



EH
SKY TOWER

4 & 3 BHK LUXURY RESIDENCES
BAVDHAN



ABOUT THE DEVELOPERS



At **EH Reality LLP**, we are driven by a passion for excellence in construction and real estate development. With an unwavering focus on quality and innovation, and customer satisfaction, we have consistently delivered landmark projects that reflect our commitment to creating spaces that enhance modern living. With years of experience in the industry, **EH Reality LLP** has gained a reputation for transparency, trust, and a forward-thinking approach. We take pride in offering homes that are meticulously crafted with thoughtful design, cutting edge technology, and sustainable practices.



Ethique Developers has been in the pursuit of perfecting details since the very beginning. The journey of **Ethique Developers** began with the collaboration of leading industry leaders, august architects and designers who set out to achieve a singular dream, to accentuate the skyline of Pune with brilliant landmarks.

The homes we build manifest the dreams of our residents and are their lifelong partners, going beyond generations to offer a comfortable life. It is our responsibility to make this journey remarkable for them.

ON TOP OF THE WORLD



Conceptual Image

Homes are not just structures. They are sanctuaries, reflections of our dreams, and backdrops to our lives. Within these walls, we experience laughter, solace, growth, and rest. Each home becomes its own universe, shaped by those who live in it. Our aim is simple: to design and deliver more than a house. We craft an experience; one that elevates your life, uplifts your spirit, and makes you feel truly on top of the world.

COMPLETED PROJECTS





BONHEUR
WAKAD



IOS
TATHAWADE



VIENTO
SUS



WINDOWS
SUS

All Above Images are Artistic Impressions



A LIFE ON TOP OF THE WORLD

Luxury takes on a new form at **EH Sky Tower**, Bavdhan's exclusive luxury residential landmark. Spanning nearly an acre of prime land, **EH Sky Tower** houses just 105 opulent residences across spacious 4 BHK and 3 BHK configurations. Every corner is a masterpiece in luxury living that beckons you to witness otherworldly lifestyles. Think of comfort, think of convenience, and think of a spectacular home of your dreams. Here, you get to watch it come alive.

Come, experience a life above everyone else – truly, on top of the world.





PROJECT HIGHLIGHTS



Luxury 4 & 3 BHK
Residences



Low Density Living with
Just 105 Residences



21 Storeys
of Luxury



Situated in Landmark
Address of Stargaze



Modern
Architecture



Excellent
Connectivity



Curated Rooftop
Amenities



Panoramic
Views







LOCATION MAP



KEY DISTANCES



Shopping & Retail



» Reliance Market	8 km
» D-Mart	9 km
» Pavillion Mall	11 km
» Central Mall	8 km
» Phoenix Mall of the Millennium	12 km
» Seasons Mall	21 km

Transportation Infrastructure



» Chandni Chowk ST Bus Terminal	4 km
» Vanaz Metro Station	5 km
» Pune Railway Junction	15 km
» Pune Airport	23 km

Healthcare Facilities



» Chellaram Hospital	3 km
» Bavdhan Medicare Centre	4 km
» Sahyadri Hospital	5 km
» Deenanath Mangeshkar Hospital	9 km

Leisure & Entertainment



» City Pride Kothrud	7 km
» Balewadi Stadium	9 km
» E-Square Multiplex	13 km
» Spot 18 Mall	15 km

Connectivity



» Kothrud	4 km
» Mumbai–Pune Expressway	5 km
» Paud/NDA Road	6 km
» Baner	8 km
» Hinjawadi IT Park	13 km

Educational Institutions



» SNBP Bavdhan	450 m
» Ryan International School	950 m
» Suryadatta College	2 km
» GG International School	3 km
» MIT College, Kothrud	7 km
» Flames University	9 km
» Pawar Public School	14 km

