

Where Dreams Touch The Sky



Taller. Smarter. Grandier.

Elevate your lifestyle to new heights. Skysquire offers premium 2 & 3 BHK residences that blend sophistication, intelligence, and grandeur—creating a legacy for generations.

A Life-Changing Deal
at
HILLSIDE, WARJE

Crafting Timeless Masterpieces of Trust



Building Trust Since
2010

25+

Projects

15+

Years of Experience

1000+

Happy Customers

www.sjgroupindia.in

About Group



Building Trust. Reaching New Heights

15 Years of Trusted Construction Excellence SJ Groups India is a trusted name in construction services, backed by 15 years of consistent growth and proven performance. We specialize in delivering high-quality construction solutions that meet client expectations through innovation, precision, and strict adherence to quality standards. Driven by our core values—Flexibility, Reliability, Expertise, and Quality—we adapt to project requirements, act as dependable partners, deploy skilled professionals across all construction sectors, and ensure excellence in every project we execute. We believe that “Together, we are a team,” working collaboratively to deliver successful and sustainable outcomes.

Completed Project



CHINTAMANI RESIDENCY



SPARSHANANDAN



CHINTAMANI HEIGHTS



MEGHSPARSH



JADHAV HEIGHTS



SKYSQURE

2 & 3 BHK PREMIUM APARTMENTS

W A R J E

Embracing A Life of Profound Elegance

A home is not just four walls... it's a living experience—where memories are crafted, relationships flourish, and every moment of life reaches new heights.

Skysquare isn't merely constructed; it's thoughtfully conceived from Pune's rich cultural heritage, understanding the aspirations of modern families, and crafted with meticulous care.

Nestled beside Kothrud, in the verdant embrace of Warje Hills, our vision was to create an elevated community that rises above the ordinary.

"Where Dreams Touch The Sky" is not just our tagline—it's our commitment. A life philosophy where progress isn't individual, but collective. We welcome you to this culturally rich, heart-connected community where life ascends to new dimensions.

3 LEVEL PARKING

14 FLOORS

105 FLATS



SKYSQUARE

2 & 3 BHK PREMIUM APARTMENTS

The Art of Timeless.
Opulent Design





A home is not just four walls—it's a living experience where memories are crafted, relationships flourish, and every moment of life reaches new heights. Skysqre is not merely constructed—it's thoughtfully conceived from Pune's rich heritage, understanding the aspirations of modern families and crafted with meticulous care. Nestled beside Kothrud in the verdant embrace of Warje Hills, our vision is to create an elevated community that rises above the ordinary. "Where Dreams Touch the Sky" is not just our tagline—it's our commitment. A philosophy where progress is both individual and collective. We welcome you to this culturally rich, heart-connected community where life ascends to new dimensions.

Easy CONNECTIVITY

NH4 heighway | Kothrud | Karvenagar

Unveiling The Privileges of An Enviable Address Warje

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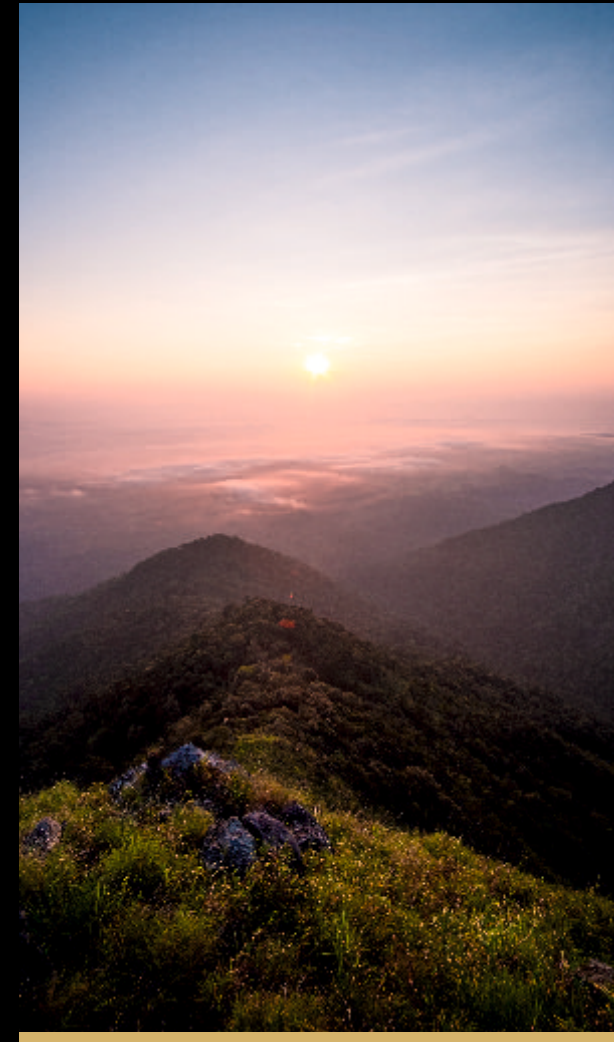
PUNE'S RISING CULTURAL &
RESIDENTIAL HUB



