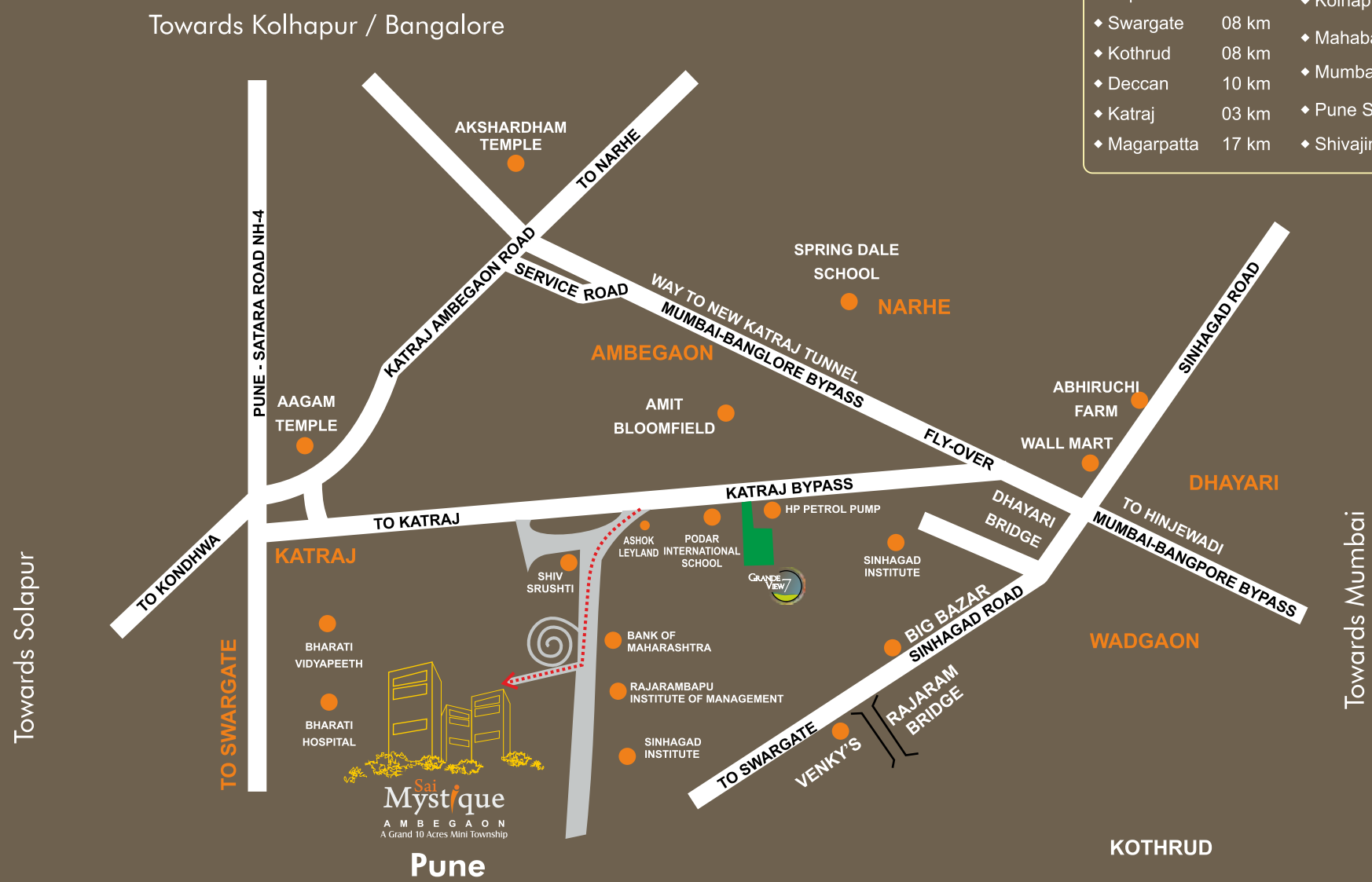


Your imagination  
Our creation!!



