

# NMIA Ignites Navi Mumbai's Next Growth Chapter

Paradise Group leads the transformation with landmark, infrastructure-aligned developments

The commencement of commercial operations at the Navi Mumbai International Airport (NMIA) from 25 December marks a defining moment in the region's growth journey. More than a connectivity upgrade, NMIA is emerging as the single most powerful catalyst for infrastructure-led development across Navi Mumbai, driving employment, logistics, business expansion and residential demand. With expressways, rail corridors, ports and commercial districts converging around the airport influence zone, Navi Mumbai is rapidly evolving into a self-sustaining global urban hub within the Mumbai Metropolitan Region.

The impact is already visible on the ground. Nerul, Panvel, Kharghar, Dombivli and Upper Kharghar are witnessing accelerated residential momentum, with premium apartments, gated communities, and integrated townships shaping a new urban skyline. This is not speculative heat. It is confidence rooted in airport led development and long horizon demand. Conceived to decongest Mumbai and redefine regional aviation capacity, NMIA elevates Navi Mumbai from a supporting role to a position of strategic prominence within the Mumbai Metropolitan Region. What was once peripheral is now central. What was once anticipated is now unfolding.

In this infrastructure-driven transformation, developers who anticipated the city's long-term trajectory are now setting benchmarks for urban living. Paradise Group, one of Navi Mumbai's most committed real estate



SAI WORLD EMPIRE, KHARGHAR - PHASE 1  
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Infrastructure defines the future of cities, and NMIA is a landmark moment for Navi Mumbai. At Paradise Group, our focus has always been on creating developments that grow with the city — through quality construction, thoughtful planning, themed developments and long-term value for families. We believe the next phase of Navi Mumbai's growth will be shaped by integrated communities aligned with infrastructure and lifestyle aspirations.

— Manish Bathija,  
MD, Paradise Group

## Sai World Legend in Kalyan

Designed as a legendary ultra-modern world of luxury, is an eight-acre landmark development anchored by a striking G+42 residential tower. Offering 2, 3 and 4 BHK residences, the project features a 35,000 sq.ft. of clubhouse, Club Lords, a fully equipped gymnasium, wellness studios, spa facilities with steam, sauna and jacuzzi, along with rooftop experiences such as a sky observatory deck and leisure terraces. Enhanced regional connectivity positions Sai World Legend as a future landmark in Kalyan.

## Sai World Retreat in Lonavala

Inspired by exotic resort-style living, offers premium 3 BHK duplex villas set across eight acres amidst the scenic Sahyadri ranges. The project is anchored by a 35,000sq.ft. Club Viviana, a five-star clubhouse featuring an open-air themed restaurant with 24x7 butler service, a discotheque, indoor games, library and wellness facilities. Swimming pools, family jacuzzi, yoga and meditation gardens and landscaped sit-outs create a refined weekend and holiday retreat with excellent expressway connectivity.

## Sai World Dreams in Dombivli

Inspired by Dubai's global lifestyle, is an 18-acre mixed-use township that seamlessly integrates residential, retail, commercial and entertainment spaces. High-rise residences are supported by thoughtfully curated zones such as Zen World with its Miyawaki forest, Euphoria World for social engagement and Nirvana World for active outdoor living. With a central clubhouse, retail boulevard, multiplex, business tower and hospitality components, the project aligns perfectly with Dombivli's infrastructure-led urban growth.

## Sai Palm View on Palm Beach Road, Nerul

Inspired by ocean-facing sky luxury, offers an exclusive collection of 4 BHK sky suites with panoramic views of the Arabian Sea. With only two residences per floor, the project focuses on privacy and exclusivity, supported by podium-level leisure spaces and a signature rooftop sky lifestyle featuring a sky lounge, astro deck, open-air theatre, meditation zone and barbeque pavilion. Its prestigious location ensures seamless access to business districts and future connectivity to NMIA.

## Sai World One in Nerul

Conceived as an integrated live-work lifestyle destination, brings together premium residences, boutique offices and high-street retail within a coordinated urban address. Supported by podium-level amenities, landscaped spaces and a modern commercial tower, the project reflects the evolving work-life dynamics of Navi Mumbai's professionals.

## Sai World Pyramid in Nerul

Inspired by pyramid energy and wellness-driven design, introduces a distinctive mixed-use concept integrating residential, commercial and retail spaces within a unique architectural identity. Featuring a pyramid-shaped entrance, an infinity pool with a pyramid juice bar, wellness zones and a rooftop air lounge, the project blends design innovation with contemporary lifestyle needs.

As Navi Mumbai enters its next phase of infrastructure-led expansion, Paradise Group continues to lead from the front, creating landmark developments that combine global inspiration, strong connectivity and enduring trust — shaping homes that are not just addresses, but future-ready lifestyles.

