



3 & 4 BHK YOUCENTRIC HOMES

BANER - PASHAN LINK ROAD



Discover the essence of excellence with Unique Properties. From its inception, our company has remained steadfast in its commitment to delivering unparalleled quality and timely service. Rooted in innovation and supported by an experienced team with a wealth of expertise in diverse fields, Unique Properties continually refines the art of crafting exemplary lifestyles for our valued customers. Experience the difference with Unique Properties as we strive to redefine the standards of excellence in the industry.

OUR LEGACY

17+

Years of Expertise

14+

Landmark Projects

3500+

Happy Customers

8+

Projects Under
Construction

ONGOING PROJECTS

K-Ville
2, 2.5 & 3 BHK Homes, Kiwale
RERA No.: P52100020646,
P52100026606 & P52100031164



QUE 914
2, 3 & 4 BHK Homes, Keshav Nagar
RERA No.: P52100046034, P52100051858



Unique Youtopia
2 & 3 BHK Homes, Central Kharadi
RERA No.: P52100032483, P52100046003,
P52100047371

Unique Legacy Imperia
2 & 3 BHK Homes, Mundhwa
RERA No.: P52100053777



Unique Legacy Regal
2 & 3 BHK Homes, Keshav Nagar
RERA No.: P52100045485



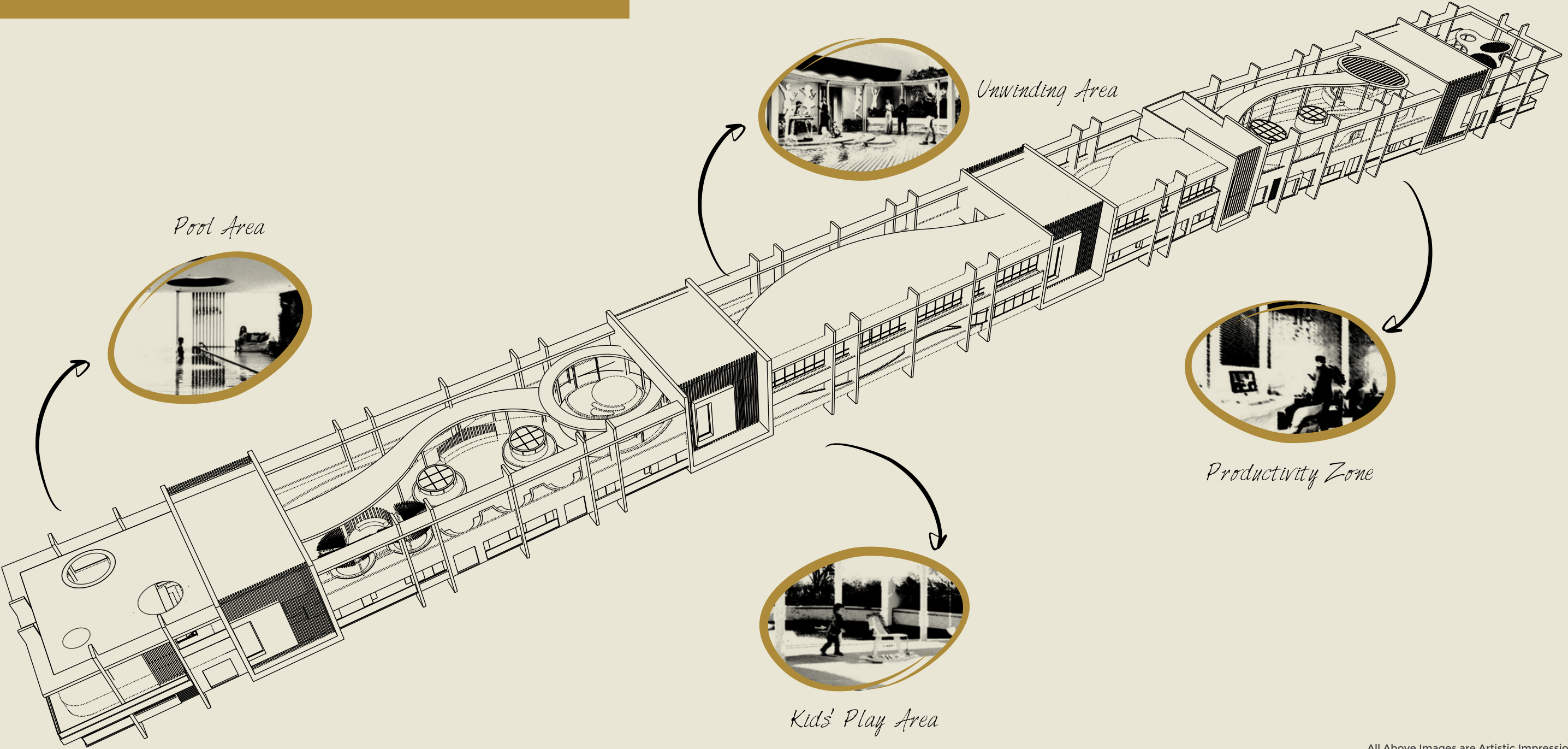
Unique Legacy Royale
2 BHK Homes, Keshav Nagar
RERA No.: P52100030486



SOME CONNECTIONS ARE MADE ABOVE..

