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More Livetime to a Lifetime



What could be a bigger privilege than having more time to enjoy what we have!

More time to breathe the clean air.
More time to explore the vastness.
More time to feel the changing seasons.

And if all this comes without having to move away from your home or disturbing your daily routine, then you know you are blessed.

More livetime to a lifetime...
'Sylva' promises to give you just that and much more.

More to explore.

'Sylva' is a hidden gem; quite literally!
Here's a location in the midst of Nature but surrounded by all modern facilities and conveniences.
At Sus and just a hop away from the main road, 'Sylva' is a discovery of a lifetime.



*Approx. time by road.
The connectivity or existence of landmarks indicated herein may be subject to change and such change will not be within Promoter's/ Developer's control.*



Spacious 2 BHK Apartments
SUS, PUNE

'Sylva' is so designed as to enhance its natural endowments.
Here the location and construction perfectly complement each other.

Prime location within PMC limits.

Grand elevation and well-designed layout.

Spacious amenity area for health and entertainment.

Prestigious educational, Shopping and Healthcare facilities in the neighborhood.

Well-connected to the city and National Highways.

Infuse more liveliness into life.

The understandably tall, 'Sylva' has equally spacious 2 BHK apartments and a long-list of amenities within its fold. Starting right from the decorative entrance gate and driving down the concrete internal roads, your eyes will behold the five tall towers - each with fifteen floors, overlooking a party area, an amphitheater down below, and tastefully landscaped surroundings.

The three-level parking area makes sure you can breeze in and out in your car much like the free-flowing air inside every home and everywhere outside. After all, 'Sylva' has a hill in the background, trees on all sides, and a straight view of the rising Sun.

The sky above is generous enough to smile down day and night and in all seasons.





Pack more life in each home.

'Sylva' homes are designed with a clear purpose of making everyone feel at home, be it the family, friends, or guests. The layout is carefully planned to account for the space within the four walls of each room and the floor area of the home.

It is designed to offer more comfort and convenience to each member and give each one their own space and time.

A 'Sylva' home is gracious like the nature.



A jungle of amenities.

Like the numerous trees just outside, inside is a plethora of amenities for every member of 'Sylva' and every time. 'Sylva' is a mix of both, nature and modernity.

