



XTRAORDINARY LIFE SKY-HIGH EXPERIENCES

📞 **7397994881**

Site Address: Birla College Road, Next to Paradise Hotel, Kalyan (W) - 421301.



BIRLA COLLEGE ROAD, KALYAN

2 & 3 BHK SKY LUXURY HOMES

www.saisatyamhomes.com

stock image are purely for representational purpose | artistic impressions are purely for illustrative and representational purpose

DISCLAIMER: All the plans, specifications, images & other details here in are only indicative artistic impressions & the Developer / Owner reserves the right to change any or all these in the interest of the development. This material does not constitute an offer and / or contract of any type between the developer / owner and the recipients. Any purchaser / lessee of this development shall be governed by terms & conditions of the agreement for sale / lease entered into between the parties and no details in this material shall in any way govern such transaction. The images and 3D unit plans used are for representation purpose only and does not indicate the actual product on offer - Upto Rs 2.67 lacs govt subsidy applicable only to an eligible buyer under the PMAY credit linked subsidy scheme.

IT'S UNPARALLELED

IT'S NOTCH ABOVE

IT'S SIGNATURE-CLASS

**EXPERIENCE
THE WORLD OF
X-FACTOR
SKY LIFESTYLE**

WELCOME TO

XCLUSIVE LIVING OF KALYAN

REDEFINING SPACES, LUXURY AND LOCATION



BIRLA COLLEGE ROAD, KALYAN

Project Highpoints



Sky-touching G+22 Storey Tower



Vastu Compliant Homes with Finest Fitments



Designer Lobby with High-speed Lifts



5 Storey Commercial Complex with Office Spaces & Brand Stores



Lavish Sky Lifestyle Amenities on Rooftop



Situated next to B. K. Birla College



Multi-level Tower Parking and Puzzle Park Area

XCELLENT ADDRESS



Connecting you with World of Conveniences within 1 KM Radius





MOST PRESTIGIOUS ADDRESS OF KALYAN

A Privileged All-encompassing Destination for you

Connectivity

- B. K. Birla College - 0 Min
- B. K. Birla Public School - 0 Min
- Bhiwandi-Murbad Highway (NH 61)- 0 Min
- PVR Cinemax - 2 Min
- Gurudev NX - 8 Min
- Kalyan Railway Station - 10 Min
- Metro Mall - 15 Min



Hospitals

- Gurukrupa Hospital - 0.1 km
- Pulse Hospital - 0.5 km
- Medihope Hospital - 1 km
- Fortis Hospital - 2 km
- Vedant Hospital - 3 km



Malls

- D'mart - 1.5 km
- Reliance Smart - 1.5 km
- Sarvoday Mall - 3 km
- Metro Junction Mall - 4 km



Gym & Fitness

- Muscle Prime Gym - 0.5 km
- Evolution Fitness - 1 km
- Get Fit Health Club - 1 km
- Bodyzone Gym - 1 km



Restaurants

- Gurudev NX - 0.5 km
- Indigo - 0.5 km
- Sai Prasad - 0.3 km
- Sandeep Hotel - 0.5 km
- Heritage Hotel - 1 km



Schools

- Vani Vidyalaya - 0.6 km
- Birla School - 0 km
- Holycross School - 1 km
- Old Lourdes School - 1 km
- Podar International School - 1.5 km



Colleges

- B. K. Birla College - 0 km
- Hill Spring International - 1.5 km
- K. M. Agarwal College - 4 km



Banks

- Kotak Mahindra Bank - 0.2 km
- Indusind Bank - 0.2 km
- GP Parsik Bank - 0.3 km
- State Bank of India - 1 km
- Bank of Baroda - 1 km



Multiplexes

- Cinemax - 0.5 km
- SM 5 (Sarvoday Mall) - 2 km
- Inox (Metro Junction) - 2.5 km