MASTER LAYOUT PLAN



GROUND LEVEL AMENITIES



Grand Entrance
Plaza



Lawn Mound &
Landscaped Greens



Feature
Wall



Clubhouse



Party Lawn with
Artificial Turf



Stage
Area



Dedicated Bus Stop
& Waiting Area

Clubhouse



Ground Floor Amenities



Indoor
Games



Multipurpose
Party Hall

Clubhouse



First Floor Amenities



Fully Equipped
Gymnasium



TERRACE LEVEL AMENITIES



Expansive Party Lawn
with Artificial Turf



Pathway with Buffet/
Bar Counters



Pergola with
Lounge Seating



Children's Play Zone
with Rubber Flooring



Open Air
Gym



Swimming
Pool



Poolside Deck with
In-Pool Seating



Changing &
Shower Rooms



Senior Citizen's
Sit-Out



Chit-Chat
Corner



Feature
Wall





Artistic Impression



CLUBHOUSE



Artistic Impression



Artistic Impression



ROOFTOP LOUNGE



Artistic Impression

KIDS' PLAY AREA





ROOFTOP SWIMMING POOL

SPECIFICATIONS



WALLS

- » All internal & external wall thickness 100 & 125mm, AAC block work, NXT Block OR equivalent brand

PAINTING

- » **Internal:** Tractor Emulsion, Asian Paints or equivalent
- » **External:** Apex Shyne, Asian Paints or equivalent

TILES

- » **Living, Dining area, Kitchen, Bedrooms, Passages, Master Bedroom:** 800 X 1600 mm, GVT floor tile, AGL or equivalent brand
- » **Toilet Floor:** 300 X 300mm, Anti-skid ceramic tiles, AGL or equivalent brand
- » **Toilet dado:** 300 X 600mm, Ceramic tiles, AGL or equivalent brand
- » **Balcony areas + dry balcony:** 600 X 600mm, GVT Anti skid floor tile, AGL or equivalent brand
- » **Dry balcony dado:** 600 X 600mm, GVT Anti skid floor tile, AGL or equivalent brand
- » **Kitchen dado:** 600 X 600mm, Ceramic floor tile, AGL or equivalent brand

WINDOWS

- » **Sliding Windows:** Aluminium 3 track sliding windows with mosquito net, Anodised coated aluminium window frames with 18/60 section (Jindal or equivalent)
- » **Ventilators:** Aluminium, Z section ventilators

GRANITE / MARBLE WORK

- » **Window & ventilator jamb:** Granite or quartz top, AGL or equivalent brand
- » **Kitchen platform:** 800 x 3000 x 15, Granite or quartz top, AGL or equivalent brand
- » **Wash basin counter:** Granite or quartz top, AGL or equivalent brand

DOORS

- » **Main door:** 1050 x 2450mm, Laminate finish door
- » **Bedroom:** 950 x 2450mm, Laminate finish door
- » **Lock for main door:** Digital, Yale or equivalent brand
- » **Handles related fittings:** SS fittings
- » **Terrace:** Aluminium

SANITARY FITTINGS

- » **Wash Hand Basin (Common):** Kohler brand
- » **Wash Hand Basin (In Toilet):** Kohler brand
- » **Wall Hung WC:** Kohler brand
- » **Kitchen sink in dry balcony:** 815 X 460mm, Stainless Steel, Nirali or equivalent brand
- » **Kitchen sink:** 450 X 450mm, Stainless steel, Nirali or equivalent brand

CP FITTINGS

- » All the CP fittings in all toilets, kitchen and dry balcony, Kohler brand, Durable, Corrosion Resistant, Easy Maintenance, Heat Resistant, and Hygienic

ELECTRICAL WORK

- » **Cables:** Polycab or equivalent brand
- » **Fittings:** Schneider or equivalent brand

RAILING

- » 900mm, SS Railing, Jindal Saint-Gobain or equivalent brand

AUTOMATION

- » Video Door Phone with intercom from main door
- » Angular bracket for VDP
- » Gas Detector - 230 V For Security System
- » Panic switch for Security System
- » Safehouse Security, Onetouch or equivalent brand

GYPSUM

- » All internal walls with 12 to 15mm smooth finish (internal single coat plaster), Megashine / Sadaf / Build on brand

