

Pioneers of Themed Luxury Living in Navi Mumbai

Paradise Group Creates Global Lifestyle Experiences with its New, Themed Landmarks

Navi Mumbai stands today as one of the most thoughtfully planned urban pockets whose evolution has become a defining highlight of its dynamic rise. Among the few names that have contributed to the city's evolving growth, one name stands firmly in the top tier, and that is Paradise Group, one of the most influential forces behind the transformation of Navi Mumbai's real estate story.

Paradise Group holds a unique position in Navi Mumbai as the sole creators of a themed luxury landmark world, transforming the residential living experience into a whole new world of immersive lifestyle experiences. Paradise Group's journey is reflected most clearly in its numbers. Since 1980, the group has delivered more than 125 projects, created homes for 250,000+ residents, and is currently shaping 2.2 crore square feet of development across the region. With 20,000+ themed luxury residences underway, these figures outline a legacy built on scale, consistency and long term commitment. Paradise Group has also received more than 100 prestigious awards and continues to expand with new projects across Mumbai and the wider MMR region. There is a long standing belief among the residents and associates that Paradise Group nurtures a family oriented culture,

an impression that continues to echo across many of its communities.

Signature Landmarks Redefining Navi Mumbai's Skyline

Paradise Group presents a powerful collection of dynamic landmark addresses, each inspired by its own distinct world crafted with a signature identity. Sai World City in Panvel captures the charm of world famous cities, while Sai World Dreams in Dombivli reflects the luxury of Dubai. Sai World Legend in Kalyan celebrates a larger resort like calm to the hills with its luxurious five zone subhouses

World Legend in Kalyan NX celebrates a larger resort like calm to the hills with its luxurious five zone subhouses. Sai World City in Panvel captures the charm of world famous cities, while Sai World Dreams in Dombivli reflects the luxury of Dubai. Sai World Legend in Kalyan celebrates a larger resort like calm to the hills with its luxurious five zone subhouses.

The journey then moves to Kharghar, where a cluster of signature creations come together with Sai World Empire, Sai Prerna and Sai World One. Sai Sun City in Upper Kharghar is inspired by South Africa while Sai World Retreat in Lonavala is a resort like calm to the hills with its luxurious five zone subhouses. Sai World Pyramid in Nerul is a landmark that blends the city's urban life with the tranquility of the sea. Sai World Platinum in Kharghar is a landmark that blends the city's urban life with the tranquility of the sea. Sai World Dreams in Dombivli is a landmark that blends the city's urban life with the tranquility of the sea.



SAI WORLD EMPIRE – KHARGHAR

An 18 Acre Grand World Inspired by Royal Life of Famous Kings and Queens

Sai World Empire takes inspiration from the royal lives of legendary kings and queens, creating a themed landmark shaped by six historic empires and set within eighteen acres of curated living in Kharghar. The project brings together recreation, wellness, entertainment and community areas in a way that aims to blend cultural references with contemporary urban living.

The development features towers rising to G plus 49 levels with a mix of two, three and four bedroom residences, with its first phase successfully delivered along with podium and Club Athena. Its larger layout introduces a series of themed structures, including an Egyptian inspired entrance, an amphitheatre influenced by British Broadway, a Greek themed clubhouse, an Egyptian inspired spa, a Spanish style children's zone and a dome shaped by classical Roman architecture. The amenities extend across sports, water based recreation, wave pool, fitness, indoor activities and childcare, offering residents a varied set of spaces for both routine and leisure use.

Adding to this majestic world is a 75,000 sq.ft. Club Athena, the project's signature luxury club inspired by Greco-Roman grandeur. Designed as an exclusive haven for residents, Club Athena offers a premium mix of wellness, dining, celebration, and recreational facilities. With its elegant architectural detailing, high-end interiors, dedicated activity zones like dashing car, bowling alley, banquet spaces, art room and lifestyle-centric amenities, Club Athena stands as the social and cultural heart of Sai World Empire — a place where families come together, celebrate, rejuvenate, and live their most regal moments.

The complex is accompanied by Paradise Mall, a G+2 commercial space planned as a retail and services hub within the premises.



SAI WORLD EMPIRE, KHARGHAR - PHASE 1 READY POSSESSION



SAI WORLD CITY, PANVEL - PHASE 1 - READY POSSESSION

SAI WORLD CITY – PANVEL

A 38 Acre Mega-Township with Themed Amenities

Sai World City reimagines community living through a global lens, drawing inspiration from world-famous cities and lifestyle destinations. Strategically located near the upcoming Navi Mumbai International Airport and the MTHL, the township offers strong future connectivity and long-term value. Phase 1 is already delivered, featuring elegant G-33 storey towers set amidst immersive themed landscaping. Phase 2 is nearing completion, while Phase 3 is progressing in full swing, reinforcing the steady development pace of the township.

