



Site Address: Sai World Empire, Opp. Kharghar Valley Shilp (CIDCO Colony), Kharghar, Navi Mumbai

Corporate Office: 1701, Satra Plaza, Plot No. 19 & 20, Sector - 19D, Vashi, Navi Mumbai - 400 705

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NOTE: All specifications, drawings, amenities, facilities, parameters, etc., shown in this brochure are subject to change as per the approval from the respective authorities. The final discretion remains with the developers.



SAI
WORLD EMPIRE
KHARGHAR
18 ACRE KINGDOM



A PROJECT BY



FOR THE FIRST TIME IN INDIA
6 EMPIRES. 6 LIFESTYLES.
1 MODERN KINGDOM.

History of humankind is full of glorious kingdoms and majestic rulers. The lifestyles they lived. The architectures they made. And the art they created. All stand tall and popular just like their names even in today's times. But then there are 6 special empires that have been termed as the greatest in the pages of history and have impacted the cultures & customs, art & architecture of the entire world. The French, The British, The Greek, The Spanish, The Roman & The Egyptian empires are considered as the world's most illustrious ones. They laid the foundations of beauty, grandeur, magnificence, brilliance and splendour inspiring the civilizations in the past as well as in the present.

Taking the inspiration from those timeless grand empires of the world, the renowned house in the world of real estate-Paradise Group, introduces a unique living experience which is all set to recreate the marvellous era of 6 greatest empires together forming an 18 acre modern kingdom situated in the heart of kharghar with full of recreation, rejuvenation, health, wellness, entertainment, extravagance and luxury embellishments one has ever experienced before. Come let's experience a living inspired by the opulent lives of world's greatest kings and queens, made just for the royals like you.

Welcome to Sai World Empire.

—
EXPERIENCE THE RISE OF
A NEW EMPIRE
—



Artist's Impression



SAI
WORLD EMPIRE
KHARGHAR

AN EXCLUSIVE WORLD DRAWN
FROM THE ART & ARCHITECTURE OF
6 GLORIOUS EMPIRES.

ROYALTY NEVER GOT CEASED
ITS REIGN, IT ONLY GOT RE-INVENTED.

PROJECT HALLMARKS

18 Acre
Kingdom

2,3,4 BHK
Homes

6 Magnificent
Towers

11 Acre Open
Green Spaces

38 Storeys
Each

1600 Royal
Residences

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ITS REIGN, IT ONLY GOT RE-INVENTED.

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—
**EXPERIENCE KHARGHAR'S MOST
LUXURIOUS KINGDOM BRINGING THE BEST OF
HEALTH , WELLNESS, ENTERTAINMENT
SPORTS AND RECREATION
ACROSS 18 ACRES**
—

MASTER PLAN

LEGEND

- 01 ENTRANCE LOBBY
- 02 CYCLE TRACK
- 03 JOGGING TRACK
- 04 GRAND PLAZA WITH MUSICAL FOUNTAINS
- 05 MULTI-PLAY COURT (TENNIS / BASKET BALL COURT / CRICKET)

FRENCH COVE

- 06 COLOSSEUM ARENA
- 07 SPRAWLING LAWN
- 08 STROLL WALK
- 09 CLOISTER
- 10 STEPPING STONES
- 11 AMPHI ENTRY FROM LANDSCAPE
- 12 COLOSSEUM
- 13 FLOATING BELVEDERE FOR SHOWS
- 14 SHALLOW POND AT PARKING LEVEL
- 15 AMPHI ACCESS AT PARKING LEVEL
- 16 SEATIGAL COVE
- 17 ROTUNDA

ARABIC COVE

- 18 MUGHAL COVE
- 19 CHESS BOARD
- 20 DUCK POND
- 21 BIRD FEEDING DECK
- 22 PAVILION

BRITISH COVE

- 23 PETS PARK
- 24 DENS PARK
- 25 REFLEXOLOGY PATH

EGYPTIAN COVE

- 26 SAND RIVER
- 27 PICNIC PAVILION
- 28 BRIDGE
- 29 BAMBOO TRAILS
- 30 PYRAMID PLAYGROUND
- 31 GOLF IN MIRROR MAZE

ROMAN COVE

- 32 DECK
- 33 SANDY BEACH
- 34 WAVE POOL
- 35 WATER SLIDES PLATFORM
- 36 FUN POOL
- 37 AQUA GYM
- 38 RAIN DANCE ON SHIP
- 39 M.P.W.P.S.
- 40 BUBBLE POOL
- 41 JACUZZI WITH HOT JETS
- 42 LEISURE POOL
- 43 SUNKEN BAR
- 44 KIDS POOL COVERED WITH TENSILE ROOF
- 45 LAP POOL 50 M X 10 M
- 46 REFLECTION POOL
- 47 PARTY LAWN
- 48 PATHWAY
- 49 CLUB ENTRY DECK
- 50 DECORATIVE PLAZA
- 51 MEDITATION GAZEBO
- 52 LEISURE LAWN
- 53 THICK PLANTATION ALONG PARAPET
- 54 CLUB HOUSE
- 55 GROUP SEATS
- 56 DESIGN WALL WITH ARCHWAY TO PLAY-COURT

6 MAGNIFICENT TOWERS
OF 38 STOREYS
SPREAD ACROSS 18 ACRES.



AN ADDRESS FOR KINGS &
QUEENS WHO LIKE TO STAY CONNECTED
TO THE WORLD & BEYOND.

With Sai World Empire, we pay tribute to those emperors and empresses of modern day with Sai World Empire. It is the epitome of modern aristocracy. In the cultural capital and the most developed suburb of Navi Mumbai - Kharghar.

Kharghar is the most developed node of Navi Mumbai, beautified with lush greens; providing excellent connectivity through rail and road lines and easily approachable from the major cities. And with everything within a circle, this city is truly a future city that will definitely rule Navi Mumbai as well as Mumbai in the near future. Where life will surely crown kings & queens every single day.

CONVENIENCES & CONNECTIVITY



Well-connected with
the Mumbai-Pune Highway



Reputed educational institutes
in close proximity



Upcoming Metro Station
in the near vicinity



Located amidst
hilly green and serene environs



Situated close to proposed
fun city



Market areas and other conveniences
like malls, multiplexes, Kharghar
railway station, etc. at a short distance



EXPERIENCE THE COMFORT &
CONVENIENCES OF A GRAND LIFESTYLE.

PROXIMITY TO LANDMARKS



Upcoming International Airport



ISKCON Temple



Upcoming Navi Mumbai
Corporate Park



Entertainment Centres
'Utsav Chowk' & 'Shilp Chowk'



Kharghar Valley Golf Course



Kharghar Central Park

A LUXURY KINGDOM INSPIRED BY
THE LIVES OF FAMOUS KINGS & QUEENS.



**JULIUS
CAESAR**
OF ROMAN
EMPIRE

TOWER 1



**ALEXANDER
THE GREAT**
OF GREEK
EMPIRE

TOWER 2



**NAPOLEON
BONAPARTE**
OF FRENCH
EMPIRE

TOWER 3



**QUEEN
CLEOPATRA**
OF EGYPTIAN
EMPIRE

TOWER 4



**KING
CHARLES-I**
OF SPANISH
EMPIRE

TOWER 5



**QUEEN
ELIZABETH-I**
OF BRITISH
EMPIRE

PHASE 6

WITNESS A MODERN WORLD OF GLORIOUS EMPIRES
TAKING SHAPE TO BECOME YOUR DREAM HOME



Artist's Impression

INSPIRED BY THE ANCIENT ROMAN EMPIRE
SAI WORLD EMPIRE WILL FEATURE
THE COLOSSEUM DOME – THE FIRST-OF-ITS-KIND
DOME THEATRE WITH SKY PROJECTION.



