

**Architects**  
Skyline Architects  
Anish & Associates

**Advocates and Solicitor**  
IC Legal

**RCC Consultant**  
Struct Bombay Consultants



**8412 839 839**

Site Address: S3 Skygreens, Near Hermitage Society & Mahavishnu Temple, Near Thakur Mall, Near Dahisar Check Post, Mira Road (E), Mumbai - 401 107.

Corporate Office: Sanghvi S3 Group, 7th Floor, Dhiraj Chambers, 9 Hazarimal Somani Marg, Near Sterling Cinema, Near CST Station, Mumbai - 400 001.  
Tel: 022-68205555 | E-mail: sales@sanghvis3.com | Web: www.sanghvis3.com



www.s3skygreens.com | MahaRERA Registration: P51700047108 | <https://maharera.mahaonline.gov.in>

Disclaimer: Plans are subject to approval from competent authority. The contents of this brochure are purely conceptual and have no legal binding on us. The developer reserves the right to amend the layout, number of building, number of offices, elevation, color schemes, specifications and amenities.

A LIFESTYLE WEAVED IN THE LAP OF

*Nature's  
Luxury*



A PRISTINE NEIGHBOURHOOD OF

# *Grandeur & Greenery*



A GREEN THERAPY TO RENEW YOUR

# *Body, Soul & Mind*







A LANDMARK ABOVE &

# Beyond the Ordinary



Reference Image

A DREAM LIVING IN THE SERENE

# Address of Grandness

Why settle for the ordinary when you can be part of the extraordinary?

Why settle for unimpressive apartments when you can live in the grandiose of luxury?

Why settle for less when you can dwell in the real landmark?

In the heart of Mumbai, around nature's lively orbit, spread across a vast expanse in Borivali, Dahisar is where the grandeur of life thrives. Welcome to a neighbourhood one-of-its-kind, cherish luxury gifted indulgences in nature's backyard, stay connected to the prime avenues with unrivalled conveniences & unmatched connectivity. Come home to an oasis of calm, beauty & serenity away from the humdrum of the city with

CODENAME  
**S3 BIGB** **S3 SKYGREENS**  
NATURE MEETS LUXURY



Reference Image





A LEGACY CRADLED IN THE

# Heart of Development

A synonymous real estate name with an enriching legacy of 40 years,



The Sanghvi S3 Group has been at the forefront in creating landmark marvels of innovation in creation, luxury in sustainability & lifestyles in excellence with state-of-the-art residential properties, leading with a commitment of trust that redefines living & develops landscapes.





Artist's Impression

Actual view forever

A NEST IN THE

# Glories of Nature

THAT RHYMES WITH YOUR HEART :

Mark your arrival in homes that exude the pristine luxuries of nature's treasure trove, a lavish green pincode that beckons to soothe your soul, a connoisseur of grandeur to offer you the pride of privilege and a dream world of your own that fosters tranquil landscapes for healthy communities at

CODENAME  
**S3 BIGB**

**S3 SKYGREENS**  
NATURE MEETS LUXURY



A GRANDEUR PERCHED IN

# Greenery Central

TO EVERYTHING YOU DEMAND

Featuring an infallible landmark of timeless luxury, that paves the pathways to Mumbai's most palatial & peaceful address, S3 Skygreens.

An aspiring destination gifted with extravagant naturescapes, buoyant luxuries, exceptional connectivity & superior avenues that augments a flawless network to renowned educational institutes, reputed healthcare facilities, posh hotels & restaurants, high-end shopping malls & entertainment avenues to level up the luxury quotient of your life. Discover the ultimate address of grandness with signature spaces at S3 Skygreens

A LOCATION THAT BECKONS EXCELLENT CONNECTIVITY :  
A GLORIOUS ARRAY OF ENRICHING SOCIAL INFRASTRUCTURES :



