

GODREJ SKYLINE
KOREGAON PARK ANNEXE

Redefining city skylines, one landmark at a time.

Carrying forward the Godrej Group's philosophy of innovation, sustainability, and excellence, Godrej Properties has been redefining the real estate industry for the last 127 years. Every development we build brings together a legacy of excellence and trust with a commitment to cutting-edge design and technology.



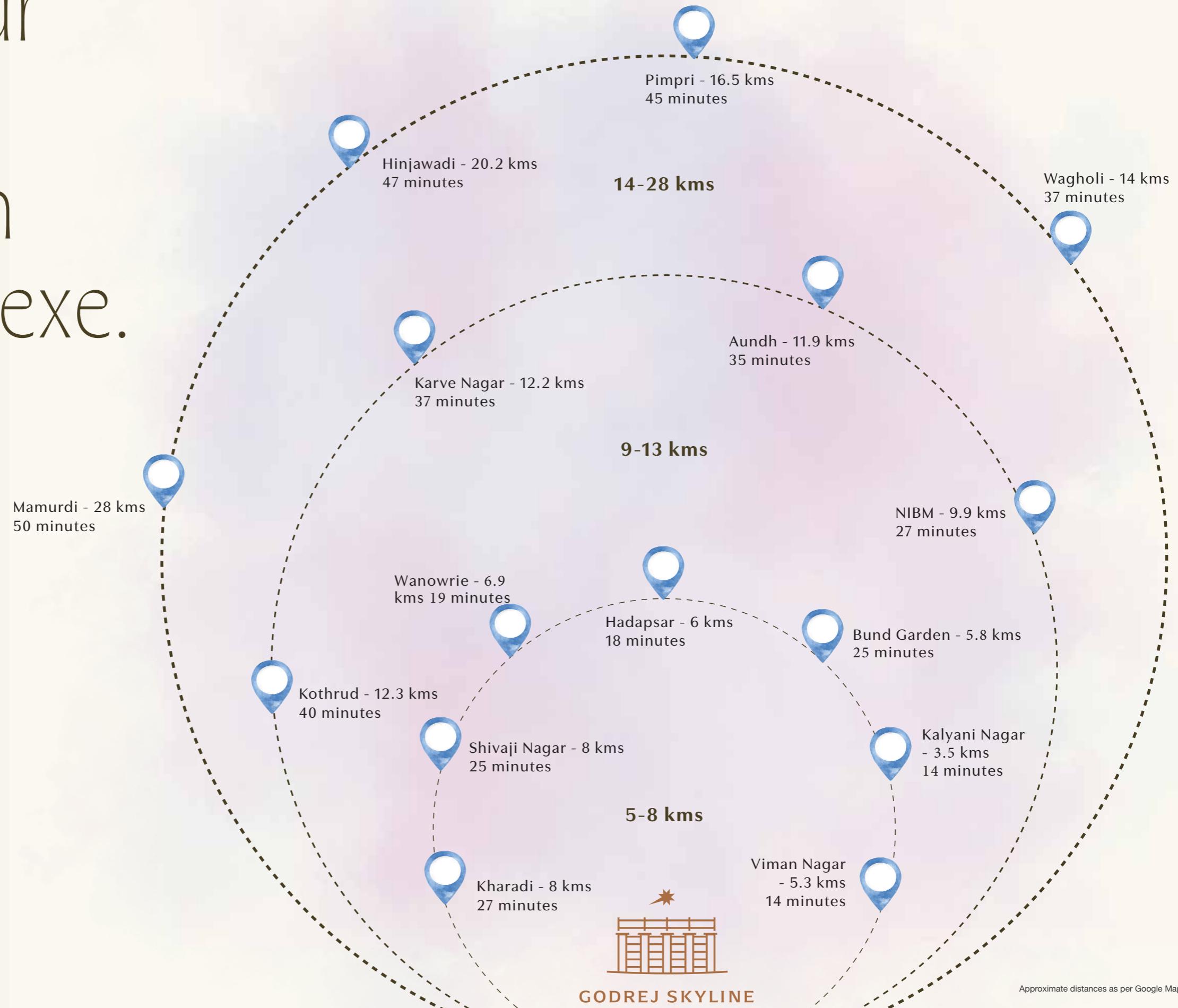
Artist's impression and not actual site image.

Koregaon Park Annexe: The heart of the city.

Koregaon Park's central location offers easy access to major business hubs and transportation links, making your commutes a breeze. Enjoy a royal array of entertainment options and shopping avenues right at your doorstep, with trendy cafes, upscale boutiques and lively cultural spots all within reach.



Make your way to Koregaon Park Annex.

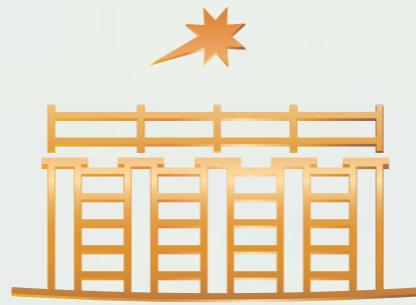


Reign over your lifestyle, with every desire in easy reach.

	IT PARKS	TIME	
AP 81 (Poonawala Fincorp)	8 Min		
Magarpatta Cyber City	11 Min		
CEREBRUM IT PARK, Kalyani Nagar	17 Min		
EON IT Park, Kharadi	18 Min		
World Trade Centre, Kharadi	18 Min		
Business Bay, Yerwada	20 Min		
	HOTELS	TIME	
Marriott Suites Pune	8 Min		
The Westin Hotel	10 Min		
Vivanta Taj - Blue Diamond	15 Min		
Hyatt Regency Pune & Residences	17 Min		
Conrad	17 Min		
Novotel Pune	19 Min		
Ritz Carlton	20 Min		
	SCHOOLS	TIME	
VIGBYOR High School, Magarpatta	6 Min		
Sardar Dastur Hoshang Boys High School	13 Min		
Lexicon International School	15 Min		
Nowrosjee Wadia College	16 Min		
Billabong High International School, Amanora	19 Min		
St. Helena's School	19 Min		
St. Mary's School, Camp	20 Min		
ORCHIDS The International School, Kharadi	25 Min		
St. Vincent High School	25 Min		
EuroSchool Kharadi	26 Min		
The Bishop's Co-Ed School, Kalyani Nagar	27 Min		
Loyola High School & Junior School	39 Min		
	HOSPITALS	TIME	
Noble Hospital & Research Centre	11 Min		
Columbia Asia Hospital	13 Min		
Manipal Hospital, Kharadi	13 Min		
Budhrani Hospital	16 Min		
Cloudnine Hospital - Kalyaninagar	16 Min		
Jehangir Hospital	18 Min		
Ruby Hall Clinic	18 Min		
Sahyadri Super Speciality Hospital	19 Min		
	MALLS	TIME	
The KOPA Mall	12 Min		
Seasons Mall	12 Min		
93 Avenue	12 Min		
Amanora Mall	14 Min		
Vascon Mariplex Mall	20 Min		
Phoenix Marketcity, Viman Nagar	21 Min		
	CLUBS	TIME	
Race Course Club	12 Min		
The Poona Club Golf Course	14 Min		
The Poona Club	15 Min		
Rajendra Sinhji Institute (RSI) Club	15 Min		
The Residency Club	16 Min		
Royal Connaught Boat Club	18 Min		
Corinthians Club	34 Min		



Presenting



GODREJ SKYLINE
KOREGAON PARK ANNEXE

Your castle in the clouds

A regal blend of sophistication and style.