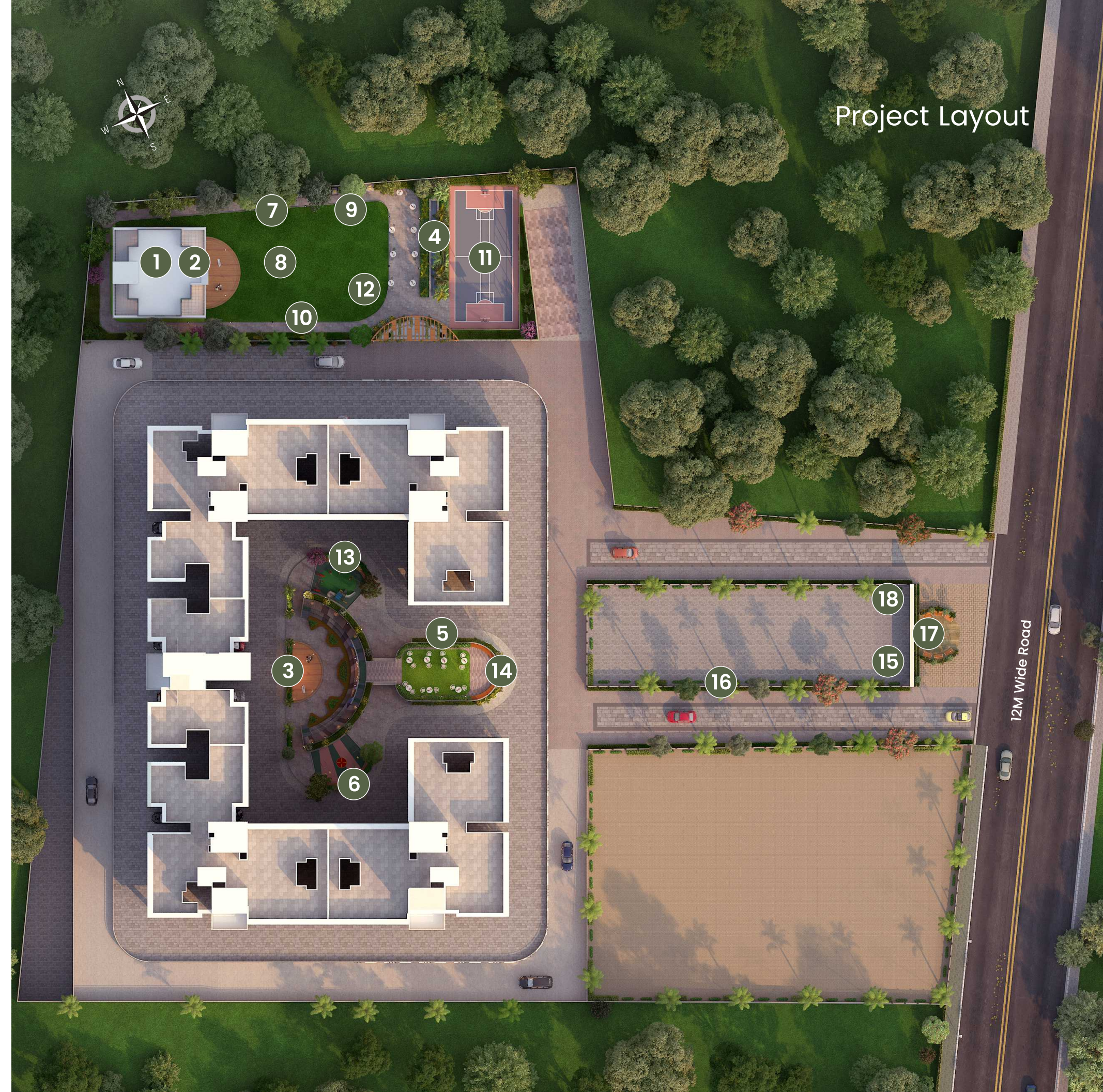


Amenities

- | | |
|--------------------------------|--|
| 1 Clubhouse and Indoor Games | 10 Walking / Jogging Track |
| 2 Guest Bedroom | 11 Multi-purpose Court |
| 3 Open Auditorium | 12 Private Party Lawn |
| 4 Open Cafeteria | 13 Sit-outs |
| 5 Well-equipped Gym | 14 Open Pantry Space |
| 6 Children Play Area | 15 Digital Security System |
| 7 Open Air Gym | 16 Elegant Landscape & Tree Plantation |
| 8 Yoga / Meditation Desk | 17 Decorative Entrance Gate |
| 9 Senior Citizen's Deck | 18 Security Cabin |

