

SKYLINE





REGARDING THE PROJECT

5 BHK + SERVANT ROOM



Undoubtedly, Rajkot is considered the most exceptional city and the capital of Saurashtra. For a long time, Rajkot was known as the city with 22 floors. Over the past years, the city has evolved significantly in terms of infrastructure. Whether it's the National Cricket Stadium, the Smart City project, AIIMS, Atal Lake, or the New Race Course, Rajkot's skyline was still confined to a decade-old tag. That's where Skyline came into action, aiming to revamp the definition of Rajkot's skyline.

Project By

SAT DEVELOPERS
FOLLOW YOUR DREAM HOME

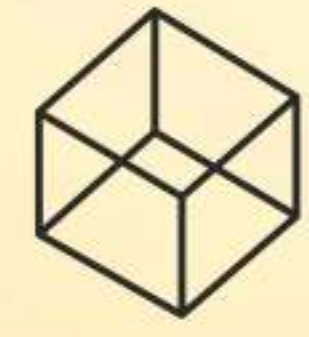
A Group Of

Vasant Builders

The Vasant Group truly lives up to its name in the real estate fraternity. As at our every past project, we could bring the moments of spring to their life and become the string of satisfaction. After many biggies like **Vasant Vihar, Vasant Marvel, Vasant Vatika, Vasant Exotica** and **Vasant Malhar** in **Rajkot**, along with premium developments such as **Shubh Swarovski, Shubh Serenity**, and **Vasant Avenue** in **Pune**, and the landmark project **Marvel Gold** in **Mumbai**, we are all pumped to bring the tallest project accompanied with class apart & very limited commercial units.

TRANSFORMING LEGACY






CUBE
Design Studio

Enhancing the skyline involves more than just adding floors; it's about improving living standards, and that's where Cube excels. Skyline aims to set a new benchmark for clarity and luxurious living. From the elevation and planning to the landscaping and amenities, residents will experience a truly exceptional lifestyle.

SHEDDING
LIGHT ON
THE ARCHITECT



TECHNICAL DETAILS



WIND TESTING

Wind testing ensures structural stability, occupant comfort, and facade safety under varying wind conditions.

SCAN FOR
V I D E O



SOIL TESTING

Soil testing for a 38-storey building ensures safe foundation design, load capacity, and settlement control through detailed sub-soil investigation.

SCAN FOR
V I D E O



SUB SURFACE DRAINAGE

Sub-surface drainage system ensures effective groundwater control and soil stability by safely collecting and diverting underground water.

SCAN FOR
V I D E O



MIVAN TECHNOLOGY

Mivan construction technology enables fast, precise, and monolithic RCC construction using aluminium formwork.

SCAN FOR
V I D E O



A HIGHER BENCHMARK OF COMFORT AND AMENITIES

Redefining vertical living by blending grand scale, smart layouts and premium amenities to create a truly future-ready experience.

SCAN FOR
WALKTHROUGH
V I D E O



SEE THE VISION IN MOTION FEEL THE EMOTION

Seeing the vision in motion is nothing short of feeling the emotion. Here's the Storytelling based 'Project Journey' video with Indian Touch.

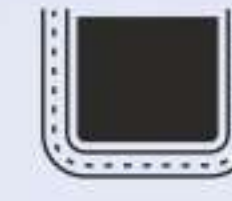
SCAN FOR
TALKTHROUGH
V I D E O



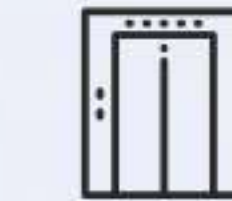
FASCINATING FEATURES



3 LEVEL PARKING AT BASEMENT,
GROUND & FIRST FLOOR



3 SIDE ROAD
APPROACH



2 OWNER'S LIFT IN EACH FLATS
& 3 OTHER IN EACH WING



5 BHK + SERVANT ROOM



PER FLOOR
2 UNITS



LAVISH GREEN
SPACE



LARGE CELEBRATION LAWN &
AMPHITHEATRE ON 2ND FLOOR



CCTV
SURVEILLANCE



2ND 150 FEET
RING ROAD



DOUBLE HEIGHT VISITORS
LOUNGE AREA





AMENITIES



WELLNESS FOR WOMAN & SPA



DISCOTHEQUE



AMPHITHEATRE



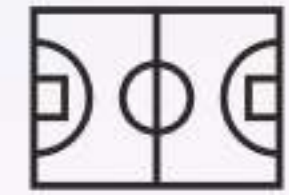
GRAND ENTRANCE GATE WITH
PICKUP / DROP OFF ZONE