## Location Map



### DISTANCES FROM SAI MYSTIQUE

◆ Hinjewadi	22 km	◆ Mumbai City	158 km
◆ Airport	25 km	◆ Kolhapur	227 km
◆ Swargate	08 km	◆ Mahabaleshwar	113 km
◆ Kothrud	08 km	◆ Mumbai-Bangalore Bypass	001 km
◆ Deccan	10 km	◆ Pune Station	013 km
◆ Katraj	03 km	◆ Shivajinagar	011 km
◆ Magarpatta	17 km		



A JV PROJECT BY  
SAI SHREE DEVELOPERS

<p><b>TYAGI</b> PROPERTIES Essentials of Living AN ISO 9001:2001-18001 COMPANY</p>	<p><b>UniconGroup</b> uniquely constructive</p>	<p><b>G. MITTAL &amp; SONS</b> PROMOTERS &amp; DEVELOPERS An ISO 9001:14001-18001 Company</p>	<p><b>Sai Group</b></p>	<p><b>Trimurti Group</b></p>
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SITE OFFICE : S. No. 11, Behind Ashok Leyland, Katraj Bypass, Near Podar International School,  
Ambegaon Bk., Pune - 411046, Maharashtra, India

M : +91 9500 39300 / 93711 79100 | E : saishreedevlopers@gmail.com | W : www.saimystique.com

Disclaimer: This brochure is purely conceptual and is designed in good faith to give you a fair and overall idea of the project and is not a legal offering, nor will it be part of any agreement. Photographs & images are not necessarily comprehensive or current. Nothing contained in this brochure will take precedence in the final agreement. Number of buildings, areas, flats/units, amenities, specifications, floors, roads, open space etc may be revised without prior notice.

## Sai Mystique

### Closer to Sky...

Created at the peak of Taljai Hills, Sai Mystique dominates the Ambegaon skyline. Its aura of elegance is heightened by its location that stands several hundred yards above the rest of the city's structures. Away from the city congestion, here you enjoy a pure environment, loads of sunlight in every room and open sky for heavenly experience. No wonder, its tempting location has drawn some of the renowned academic institutions like Bharati Vidyapeeth, Sinhgad Institute and Rajarambapu Institute of Business Management to grace the location with their presence. Also, the Rajiv Gandhi Zoological Park in close proximity gives the residents a leisure destination unlike any other in the city.

## Sai Mystique

### Your home at Sai Mystique...

Your home at Sai Mystique is a fine blend of architectural perfection and world class amenities. Standing high above city, with a vast reserved forest area behind, this is a location unlike any other in the city. Living here is full of convenience with city's major shopping malls, financial institutions and entertainment zone within easy reach. And also the expressway literally at your doorstep and a network of major and minor roads radiating out, your home at Sai Mystique is well connected to the happening world.