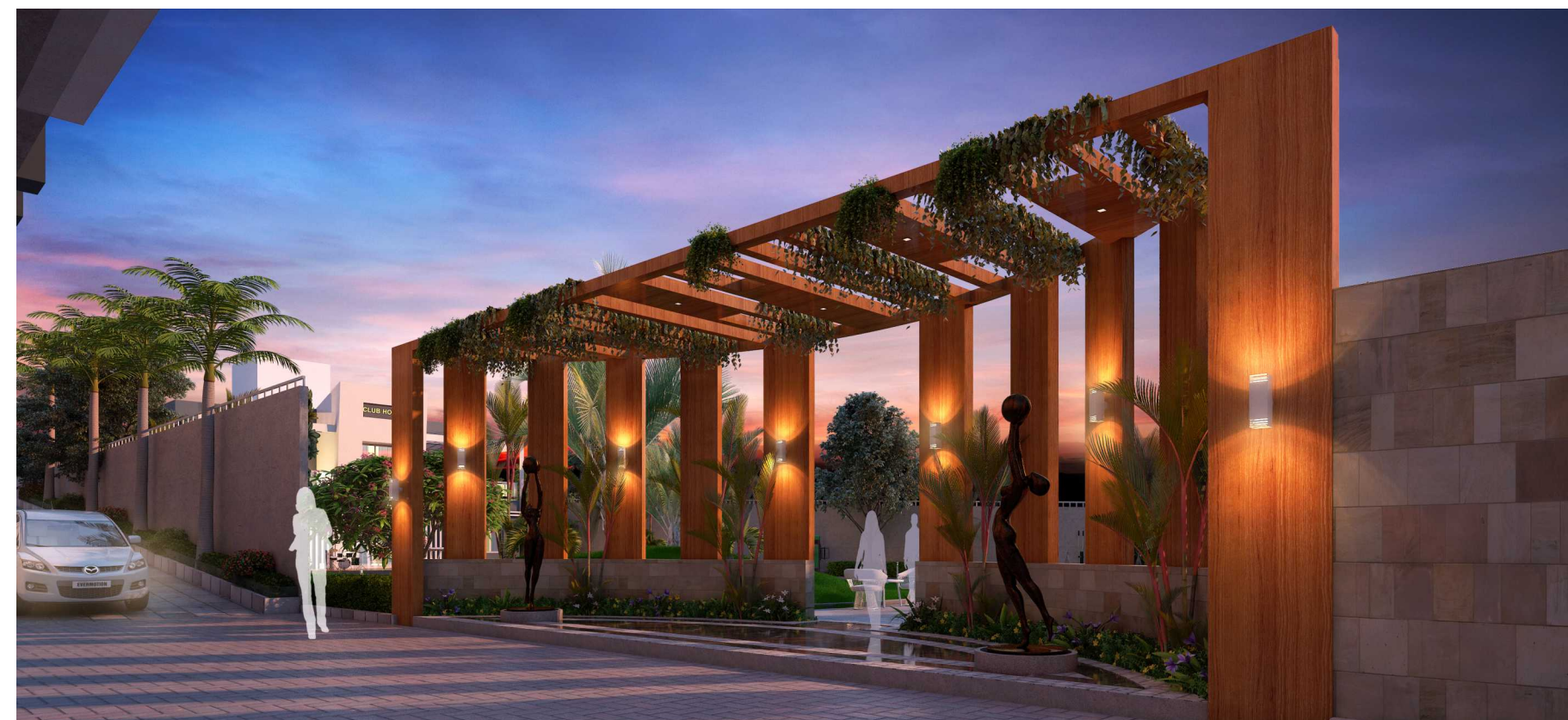
Key Features

- Wi-Fi Connection
- Gate with Security Cabin
- Concrete Internal Road
- Genset Backup for Common Area
- Firefighting System
- Solar Water Connection in the Common Bathroom
- Common Meter on Solar
- Common EV Charging Point





Where the 'Sylvians'
come to dwell.



What's in the heart shows on the face.

With so much of goodness going into making of 'Sylva', the outcome has to be greater good for all.

The green curtain of trees, the filtered clean air, the melody of birds, the ample natural light, each home at Sylva is a perfect stage for the whole act of living. Just that, there also is an amphitheater in the open for the sub plots. By its very lineage, 'Sylva' is a natural abode with a modern attitude.

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A full measure of lifestyle.

'Sylva' homes are well-crafted and decked up with the choicest of amenities to give you the luxury of living your life to the fullest, without missing out on anything.



'Sylva' is generous in giving so that you get the best out of every amenity. Made of quality material and branded fittings, the 'Sylva' home is not just for worry-free living but for a lifetime of enjoyment.

Internal Amenities & Specification



KITCHEN

- Granite kitchen platform
- Dado tiles on kitchen platform
- Granite window sill
- Concealed UPVC / CPVC plumbing



FLOORING AND WALL FINISH

- 800 X 1600 mm Vitrified flooring for flats
- 600 X 600 mm Vitrified flooring for passages
- Anti-skid flooring for bathrooms
- Internal walls - Tractor Emulsion paint



WINDOWS

- Powder-coated aluminum sliding windows with mosquito mesh
- safety grill for windows
- Granite window sill



BATHROOMS

- Acrylic false ceiling
- Anti-skid flooring for bathrooms
- Dado tiles up to lintel level
- Aluminum openable windows with the provision of an exhaust fan
- Jaquar or equivalent bathroom fittings



TERRACE

- Anti-skid flooring for terrace
- M.S. railing for safety
- Powder-coated aluminum sliding door with mosquito mesh



DOORS

- Premium finish main door with digital lock
- Laminated flush doors for bedrooms and bathrooms
- Granite frame for toilet doors



ELECTRICAL

- Concealed electrical wiring
- Each flat with ELCB (Earth Leakage Circuit Breaker) for safety



SAFETY & SECURITY

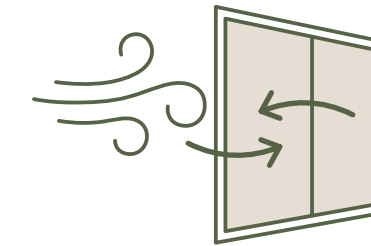
- Video door phone
- Fire fighting system with smoke detectors

