



Rise Above Live The Skyline Life

Welcome to **Balaji Skyline** — a towering icon of sophistication soaring 34 storeys high in the heart of Kharghar. Designed with care to enhance your lifestyle, this signature address features spacious, premium 2 BHK residences with breathtaking views, abundant sunlight, and superior cross-ventilation.

Each home is a showcase of refined finishes, smart layouts, and international fittings, reflecting a deep attention to detail and a promise of elevated living. Strategically located in one of Navi Mumbai's most desirable neighborhoods, Balaji Skyline offers excellent connectivity, lush green surroundings, and easy access to metro stations, business hubs, schools, hospitals, and shopping zones.

Step into a life that goes beyond the ordinary — where every day feels closer to the sky. Only at **Balaji Skyline**.

PROJECT HALLMARKS

- Iconic G+34 Tower
- Signature - styled 2 BHK residences only
- Ample Multi - Level Parking, Podium Lifestyle Indulgences
- 4 units in one floor — low dense project
- 2 mins from Amandoot Metro Station
- 720 sq.ft King - Sized Apartments - Usable Carpet Area



LOCATION MAP - KHARGHAR, NAVI MUMBAI.



Where Every Landmark is Just Minutes Away

LOCATION ADVANTAGES

FINANCIAL HUBS

- ✓ Corporate Park BKC 2
- ✓ Belapur CBD (Central Business District)
- ✓ Vashi (Navi Mumbai)
- ✓ Navi Mumbai Special Economic Zone (SEZ) and Millennium Business Park, Mahape
- ✓ BKC (Bandra Kurla Complex)

5 mins
5 mins
25 mins
30 mins
45 mins

HOSPITALS

- ✓ Tata Memorial Hospital (ACTREC)
- ✓ MGM Hospital and Research Center
- ✓ Mitr Healthcare Hospital
- ✓ Asha Multi-specialty Hospital
- ✓ Medicover Hospitals
- ✓ Niramaya Hospital
- ✓ Om Navjeevan Hospital

7 mins
10 mins
10 mins
10 mins
10 mins
12 mins
15 mins

EDUCATIONAL INSTITUTES

- ✓ National Institute of Fashion Technology (NIFT)
- ✓ Institute for Technology and Management (ITM)
- ✓ Ramrao Adik Institute of Technology (RAIT)
- ✓ Apeejay School
- ✓ Bal Bharati Public School, Navi Mumbai
- ✓ DAV International School
- ✓ Ryan International School
- ✓ AC Patil College of Engineering

10 mins
10 mins
15 mins
15 mins
20 mins
20 mins
17 mins
25 mins

RECREATIONAL & SPIRITUAL

- ✓ CIDCO Football Stadium
- ✓ Central Park
- ✓ Pandavkada Waterfalls
- ✓ Kharghar Hills
- ✓ Golf Course
- ✓ Utsav Chowk
- ✓ ISKCON Temple
- ✓ Sacred Heart Church
- ✓ Sri Ayyappa Temple
- ✓ Belapur Hill Temple
- ✓ Shiv Mandir

2 mins
5 mins
5 mins
5 mins
7 mins
7 mins
5 mins
10 mins
12 mins
15 mins
15 mins

SHOPPING & ENTERTAINMENT

- ✓ D-Mart
- ✓ Hiranandani Crystal Plaza
- ✓ Little World Mall
- ✓ Glomax Mall

8 mins
10 mins
15 mins
15 mins



UTSAV CHOWK



ISKCON TEMPLE



NAVI MUMBAI METRO RAILWAY



GOLF COURSE



CENTRAL PARK



INTERNATIONAL AIRPORT



Artistic Impression

Space To Breathe Places To Belong

Whether it's a serene yoga deck, a well-equipped gym, or a scenic sky lounge, Balaji Skyline offers a bouquet of amenities that feel personal, open, and purpose-built for urban ease.



FITNESS
CENTER



INDOOR
GAMES



SWIMMING
POOL



CCTV
CAMERA



HIGH SPEED
ELEVATORS



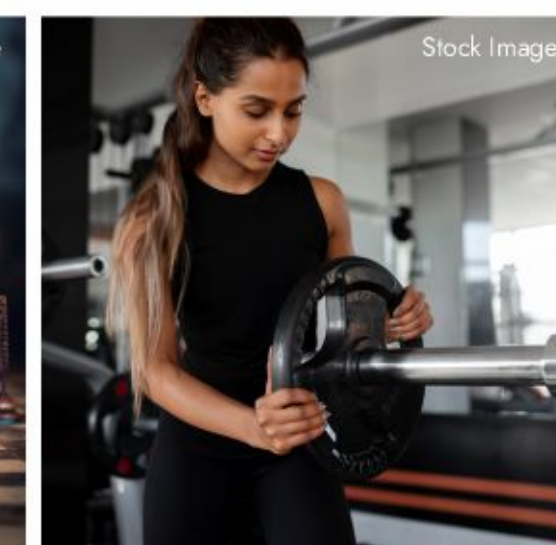
ENTRANCE
LOBBY



Stock Image



Stock Image



Stock Image



SPECIFICATIONS



FLOORING

- 24" x 24" Vitrified flooring in all rooms.
- Anti-skid flooring in Toilet & Bath.



KITCHEN

- Granite Kitchen platform with S. S. Sink.
- Designer glazed tiles upto beam height.
- Water purifier point.



DOORS & WINDOWS

- Decorative laminate main door with wooden frame.
- Decorative laminate internal doors with granite / wooden frame.
- Anodized Aluminum sliding windows.