Ambegaon

Sai  
Mystique

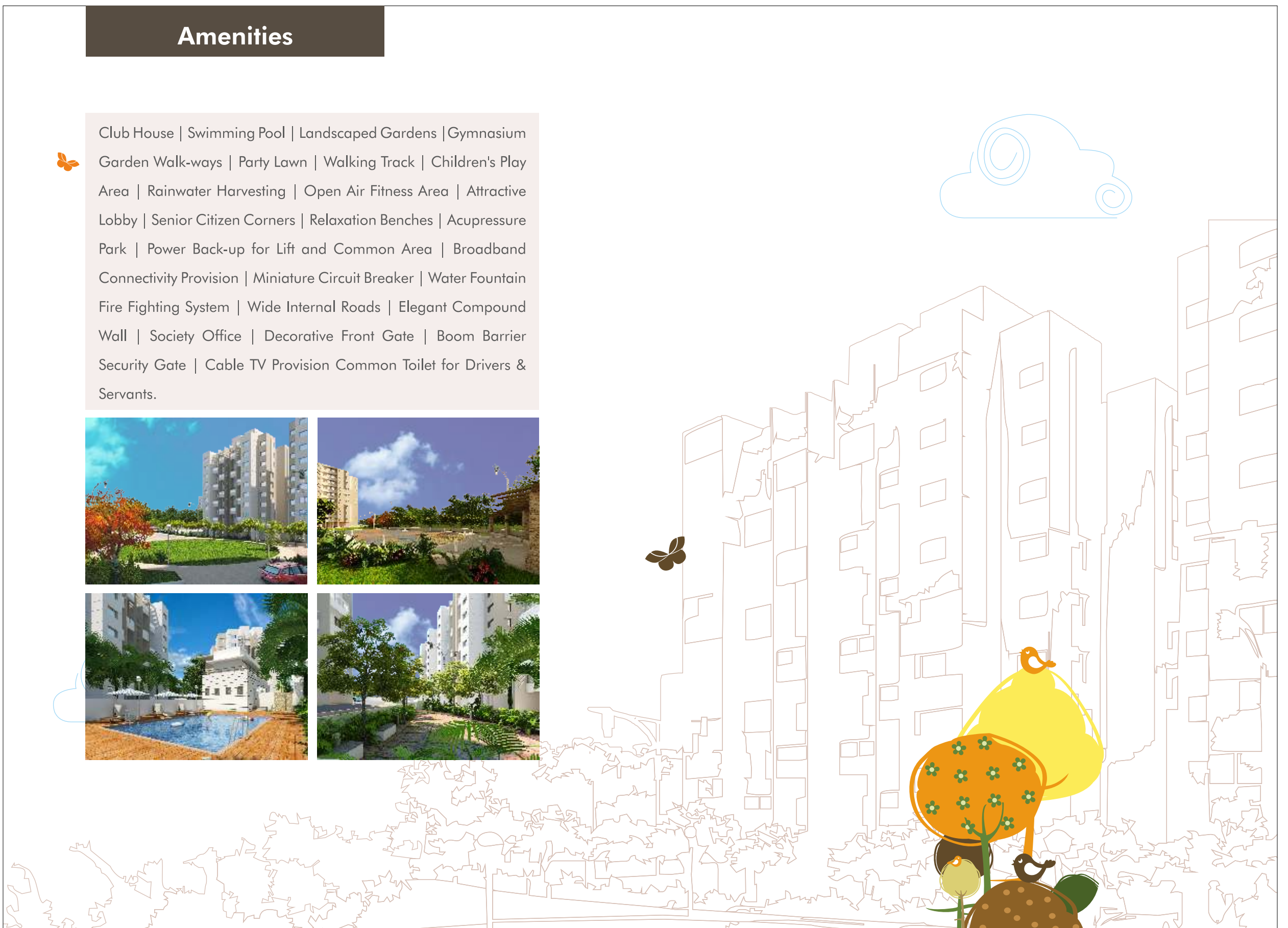
A Grand 10 Acres  
Mini Township

## Bird Eye View

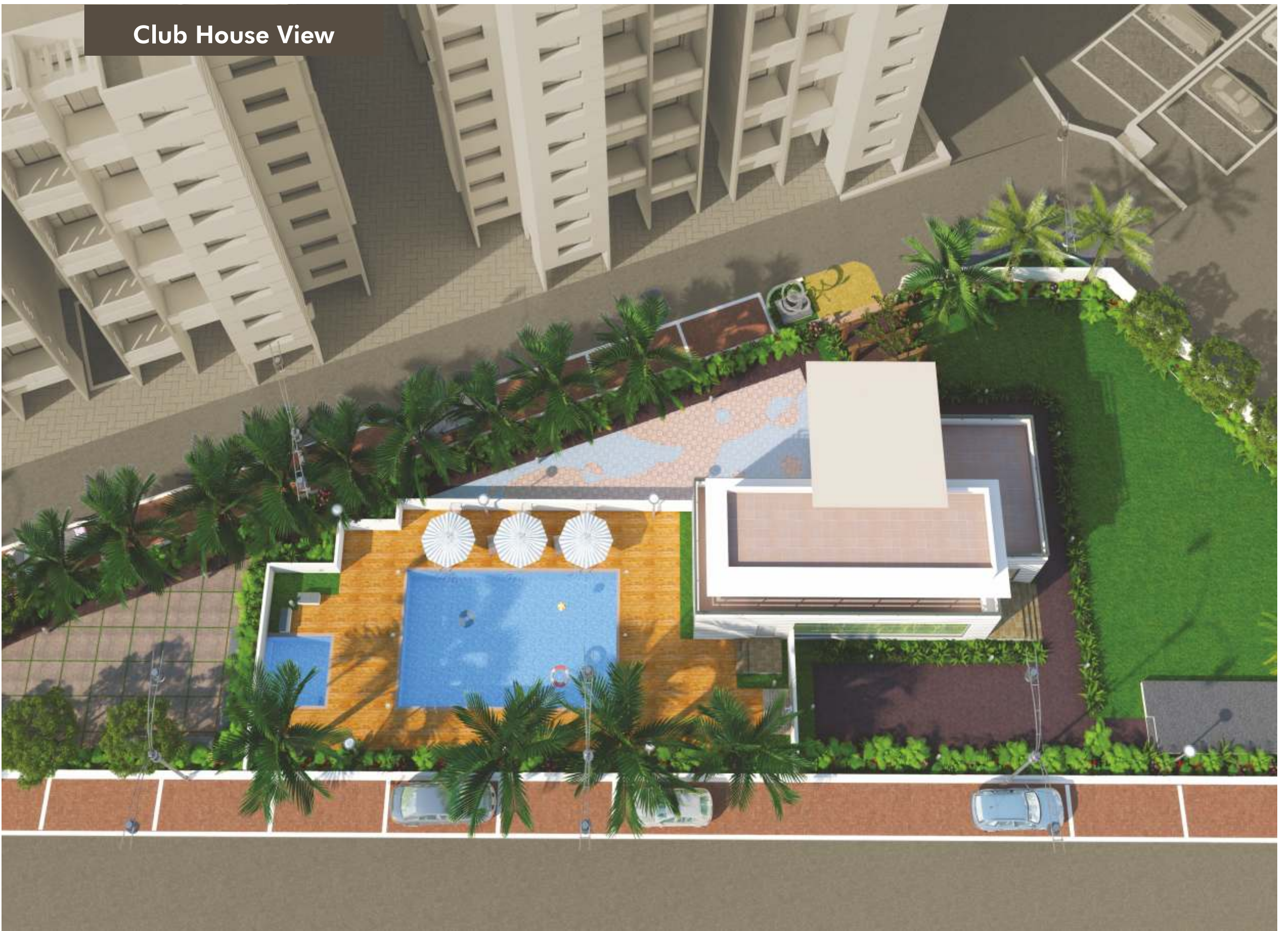


## Amenities

Club House | Swimming Pool | Landscaped Gardens | Gymnasium  
Garden Walk-ways | Party Lawn | Walking Track | Children's Play Area | Rainwater Harvesting | Open Air Fitness Area | Attractive Lobby | Senior Citizen Corners | Relaxation Benches | Acupressure Park | Power Back-up for Lift and Common Area | Broadband Connectivity Provision | Miniature Circuit Breaker | Water Fountain  
Fire Fighting System | Wide Internal Roads | Elegant Compound Wall | Society Office | Decorative Front Gate | Boom Barrier Security Gate | Cable TV Provision Common Toilet for Drivers & Servants.



## Club House View



## Specifications

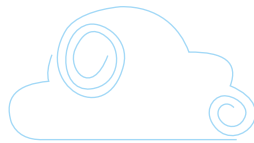
WALLS : | Quality bricks | PLASTER : | External - Sand faced finish |  
FLOORING : | Vitrified tiles in all rooms & passages | Branded anti-skid tiles in toilets & attached terrace |  
STRUCTURAL DESIGN : | Earthquake resistant structure conforming to ISI code | KITCHEN : | Black granite platform with stainless steel sink | Glazed tiles dado above the platform | Provision for water purifier | DOORS : | All doors and frames with good quality fittings | Cylindrical locks for bedroom doors | WINDOWS : | Powder coated aluminum windows | LIFT : | Lift of renowned brand | WATER SUPPLY : | Water supply through overhead and groundwater tank | BATHROOM : | Jaquar or Equivalent chromium plated fittings | Wet and dry areas | Mixture unit and concealed plumbing | PAINTING : | Oil bound distemper inside and cement paint outside | ELECTRIFICATION : | Concealed copper wiring with main circuit breakers | DTH connectivity in the living room | Telephone point in living room | Power backup for common areas and lifts | ISI approved best quality switches.