Koregaon Park is a symbol of sophistication and distinction. This prestigious locality boasts of iconic landmarks, including the renowned Osho Ashram, and modern marvels too. With a blend of heritage and contemporary flair, Koregaon Park truly embodies the essence of luxury and dynamic urban living.



Artist's impression and not actual site image.

Step into your castle in style.

Make a royal entrance where every arrival feels like a grand occasion.



Artist's impression and not actual site image.

A grand reception, just for you.

Experience an opulent welcome,
where every greeting is infused
with regal charm.



Where luxury isn't just elevated, it's sky-high.

Soar above the ordinary with the Sky Deck, where luxury reaches new heights. This majestic retreat is your gateway to an elevated lifestyle, where every aspect feels like a grand chapter in a fairy tale. From the exclusive amenities to the breathtaking panoramic views, every experience is a celebration of splendour and sophistication.



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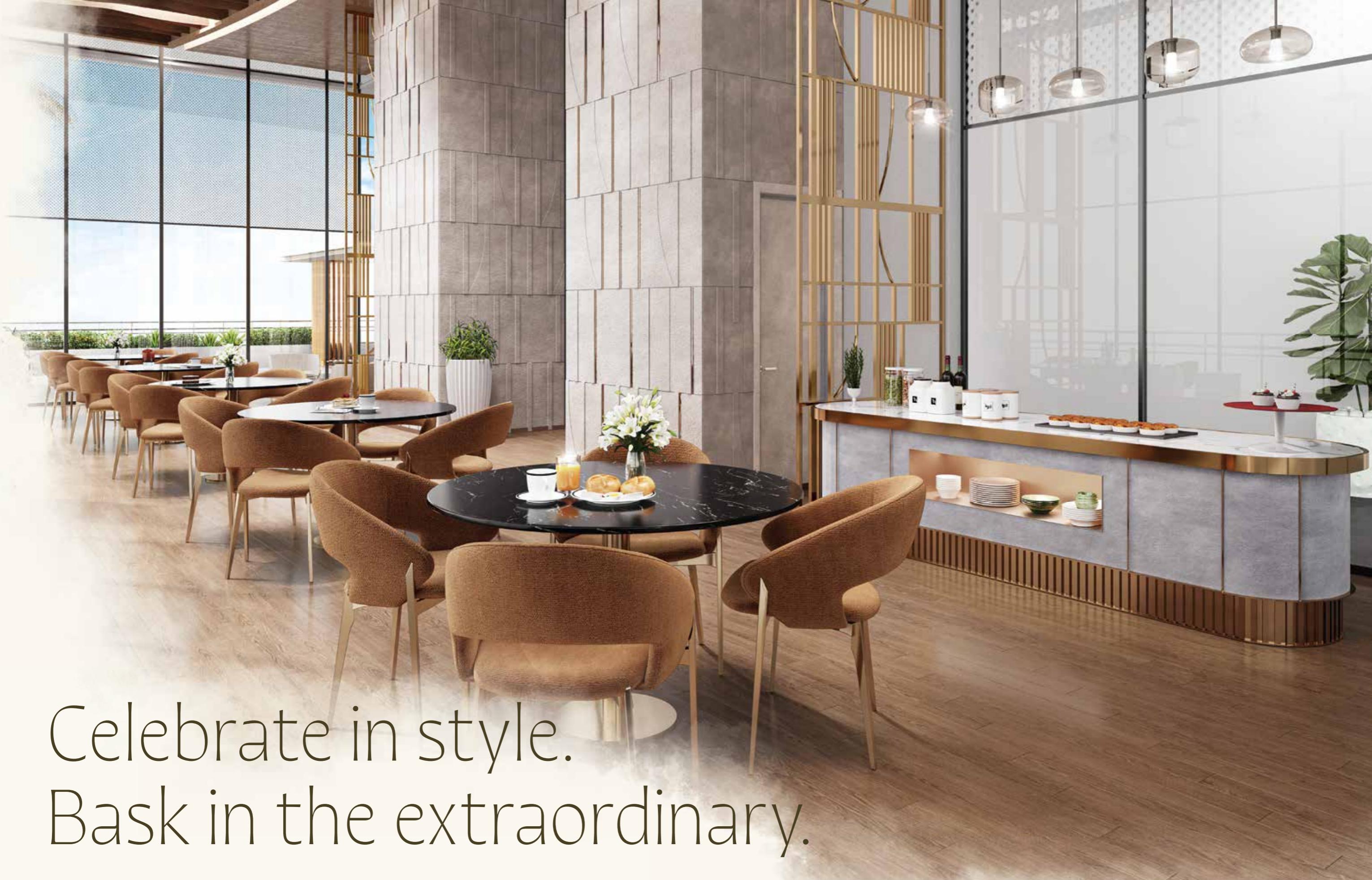
The furniture accessories, electronics good additional fittings / fixtures, decorative items, false ceiling including finishing materials, specifications, shades, sizes and colour of tiles etc. shown in the image are only indicative in nature and are only for the purpose of illustrating indicating a possible layout and do not form part of the standard specification and offerings.

Elevate your lifestyle above the clouds.

Step into a majestic kingdom where every moment is crafted with royal finesse. The Sky Deck redefines elevated living, giving you an experience that's fit for a monarch.



Artist's Impression and not actual site image.



Celebrate in style.
Bask in the extraordinary.

Step into a stately arena where every celebration becomes
a majestic affair and every occasion is fit for royalty.

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Let your well-being and fitness take the throne.

Enter a realm of fitness, where every workout is a royal endeavour. Whether indoors or under the open sky, each session elevates your strength to castle-worthy heights.



Sky Gym

Train like a monarch where workouts reach castle-worthy heights.



Sky Games Room

Rule the realm of fun where every game is fit for a monarch.

