



A NEW HORIZON



FIND YOUR ZEN IN THE SKY



ARE YOU SURROUNDED
BY BUILDINGS?
OR **NATURE'S BOUNTY?**

ARE YOU LIVING SURROUNDED
BY TRAFFIC & POLLUTION?
OR **SCIENCE PARK'S BETTER AIR?**

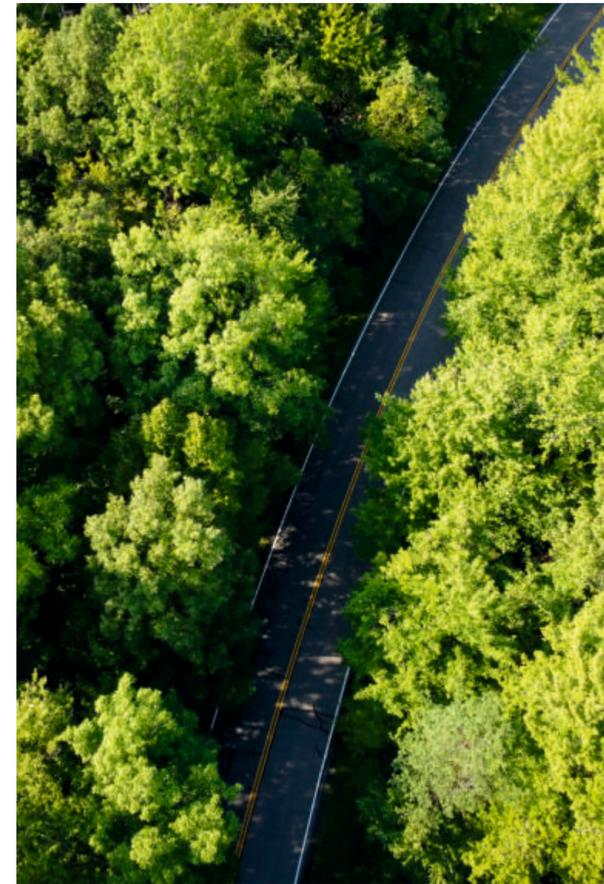
DO YOUR **KIDS ESCAPE** INTO
A PLAYSTATION?
OR **A GARDEN?**

DO YOU KNOW
YOUR **NEIGHBOURS** BY
APARTMENT NUMBER,
OR **NAME?**

At SKYZENIA, life finds its rhythm again.
Here, homes aren't stacked, they're spaced.
Neighbours aren't strangers, they're familiar faces.
Children don't need reminders to go out-they're already playing under the sun.
With nature around you, community beside you, and peace within you.
Life breathes again here.



A GREEN OF SCIENCE PARK



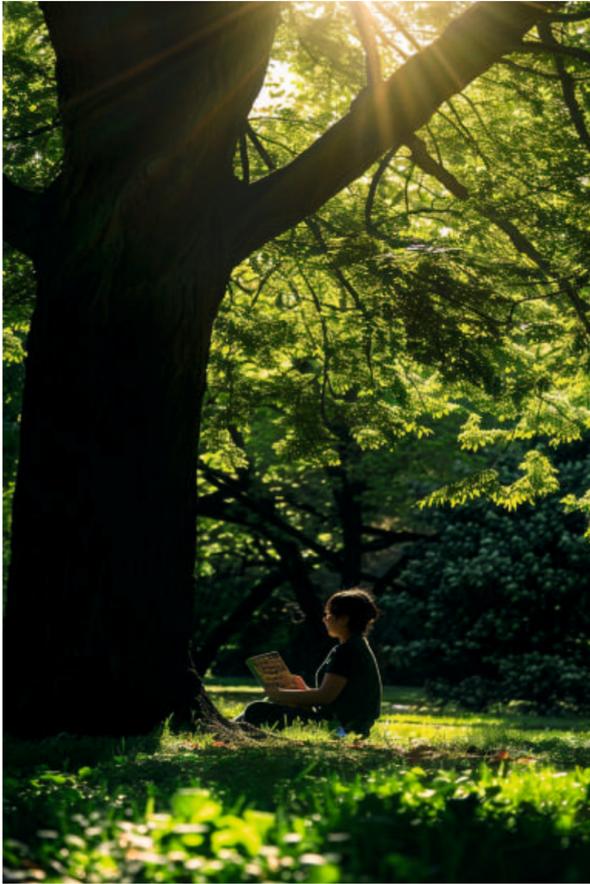
With nearly a third of its space embraced by Science City, Science Park is a rare mix of greenery and growth. Here, the air is cleaner, the spaces more open, and the energy unmistakably optimistic. It's not just where you live. It's all about how you feel every day.