JULIUS
CAESAR
OF ROMAN
EMPIRE

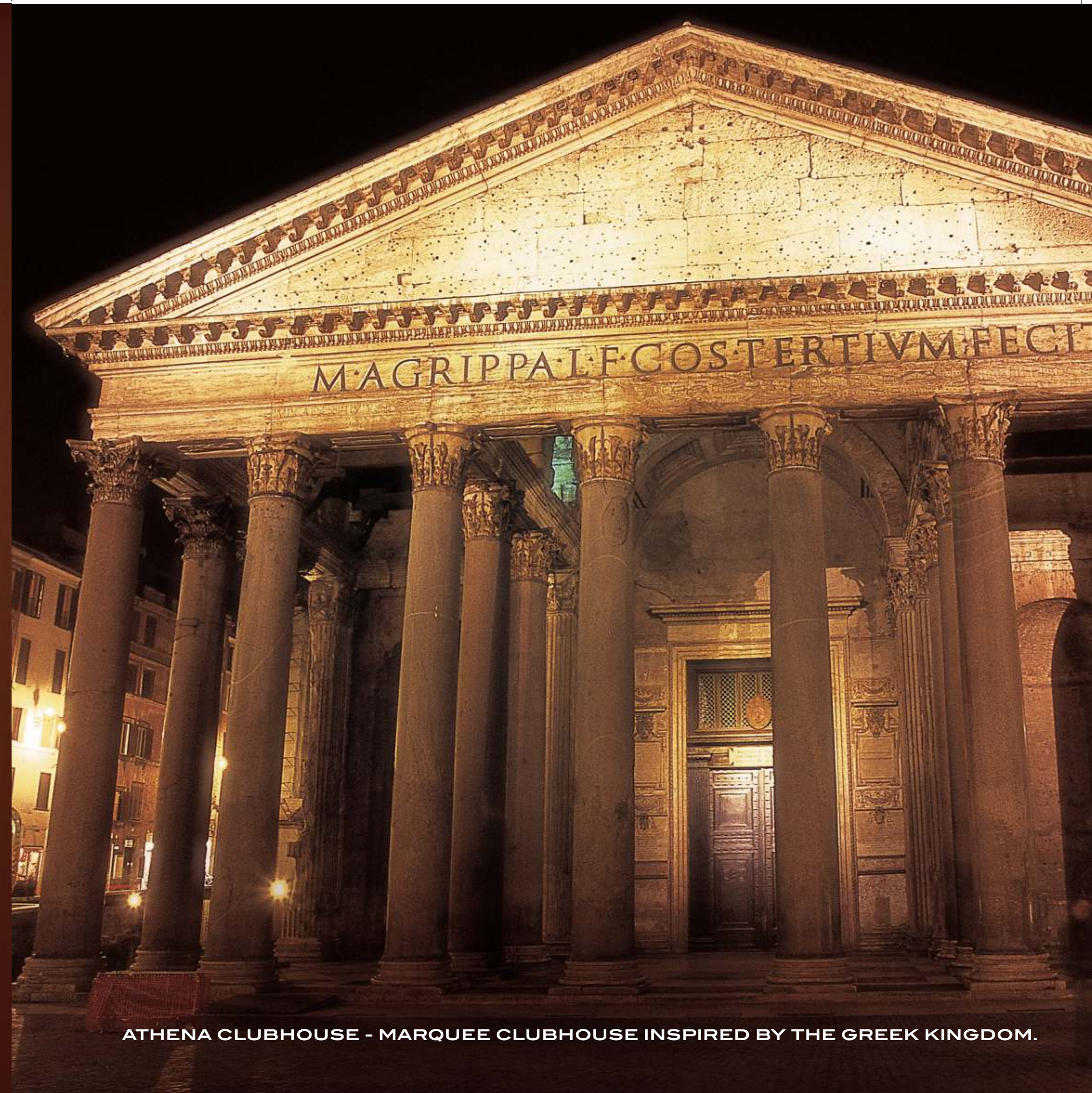


THE COLOSSEUM DOME - DOME SHAPED THEATRE WITH SKY PROJECTION

INSPIRED BY HIS LEGACY AND THE GRANDEUR OF
THE GREEK EMPIRE, WE RECREATE
ATHENA CLUBHOUSE - THE MARQUEE
CLUBHOUSE INSPIRED BY GREEK KINGDOM.



ALEXANDER
THE GREAT
OF GREEK
EMPIRE



ATHENA CLUBHOUSE - MARQUEE CLUBHOUSE INSPIRED BY THE GREEK KINGDOM.

A SYMBOL OF HIS GLORY AND PRIDE,
SAI WORLD EMPIRE WILL WELCOME THE GUESTS AT
'ARCH-DE-TRIUMPH' - THE ICONIC GATEWAY INSPIRED
BY THE GLORIOUS ERA OF FRENCH KINGDOM.



**NAPOLEON
BONAPARTE**
OF FRENCH
EMPIRE

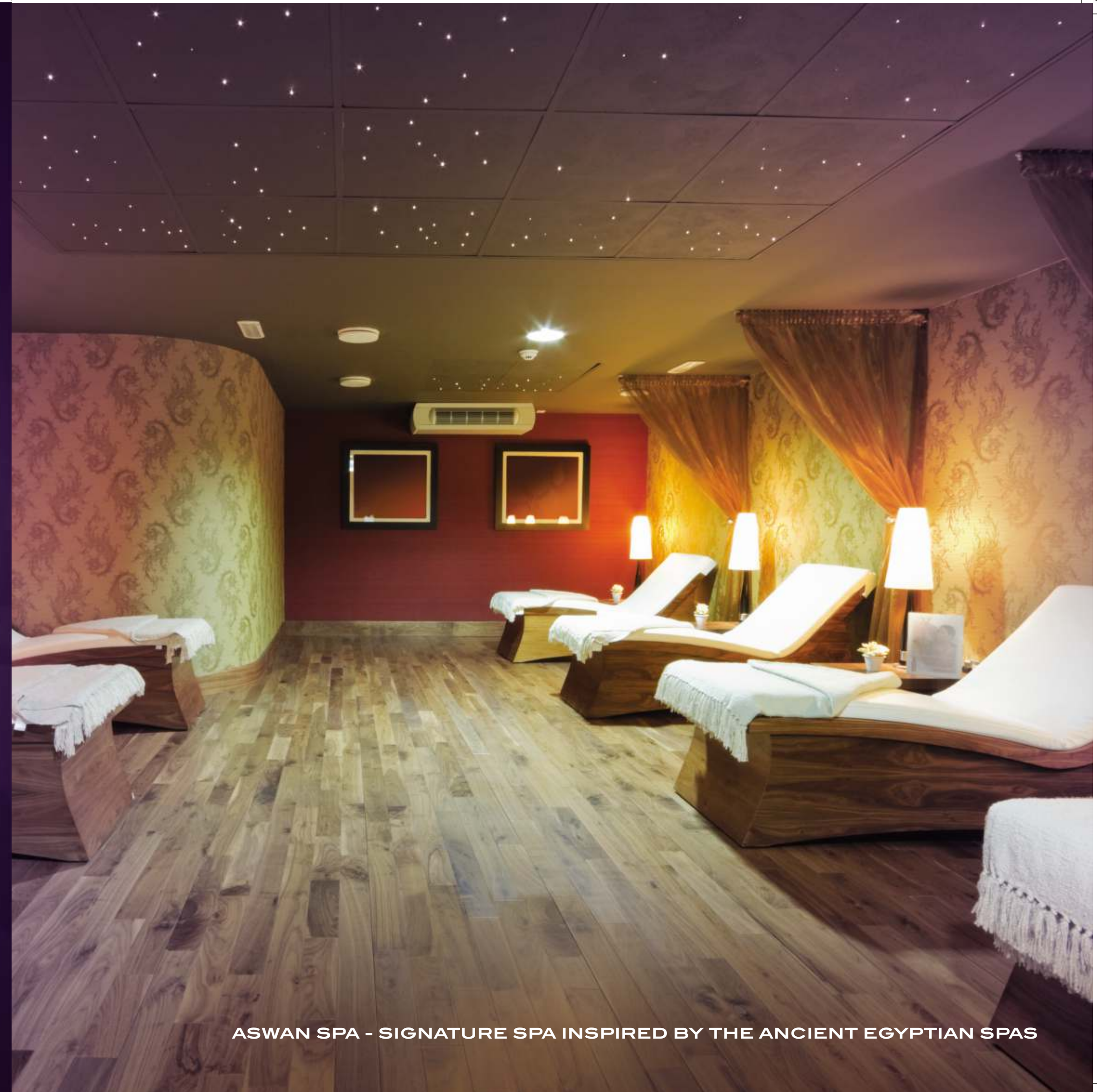


'ARCH-DE-TRIUMPH' - MAJESTIC ENTRANCE INSPIRED BY
THE FRENCH KINGDOM.

