



EXCEPTIONAL 4 BRK HOMES



78 EXCEPTIONAL 4 BHK HOMES

Step into the realm of opulence and sophistication with SkyDeck78, where 4BHK luxurious residential apartments redefine modern living.



Well landscaped garden
artistically designed

Elegant & secured
main gate with security cabin

CCTV Camera
surveillance of all common areas

Bore well
for 24 hours water supply

2 Allotted car parking
with 2 level basement

PNG Gas
connection in kitchen

Generator
for lifts, water supply & common lightings

Solar panel
clean energy for common utility

skydeck78

Where dreams take flight across 78 luxurious homes, welcome to the extraordinary realm of this magnificent residency.



ELEVATING LIFESTYLES, BUILDING LEGACIES

Velorum Group is a renowned real estate developer with a rich experience spanning over 15 years. We have established ourselves as industry leaders, consistently delivering exceptional projects that redefine urban living. Our expertise lies in creating futuristic projects driven by innovation and heightened with aspirational value to lead a high end lifestyle.

Our enticing amalgam of residential and commercial projects seamlessly integrate splendor and serenity into a cohesive whole.

With a keen eye for detail and a commitment to quality, we pride ourselves on crafting spaces that exceed expectations, providing residents and investors with unparalleled value. At Velorum Group, we are dedicated to shaping vibrant communities and setting new standards in the real estate industry.



DESIGNING FUTURES, ENRICHING LIVES

Creative Studio, the architectural firm incepted by Jignesh Patel, is a meticulous team of thinktanks who bring a wealth of expertise in the field, combining years of experience with a deep understanding of cutting-edge design principles.

We pride ourselves on our ability to devise innovative concepts that push the boundaries of traditional architecture, delivering unique and captivating spaces. Our projects are characterized by their strong USPs, be it sustainable design, seamless integration of technology, or immersive user experiences. We believe in creating spaces that not only exhibit great form but also excel in functionality, optimizing the use of space and enhancing the quality of life for occupants.

Skydeck 78 has been conceptualised with architectural brilliance at its finest. Every detail has been meticulously crafted, showcasing a harmonious blend of innovation, elegance, and timeless design. A project where upscale living meets captivating amenities, nestled amidst lush greens, these modish apartments exude grandeur and offer a truly luxurious lifestyle.

Amidst a world of boundless luxury and comfort,
a new home beckons, ready to be the canvas for
your extraordinary journey.





ARCHITECTURE JUST AWESOME

A majestic masterpiece of architecture. As you step into this realm of opulence, you'll be enchanted by an ambience that exudes an unrivalled sense of privacy and prestige, transcending your living experience to an entirely new echelon of sophistication and refinement.

ONLY
2
FAMILIES
EACH FLOOR



skydeck78





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PRIVATE ELEVATOR FOR EVERYONE

This awe-inspiring entryway becomes a portal to a world of sophistication where every arrival feels like a grand entrance and the beauty of both the interior and the exterior merge seamlessly, leaving an indelible impression on all who cross this threshold into the realm of elevated living.



EBULLIENT INSIDE & OUT

This harmonious fusion of spaces creates a captivating experience where the vibrancy of nature dances with the allure of sophisticated design, enveloping you in a serene retreat that celebrates the joys of seamless living, both inside and out.



STAY FIT & FABULOUS

Unleash your inner vitality in the state-of-the-art gym that offers more than just exercise, it presents a rejuvenating experience. As you work out, your eyes are treated to breathtaking vistas that inspire and invigorate, turning each session into a journey of self-discovery and empowerment.



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TRANQUIL TIME ON TERRIFIC TERRACE

Escape to a world of serenity and tranquility as the terrific terrace unfolds before you, inviting you to bask in the embrace of nature's beauty and revel in peaceful moments that feel suspended in time. Amid the gentle rustle of leaves and the caress of the breeze, immerse yourself in the ultimate retreat.



FUN, FROLIC & A FAVOURITE SPOT

The vibrant children's area is the favorite spot for kids to have unending fun. Slides and swings with a colorful vibe create an irresistible urge for kids to spend their time there, be it any time of the day or night. It's undoubtedly the little toddlers' place of endless delight!



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CALMING WATERS. SOOTHING AMBIANCE

A refreshing verve at the Splash Pool is all you need after a long and stressful day at work. The soothing waters calm your soul and the ambiance is perfect to enchant your senses, uplifting your mood, with everything extraordinary.



A SPACE TO CELEBRATE

Embrace a communal haven that unites hearts and spirits, where jubilant gatherings and heartfelt celebrations unfold, painting a vibrant canvas of shared experiences and cherished connections.



EXCLUSIVE ENTERTAINMENT

Step into the realm of entertainment paradise, where a home theatre unveils a cinematic extravaganza, immersing you in a world of captivating visuals and enveloping sound for unforgettable premieres.



