Panvel's open spaces and reduced pollution levels offer a healthier, more peaceful lifestyle compared to urban chaos.



Economic Development and Job Opportunities
With JNPT, Navi Mumbai SEZ, and MIDC hubs, Panvel promises a surge in employment and business prospects.



Affordable Luxury Housing and Themed Projects
Panvel offers spacious, affordable homes with luxurious amenities as well as unique themed lifestyle projects, ideal for all the economic segments across all age groups.



Gateway to Global Access
Proximity to the Navi Mumbai International Airport elevates Panvel's status as a future global gateway.



Business Expansion Hub
Improved port logistics and connectivity boost trade, making Panvel a magnet for businesses and industries.



High Return on Investment
Real estate in Panvel is on the rise, offering investors lucrative growth potential in both rental yield and property value.



A Smart Investment Destination
Panvel's strategic location and evolving infrastructure make it a hotspot for visionary investors seeking long-term gains.



SION-PANVEL HIGHWAY

VASHI CREEK

LOCATION PLAN

CONVENIENCES & CONNECTIVITY

- Navi Mumbai International Airport- 5 Mins
- Mumbai- Pune Expressway- 2 Mins
- Delhi Public School (DPS) - 5 Mins
- Mumbai Trans Harbour Link- 10 Min
- Panvel Railway Station- 7 Mins
- Jawaharal Nehru Port Trust (JNPT)- 20 Mins
- Close proximity to Schools, Malls, Hotels and Banks - 5 Mins

MUMBAI TRANS HARBOUR LINK (MTHL)

LEGEND

- RAILWAY LINE - [Red dashed line]
- BLUE-1 METRO LINE - [Blue solid line]
- GOLD METRO LINE - [Gold solid line]
- COASTAL ROAD - [Orange solid line]
- TUNNEL ROAD - [Green solid line]
- HIGHWAY - [Yellow solid line]
- INTERNAL ROAD - [Grey solid line]
- BLUE-1 METRO LINE (PHASE 2) - [Blue dashed line]