# Conceptualization



\*The above given images is used only for conceptualization



# Completed Projects



**WHISTLING PALMS**  
Wakad



**SIDDESHWAR NAGAR**  
Airport Road



**NAVRANG PLAZA**  
Airport Road



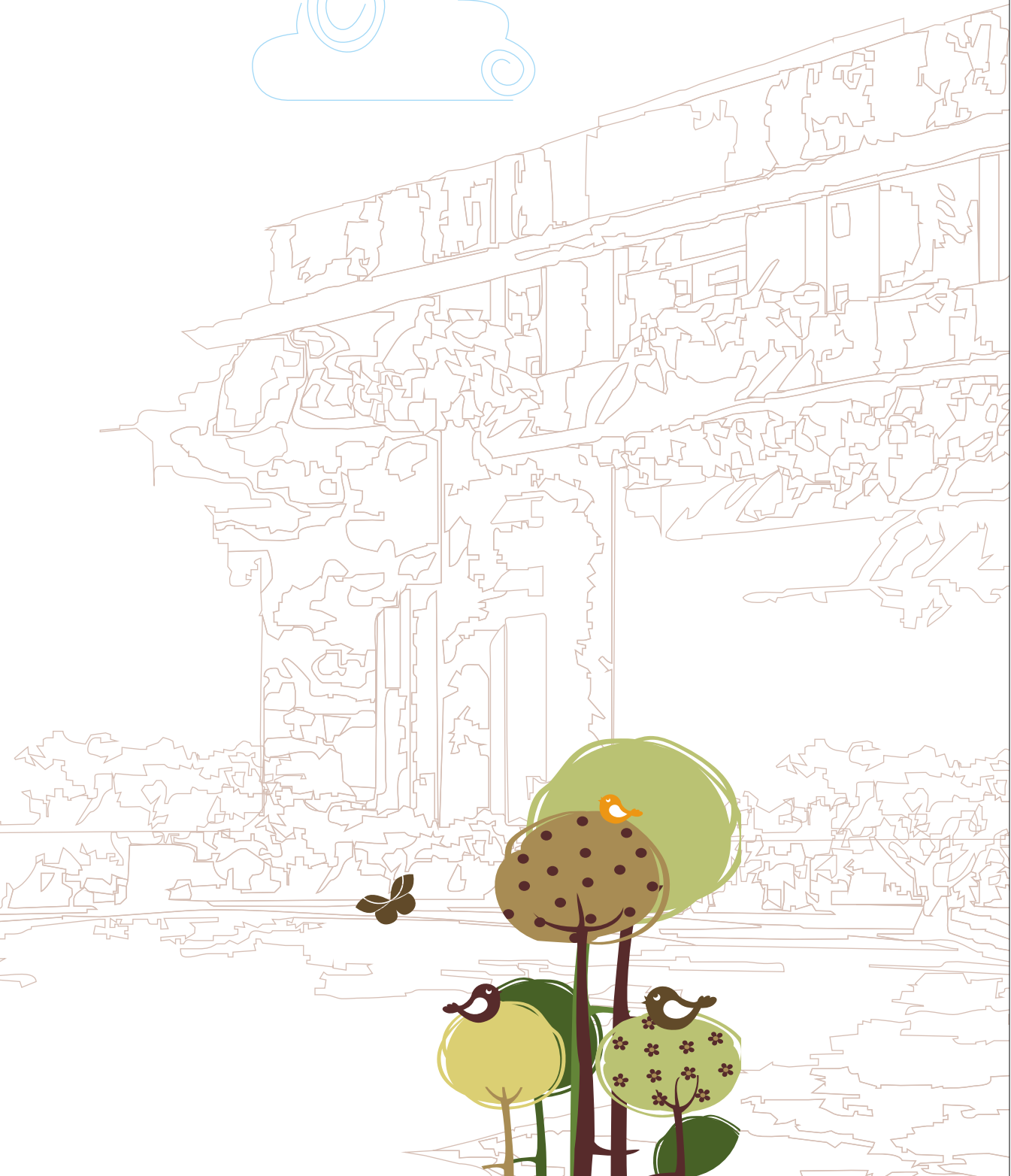
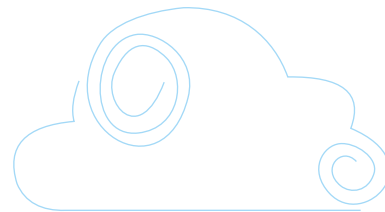
**MADHUBAN**  
Vishrantwadi



