



MahaRERA Reg. No. PHASE I - P51700002446,
Phase II - P52000026796, PHASE III - P52000029168
PHASE IV - P52000051836, <https://maharera.mahaonline.gov.in>

Architect
Hiten Sethi & Asso.

Interior Consultant
Vini & Asso.

Landscape Architect
Newarch Landscapes LLP

RCC Consultant
Mahimtura Consultants Pvt. Ltd.

MEP Consultant
Anil Verma & Asso.

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

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

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GRANDEUR OF 6 FAMOUS EMPIRES DISCOVERS YOUR HOME



SAI
WORLD EMPIRE
KHARGHAR

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**
OF BRITISH
EMPIRE

TOWER 6

6 EMPIRES, 6 LIFESTYLES
1 MODERN KINGDOM

PROJECT HALLMARKS

 18 Acre Kingdom

 2, 3 & 4 BHK Luxury Homes

 6 Magnificent Towers

 2000+ Royal Residences

 46 Storeyed Towers

 Themed Landscape Spread Across Acres On Podium

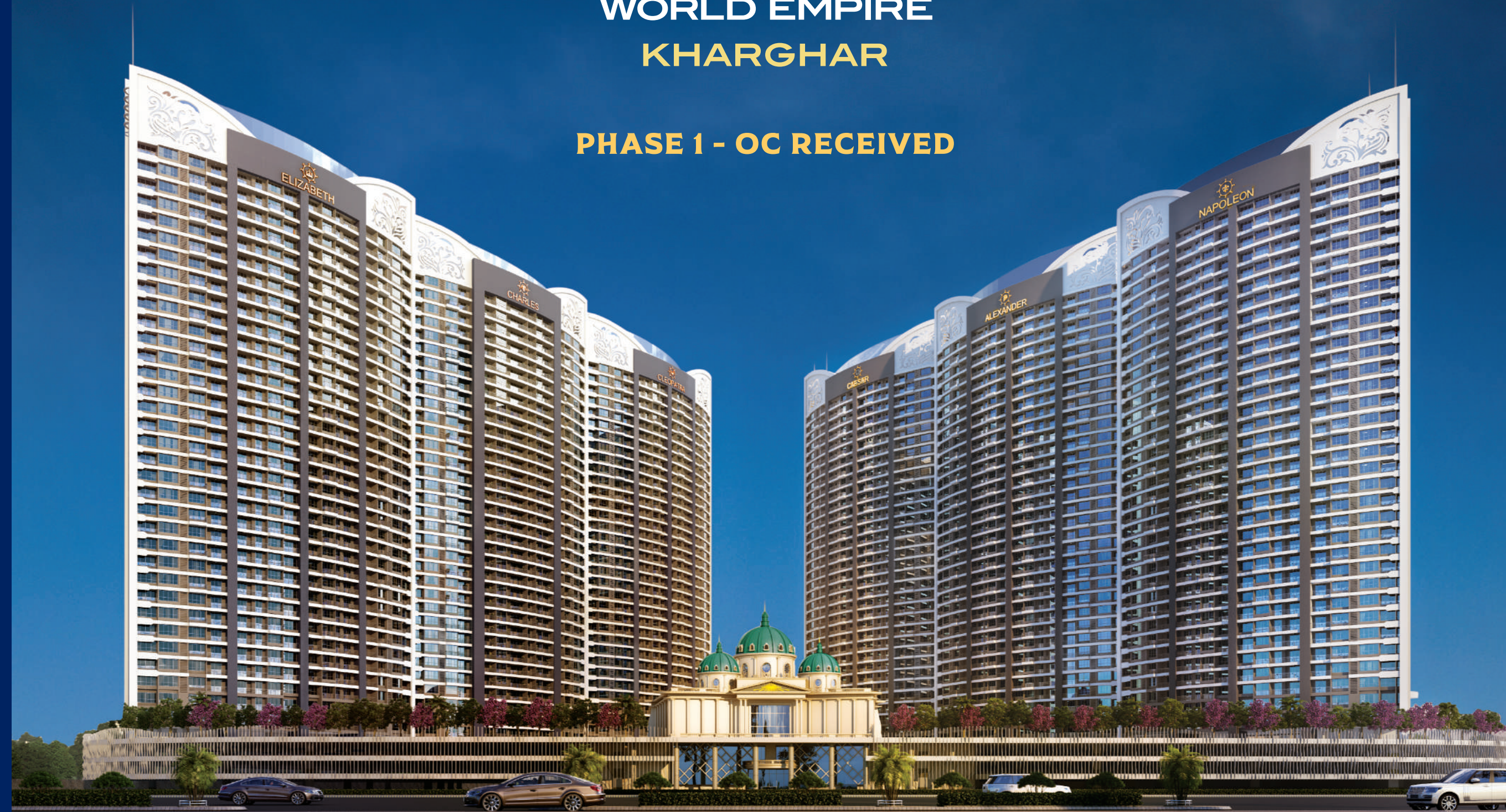
 Grand Club Athena

 G+2 Storeyed Paradise Mall



SAI
WORLD EMPIRE
KHARGHAR

PHASE 1 - OC RECEIVED



Artist's Impression

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

Nestled amidst the best of nature and future, Kharghar today has transformed into a haven for the modern day kings and queens. It has become a coveted address for the rich and famous, drawn by its luxurious high-rises overlooking verdant hills.

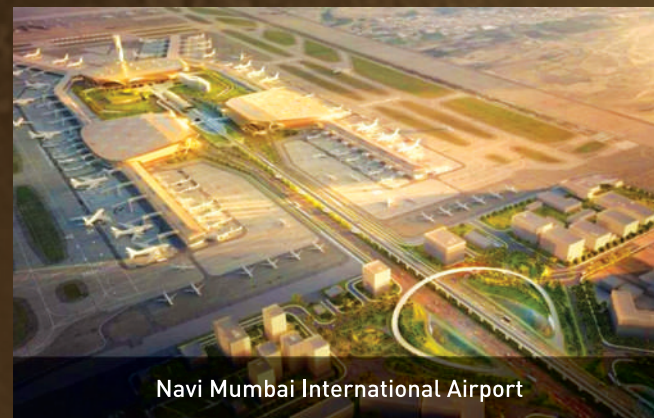
Connectivity reigns supreme in Kharghar. The Mumbai-Pune Expressway and Sion-Panvel Highway whisk residents to the heart of Mumbai, while the upcoming Navi Mumbai International Airport (NMIA) promises seamless global access. The majestic Mumbai Trans Harbour Link (MTHL) bridges the Thane Creek, and the planned Metro line will further weave Kharghar into Mumbai's most convenient transportation hub. With futuristic infrastructure and an air of exclusivity, Kharghar has redefined luxury living in Navi Mumbai. It's a city where convenience meets serenity, a privileged address for those who seek to live life king size.