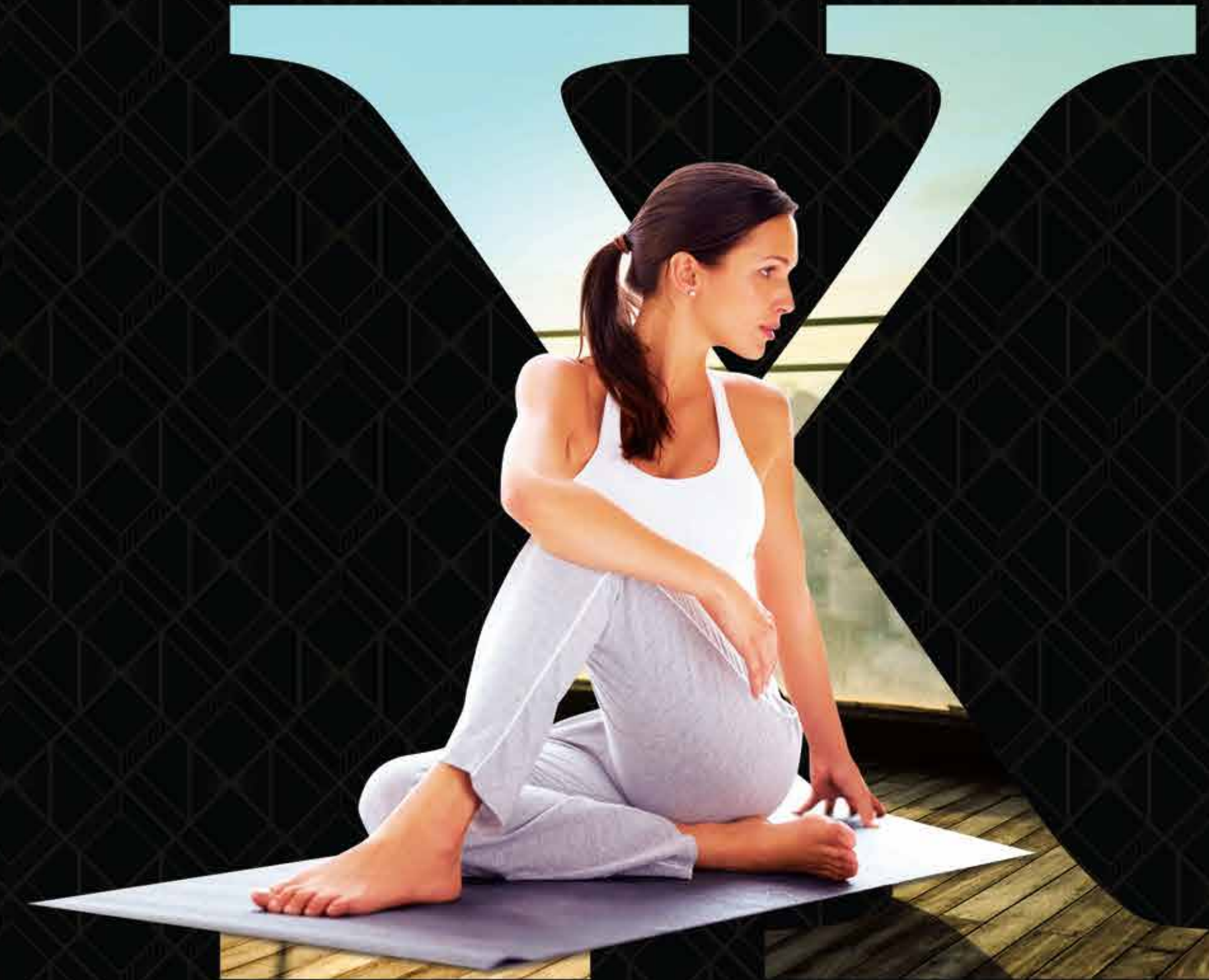


XCEPTIONAL SKY LIFESTYLE

Unfolding High-life Experiences of Kalyan



Lavish Lifestyle Features on Rooftop



A WORLD WHERE REACHING TO THE TOP IS LIFE'S BEST THING

One-of-a-kind Rooftop Health and Recreation Avenues



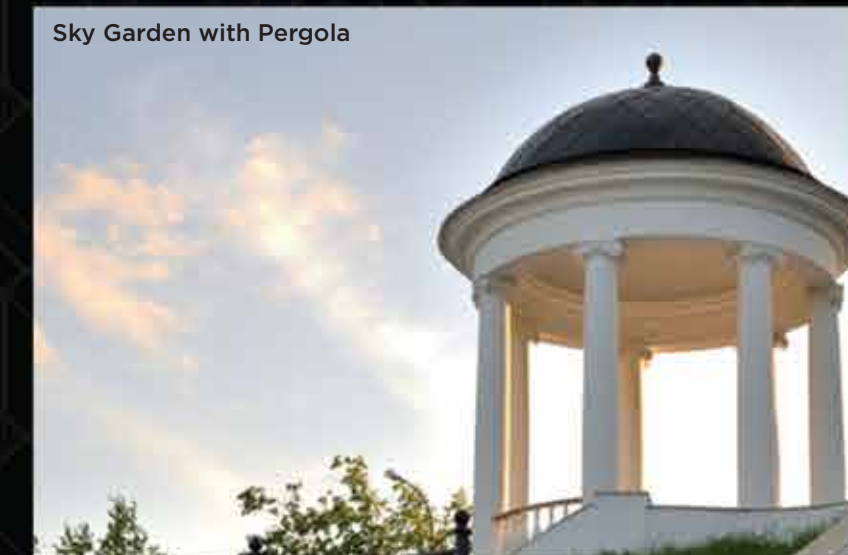
Sky Party Lawn with Sky Barbeque



Sky Box-Cricket Turf with Equipment



Open-air Theatre on Rooftop



Sky Garden with Pergola



Unique Musical Aerophones on Rooftop



Wall-mounted Xylophone on Rooftop



Sky Health Club with Gym



Sky Mega Chess Garden



Sky Jogging Track and Walkways



