

LIFESTYLE VILLAS

# *Satin Hills*

The silken touch of luxury



## INGREDIENTS OF THE FINEST HOMES

At the Saarrthi Group, construction is a way of expression for us. Every new project offers us an opportunity to experiment with new designs, ambience and amenities, and blend them into a unique offering that matches with customer expectations. We operate across the spectrum of realty in the city in residential, commercial and office spaces, leveraging our expertise to create new landmarks.

The premium realty segment forms our niche with a host of high-end projects valued for their up-market locations and smart, high-utility amenities. Satin Hills, our latest swanky offering in Bavdhan, forms a new milestone for us in terms of the size and scale of luxury envisaged. It is a giant leap forward in our endeavor to offer the most exclusive of homes for discerning connoisseurs.

# BAVDHAN

## SEAMLESS AMBIENCE & INFRASTRUCTURE

Bavdhan is a place with multiple identities. At one level, it is a haven of greenery, surrounded by little hillocks and a vast stretch of clean air. As one of the few surviving green-spots in the city, the suburb has high residential value and is dotted with tranquil housing pockets.

On the scales of public infrastructure and amenities, Bavdhan scores high. Its arterial network of roads and by-lanes and the less congested traffic help for efficient commutation from a host of city hubs. The coordinates of the location make it strategically placed from Hinjewadi, Kothrud and the Mumbai-Bangalore Expressway. A little drive will convince you of the convenience of access, enough to let you rediscover the pleasure of driving.

Satin Hills. Your address here will make you privy to an enviable ambience and high-end connectivity.



## YOUR GATEWAY TO MEGA-LIFESTYLES

Satin Hills is not just another congregation of designer homes. At the Saarrthi Group, it represents the culmination of several long-standing experiments with design, material and aesthetics to evolve a contemporary style of architecture. Conceived by top international architects, the design of the project is something the city hasn't experienced yet. Don't be surprised if you find several inspired versions of it in the years to come.

To give you a glimpse of what life means here, imagine owning a little piece of hill-slope. Add to it the luxury of a panoramic 360 degree view of the encircling ambience of greenery. With a three layered distribution of villas, every residence has an equal claim to Nature's bounty here. Profuse sunshine, an uninterrupted flow of wind and a certain convenience of living form the hallmark of Satin Hills. Every residence amalgamates a host of amenities and privileges that have been chosen with great deliberation. And we still haven't mentioned the plush club-house and the state-of-the-art pool that are at your service.



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360°  
DEGREES OF PANORAMA  
THE LIFE OF THE CITY, THE SOLITUDE OF THE WILD

A vibrant red ribbon flows from the left side of the frame, curving upwards and then downwards, creating a dynamic, sculptural shape. The ribbon has a smooth, glossy texture. The background is a white fabric with a visible satin weave, showing soft folds and highlights that create a sense of depth and texture. The overall composition is clean and minimalist, focusing on the interplay of color, texture, and movement.

UNVEILING SATIN HILLS



# Satin Hills



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## THE VILLAS

WHERE LUXURY MANIFESTS IN DIFFERENT SIZES

At Satin Hills, we have constructed a hierarchy of villas, segregated into a three tiered distribution of residences. It needs to be clarified that while the villas exhibit a differentiation of space and size, they have all been meticulously crafted to give a customized, individual identity.

Located at different heights, every set of homes has its own characteristic features. Uniquely designed and equipped with the choicest of amenities, you can be assured of our ultra-modern luxury irrespective of the home that catches your eye.

In addition to the greenery around, a lush carpet of green awaits you at your personalized roof-top garden. This is just one of the distinguishing features on offer at Satin Hills.

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GREENERY  
NOW HITS THE ROOF



## VILLAS | TYPE A

The largest of villas, Type A, is a spaciouly designed zone of comfort and convenience. Spread on an expansive layout that integrates individual privacy with non-intrusive security, the villas are arranged in a linear fashion blending into the natural topography of the surroundings.







The construction maximizes space to give you an impression of largeness. The living and dining rooms, as well as the master suites imbibe this spirit to the maximum. A green passageway opens new vistas of your private courtyard containing either a landscaped garden or a little water body. The master suites on the first floor give way to a spacious terrace enhanced with a serene roof-top garden surrounded by domains of plantations. Wherever possible, the basement accommodates your personal pool and a little hobby-room where you can engage your leisure more meaningfully. The villa evokes an impression of a lavish countryside manor, even as it represents a piece of modern architecture fitted with the latest of amenities and modes of luxury.



# YOUR HAVEN OF LUXURY



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## VILLAS | TYPE B

The second tier of villas, Type B, is lined along the main access road with well defined precincts and internal rear garden. Every villa here has a vertical orientation, arranged over three floors of impressive architecture and mega-spaces. The topography of the site as well as the floor plans of the bungalow offers an unimpeded view of Nature around. Not to mention the greenery within, in the form of a roof-top designer garden.





## VILLAS | TYPE C



### YOUR COZY CORNER OF COMFORT

Located on the southern boundary of the project, the Type C Villas are uniquely placed on the highest level of the hill-slope. By this very virtue, they offer an amazing breadth of views all around. These bungalows spread lavishly over three floors of meticulously crafted design spaces with a personal rear-garden.