CONVENIENCES & CONNECTIVITY

Amandoot Metro Station - 2 Mins
Kharghar-Turbhe Link Road (KTLR) - 2 Mins
ISKCON Temple - 5 Mins
Kharghar Central Park - 5 Mins
Navi Mumbai Corporate Park (Next BKC) - 5 Mins

Schools, Malls, Multiplexes, Hotels, Hospitals & Banks Etc. - 5 Mins
18 Hole Kharghar Valley Golf Course - 5 Mins
Mumbai-Pune Expressway - 15 Mins
Navi Mumbai International Airport - 25 Mins
Mumbai Trans Harbour Link (MTHL) - 25 Mins

LANDMARKS IN PROXIMITY



Navi Mumbai International Airport



ISKCON Temple



Upcoming Navi Mumbai Corporate Park



Entertainment Centres 'Utsav Chowk' & 'Shilp Chowk'



18 Hole Kharghar Valley Golf Course



Kharghar Central Park

LOCATION MAP





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

**A GRAND REALM OF
THEMED LIFESTYLE EXPERIENCES
ACROSS PODIUM**



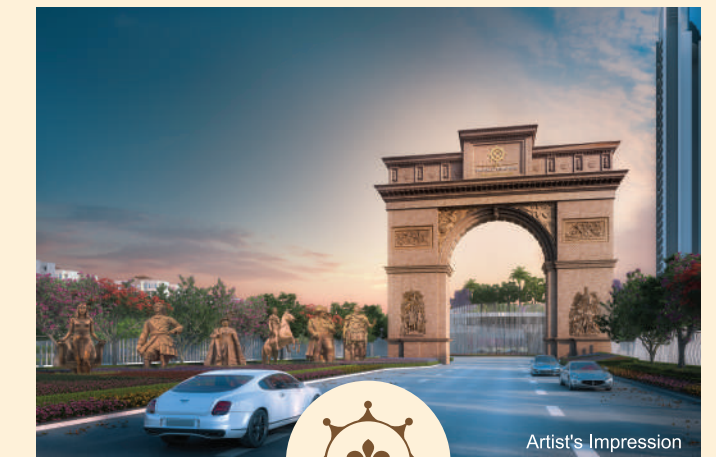
**FEATURING
6 ROYAL LIFESTYLE AMENITIES THAT BEFIT
THE MODERN DAY KINGS AND QUEENS LIKE YOU**



THE COLOSSEUM DOME
INSPIRED BY THE ROYALTY OF
KING JULIUS CAESAR OF ROMAN EMPIRE



CLUB ATHENA
INSPIRED BY THE GRANDEUR OF
KING ALEXANDER THE GREAT OF GREEK EMPIRE



GRAND ENTRANCE
INSPIRED BY ARCH DE TRIUMPH THAT WELCOMED
KING NAPOLEON BONAPARTE OF FRENCH EMPIRE



ASWAN SPA
INSPIRED BY ROYAL INDULGENCES OF
QUEEN CLEOPATRA OF EGYPTIAN EMPIRE



ESPANA KIDS PARK
INSPIRED BY GAUDI ARCHITECTURE &
LIFESTYLE OF KING CHARLES-I OF SPANISH EMPIRE



THE BROADWAY AMPHITHEATRE
INSPIRED BY ICONIC AMPHITHEATRE & ROYALISM OF
QUEEN ELIZABETH OF BRITISH EMPIRE



LEISURE POOL WITH FLOATING BAR

Artist's Impression



FLOODLIT MULTIPURPOSE COURT

Artist's Impression



MAJESTIC PARTY LAWN FOR CELEBRATIONS

Artist's Impression

EXPERIENCE ROYAL LIVING
SPREAD ACROSS ACRES
OF LANDSCAPED PODIUM GARDEN
WITH MESMERIZING VIEWS
AND NATURAL SURROUNDINGS



SOOTHING WATER BODIES &
DESIGNER SCULPTURES WITH DUCK POND

Artist's Impression



WAVE POOL WITH LOUNGERS, SIT-OUTS & RAIN DANCE SHIP

Artist's Impression



BAMBOO MAZE GARDEN WITH WALKWAYS & SIT-OUTS

Artist's Impression



WELL PAVED SEPARATE
JOGGING & CYCLING TRACK

Artist's Impression



THEMED GARDENS WITH PET PARK

Artist's Impression

LET THE GRANDEUR OF
GREEK KINGDOM BECOME YOUR
BEST PLACE OF CELEBRATIONS



CLUB ATHENA

BY THE BEACH SIDE
60,000 SQ. FT.

BASEMENT AREA

- Badminton Court
- Squash Court

GROUND FLOOR

- Dashing Car Zone
- Virtual Gaming Arena
- Bowling Alley
- Discotheque
- Viewing Gallery
- Fish Aquarium

FIRST FLOOR

- Salon
- Card Room
- Pool Tables
- Chess Court
- Snooker
- Indoor Games

SECOND FLOOR

- Auditorium & Movie Theater
- Library
- Painting, Clay & Fine-art Gallery
- Music Learning Room
- Dance Learning Room

THIRD FLOOR

- Banquet Hall
- Pre Function Area
- Meditation Zone
- Children's Day Care Zone

FOURTH FLOOR

- Rope Yoga Zone
- Aerobics and Zumba
- Crossfit
- Massage Room
- Steam & Sauna
- Jacuzzi

FIFTH FLOOR

- AC Restaurant & Open-Air Venetian-Styled Cafeteria



ASWAN SPA WITH EXOTIC AMBIENCE

Stock Image



CHILDREN'S DAY CARE ZONE

Stock Image



ROPE YOGA ZONE

Stock Image



MODERN GYMNASIUM WITH TRAINER

Artist's Impression



WORLD CLASS PRIVATE THEATRE

Stock Image



INDOOR BADMINTON COURT

Stock Image



BOWLING ALLEY

Stock Image



TERRACE CAFETERIA

Stock Image



ACTUAL LOBBY IMAGE OF CAESAR TOWER - ROMAN EMPIRE



ELEVATOR LOBBY ACTUAL IMAGE



WISHING FOUNTAIN ACTUAL IMAGE



ELEVATOR AISLE ACTUAL IMAGE



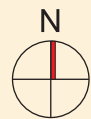
DECORATIVE CEILING ACTUAL IMAGE

**MAGNIFICENT TOWER
READ ACROSS 18 AC**



1. GRAND ENTRY	36. KIDS POOL
2. RAMPWAY	37. SHIP-SHAPED RAIN-DANCE AREA
3. FOOTBALL COURT	38. AMENITIES IN STILT AREA
4. SPECTATORS PAVILION	39. POOL LOUNGERS
5. LANDSCAPED GREENS	40. SANDY BEACH
6. DECORATIVE PLANTATIONS	41. BEACH SWING
7. TREE COURTYARD	42. WAVE POOL
8. THEMED SCULPTURE	43. SUNKEN BAR
9. DESIGNER PATHWAY	44. LEISURE POOL
10. DECORATIVE FLOOR	45. SKATING RINK
11. BUILDING EDGE PLANTATION	46. FLOATING STEPS
12. THEMED COVE	47. JACUZZI WITH HOT WATER JETS
13. PAVED WALKWAY	48. OLYMPIC SIZE LAP POOL
14. TRAMPOLINE PARK	49. SWINGS
15. CYCLING TRACK	50. CELEBRATION LAWN
16. JOGGING TRACK	51. GREEN HILLOCK
17. CLOISTER	52. STEPPED SIT-OUTS
18. AMPHI PLAZA	53. DESIGNER PLANTERS
19. PAVED AREA	54. CLUB HOUSE ENTRY WITH DESIGNER FOUNTAIN
20. COLOSSEUM AMPHITHEATER	55. LEDGE SEATINGS
21. REFLEXOLOGY PATH	56. OPEN-AIR GYM WITH EQUIPMENTS
22. GROUP SIT OUT	57. CRICKET PITCH
23. CONNECTOR PATHWAY	58. SAFETY NET
24. GAZEBO	59. REGAL FOUNTAIN
25. GREEN HILLOCK	60. MINI GOLF LAWN
26. DUCK POND	61. GREEN LAWN WITH PITS
27. SAND STREAM	62. GRAND DIAS
28. STEPPING STONE	63. PAVILIONS
29. BRIDGE	64. DESIGNER COVE
30. LEISURE LAWN	65. GYMKHANA GREENS
31. BARBEQUE LAWN	66. LIFT LOBBIES
32. MAZE GARDEN	67. KIDS PLAY AREA
33. POOLSIDE DECK	
34. FUN POOL	
35. STEPPED PATHWAY	

