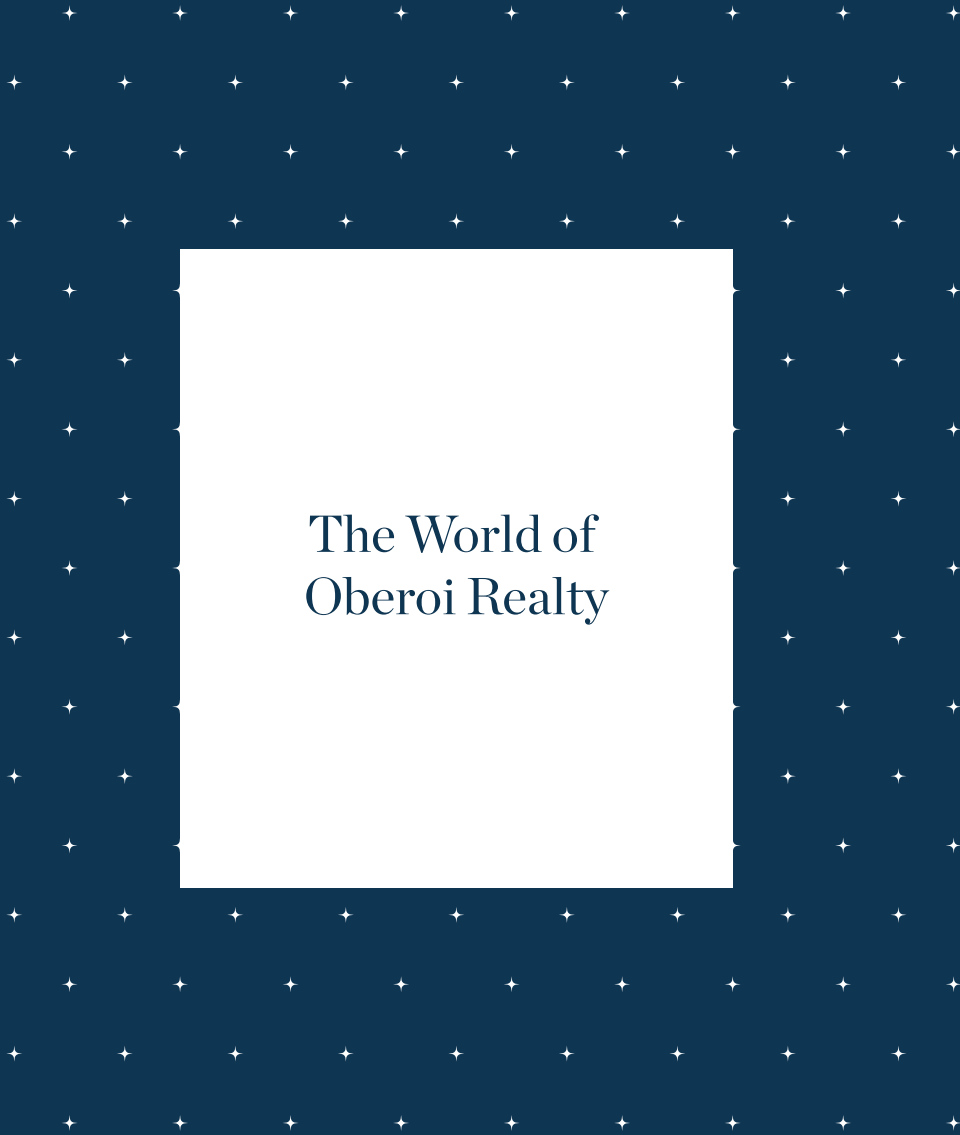


**SKY CITY**

BY OBEROI REALTY

Experience the  
Sky City life.



The World of  
Oberoi Realty

Cities are not defined by buildings, but by experiences. It is the warmth of homes, the buzz of commercial activities, and the excitement of malls that help to create a vibrant city.