THEATRE



WATER FEATURE WALL



MULTI - PURPOSE COURT



INDOOR TODDLER'S ZONE



BANQUET HALL



GAZEBO SEATING AREA



YOGA & ZUMBA ROOM



JUICE BAR



CAFETERIA



CAFETERIA KITCHEN & WASH AREA



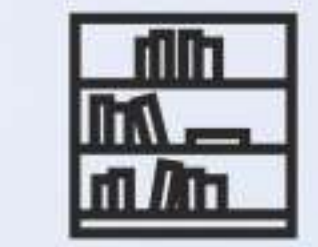
ROCK CLIMBING WALL



WATER SOFTNER PLANT



ELECTRIC CAR CHARGING STATION OR
POINT



LIBRARY



CHILDREN PLAY AREA WITH
SWINGS & SLIDES



SHADED WALKWAY



CELEBRATION LAWN



WELLNESS FOR MAN & SPA



OPEN KITCHEN WITH
BARBEQUE COUNTER



DRIVER'S ROOM WITH
ATTACHED TOILET



SWIMMING POOL



POOL SIDE DECK



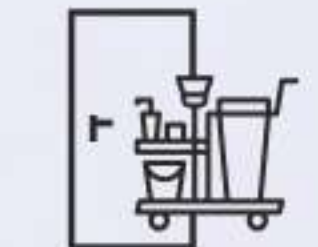
SHOWER AREA & CHANGING ROOM
FOR SWIMMING POOL



SAUNA ROOM WITH
2 CHANGING ROOMS



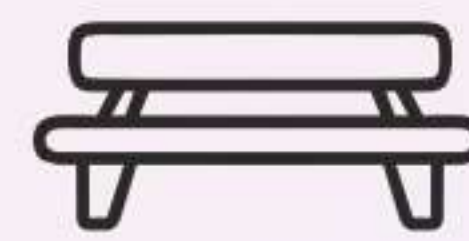
ADMINISTRATION OFFICE



HOUSEKEEPING ROOM



WOODEN DECK



SEATING DECK (SENIOR CITIZEN'S)