A TRIBUTE TO HER ETERNAL BEAUTY,
SAI WORLD EMPIRE WILL BE A HOST TO
ASWAN SPA – A SIGNATURE SPA THAT WILL BE
DESIGNED BASED ON ANCIENT EGYPTIAN SPAS.




**QUEEN
CLEOPATRA**
OF EGYPTIAN
EMPIRE



ASWAN SPA - SIGNATURE SPA INSPIRED BY THE ANCIENT EGYPTIAN SPAS

—
**REPRESENTING HIS LEGACY & AMAZING
ARCHITECTURE, WE CREATE**
ESPANA KIDS PARC - THE CHILDREN'S
THEME PARK INSPIRED BY SPANISH KINGDOM'S
GAUDI ARCHITECTURE.
—




**KING
CHARLES-I**
OF SPANISH
EMPIRE

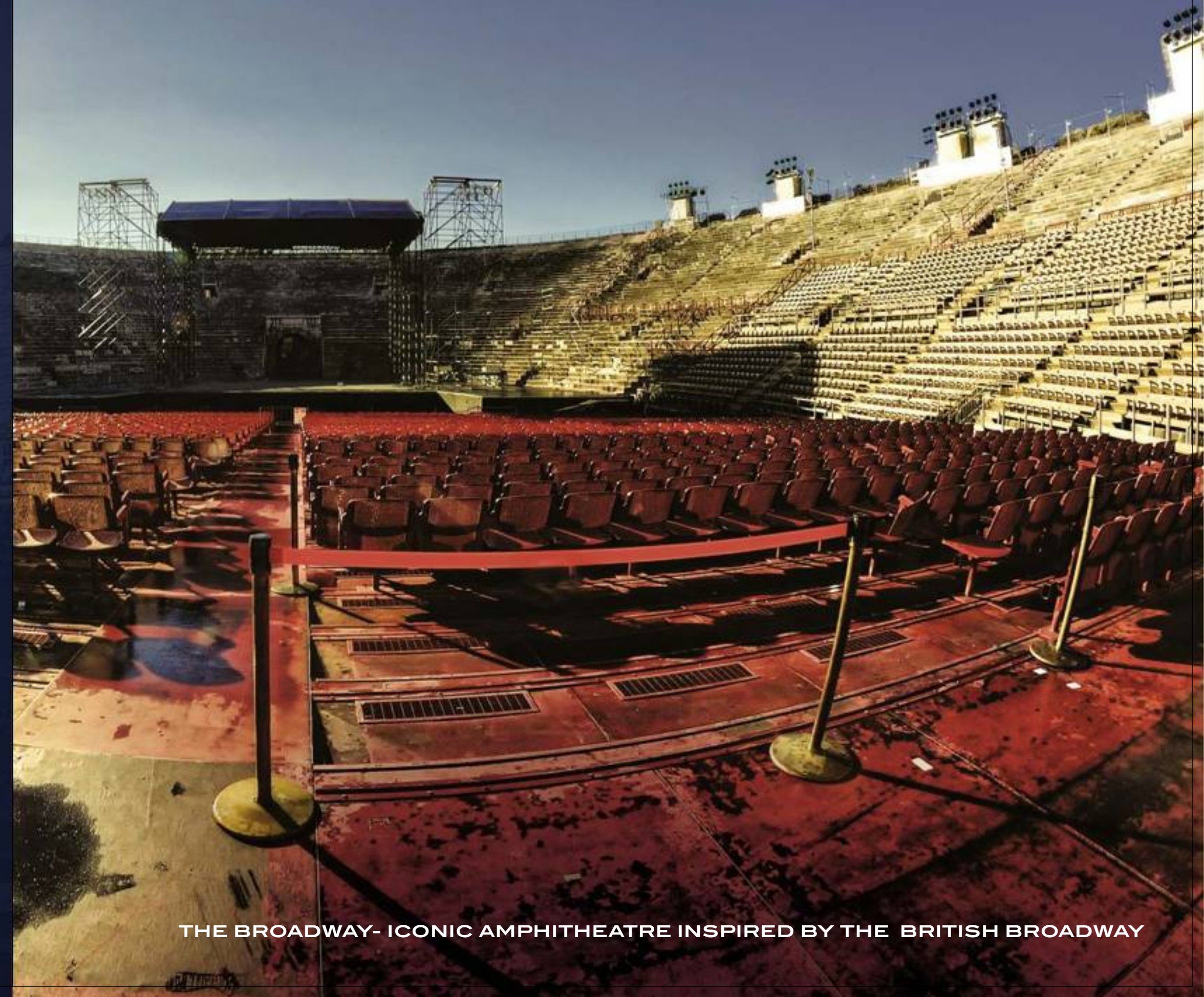


**ESPANA KIDS PARC - CHILDREN'S THEME PARK INSPIRED BY
THE SPANISH GAUDI ARCHITECTURE.**

INSPIRED BY HER ROYALISM & DESIGNED AROUND
COLONIAL BRITISH ARCHITECTURE, WE CREATE
THE BROADWAY - THE SIGNATURE AMPHITHEATRE
INSPIRED BY BRITISH BROADWAY.



QUEEN
ELIZABETH-I
OF BRITISH
EMPIRE



THE BROADWAY- ICONIC AMPHITHEATRE INSPIRED BY THE BRITISH BROADWAY

**EXPERIENCE ROYAL LIVING
SPREAD ACROSS 11 ACRES OF
LANDSCAPED PODIUM GARDEN
WITH MESMERISING VIEWS
& NATURAL SURROUNDINGS.**

PODIUM LANDSCAPED GARDEN





**11 ACRES OF OPEN SPACES
WITH AZURE WATER BODIES,
ENTERTAINMENT ARENAS,
CLUB LIFE EXPERIENCES,
FITNESS & WELLNESS CENTERS
AND MUCH MORE**