SURROUNDED BY
PUNE'S BEST SCHOOLS, HOSPITALS &
LIFESTYLE DESTINATIONS



GATEWAY TO
WEST PUNE'S PREMIUM
GROWTH CORRIDORS



COMMANDING VIEWS OF
WARJE RESERVE HILLS



MATURE SOCIAL &
CIVIC INFRASTRUCTURE



WALKING DISTANCE TO
UPCOMING METRO STATION

Immersive Visions of An Enchanted Existence

Warje is not just a residential neighborhood—it's West Pune's emerging identity, where urban sophistication, culture, and nature converge in perfect harmony. Neighboring prestigious areas like Kothrud, Bavdhan, and Karve Nagar, Warje has evolved into a premium destination for discerning homebuyers. With the Warje Hills as your backdrop and the city's finest infrastructure at your doorstep, this is where nature's tranquility meets urban convenience. Skysqre rises in this perfect setting—offering you the best of both worlds. Warje is not just a residential neighborhood—it's West Pune's emerging identity, where urban sophistication, culture, and nature converge in perfect harmony. Neighboring prestigious areas like Kothrud, Bavdhan, and Karve Nagar, Warje has evolved into a premium destination for discerning homebuyers. With the Warje Hills as your backdrop and the city's finest infrastructure at your doorstep, this is where nature's tranquility meets urban convenience. Skysqre rises in this perfect setting—offering you the best of both worlds.





Artistic Impression



SKYSQUIRE

2 & 3 BHK PREMIUM APARTMENTS

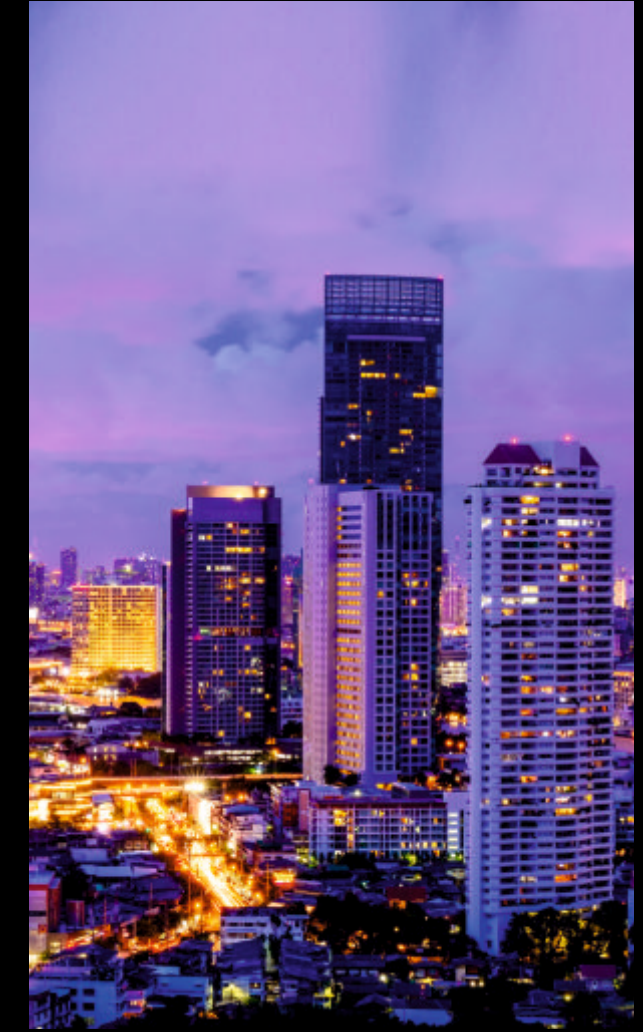
Homes That Breathe Luxury & Personal Distinction

Every home at Skysquire isn't just a layout—it's an extension of your life's aspirations. Best-in-class room dimensions, dual balcony designs, and natural light choreographed with playing breezes—this design doesn't just suffice, it breathes. Vastu-compliant planning, minimal shared walls, and private entrance lobbies for select units create the perfect balance of serenity and mental satisfaction.



