



L I V E

S E A M L E S S

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**YOUR  
WORLD.  
YOUR  
LEGACY.**

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**SUN SKYVIEW**  

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SET TO RISE

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SPACIOUS RESIDENTIAL DEVELOPMENT

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S H E L A

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S E T T O R I S E





# THE CELESTIAL SPHERE

3 BHK HIGH-RISE RESIDENCY

172 RESIDENTIAL UNITS

RETAIL ON GROUND & FIRST FLOOR

22 STOREY - 2 TOWERS



# SUN SKYVIEW

— SET TO RISE —





# LASTING IMPRESSIONS

Nestled in the heart of urban sophistication, our 3 BHK high-rise residency offers an unparalleled fusion of contemporary living and modern comfort. This architectural masterpiece stands tall, gracing the skyline with a distinctive presence that captivates both the eye and the imagination.





# YOUR GO TO SPACE



- 01 • RESIDENTIAL CAMPUS ENTRY
- 02 • BASEMENT ENTRY/EXIT
- 03 • SECURITY CHECKPOINT
- 04 • ARRIVAL PLAZA
- 05 • RESIDENTIAL CAMPUS EXIT
- 06 • GARBAGE BANK
- 07 • RETAIL ENTRY
- 08 • RETAIL PROMENADE
- 09 • RETAIL/VISITOR PARKING
- 10 • SOCIETY/ESTATE OFFICE
- 11 • REST ROOMS

- 12 • ELECTRIC METER ROOM
- 13 • RESIDENT PARKING
- 14 • BUILDING ENTRANCE
- 15 • UTILITY SPACE
- 16 • EVENT SERVICE AREA
- 17 • AMPHI STYLE SEATING
- 18 • PERFORMANCE POINT
- 19 • WATER FEATURE
- 20 • EVENT LAWN
- 21 • PLEASANT SIT-OUT
- 22 • PLAY PARK

- 23 • TODDLER'S ZONE
- 24 • GATHERING PLAZA
- 25 • INDOOR GAMES
- 26 • WALK WAY
- 27 • WATER LILLY
- 28 • SOCIETY STORE
- 29 • FITNESS CENTER
- 30 • SWIMMING POOL
- 31 • POOL DECK
- 32 • OPEN SHOWER
- 33 • POOL SUPPORT

## GROUND FLOOR PLAN







## SPACIOUS ELEGANCE

Introducing a thoughtfully designed residential project where community living takes center stage. Experience a blend of modern living complemented by meticulously planned amenities for a lifestyle of comfort and connection.





## MODERN CONVENIENCES

Energize at the high tech gym or the indoor gaming area & socialize and unwind in the serene - CLUB SKY. Spaces specially designed and curated to cater to all dimensions of your lifestyle.