At Oberoi Realty, we enrich lives with our premium developments in residential, commercial, retail, hospitality and social infrastructure verticals.

Through world-class design, quality finishes, fine aesthetics, world class amenities and a commitment to increasing our green footprint, we strive to create developments that are sustainable and elevate lifestyles.

Our mix of innovative design, expansive landscape layouts, planning initiatives, and use of cutting-edge technology has resulted in 43 completed projects across Mumbai, establishing us as one of India’s leading real estate companies.



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# Oberoi Realty Projects

## Worli

- Three Sixty West

## Santacruz West

- Priviera by Oberoi Realty

## Andheri East (JVLR)

- Oberoi Splendor
- Prisma by Oberoi Realty
- Oberoi Splendor Grande
- Maxima by Oberoi Realty
- Oberoi International School, JVLR

## Andheri West

- Oberoi Springs
- Oberoi Sky Heights
- Oberoi Sky Garden

## Oberoi Garden City, Goregaon

- Commerz
- Commerz II
- Commerz III
- Oberoi Mall
- The Westin Mumbai Garden City
- Oberoi International School
- Elysian by Oberoi Realty
- Esquire by Oberoi Realty
- Exquisite by Oberoi Realty
- Oberoi Seven
- Oberoi Woods

## Kandivali East

- Oberoi Sky Gardens
- Oberoi Park View

## Borivali

- Sky City by Oberoi Realty
- Sky City Mall (upcoming)
- Luxury Hotel (upcoming)

## Mulund West

- Eternia and Enigma by Oberoi Realty

## Thane

- Upcoming

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Live under a  
Sky full of stars.

“Sky City meets all the requirements of modern luxury living and is in the process of transforming Borivali with impeccably designed homes, a luxury hotel and Sky City Mall. The apartments offer residents a chance to be aspirational with their homes like never before. Pair this with world-class amenities within the project itself and Sky City truly broadens the horizon of a perfect life.”

Vikas Oberoi

Chairman and Managing Director  
Oberoi Realty Limited







# Where life and style come together

For a lifestyle that is never short on entertainment,  
the development will soon be home to  
a new ultra-modern mall, luxury hotel,  
and a state-of-the-art multiplex – the first in Borivali.

- Over 20 restaurants
- World class brands
- Rooftop dining experiences
- Luxury hotel



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Proposed elevation of Sky City

# Where there’s always room for more

Spread across 25 acres, Sky City offers you a space  
of serenity to escape from the bustle of the city  
whenever you like. With landscaped gardens and  
walking trails, even a simple stroll within Sky City is  
a treat for the senses.



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## Where a world of elegance resides under one sky

With picturesque views, beautifully designed homes, and an array of world-class amenities, Sky City crafts unprecedented lifespaces that are designed to enrich lifestyles by seamlessly blending architectural genius with aesthetics.



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# Where mornings are spent in the company of clouds

With all the beauty of the Sanjay Gandhi National Park  
arrayed before you, your day begins and ends in the company  
of one of Mumbai’s most treasured views.



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Actual image of show flat

Where perfection  
is a thing to come home to







Actual image of show flat

Where every space is an orchestra of refinement



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Actual image of show flat

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## Where elegance is found in every detail

- Imported marble flooring for living, dining, kitchen and all bedrooms
- Vitrified/ceramic tiles for bathroom flooring and dado Wash basin counters
- Aluminium windows
- Vitrified/ceramic tiles dado 2 feet high above kitchen platform
- Kitchen platform with stainless steel sink and drain board
- Anti-skid tiles in the balcony areas (wherever applicable)
- Concealed plumbing
- Branded C.P. fittings
- Video door phone
- Branded electrical switches
- Laminated flush doors
- Wardrobe\*
- Split ACs/VRV\*
- Modular kitchen\*

\*Optional Fittings/Furniture/Fixtures/Equipment on chargeable basis and as per terms and conditions specified by the developer.