A Harmonious Blend of Nature's Grace & Luxurious Serenity

Warje is not just a residential neighborhood—it's West Pune's emerging identity, where urban sophistication, culture, and nature converge in perfect harmony. Neighboring prestigious areas like Kothrud, Erandwane, and Karve Nagar, Warje has evolved into a premium destination for discerning homebuyers. With the Warje Hills as your backdrop and the city's finest infrastructure at your doorstep, this is where nature's tranquility meets urban convenience. Skysquare rises in this perfect setting—offering you the best of both worlds.



PRIME

LOCATION



Celebrating Recent Triumphs In Opulent Living

Experience the grandeur of contemporary architecture merged with functional brilliance. Skysquire façade reflects modern Pune's aspirations while remaining rooted in timeless design principles.
The Lobby That Welcomes You Home
Step into elegance every single day. Our thoughtfully designed entrance lobby sets the tone for the premium lifestyle that awaits you inside.



Fostering Bonds In An Atmosphere of Refined Joy

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Immerse In The Embrace of Pure, Rejuvenating Nature

Living at Skysqre means waking up to fresh air, bird songs, and the healing presence of nature. Our location boasts one of Pune's densest green covers, with over 10,000 trees creating a natural air purification system.

10,000+ TREES Within 1 KM Radius



SKYSQUIRE

2 & 3 BHK PREMIUM APARTMENTS

W A R J E

The Essence of Skysquire: A Symphony of Aspiration



Skysquire is more than a name—it's a philosophy of aspiration and achievement. Inspired by the timeless principle that the sky is not the limit but the beginning, we've created a community where every family can rise to their full potential. Drawing from Pune's progressive spirit and modern sensibilities, Skysquire represents a space where every individual matters, and prosperity is shared by all. Giving contemporary meaning to elevated living, we've crafted Skysquire as a serene, sophisticated, and aspirational address where homes aren't just structures—they're the foundation of an elevated lifestyle. Here, you don't just live—you soar.

Artistic Impression



Top class Building Premises & Amenities



Watch the sunrise from your yoga deck. Host weekend barbecues on the rooftop. Let children play safely while you relax with neighbors. Every moment at Skysqure is designed to be extraordinary.

Look Up.
Stay At The Top.



SKY SQUIRE

2 & 3 BHK PREMIUM APARTMENTS

W A R J E

CENTER FOLD BIRD VIEW



AMENITIES

Families are institutions. The value systems, the sacraments and the set of beliefs get transferred from generation to generation. The facia changes. But the base remains the same. The ways of living evolve. The younger generation love to make a splash and celebrate life with modern living, with contemporary amenities. But they remain proud about the past glory too, as do the older generations who have made Kothrud and its surroundings their home for several years. Global Kothrud is the place for such closely knit family bonds, transcending generations.



CHILDRENS PLAY AREA



INDOOR GAMES



CAFÉ AREA



SWIMMING POOL



GYMNASIUM



MULTIPURPOSE HALL



LOUNGE AREA

Moments of Pure, Elevated Inspiration
Live The Sky Square Experience

Visualize your mornings with hill views. Imagine evenings on your private balcony. Picture celebrations on the rooftop with friends and family. This is the life that awaits you at Skysqre—where every day feels elevated.

Warjes first high-rise building



Live happier. Celebrate better.

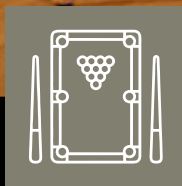


SWIMMING POOL

Artistic Impression



CHILDRENS PLAY AREA



INDOOR GAMES - POOL TABLE | TABLE TENNIS | FOOSBALL



GYMNASIUM



CAFÉ AREA



MULTIPURPOSE HALL



KITCHEN

SPECIFICATIONS



RCC STRUCTURE

- RCC framed structure designed as per earthquake resistance norms
- 5" Internal brick walls using AAC blocks
- Internal walls finished with smooth gypsum plaster
- External walls with durable sand-faced plaster



FLOORING

- 800 x 800 mm or 600 x 1200 mm vitrified tile flooring in all rooms
- Anti-skid or rustic ceramic tile flooring for terraces
- Anti-skid tile flooring in all toilets and bathrooms



DOORS

- MAIN DOOR
 - Plywood frame and solid shutter
 - High-quality, elegant door fittings
- INTERNAL DOORS
 - Plywood frame with flush doors
 - Standard, long-lasting hardware
- TOILET DOORS
 - Granite frames
 - Flush doors with dual-side laminate and superior fittings



ELECTRICAL

- Concealed wiring with MCB/ circuit breaker safety system
- International-quality branded switches and fittings
- Sufficient electrical points across all rooms
- Telephone points in the living room and master bedroom
- A.C. point provision in every bedroom



PARKING

- Independent mechanical stack parking system for efficient space utilisation.