JNPT



A GLOBAL LIFESTYLE

THE SIGNATURE ADDRESS
OF AN INTEGRATED WORLD



◀ ACTUAL
PHOTOGRAPH

PHASE 1 - READY POSSESSION

FEEL THE PRIDE OF
YOUR ARRIVAL
EVERY DAY

← ACTUAL
PHOTOGRAPH

SAI
WORLD
CITY

PARADISE GROUP

PHASE 1 - READY POSSESSION



ACTUAL PHOTOGRAPH - ACROPOLIS ENTRANCE LOBBY



ACTUAL PHOTOGRAPH - MARINA ENTRANCE LOBBY



ACTUAL PHOTOGRAPH - OPERA ENTRANCE LOBBY



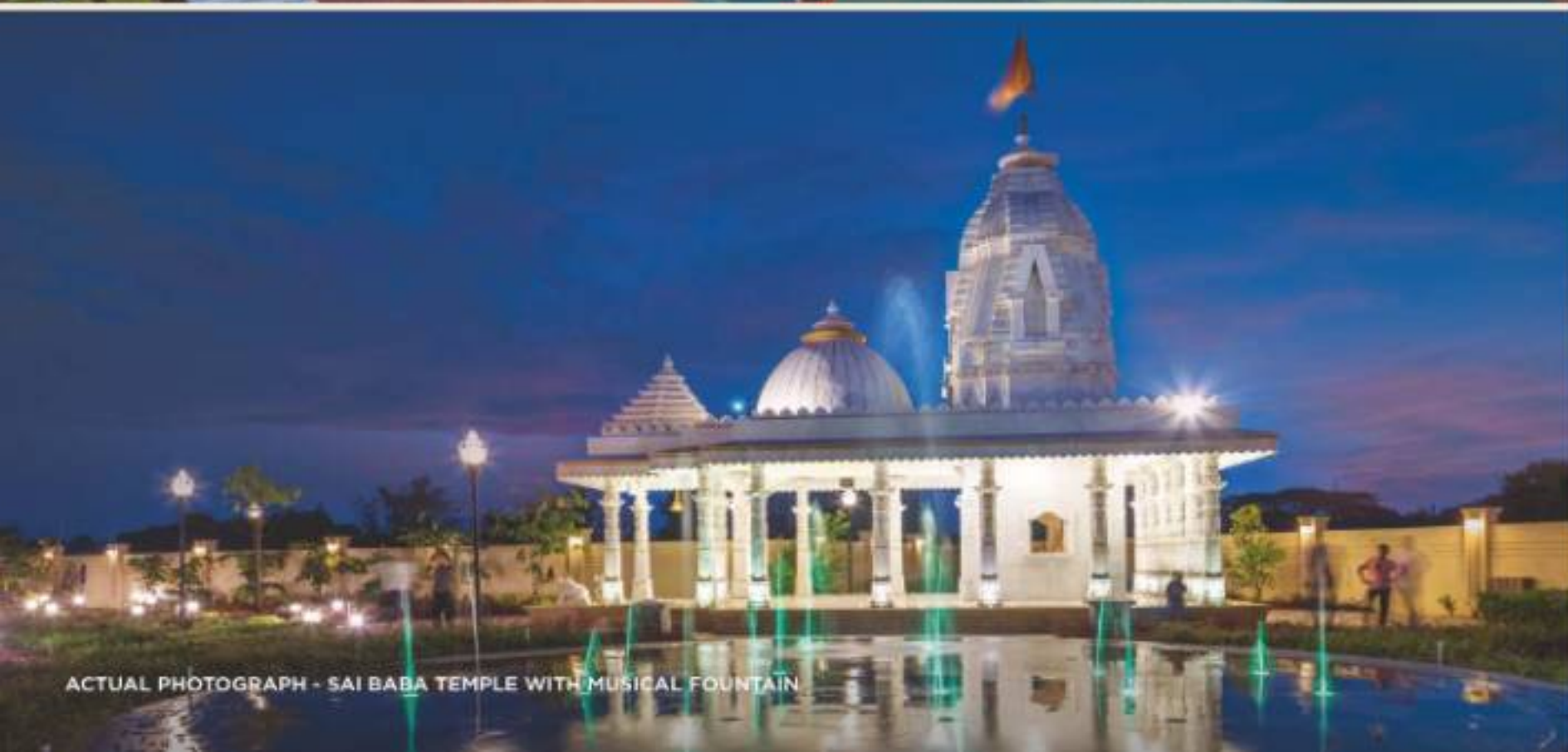
ACTUAL PHOTOGRAPH - MANHATTAN ENTRANCE LOBBY