Artist's Impression

**DISCOVER WHY ROYALS USED TO
SPEND MORE TIME CELEBRATING,
SOCIALISING, AND CONNECTING
WITH ONE OTHER.**

**LANDSCAPED THEMED GARDENS AND
LANDSCAPE FEATURES**

Artist's Impression

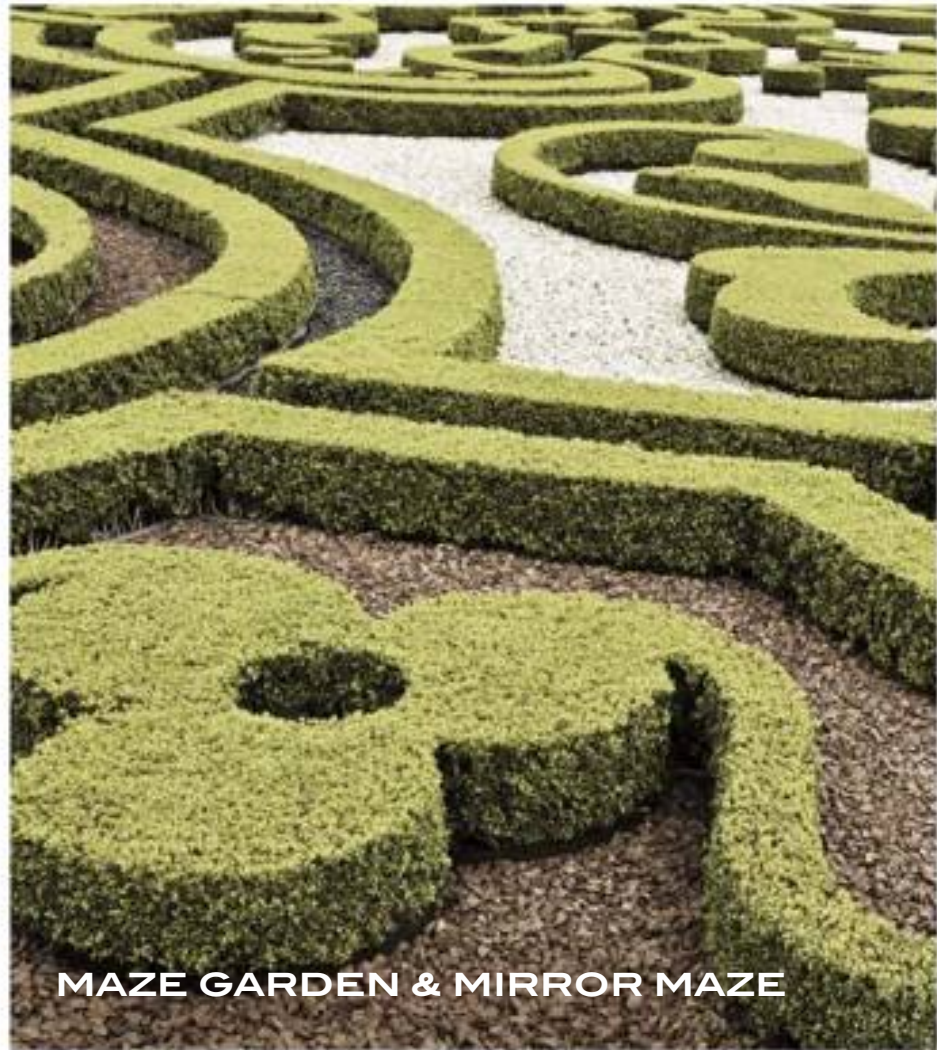
FLOWER BOULEVARD WITH BIRD FEEDING DECK

YOUR MODERN EMPIRE HAS COUNTLESS
INTERNATIONAL LIFESTYLE PRIVILEGES,
HERE'S A UNIQUE ONE

THEMED GARDENS WITH PET PARK



Artist's Impression



MAZE GARDEN & MIRROR MAZE



OPEN-AIR AMPHITHEATRE



LEISURE LAWN WITH REFLEXOLOGY PATH



OUTDOOR CHESS BOARD



BARBEQUE PICNIC LAWN



WALKWAYS WITH
HERBAL PLANTATION

ROYALS POSSESS A UNIQUE TASTE
FOR THE FINER THINGS IN LIFE;
OF-COURSE LIST INCLUDES
SPECIAL PLACES TOO.