**GRAND VIEW 7 PHASE I**  
Ambegaon



**PREMLOK PLAZA**  
Vishrantwadi



# Ongoing Projects



**Bharatraj (Bhosale Nagar)**  
4 BHK (10 luxurious flats)



**Uttam Townscapes (Vishrantwadi)**  
2 & 3 BHK (600 Flats)



**6 Wishes (Talegaon)**  
1 & 2 BHK (212 Flats) & 45 Shops



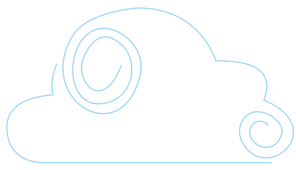
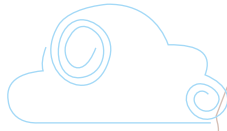
**2 of 7 (near Karla, Lonavala)**  
40 Bungalows

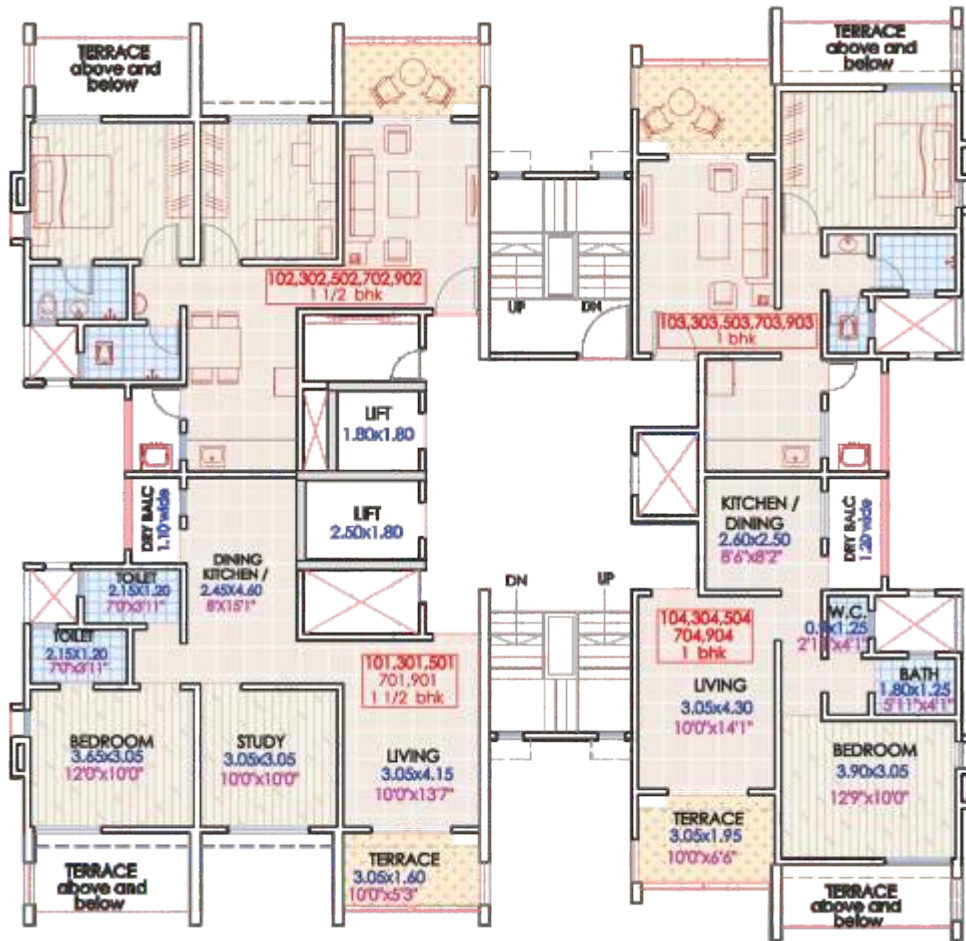


**Zenone (Wakad)**  
2 & 3 BHK (184 Flats)



**Grand View Phase II (Ambegaon)**  
1, 2 & 3 BHK (800 Flats)





1st, 3rd, 5th, 7th, 9th Floor Plans  
(ODD FLOORS)

AREA STATEMENT		
APT. NOS.	CARPET AREA	TERRACE AREA
101, 301, 501, 701, 901	592.99 SQ.FT.	63.08 SQ.FT.
102, 302, 502, 702, 902	592.99 SQ.FT.	63.08 SQ.FT.
103, 303, 503, 703, 903	459.41 SQ.FT.	73.20 SQ.FT.
104, 304, 504, 704, 904	459.41 SQ.FT.	73.20 SQ.FT.

Refuge Area at Flat No. 802



2nd, 4th, 6th, 8th Floor Plans  
(EVEN FLOORS)

AREA STATEMENT		
APT. NOS.	CARPET AREA	TERRACE AREA
201, 401, 601, 801	591.05 SQ.FT.	74.38 SQ.FT.
202, 402, 602, 802	591.05 SQ.FT.	74.38 SQ.FT.
203, 403, 603, 803	457.90 SQ.FT.	63.29 SQ.FT.
204, 404, 604, 804	457.90 SQ.FT.	63.29 SQ.FT.