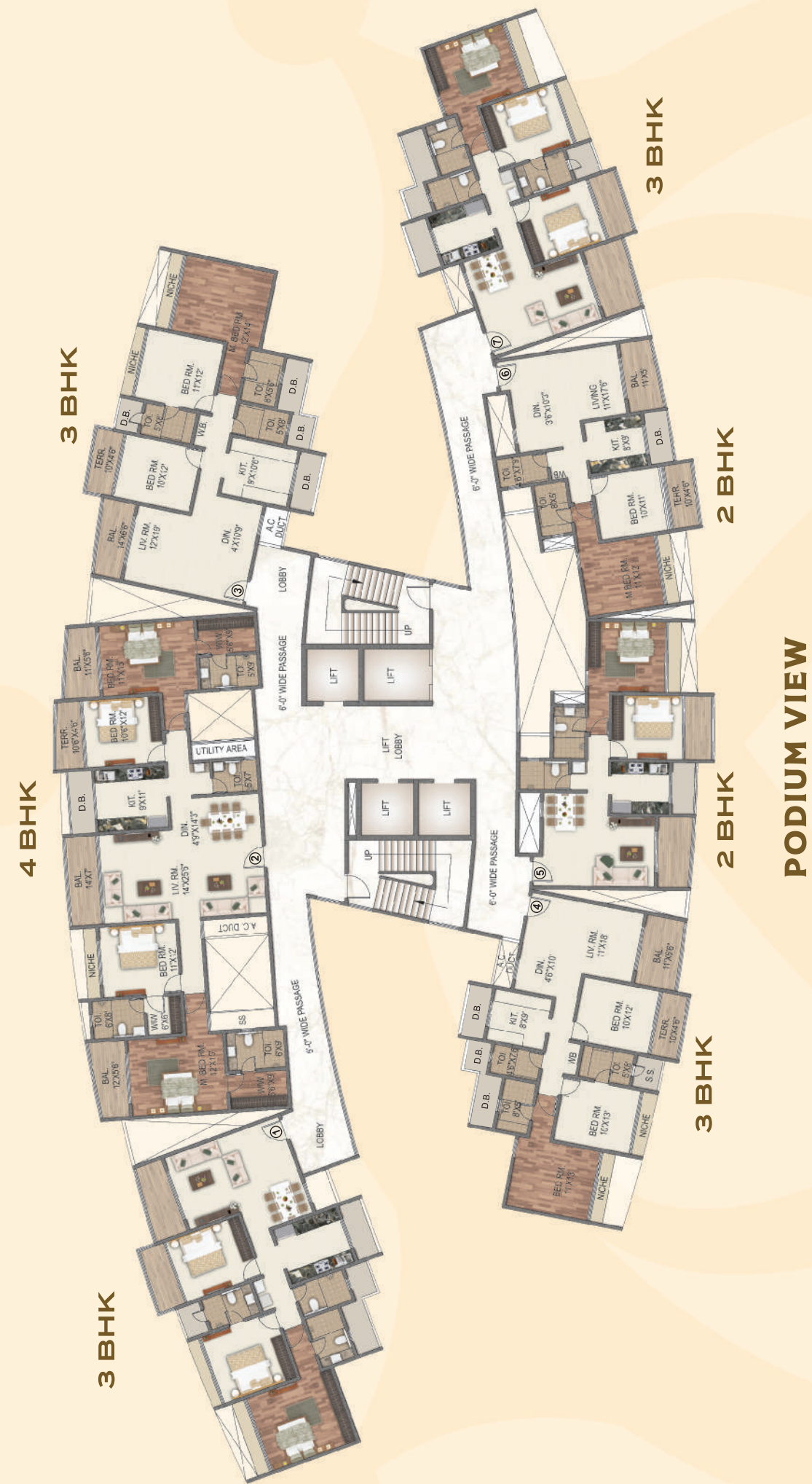
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| 35. STEPPED PATHWAY | |



TYPICAL FLOOR PLAN
TOWER - 1 - CAESAR
TOWER - 3 - NAPOLEON

EVEN FLOOR

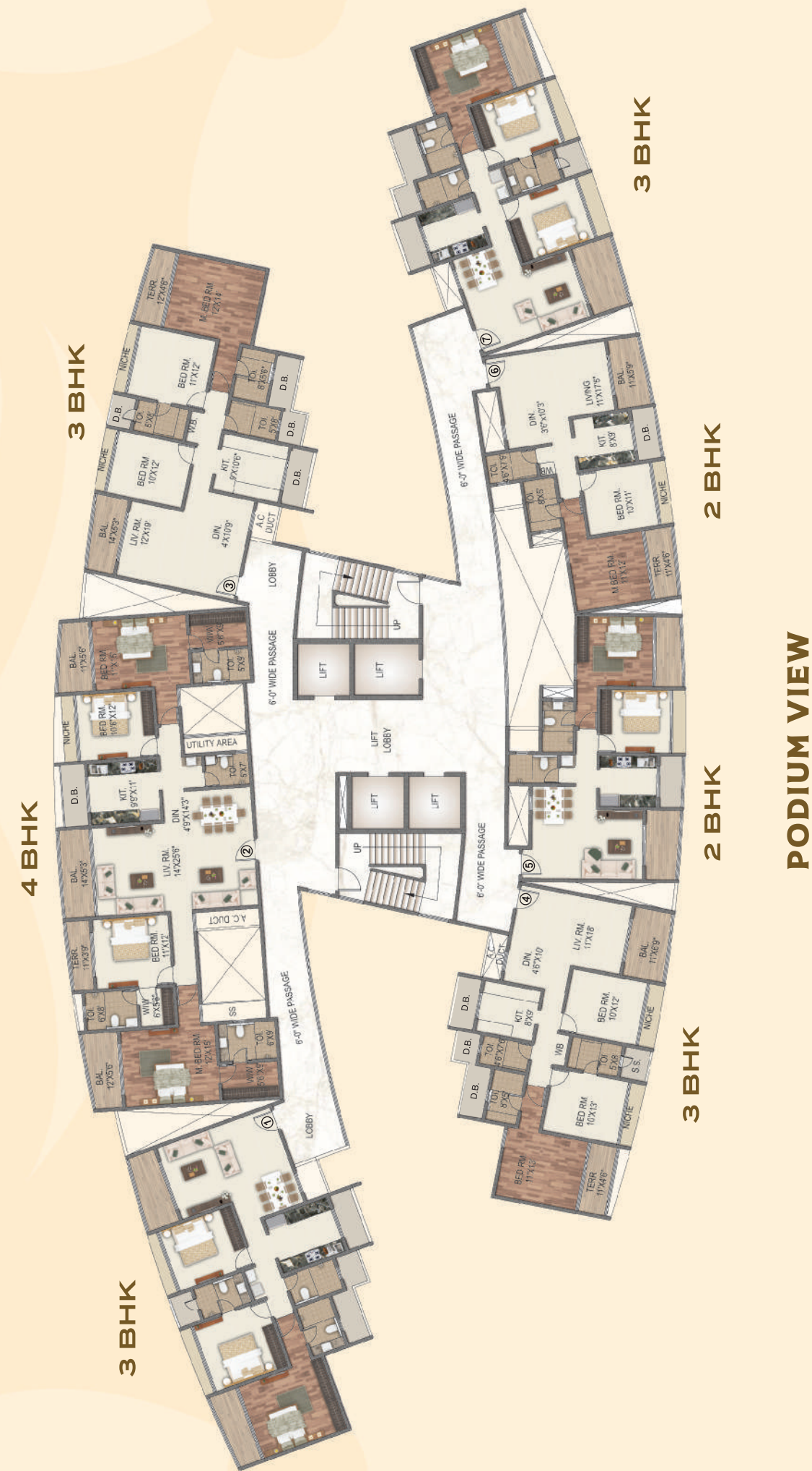
HILL VIEW



PODIUM VIEW

ODD FLOOR

HILL VIEW



PODIUM VIEW





TYPICAL FLOOR PLAN TOWER - 2 - ALEXANDER

EVEN FLOOR

The floor plan illustrates the layout of the 1st floor, featuring a central corridor system with stairs and lifts. The plan is divided into three main sections: 2 BHK, 3 BHK, and 2 BHK. The central area contains a large lobby with stairs and lifts. The plan includes room dimensions, furniture placement, and architectural details like balconies and terraces.