ELECTRIFICATION

- Concealed copper wiring with MCB's.
- Adequate electrical points in all rooms.
- ISI modular switches of premium make.



WALLS AND PAINTS

- Putty finished internal walls.
- Emulsion paint for internal walls.
- Acrylic paint for external walls.



BATH & WC

- Designer glazed tiles upto beam level.
- ISI mark branded sanitary wares.
- Premium Quality C. P. Fittings.
- Exhaust Fan & Geyser point.



WATER TANK

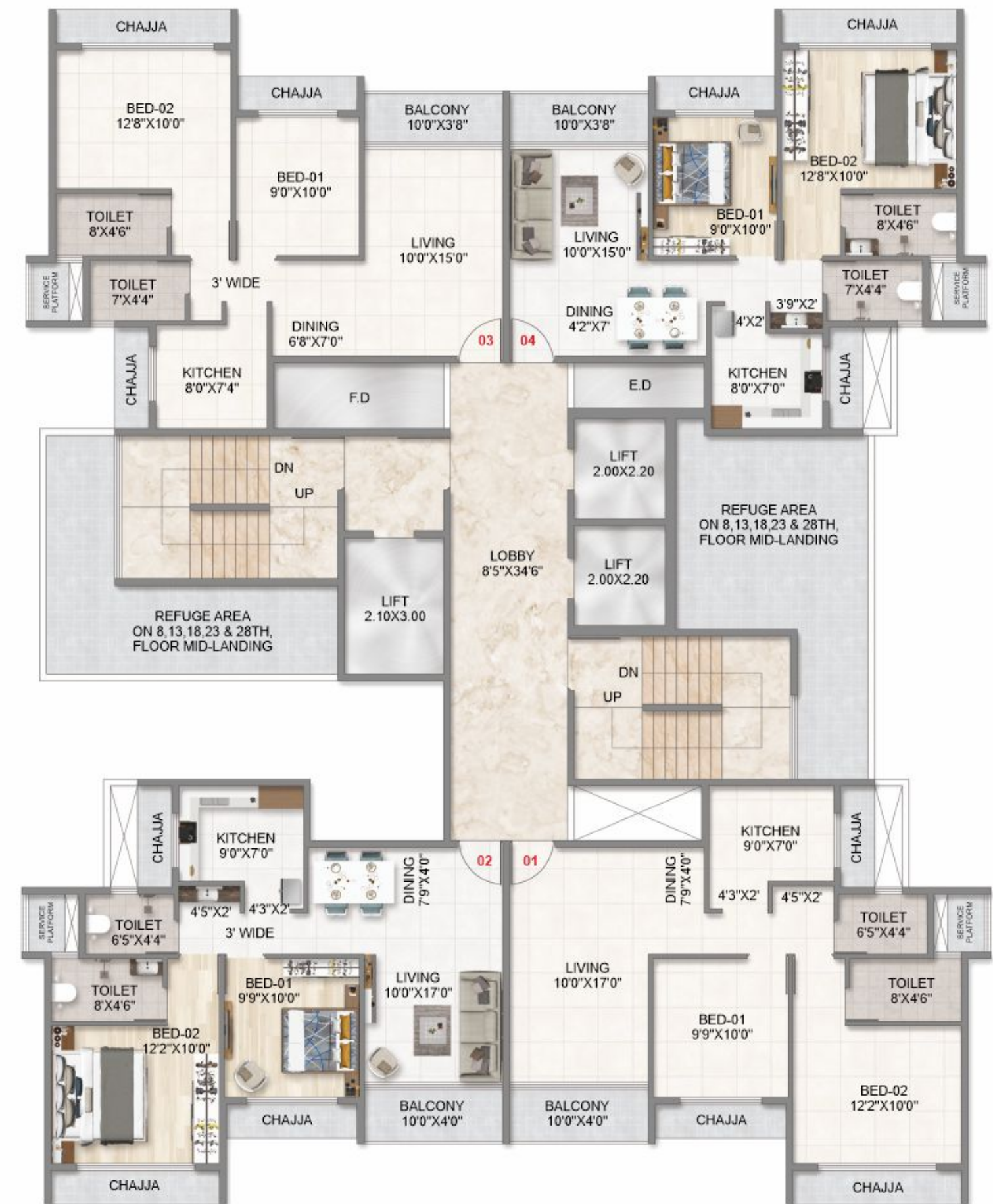
- Underground and Overhead water tank with adequate storage capacity.



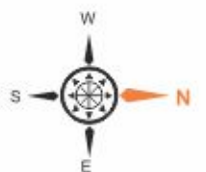
TERRACE

- Water proofing treatment with China Chips flooring on top floor.

TYPICAL FLOOR PLAN (7TH TO 34TH)



45.00 M. WIDE ROAD





VARSHA GROUP®

Life Beyond Imagination

Crafting Landmarks
Creating Legacies



With over 23 years of real estate expertise, Varsha Group has earned a trusted reputation in Navi Mumbai for delivering high-quality developments with professionalism, punctuality, and precision. Every project reflects a deep understanding of modern homebuyer aspirations — blending smart design, prime locations, and lasting value.

SIGNATURE PROJECTS

BALAJI PARK Kharghar

MahaRera Registration No.P52000024410



G+26 storeyed towers offering
2 & 3 BHK homes with
modern amenities.

BALAJI VISTA New Panvel

MahaRera Registration No.P52000046718



Premium 2 & 3 BHK residences
known for excellent connectivity
and lifestyle features.

BALAJI SHRUSHTI Nerul

MahaRera Registration No.P51700014837



Luxurious 2 & 3 BHK homes
in a well-connected,
infrastructure-rich location.