## WIDE & SERENE VIEWS

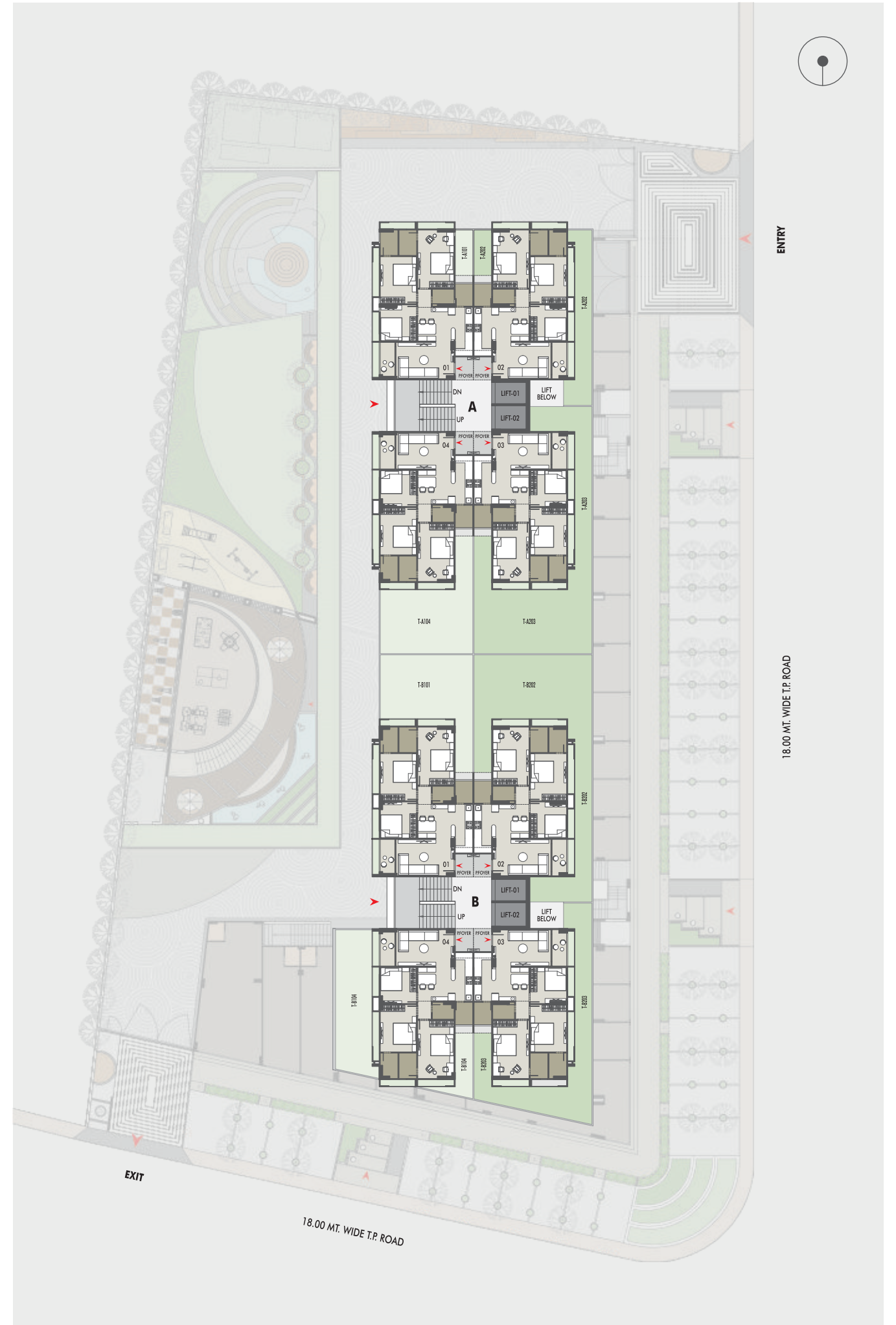
Step out onto your private balcony, a serene escape where you can savor the beauty of the surroundings. Whether it's a morning coffee or an evening soiree, these outdoor spaces provide a perfect retreat to unwind and enjoy the city lights.