From the Architect's Desk

Sky Links is an elevated oasis, an architectural marvel that beckons you to experience the seamless blend of nature and luxury. Picture yourself immersed in a variety of indulgences as you overlook Pune's skyline. A masterpiece envisioned by our architects, this connected terrace linking the 5 towers together serves as the beating heart of the project with a breathtaking expanse of amenities.



All Above Images are Artistic Impression

MASTER LAYOUT





Artistic Impression



Artistic Impression

COMMON AMENITIES

- » Auto-door Lifts with Gen-set Backup
- » CCTV Cameras in Common Areas
- » Designer Entrance Gate with Security Cabin
- » Fire Fighting System
- » Gen-set Backup for Common Areas
- » Laundry Room (In Parking Area)
- » Lobby & Waiting Areas
- » Lobby with Access Control System
- » Rainwater Harvesting
- » Sewage Treatment Plant
- » Society Office
- » Trimix Internal Road

GROUND FLOOR AMENITIES

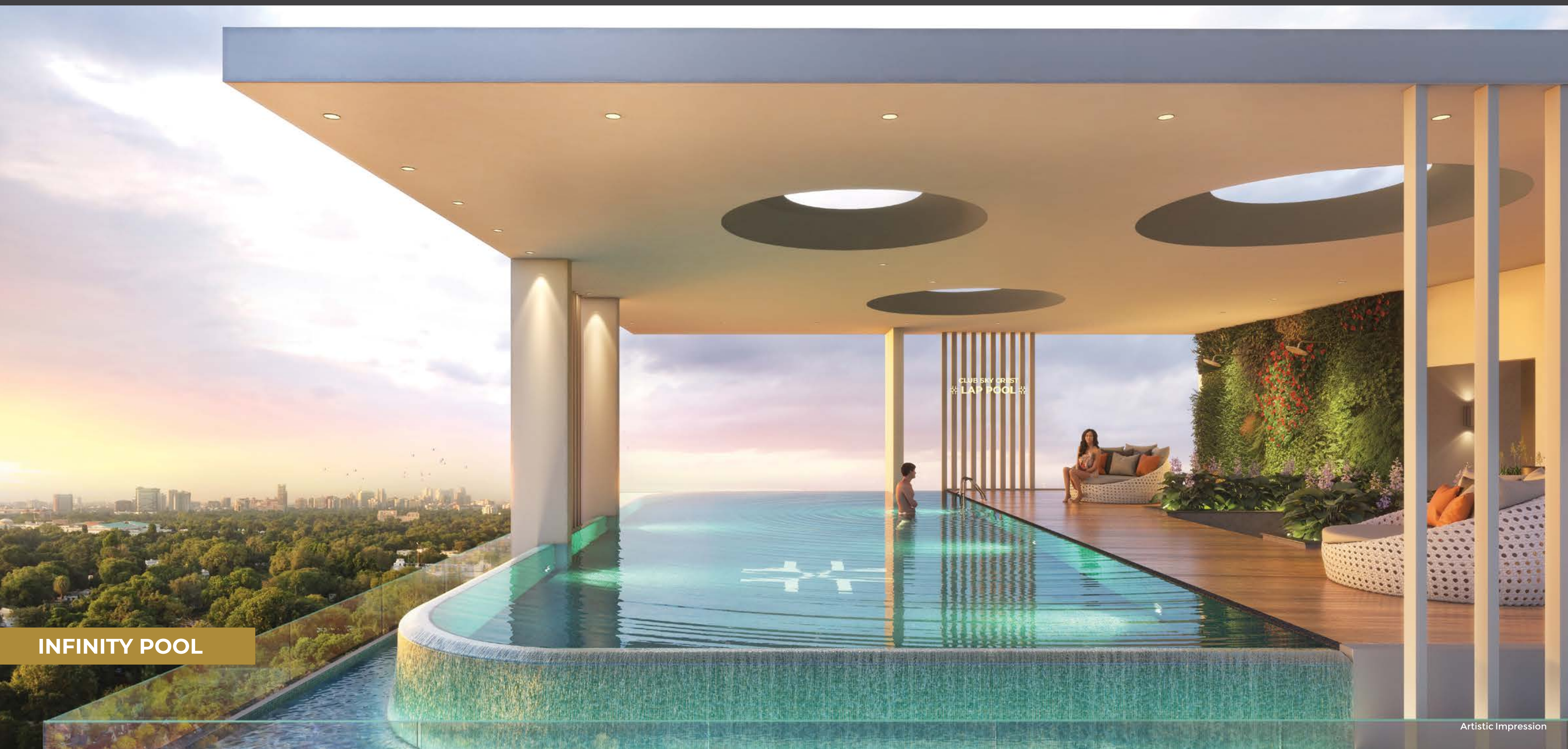
- » Designer Clubhouse
- » Multipurpose Hall
- » Mini Theatre
- » Badminton Court
- » Half Basketball Practice Court
- » Event Lawn