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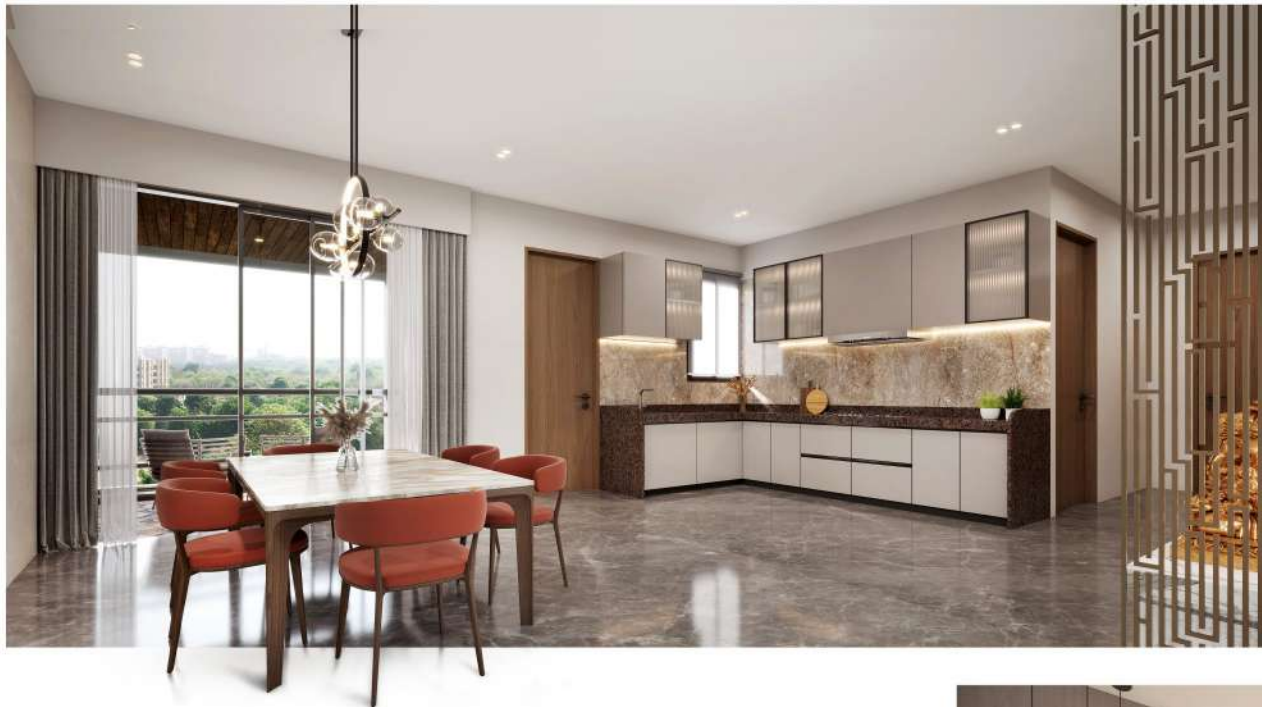
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SPACIOUS INFINITY SPACE

In the heart of this luxurious abode lies a living room that defies conventional boundaries, as its spaciousness transcends ordinary dimensions, offering a window to a realm of infinite space where nature's beauty converges with sophisticated design, providing an ever-changing canvas that captivates and inspires every soul that graces its presence.



IMMENSE INTERIORS FOR DELIGHTFUL DAYS

Step inside the immense interiors that embrace you with open arms, inviting you to revel in the grandeur of a space designed to create delightful days filled with warmth and comfort. Here, every corner exudes charm, and every detail has been carefully curated to elevate your living experience.



COOL CREATIVE & COMFY

Enter the dreamy realm of your bedroom, where a perfect trifecta of cool elegance, artistic flair, and ultimate comfort converge to cocoon you in tranquility. This is a thoughtful fusion of contemporary design and imaginative touches, offering an inviting haven where you can rest, rejuvenate, and indulge in a restful slumber.