LIVING ROOM

Artistic Impression



KITCHEN

- Premium black granite kitchen platform with stainless steel sink
- Full-height glazed tile dado above platform (up to lintel level)
- Exhaust fan for ventilation
- Adequate electrical points for all essential appliances
- Washing machine inlet and outlet provision in dry balcony



BATHROOMS & TOILETS

- Anti-skid ceramic tile flooring
- Ceramic wall tiles up to lintel level
- Premium sanitary ware provided
- Concealed plumbing with branded C.P. fittings
- Granite countertop for wash basin
- Solar water heating system provided for master bathroom
- Exhaust fan provision



PAINTING

- Interiors finished with acrylic oil-bound distemper
- Exteriors coated with weatherproof Apex / Weathercoat paint



SECURITY & MONITORING

- CCTV surveillance in all common areas and at
- Video door phone system installed in every flat for added security



WINDOWS & RAILINGS

- Powder-coated aluminum sliding windows with Invisible safety grills
- Granite borders on all four sides of windows
- Stainless steel railing with glass panels for terraces



FIRE STATION

- All floors installing Government Approved fire safety systems.



MASTER BEDROOM



KIDS BEDROOM



BEDROOM

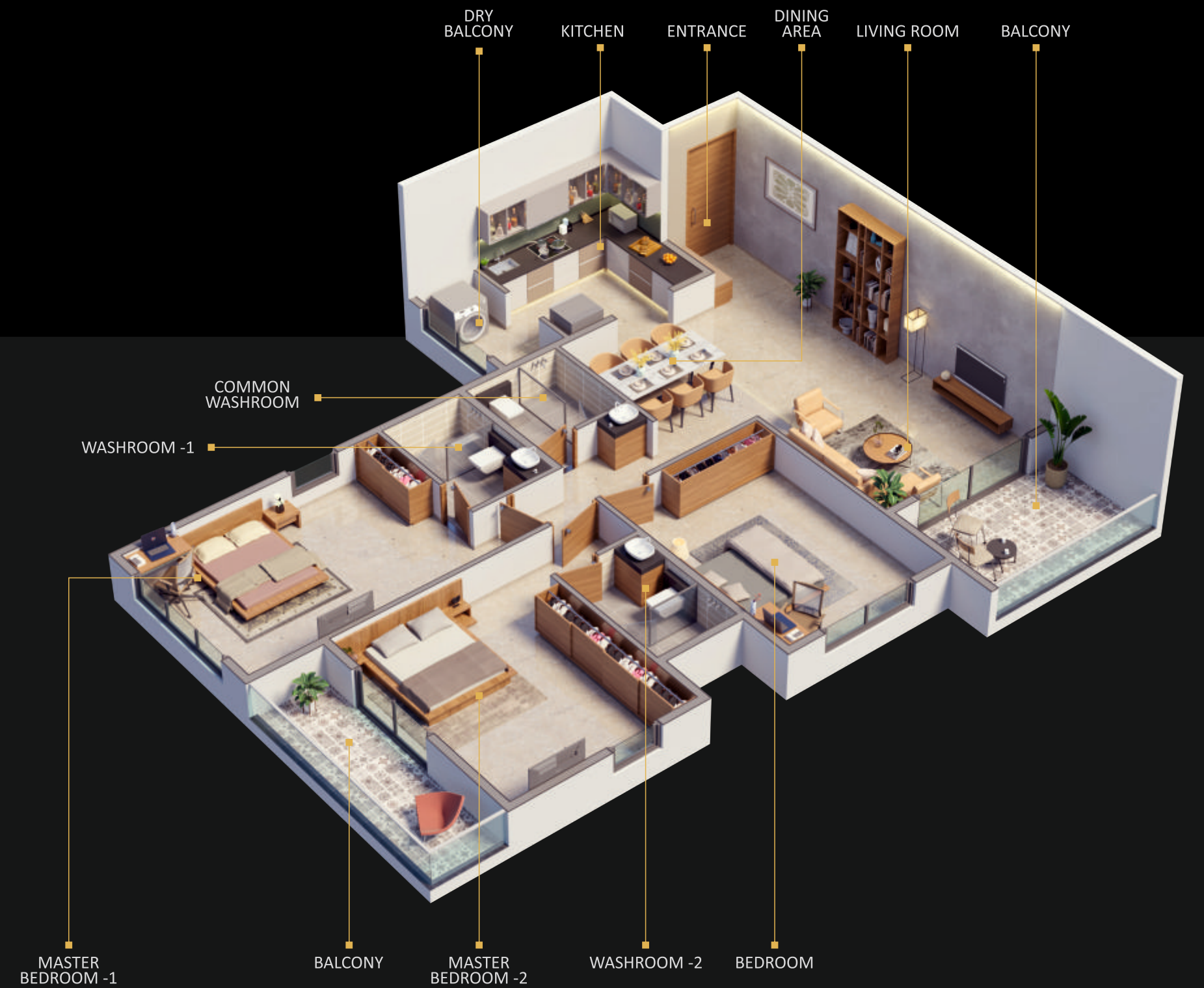
2 BHK

855 SQ. FT. (CARPET)



3 BHK

1380 SQ. FT. (CARPET)





SKYSQUIRE

2 & 3 BHK PREMIUM APARTMENTS

WARJE

Nestled in Warje, one of West Pune's most sought-after residential hubs, Skysquire offers effortless connectivity and a premium lifestyle. Strategically positioned along the NH-4 Highway, with seamless access to Kothrud and Karve Nagar, this is where urban convenience meets serene surroundings.