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## Where every lifestyle can flourish

- Landscaped Garden
- Children's Play Area
- Jogging Track
- Squash Court
- Multi-use games area including Badminton and Tennis Court
- Skating Rink
- Swimming Pool
- Kids' Pool
- Aqua Gym
- Reflexology Path
- Steam Room
- Billiards / Pool
- Cricket Net
- Yoga / Meditation / Activity Room
- Outdoor Meditation Area
- Multi-Purpose Hall / Function Room
- Indoor Games
- High Speed Elevators
- Toddlers' Play Area
- Swing Corner
- Leisure Pool
- Jet Kids Pool
- Gymnasium
- Senior Citizen Seating
- Rock Climbing
- Golf Simulator
- Mini Theatre
- Amphitheatre
- Backup Generators for Emergency Power
- Entrance Lobby with High Ceiling
- Party Lawn
- Pre-function Plaza
- CCTVs in select common areas
- Launderette\*
- Day Care Center\*
- Salon\*
- Cafe\*
- Convenience Store\*
- Doctor's Room / First Aid\*



\*Space will be provided: Amenities to be run by third party on chargeable basis.

Note: The amenities listed above are for the use of the entire residential development at Sky City.



# Where privileges are aplenty

Sky City not only brings you well-designed homes but also a living space that truly enriches your life.



Actual image of Esquire

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Architect's Impression



## Sim Boon Yang

ECO.ID - Founding Partner & Director

“When we set out to design projects, our first thought was, how do we build large developments and yet preserve its identity. With Sky City, we want residents to feel a singular communal feeling of shared surroundings, amenities and open spaces, wherever they may be within the properties.”



## Where you experience the expertise

### **ECO.ID-Architectural Partner**

ECO.ID Architects is a multidisciplinary practice founded in 1996 with a modern and progressive approach to design. Since 1997, the firm's footprint has extended globally with projects across Asia, the Middle East and Africa. The firm's holistic, 360 degree perspective has resulted in numerous wins at prestigious international awards.

### **WME-Structural Consultant**

WME Global are Dubai Headquartered multidisciplinary engineering consulting practice operating in 7 locations worldwide with 520+ employees, offering civil & Structures, MEP, Infrastructure, AV/IT and Security. WME has two design studios in India, one each at Mumbai & Bengaluru.