LIFESTYLE VILLAS



SKY VILLAS  
HIGH-END LUXURY IN MID-AIR



In addition to the villas on the ground, we have also packaged the same amenities and comforts into a high-rise tower containing an assortment of super-luxury sky-villas. The sky-villas are in a league of their own, with plush living spaces and an expansive overview of the surrounding landscape. Every apartment in this sky-rise is a palatial **4 BHK** retreat spread over **1775 sq. ft.** with additional space for terrace and bar.

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AN AURA THAT OVERWHELMS YOU



## PERKS & PERQUISITES

AN ARRAY OF SERVICES AT YOUR BEHEST



Your decision to settle at Satin Hills would confer on you a host of perks to add to your ease of living. A spanking state-of-the-art clubhouse beckons you to engage your leisure here. Spaciously designed with easy access, it offers a pretty exterior view of the entire complex of residences, and its boulevards lined with greenery. The pool is equally refreshing, and reserved for your comfort. And the common hall could play host to your very personal gatherings and social interactions.

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## |AMENITIES|

### | CLUBHOUSE

- Swimming Pool with Baby Pool
- Gymnasium
- Billiards and Table Tennis Center
- Spa
- Banquet Hall
- Home Theater
- Guest Rooms
- Kitchen

### | OTHER AMENITIES

- Landscape Garden
- Water Fountains
- Children Play Area
- Party Lawn
- Lawn Tennis and Basket Ball / Squash Court
- Convenience Store
- Leisure walk-ways

### | BUILDING SPECIFICATIONS

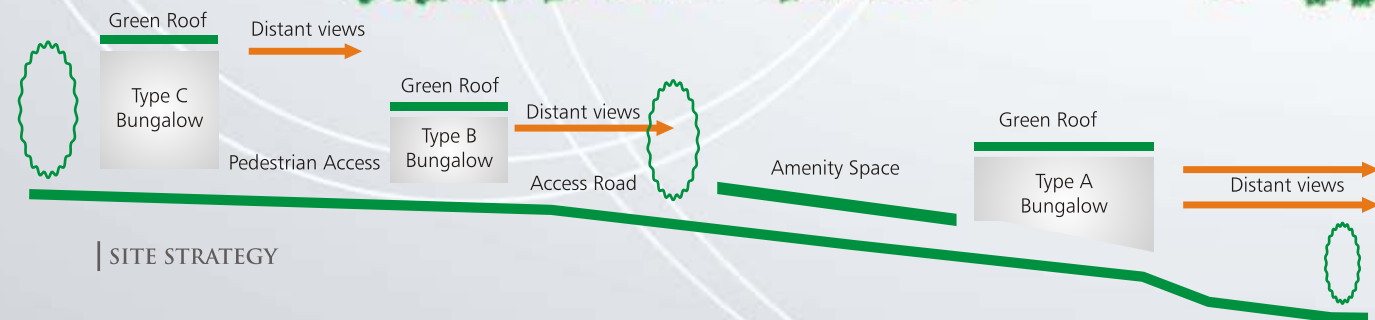
- Flooring 2' x 2' Granamite Tiles
- Designer Bathroom Tiles
- Powder coated Aluminum Windows
- Toughened Glass Railings
- C.P Fitting equivalent to Jaguar
- Wooden Flooring in one Bedroom
- Sanitary fitting equivalent to Parryware
- Two level digital securities for homes & the society
- Terrace Garden
- Gypsum Walls
- Luster Paints in internal walls
- Texture/Semi-acrylic paints on external Walls

### | HI- END SECURITY

- The HS-6000 home automation system with TFT LCD panel to maximize user convenience.
- Visitor Identification and Door Unlocking
- Panic button inbuilt in multifunction panel for any in-house emergency conditions.
- Two level digital security for home & the society









# LOCATION MAP

Distance from Satin Hills

Candani Chowk - 1.4 km  
 Nal Stop Chowk - 6.2 km  
 Deccan Gymkhana - 8.1 km  
 University Circle - 9.6 km  
 Hinjewadi IT Park - 13.5 km



## EXPANDING THE HORIZONS OF REALTY

The Saarthi Group is recognized as one of the most promising and upcoming promoters and builders in Pune with interests in high end residential, commercial and office spaces. With clear focus and concrete determination, the group has completed projects of over **5,00,000 sq. ft.** in a very short span of time.

Our projects are recognized landmarks of Pune, located in prime areas like Bhandarkar Road, Model Colony, Paud Road, Kothrud, Aundh, Baner, Pashan, Bavdhan etc. Our group is currently developing over **8,50,000 sq. ft.** of plush realty in the prime locations of Baner, Bavdhan & Kothrud. We have also expanded the breadth of our realty operations to other fast emerging Tier I and II cities like Nasik, Kolhapur and Navi Mumbai.



2/3 BHK APARTMENTS  
KOTHRUD



2<sup>nd</sup>/3<sup>rd</sup> BHK LIFESTYLE CONDOMINIUMS  
BANER- PASHAN LINK RD



2/3 BHK PREMIUM APARTMENTS  
NEAR YASHWANTRAO CHAVAN NATYAGRAHA - KOTHRUD



2 BHK PREMIUM APARTMENTS  
NEAR EKLAYA COLLEGE - KOTHRUD



2 & 3 BHK APARTMENTS  
NEAR EKLAYA COLLEGE - KOTHRUD



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