SOOTHING WATER BODIES &
DESIGNER SCULPTURES

SENIOR CITIZEN GARDEN WITH DUCK POND

Artist's Impression



A MOST RELAXING
LEISURE DESTINATION,
WHERE EVERY DAY FEELS
LIKE A HOLIDAY

LEISURE POOL WITH FLOATING BAR

Artist's Impression

CHERISH AN AVENUE OF
ROYAL PAMPERINGS BY
THE SIDE OF BLUE WAVES

WAVE POOL WITH LOUNGERS & SIT-OUTS

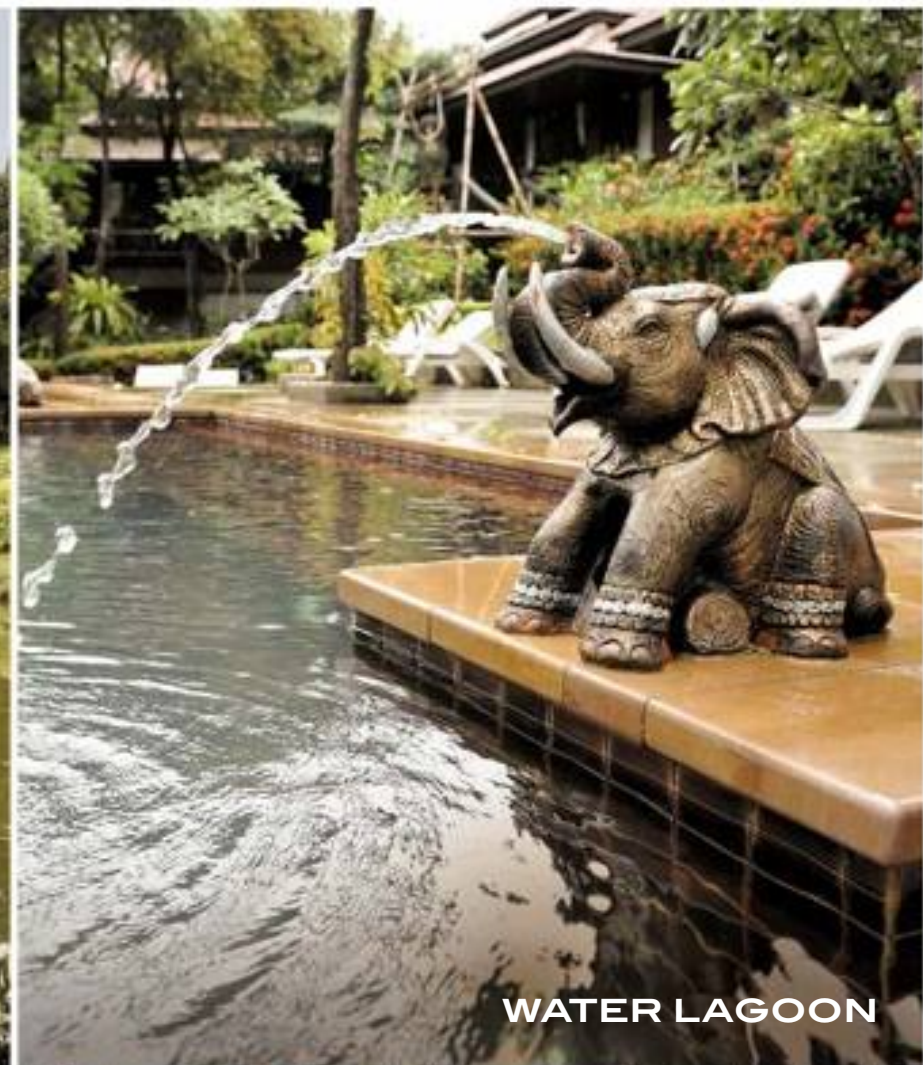




MUSICAL FOUNTAIN



SAND RIVER & DENSE PARK



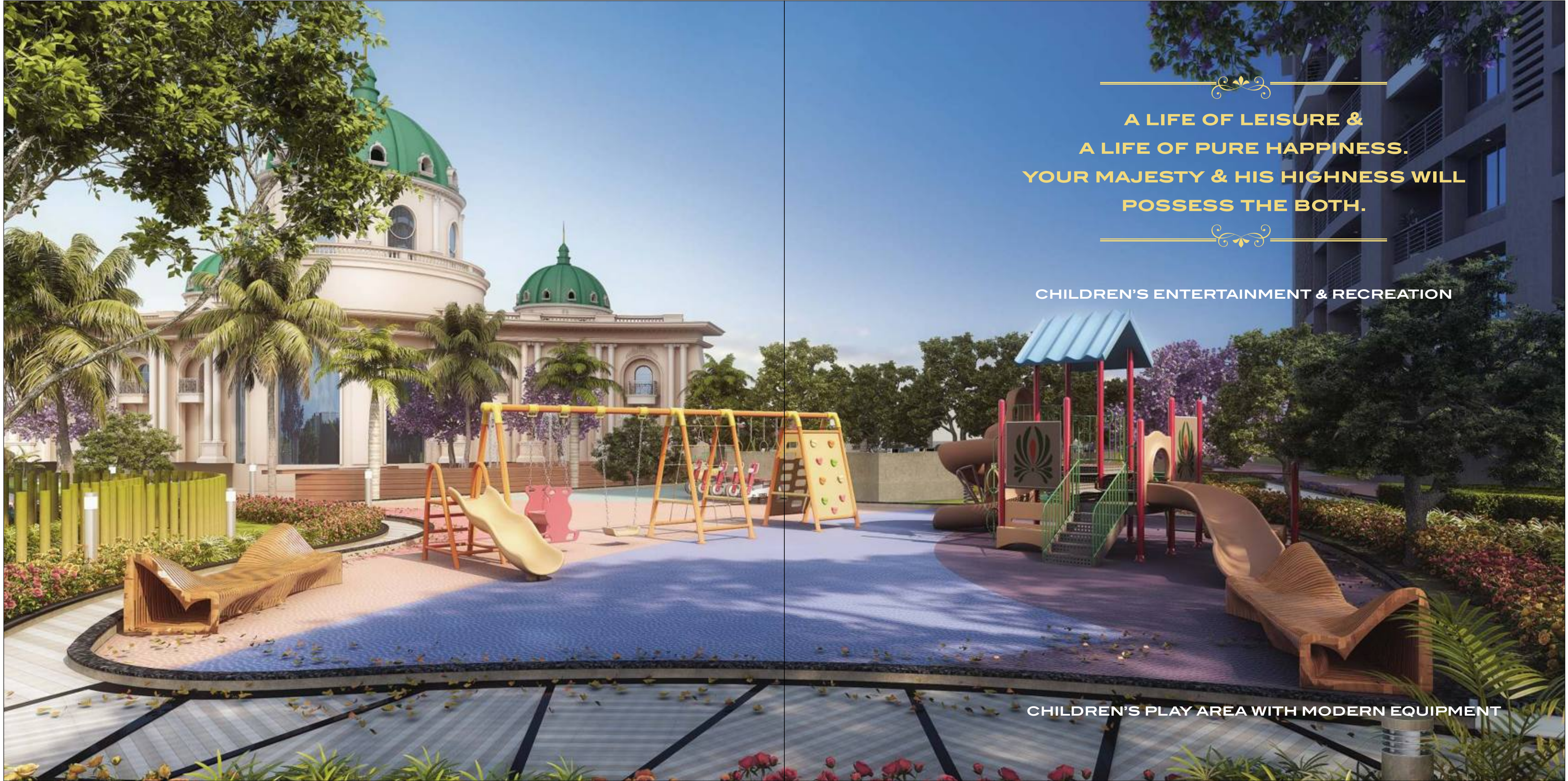
WATER LAGOON



SCULPTURE ISLAND



POOLSIDE CABANAS & FAMILY JACUZZI