JOGGING TRACK



WELL DESIGNED
ENTRANCE FOYER



INDOOR CRICKET PITCH



2 - GYMS



INDOOR GAME ZONE



ENTRANCE

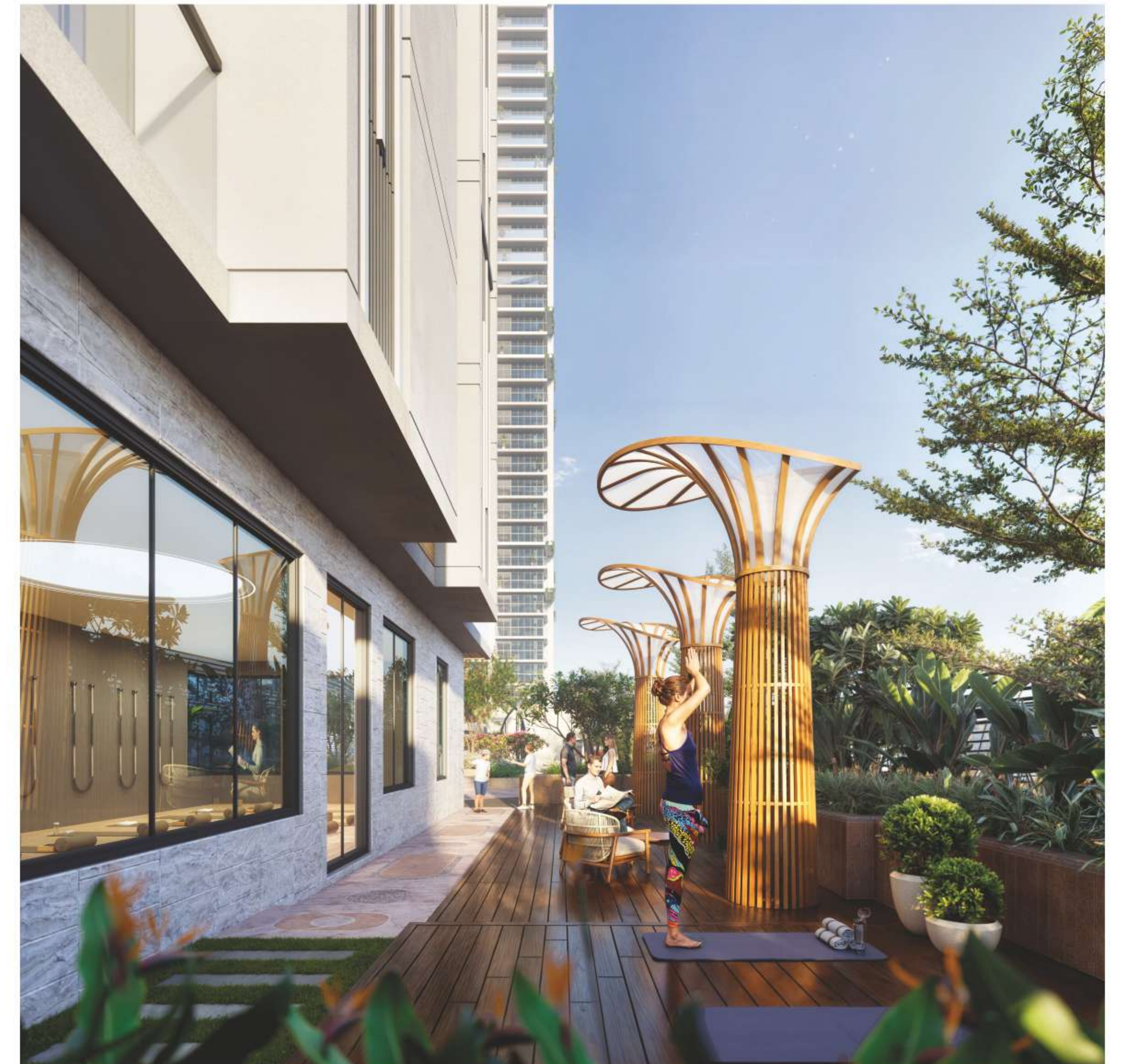


KID'S PLAY AREA



DOUBLE HEIGHT ENTRANCE

Having a foot on a heavenly pedestal is all we have fantasized about or seen in the fictional world that mostly gets created on celluloid. But here, while striding towards the reception, one would live that moment in real.



MULTI - PURPOSE COURT



JOGGING TRACK



GAZEBO SEATING



GAZEBO WITH BARBEQUE COUNTER



CELEBRATION LAWN



ELEVATE YOUR CLASS

The glass becomes class when an enhancing feature gets added and that's what skyline offers.