KEY DISTANCE

NEIGHBORING LANDMARKS

- Swargate - 18 mins
- Navi Peth - 20 mins
- Karve Nagar - 8 mins
- Kothrud - 5 mins
- Sahakar Nagar - 10 mins
- Dahanukar Colony - 7 mins
- Bavdhan - 12 mins
- Chandani Chowk - 6 mins
- Warje Hills - 1 min

HOSPITAL

- Vinayak Hospital
- Mai Mangeshkar Hospital
- Platinum Multispeciality Hospital for Heart
- Cipla Palliative Care & Training Centre
- Lodha Hospital & Maternity Home
- Sahyadri Hospital

RESTAURANT

- Punjab Canteen Irani Café
- Café Coffee Day
- Ghodke Sweets
- The Pizza Box & Café Kothrud
- Oasis Restaurant, Bar & Banquets
- Garden Court Restaurant
- Sailors & Co
- McDonald's

SCHOOL

- RMD Sinhgad Spring Dale School
- Gurukul Academy
- EuroKids Preschool
- Little learningss | Best Preschool
- Abhinava Vidyalaya English Medium

COLLEGE

- Symbiosis College of Arts
- Cummins College
- MIT World Peace University 1.5 km.
- P. Jog College 0.0 km.
- MES-IMCC College 2.7 mtr.
- SNDT College 2.0 km.
- Garware College 3.0 km.
- Bharati Vidyapeeth Law College 1.2 km.
- ILS Law College 3.2 km.

MALL

- JVA Mall
- D-Mart
- The Pavilion Mall
- Reliance Mall
- City Pride

CREDITS

ARCHITECT
Ankur Associates - Prakash Kulkarni

RCC CONSULTANT
G. A. Bhilare Consultants PVT. LTD

BRAND CONSULTANT
RJ Design

LANDSCAPE CONSULTANT
Shobha Bhopatkar



LOWER GROUND FLOOR PLAN (HEIGHT - 4.50 M.)

TYPE	CARPET AREA	REQUIRED CARS	REQUIRED SCOOTERS
M. & SC.	813.60 SQM.	16	49
SHOP	158.18 SQM.	03	09
OFFICE	363.82 SQM.	05	22
TOTAL		24	80

DESCRIPTION	GROUND LVL.	STACK LVL.	TOTAL CARS	SCOOTERS
LARGE CARS	08	08	16	80
SMALL CARS	04	04	08	
TOTAL	12	12	24	



BASEMENT 1st FLOOR PLAN (HEIGHT - 4.50 M.)

