

# ALTAIR

S K Y L I N E

*Own the Skyline.*



# Where Serenity Finds Its Address.

---

In a world that moves relentlessly fast, true luxury is finding a place that allows you to slow down.

Nestled amidst expansive green landscapes, open skies, and thoughtfully curated experiences, Altair Skyline is designed as a sanctuary of balance—where nature, wellness, and contemporary living exist in perfect harmony.

A place where every sunrise feels refreshing, every evening feels unhurried, and every day feels connected to what truly matters.





# At The Heart Of Opportunity.

Strategically positioned in Sector 37, Kharghar, Altair Skyline places you at the centre of Navi Mumbai's evolving growth story.

With seamless access to the upcoming Navi Mumbai International Airport, Metro connectivity, major business districts, educational institutions, healthcare centres, and key transport corridors, every opportunity remains within easy reach.

A location designed not only for convenience today, but for value and growth in the years ahead.

## EFFORTLESS CONNECTIVITY

-  **15 - 20 MINUTES**  
Navi Mumbai International Airport
-  **5 - 7 MINUTES**  
Kharghar Metro Station
-  **10 MINUTES**  
Kharghar Railway Station
-  **5 KILOMETRES**  
CIDCO International Corporate Park
-  **10 KILOMETRES**  
Belapur CBD
-  **DIRECT ACCESS**  
MTHL & Major Transport Corridors

## GROWTH CATALYSTS



**NAVI MUMBAI INTERNATIONAL AIRPORT**  
A global gateway driving economic transformation.



**CIDCO INTERNATIONAL CORPORATE PARK**  
A thriving business ecosystem at the centre of growth.



**METRO CONNECTIVITY**  
Seamless connectivity across Navi Mumbai and beyond.



**MUMBAI TRANS HARBOUR LINK (MTHL)**  
A landmark infrastructure enhancing access and value.





# An Ecosystem Designed With Purpose.

Altair Skyline has been envisioned as more than a collection of residences. It is a thoughtfully integrated ecosystem where architecture, nature, wellness, recreation, and everyday convenience come together in perfect balance.

Spread across 5.2 acres with 70% open spaces, the development is designed to create meaningful experiences through expansive landscapes, curated amenities, vibrant social spaces, retail conveniences, and elevated residences.

Every element has been carefully planned to enrich the way people live, connect, and thrive.

## CURATED SPACES. MEANINGFUL EXPERIENCES.



Expansive Central  
Green Spaces



Retail & Everyday  
Conveniences



Premium Sky Club  
& Lifestyle Amenities



Reflexology &  
Wellness Zones



Jogging Tracks &  
Walking Trails



Water Features  
& Landscaped Gardens



Children's Play  
Areas



Secure, Gated  
Community

## PROJECT SNAPSHOT



5.2  
ACRES

Total Land Parcel



70%  
OPEN SPACE

Designed For Nature  
And Well-Being



4  
TOWERS

Thoughtfully Placed  
For Privacy



612  
RESIDENCES

A Community  
Of Like-Minded Families



35,000 SQ FT  
SKY CLUB

World-Class Amenities  
Above It All



1.8+ ACRES  
LANDSCAPED GREENS

Lush Landscapes,  
Endless Serenity

ALTAIR  
SKYLINE  
SECTOR 37, KHARGHAR

# THE FIRST IMPRESSION.

Every Arrival Feels Elevated.



ALTAIR  
SKYLINE

Designed To Welcome You Home.



WELLNESS & NATURE

# Elevated Living. Rooted In Nature.

At Altair Skyline, nature is not an afterthought—  
it is the foundation of everyday living.

From serene reflection gardens and shaded  
walking trails to dedicated yoga lawns and  
wellness spaces, every landscape has been  
thoughtfully designed to nurture balance,  
wellbeing, and meaningful moments of  
connection.



1.8+

ACRES  
LANDSCAPED GREENS



70%

OPEN SPACES



PEDESTRIAN-FIRST  
COMMUNITY PLANNING



YOGA LAWNS

Mind, body and soul in harmony.



MEDITATION SPACES

Find stillness. Find clarity.



READING GARDENS

A quiet retreat for every chapter.