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1st, 3rd, 5th, 7th, 9th Floor Plans  
(ODD FLOORS)

AREA STATEMENT		
APT. NOS.	CARPET AREA	TERRACE AREA
101, 301, 501, 701, 901	592.99 SQ.FT.	63.08 SQ.FT.
102, 302, 502, 702, 902	592.99 SQ.FT.	63.08 SQ.FT.
103, 303, 503, 703, 903	459.41 SQ.FT.	73.20 SQ.FT.
104, 304, 504, 704, 904	459.41 SQ.FT.	73.20 SQ.FT.

Refuge Area at Flat No. 802



2nd, 4th, 6th, 8th Floor Plans  
(EVEN FLOORS)

AREA STATEMENT		
APT. NOS.	CARPET AREA	TERRACE AREA
201, 401, 601, 801	591.05 SQ.FT.	74.38 SQ.FT.
202, 402, 602	591.05 SQ.FT.	74.38 SQ.FT.
203, 403, 603, 803	457.90 SQ.FT.	63.29 SQ.FT.
204, 404, 604, 804	457.90 SQ.FT.	63.29 SQ.FT.

← GARDEN →







1st, 3rd, 5th, 7th, 9th Floor Plans  
(ODD FLOORS)

AREA STATEMENT		
APT. NOS.	CARPET AREA	TERRACE AREA
101, 301, 501, 701, 901	722.16 SQ.FT.	62.97 SQ.FT.
102, 302, 502, 702, 902	722.16 SQ.FT.	62.97 SQ.FT.
103, 303, 503, 703, 903	468.13 SQ.FT.	62.00 SQ.FT.
104, 304, 504, 704, 904	596.76 SQ.FT.	63.08 SQ.FT.



2nd, 4th, 6th, 8th Floor Plans  
(EVEN FLOORS)

AREA STATEMENT		
APT. NOS.	CARPET AREA	TERRACE AREA
201, 401, 601, 801	722.16 SQ.FT.	59.74 SQ.FT.
202, 402, 602	722.16 SQ.FT.	59.74 SQ.FT.
203, 403, 603, 803	466.73 SQ.FT.	49.41 SQ.FT.
204, 404, 604, 804	596.76 SQ.FT.	74.38 SQ.FT.





