

Discover a world sculpted by a vision and realised in excellence

Where spaces inspire a life of ease

Where time slows

so we can savor each moment

Here, every step speaks of refinement every breath of enrichment

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Explore a world of experiences simply made effortless

Effortless Living, Extraordinary Experiences



A World of Integrated Living

Spread over 25 acres, Sky City, offers a perfect fusion of luxury and elegance, providing a sanctuary where memories are created, and peace is assured.



Sky City has set a benchmark for modern luxury living. With impeccably designed residences, world-class club amenities, the upcoming Mumbai Marriott Hotel Sky City*, and the premium Sky City Mall, this integrated development delivers on the promise of transcending luxury and transforming lifestyles.

Vikas Oberoi

Chairman and Managing Director Oberoi Realty

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The World of Oberoi Realty

Living, Beautifully Designed



Spaces that inspire

At Sky City, spaces seamlessly flow into each other which makes every space feel connected to the other, yet allows each one its own privacy.







The luxury of personalisation

Our thoughtfully crafted spaces offer a balance of flexibility and personalisation, designed for you to create a home that truly reflects your lifestyle.



The projects "Sky City Towers A to D", "Sky City Tower E", "Sky City Tower F" and "Sky City Tower G" " are registered with MahaRERA vide registration numbers: P51800003582, P51800018404, P51800028419 and P51800047575 respectively, are available on the website https://maharera.maharashtra.gov.in under registered projects. Disclaimer: The Actual image may be modified and/or enhanced and/or touched up/airbrushed for display and information purpose only. Please refer to detailed disclaimer at

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.

Lifestyle, Elevated and Effortless

Sky City Mall

Spanning a million square feet, Sky City Mall redefines luxury, dining, and entertainment. Step into a world where every detail amazes and every experience is the absolute finest.



Mumbai Marriott Hotel Sky City*





Wellness, Holistic and Harmonious

Extraordinary moments, made for everyday life

Spread across 8 acres,
Sky City Club redefines
exclusivity and vitality with
world-class amenities and
experiences curated to
revitalise your mind, body,
and soul.





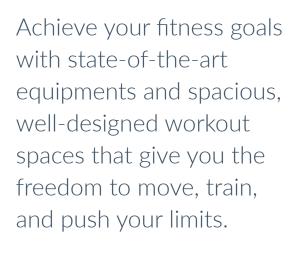
Unwind, just steps away

Refresh your senses as the cool water soothes and energises, bringing relaxation right to your doorstep.





Elevate your fitness

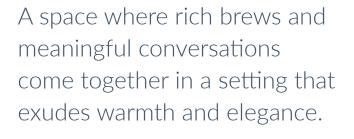




Amenities, For Every Lifestyle











Enhancing everyday experiences

Whether you are refining your game or simply unwinding, our facilities offer something for everyone—from sports and fitness zones to entertainment and recreation spaces.







Amenities



Sports and Fitness

Jogging Track

Yoga/Meditation/ Activity room

Squash Court

Indoor Games

Multi-use games

area including badminton

and tennis court

Leisure Pool

Lap Pool

Skating Rink

Gymnasium

Swimming Pool

Rock Climbing

Aqua Gym

Golf Simulator

Billiards / Pool

Cricket Net

Facilities

Children's

Fun Zone

Lounge and Entertainment

Multi-purpose hall/

Senior citizen seating

Mini theatre

Amphitheatre

High Speed Elevators

Backup generators for emergency power

Launderette*

Doctor's Room/ First Aid*

Convenience Store*

Entrance lobby with high ceiling

CCTV in select common areas

Childrens Play Area

Kids Pool

Jet Kids Pool

Toddlers Play Area

Day Care Center*

Swing Corner

function room

Party Lawn

Pre-function Plaza

Sky City Business Lounge*

Sky City Cafe*

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.

Nature and Wellness

Landscaped gardens

Spa

Reflexology Park

Salon

Steam room

Outdoor

Meditation area

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This advertisement does not constitute an offer and/or acceptance and/or contract and/or agreement and/or transaction and/or and intention thereof and/or a disclosure under any statute of any nature whatsoever. The photographs contained herein are the actual photographs of our other project used to indicate a conceptual lifestyle. Actual product may vary/differ from what is indicated herein. Before making a decision to purchase, you are requested to independently, either directly or through your legal/financial consultants, thoroughly verify all details/documents pertaining to this project, as available on https://maharera.maharashtra.gov.in under the name of "Sky City". For detailed disclaimers refer to the page "Disclaimers" (page no. 69) all of which are deemed to be incorporated herein.

63 RASHTRIYA SANJAY GANDHI NATIONAL PARK SKY CITY HOTEL SKY CITY* DEVIPADA METRO BORIVALI SKY CITY CHATRABHUJ RESIDENTIAL SCHOOL MAGATHANE POISAR STATION KANDIVALI • AKURLI STATION KURAR STATION MALAD DINDOSH STATION OBEROI GARDEN CITY GOREGAON OBEROI MALL OBEROI GARDEN CITY AAREY STATION INTERNATIONAL BUSINESS PARK NEW LINK ROAD INTERNATIONAL GOREGAON SCHOOL GARDEN CITY

Shopping

Sky City Mall

Hospitality

Mumbai Mariott Hotel Sky City* (upcoming)

Accessibility

Sky City Mall & Theatre

Devipada Metro Station: 900 m

Borivali Railway Station: 1.3 km

SV Road

Western Express Highway

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This document is a pictorial, indicative and selective representation of certain elements present/that may be present in and around Mumbai City/project site and is not a map. The Developer makes no representations regarding existence/continuity of existence of any landmarks/locations shown on this location map. These landmarks/locations may be subject to change from time to time and such changes are completely outside the control of the Developer. For detailed disclaimers refer to the page "Disclaimers" (page no. 69) all of which are deemed to be incorporated herein.