# The Extraordinary, Everyday.

*Curated For Leisure. Designed For Life.*

A private world of elevated leisure, designed for those who appreciate the finer things in life. From skyline lounges and rooftop experiences to spaces for gathering and celebration, The Sky Club turns everyday moments into extraordinary experiences.

## SKY CLUB EXPERIENCES



**Infinity Edge Pool**  
Resort-style relaxation with breathtaking skyline views.



**Skyline Lounge**  
Elegant social spaces to unwind, connect and celebrate.



**Observatory Deck**  
Panoramic views that turn every sunrise and sunset timeless.



**Rooftop Cinema**  
Curated screenings under the stars, crafted for unforgettable nights.



### SKYLINE LOUNGE

Sophisticated spaces to relax, connect and enjoy the views.



### OBSERVATORY DECK

A panoramic viewing deck for unmatched cityscapes.



### ROOFTOP CINEMA

Open-air movie experiences made for memorable evenings.



HORIZON LAWN



BLOOM CLUB



DISCOVERY PARK



SPLASH COVE

# Where Every Generation Belongs.

Designed for every stage of life, Altair Skyline brings generations together through spaces that inspire learning, connection, celebration, and belonging. From childhood discoveries to family traditions and lifelong friendships, every experience has been thoughtfully crafted to enrich everyday living.

## CURATED FAMILY EXPERIENCES

- Bloom Club
- Discovery Park
- Splash Cove
- Reading Garden
- Junior Explorer Zone
- Horizon Lawn



LIFESTYLE & CONVENIENCE

# Altair Boulevard.

Everything You Need.  
Curated In One Place.

Altair Boulevard brings together everyday essentials, boutique retail experiences, wellness services, cafés, and professional workspaces within a thoughtfully designed pedestrian environment.

Whether it's your morning coffee, an evening wellness session, a quick errand, or a productive workday close to home, everything is seamlessly integrated into the rhythm of everyday living.



**CURATED RETAIL**  
Boutique conveniences.



**BUSINESS SUITES**  
Work closer to home.



**WALKABLE LIFESTYLE**  
Everything within reach.



**ARTISAN CAFÉ**

Where mornings  
begin beautifully.



**EXECUTIVE  
BUSINESS SUITES**

Productivity  
without the commute.



**GOURMET BAKERY**

Everyday indulgence,  
steps from home.

THE SKYLINE COLLECTION

# Four Towers. One Elevated Address.

*Discover The  
Skyline Collection.*

Thoughtfully planned to bring together nature, wellness, leisure and convenience in perfect harmony. Four distinct towers, one vibrant boulevard and endless experiences—crafted for an elevated life above it all.



## LEGEND



4 TOWERS  
Distinct identities



612 RESIDENCES  
A curated community



35,000 SQ FT  
SKY CLUB  
Lifestyle above all



ALTAIR BOULEVARD  
Retail. Dining. Everyday  
convenience.



70% OPEN SPACE  
Nature-led planning



MULTIPLE AMENITIES  
For every age and  
lifestyle



ALTAIR  
ZENITH

*The Highest Expression  
Of Skyline Living.*



ALTAIR  
HORIZON

*Panoramic Views.  
Everyday Serenity.*



ALTAIR  
VERVE

*Connected To Community  
And Nature.*



ALTAIR  
VISTA

*Designed Around  
Open Horizons.*

THE SKYLINE COLLECTION

# Altair Zenith.

*The Crown Tower.*



41 STOREYS

Iconic Residential Tower



4 UNITS PER FLOOR

Maximum Privacy



160 RESIDENCES

Exclusive Community



SKY DECK BALCONIES

Panoramic Views



TYPICAL FLOOR PLAN  
10TH TO 40TH FLOOR

## 01 3 BHK LUXURY

CARPET AREA  
1,180 SQ FT  
SALEABLE AREA  
1,780 SQ FT



## 02 2.5 BHK PREMIUM

CARPET AREA  
930 SQ FT  
SALEABLE AREA  
1,420 SQ FT



## 03 2.5 BHK PREMIUM

CARPET AREA  
930 SQ FT  
SALEABLE AREA  
1,420 SQ FT



## 04 2 BHK PREMIUM

CARPET AREA  
760 SQ FT  
SALEABLE AREA  
1,180 SQ FT



All dimensions are indicative. Plans are subject to change as per approvals.