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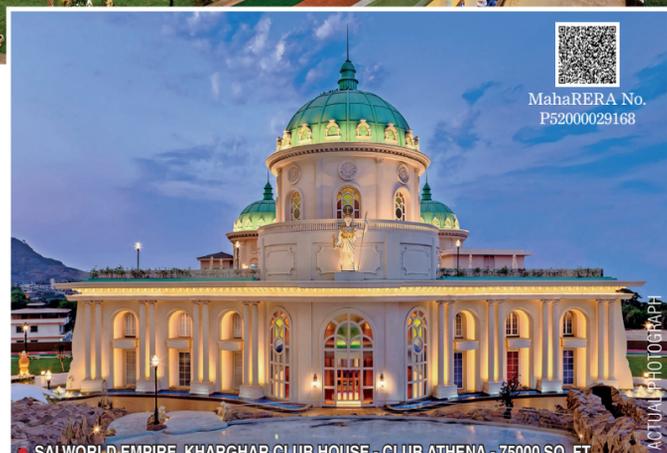
developers with over three decades of legacy, stands at the forefront of this evolution. Known for its vision-led planning, themed communities and unwavering focus on quality, the group has consistently aligned its developments with emerging infrastructure corridors, ensuring lasting value for homeowners and investors alike.

With a portfolio spanning more than 125 delivered projects, homes to 25,000+ families and over 2.2 crore sq. ft. under development, Paradise

Group has played a decisive role in shaping Navi Mumbai's residential skyline. The brand's strength lies in its ability to blend global inspiration with practical urban planning, creating integrated communities that evolve alongside infrastructure, connectivity and lifestyle aspirations along with being pioneers in creating themed lifestyle developments.

## Sai World City in Panvel

Inspired by world-famous cities, is Paradise Group's flagship township



SAI WORLD EMPIRE, KHARGHAR CLUB HOUSE - CLUB ATHENA - 75000 SQ. FT



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and one of the closest large-scale residential developments to NMIA. Spread across 38 acres, the high-rise township is envisioned as a self-sustained urban ecosystem offering 2, 2.5, 3 and 4 BHK residences amidst expansive landscaped spaces. The lifestyle experience is elevated by a 50,000 sq.ft club house, Club Vegas, a grand multi-level clubhouse featuring a discotheque, banquet hall, pickleball and badminton courts, music and yoga rooms, and a signature restaurant on the fifth-floor Merlion Sky Deck with a sunken bar and jacuzzi. Strategically located near NMIA, the Mumbai-Pune Expressway and major infrastructure corridors, Sai World City is positioned as a future-ready address in Panvel's fastest-growing zone.

## Sai World Empire in Kharghar

Inspired by the royal lifestyles of legendary empires, brings architectural grandeur and themed luxury to one of Navi Mumbai's most established residential destinations. Spread across 18 acres, the township offers spacious 2, 3 and 4 BHK residences supported by immersive lifestyle experiences including a Greek-themed 75,000 sq.ft.



SAI SUN CITY, UPPER KHARGHAR - 1 & 2 BHK



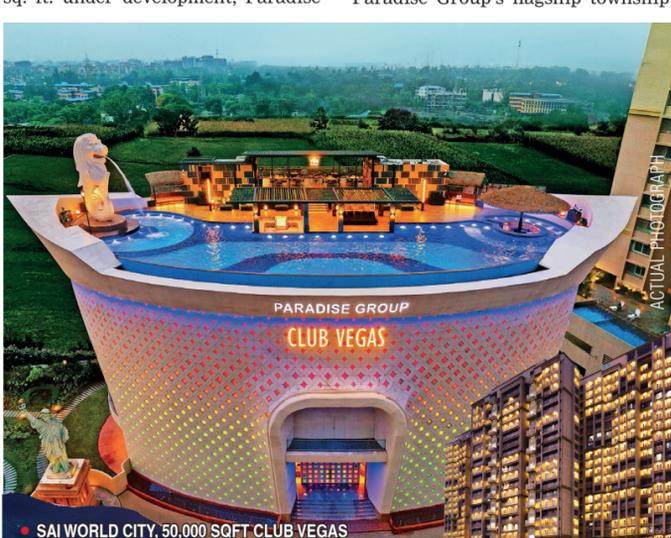
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clubhouse - Club Athena, Egyptian-inspired spa, British Broadway-style amphitheatre and Roman-influenced design elements. With strong connectivity and the integrated Paradise Mall, Sai World Empire reflects Kharghar's emergence as a complete urban and commercial hub.

## De Louis at Sai World Empire, Kharghar

Crafted as an ultra-luxury global living statement, represents Paradise Group's most

musical fountains, amphitheatre spaces and jogging tracks. Improving infrastructure connectivity further enhances the project's long-term appeal.



SAI WORLD CITY, 50,000 SQFT CLUB VEGAS



SAI WORLD CITY, PANVEL - PHASE 1 - READY POSSESSION



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ACTUAL PHOTOGRAPH