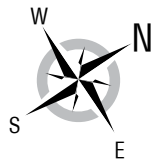
LIFT

- » 13P / 8P / Service, Schindler / Kone / Equivalent brand

TYPICAL FLOOR PLAN



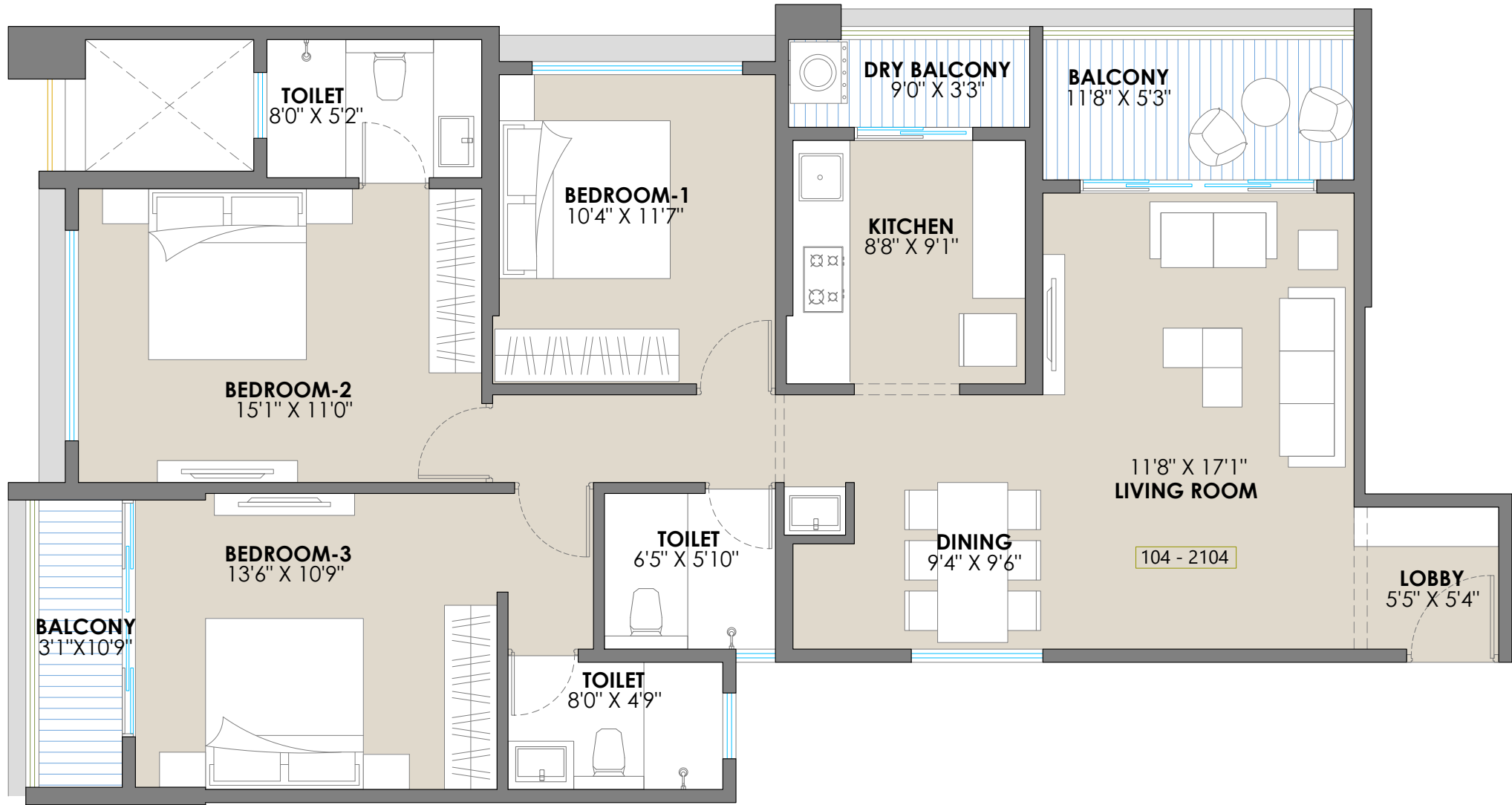
AREA STATEMENT									
FLAT TYPE	FLAT NOS.	CARPET AREA		OPEN BALCONY AREA		DRY BALCONY AREA		TOTAL CARPET AREA	
		SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.
3 BHK - TYPE 01	104 - 2104	100.40	1,081	8.94	96	2.75	30	112.09	1,207
3 BHK - TYPE 01	105 - 2105	100.40	1,081	8.94	96	2.75	30	112.09	1,207
3 BHK - TYPE 02	103 - 2103	92.71	998	7.71	83	2.34	25	102.76	1,106
3 BHK - TYPE 03	101 - 2101	92.27	993	8.15	88	2.34	25	102.76	1,106
4 BHK - TYPE 01	102 - 2102	125.13	1,347	12.24	132	2.83	30	140.20	1,509



