



SAUBHAGYAM

P A N V E L



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The Brand - **Happy Home Group** is a Real Estate Company primarily based in the Kalyan - Dombivli belt of MMR region, Mumbai- Sub-urban & Island city. Since its inception in 1992, the Group stands out among other contemporaries for integrity in commitments, Quality work, Admirable partnerships within all business verticals, and honorable community service to the neighborhoods. In nearly three decades of operation, the group has earned the reputation for being one of the most trusted Builders & Developers by developing 120 successful projects, providing outstanding all round services to clients, and driving innovation within the industry.

The brand is highly reverberated in the areas it operates for its overwhelming sales & record time delivery targets throughout. The group is currently developing Residential and Commercial projects, Mixed Use Townships, Affordable Housing, Office Spaces and Malls etc.



120+
PROJECTS



12+
MILLION SQ.FT



9000+
HAPPY FAMILIES

Built With Passion and Perfection

7

**COMMERCIAL
PROJECTS**
7,18,000 SQ.FT
1,144 UNITS



3 COMPLETED | 2 UPCOMING | 2 ONGOING

81

**RESIDENTIAL
PROJECTS**
51,09,535 SQ.FT
6,000 UNITS



70 COMPLETED | 3 UPCOMING | 8 ONGOING

26

**TOWNSHIP
PROJECTS**
56,26,000 SQ.FT
8,000 UNITS



16 COMPLETED | 1 UPCOMING | 7 ONGOING

11

**REDEVELOPMENT
PROJECTS**
6,25,000 SQ.FT
1,100 UNITS



6 COMPLETED | 3 UPCOMING | 2 ONGOING

The New Growth Center in the MMR

Pune region is one of the most sought after locations for Home Buyers in the entire MMR. The major Reasons behind this is the Connectivity, Affordability, Education and Medical Facilities and of course the upcoming major infrastructure.



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CIDCO is expecting to commission the first phase of the proposed Navi Mumbai International Airport, spread across over 2,000 hectares. The phase includes a terminal building and a runway. Its proximity to major commercial areas in Navi Mumbai, including Koparkhairaine, Airoli, and Taloja, will uplift the overall realty landscape of the city. Superior connectivity to Uran and Jawaharlal Nehru Port Trust (JNPT) is also driving demand in the city.

With all these upcoming infrastructure projects, Panvel has the full potential to become the next important terminus like Dadar or CSMT. Located at the periphery of Navi Mumbai, the suburb is gradually transforming into a new growth centre in the MMR.



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As a part of the Mumbai Urban Transport Project 3 (MUTP 3), the Mumbai Rail Vikas Corporation (MRVC) is planning to complete the land acquisition process for a rail corridor between Panvel and Karjat.



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A plan to develop IT Park on about 25 acres of land situated at Panvel is also on the cards. The project has already gained approval from the concerned authorities. The IT Park will have a constructible area of 2.5-3 million sq ft.



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Infrastructure Projects To Uplift The Panvel Market



JNPT



AIRPORT



MTHL



RAIL
CORRIDOR





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Artist's Impression



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- DMart – 5 mins
- Orion Mall – 10 mins
- Vijay Sales – 10 mins
- Karnala Sports Academy – 10 mins



- Panvel Bus Depot – 10 mins
- Panvel Railway Station – 10 mins
- Khandeshwar Railway Station – 5 mins
- Sion Panvel Highway – 5 mins
- Mumbai Pune Expressway – 5 mins
- NMIA (Navi Mumbai International Airport) - 15 minss



- MGM medical college – 5 mins
- Dr. Pillais global Academy – 5 mins
- Ryan St. Joseph's High School – 5 mins.
- Mahatma International School – 5 mins
- New Horizon Public School and Penguin Kids – 5 mins
- DAV Public School – 10 mins



- Ashtavinayak Hospital – 5 mins
- MGM Hospital – 5 mins
- New Spandan Multispeciality Hospital – 5 mins
- Shelar hospital – 5 mins.
- Khachane maternity – 5 mins
- Veer Hospital – 10 mins

Rise to a Life of Elegance and Ease

Welcome to Saubhagyam, where modern architecture meets timeless comfort. Set in a prime location, this Ground +14 storey tower offers thoughtfully designed 1, 2 & 3 BHK residences, 1.25 Acre land parcel. tailored to fit your lifestyle and aspirations.

Step into spacious interiors with abundant natural light, smart layouts, and elegant finishes. Whether you're a first-time buyer, growing family, or seasoned investor, Saubhagyam provides the ideal blend of peace, convenience, and urban connectivity.

Indulge in a host of amenities that enhance your everyday living from landscaped gardens and fitness zones to secure parking and community spaces.





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—
Spectacular
Views In Every
Direction Of
Apartment
—



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LAKE VIEW



PARK VIEW

Wake up to breathtaking panoramas that redefine everyday living. At Saubhagyaam, every apartment is designed to maximize natural light, ventilation, and uninterrupted views whether it's the city skyline, green landscapes, or calming horizons.

From sunrise to sunset, enjoy a front-row seat to nature and urban charm, all from the comfort of your living room. The intelligently planned layout ensures every window frames a view worth admiring giving your home a sense of openness, peace, and beauty in every direction.