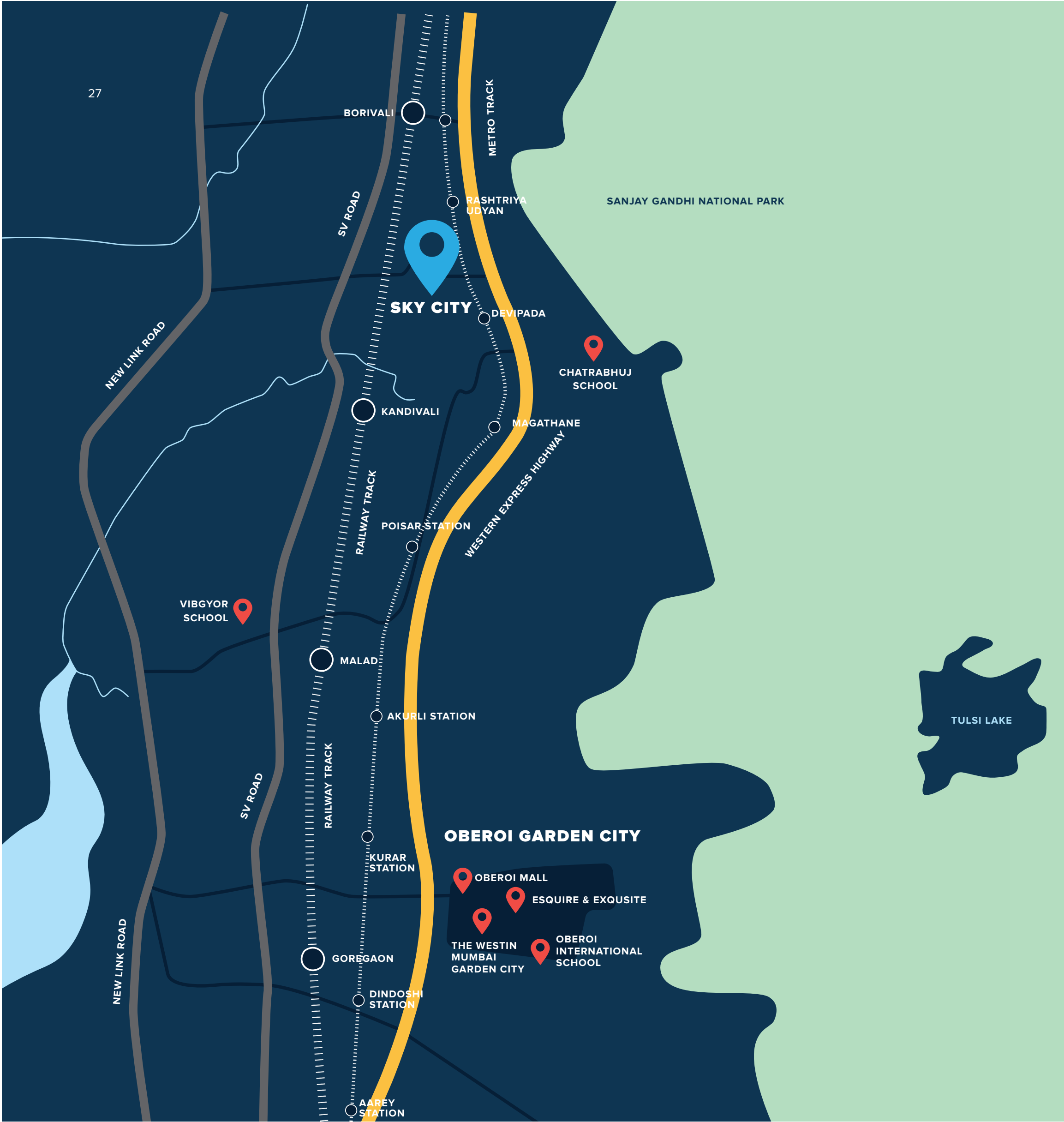
### **Ted Jacob-Engineering Group**

With a presence in North America, the Middle East and the Far East, Ted Jacob Engineering Group (TJEG) is a consulting engineering firm specializing in the planning, design, and construction of buildings across various sectors.

### **David Blackwood Murray-Landscape Architect**

David Blackwood Murray, a Chartered Landscape Architect has over 40 years of experience working with clients, architects, and engineers across the globe.