FIRST FLOOR PLAN

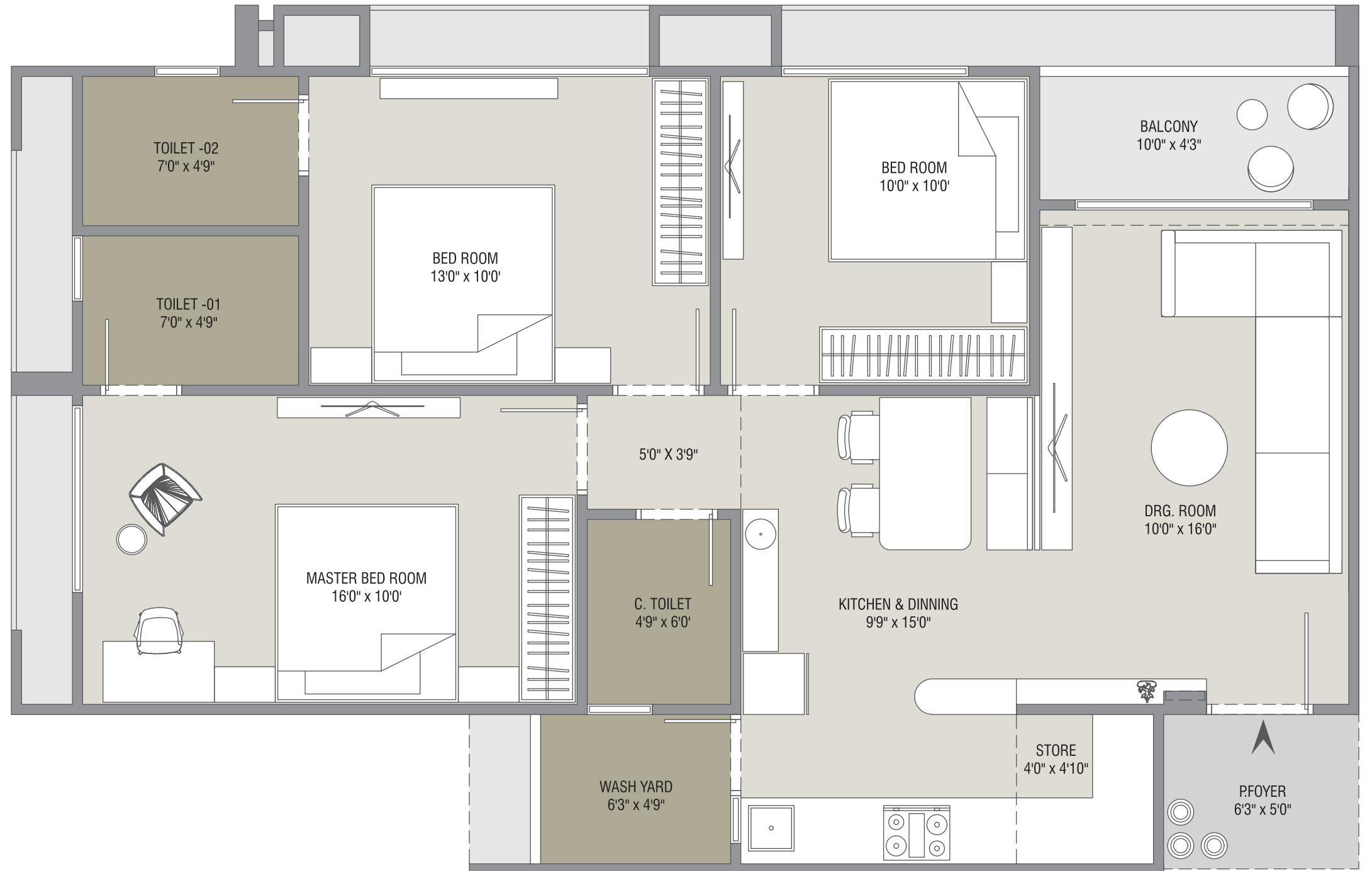


TYPICAL FLOOR PLAN





3 BHK UNIT  
FLOOR PLAN



RERA CARPET AREA	SQ. MT.	SQ. FT.
UNIT	80.04	861.26
WASHYARD	2.75	29.59
BALCONY	3.31	39.92
<b>TOTAL</b>	<b>86.5</b>	<b>930.77</b>

<b>BUILT-UP AREA</b>	89.93	967.99
<b>INDICATIVE SALEABLE</b>	<b>163.50</b>	<b>1759.89</b>

\*All dimensions are approximate (not exact carpet area) and may vary from actual onsite measurements.





## COMMUNITY OASIS

Indulge in the rich tapestry of community living. Our high-rise residency boasts an array of amenities including a amphi style seating, event lawn to invigorate, a shimmering pool for relaxation, and landscaped gardens for a serene escape amidst the bustling city.

ARRIVAL PLAZA • AMPHI STYLE SEATING • EVENT LAWN • PLEASANT SIT-OUT  
PLAY PARK • TODDLER'S ZONE • GATHERING PLAZA • INDOOR GAMES  
FITNESS CENTER • SWIMMING POOL



## UNIT SPECIFICATION

### FLOORING

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- Living Area - Vitrified Tiles
- Dining Area – Vitrified Tiles
- Bedrooms – Vitrified Tiles
- Balcony – Anti-skid/ Rustic Tiles

### KITCHEN

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- Vitrified Tiles in floor
- Granite Platform with Stainless Steel sink
- Ceramic Tiles Dado above Platform up to Lintel level
- Wash yard - Vitrified Tiles Floor and Ceramic Tile Dado

### DOORS

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- Main Door – Flush Door with both sides laminate finish
- Internal Doors – Flush Door with Oil Paint finish
- Lockset and Hardware's of ISI Make

### WINDOWS

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- Powder Coated Aluminum Sliding Windows