UNIT PLANS



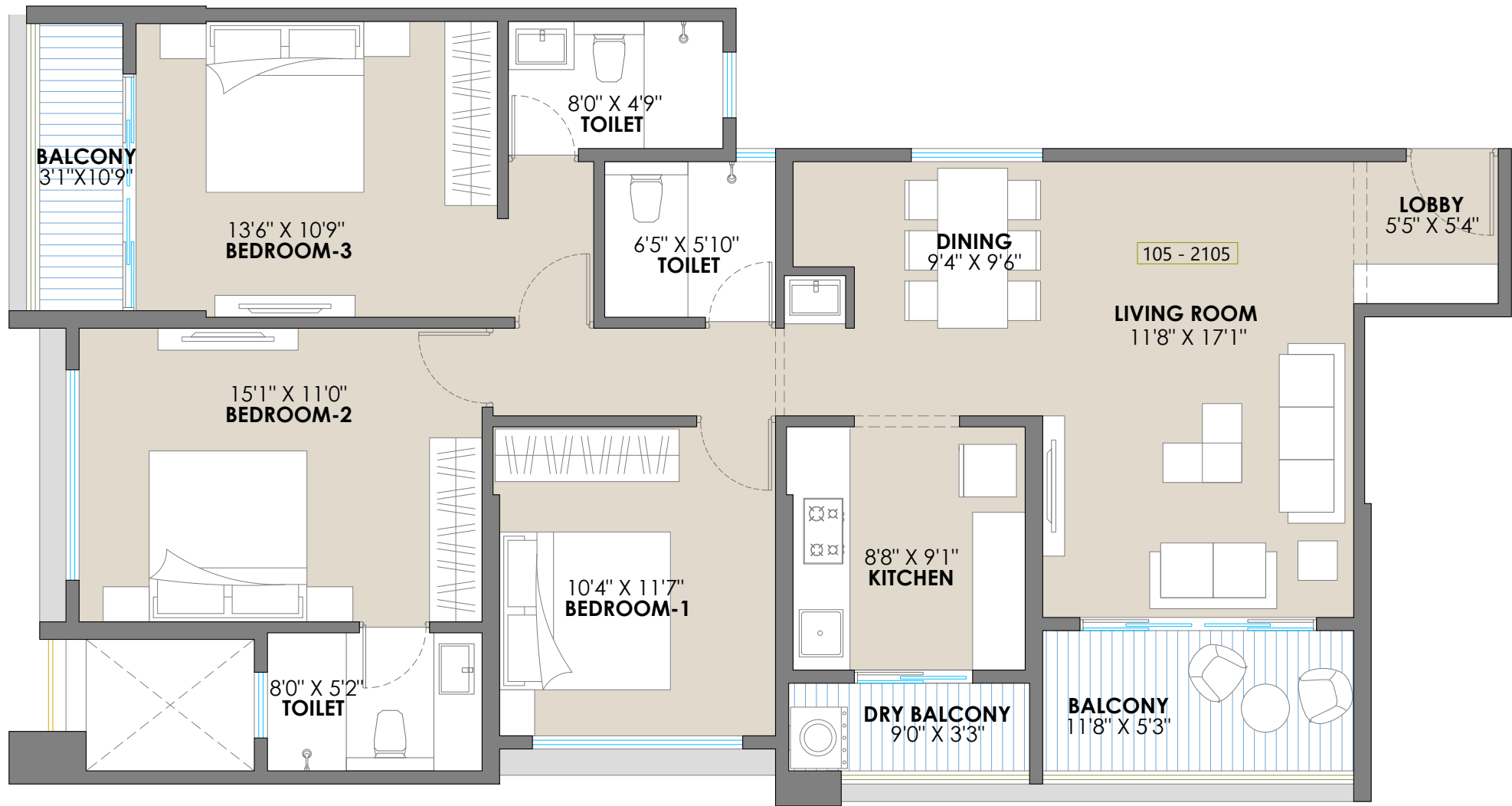
3 BHK TYPE 1



3 BHK TYPE 01									
FLAT TYPE	FLAT NOS.	CARPET AREA		OPEN BALCONY AREA		DRY BALCONY AREA		TOTAL CARPET AREA	
		SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.
3 BHK - TYPE 01	104 - 2104	100.40	1,081	8.94	96	2.75	30	112.09	1,207