2 BHK Section (Left):

- Room 1: 11'7" x 11'7" (Niche)
- Room 2: 10'1" x 11'1" (Bed RM)
- Room 3: 11'7" x 11'7" (Bal)
- Room 4: 11'7" x 11'7" (LIV RM)
- Room 5: 11'7" x 11'7" (KIT)
- Room 6: 11'7" x 11'7" (D.B.)
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- Room 137: 11'7" x 11'7" (D.B.)
- Room 138: 11'7" x 11'7" (D.B.)
- Room 139: 11'7" x 11'7

ЗВІН

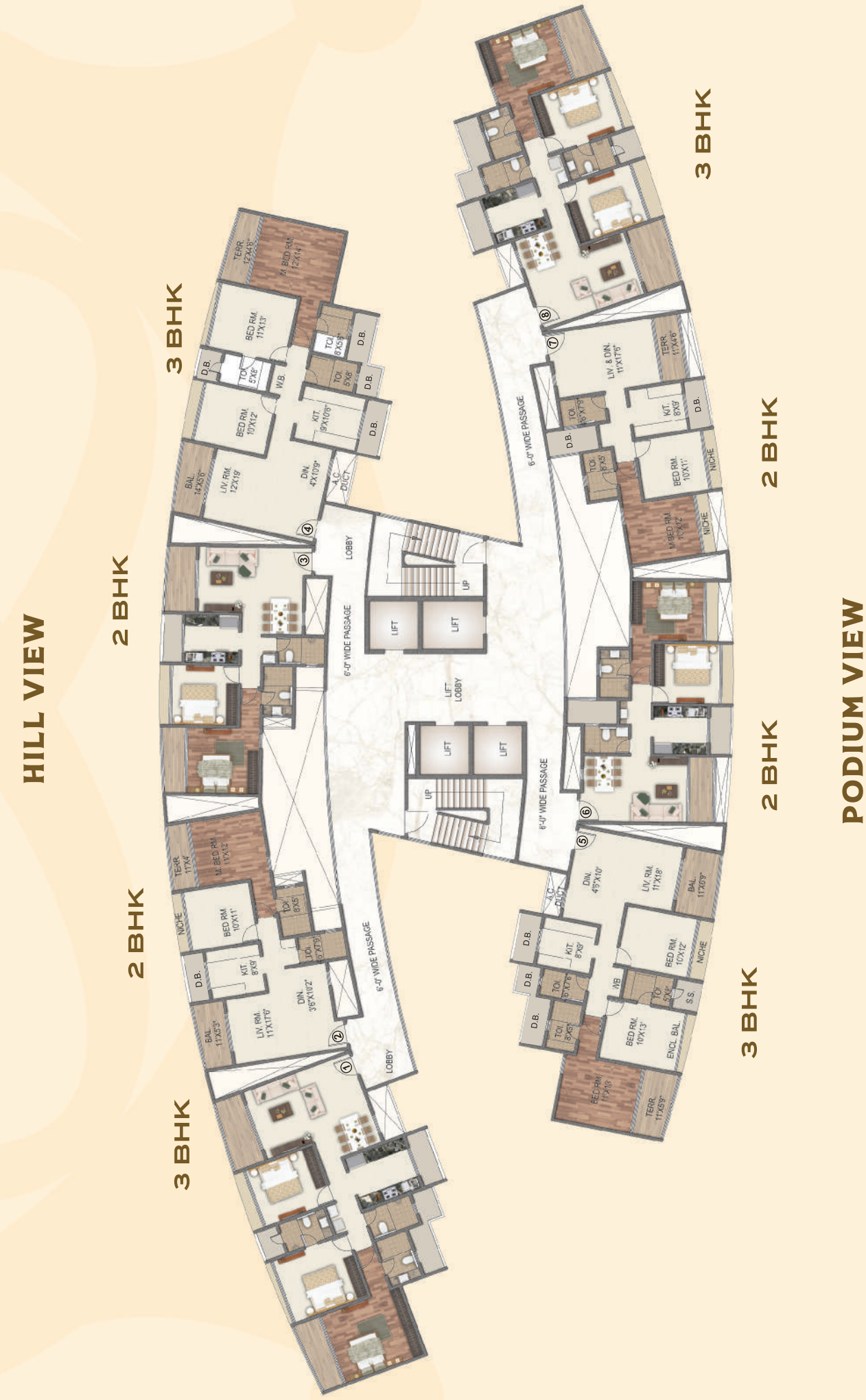
2 BHK

2 BHK

3 ВНК

PODIUM VIEW

ODD FLOOR



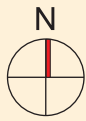
ЗВНК

2 ВІС

2 BHK

ЗВНК

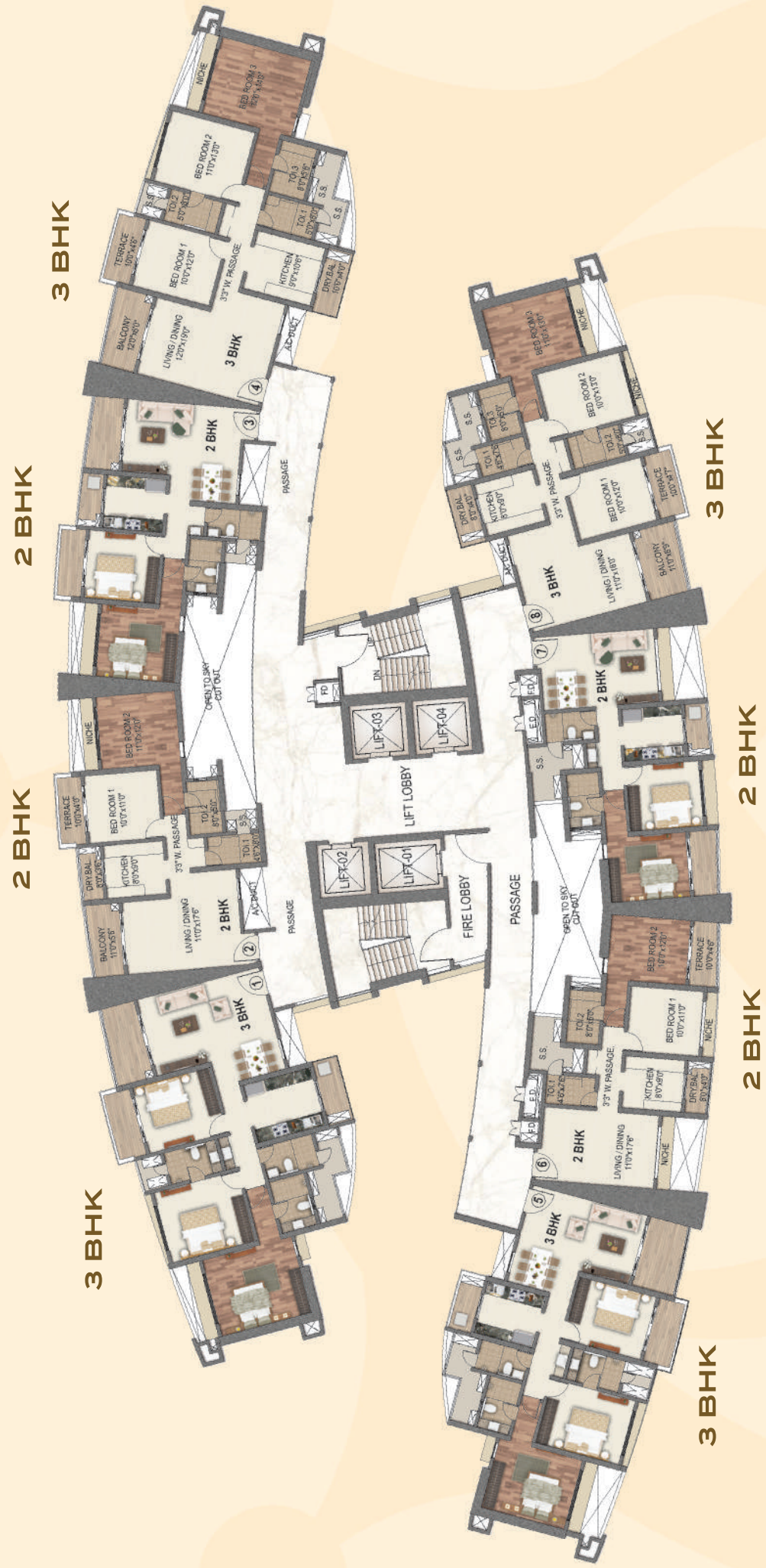
PODIUM VIEW



TYPICAL FLOOR PLAN
TOWER - 4 - CLEOPATRA

EVEN FLOOR

PODIUM VIEW



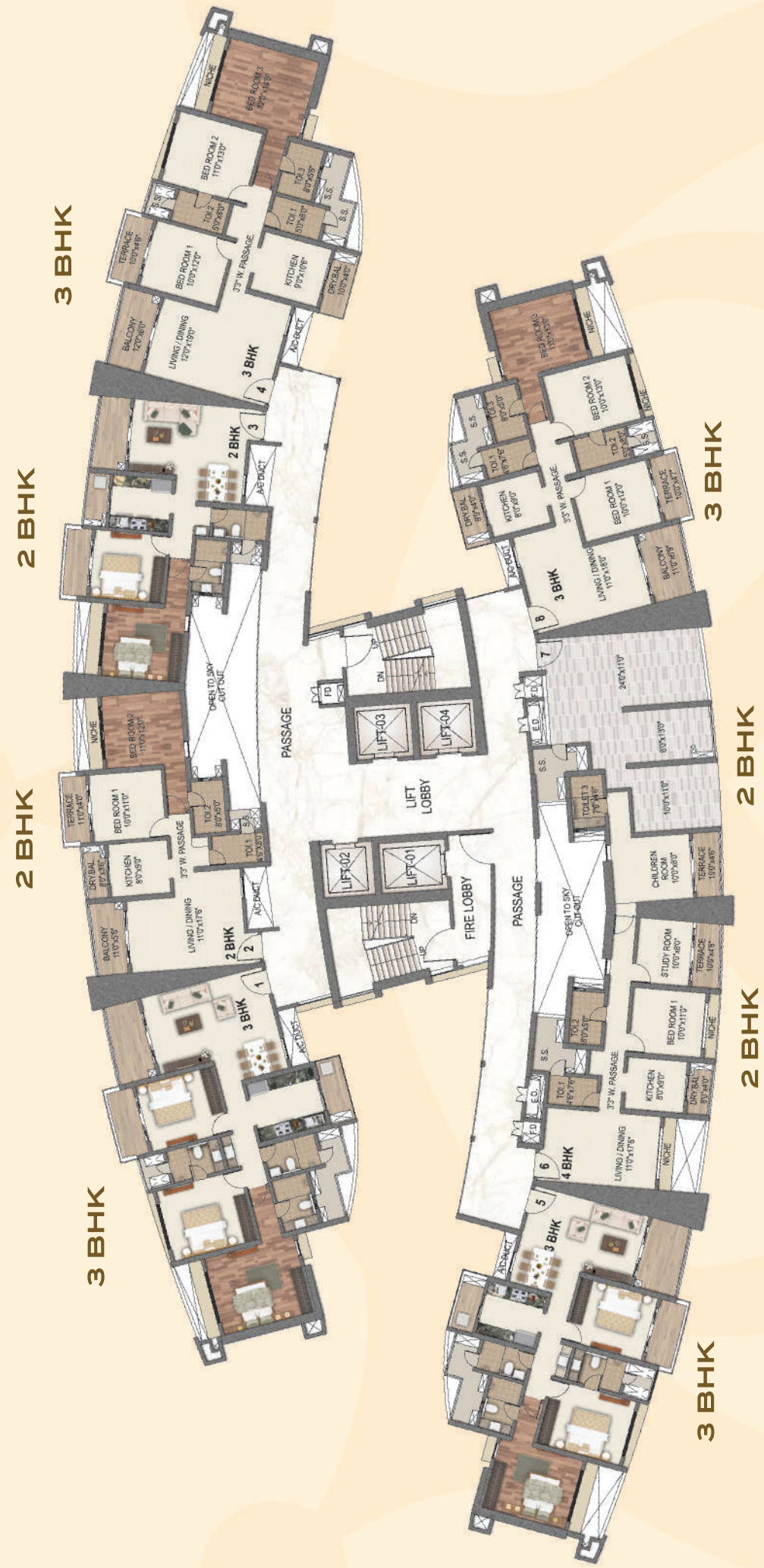
ODD FLOOR

PODIUM VIEW



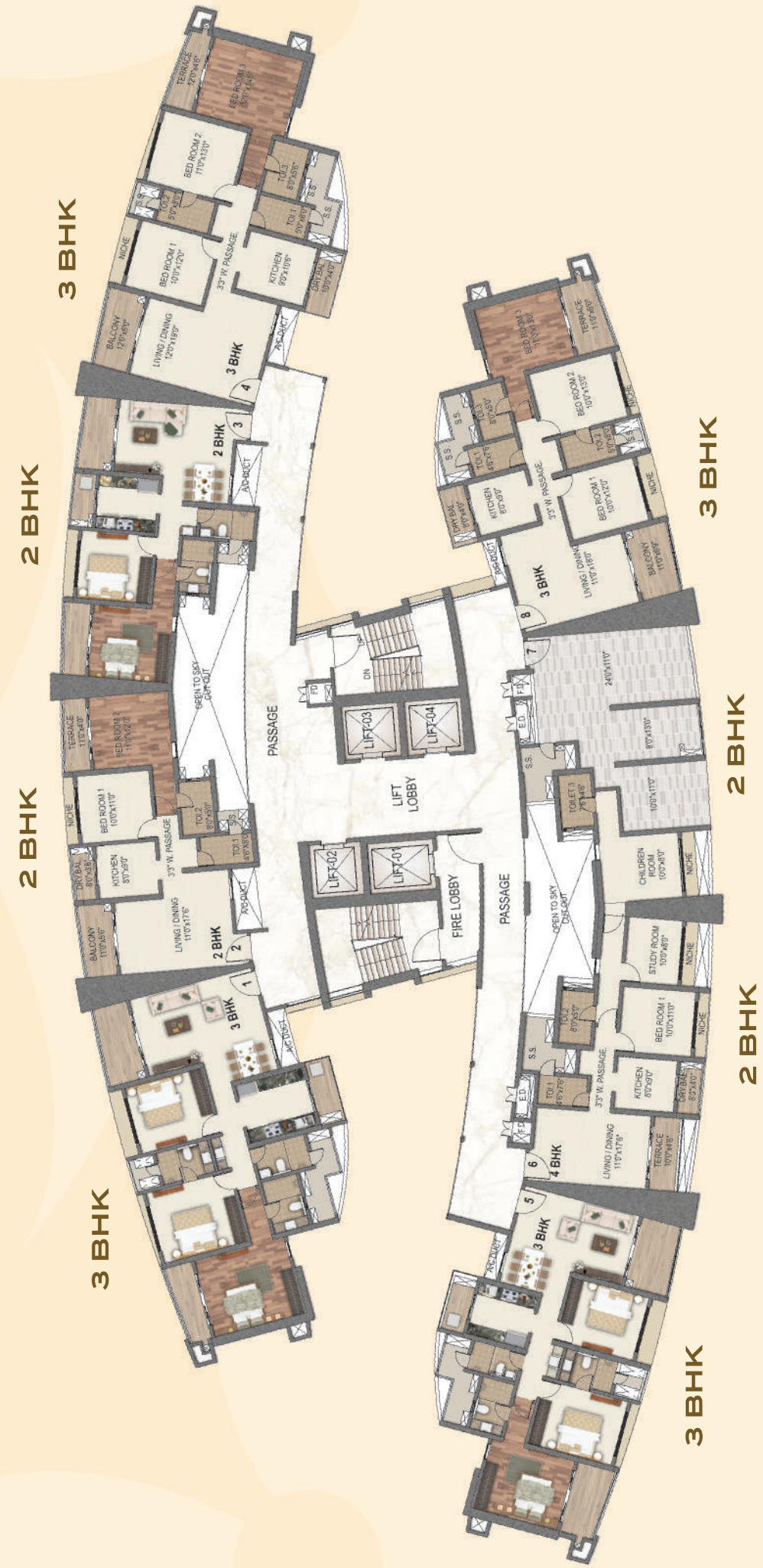


EVEN FLOOR



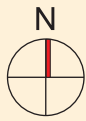