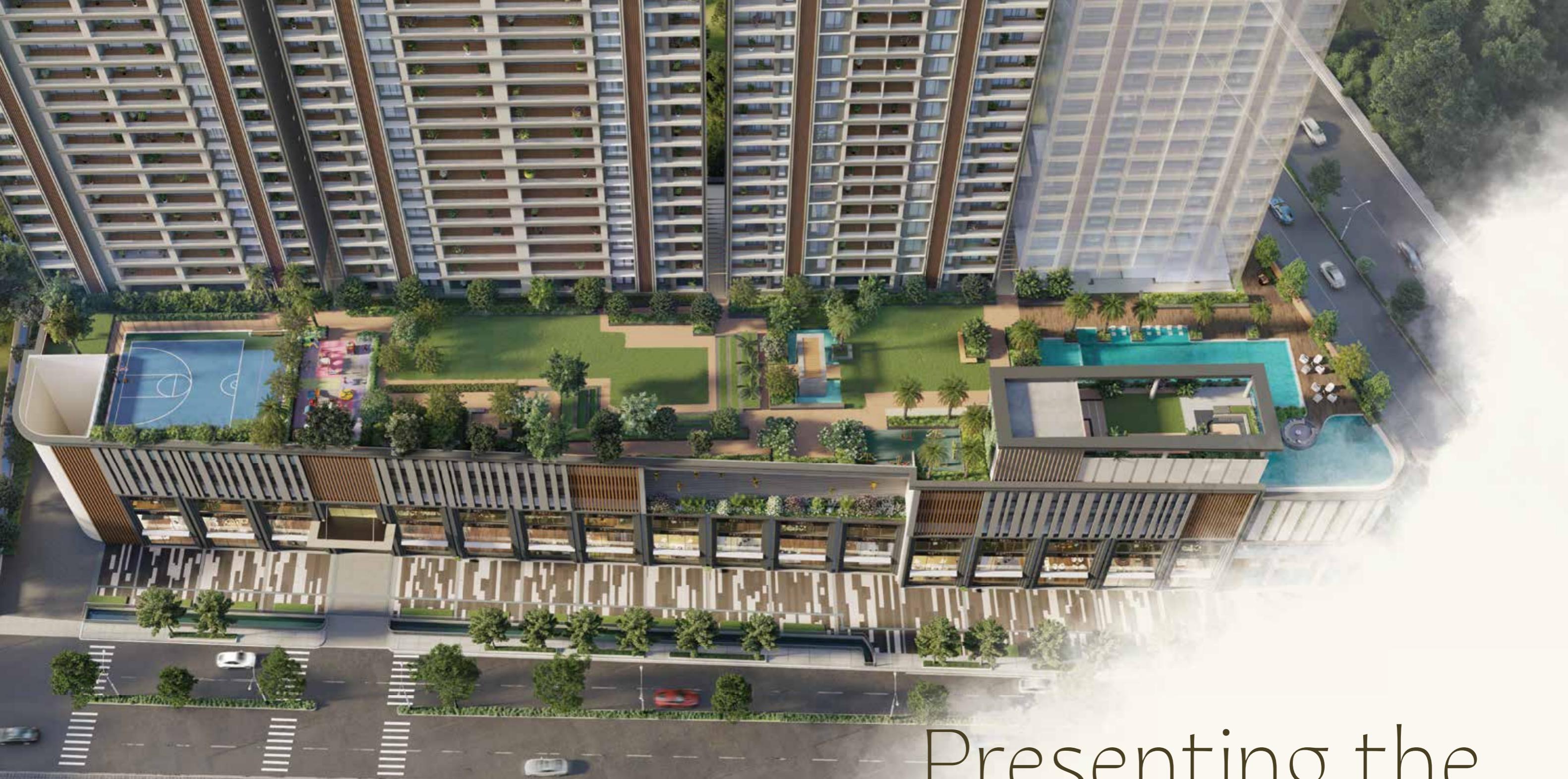
Witness lush vistas weave tales of opulence

Immerse yourself in our breathtaking landscapes as you enjoy views that are the crown jewels of nature, where every glance reveals a masterpiece waiting to be cherished.



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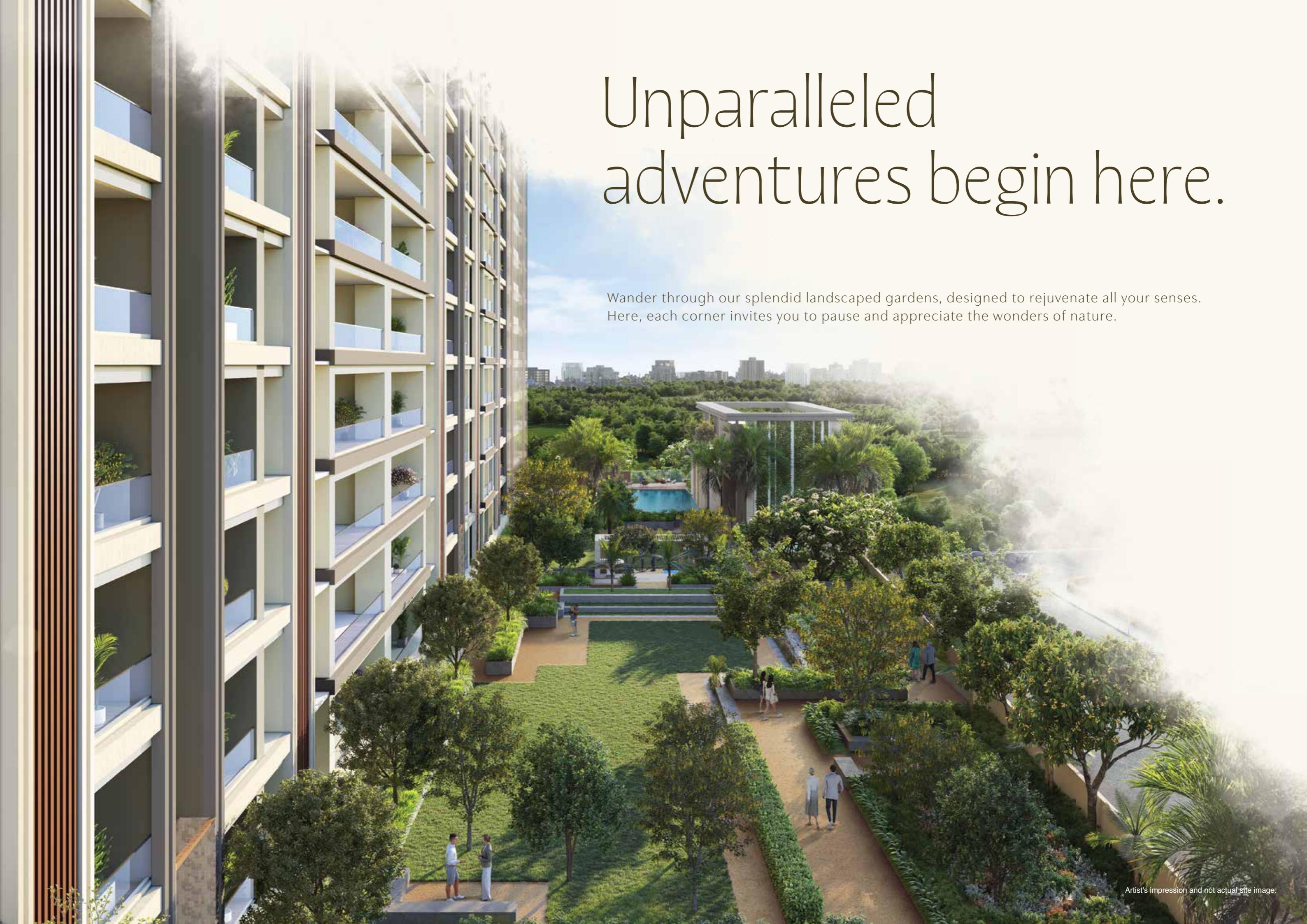
Presenting the Harmony Deck

Step into an oasis of tranquillity on the Harmony Deck, where lush greenery envelops you in a symphony of nature's finest. Whether you're lounging amidst the vibrant greens, enjoying a serene stroll along the manicured gardens, or simply soaking in the peaceful ambience, every moment here is a celebration of natural beauty and serene living.

A new reign of timeless experiences.

Relax and unwind in the Infinity Edge Swimming Pool, designed to make every day feel as timeless and each moment as priceless as ever.