ACTUAL PHOTOGRAPH - KIDS PLAY AREA



ACTUAL PHOTOGRAPH - SWIMMING POOL



ACTUAL PHOTOGRAPH - SAI BABA TEMPLE WITH MUSICAL FOUNTAIN



ACTUAL PHOTOGRAPH - CYCLING & JOGGING TRACK



ACTUAL PHOTOGRAPH - WELL-EQUIPPED GYM AREA



ACTUAL PHOTOGRAPH - FLOOD LIT MULTIPURPOSE ASTRO TURF



ACTUAL PHOTOGRAPH - INDOOR GAMES ARCADE



ACTUAL PHOTOGRAPH - STATUE OF LIBERTY



ACTUAL PHOTOGRAPH - EIFFEL TOWER



ACTUAL PHOTOGRAPH - BIG BEN CLOCK TOWER





PALAZZO PHASE 2 BELLAGIO BASILICA

SAI WORLD CITY

PROJECT HALLMARKS

 38 Acre
Mega Township

 G+33
Storeyed Towers

 2, 2.5, 3 & 4 BHK
Luxury Homes

 Themed
Landscaping

 50,000 Sq.Ft.
Club Vegas

 World-class
Amenities

 Cosmo-luxury
Lifestyle



PHASE 3
MIAMI ATLANTIS LLOYDS

PHASE 3
SENTOSA

MIAMI

ATLANTIS

LLOYDS

SENTOSA



GREEN CITY

A MAGNIFICENT RESIDENTIAL TOWNSHIP OF 38 ACRES WITH WORLD-CLASS LIFESTYLE



BUSINESS CITY



LUXURY CITY



ENTERTAINMENT CITY



THEMED ENTERTAINMENT, SPORTS AND FASHION EMBELLISHMENTS INSPIRED BY THE FAMOUS CITIES OF THE WORLD

SECURE CITY

MULTI-ACRED OPEN GREEN SPACES WITH 50,000 SQ.FT. OF CLUB LIFE

FASHION CITY




SAI WORLD CITY
PANVEL

MANY CITIES ONE WORLD



LEISURE CITY



HEALTH CITY



LARGEST INTEGRATED RESIDENTIAL TOWNSHIP OF PANVEL WITH GLOBAL STANDARD BUSINESS, SECURITY & SAFETY FEATURES

SPORTS CITY

ENTER INTO A REALM OF GLOBAL LIFESTYLE

EXCLUSIVELY CRAFTED FOR A LUXURIOUS THEMED LIVING



MEDITATION AREA



SKATING RINK



DESIGNER COURTYARD



VOLLEYBALL COURT

All images are artist's impression



CENTRAL LAGOON BEACH WITH CAFE



PALM COURT WITH SIT-OUTS



WATER SLIDES & CHILDREN'S PLAY AREA WITH PLAY EQUIPMENT



PERFORMANCE STAGE

**WORLD'S NEW
LIFESTYLE AVENUE
FEATURING A HOST OF
UNPARALLELED AMENITIES**

Club
VEGAS

LUXURIOUS, G+5 STOREY CLUBHOUSE SPREAD ACROSS 50,000 SQ.FT.

- THEMED SCULPTURES LIKE
STATUE OF LIBERTY, BIG BEN CLOCK TOWER,
EIFFEL TOWER & MERLION
- EXTRAVAGANT PARTY LAWN ATTACHED TO BANQUET AREA
- MERLION SKY DECK WITH INFINITY POOL
- SAI BABA MANDIR
- PICKLEBALL COURT
- DANCING FOUNTAIN
- KID'S PLAY AREA WITH ROCK CLIMBING WALL