2 Bedroom Sample Apartment

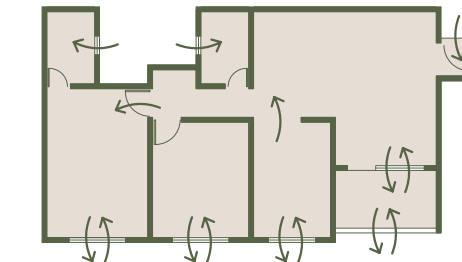


Breezy Homes

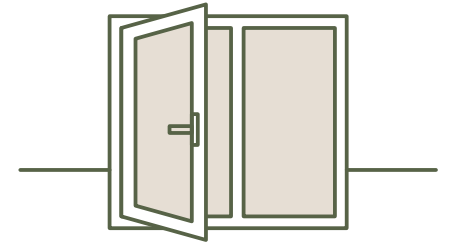
Hindrance-free Path



More Airy Rooms and Corners

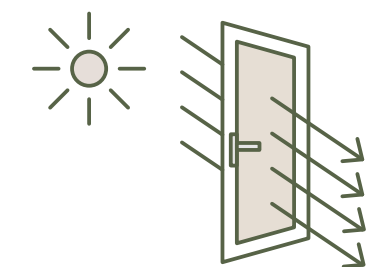


Large Windows and Sit Out

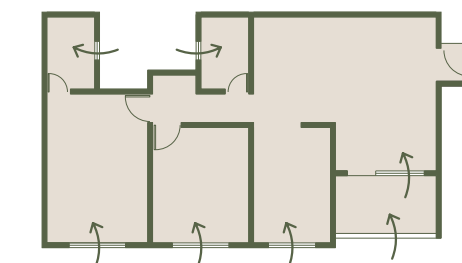


Illuminated Homes

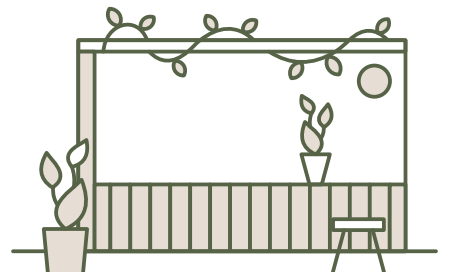
Light Path Aligned



More Day-lit Rooms and Corners



Large Windows and Sit Out





Spacious 2 BHK Apartments

Handpicked location and strategically placed, 'Sylva' offers both, ease of living and swift on the move.



Location Advantage

(Approx. distances by road)

SCHOOLS / COLLEGES

- Dhruv Global School : 1.6 km
- Vidya Valley School : 2.9 km
- Vibgyor School : 3.5 km
- Aditya International School : 5.7 km
- The Orchids School : 6.0 km

HOSPITALS

- Sus Hospital : 1.0 km
- Symbiosis Hospital : 3.5 km
- Jupiter Hospital : 6.0 km
- Chelaram Hospital : 7.0 km
- Lifepoint Multispecialty Hospital : 8.0 km

BANKS

- Bank of Maharashtra : 1.3 km
- HDFC Bank : 3.5 km
- Axis Bank : 4.5 km
- ICICI Bank : 4.5 km
- Union Bank : 4.5 km
- State Bank of India : 5.0 km

INSTITUTIONS

- Symbiosis University Hospital and Research Center : 3.5 km
- Bharti Vidyapeeth Engineering College : 8.0 km
- Hinjewadi IT Park : 9.0 km

SHOPPING

- Reliance Digital : 5.0 km
- Zudio : 5.5 km
- Pantaloons : 5.8 km
- DMart : 6.0 km
- Croma : 6.0 km

LIFESTYLE

- Sunny's World : 800 M
- Balewadi Stadium : 5.5 Km
- Balewadi High Street : 6.0 Km
- Tip Top International : 8.0 Km
- Phoenix Mall : 9.0 km