Unparalleled adventures begin here.

Wander through our splendid landscaped gardens, designed to rejuvenate all your senses. Here, each corner invites you to pause and appreciate the wonders of nature.

Your skyward castle awaits.

Reigning majestically above the city, Godrej Skyline stands tall. With stunning 360-degree views, its regal glass façade turns every window into a panoramic masterpiece. Here, every day promises a living experience high above the ordinary. Come, embrace a kingdom of luxury where every detail echoes grandeur and splendour.



Artist's impression and not actual site image.



Discover a prime retail experience.

Step into a shopping experience fit for royalty with our high street retail. Indulge in a majestic retail journey with a curated selection of premium boutiques and exclusive brands that transforms everyday shopping into a regal affair.

A majestic blueprint for your dream life.



Ground Level

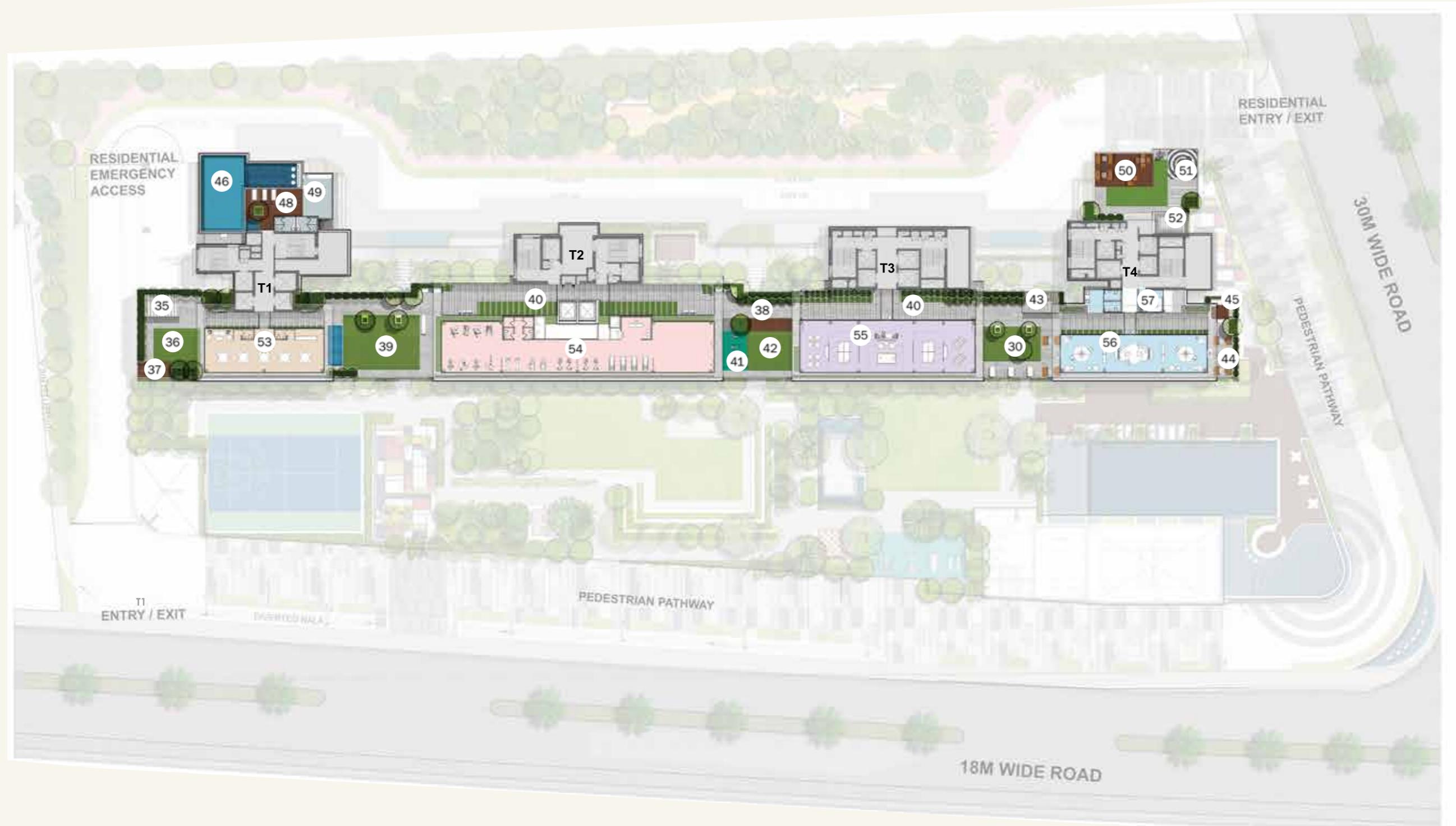
- 01. Residential Entry/ Exit Gate
- 02. Guard House
- 03. Entry Water Feature
- 04. Retail Plaza
- 05. Corner Water Feature With Signage
- 06. Jogging Track
- 07. Pathway
- 08. Senior Citizens' Corner
- 09. Focal Sculpture
- 10. Seating
- 11. Dense Planting
- 12. Healing Garden
- 13. Pet Park
- 14. Retail/ Service Entry/Exit
- 15. Drop Off Area Water Feature

Harmony Deck Level

- 16. Swimming Pool
- 17. Sunken Seating In Water
- 18. Leisure Pool
- 19. Kids' Pool
- 20. Pool Deck
- 21. Water Cascade
- 22. Feature Wall With Water Curtain
- 23. Barbeque Counter With Deck
- 24. Kids' Play Area With Art Corner
- 25. Meditation/ Yoga Lawn With Deck
- 26. Lotus Pond
- 27. Multipurpose Lawn With Stage
- 28. Seating / Social Spaces
- 29. Children's Play Area
- 30. Multipurpose Court (Paddlecourt/ Half Basketball Court) 20mx16m
- 31. Theme Plantation With Seating
- 32. Fitness Area
- 33. Chitchat Corner
- 34. Green Wall
- 35. Salon
- 36. Pantry
- 37. Reception Area
- 38. Crèche
- 39. Prefunction Area
- 40. Multi-Purpose Hall
- 41. Spa
- 42. Squash Court 6m High Below
- 43. Mini Theatre
- 44. Indoor Badminton Court 9m High
- 45. Clubhouse Lobby
- 46. Barbeque Counter above Clubhouse



A vision for your palatial indulgences.