FLOOR	DESCRIPTION	GROUND LVL.	STACK LVL.	PIT LVL.	TOTAL CARS	SCOOTERS
BASEMENT - 1	LARGE CARS	23	18	00	41	42
	SMALL CARS	03	03	00	06	
BASEMENT - 2	LARGE CARS	25	23	25	73	59
	SMALL CARS	03	03	03	09	
TOTAL		56	55	28	129	101

TYPE	NO. OF FLATS	REQUIRED CARS	REQUIRED SCOOTERS
2 BHK	78	78	78
3 BHK	26	52	52
TOTAL	104	130	130





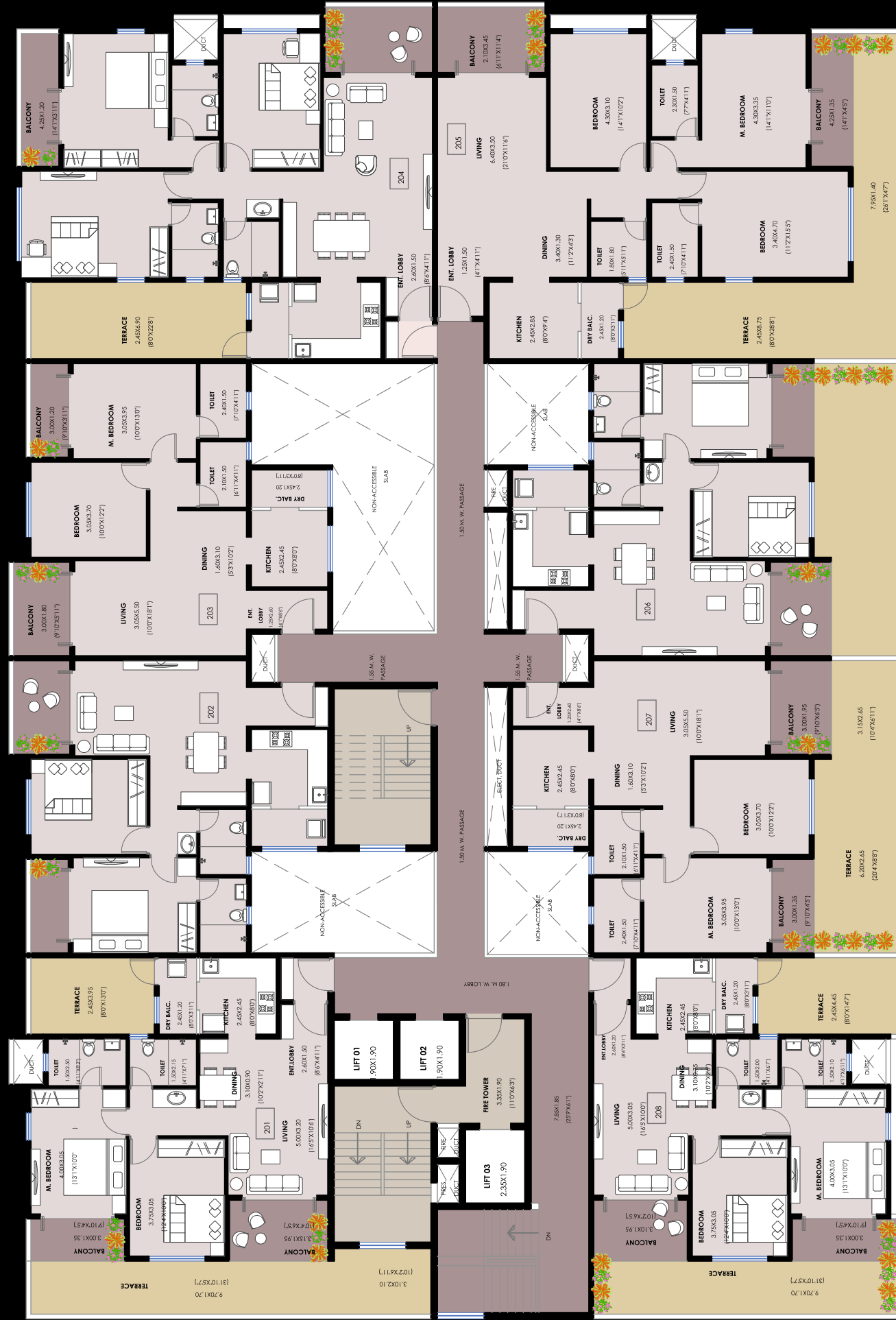
BASEMENT 2nd FLOOR PLAN (HEIGHT - 4.50 M.)



UPPER GROUND FLOOR PLAN (HEIGHT - 4.50 M.)