A LIFE OF LEISURE &
A LIFE OF PURE HAPPINESS.
YOUR MAJESTY & HIS HIGHNESS WILL
POSSESS THE BOTH.

CHILDREN'S ENTERTAINMENT & RECREATION

CHILDREN'S PLAY AREA WITH MODERN EQUIPMENT



KIDS PLAY PORTS



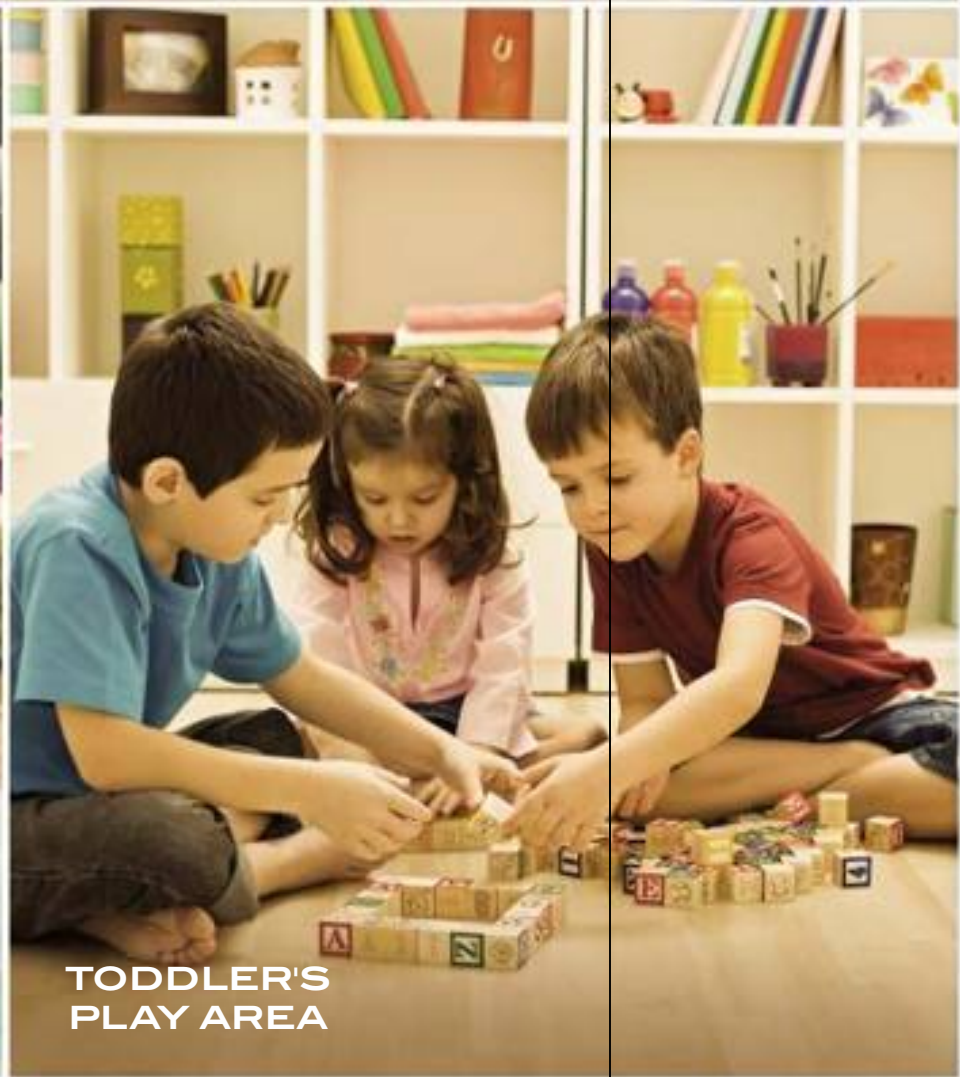
KIDS POOL WITH POOL DECK



TREEHOUSE THEME PARK FOR KIDS



CHILDREN'S WATER PARK



TODDLER'S
PLAY AREA



RAIN DANCE ON SHIP DECK

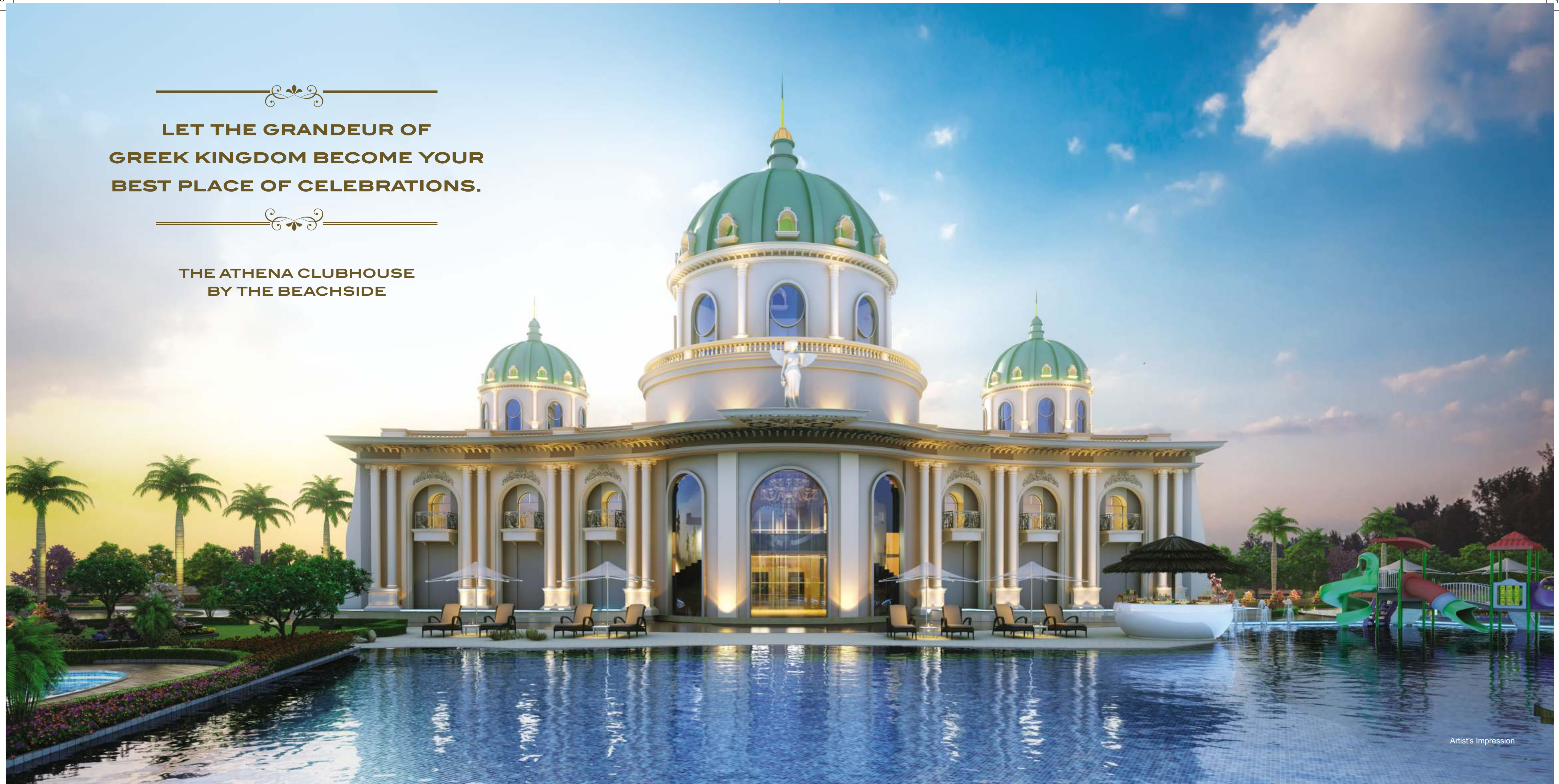
**ROYAL CLUBS USED TO BE
THE MOST HAPPENING HANGOUT
PLACES FOR ROYALS,
DISCOVER WHY.**