Sky Level Amenities

- | | | | | |
|--------------------|---------------------------------|------------------------------|----------------------|------------------|
| 35. Sky Workspace | 40. Pergola | 45. Sunken Seating | 50. Sun Deck | 54. Sky Gym |
| 36. Open Lawn | 41. Open Fitness Area | 46. Temp Controlled Sky Pool | 51. Star Gazing Deck | 55. Games Room |
| 37. Sunset Gallery | 42. Meditation Deck & Yoga Lawn | 47. Shower Area | 52. Barbeque Counter | 56. Library |
| 38. Sky Walk | 43. Senior Citizen's Area | 48. Pool Lounge | With Pergola | 57. Reading Nook |
| 39. Party Lawn | 44. Reading Lounge | 49. Sky Juice Bar | | |





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Floor plan

3BHK Luxury

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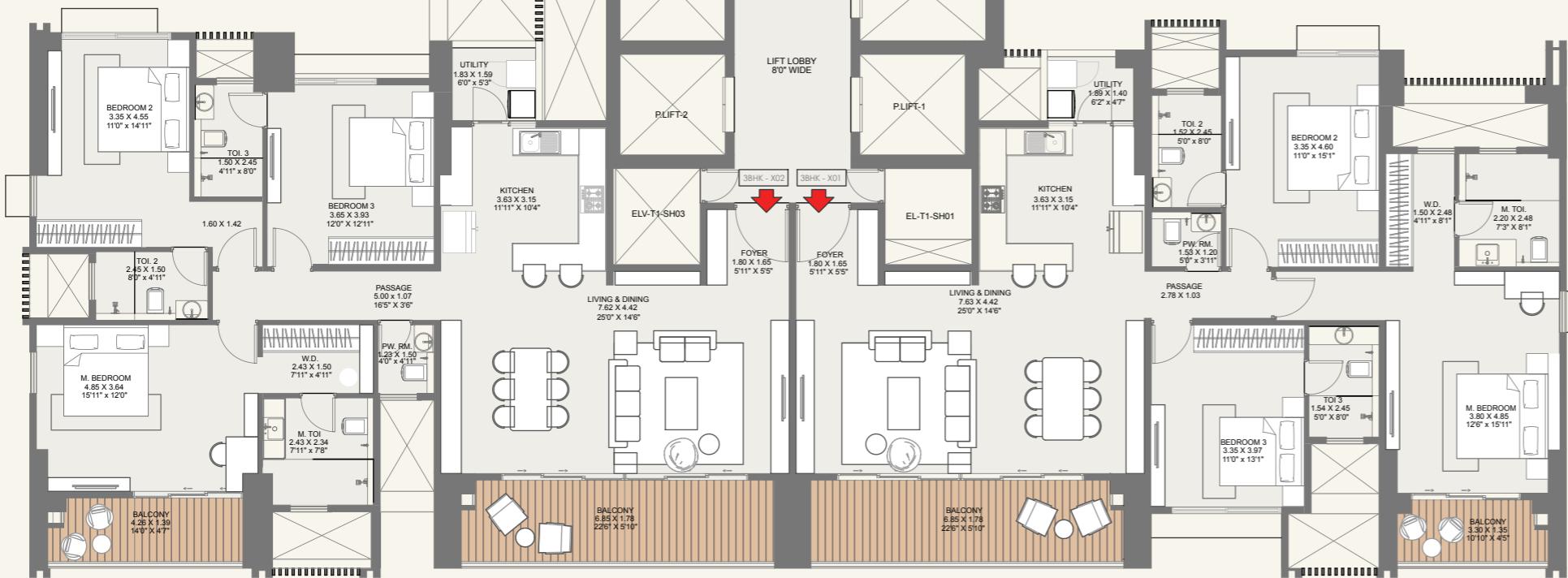
UNIT TYPE - 3 BHK (Luxury) | **SERIES** - X01, X02 & X03

CITY VIEW



AREA AS PER RERA

SERIES	CARPET AREA (SQ.MT)	TOTAL EXCL. AREA (SQ.MT)	TOTAL AREA [SQ.MT.]	TOTAL AREA [SQ.FT.]	UNIT FACING / VIEW OF
X01	125.64	18.74	144.38	1554.21	E-Deck
X02	126.73	20.63	147.36	1586.18	E-Deck
X03	126.20	17.66	143.86	1548.51	City