### TOILETS

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- Ceramic Tiles in Floor
- Ceramic Tiles Dado up to Lintel level
- Standard Quality CP Fittings and Sanitary ware (ISI Make)

### ELECTRIFICATION

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- Concealed copper wires (ISI certified)
- Adequate power outlets with Modular Switches
- Protective ELCB/MCB (ISI Make)

### WALL FINISH & COLOR WORKS

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- Interior – Putty Finish over Single Coat Mala Plaster
- Exterior – Acrylic Paint over Double Coat Plaster

## SALIENT FEATURES

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- Earthquake Resistant RCC Framed Structure
- 2 Automatic Elevators per Block with 1.5 meter per second speed
- CCTV Installation in required common Amenities areas
- Integrated Service Provider for Network, Telephone and Satellite TV
- Society Internal Roads – RCC Trimix/Stone or Tile Paved
- Generator/ Power Back-up for required common utilities
- Provision of Piped Gas Line for each unit
- Hydro-pneumatic Water Supply system for uniform pressure
- Lightning Arrester installation as per guidelines
- Grey Water Treatment Plant
- Well Equipped Fire Hydrant System
- Rooftop Solar System for building common power
- Energy Conservative LED Fixtures in society common areas



## FINEST FINISHES

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Immerse yourself into a space of elegant and thoughtful design, fostering a harmonious coexistence within a setting that is more than just residences. A residence where creativity and community thrives in every detail.



# DRIVEN BY A VISION

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SUN GROUP started out in 1981, from a humble beginning to become a major business conglomerate and has extensively reached out its horizon to private residential, leisure properties and commercial development.

Our primary goal is to be at the forefront of the region's property industry by delivering highest quality construction understanding the unspoken needs of our customers and go beyond their expectation.

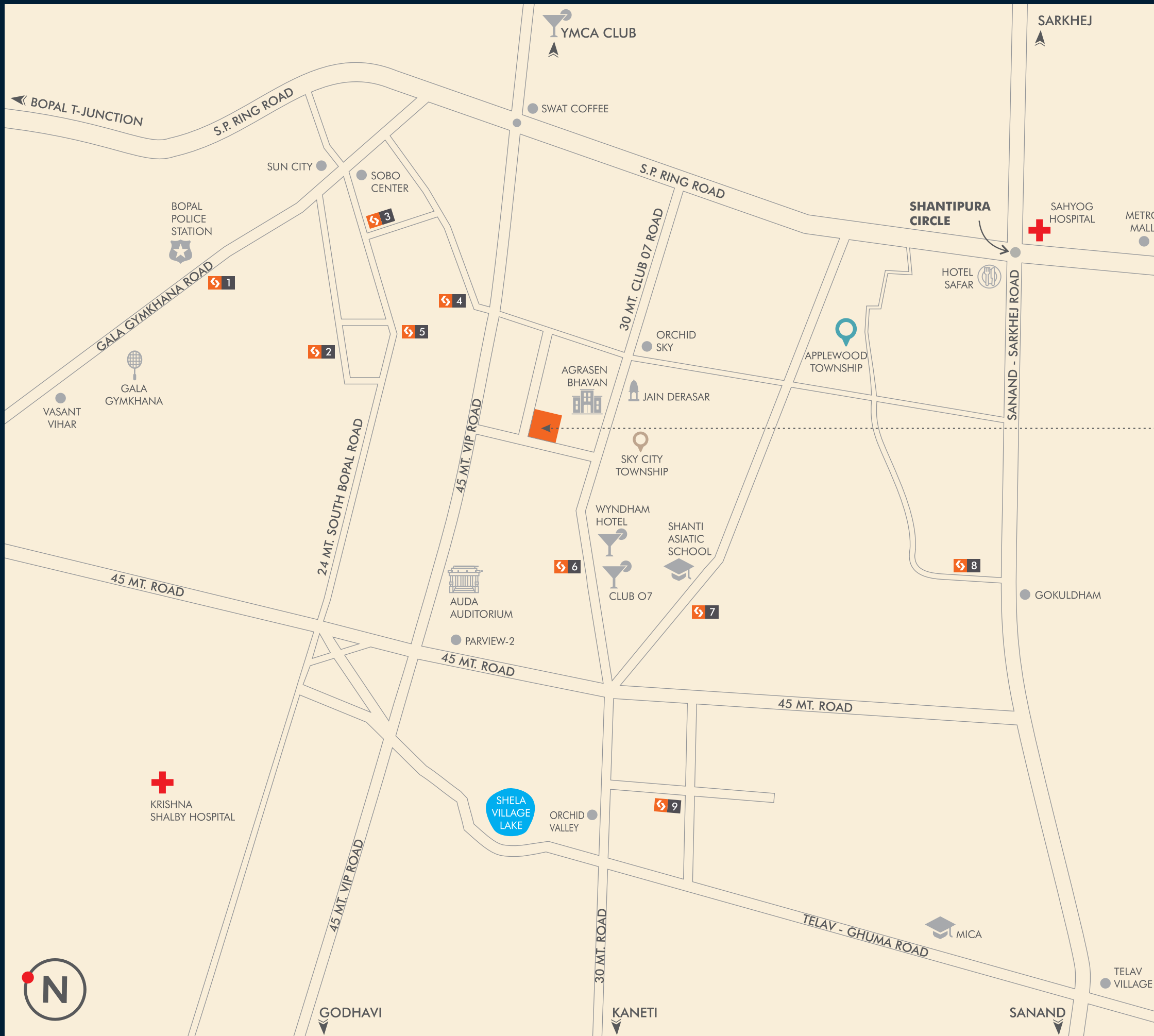
We are looking forward to building further on our areas of expertise to continue helping our customers bring alive their dreams of happy living. With plans afoot to aggressively expand, the company along with its stakeholders strongly believe that it's only a matter of time that we will be the best in our industry.