Where every  
need is just nearby



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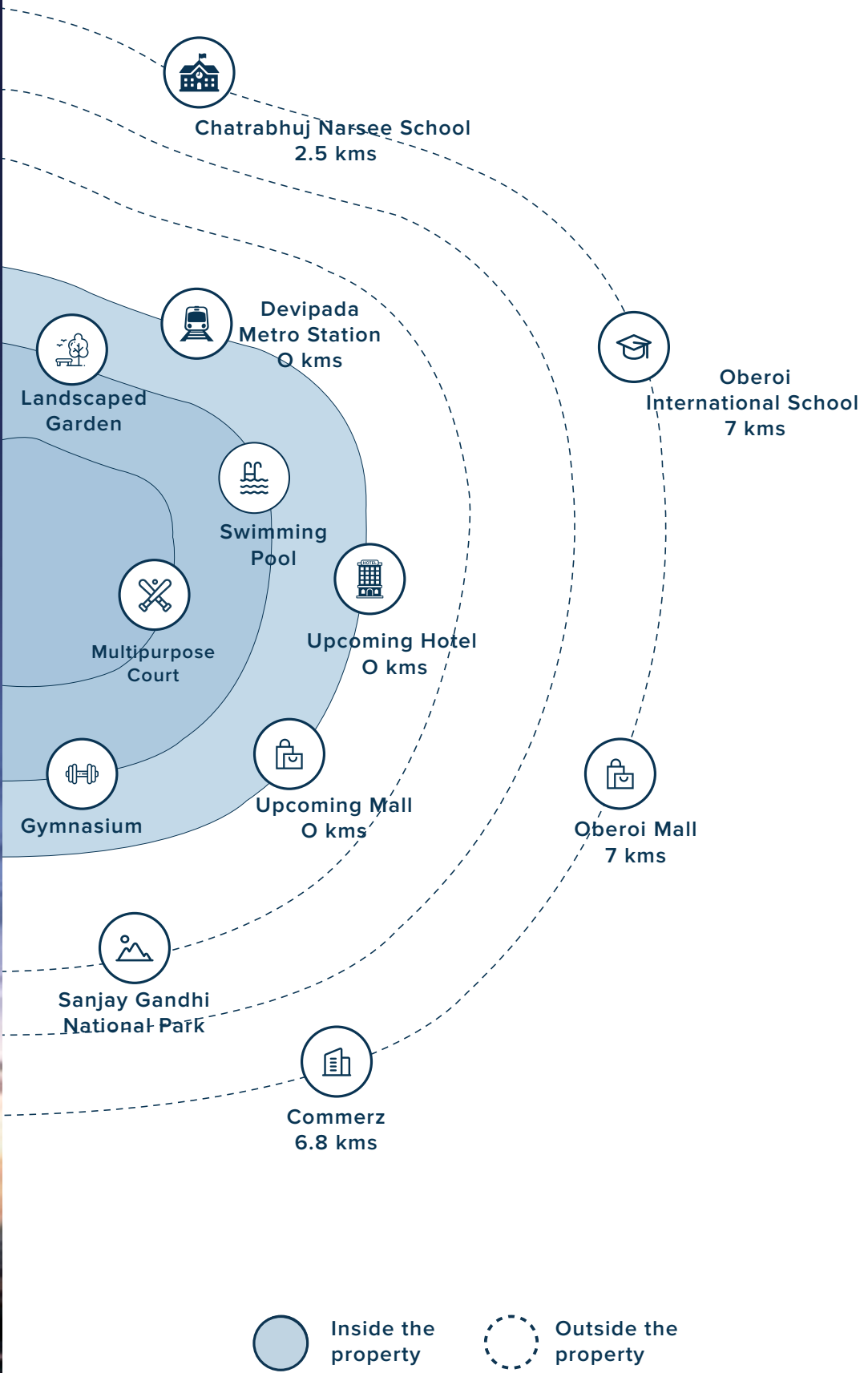
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Proposed elevation of Sky City

# Where the world revolves around you



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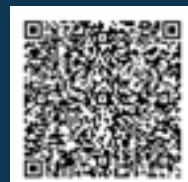
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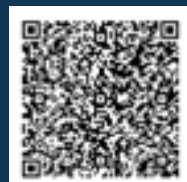
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8. Projects "Sky City Towers A to D", "Sky City Tower E" & "Sky City Tower F" are funded by Kotak Mahindra Bank.

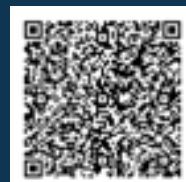
Tower A to D



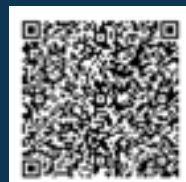
Tower E



Tower F



Tower G



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### Customer Experience centre:

Sky City by Oberoi Realty,  
Off Western Express Highway, Dattapada Road,  
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Oberoi Realty Limited, Commerz, 3rd Floor,  
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