Schools



Hospitals



Malls



Hotels



Artist's Impression





## ROOFTOP

# Luxury

## AMENITIES

AT 40<sup>TH</sup> LEVEL

- KIDS PLAY AREA
- CHESS/SNAKE & LADDER/  
LUDO / SWING & SLIDE
- PROJECTOR SCREEN
- INFINITY SWIMMING POOL
- WALKWAY / JOGGING TRACK
- MULTIPURPOSE COURT
- CRICKET / HOCKEY COURT
- BADMINTON/ VOLLEY BALL /  
FOOTBALL / KABADDI /  
LAWN TENNIS
- GAZEBO
- GREEN LAWN &  
LANDSCAPE GARDEN
- AMPHITHEATRE
- YOGA ZONE
- SKY LOUNGE
- WOODEN DECKS
- TELESCOPE ZONE
- OPEN GYM

## S3 BIG B

# Skyclub

AT 39<sup>TH</sup> LEVEL

- FITNESS CENTER
- CAFETERIA / FOOD COURT
- STEAM & SAUNA
- JACUZZI
- PARTY ZONE
- ROCK CLIMBING
- KIDS PLAY AREA
- JUMPING BOUNCEE
- SKATING AREA
- TABLE TENNIS
- SNOOKER
- CARROM
- CHESS
- MUSIC ROOM
- LIBRARY / CO WORKING /  
CONFERENCE AREA
- SENIOR CITIZEN AREA
- PETS PLAY AREA
- SUNSET / SUNRISE POINT
- WIFI ZONE
- SELFIE POINT





SANGHVI S3 ECOCITY - A 13 ACRES TOWNSHIP





DWELL IN THE

# *Perfect Symphony of Life*

WHERE NATURE BLENDS  
PERFECTLY WITH GRANDEUR

S3 BIG B SKYCLUB ON 39<sup>TH</sup> LEVEL



A CITY FRINGE LIFE TO CHERISH THE

# *Pleasures of Urban Leisures*

With an array of fine amenities, doorstep conveniences, relaxing comforts & spacious residences, S3 skygreens offers the goodness of grandeur granting cherishing experiences of a life you truly deserve.

**ROOFTOP INFINITY POOL AT 40<sup>TH</sup> LEVEL**





# Ultra-modern amenities for

# *Extravagant Lifestyle*



MULTIPURPOSE COURT



SUNDECK WITH NATIONAL PARK VIEW



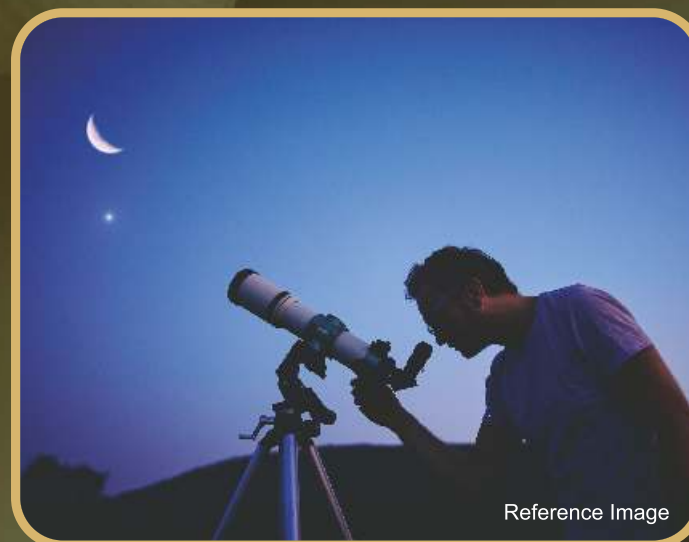
JOGGING TRACK &  
REFLEXOLOGY PATHWAY



KIDS PLAY AREA



CRICKET NET



STARGAZING DECK



INDOOR GAMES



FITNESS CENTRE



GREEN LAWN &  
LANDSCAPE GARDEN



SENIOR CITIZEN ZONE



40,000 SQ.FT *Ready*



# Location Benefits

Sanghvi S3 EcoCity is planned on a sprawling 13-acre area, of which, nature resides in 6 acres and the rest in luxury. It is a healthy township that has conservation plans like rainwater harvesting and solar panels. It is a perfect blend of greenery, luxury, tranquility, leisure bundles with an uninterrupted hill view.