ACTUAL PHOTOGRAPH



ACTUAL PHOTOGRAPH - MERLION SKY DECK WITH INFINITY POOL



ACTUAL PHOTOGRAPH - PRIVATE THEATRE



ACTUAL PHOTOGRAPH - SPA AND SALON



ACTUAL PHOTOGRAPH - GRAND ENTRANCE LOBBY



ACTUAL PHOTOGRAPH - MAGNIFICENT BANQUET HALL WITH PARTY LAWN



ACTUAL PHOTOGRAPH - AEROBICS AND ZUMBA ROOM WITH ROPE YOGA



ACTUAL PHOTOGRAPH - ROOFTOP LOUNGE



ACTUAL PHOTOGRAPH - MEDITATION ROOM



ACTUAL PHOTOGRAPH - ART ROOM



ACTUAL PHOTOGRAPH - FULLY-EQUIPPED GYMNASIUM



ACTUAL PHOTOGRAPH - SNOOKER & POOL ROOM



ACTUAL PHOTOGRAPH - CHILDREN'S DAY CARE



ACTUAL PHOTOGRAPH - WELL-STOCKED LIBRARY



ACTUAL PHOTOGRAPH - MUSIC ROOM



ACTUAL PHOTOGRAPH - SQUASH COURTS



ACTUAL PHOTOGRAPH - PICKLEBALL COURT



ACTUAL PHOTOGRAPH - VIDEO GAME ARCADE



ACTUAL PHOTOGRAPH - DJ & KARAOKE ROOM



38 ACRE MEGA TOWNSHIP





TYPICAL FLOOR PLAN (PHASE 1) - MARINA
3RD TO 27TH FLOOR



TYPICAL FLOOR PLAN (PHASE 1) - OPERA
3RD TO 27TH FLOOR





TYPICAL FLOOR PLAN (PHASE 1) - ACROPOLIS
3rd TO 27th FLOOR

HILL VIEW



RIVER VIEW





TYPICAL FLOOR PLAN (PHASE 2) - PALAZZO

3RD TO 6TH, 8TH TO 11TH, 13TH TO 16TH, 18TH TO 21ST, 23RD TO 26TH, 28TH TO 31ST FLOOR

REFUGE FLOOR PLAN - 7TH, 12TH, 17TH, 22ND, 27TH & 32ND FLOOR - UNIT NO - 2



TYPICAL FLOOR PLAN (PHASE 2) - BELLAGIO

3RD TO 6TH, 8TH TO 11TH, 13TH TO 16TH, 18TH TO 21ST, 23RD TO 26TH, 28TH TO 31ST FLOOR

REFUGE FLOOR PLAN - 7TH, 12TH, 17TH, 22ND, 27TH & 32ND FLOOR - UNIT NO - 2





TYPICAL FLOOR PLAN (PHASE 2) - BASILICA

3RD TO 6TH, 8TH TO 11TH, 13TH TO 16TH, 18TH TO 21ST, 23RD TO 26TH, 28TH TO 31ST FLOOR

REFUGE FLOOR PLAN - 7TH, 12TH, 17TH, 22ND, 27TH & 32ND FLOOR - UNIT NO - 2



TYPICAL FLOOR PLAN (PHASE 3) - SENTOSA

3RD TO 6TH, 8TH TO 11TH, 13TH TO 16TH, 18TH TO 21ST, 23RD TO 26TH, 28TH TO 31ST FLOOR

REFUGE FLOOR PLAN - 7TH, 12TH, 17TH, 22ND & 27TH FLOOR - UNIT NO - 2





TYPICAL FLOOR PLAN (PHASE 3) - MIAMI

3RD TO 6TH, 8TH TO 11TH, 13TH TO 16TH, 18TH TO 21ST, 23RD TO 26TH & 28TH TO 31ST FLOOR

REFUGE FLOOR PLAN - 7TH, 12TH, 17TH, 22ND & 27TH FLOOR - UNIT NO - 2

RIVER / ROAD VIEW



PODIUM VIEW



TYPICAL FLOOR PLAN (PHASE 3) - ATLANTIS

3RD TO 6TH, 8TH TO 11TH, 13TH TO 16TH, 18TH TO 21ST, 23RD TO 26TH & 28TH TO 31ST FLOOR

REFUGE FLOOR PLAN - 7TH, 12TH, 17TH, 22ND & 27TH FLOOR - UNIT NO - 1

RIVER / ROAD VIEW



PODIUM VIEW





TYPICAL FLOOR PLAN (PHASE 3) - LLOYDS
 3RD TO 6TH, 8TH TO 11TH, 13TH TO 16TH, 18TH TO 21ST, 23RD TO 26TH & 28TH TO 31ST FLOOR
 REFUGE FLOOR PLAN - 7TH, 12TH, 17TH, 22ND & 27TH FLOOR - UNIT NO - 4



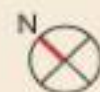
GROUND FLOOR PLAN

Club
VEGAS

RIVER / ROAD VIEW



PODIUM VIEW





FIRST FLOOR PLAN

Club VEGAS



SECOND FLOOR PLAN

Club VEGAS





THIRD FLOOR PLAN

Club VEGAS



FOURTH FLOOR PLAN

Club VEGAS





FIFTH FLOOR PLAN

Club VEGAS



TERRACE FLOOR PLAN

Club VEGAS



SAI WORLD CITY

PROJECT AT A GLANCE

PROJECT HALLMARKS

- Mega Township Spread Across Acres
- A Magnificent Architecture of High-Rise Towers
- Offering Cosmo-Luxury Lifestyle and Experiences
- An Address of World-class Amenities
- 2, 2.5, 3 & 4 BHK Homes