**BADMINTON COURT &
HALF BASKETBALL COURT**



TOP TERRACE AMENITIES

- » Co-working Space
- » Creche
- » Deck Area with Shower Area & Changing Room
- » Elderly Garden with Sit-outs
- » Gymnasium with AC
- » Indoor Games Area
- » Infinity Pool
- » Kids' Play Area with Equipment
- » Landscaped Garden with Sit-outs
- » Leisure Seating Area
- » Leisure Walkway
- » Lift Access to Amenity Floor
- » Open Air Gym
- » Pergola with Sit-outs
- » Private Party Zone
- » Reflexology Path
- » Stage with Standing Area
- » Toddlers' Play Area
- » Yoga & Meditation Area



INFINITY POOL

GYMNASIUM WITH AC



YOGA & MEDITATION AREA

CO-WORKING SPACE



INDOOR GAMES AREA





KIDS' PLAY AREA WITH EQUIPMENT



PRIVATE PARTY ZONE WITH DECK



PERGOLA WITH SIT-OUTS



MULTIPURPOSE HALL

SPECIFICATIONS

MASONRY

- » AAC blocks masonry
- » Gypsum finished internal walls
- » Sand finished external plaster

FLOORING

- » GVT 800mm x 1600mm floor tiles in living room & kitchen
- » GVT 200mm x 1200mm floor tiles in bedrooms & balconies
- » GVT 600mm x 1200mm floor tiles in master, guest & common toilets
- » Designer wall tiles up to ceiling level in all bathrooms
- » Designer wall tiles up to 600mm from platform in kitchen

KITCHEN

- » Full-body vitrified finished platform with Quartz sink in kitchen
- » Provision for water purifier and exhaust fan in kitchen
- » Provision for piped gas system

BATHROOMS

- » CP & sanitary fittings of Jaquar or equivalent quality
- » Solar heated water in all bathrooms
- » Provision for exhaust fan in all bathrooms

DOORS & WINDOWS

- » 4-side granite window frame
- » Glass railing in balcony
- » Laminated flush doors for all bedroom main doors
- » Partial granite door frame for all bathrooms
- » Powder-coated Aluminium sliding door in living area
- » Powder-coated Aluminium sliding windows with mosquito mesh
- » Smart digital lock for main door

ELECTRICALS

- » AC point in living room & master bedroom
- » Concealed wiring
- » Electrical switches of Havells or equivalent quality
- » Provision for television DTH connection in living & master bedroom
- » Video Door Phone
- » Limited gen-set backup within the flat

PAINT

- » Acrylic paint on external walls
- » Oil Bound Distemper in entire flat
- » Semi-acrylic paint on external walls



LOCATION
MAP



KEY DISTANCES

HOSPITALS

» Lifeline Hospital	3.4 Km
» Jupiter Hospital	4.7 km
» Medipoint Hospital	4.7 km
» Ratna Memorial Hospital	8.2 km
» Oyster & Pearl Hospital	8.4 km
» Sancheti Hospital	9.1 km

SCHOOLS

» The Orchid School	4.3 km
» Loyola School	5.6 km
» Rabindranath Tagore School of Excellence	5.7 km
» Vidya Valley School	6.7 km
» Vibgyor	6.8 km
» Symbiosis Lavale Campus	8.2 km

FITNESS

» Solaris	2.7 km
» Talwalkars	3.0 km
» Gold's Gym	3.2 km

IT & INDUSTRIAL HUBS

» The Kode - IT Hub, Baner-Pashan Link Road	600 m
» Siemens	4.0 km
» Veritas, Balewadi	6.0 km
» Cummins India, Balewadi	6.0 km

MALLS

» Pantaloons	2.7 km
» Ozone	3.3 km
» Westend Mall	3.9 km
» Reliance Centro	6.3 km
» The Pavillion Mall	7.2 km

SUPERMARKETS

» Star Bazaar	600 m
» Farmers & Grocers	4.7 km
» Dorabjee's	4.9 km
» Reliance Mart	5.3 km
» DMart	6.2 km



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