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.

Sim Boon Yang ECO.ID - Founding Partner & Director

Experience excellence crafted by experts

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.

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, state of the art amenities and a commitment to increasing our green footprint, we strive to create developments that are sustainable and elevate lifestyles.

Oberoi Garden City Goregaon

International Business Park

Commerz Commerz II Commerz III Oberoi Mall

The Westin Mumbai Garden City Oberoi International School

Elysian Esquire Oberoi Seven Oberoi Woods

Exquisite

Kandivali

Oberoi Gardens

Oberoi Park View

Thane

Forestville

Oberoi Garden City

JW Marriott Hotel Thane Garden City*

(Upcoming)

Oberoi International School (Upcoming)

Borivali

Sky City

Sky City Mall Mumbai Marriott Hotel Sky City*

(Upcoming)

Andheri East (JVLR) Santacruz Worli Worli Oberoi Splendor Oberoi Priviera Three Sixty West Mumbai Oberoi Prisma Mulund Oberoi Splendor Grande Maxima Eternia Oberoi International School Enigma Our mix of innovative design, expansive landscape layouts, planning initiatives and use of cutting-edge technology has resulted in 50 completed projects across Mumbai, establishing us as one of India's leading real estate companies. Disclaimer: The projects "Sky City Towers A to D", "Sky City Tower E", "Sky City Tower F" and "Sky City Tower G" " are registered with MahaRERA vide registration numbers: P51800003582, P51800018404, P51800028419 and P51800047575 respectively, are available on the website https://maharera.maharashtra.gov.in under registered projects. This advertisement does not constitute an offer and/or acceptance and/or contract and/or agreement and/or transaction and/or any intention thereof and/or a disclosure under any statute of any nature whatsoe pictorial/other herein, the layout, number/orientation of buildings/towers/wings/structures, facilities and amenities are merely creative imagination and an Architect's impression and are only indicative. The actual product may vary/differ from what is indicated herein. No representation or warranty is made or intended as to the accuracy or completeness of information under this advertisement/ promotional document or as to its suitability or adequacy for any purpose. Before making a decision to purchase, you are requested to independently, either directly or through your legal/financial consultants, thoroughly verify all details/documents *Oberoi Realty Limited ve engaged Marriott Hotels India Private Limited/its affiliates for running operation of its upcoming and ongoing construction of the Hotel at Sky City, Borivali East- 400 066 it will be known as the "Mumbai Marriott Hotel Sky City*". For detailed disclaimers refer to the page "Disclaimers" (page no. 69) all of which are deemed to be incorporated herein

Andheri West

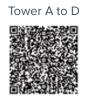
Oberoi Sky Garden

Oberoi Springs

Thane Kandivali Mulund Goregaon **JVLR** Andheri Santacruz Our expertise Spans sectors.

Disclaimer

- 1. You are requested to independently, either directly or through your legal/financial consultants, thoroughly verify all details/documents pertaining to the project as available on https://maharera.maharashtra.gov.in under the category registered project as "Sky City Towers A to D", "Sky City Tower E", "Sky City Tower F" and "Sky City Tower G" bearing MahaRERA registration numbers: P5180003582, P51800018404, P51800028419 and P51800047575 respectively. The details available on the Maharera website includes the approved layout with phasing/user superimposed; proforma agreement for sale, fixtures and fittings, common areas, facilities and amenities; approvals and permissions; title certificate and details of encumbrances and the manner, in which the entire layout is proposed to be developed.
- 2. This document does not constitute an offer and/or acceptance and/or contract and/or agreement and/or transaction and/or any intention thereof and/or a disclosure under any statute of any nature whatsoever.
- 3. The site/layout plan, the orientation of buildings/towers/wings/structures, the common areas, facilities and amenities, the fixtures, fittings, soft furnishing/furniture, gadgets, technology, information, pictures, images and visuals, drawings, specifications, sketches, and other details herein are merely creative imagination and an Architect's impression and are only indicative. These should not be construed in any manner as disclosures under the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules made thereunder and/or applicable law, and the relevant applicable disclosures shall be made at an appropriate time. Oberoi Realty Limited accepts no liability or loss arising from the use of the material, information or statistics published in this document.
- 4. All dimensions mentioned in this document may vary/differ due to construction exigencies. Actual product may vary/differ from what is indicated herein. Further, dimensions mentioned on the floor plans are as per the plans approved by the BMC/MCGM and the same are subject to construction exigencies.
- 5. All areas/specification/amenities to the Flat/Project/Layout/Scheme shall be as per the Agreement for Sale between the Parties.
- 6. The photographs contained herein may be stock/standard photography taken at a location other than the project site and are used to indicate a conceptual lifestyle.
- 7. No representation or warranty is made or intended as to the accuracy or completeness of information herein or as to its suitability or adequacy for any purpose.
- 8. By agreeing to purchase, you have represented that you are fully and completely understood and satisfied on all aspects of the Real Estate Project including as mentioned above, and that all documents and information as required to be furnished to you under RERA and applicable law have been duly furnished. Other terms and conditions apply.
- 9. Projects "Sky City Tower F" are funded by Kotak Mahindra Bank.



Tower E





MahaRERA QR Codes



~ CONTACT US ~

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