CITY VIEW

PODIUM VIEW



CITY VIEW

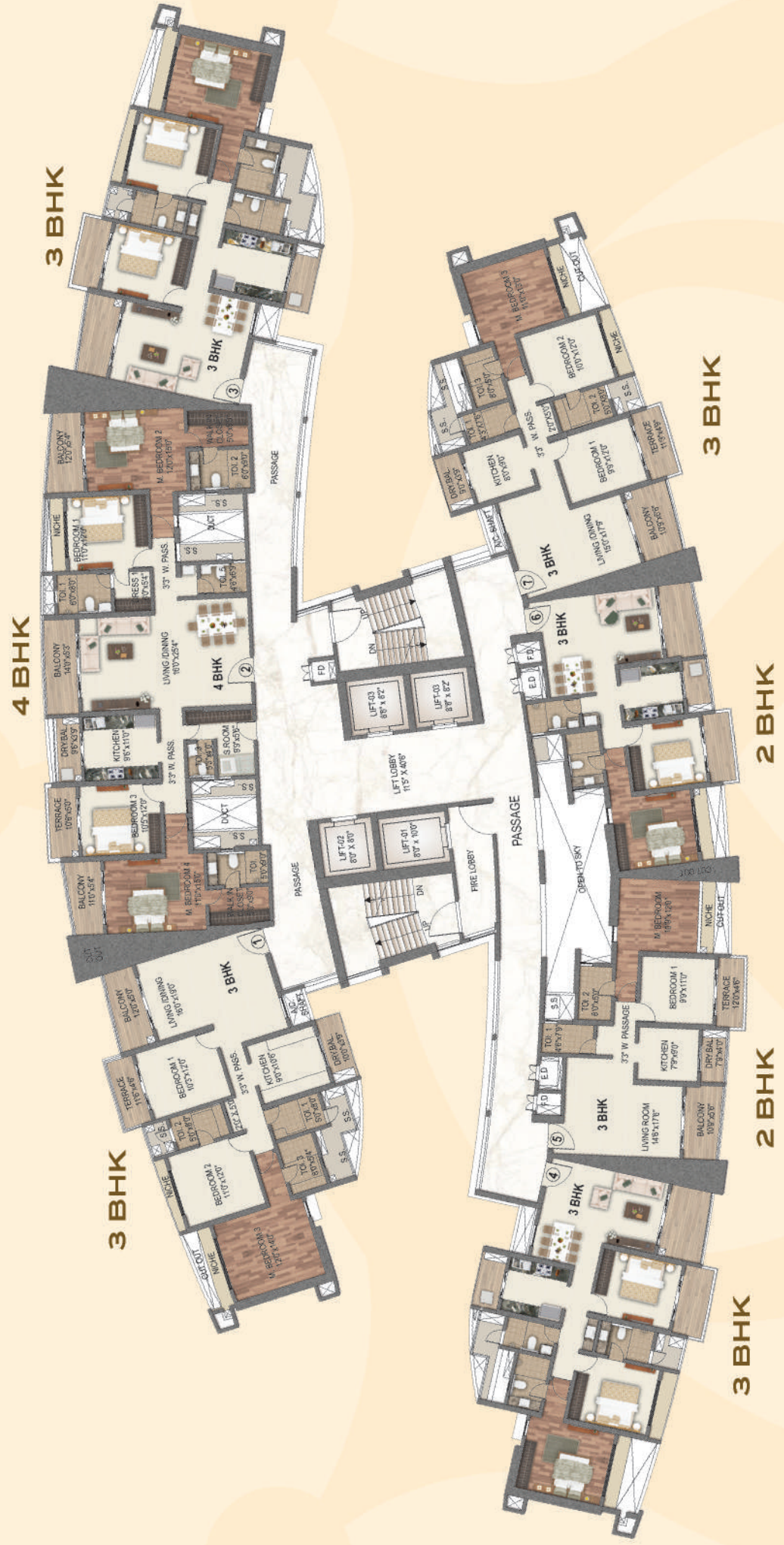




TYPICAL FLOOR PLAN
TOWER - 5 - CHARLES
TOWER - 6 - ELIZABETH

EVEN FLOOR

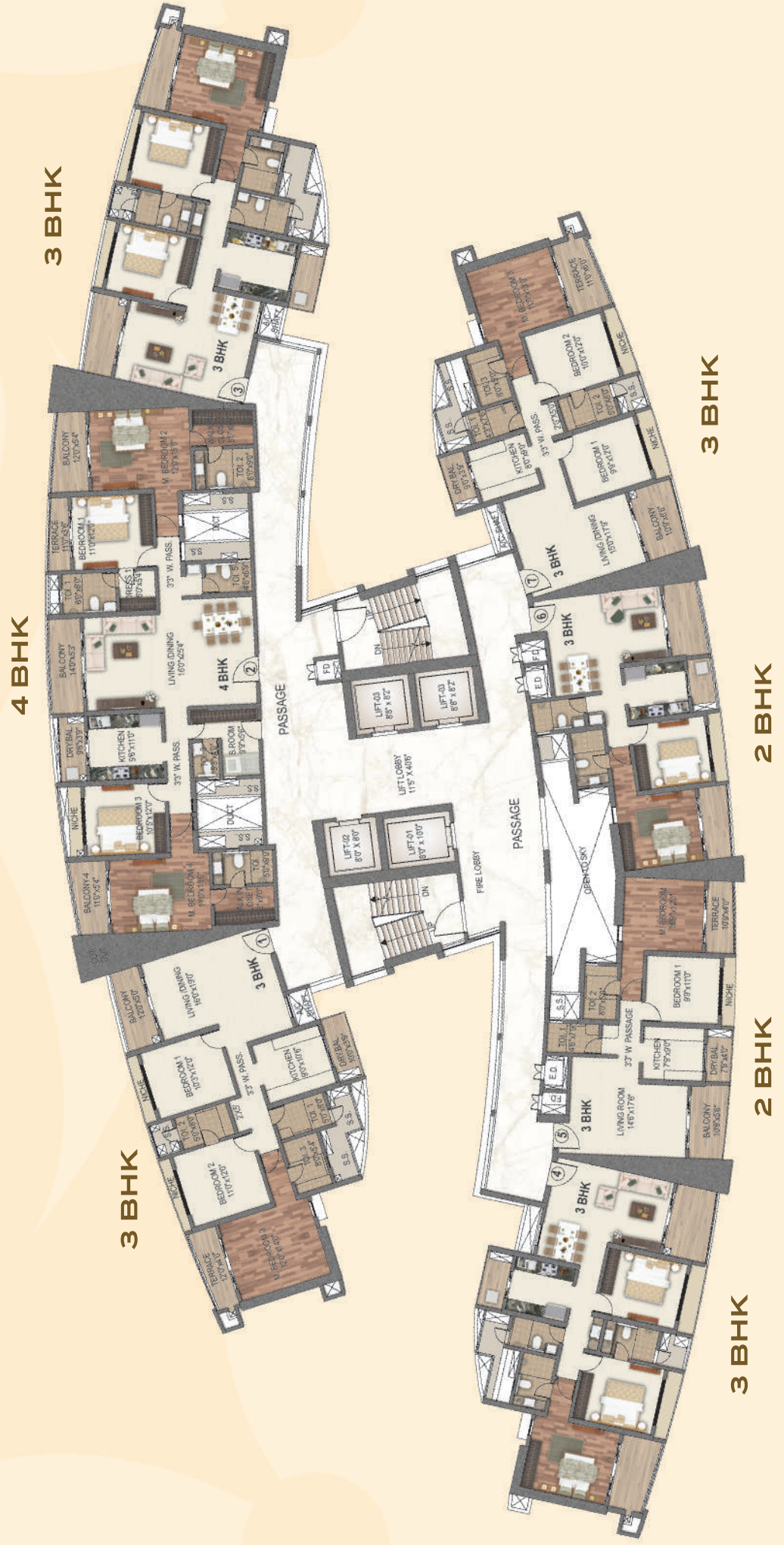
PODIUM VIEW



CITY VIEW

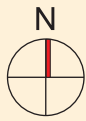
ODD FLOOR

PODIUM VIEW



CITY VIEW

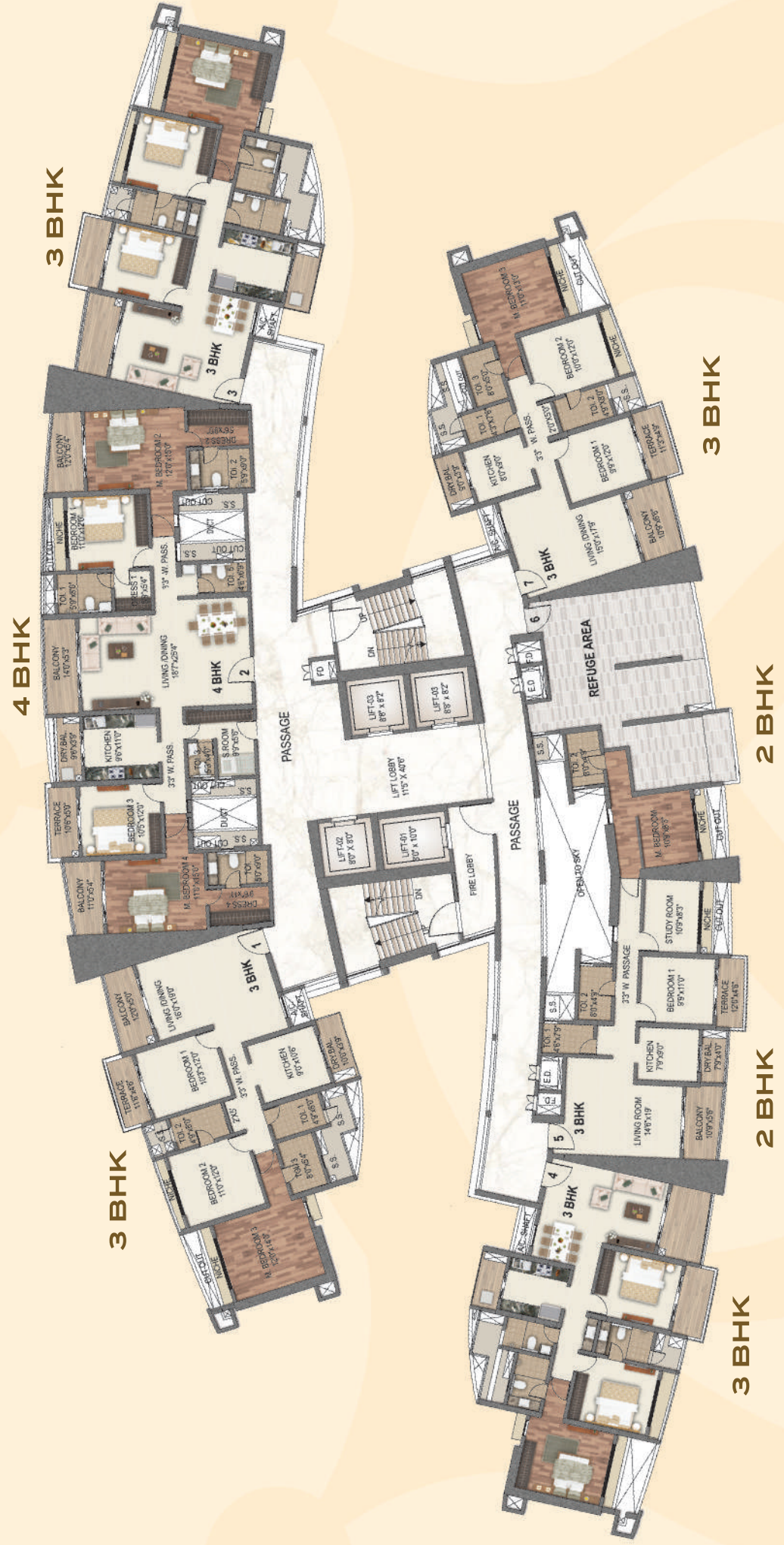




REFUGE FLOOR PLAN
TOWER - 5 - CHARLES
TOWER - 6 - ELIZABETH

EVEN FLOOR

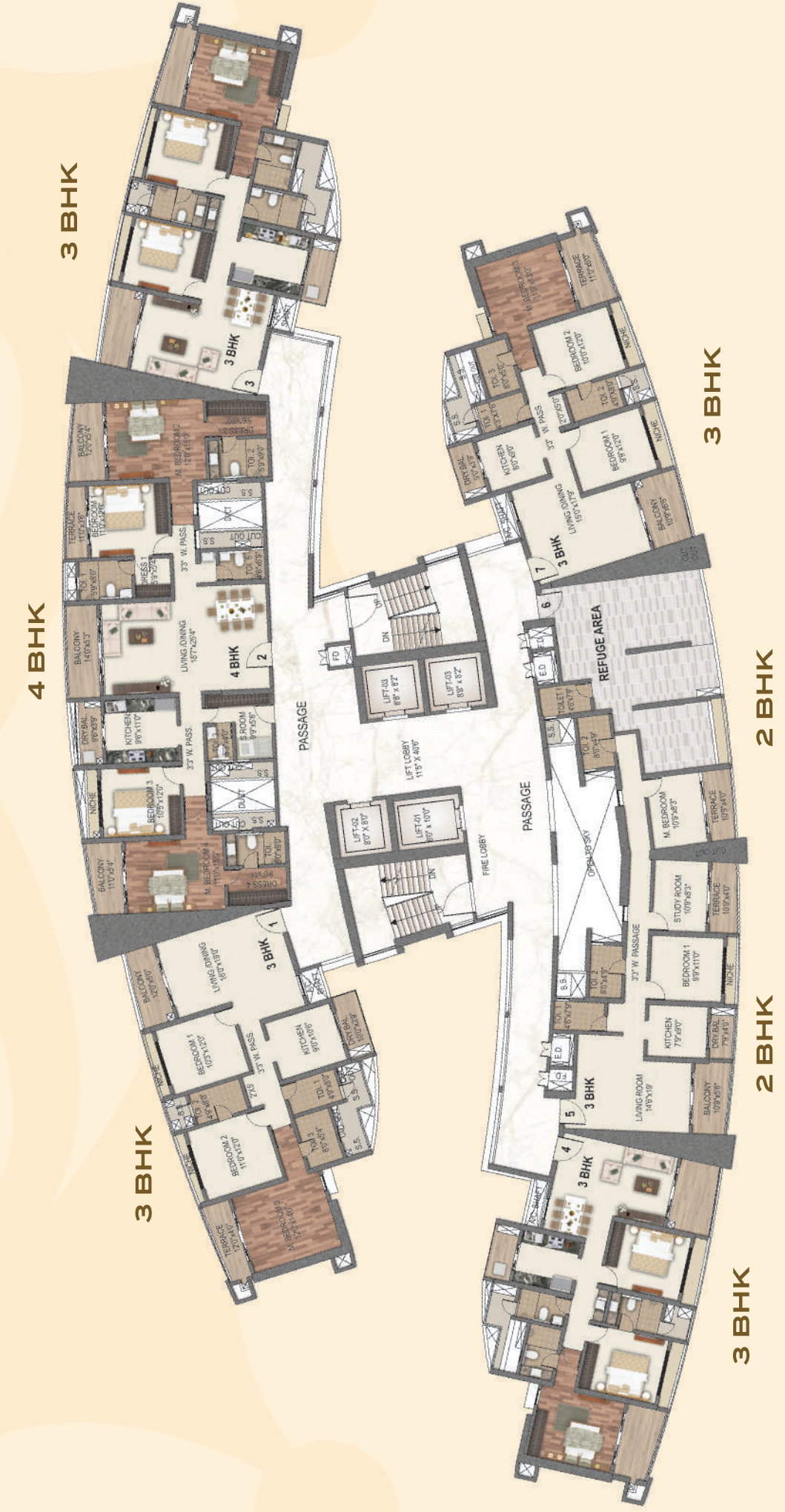
PODIUM VIEW



CITY VIEW

ODD FLOOR

PODIUM VIEW



CITY VIEW





PARADISE MALL

KHARGHAR

PROJECT HIGHLIGHTS

- A WELL-PLANNED COMMERCIAL MALL WITH G+2 STOREYS
- LOCATED AT A PRIME LOCATION IN KHARGHAR
- ARCHITECTURALLY WELL-DESIGNED DESIGNER FAÇADE
- CONNECTED TO SAI WORLD EMPIRE RESIDENTIAL TOWNSHIP OF MORE THAN 2000 FAMILIES