SHOP NO.	RERA CARPET AREA (A)		LOFT AREA		LOFT AREA 50% (B)		TOTAL RERA CARPET AREA (A+B)		LOADING (50%)		SALEABLE AREA	
	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
SH-01	44.38	285.54	21.82	139.50	10.91	69.75	55.29	355.29	27.64	177.65	82.93	892.71
SH-02	31.57	125.72	15.53	167.11	7.76	69.75	39.33	195.47	19.67	97.74	59.00	635.02
SH-03	20.31	218.56	9.92	106.78	4.96	53.39	25.27	271.95	12.63	135.98	37.90	407.93
SH-04	21.94	243.24	10.72	118.83	5.36	59.42	27.30	302.66	13.65	151.33	40.95	440.83
SH-05	38.14	243.24	18.64	118.83	9.32	59.42	47.46	302.66	23.73	151.33	71.19	766.29
											291.97	3142.78





2nd FLOOR PLAN

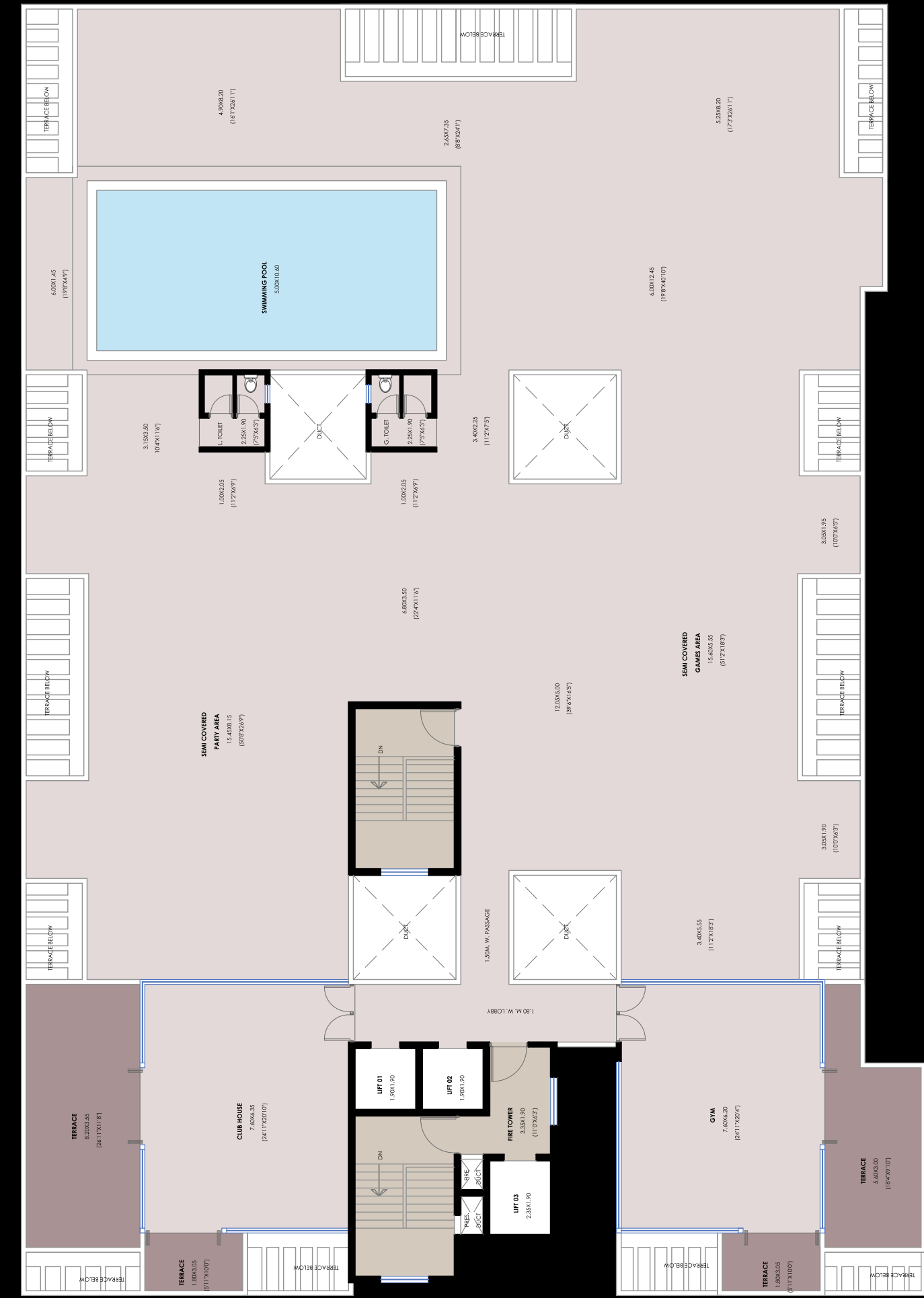
FLAT NO.	TYPE	RERA CARPET AREA (A)		BALCONY AREA (B)		TERRACE AREA		TERRACE AREA 33%(C)		TOTAL RERA CARPET AREA (A+B+C)		LOADING (35%)		SALEABLE AREA	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
201	2 BHK	70.27	756.39	10.19	109.71	32.68	351.74	10.78	116.07	91.25	982.17	31.94	343.76	123.18	1325.93
202	2 BHK	70.59	759.83	9.00	96.88	--	--	--	--	79.59	856.71	27.86	299.85	107.45	1156.55
203	2 BHK	70.59	759.83	9.00	96.88	--	--	--	--	79.59	856.71	27.86	299.85	107.45	1156.55
204	3 BHK	106.79	1149.46	12.34	132.88	16.91	181.97	5.58	60.05	124.71	1342.39	43.65	469.84	168.36	1812.23
205	3 BHK	104.56	1125.48	12.98	139.74	32.57	350.56	10.75	115.68	128.29	1380.91	44.90	483.32	173.19	1864.23
206	2 BHK	70.59	759.83	9.90	106.56	23.05	248.06	7.60	81.86	88.09	948.25	30.83	331.89	118.93	1280.14
207	2 BHK	70.59	759.83	9.90	106.56	23.05	248.06	7.60	81.86	88.09	948.25	30.83	331.89	118.93	1280.14
208	2 BHK	67.54	727.03	10.37	111.65	27.39	294.85	9.04	97.30	86.95	935.98	30.43	327.59	117.39	1263.57
														1034.87	11139.35