PODIUM LIFESTYLE AMENITIES

- Swimming Pool with Party Deck
- Designer Courtyard
- Meditation Area
- Podium Sky Lounge
- Kids Play Zone
- Cycling & Jogging Track
- Sai Baba Temple with Musical Fountain
- Multi-Acre Open Spaces
- Performance Stage
- Water Slides & Children's Play Area with Play Equipment
- Palm Court with Sit-Outs

CLUB VEGAS - 50,000 SQ.FT.

- Themed Sculptures Like Statue of Liberty, Big Ben Clock Tower, Eiffel Tower & Merlion
- Extravagant Party Lawn Attached To Banquet Area
- Merlion Sky Deck with Swimming Pool
- Pre-Function Party Area
- Magnificent Banquet Hall

- Private Theatre
- DJ & Karaoke Room
- Fully-Equipped Gymnasium
- Spa & Salon
- Indoor Games Arcade
- Children's Day Care
- Well-Stocked Library
- Music Room
- Food Court & Café
- Pickleball Court

APARTMENT FEATURES

- Lavish Living Room
- Dining Area
- Designer Bedroom
- Designer Bathroom with Branded Sanitary Ware & Fixtures

TOWER FEATURES

- Grand Entrance with Designer Fountains and Sculptures
- Double-Height Designer Lobby in Each Tower
- 24X7 Manned Security & CCTV Surveillance
- Special Guest Suites in the Clubhouse
- Housekeeping Services for laundry and on-call grocery shopping
- Drivers Lounge with attached Car Wash facility
- Community Office Space
- High-speed Lifts in every tower



ACTUAL PHOTOGRAPH

PARADISE GROUP

PERFECT PAST, PRESTIGIOUS PRESENT,
PROGRESSIVE FUTURE



OUR PRESENCE

NERUL | KHARGHAR | UPPER KHARGHAR
PANVEL | 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 3 decades 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 beautifully blend high-end luxuries, modern amenities, and an elegant touch of culture, we have always aimed to make the world a better place to live in. Today, our vision has evolved into an even more ambitious reality with 20,000 themed luxury residences in the making, each crafted to offer an elevated and enriched lifestyle. We are currently developing 2.2 crore sq. ft. of Luxury landmark projects across prime locations of Navi Mumbai and MMR—including Nerul, Kharghar, Panvel, Kalyan NX, Upper Kharghar, Dombivli, and Lonavala—delivering highly innovative, state-of-the-art construction designed for both the classes and the masses.

With a progressive outlook and a robust land bank that will further fuel our growth, we continue to forge ahead toward a bright future. Our commitment remains steadfast: to bring transformative change to modern housing concepts and to create a world that truly reflects the essence of a Paradise.





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GROUP**
Your World. Our Vision.
ISO - 9001: 2015 Certified Organization



MAHARERA NO.:
P52000022708
Available on maharera.maharashtra.gov.in



MAHARERA NO.:
P52000053727
Available on maharera.maharashtra.gov.in

DESIGN ARCHITECT
Dimensions Arch. Pvt. Ltd.

RCC CONSULTANT
Structural Concept Designs Pvt. Ltd.

INTERIOR CONSULTANT
Vini & Associates

LANDSCAPE ARCHITECT
Newarch Landscapes LLP

MEP CONSULTANT
Anil Verma & Associates

PHASE 1 - READY POSSESSION

Site Address: Sai World City, Palaspe Phata Junction, Panvel - 410 206.

Corporate Office: 1701, Satra Plaza, Plot No. 19 & 20, Sector - 19D, Vashi, Navi Mumbai.

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