E - DECK VIEW



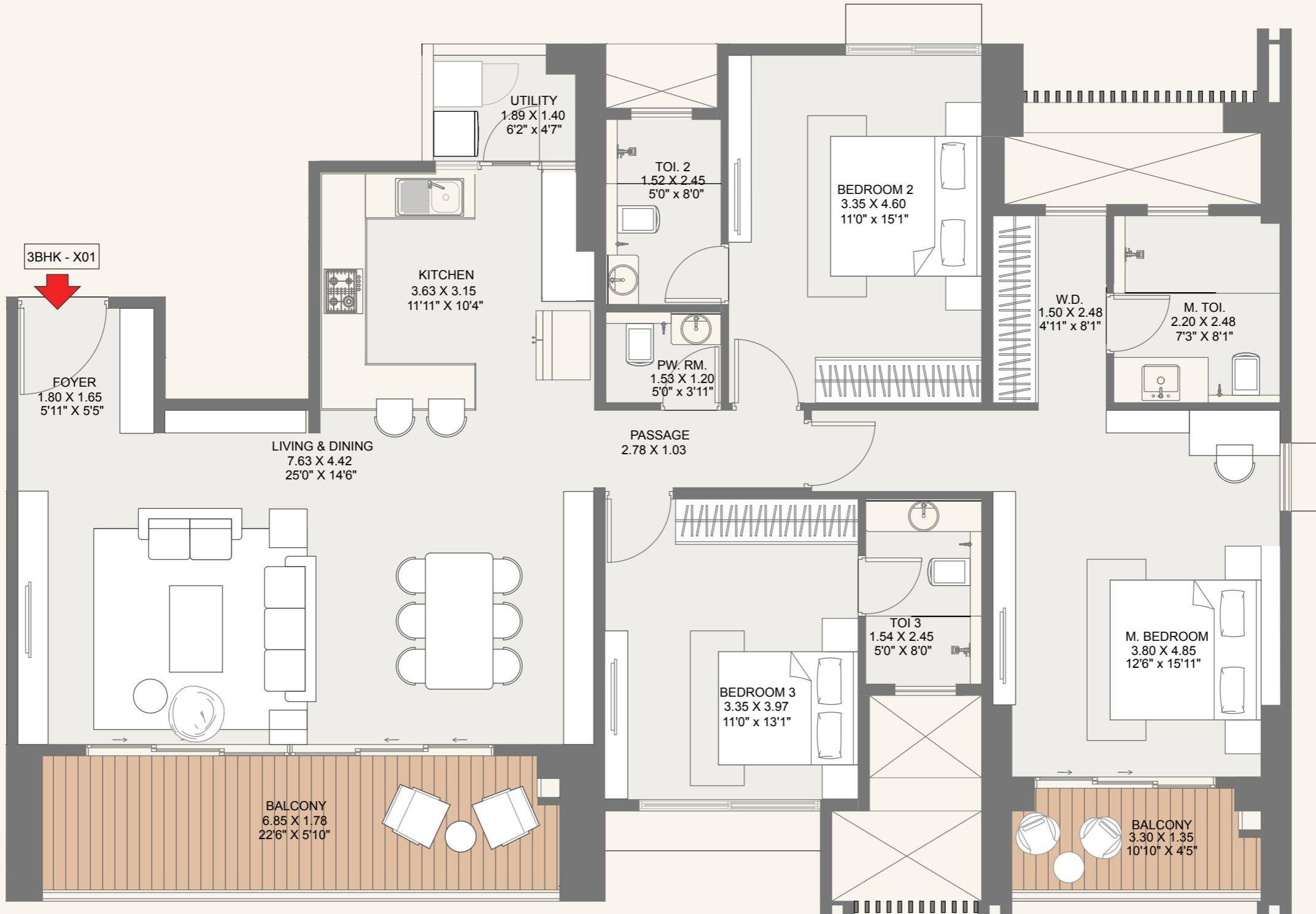
Unit Layout Plans

3BHK Luxury

GODREJ SKYLINE

KOREGAON PARK ANNEXE

UNIT TYPE - 3 BHK Luxury | **SERIES** - X01



AREA AS PER RERA

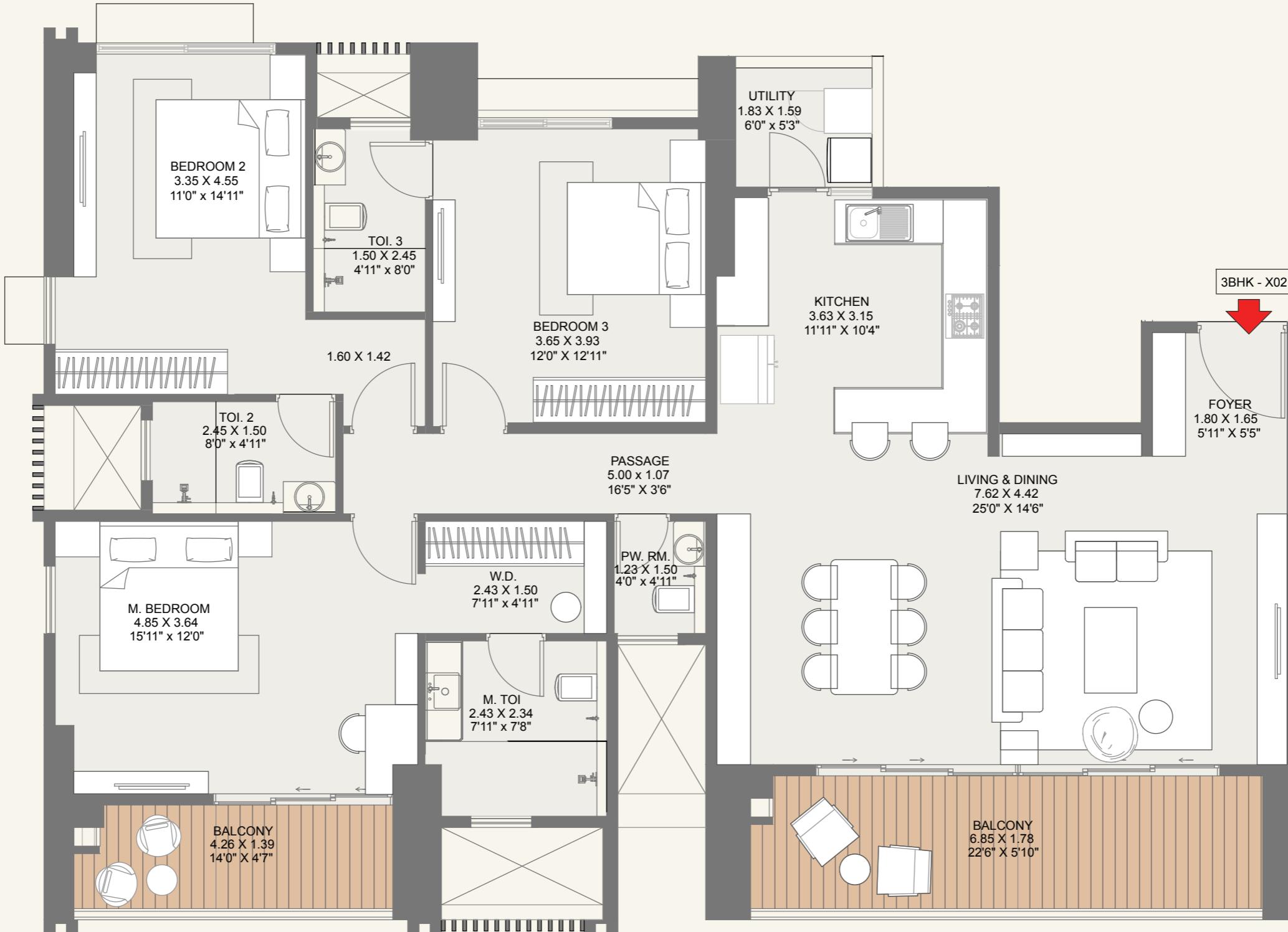
SERIES	CARPET AREA (SQ.MT)	TOTAL EXCL. AREA (SQ.MT)	TOTAL AREA [SQ.MT.]	TOTAL AREA [SQ.FT.]	UNIT FACING / VIEW OF
X01	125.64	18.74	144.38	1554.11	E-Deck



GODREJ SKYLINE

KOREGAON PARK ANNEXE

UNIT TYPE - 3 BHK Luxury | SERIES - X02



AREA AS PER RERA

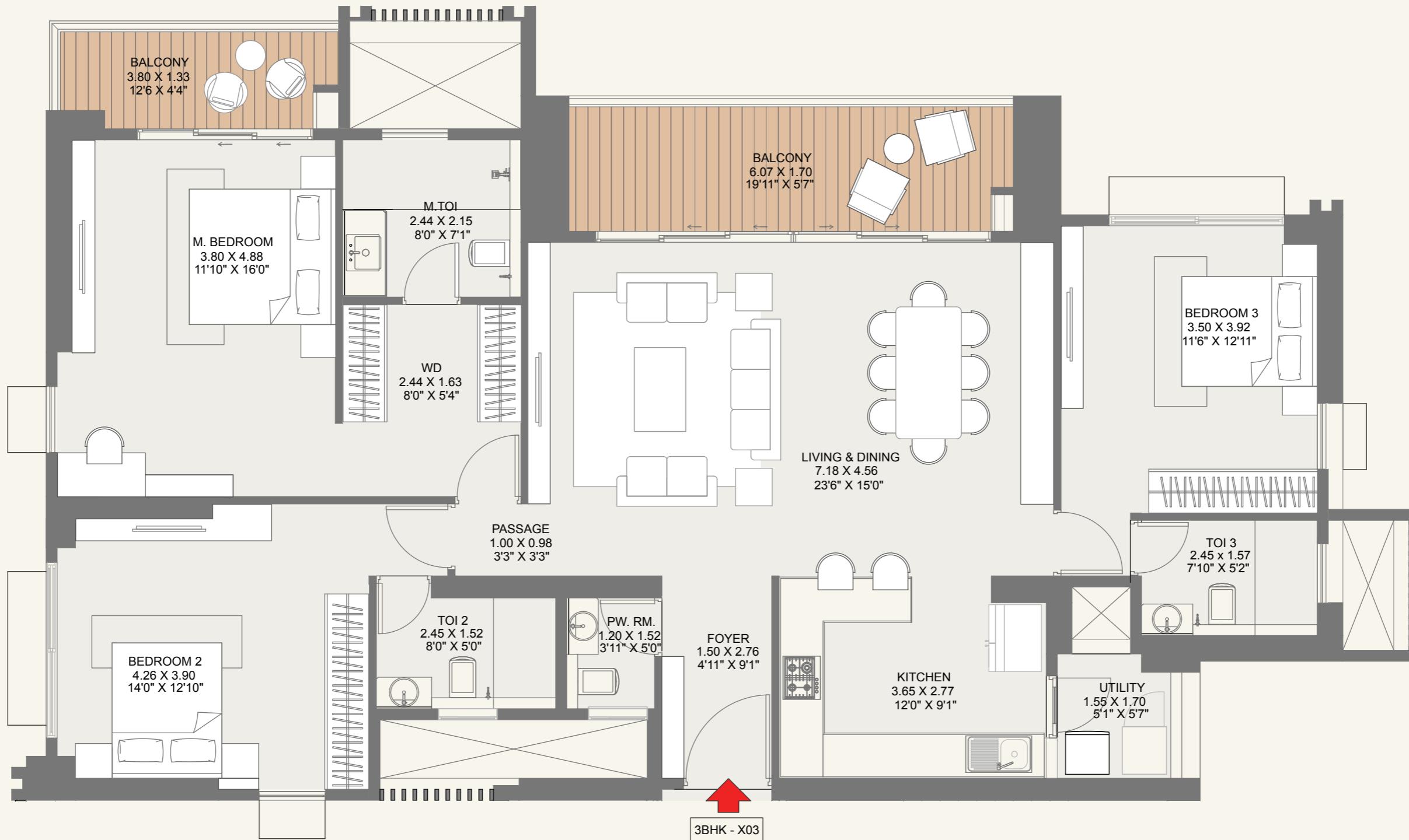
SERIES	CARPET AREA (SQ.MT)	TOTAL EXCL. AREA (SQ.MT)	TOTAL AREA [SQ.MT.]	TOTAL AREA [SQ.FT.]	UNIT FACING / VIEW OF
X02	126.73	20.63	147.36	1586.18	E-Deck