**40,000 SQ.FT. STATE-OF-THE-ART CLUBHOUSE
WITH MODERN AMENITIES**



—
**LET THE GRANDEUR OF
GREEK KINGDOM BECOME YOUR
BEST PLACE OF CELEBRATIONS.**
—

**THE ATHENA CLUBHOUSE
BY THE BEACHSIDE**



Artist's Impression

THE HEALTH OF ROYALS IS
THE MOST PRICELESS POSSESSION.
IT'S TIME TO DISCOVER YOURS TOO.

FITNESS & WELLNESS

MODERN GYMNASIUM WITH TRAINER



PERSONAL NUTRITIONIST



SPA WITH AROMATIC AMBIENCE



JACUZZIS WITH HOT JETS



AIR-CONDITIONED YOGA & MEDITATION ROOM



AEROBICS
EXERCISE POOL



SALAD & JUICE BAR CONCEPT



AIR-CONDITIONED AEROBICS
CENTRE WITH PERSONAL TRAINER

CONCENTRATE, PLAY YOUR GAME WELL,
BEAT THE COMPETITORS & RECLAIM
YOUR KINGDOM OF JOY & HAPPINESS.

SPORTS & RECREATION

OLYMPIC-SIZE LAP POOL

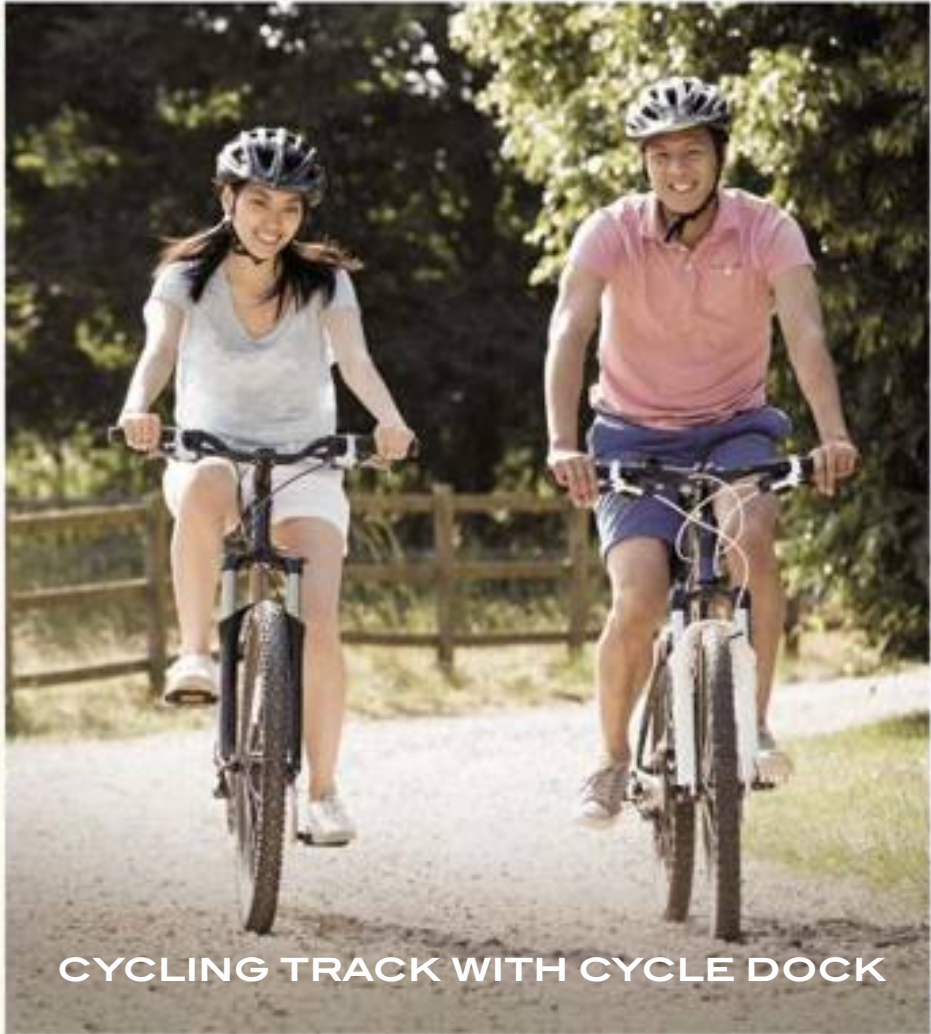
Artist's Impression



CRICKET PITCH



FLOODLIT LAWN TENNIS



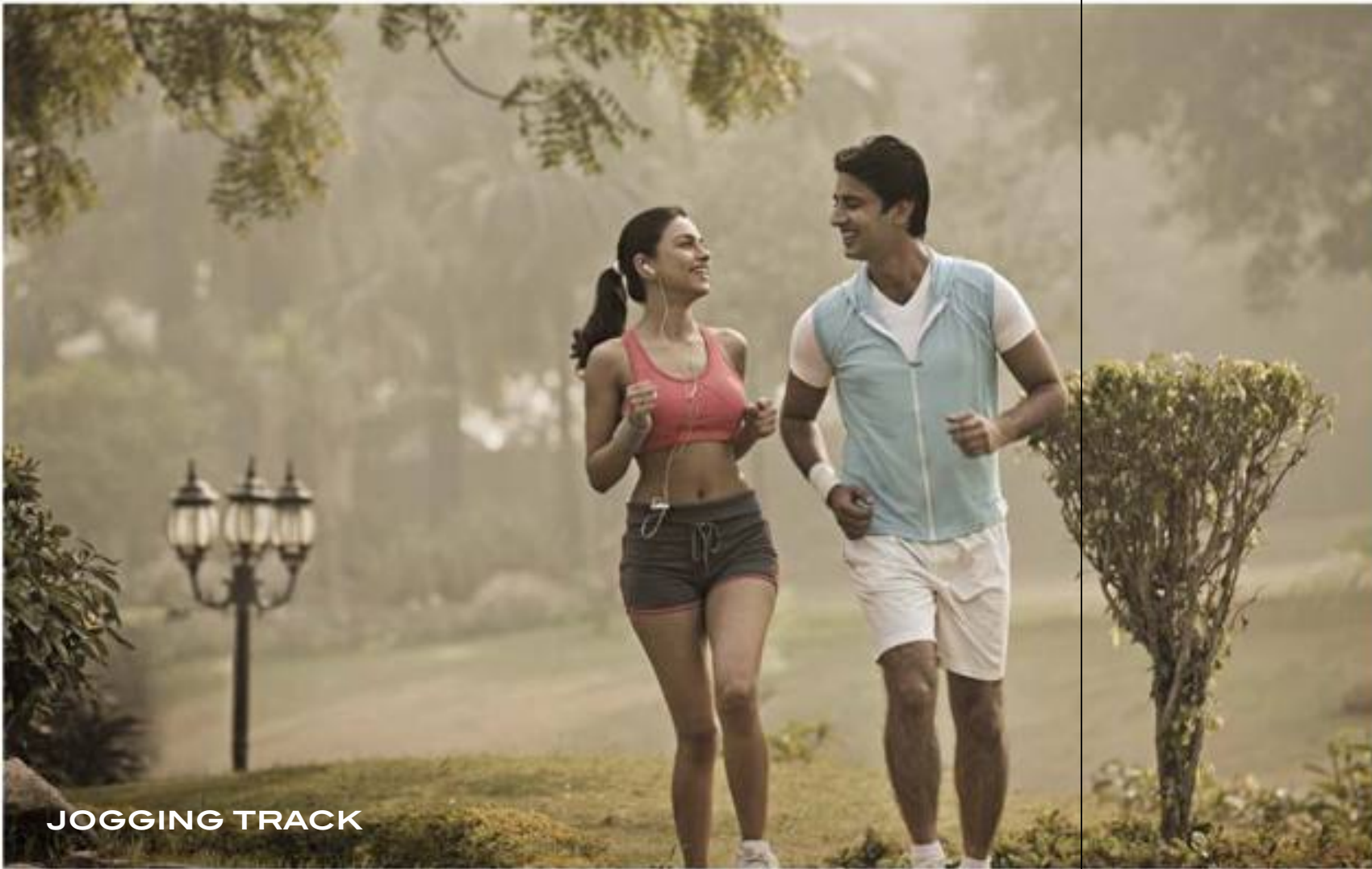
CYCLING TRACK WITH CYCLE DOCK



MINI GOLF COURSE



SKATING RINK



JOGGING TRACK



MULTIPURPOSE SPORTS COURT



VIDEO GAME PARLOUR



AIR-CONDITIONED VIRTUAL GOLF SIMULATION



INDOOR GAMES ROOM WITH CARROM & TABLE TENNIS IN EVERY TOWER



AIR-CONDITIONED CARD ROOM



2 AIR-CONDITIONED SQUASH COURTS



SAI
WORLD EMPIRE
KHARGHAR
18 ACRE TOWNSHIP

DISCOVER A ROYAL WORLD OF
DELIGHTFUL EXPERIENCES.

ENTERTAINMENT & SHOPPING AVENUES

STREET CAFE & INTERNATIONAL BRAND STORES



PRIVATE THEATRE WITH KARAOKE ROOM



BANQUET HALL FOR PARTIES & GET-TOGETHER



BUSINESS CENTRE



CAFETERIA WITH JUICE BAR

**YOUR HOME IS NOTHING LESS THAN
AN EMPIRE THAT BOASTS GRANDEUR &
GRANDNESS OF OLD ERA.**



LAVISH TOWER FEATURES

Artist's Impression



KINGS AND QUEENS ARE ALWAYS
WELCOMED IN A GRANDEST MANNER
AND SO WILL YOU

DOUBLE HEIGHT ROYAL ENTRANCE LOBBIES
IN EACH TOWER





AIR-CONDITIONED LOUNGE
WITH ART GALLERY



24X7 SECURITY & CCTV SURVEILLANCE



ON CALL CONCIERGE SERVICES



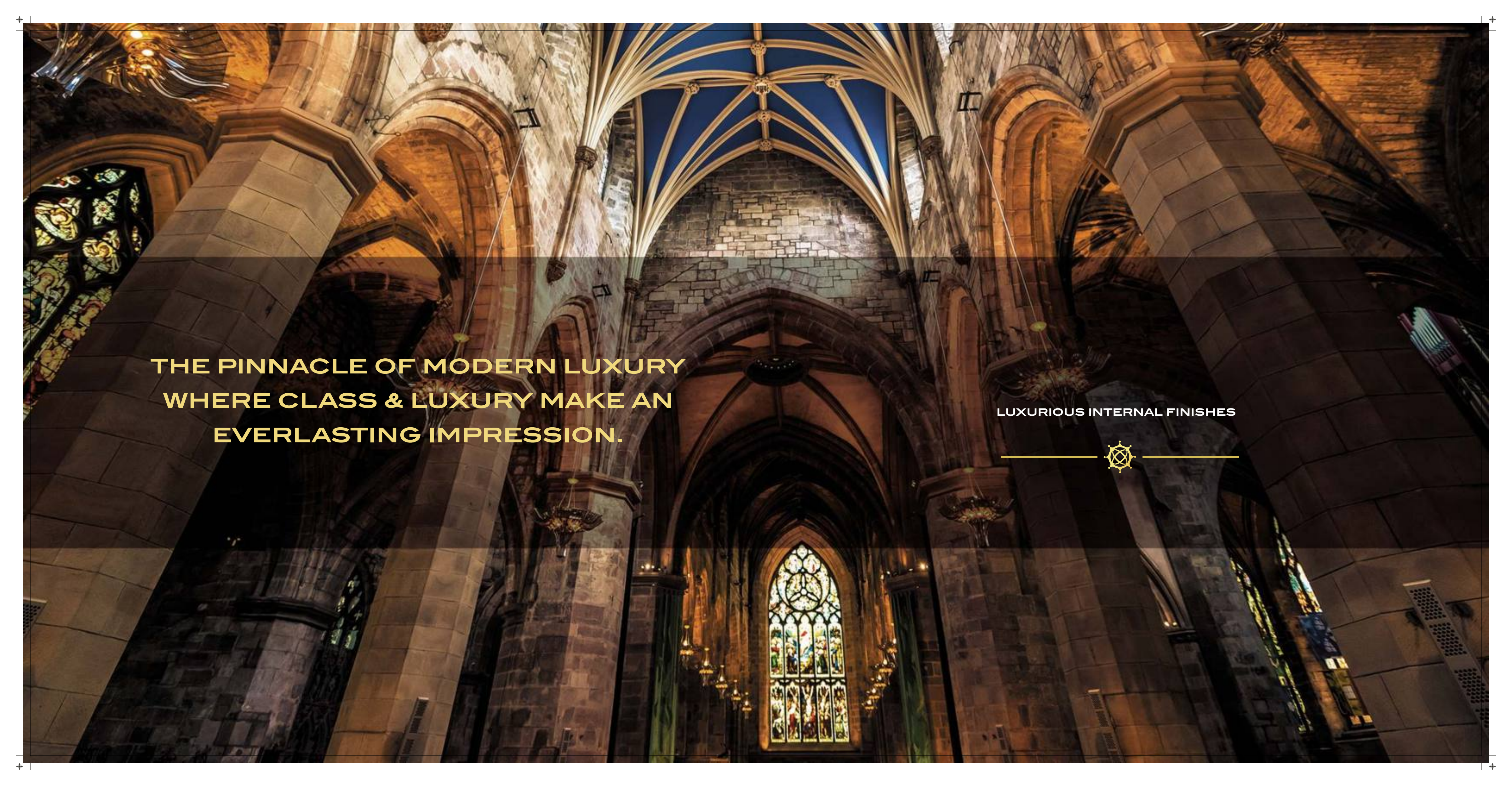
DESIGNER LOBBIES ON EVERY FLOOR



HIGH-SPEED LIFTS WITH
24X7 GENERATOR BACKUP



INTERCOM SYSTEM



**THE PINNACLE OF MODERN LUXURY
WHERE CLASS & LUXURY MAKE AN
EVERLASTING IMPRESSION.**

LUXURIOUS INTERNAL FINISHES



A WORLD OF ARCHITECTURAL
BRILLIANCE AND DESIGN MAGNIFICENCE
SOON WILL BECOME YOUR OWN EMPIRE.