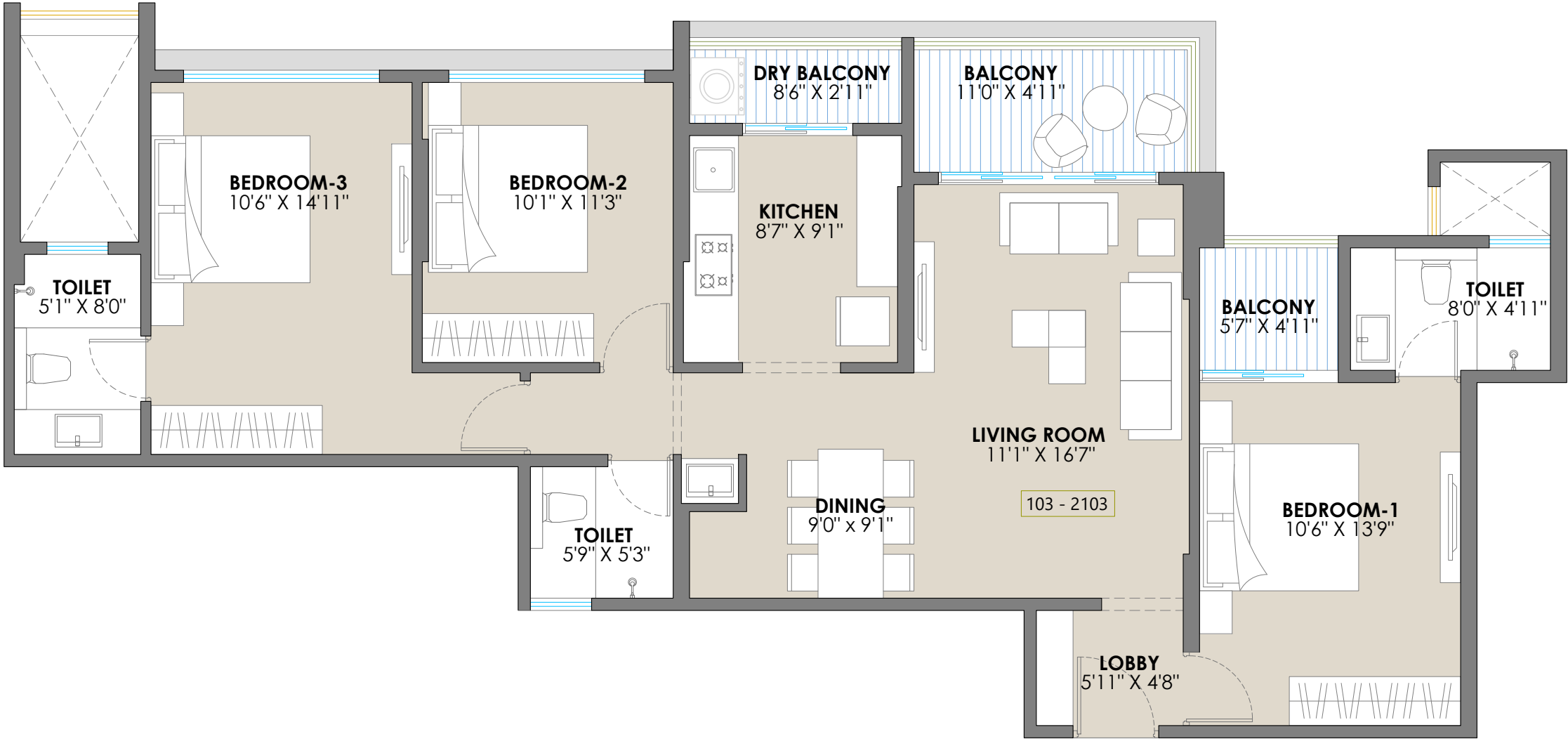
3 BHK TYPE 1



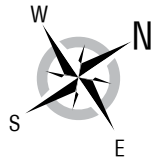
3 BHK TYPE 01									
FLAT TYPE	FLAT NOS.	CARPET AREA		OPEN BALCONY AREA		DRY BALCONY AREA		TOTAL CARPET AREA	
		SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.
3 BHK - TYPE 01	105 - 2105	100.40	1,081	8.94	96	2.75	30	112.09	1,207