SWIMMING POOL WITH CHANGING ROOM & POOL SIDE DECK



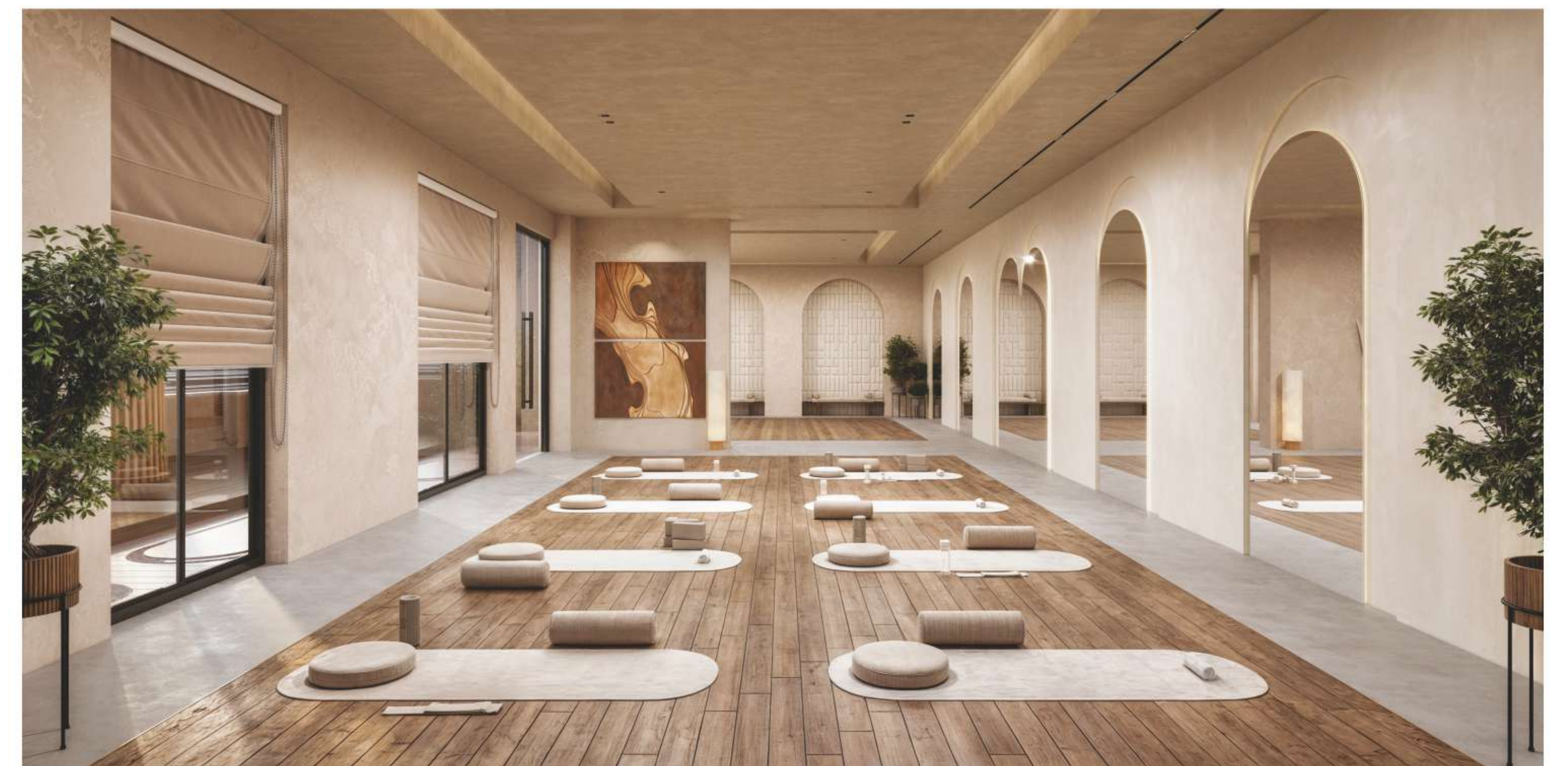
GRAND ENTRANCE FOYER



GYM



YOGA & ZUMBA ROOM



THEATRE



INDOOR GAME ZONE



INDOOR TODDLER'S ZONE



LIBRARY



DISCOTHEQUE



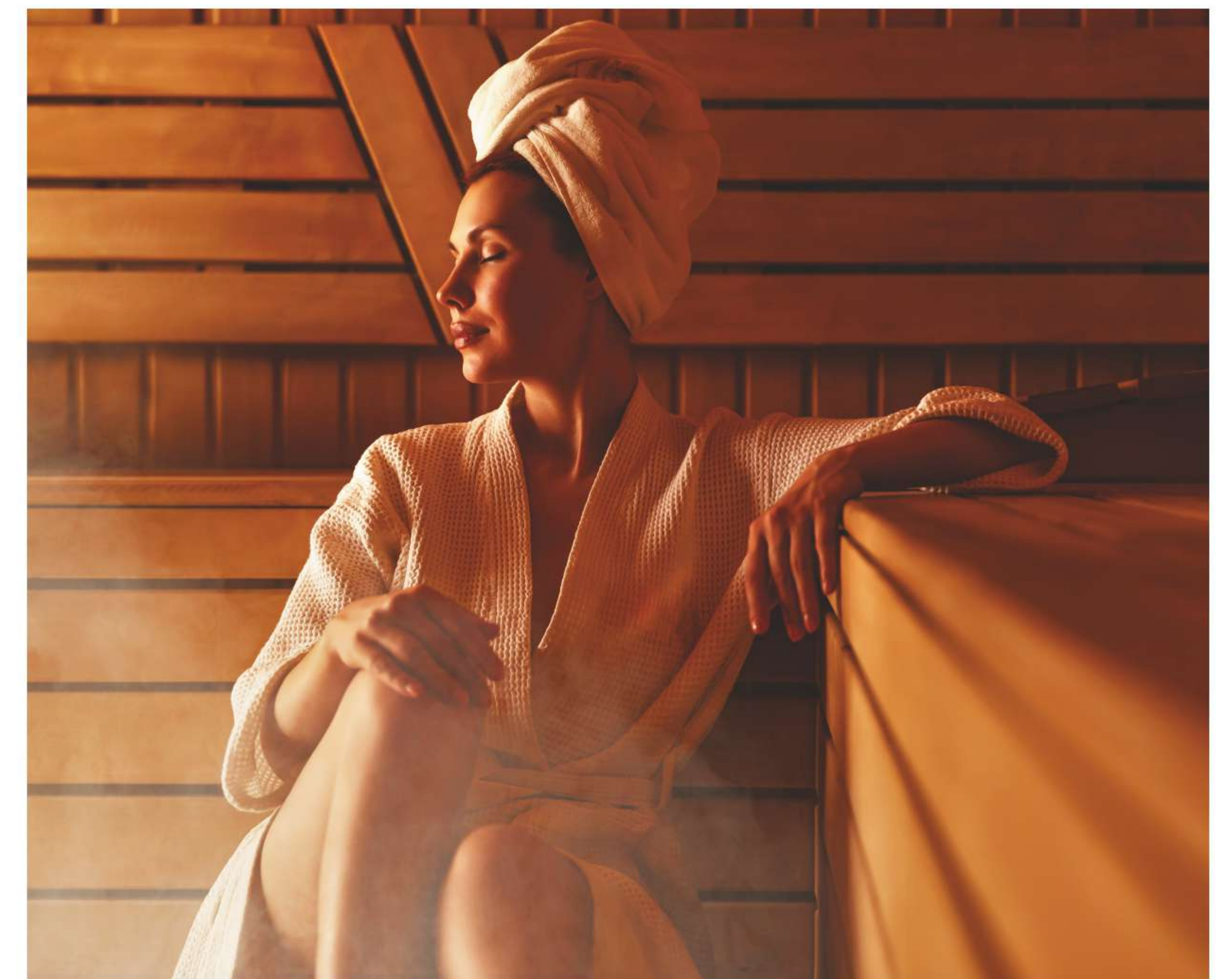
CAFETERIA



BANQUET HALL



WOMEN WELLNESS CENTER



BASEMENT



GROUND FLOOR



LEGEND

- | | |
|-----------------------------|--|
| 01 GRAND ENTRANCE GATE | 06 HOUSEKEEPING TOILET |
| 02 VISITORS' WAITING LOUNGE | 07 PICKUP AND DROP OFF |
| 03 WATER FEATURE WALL | ● ELECTRIC CAR CHARGING STATION OR POINT |
| 04 ADMINISTRATION OFFICE | ● WATER SOFTNER PLANT |
| 05 HOUSEKEEPING ROOM | |