## SHOPPING & RECREATION

Central Mall	3 Mins
Pantaloons	3 Mins
Big Bazaar	3 Mins
Gorai Beach	25 Mins
Essel World	30 Mins



## HEALTHCARE FACILITIES

Orbit Hospital	2 Mins
Bhakti Vedanta Hospital	10 Mins
Pragati Multispeciality Hospital	15 Mins



## SCHOOLS COLLEGES

Singapore International School	5 Mins
N.L.Dalmia School	10 Mins
Royals College	10 Mins
Rustomjee Cambridge International School	20 Mins
St. Anthony High School & Junior College	20 Mins

## Own the *Luxury* of *Pride*

### PROJECT HALLMARKS

Rooftop Infinity Pool at 40th Level

Ready 40,000 sq.ft. S3 Club

Exclusive 1, 2 & 3 BHK G Homes

S3 BIG B Skyclub on 39th Level

Ease of connectivity to W.E.H

Sky Garden on Terrace Level

Shree Sankalbhav Hanuman Temple

1st floor above 100ft from Sea Level on top

Ready & upcoming shops and Retail Avenue

Serene Creek and National Park Views

13 Acre Township

S3 High Street-Commercial Hub and Offices for walk to work

Futuristic Mivan Technology



60ft & 100ft  
Wide DP Roads  
Connecting Highway



2 Mins  
from Western  
Express Highway



10 Mins  
from Metro  
Station



21 Kms  
from Mumbai  
Airport



17 Mins  
from Borivali  
Station

### INTERNAL AMENITIES

#### LIVING

- Vitrified 2x2 flooring
- Anodized Sliding window
- Designer entrance door with ultra-modern lock
- One fixed mosquito net shutter in master bedroom
- POP / Gypsum plaster

#### BUILDING

- Aesthetically designed exclusive building elevation
- Ample Parking
- Commercial shops
- High speed elevators
- Beautifully designed entrance lobby
- Generator backup for lifts, water pump & staircase lights.
- Rain water harvesting
- Solar power
- CCTV & intercom facility for each flat
- Advanced firefighting system
- Piped gas connection

#### ELECTRICAL

- Concealed copper wiring with modular switches
- AC point in living & bedroom
- Safety features like MCB & ELCB
- Pre-wired internet & telephone connectivity
- TV point in living & bedroom

#### KITCHEN

- Granite kitchen platform with stainless steel sink
- Service platform
- PVC body antirust exhaust fan

#### TOILET

- Antiskid rustic tiles
- Designer full height dado
- FRP waterproof doors
- Jaquar C.P. fittings (or sanitary wares of equivalent brand)
- Antirust PVC body exhaust fan
- Branded geyser in master bathroom



18 MTR. WIDE ROAD



30 MTR. WIDE ROAD

NATIONAL PARK VIEW



4TH TO 15TH FLOOR				
A-WING				
Flat No.	Type	RERA Carpet Area	Balcony Carpet Area	Total Usable Carpet Area Sq. Ft.
A1	1 BHK	452	53	505
A2	3 BHK	867	93	960
A3	2 BHK	631	74	705
A4	2 BHK	603	62	665
A5	1 BHK	405	20	425
A6	1 BHK	405	20	425
A7	2 BHK	495	45	540

4TH TO 15TH FLOOR				
B-WING				
Flat No.	Type	RERA Carpet Area	Balcony Carpet Area	Total Usable Carpet Area Sq. Ft.
B1	1 BHK	410	45	455
B2	2 BHK	601	69	670
B3	1 BHK	434	46	480
B4	2 BHK	633	72	705
B5	2 BHK	505	60	565
B6	2 BHK	683	107	790
B7	1 BHK	452	53	505