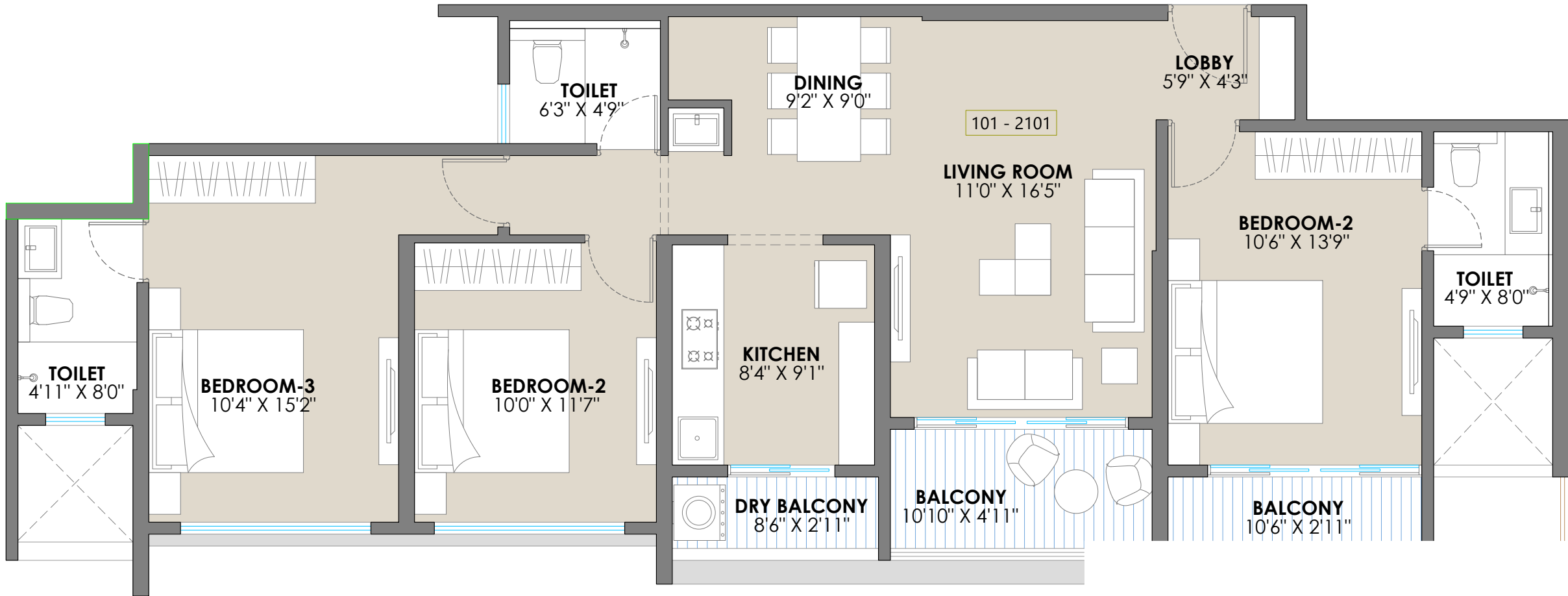
3 BHK TYPE 2



3 BHK TYPE 02									
FLAT TYPE	FLAT NOS.	CARPET AREA		OPEN BALCONY AREA		DRY BALCONY AREA		TOTAL CARPET AREA	
		SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.
3 BHK - TYPE 02	103 - 2103	92.71	998	7.71	83	2.34	25	102.76	1,106