1ST FLOOR PLAN

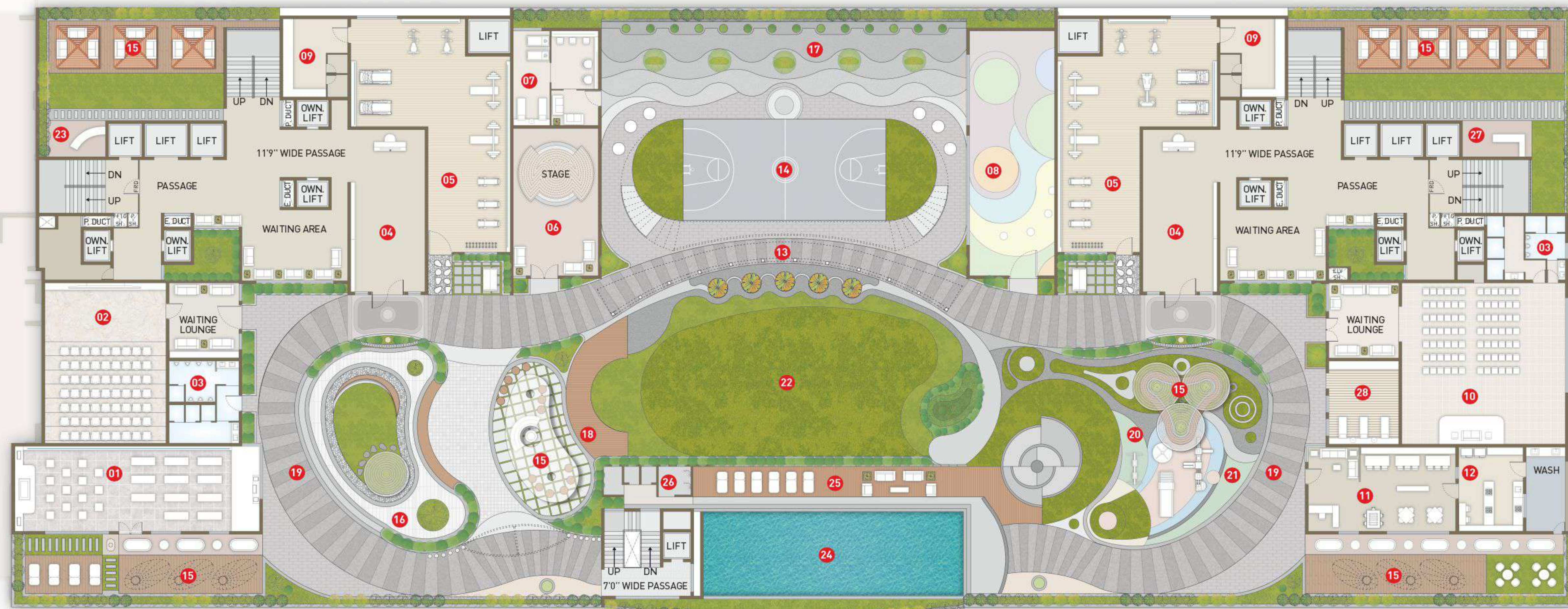


LEGEND

- 01 LIBRARY
- 02 INDOOR GAME ZONE
- 03 INDOOR CRICKET PITCH
- 04 DRIVER'S ROOM
- 05 SERVANTS / DRIVER'S TOILET



2ND FLOOR PLAN



LEGEND

- | | | | | | | | |
|----|-------------------------------|----|----------------------------------|----|---|----|---|
| 01 | YOGA & ZUMBA ROOM | 08 | INDOOR TODDLER'S ZONE | 15 | GAZEBO SEATING AREA | 22 | CELEBRATION LAWN |
| 02 | THEATRE | 09 | SAUNA ROOM WITH 2 CHANGING ROOMS | 16 | SITTING DECK (SENIOR CITIZEN'S) | 23 | OPEN KITCHEN WITH BARBEQUE COUNTER |
| 03 | GENERAL TOILET BLOCK | 10 | BANQUET HALL | 17 | AMPHITHEATRE | 24 | SWIMMING POOL |
| 04 | WELL DESIGNEND ENTRANCE FOYER | 11 | CAFETERIA | 18 | WOODEN DECK | 25 | POOL SIDE DECK |
| 05 | 2 - GYMS | 12 | CAFETERIA KITCHEN & WASH AREA | 19 | JOGGING TRACK | 26 | SHOWER AREA & CHANGING ROOM FOR SWIMMING POOL |
| 06 | DISCO THEQUE | 13 | SHADED WALKWAY | 20 | CHILDREN PLAY AREA WITH SWINGS & SLIDES | 27 | JUICE BAR |
| 07 | WELLNESS FOR WOMAN | 14 | MULTI-PURPOSE COURT | 21 | ROCK CLIMBING WALL | 28 | WELLNESS FOR MAN & SPA |