- A WELL-PLANNED LAYOUT FOR MAXIMUM SPACE EFFICIENCY
- SMALL AND MEDIUM SIZED ENTERPRISES & ANCHOR SHOWROOMS
- 24*7 CCTV CAMERA SURVEILLANCE
- POWER BACK-UP FOR ALL SHOPS AND COMMON AREAS
- 14 FT. FLOOR HEIGHT



COMPLETED PROJECTS

LIFESTYLES THAT STAND AS ELOQUENT TESTIMONIALS TO PERFECTION



SAI SPRING
KHARGHAR

G+29 Storeyed Tower



SAI CRYSTALS
KHARGHAR

G+30 Storeyed Tower with 2 Wings



SAI SOLITAIRE
KHARGHAR

G+30 Storeyed Tower



SAI WONDER
KHARGHAR

G+18 Storeyed Tower



SAI MOKSH
KHARGHAR

G+22 Storeyed Tower



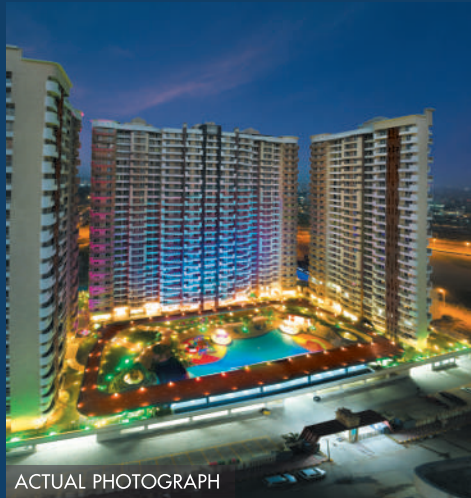
SAI MIRACLE
KHARGHAR

G+30 Storeyed Tower with 2 Wings



SAI JEWEL
KHARGHAR

G+18 Storeyed Tower



SAI MANNAT
KHARGHAR

G+26 Storeyed Tower



SAI RIVERDALE
TALOJA

G+19 Storeyed Tower with 2 Wings



SAI PEARLS
KHARGHAR

G+15 Storeyed 2 Towers



SAI FORTUNE