Sky Yoga and Meditation Garden



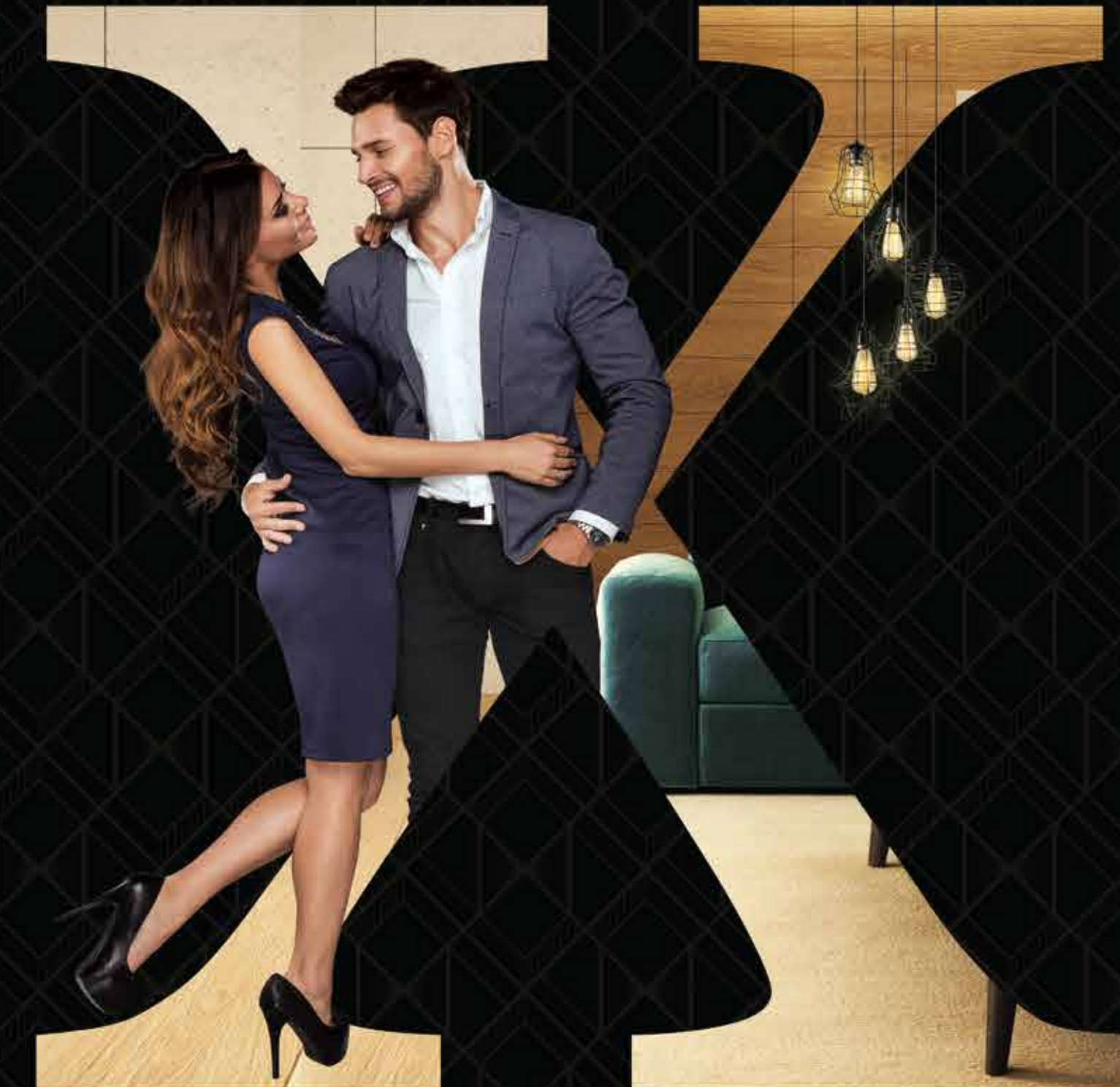
Mobile Charging Station on Rooftop

XTRA-SPACIOUS LIVING

Upgrading Grandeur & Class of Kalyan



State-of-the art Apartment & Tower Features



AN EXPERIENCE WHERE HOME IS THE HOST OF SHEER EXTRAVAGANCE

Apartment Features

- Lavish Living Room with Balconies
- Elegant Bed Rooms with French Windows
- Luxury Bath Spaces with World-class Sanitary Ware
- Ultramodern Kitchen with SS Sink
- Video-door Phones
- RFID Digital Locks on Main Doors

Tower Features

- Designer Lobby
- High-speed Lifts by Mitsubishi
- Puzzle Parking Facility
- EV Charging Station
- Advanced Security and Surveillance System
- 5 Storey Commercial Complex with Office Spaces & Brand Stores



Ground Floor Plan X



X 1st Floor Plan 2nd to 7th Floor Plan X



X 8th to 11th Floor Plan



12th to 20th Floor Plan X



25th Terrace Plan X

Type A - 2 BHK X



Type B - 2 BHK X



Type C- 2 BHK X



RERA C.A - 51.610 SQ.M / 556 SQ.FT
BAL - 4.815 SQ.M / 52 SQ.FT
UNIT PLAN- 2BHK -C

Type A- 3 BHK X



RERA C.A - 74.246 SQ.M / 800 SQ.FT
BAL -6.205 SQ.M / 67 SQ.FT
UNIT PLAN- 3BHK -A

X Type D- 2 BHK



RERA C.A - 48.487 SQ.M / 522 SQ.FT
BAL - 2.048 SQ.M / 22 SQ.FT
UNIT PLAN- 2BHK -D