3BHK TYPE 3



3 BHK TYPE 03									
FLAT TYPE	FLAT NOS.	CARPET AREA		OPEN BALCONY AREA		DRY BALCONY AREA		TOTAL CARPET AREA	
		SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.
3 BHK - TYPE 03	101 - 2101	92.27	993	8.15	88	2.34	25	102.76	1,106



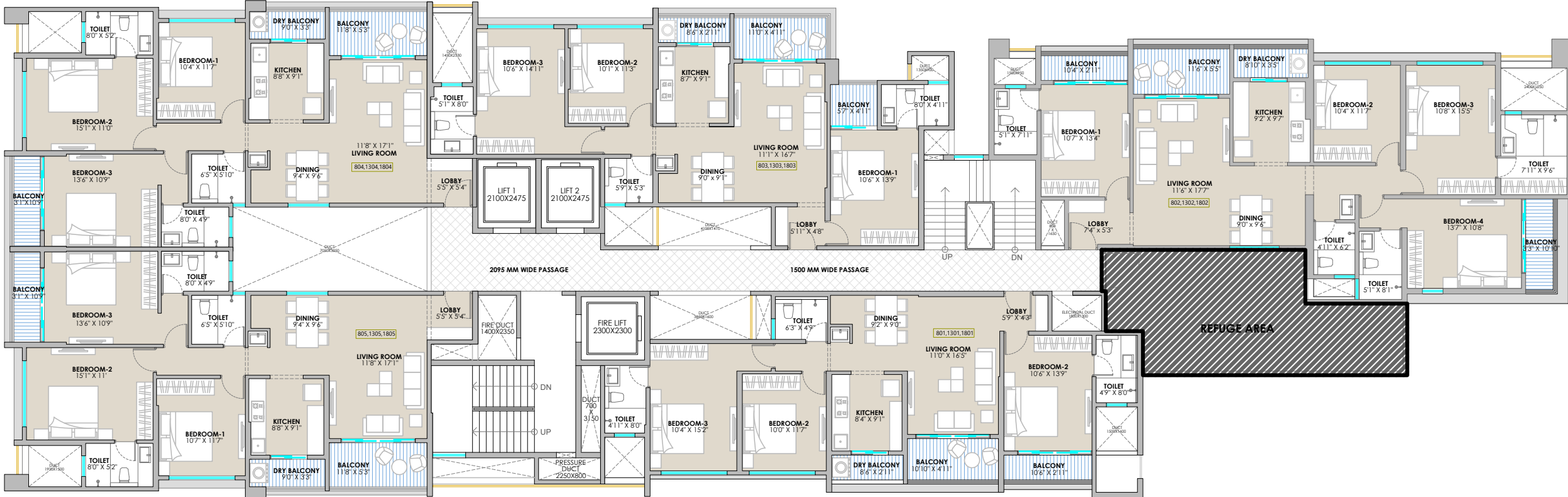
4 BHK TYPE 1



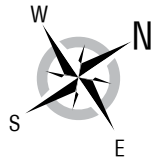
4 BHK TYPE 01									
FLAT TYPE	FLAT NOS.	CARPET AREA		OPEN BALCONY AREA		DRY BALCONY AREA		TOTAL CARPET AREA	
		SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.
4 BHK - TYPE 01	102 - 2102	125.13	1,347	12.24	132	2.83	30	140.20	1,509



REFUGE FLOOR PLAN



AREA STATEMENT									
FLAT TYPE	FLAT NOS.	CARPET AREA		OPEN BALCONY AREA		DRY BALCONY AREA		TOTAL CARPET AREA	
		SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.
3 BHK - TYPE 01	8.4, 1304, 1804 805, 1305, 1805	100.40	1,081	8.94	96	2.75	30	112.09	1,207
3 BHK - TYPE 03	803, 1303, 1803	92.71	998	7.71	83	2.34	25	102.76	1,106
4 BHK - TYPE 01	801, 1301, 1801	92.27	993	8.15	88	2.34	25	102.76	1,106
4 BHK - TYPE 01	802, 1302, 1802	125.13	1,347	12.24	132	2.83	30	140.20	1,509



CUT SECTIONS



3 BHK



4 BHK





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