THE SKYLINE COLLECTION

# Altair Horizon.

*Panoramic Living  
Above It All.*



36 STOREYS

Iconic Residential Tower



4 UNITS PER FLOOR

Maximum Privacy



144 RESIDENCES

Exclusive Community



SKY DECK BALCONIES

Panaromic Views

TYPICAL FLOOR PLAN

10TH TO 35TH FLOOR



## 01 3 BHK LUXURY

CARPET AREA

1,180 SQ FT

SALEABLE AREA

1,780 SQ FT



## 02 3 BHK LUXURY

CARPET AREA

1,180 SQ FT

SALEABLE AREA

1,780 SQ FT



## 03 2.5 BHK PREMIUM

CARPET AREA

930 SQ FT

SALEABLE AREA

1,420 SQ FT



## 04 2.5 BHK PREMIUM

CARPET AREA

930 SQ FT

SALEABLE AREA

1,420 SQ FT



All dimensions are indicative. Plans are subject to change as per approvals.

THE SKYLINE COLLECTION

# Altair Verve.

*Designed Around  
Everyday Life.*



36 STOREYS

Iconic Residential Tower



4 UNITS PER FLOOR

Maximum Privacy



144 RESIDENCES

Exclusive Community



SKY DECK BALCONIES

Panoramic Views

TYPICAL FLOOR PLAN  
10TH TO 40TH FLOOR



01 2.5 BHK PREMIUM

CARPET AREA

930 SQ FT

SALEABLE AREA

1,420 SQ FT



02 2.5 BHK PREMIUM

CARPET AREA

930 SQ FT

SALEABLE AREA

1,420 SQ FT



03 2.5 BHK PREMIUM

CARPET AREA

930 SQ FT

SALEABLE AREA

1,420 SQ FT



04 2 BHK PREMIUM

CARPET AREA

760 SQ FT

SALEABLE AREA

1,180 SQ FT



All dimensions are indicative. Plans are subject to change as per approvals.

THE SKYLINE COLLECTION

# Altair Vista.

*The Smart Choice  
For Elevated Living.*



**34 STOREYS**

Iconic Residential Tower



**4 UNITS PER FLOOR**

Maximum Privacy



**136 RESIDENCES**

Exclusive Community



**SKY DECK BALCONIES**

Panoramic Views

**TYPICAL FLOOR PLAN**

10TH TO 40TH FLOOR



**01 2 BHK PREMIUM**

CARPET AREA

**760 SQ FT**

SALEABLE AREA

**1,180 SQ FT**



**02 2.5 BHK PREMIUM**

CARPET AREA

**930 SQ FT**

SALEABLE AREA

**1,420 SQ FT**



**03 2 BHK PREMIUM**

CARPET AREA

**760 SQ FT**

SALEABLE AREA

**1,180 SQ FT**



**04 2.5 BHK PREMIUM**

CARPET AREA

**930 SQ FT**

SALEABLE AREA

**1,420 SQ FT**



All dimensions are indicative. Plans are subject to change as per approvals.



# SMART LIVING & SPECIFICATIONS.

Every residence at Altair Skyline has been designed around space, light, comfort, and functionality—creating homes that feel larger, brighter, and more connected to their surroundings.

## 01 ELEVATED ARCHITECTURE



### 10.5 Ft Ceiling Heights

Generous proportions that enhance openness, natural light, and spatial comfort.



### Sky Deck Balconies

Expansive outdoor extensions designed for relaxation, family time, and skyline views.



### Natural Light & Cross Ventilation

Thoughtfully planned layouts that maximize daylight and airflow throughout the home.

## 02 SMART LIVING



### Digital Door Lock

Enhanced convenience and security.



### Video Door Phone

Connected visitor access and monitoring.



### App-Based Visitor Management

Seamless resident and guest experience.



### Home Automation Ready

Infrastructure prepared for future smart-home integration.

## 03 SUSTAINABLE BY DESIGN



### EV Charging Infrastructure

Future-ready mobility solutions.



### Solar-Powered Common Areas

Energy-efficient community planning.



### Rainwater Harvesting

Responsible water management systems.

Designed Around The Extraordinary, Everyday.



# ALTAIR SKYLINE

SECTOR 37, KHARGHAR



OWN THE SKYLINE.