GODREJ SKYLINE

KOREGAON PARK ANNEXE

UNIT TYPE - 3 BHK Luxury | SERIES - X03



AREA AS PER RERA

SERIES	CARPET AREA (SQ.MT)	TOTAL EXCL. AREA (SQ.MT)	TOTAL AREA [SQ.MT.]	TOTAL AREA [SQ.FT.]	UNIT FACING / VIEW OF
X03	126.20	17.66	143.86	1548.51	City





Artist's impression and not actual site image.

Floor plan

4BHK Luxury

GODREJ SKYLINE

KOREGAON PARK ANNEXE

UNIT TYPE - 4 BHK (Luxury) | SERIES - X01 & X02

CITY VIEW



E - DECK VIEW

AREA AS PER RERA

SERIES	CARPET AREA (SQ.MT)	TOTAL EXCL. AREA (SQ.MT)	TOTAL AREA [SQ.MT.]	TOTAL AREA [SQ.FT.]	UNIT FACING / VIEW OF
X01	194.29	28.39	222.68	2396.93	E-Deck
X02	194.35	28.34	222.69	2397.04	E-Deck



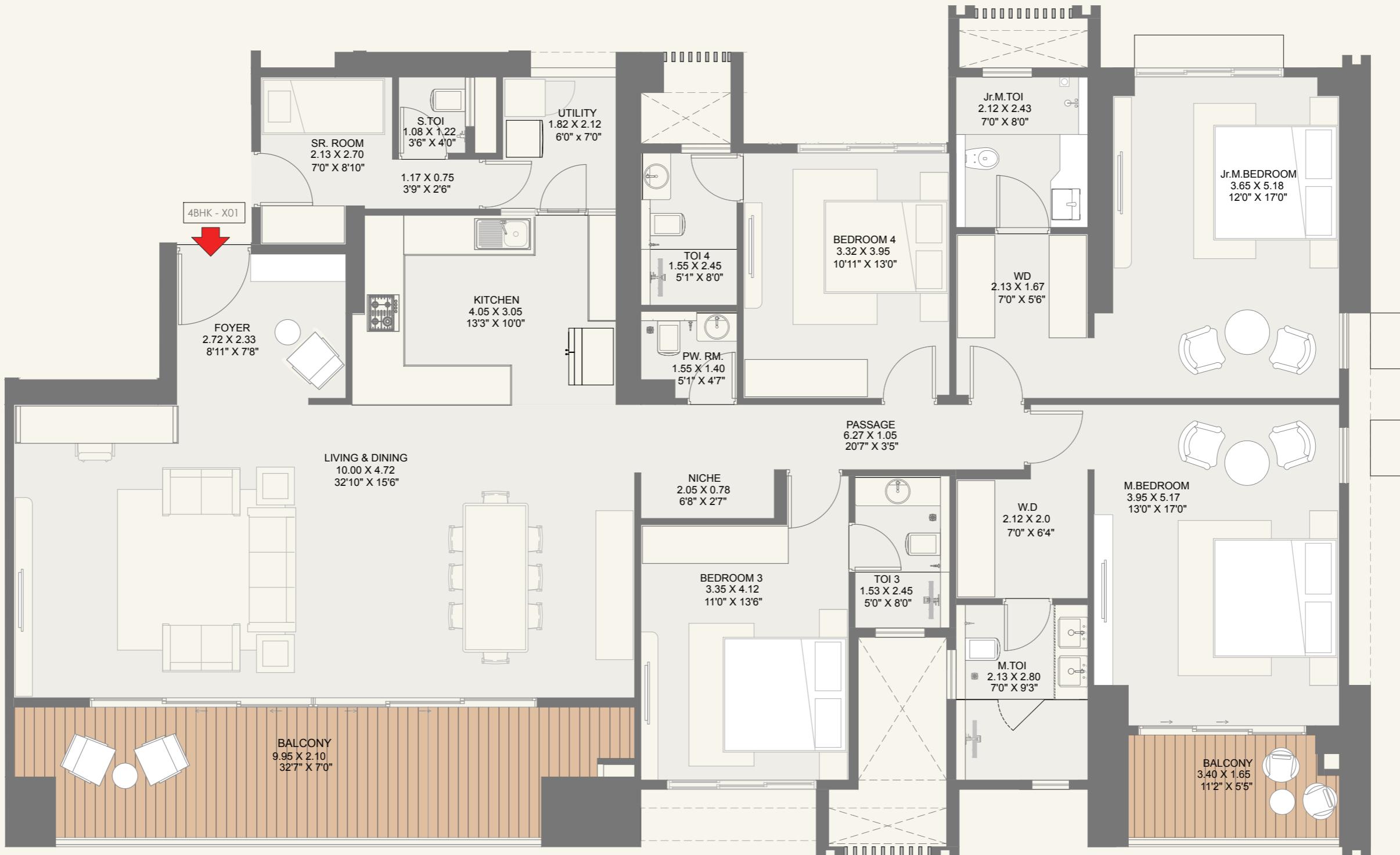
Unit Layout Plans

4BHK Luxury

GODREJ SKYLINE

KOREGAON PARK ANNEXE

UNIT TYPE - 4 BHK (Luxury) | **SERIES** - X01



AREA AS PER RERA

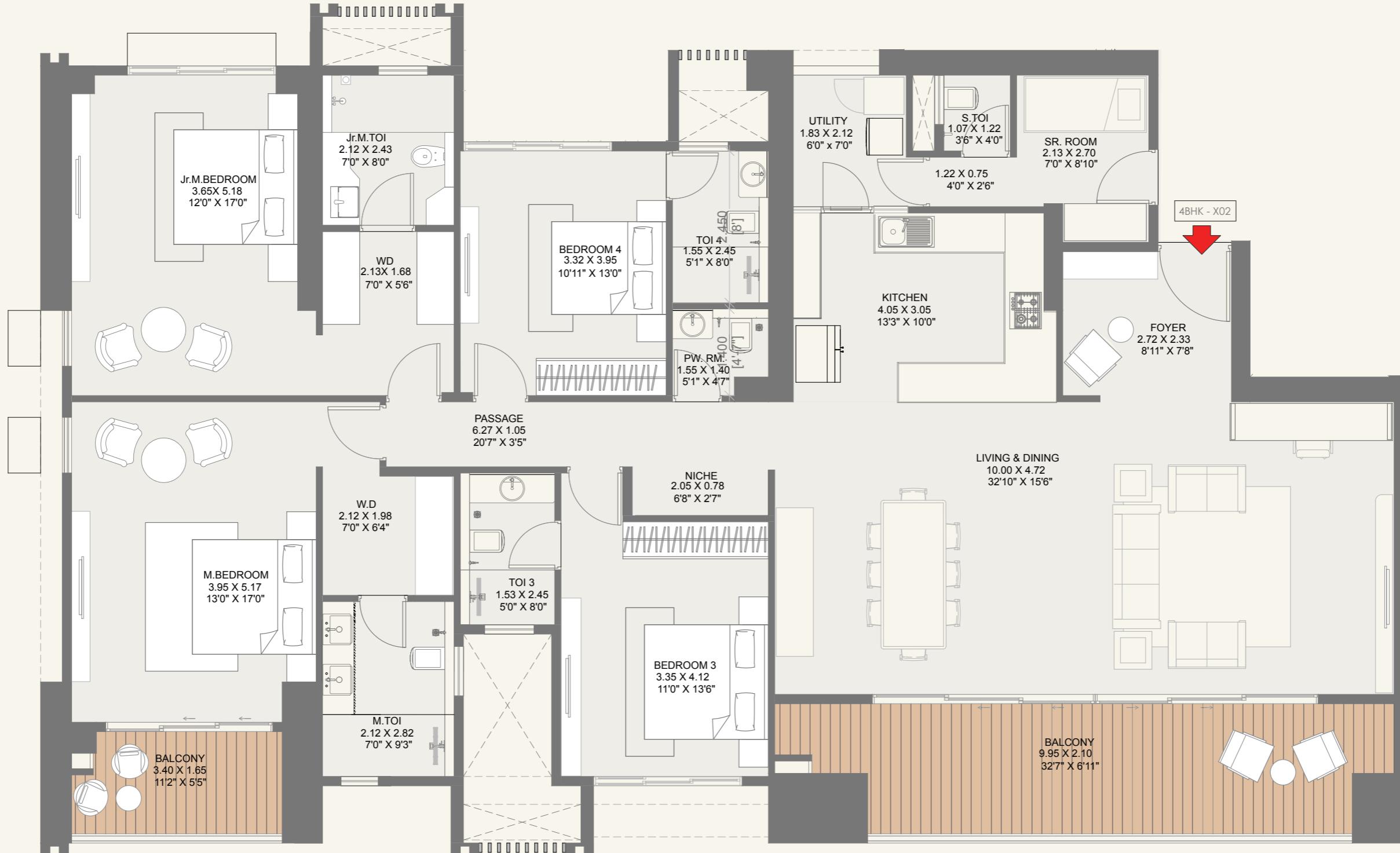
SERIES	CARPET AREA (SQ.MT)	TOTAL EXCL. AREA (SQ.MT)	TOTAL AREA [SQ.MT.]	TOTAL AREA [SQ.FT.]	UNIT FACING / VIEW OF
X01	194.29	28.39	222.68	2396.93	E-Deck



GODREJ SKYLINE

KOREGAON PARK ANNEXE

UNIT TYPE - 4 BHK (Luxury) | **SERIES** - X02



AREA AS PER RERA

SERIES	CARPET AREA (SQ.MT)	TOTAL EXCL. AREA (SQ.MT)	TOTAL AREA [SQ.MT.]	TOTAL AREA [SQ.FT.]	UNIT FACING / VIEW OF
X02	194.35	28.34	222.69	2397.04	E-Deck



Specifications

FLOORING

Living, Dining, Passage Flooring
Imported Marble

Master Bedroom
Imported Marble

Other Bedrooms
Imported Marble

Kitchen Flooring
Marble Finished Vitrified Tiles

Balcony Flooring
Anti-Skid Wooden Finished Ceramic Tiles

Dry/Utility Area Flooring
Anti-Skid Ceramic Tiles

DOORS AND WINDOWS

Main Door
Laminated Fire Rated Pre Hung Door

Main Door Digital Lock
Yes

Video Door Phone
Yes

Bedroom Door
Laminate Pre Hung Door

Toilet Door
Laminate Pre Hung Door

UPVC Windows with Mosquito Mesh

Balcony Railing
Laminated Glass Railing

COMMON AREAS