18 MTR. WIDE ROAD



16TH TO 38TH FLOOR				
A-WING				
Flat No.	Type	RERA Carpet Area	Balcony Carpet Area	Total Usable Carpet Area Sq. Ft.
A1	1 BHK	492	56	548
A2	3 BHK	881	109	990
A3	2 BHK	682	83	765
A4	2 BHK	637	65	702
A5	1 BHK	405	20	425
A6	1 BHK	410	55	465
A7	2 BHK	495	55	550

16TH TO 38TH FLOOR				
B-WING				
Flat No.	Type	RERA Carpet Area	Balcony Carpet Area	Total Usable Carpet Area Sq. Ft.
B1	1 BHK	410	55	465
B2	2 BHK	624	81	705
B3	1 BHK	470	50	520
B4	2 BHK	663	99	762
B5	2 BHK	520	60	580
B6	2 BHK	715	130	845
B7	1 BHK	492	56	548



# LAYOUT PLAN



- |                    |                         |                        |                     |
|--------------------|-------------------------|------------------------|---------------------|
| 1 GARDEN           | 4 PHASE II - S3 WOODS   | 7 PHASE V - S3 SKYRISE | 10 D. P. ROAD       |
| 2 S3 CLUB          | 5 PHASE III - S3 ORCHID | 8 TEMPLE               | 11 4 ACRES R.G AREA |
| 3 PHASE I - SPRING | 6 CODENAME BIG B        | 9 PROPOSED SCHOOL      |                     |



**SHAPING SMART SPACES SINCE 4 DECADES**  
80 LAKHS SQ.FT. | 63 PROJECTS | 18 MEGA TOWNSHIPS | 26000 HAPPY FAMILIES

Sanghvi **S3** Group is one of India's key players & the fastest-growing brand in the real estate development industry.

## CURRENT PROJECTS



## SOME OF OUR COMPLETED PROJECTS



## FORTHCOMING PROJECTS





## RECOGNITIONS AND HONOURS



ICONIC TOWNSHIP PROJECT - WESTERN SUBURBS  
TIMES AWARD 2023



BEST TOWNSHIP DEVELOPER OF 2021 - MIDDAY INTERNATIONAL DUBAI ICONS



BEST LUXURY PROJECT OF 2021 - MIDDAY INTERNATIONAL DUBAI ICONS



REAL ESTATE & BUSINESS EXCELLENCE 2020 - CNN NEWS



TIMES REALTY ICONS - 2019



LOKMAT CORPORATE EXCELLENCE 2017



BEST TOWNSHIP 2016 - REALTY PLUS



MID-DAY ICONS 2016



BEST TOWNSHIP 2015 - ACCOMMODATION TIMES



BEST REDEVELOPMENT PROJECT - 2012



LIFETIME ACHIEVEMENT REALTY PLUS - 2011 - 12



PRIDE OF GUJARAT MAHARASHTRA - 2011



NAVBHARAT TIMES UDAAN - 2011



MCHI LIFETIME ACHIEVEMENT - 2010



ACCOMODATION TIMES BEST PROJECT OF THANE 2007



ACCOMMODATION TIMES AWARD MASS HOUSING COMPANY 2005

## OUR BRANDS

**S3 CLUB**  
Rejuvenate Mind, Body & Soul

**S3+**  
CONCIERGE SERVICES

**Re** DEVELOP  
THINK  
JOICE  
REDEVELOPMENT SOLUTIONS

**Donate Organ**  
Supported by Sanghvi S3 Group

Sanghvi **S3|360°**  
WORLD & BEYOND  
CORPORATE NEWSLETTER

**संकल-भवं** | Sanghvi **S3**  
FOUNDATION  
A CSR INITIATIVE

**S3 FILMS**  
Shaping Smart Stories