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MEXX

OSTIN

ZOLLÖ

ZARA

ANGLO





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Luxury That Lasts a Lifetime



At Saubhagyam, luxury isn't just a feature it's a way of life. Every detail, from the grand entrance to the finest interior finishes, reflects elegance and sophistication. Spacious residences, premium fittings, and thoughtfully curated amenities come together to offer an experience that caters to your every need. Whether it's relaxing in serene surroundings or entertaining in style, your home at Saubhagyam is built for those who seek more than just comfort it's reserved for those who expect the extraordinary.



14 STOREY
TOWER



DESIGNER
ENTRANCE LOBBY



BIGGER
CARPET SIZE HOMES





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Live Larger Live Smarter



At Saubhagyam, we believe your home should do more than just look good it should work beautifully for your life. Our intelligently planned 1, 2 & 3 BHK apartments offer expansive living spaces, smart layouts, and future-ready features that make everyday living effortless.

Enjoy larger rooms, better ventilation, maximum natural light, and clever storage solutions all crafted to make your space feel bigger, brighter, and better. Whether you're working from home, hosting guests, or simply unwinding, Saubhagyam gives you the flexibility and freedom to live life on your terms.



ROOFTOP AMENITIES



PODIUM



BANQUET &
MULTIPURPOSE HALL



—
—
—

A Grand Welcome Every Time You Come Home

—
—
—

Step into the elegant lobby at Saubhagyam a space that sets the tone for refined living. Designed with sophistication and style, the double-height entrance, tasteful décor, and warm lighting create a lasting first impression for residents and guests alike. Whether you're returning from a long day or welcoming visitors, the lobby is more than a passage it's an experience. A harmonious blend of aesthetics and functionality, it reflects the premium lifestyle that awaits inside every home.



Amenities That Elevate Everyday Living



Multipurpose Hall



Swimming Pool



Yoga Meditation Area



Jogging Track



Basketball Court



Net Football



Fitness Centre



Senior Citizen Area



Gazebo



Kids Play Area



Toddlers Play Area



Indoor Games



Landscaped Garden



Net Cricket



Zen Garden



Pergola Seating



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— — — — —
— — — — —
Dive Into Relaxation
Every Single Day
— — — — —
— — — — —

Refresh your senses and unwind in style at Saubhagyaam's beautifully designed swimming pool. Whether it's an energizing morning swim or a peaceful evening dip, this serene retreat offers the perfect escape from the city's hustle. Surrounded by elegant landscaping and a calm ambiance, the pool area is ideal for relaxation, family fun, or quiet reflection. It's not just a lifestyle feature it's your personal oasis.



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—
Celebrate Life
Under the Open Sky
—

The open-air at Saubhagya is where entertainment and community come together. Host events, performances, or casual gatherings in a vibrant space that brings residents closer through art, culture, and celebration. Perfect for festive evenings or weekend relaxation, this is a space where memories are made and moments come alive.



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Where Childhood Finds Room to Grow and Play



At Saubhagya, we've created a vibrant Kids' Play Area that's full of joy, energy, and imagination. Safe, secure, and thoughtfully designed, this outdoor space gives children the freedom to run, play, and make new friends in a fun and stimulating environment.



Artist's Impression



Artist's Impression



Artist's Impression

—
Unwind. De-stress.
Breathe easy.
—



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Built with Precision Finished with Perfection



FLOORING

- 4' x 2' Vitrified Flooring in entire Flat



ELECTRIFICATION

- Sufficient electric points with branded switch in all rooms.
- Provision for Cable TV / Telephone connection in living room.



DOOR

- Laminated flush doors with premium fittings and locks.



WINDOWS

- Powder Coated Aluminium sliding window with colour glass



KITCHEN

- Sleek composite/granite platform with S.S. Sink of good quality.
- Ceramic designer dado tiles upto lintel/beam level.



TOILETS

- Concealed Plumbing with Quality C.P./Sanitary fittings of reputed make.
- Granite/Composite marble door frames with flush doors of PVC/Composite material.
- Designer Bath tiles upto Lintel/beam level.



WALLS / PAINT

- Gypsum/Putty Finished walls with emulsion paint in entire flat.
- Acrylic Paint on External Walls.



WATER TANK

- Underground and Overhead Water Tank adequate storage capacity



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Exquisite Specifications for the Modern Home



RCC Structure Designed
To Resist Seismic Forces



High Speed Elevators



Fire Fighting System As
Per CFO Norms



Grand Air- conditioned
Entrance Lobby



Rain Water Harvesting



Adequate Mechanized
Parking Space



Electric Charging Points For
2 & 4 Wheeler Vehicles



Air Conditioned
Society Office



24*7 CCTV Camera
Surveillance In
Common Areas



D.G Set Backup For
Common Areas



Recreational Area
On Terrace



PCI Treated Building



Plot No. 4+5+6+7, Sector 2, Near Asudgaon Bus Depot,
Opp. Desi Tadka hotel, Khanda Colony, New Panvel (W)- 410206, Dist. Raigad.

MahaReRa No:- P52000079995 is available on the website <https://maharera.mahaonline.gov.in>



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