Lift Lobby Flooring
Imported Marble

DG backup in Common Areas

Landing Flooring In Staircase
Restile

PAINTS

Flat Internal Paint Wall
OBD

External Paint
Texture with Acrylic Paint Inc Grooves

False Ceiling in Toilet
False Ceiling

False Ceiling in Lift Lobby
Yes

BATHROOMS

Toilet Dado
Vitrified Tiles

Master Bedroom Toilet Flooring
Anti-Skid Vitrified Tiles

Other Bedroom Toilet Flooring
Anti-Skid Vitrified Tiles

Toilet Wash Basin Counter
Engineered / Artificial Marble

CP Fittings
TOTO or Grohe or Equivalent

KITCHEN

Kitchen Platform Dado
Quartz Tile

Kitchen Platform
Quartz



PRECERTIFIED GOLD
AUGUST 2024

Construction Linked Payment Plan

MILESTONE	% DUE
On Booking	5.50%
Within 30 Days of Booking	4.50%
Within 75 Days of Booking	10%
On February 15, 2025	10%
On Completion of Plinth	10%
On Completion of 5 th Slab	5%
On Completion of 10 th Slab	5%
On Completion of 15 th Slab	5%
On Completion of 20 th Slab	5%
On Completion of 25 th Slab	5%
On Completion of Superstructure	5%
On Completion of Walls	5%
On Completion of Staircases	5%
On Completion of Lifts	10%
On Receipt of Occupancy Certificate	5%
On Notice of Possession	5%



Godrej | PROPERTIES



Godrej Skyline is registered with MahaRERA under registration no. PM1260002400007, available at <http://maharera.mahaonline.gov.in>.

Site Address: Survey No. 84/17, 84/18, 84/19, 84/20A, 84/20B, 84/21, 84/22, 84/23, 84/24, 84/25, 84/26, CTS No. 1246, 1266, 1267, 1269, 1270 (P) Ghorpadi-Mundhwa road, Mundhwa, Pune - 411036.

The sale is subject to terms of application form, allotment letter and agreement for sale. Recipients are advised to apprise themselves of necessary and relevant information prior to making any purchase decision. *T&C. Apply.

The official website of Godrej Properties is www.godrejproperties.com. Please do not rely on information provided in any other website.