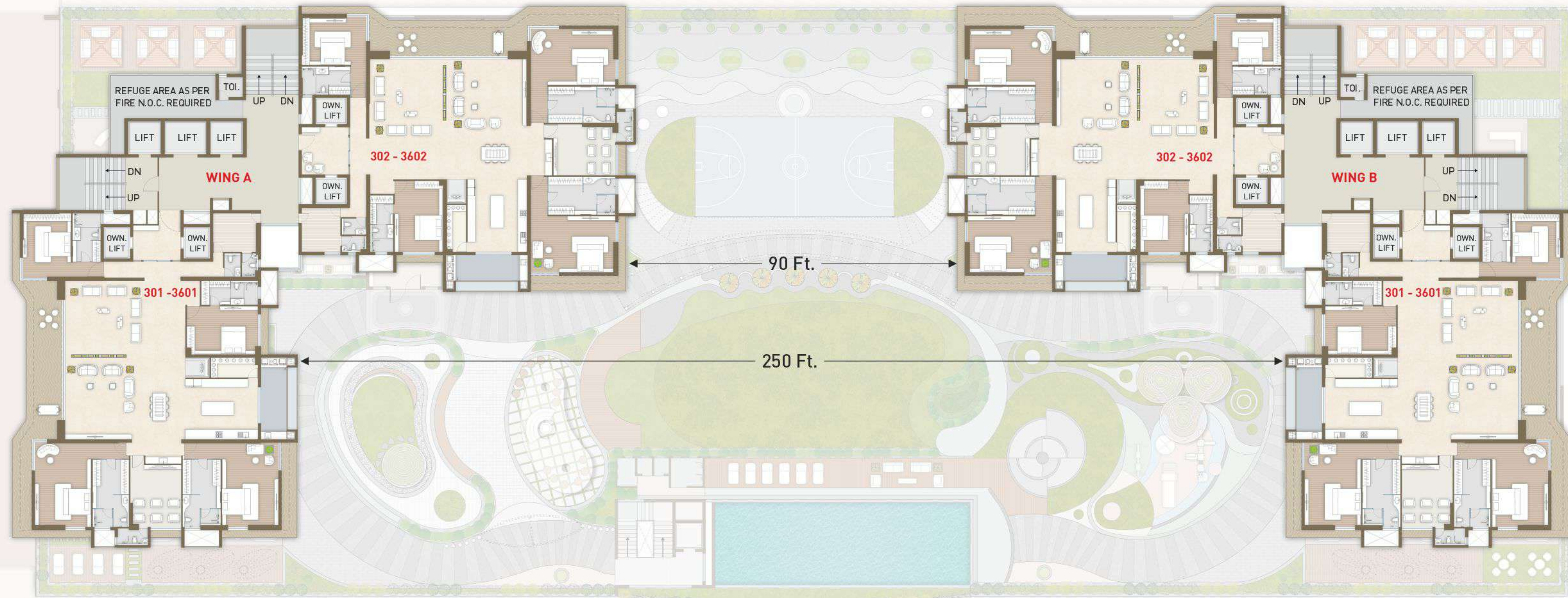


TYPICAL FLOOR PLAN
3RD TO 36TH FLOOR

NEW 150 FT. RING ROAD

35 FT. WIDE ROAD

40 FT. WIDE ROAD



WING PLAN - A
 5BHK + SERVANT ROOM
 FLRO HIGHT TOP TO TOP - 12'2"



A 301 - A 3601
 C.A. 4750 SQ.FT.

A 302 - A 3602
 C.A. 4765 SQ.FT.



UNIT PLAN - A
301 - 3601

CARPET AREA
4750 SQ. FT.



UNIT PLAN - A
302 - 3602

CARPET AREA
4765 SQ. FT.



UNIT PLAN - B
301 - 3601

CARPET AREA
4750 SQ. FT.

UNIT PLAN - B
302 - 3602

CARPET AREA
4765 SQ. FT.



PENTHOUSE PLAN
37TH FLOOR - 3701

5 BHK +
SERVANT ROOM

TOTAL C.A. 7870 SQ.FT.
LOWER LEVEL
C. A. 4735 SQ.FT.



PENTHOUSE PLAN
38TH FLOOR

5 BHK +
SERVANT ROOM

UPPER LEVEL
C.A. 3135 SQ.FT.



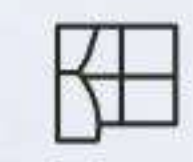
SPECIFICATION



VDP SYSTEM:
- 7" Screen with digital interface VDP



ELECTRIC:
- 3 - Phase concealed copper wiring upto DB box with basic MCB
- Internal wiring, switches & Piping will not be provided by the builders



WINDOWS:
- Full body tiles windows sills
- Aluminium / UPVC, DGU window glass



COLOUR:
- External finish - texture finish with 100% weather resistant acrylic paint



CCTV:
- All common areas and all lifts cabin covered under CCTV surveillance

Note : Doors, flooring tiles, wall tiles, platform, sink, sanitary wares, plumbing fitting, etc. will not be provided by the builders.

OUR TEAM

DEVELOPER

SAT DEVELOPERS

ARCHITECT



ER. BHAVESH PATEL

STRUCTURE ENGINEER

SETU STRUCTURE
(AHMEDABAD)