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TYPE 01

TOWER - A
UNIT NO. : 102 TO 1302

TOWER - C
UNIT NO. : 101 TO 1301



TYPE 02

TOWER - A
UNIT NO. : 101 TO 1301

TOWER - C
UNIT NO. : 102 TO 1302





4
BHK
UNIT PLAN

TYPE 03

TOWER - B

UNIT NO. : 101 TO 1301

UNIT NO. : 102 TO 1302





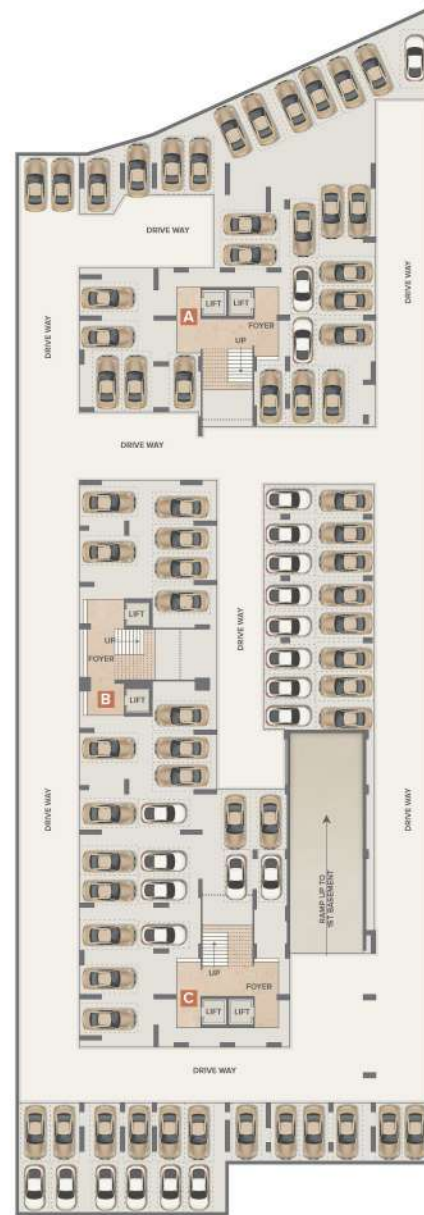
	Proposed Metro Station	0.5 kms		Swaminarayan Dham	4.4 kms		Indroda Park	8.0 kms
	PDEU University	1.0 kms		Dhuleshwar Temple	5.0 kms		Apollo Hospital	8.0 kms
	BAPS School	2.2 kms		NID/NIFT/DA-IICT	6.0 kms		Mahatma Mandir	11.0 kms
	GIFT City	2.5 kms		Sachivalay	6.0 kms		IIT Palaj	12.0 kms
	City Pulse Cinema	3.5 kms		Infocity-IT Park	7.0 kms		Capital Railway Station	12.1 kms
	SMVS Hospital	4.0 kms		TCS Garima Park	7.5 kms		International Airport	12.9 kms

METRO ROUTE





BASEMENT 1



BASEMENT 2

SPECIFICATIONS



FLOORING

- Vitrified slab flooring in the drawing, living, dining, kitchen and all passages
- Vitrified tiles in all bedrooms & store areas
- Anti skid rustic tile flooring for deck



KITCHEN

- Platform-mirror polished granite with S.S. Sink
- Ceramic tile dado up to the lintel on the walls above platform
- D.P. Kota stone shelves in the store room with glazed tiles dado up to lintel level



BATHROOM

- Vitrified/Ceramic/Glazed tiles dado up to the lintel level
- Granite/Composite marble basin counters and wash basin
- Door frame polished stone or granite



DOORS & WINDOWS

- Main entrance door-fire resistant door with handle
- Other bedrooms flush doors without fitting & fixtures
- Door frame teak or equivalent
- Windows sill & jams polished stone or granite
- Windows aluminum sections



PLUMBING

- C.P.V.C. / U.P.V.C. Water supply pipes & PVC pipes for soil, water & drainage system
- Plumbing fittings Jaquar or equivalent
- Sanitary ware Duravit or equivalent



WASH AREA

- Anti skid flooring with dado of ceramic / glazed tiles up to sill level
- Provision for washing machine with electric and plumbing point



ELECTRICAL

- 3 Phase concealed copper wiring with adequate numbers of points in all rooms
- Branded modular switches
- Provision for DTH and internet points
- Provision for ELCB, MCB distribution box



EXTERNAL & INTERNAL FINISH

- External double coat mala plaster with texture paint
- Internal single coat mala plaster with putty finish



ELEVATORS

- Two passenger elevators of standard make in each block

DEVELOPER
VELORUM
INFRA

ARCHITECT
CREATIVE
STUDIO

LANDSCAPE
ZENITH DESIGNER STUDIO

STRUCTURE
Amees Associates
(Structural Consultant)

MEPF
Aqua
(Mechanical Consultant)

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NOTES * Stamp Duty, Registration Charges, Legal Documentation Charges, Advance Maintenance, Fixed Maintenance Charges, GUIDA Charges and Electrical Co. Charges including cable and sub-station cost shall be borne by the purchaser. * GST or any additional charges, taxes, cess or duties levied by the government/ local authorities prior, during or after the completion of the scheme shall be borne by the purchaser. * Changes/AAlteration of any nature, including the elevations, exterior colour scheme of the apartments or any other change affecting the overall design concept and outlook of the scheme are strictly not permitted during or after the completion of the scheme. * All elements, objects, treatments, materials, equipments and colour scheme shown are artist's impressions. Actual may be different as per architect's designs. * All dimensions shown here are unfinished wall. * The brochure is intended only to convey the essential design and technical features of the scheme.