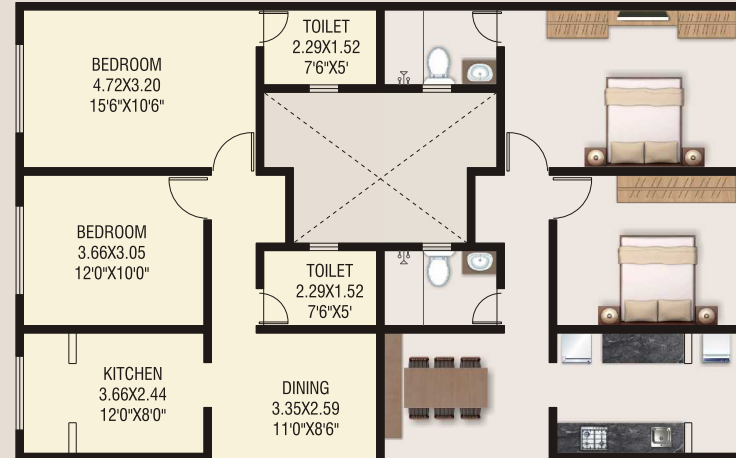


Map not to scale

TYPICAL FLOOR PLAN - BUILDING 'A'

101, 201, 301, 401, 501, 601, 701, 801, 901, 1001, 1101, 1201, 1301, 1401, 1501

102, 202, 302, 402, 502, 602, 702, 802, 902, 1002, 1102, 1202, 1302, 1402, 1502



FLAT NO.	TYPE	CARPET (sq.ft.)	BALCONY (sq.ft.)	TOTAL (sq.ft.)
101, 201, 301, 401, 501, 601, 701, 801, 901, 1001, 1101, 1201, 1301, 1401, 1501, 102, 202, 302, 402, 502, 602, 702, 802, 902, 1002, 1102, 1202, 1302, 1402, 1502	2 BHK	807	63	870
103, 203, 303, 403, 503, 603, 703, 803, 903, 1003, 1103, 1203, 1303, 1403, 1503, 104, 204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504, 105, 205, 305, 405, 505, 605, 705, 805, 905, 1005, 1105, 1205, 1305, 1405, 1505	2 BHK	794	63	857

103, 203, 303, 403, 503, 603, 703, 803, 903, 1003, 1103, 1203, 1303, 1403, 1503



104, 204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504

105, 205, 305, 405, 505, 605, 705, 805, 905, 1005, 1105, 1205, 1305, 1405, 1505

TYPICAL FLOOR PLAN - BUILDING 'B'

101, 201, 301, 401, 501, 601, 701, 801, 901, 1001, 1101, 1201, 1301, 1401, 1501

102, 202, 302, 402, 502, 602, 702, 802, 902, 1002, 1102, 1202, 1302, 1402, 1502



103, 203, 303, 403, 503, 603, 703, 803, 903, 1003, 1103, 1203, 1303, 1403, 1503

FLAT NO.	TYPE	CARPET (sq.ft.)	BALCONY (sq.ft.)	TOTAL (sq.ft.)
101, 201, 301, 401, 501, 601, 701, 801, 901, 1001, 1101, 1201, 1301, 1401, 1501	2 BHK	794	63	857
102, 202, 302, 402, 502, 602, 702, 802, 902, 1002, 1102, 1202, 1302, 1402, 1502	1 BHK	500	45	544
103, 203, 303, 403, 503, 603, 703, 803, 903, 1003, 1103, 1203, 1303, 1403, 1503	2 BHK	678	54	732
104, 204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504, 105, 205, 305, 405, 505, 605, 705, 805, 905, 1005, 1105, 1205, 1305, 1405, 1505	2 BHK	807	63	870

105, 205, 305, 405, 505, 605, 705, 805, 905, 1005, 1105, 1205, 1305, 1405, 1505

104, 204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504



At Bluerof, we have endeavored to put quality, transparency, and clarity in making every project the perfect abode; one that you can enjoy and we can take pride in.

We are good-intentioned home builders creating well-meaning homes.

Our team of consultants and associates are highly experienced and committed to the singular goal of delighting our home buyers for a lifetime.

Each member has a long association with our company and our credential is derived from what we make and offer together.

Architect
Teamwork Architects & Planners

Structural Consultant
Sunil Mutalik & Associates

Legal Advisor
Adv. Sachindra H. Jadhav

Electrical Consultant
Zopate Electrical Consultants Pvt. Ltd.

Landscape Consultant
Arch. Jai Ghorpade

Plumbing Consultant
Apex Consultants

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