LEGAL ADVISOR

ADVOCATE NIMISH KANANI

LOCATION MAP

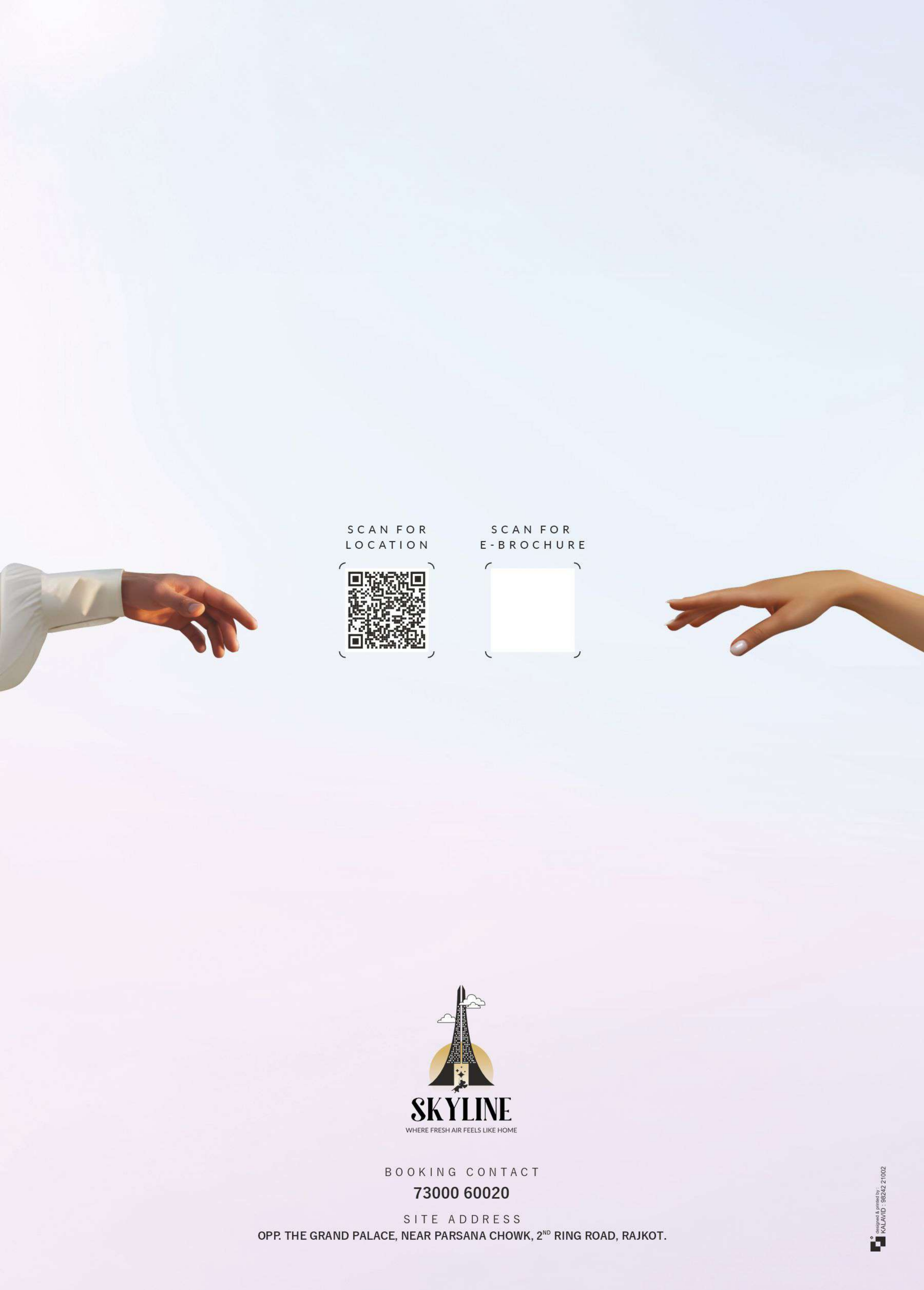


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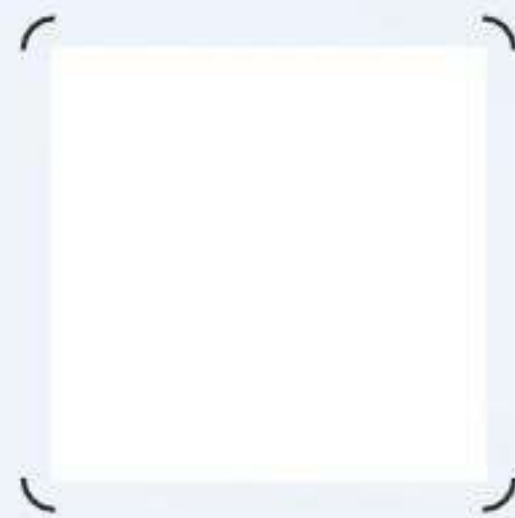




SCAN FOR
LOCATION



SCAN FOR
E-BROCHURE



SKYLINE

WHERE FRESH AIR FEELS LIKE HOME

BOOKING CONTACT

73000 60020

SITE ADDRESS

OPP. THE GRAND PALACE, NEAR PARSANA CHOWK, 2ND RING ROAD, RAJKOT.