GREEN SPACES:

As per the urban development initiative all vertical developments are to be constructed in only 30% of the total space in science park locality.



PERSONAL WELL-BEING



This place allows you enough time for yourself to pursue hobbies, indulge in stories from books or people or leisure time of doing nothing but spending it with yourself.





SPIRITUAL & MENTAL WELL-BEING



Pursue your spiritual journey in a conducive environment within peaceful surroundings or places of worship nearby.



SKYZENIATM

A NEW HORIZON

SCIENCE PARK



SKYZENIA

GRANDEUR THAT TOUCHES THE SKY

SKYZENIA is one-of-a-kind address in Science Park that rises 41 storeys high and boldly stands for refined living. With 84 exclusive residences, each home enjoys 270° open views with two private lifts.

Choose a home that matches your story from expansive 4 & 5 BHK Apartments to sky-kissing duplexes and penthouses.

Elegance has a new address, called SKYZENIA.

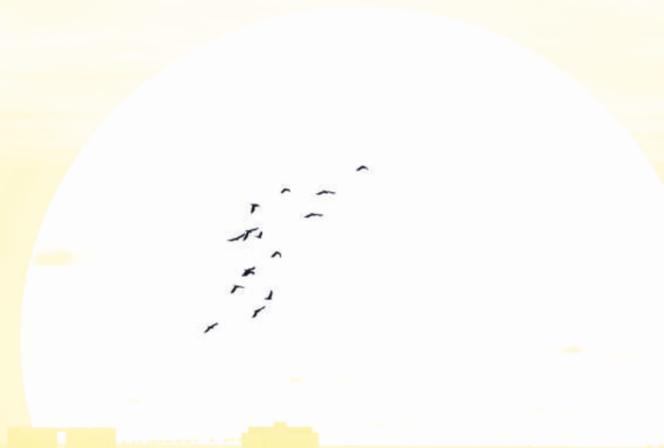




The Sky is expansive,

the sky is reflective,
the sky is the connection between
the earthly and the celestial realms,
the sky envelops you, it is ever-changing,
the sky is the tangible canvas of the divine

your home, your zen
a blend of purity and comfort,
just as you would have imagined
your dream home to be.



A GREEN HEART OF
SCIENCE PARK

OFFERING
A 270-DEGREE OPEN VISTA

RISING MAJESTICALLY ACROSS
41 STOREYS

CREATING A COMMUNITY
FOR 84 FAMILIES

LIFESTYLE

+ LIVING

2 PRIVATE LIFTS
PER APARTMENT

4 & 5 BHK APARTMENTS
SIMPLEX • DUPLEX • PENTHOUSE

LIFESTYLE AMENITIES

SINGLE TOWER

THE FUTURE OF
LIVING.

YOURS TO
ENJOY NOW
AT SKYZENIA
THE BEST IN
SCIENCE PARK





PRELUDE

The moment you walk into SKYZENIA, you feel it—the calm, the care, the comfort. From grand lobbies to thoughtfully curated common areas ideal for a well-knit community, here every day feels just right.





HOMES THAT NOT JUST SHELTER YOU, BUT INSPIRE YOU.

LUXURY THAT RISES GENTLY ABOVE THE NOISE.





Perched high on the 20th floor with sweeping,
uninterrupted views of the skyline,
every session at the gym feels elevated,
both literally and emotionally.

Natural light floods the space, the city hums quietly below
and your pace finds perfect rhythm.
This isn't just routine - it's refined living in motion.

At this address,
even your fitness comes with a view worth striving for.



THE HIGH-LIFE

Wake up above the world in a penthouse that redefines what it means to live luxuriously. With endless views, open skies, and green shades of science park, this is more than home it's your personal retreat in the clouds, built for the life you've always aspired.

SAHAASHYA





DOUBLE THE SPACE, DOUBLE THE CHARM

These duplexes are designed
for those who love to live expansively.

A room for every mood,
it's a home that moves with you,
and a statement of refined living
that speaks to those who expect more.



SKYCREST
41ST FLOOR

CLOUDLINE
37TH FLOOR

RISEPOINT
20TH FLOOR

A HIGHER STANDARD OF LIVING.

Three terraces, three perspectives
each a different chapter in your journey above the city.

At **Risepoint** on the 20th floor,
with a gym that opens to the skyline,
the city begins to unfold beneath you.

At **Cloudline** on the 37th,
city's skyline fades into the sky.

Skycrest on the 41st is where all boundaries blur
and the horizon feels close enough to touch.