3rd TO 13th TYPICAL FLOOR PLAN

FLAT NO.	TYPE	RERA CARPET AREA		BALCONY AREA		TOTAL RERA CARPET AREA		LOADING (35%)		SALEABLE AREA	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
301	2 BHK	70.13	754.93	9.27	99.78	79.40	854.72	27.79	299.15	107.20	1153.87
302	2 BHK	70.59	759.83	9.00	96.88	79.59	856.71	27.86	299.85	107.45	1156.55
303	2 BHK	70.59	759.83	9.00	96.88	79.59	856.71	27.86	299.85	107.45	1156.55
304	3 BHK	106.65	1148.01	12.34	132.88	119.00	1280.89	41.65	448.31	160.65	1729.20
305	3 BHK	104.43	1124.03	12.34	132.88	116.77	1256.91	40.87	439.92	157.64	1696.83
306	2 BHK	70.59	759.83	9.00	96.88	79.59	856.71	27.86	299.85	107.45	1156.55
307	2 BHK	70.59	759.83	9.00	96.88	79.59	856.71	27.86	299.85	107.45	1156.55
308	2 BHK	67.41	725.57	9.00	96.88	76.41	822.45	26.74	287.86	103.15	1110.31
										958.42	10316.42





14th FLOOR PLAN

FLAT NO.	TYPE	RERA CARPET AREA		TERRACE AREA		TOTAL RERA CARPET AREA		LOADING (35%)		SALEABLE AREA	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
1401	2 BHK	69.44	747.43	9.27	99.78	78.71	847.21	27.55	296.52	106.26	1143.73
1402	2 BHK	70.00	753.45	9.00	96.88	79.00	850.33	27.65	297.62	106.65	1147.94
1403	2 BHK	70.00	753.45	9.00	96.88	79.00	850.33	27.65	297.62	106.65	1147.94
1404	3 BHK	105.72	1137.92	12.34	132.88	118.06	1270.80	41.32	444.78	159.38	1715.58
1405	3 BHK	103.49	1113.94	12.34	132.88	115.83	1246.82	40.54	436.39	156.37	1683.21
1406	2 BHK	70.00	753.45	9.00	96.88	79.00	850.33	27.65	297.62	106.65	1147.94
1407	2 BHK	70.00	753.45	9.00	96.88	79.00	850.33	27.65	297.62	106.65	1147.94
1408	2 BHK	66.73	718.31	9.00	96.88	75.73	815.18	26.51	285.31	102.24	1100.50
										950.84	10234.79



RECREATION FLOOR PLAN (HEIGHT - 3.20 M)



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Project By



— A SWAPNIL JADHAV VENTURE —

☎ 9049 90 2727

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📍 Corporate Office : Survey no. 125/1A, Yash Towers, Ambedkar Chowk, Juna Warje Jakatnaka Warje Pune - 411 058.

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