PRIVATE SPANISH SUN-DECK



DESIGNER KITCHEN WITH BRANDED SINK



CLASSY & AUTOMATIC SHOWER PANEL IN MASTER BATHROOMS



RAK MARBONITE FLOORING IN LIVING AREAS/WOODEN FLOORING IN BEDROOMS



DESIGNER BATHROOM WITH BRANDED SANITARY WARE & FIXTURES

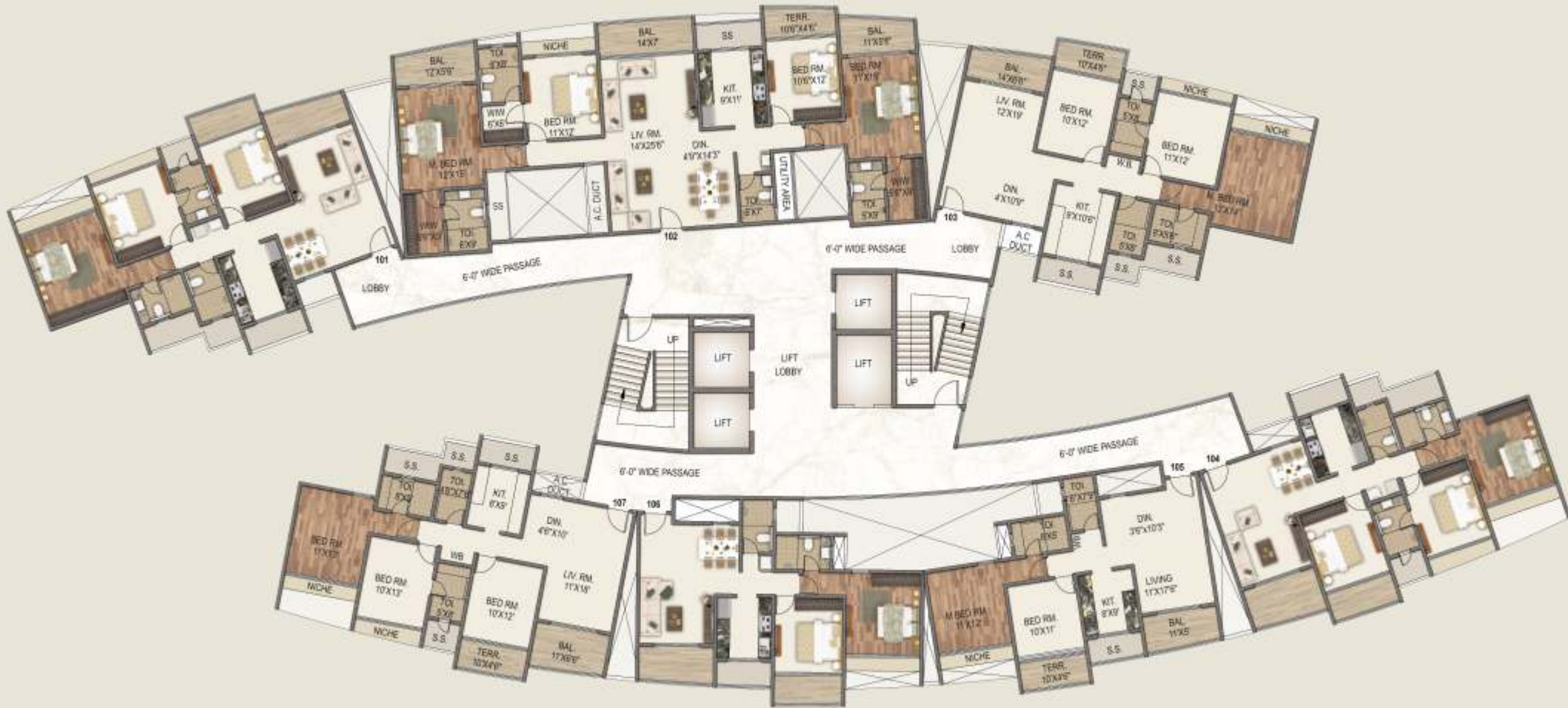
DISCOVER THE BEST OF PLANNING,
DESIGNING AND ARCHITECTURE
OF YOUR UNPARALLELED EMPIRE.



TYPICAL FLOOR PLAN

NAPOLEON | CAESAR

EVEN



ODD



EVEN



ODD



SAI WORLD EMPIRE AT A GLANCE.



SAI
WORLD EMPIRE
KHARGHAR
18 ACRE KINGDOM

11 ACRE OF PODIUM LANDSCAPED GARDEN
WITH KING SIZE EXPERIENCES.

LANDSCAPED THEMED GARDENS &
SOCIALISING ZONES

- Chess Board
- Open-air Amphitheatre
- Leisure Lawn
- Maze Garden & Mirror Maze
- Dome Shaped Theatre
- Walkways with herbal plantations
- Pet park

WATER BODIES &
FITNESS ZONES

- Swimming pool with kids pool
- Hi-tech gymnasium with trainer
- Jacuzzi with aromatic ambience
- Floating Belvedere
- Sculpture Island
- Sand River & Dense Park
- Aerobics Exercise Pool
- Water Lagoon
- Palm Bay

CHILDREN'S ENTERTAINMENT &
RECREATION

- Fun Pool & Pool Deck with Kids Pool
- Ship Deck With Play Pool
- Kids Play Ports
- Theme Park For Kids at Different Levels
- Children's Leisure Pool
- Toddler's Park

SPORTS & ENTERTAINMENT

- Multipurpose sports court
- Cricket Pitch
- Cycling Track with cycle dock
- Skating rink
- Jogging Track
- Horse riding training academy
- Mini Golf Course
- Multipurpose Sports Court

PROJECT HALLMARKS

- 18-acre kingdom
- 6 Magnificent Towers2, 3, 4 BHK Homes & Penthouses
- 11-Acre open green spaces
- 38 storeys each
- Next to Central Park, Kharghar

40,000 SQ.FT. STATE-OF-THE-ART
CLUBHOUSE WITH MODERN AMENITIES

FITNESS & WELLNESS

- Air-conditioned gymnasium with personal trainer
- Air-conditioned meditation hall
- Air-conditioned aerobics centre with personal trainer
- 2 Jacuzzis with temperature control systems
- Personal nutritionist
- Salad & Juice bar concept

SPORTS & RECREATION

- Air-conditioned virtual golf simulation
- Indoor games room with carrom & table tennis in every tower
- 2 air-conditioned squash courts
- Video game parlour
- Air-conditioned card room

ENTERTAINMENT & SOCIALISING

- Mini theatre with more than 50 seating capacity
- Drawing & painting room (fully-equipped)
- Community hall for parties & get-together
- Cafeteria with bar

INTERNAL FEATURES:

- Designer kitchen with branded steel sink
- Chimney & hob
- Water purifier & geyser in kitchen
- Geyser in all bathrooms
- Beautiful mix of anti-skid vitrified tiles, glazed tiles & agglomerate Italian-styled marble in all bathrooms
- Mirror partition in all bathrooms for dry & wet areas
- Classy and automated shower panel in master bathroom
- Private Spanish sun-deck
- Designer bathroom with branded sanitary ware & fixtures
- Imported marble counter top with wash basin & front mirror
- Premium quality velvet paints on interior walls
- Designer wall paper on one wall of every room
- Solid-wood intricately carved door
- Anti-skid tiles on attached terraces & balconies
- 3 tier security system
- Modern fire extinguishing system

PARADISE GROUP -
PERFECTIVE PAST, PRESTIGIOUS PRESENT,
PROGRESSIVE FUTURE.

It's been a long yet fruitful journey for Paradise Group. We began two decades ago with a clear aim of providing a lavish and appealing space for all to dwell. We have come a long way after constructing more than 100 successful projects across Navi Mumbai as of today's date. This rendezvous of 25 years has made us a team of highly experienced construction experts. Keeping abreast with the latest technology and implementation of world-class techniques are the reasons why our structures are not just luxuriously designed marvels, but also a perfect specimen of 'beauty with quality'.

With structures that are a beautiful mix of high-end luxuries and modern amenities and pose an elegant touch of culture, we have attempted to make this world a better place to live in. Our past has been glorious and made us proud in constructing 2.5 million sq. ft. of land area that gave our customers best places to live an enhanced life. At present we are developing over 12.5 million sq. ft. of land area across prime locations of Navi Mumbai like Kharghar, Panvel, Taloja, Ulwe and Lonavala providing highly innovative, state-of-the-art construction for the classes as well as the masses. With an extremely progressive attitude, today we are forging ahead towards a bright future with a massive land bank of another 12.5 million sq. ft. of land area through which we are committed to bring in a big change in present housing concepts. We are sure that our sincere efforts towards making this world a 'Paradise' will definitely become the pleasant reality in the near future.



PARADISE GROUP™
Your World. Our Vision.
ISO - 9001: 2008 Certified Organization



ONGOING PROJECTS

KHARGHAR - Sai Crystals, Sai Miracle, Sai Wonder, Sai Mannat
Sai Solitaire, Sai Spring, Sai Symphony, Sai Icon

TALOJA - Sai Riverdale

ULWE - Sai Fortune, Sai Harmony, Sai Ganga, Sai Sahil

PANVEL - Sai World City

LONAVALA - Sai Divine

UPCOMING PROJECTS

KHARGHAR - Sai Imperial, Sai Empire | CHEMBUR - Sai Oasis
KALYAN - Sai Mayfair | DRONAGIRI - Sai Gems