Every resident has access to all three.

CHOOSE CALM AND CLEAN AIR OVER HONKS AND HASTE

CHOOSE SKYZENIA FOR MEANINGFUL MOMENTS AND SOULFUL SPACES.



SKYZENIA

SAHISHYA





AMENITIES

Everything You Need, and More...

Two Zen Gardens & Four Aroma Gardens for daily calm

Double-height foyer that offers a grand welcome to your home

Double-height banquet spaces and double-height pre-functional area for your celebrations

A personal salon, library, and business lounge for balanced work-life

Two Guest suites, home theatre, indoor games for shared moments

Swimming pool, pet zone, and walking track surrounded by greenspaces for your wellness

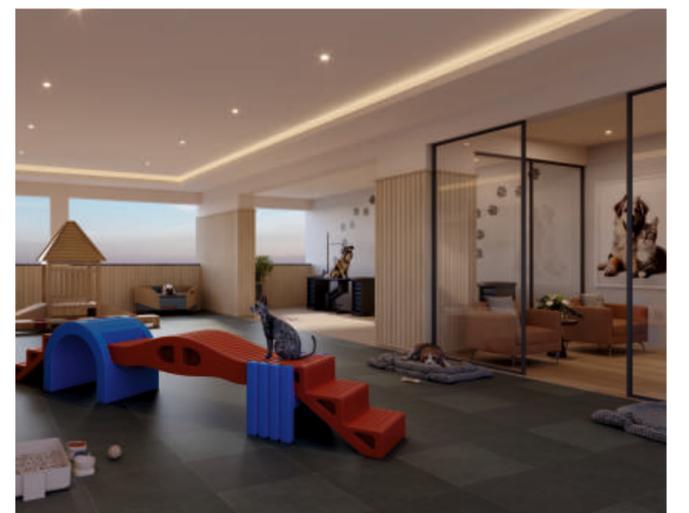
Gym and recreational zone for those who keep fitness first

Sky deck with a 360° view that reminds you how high you've come

Life here isn't just comfortable. It's complete.









Sky Deck Upper Level

Sky Deck Lower Level

SCIENCE PARK'S FINEST ADDRESS.

Skyzenia isn't just an iconic architecture—it's a philosophy. One that brings together body, mind, and soul. With amenities that encourage wellness, common spaces that promote interactions to build community, making every day feel a little more complete.

Live with intention. Breathe with ease. Connect with joy.



IN THE HEART OF EVERYTHING THAT MATTERS.

Whether it's top schools, trusted hospitals, or weekend destinations, SKYZENIA keeps you close to everything your family needs. Within minutes, you can reach metro stations, temples, or your favourite hangout spot. At SKYZENIA, you're never far from what truly matters.

SKYZENIA

Behind Science City, Science City Road, Science Park Hebatpur, Ahmedabad, Gujarat 380059.



Temples

- Jain Derasar 03 Mins
- Shree Swaminarayan Temple 03 Mins

Hospitals

- CIMS 07 Mins
- ZYDUS 09 Mins
- HCG 10 Mins

Banks

- Yes Bank 06 Mins
- SBI Bank 06 Mins
- Axis Bank 06 Mins

Educational Institutes

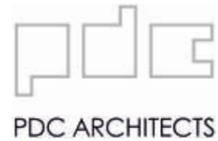
- Kenalli School 02 Mins
- Euroschool A'bad 04 Mins
- Sal Institute 05 Mins
- Zebar School 14 Mins
- Sattva Vikas School 15 Mins
- Anand Niketan School 11 Mins

Entertainment Hubs

- Science City & Park 04 Mins
- Club Babylon 07 Mins



FOR A SKYSCRAPER



THE ARCHITECT

Founded in 2007, Paradava Design Consultants, led by joint principal architects Prashant Paradava and Shivangi Paradava, is a dynamic multidisciplinary firm specializing in architecture, interior design, landscaping and Urban planning. The firm's design philosophy canters on optimizing space, incorporating natural materials, harnessing light and integrating landscaping to creatively reimagine and revitalize living spaces and urban environments.

Driven by the belief that architecture profoundly influences lifestyle and society, Paradava Design Consultants is committed to transparency, client satisfaction and sustainability. Meticulous attention to detail and customization are their strengths, coupled with a dedication to ongoing exploration and adaptation. Working across scales and sectors, including commercial, residential, institutional and government projects. The firm excels in master planning and architectural design.

Their approach combines functionality and aesthetics, considering contextual factors like climate, materials, budget and timeline. With a passion for unique design strategies tailored to each project, Paradava Design Consultants strives to inspire through honest design, client-centric solutions and a harmonious balance of form and function.