## Disclaimer:

- *The brochure is for the easy presentation of the project. It should not be considered as a part of the legal documents. For further information regarding the project the member/customer is requested to check the details on RERA website or at the developer's office before going ahead with the booking.*
- *The furniture and fixtures, electrical appliances and other loose items shown in the brochure are only for illustrative purposes and do not form a part of the standard product on sale. The furniture layout shown in the brochure is suggestive and subject to change as per site conditions and as per the instructions of the project architect.*
- *The Promoter / Developer reserves the right to make changes in the project, its amenities and specifications as may be suggested by the project architect or the structure consultant and any such changes made shall be binding on the customers/members of the project.*
- *The Promoter / Developer reserves the right to make minor onsite changes during the course of construction and such changes shall be binding on all the members/customers of the project.*
- *The dimensions shown in the brochure are approximate and calculated from unfinished surfaces and are rounded off to nearest whole number. The carpet area mentioned is calculated as per the provisions of the RERA Act with the help of AUTO CAD software.*
- *The images (Interior and exterior views) in the brochure are computer stimulated graphics for representational purpose and are subject to errors and omissions. The images used may be stock images or images based on architectural plans of the project. They shall not be constructed as actual depictions of the project.*
- *The north direction shown in the brochure is approximate and can be erroneous. The member/customer is expected to verify the same personally before going ahead with the booking.*
- *The key plan in the brochure is not to scale and does not depict the exact location of the project or the connecting road network or other abutting structures or landmarks. It is only for representation purpose and give a rough idea about the approximate location of the project. The members/customers are requested to visit the project site and check the physical location of the project and its surroundings before going ahead with the booking.*



LOCATION  
ROUTE



**SUN SKYVIEW**  
SET TO RISE  
OPP. SKYCITY, SHELA

- 1 > **SOUTH TRADE**  
UPTOWN RETAIL
- 2 > **SOUTH RAYZ**  
FLOW RIGHT. LIVE RIGHT.
- 3 > **SOUTH PARK**  
JOY RESIDES HERE
- 4 > **SOUTH STREET**  
THE NEW CONNECT
- 5 > **SOUTHWINDS**  
GUEST OF JOY
- 6 > **ATMOSPHERE**  
THE RIGHT BALANCE
- 7 > **SHELA ONE**  
A NEW BEGINNING
- 8 > **FOOTPRINTS**  
STEP INTO A NEW WORLD
- 9 > **SUN PARKWEST**  
A SENSE OF COMMUNITY

SCAN FOR  
PROJECT LOCATION



SCAN FOR  
BROCHURE







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Setu Infra

**M.E.P Consultant**

Prabhas Engineers