Refuge Area at Flat No. 804



2nd, 4th, 6th,  
8th Floor Plans  
(EVEN FLOORS)

AREA STATEMENT		
APT. NOS.	CARPET AREA	TERRACE AREA
201, 401, 601, 801	551.12 SQ.FT.	64.05 SQ.FT
202, 402, 602, 802,	583.41 SQ.FT.	73.73 SQ.FT
203, 403, 603, 803,	712.47 SQ.FT	64.37 SQ.FT
204, 404, 604,	712.47 SQ.FT	64.37 SQ.FT
205, 405, 605, 805,	456.29 SQ.FT	72.33 SQ.FT
206, 406, 606, 806,	456.29 SQ.FT	72.33 SQ.FT

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**FLOOR PLANS**  
**BUILDING E**



1st, 3rd, 5th, 7th,  
9th Floor Plans  
(ODD FLOORS)

AREA STATEMENT		
APT. NOS.	CARPET AREA	TERRACE AREA
101, 301, 501, 701, 901	552.52 SQ.FT.	78.79 SQ.FT.
102, 302, 502, 702, 902	584.81 SQ.FT.	78.79 SQ.FT.
103, 303, 503, 703, 903	721.47 SQ.FT.	66.52 SQ.FT.
104, 304, 504, 704, 904	721.47 SQ.FT.	66.52 SQ.FT.
105, 305, 505, 705, 905	457.79 SQ.FT.	69.10 SQ.FT.
106, 306, 506, 706, 906	457.79 SQ.FT.	69.10 SQ.FT.

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1st, 3rd, 5th, 7th, 9th Floor Plans  
(ODD FLOORS)

AREA STATEMENT		
APT. NOS.	CARPET AREA	TERRACE AREA
101, 301, 501, 701, 901	705.04 SQ.FT.	62.97 SQ.FT.
102, 302, 502, 702, 902	705.04 SQ.FT.	62.97 SQ.FT.
103, 303, 503, 703, 903	705.04 SQ.FT.	62.97 SQ.FT.
104, 304, 504, 704, 904	705.04 SQ.FT.	62.97 SQ.FT.

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Refuge Area at Flat No. 802



2nd, 4th, 6th, 8th Floor Plans  
(EVEN FLOORS)

AREA STATEMENT		
APT. NOS.	CARPET AREA	TERRACE AREA
201, 401, 601, 801	705.04 SQ.FT.	59.74 SQ.FT.
202, 402, 602	705.04 SQ.FT.	59.74 SQ.FT.
203, 403, 603, 803	705.04 SQ.FT.	59.74 SQ.FT.
204, 404, 604, 804	705.04 SQ.FT.	59.74 SQ.FT.





← GARDEN →



1st, 3rd, 5th, 7th, 9th Floor Plans  
(ODD FLOORS)

AREA STATEMENT		
APT. NOS.	CARPET AREA	TERRACE AREA
101, 301, 501, 701, 901	705.04 SQ.FT.	62.97 SQ.FT.
102, 302, 502, 702, 902	705.04 SQ.FT.	62.97 SQ.FT.
103, 303, 503, 703, 903	705.04 SQ.FT.	62.97 SQ.FT.
104, 304, 504, 704, 904	705.04 SQ.FT.	62.97 SQ.FT.

Refuge Area at Flat No. 802



2nd, 4th, 6th, 8th Floor Plans  
(EVEN FLOORS)

AREA STATEMENT		
APT. NOS.	CARPET AREA	TERRACE AREA
201, 401, 601, 801	705.04 SQ.FT.	59.74 SQ.FT.
202, 402, 602	705.04 SQ.FT.	59.74 SQ.FT.
203, 403, 603, 803	705.04 SQ.FT.	59.74 SQ.FT.
204, 404, 604, 804	705.04 SQ.FT.	59.74 SQ.FT.

← CITY VIEW →