THE STRUCTURE

At HNBS, structure is more than science — it's the foundation of lasting experiences. Based in Ahmedabad, their team brings together deep engineering expertise with a keen understanding of modern living. From high-rises to homes, they design with precision, safety, and purpose in mind.

Every detail is considered, every calculation refined — so that life above stands strong and secure below. Trusted by developers and shaped by experience, HNBS ensures that what's built today stands proud for generations.





THE SKYZENIA TEAM

A Project By

SAHASHYA[®]

At Sahashya Group, we are committed to transforming skylines and redefining urban living with innovative, high-quality developments. With a strong foundation in real estate and infrastructure, we specialize in crafting exceptional residential and commercial spaces that blend modern design, sustainability, and functionality.

Driven by a vision of excellence, our projects reflect superior craftsmanship, meticulous planning, and an unwavering dedication to customer satisfaction. From luxury high-rises to dynamic commercial hubs, every Sahashya creation is a testament to our passion for building a better tomorrow.

Join us as we continue to shape the future, one landmark at a time.

PAST PROJECTS

SWANIK
ARCADE



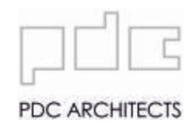
felicia[®]
3 BHK EXCLUSIVE HOMES



felicia[®]-II
3BHK PALATIAL LIVING



Architecture | Interior
Landscape



MEPF
Consultant



Structural
Consultant



Green Building
Consultant



Brand Strategy &
Design Consultant



3D Images &
Walkthrough



SPECIFICATIONS

BUILDING ATTRIBUTES

- Project with building height of 161.15mt (528.70 ft).
- Floor to floor height of 3.5mt (11ft 6in.)
- Monolithic R.C.C. frame structure with aluminium form work.
- Two staircases facilitating better exit during emergency.
- Provided six (6) high-speed elevators with secure access control, each serving a dedicated wing and opening directly into a private foyer.
- Separate service/stretcher elevator, separate staff/domestic help elevator.
- Separate service Entry for staff/domestic help with direct access to wash yard.
- 270 Degree view for each apartment (3 sides open unit).
- Each flat is oriented and planned to allow for adequate airflow through strategically placed openings on opposite sides of key rooms.

DESIGN ATTRIBUTES

- Unobstructed 8.0 meters wide driveways for better vehicular mobility.
- Elegantly designed air-conditioned arrival foyer at ground level.
- Barrier free campus for differently abled individuals.
- Green building features to reduce carbon footprint.
- Rooftop solar system for common area lighting.
- Sewage treatment plant and dual plumbing for waste water re-use.
- LED light installation in all common areas.
- Well planned rainwater harvesting system
- Hydro-pneumatic water supply system with PRV for Uniform pressure.
- Power backup facilities for key common utilities.

UNIT ATTRIBUTES

Flooring

- Italian marble for living room, dining, kitchen & passage area.
- Tile flooring in bedrooms, bathroom, balcony, servant room.
- Granite flooring for foyer and staircase.

Doors/Windows

- Contemporary design laminated flush main door.
- Laminated flush door for kitchen & servant room.
- Aluminium system window with laminated/DGU glass.

Surface Finishes

- Internal wall plaster finish with putty.
- Ceiling finishes in expose RCC.

HVAC

- VRF system design / provision for outdoor unit only.
- Centralised hot water plumbing system design / heat pump.

Toilets/Plumbing

- Premium quality CP and sanitary fittings.
- High-quality water supply and drainage piping.

Electrification

- Adequate power outlets with branded modular ISI-CERTIFIED switches.
- THREE-PHASE electrical supply.

GREEN BUILDING FEATURES



Responsible Luxury

- Rainwater harvesting
- Energy savings of ~25%
- Water savings of ~35% and water management system to treat 100% of wastewater
- No smoking in common areas and the building

Efficient Living

- Energy-efficient lighting
- Performance window glass
- On-site renewable energy / solar panel backup
- Low carbon emission footprint

Designing a Better Life

- Universal design for differently-abled individuals
- Enhanced air quality
- Natural light and ventilation
- Low VOC materials used, such as paints and adhesives

KEY FEATURES

- 6 high-speed, access-controlled elevators opening into the private foyer of each wing
- 1 exclusive guest elevator
- 1 exclusive elevator (service/stretcher use)
- Multi-tier security with smart card access, video door phone with intercom, and CCTV surveillance in common areas
- Power backup for common amenities
- Wi-Fi enabled common areas and amenities



Saraswati Structures LLP

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SAHASHYAGROUP.COM



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