ULWE

G+13 Storeyed Tower



SAI SAHIL
ULWE

G+12 Storeyed Tower



SAI GANGA
ULWE

G+13 Storeyed Tower



SAI SAPPHIRE
ULWE

G+7 Storeyed 2 Towers with four wings



SAI HARMONY
ULWE

G+7 Storeyed Tower with 4 Wings

ONGOING PROJECTS

LANDMARKS POISED TO BECOME BENCHMARKS



SAI WORLD DREAMS
DOMBIVLI

18 Acre Residential & Commercial Township



SAI WORLD CITY
PANVEL

32 Acre Mega Township



SAI SUN CITY
UPPER KHARGHAR

27 Acre Township



SAI PLATINUM
KHARGHAR

G+33 Storeyed Tower



SAI WORLD LEGEND
KALYAN NX

8 Acre Legendary Lifestyle



SAI WORLD RETREAT
LONAVALA

Exclusive 3 BHK Duplex Villas



SAI SYMPHONY
KHARGHAR

G+27 Storeyed Tower



SAI AARADHYA
KHARGHAR

G+22 Storeyed Tower



SAI ICON
KHARGHAR

G+14 Storeyed Tower

PARADISE GROUP
**PERFECT PAST, PRESTIGIOUS PRESENT,
PROGRESSIVE FUTURE**



OUR PRESENCE

KHARGHAR | UPPER KHARGHAR | PANVEL | DOMBIVLI | KALYAN NX | LONAVALA

It's been a long yet fruitful journey for Paradise Group. We began more than three decades ago with a clear aim of providing lavish and appealing spaces for all to dwell. We have come a long way after constructing more than 125 successful projects across Navi Mumbai as of today's date. This rendezvous of more than 33 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 perfect specimens 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 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 and MMR like Kharghar, Upper Kharghar, Panvel, Kalyan NX, Dombivli 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 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 a pleasant reality in the near future.