Each phase is designed as a self-sustained cluster with dedicated podium amenities such as a gymnasium, a swimming pool, outdoor activity areas and recreational pockets—ensuring convenient, everyday fitness and leisure exclusively for its residents. In addition, the township boasts a separate, landmark-scale clubhouse offering premium experiences reserved for more exclusive indulgences.

At the heart of the development is Club Vegas, a five-storey, 50,000 sq. ft. international lifestyle hub that sets the tone for the township's global identity. Residences across the phases range from 2 to 4 BHK, each benefiting from the township's expansive infrastructure and curated experiences.

The outdoor environment introduces a kids' play zone, a flood-lit multipurpose astro turf for sports, and the peaceful Sai Baba Mandir complemented by a musical fountain. Iconic recreations of the Statue of Liberty, Eiffel Tower, and Big Ben clock tower enhance the thematic character of the landscape, creating a world-inspired visual identity.

Club Vegas elevates the lifestyle quotient further with the Merlion Sky Deck featuring an infinity pool, a private theatre for intimate screenings, a modern spa and salon for rejuvenation, a grand entrance lobby, a banquet hall with an adjoining party lawn, and dedicated studios for aerobics, Zumba, and rope yoga. Wellness and creativity are supplemented through meditation zones, art spaces, and a fully equipped gymnasium.

Together, the combined offering of exclusive podium amenities, landscaped clubhouse experiences, and internationally themed landscapes positions Sai World City as a world-class township built around global inspiration and everyday luxury.



SAI WORLD DREAMS, DOMBIVLI

SAI WORLD DREAMS – DOMBIVLI

A Dubai Inspired Mixed-Use Township Spread Across An 18 Acre World

Sai World Dreams is planned as a global lifestyle themed landmark designed to engage every member of the family and bring a sense of joy to everyday living. Positioned as an affordable luxury environment inspired by the extravagant lifestyle associated with Dubai, the township spans 18 acres and combines leisure, interaction, relaxation and celebration within one integrated setting. The development brings together residential, business and retail components as part of an all-inclusive community framework. It features eight G+35 residential towers offering 1, 2, 2.5 and 3 bedroom global luxury homes, supported by themed landscaping across 6 acres and a dedicated podium lifestyle zone. The setting includes family and social spaces, a high street shopping boulevard, a G+33 business complex with office spaces and a G+3 plaza with a multiplex, restaurants and a fitness center. The township offers a larger plan, creating a mixed use destination designed for connected and contemporary living.

Sai World Dreams shapes its amenity experience through four themed zones, each aligned to a specific way of living. Zen World centres on nature touched leisure, led by features such as the landscaped garden and the Miyawaki forest, creating green pockets designed for quiet pauses and relaxed open air moments. Euphoria World shifts to social and celebratory activity, highlighted by the kids splash pad and the amphitheatre, with surrounding spaces meant for gatherings, events and community interaction. La Dreams Club (50,000 sq.ft.) anchors indoor lifestyle and entertainment, with the fitness center and banquet hall as key elements, supported by a range of wellness and group activity facilities. Nirvana World focuses on active outdoor movement, with the open air gymnasium and the leisure and lap pool ensemble setting the tone, along with courts and spaces planned for regular sport and physical exercise.

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SAI WORLD LEGEND – KALYAN

An 8 Acre Legendary Ultra-Modern World of Luxury Indulgences

Sai World Legend presents a large-scale residential concept built around a global-themed design philosophy that celebrates "living for the legends." The development centres on a striking G+42 storey tower set above an expansive podium of nearly 1,30,000 sq. ft., thoughtfully planned to accommodate a wide spectrum of recreational, wellness and lifestyle experiences. The project offers well-designed 2, 3 and 4 BHK residences starting from the 3rd floor, along with a G+2 commercial section integrated seamlessly into the lower levels for added convenience. At the heart of the community lies Club Lords, a premium 35,000 sq. ft. facility envisioned as the social and leisure hub for residents.

Phase 1 of Sai World Legend is already delivered, and families are actively enjoying the extensive clubhouse features, landscaped podium amenities, and community-focused spaces that bring the theme to life every day. Sai World Legend curates a multidimensional mix of amenities spread across the podium and rooftop zones, offering residents a variety of choices for recreation, fitness and relaxation. The fitness wing includes a fully equipped modern gymnasium, as well as multipurpose studios designed for activities such as aerobics, dance, and Zumba. Wellness elements include a dedicated spa, complete with steam and sauna facilities, and an open-air jacuzzi for relaxation.

For children, a safe and engaging play area with cushioned flooring provides a dedicated zone for fun and activity. The themed rooftop environment adds a signature layer to the project, featuring experiences like the Sky Observatory Deck with a telescope, elevated seating lounges, and other G+42 sky-level zones designed to enhance daily leisure and offer panoramic views of the surroundings.

Together, these components create a lifestyle ecosystem that reflects the spirit of legendary living—immersive, uplifting and thoughtfully crafted for every age group.



SAI WORLD RETREAT, LONAVALA - READY POSSESSION

SAI WORLD RETREAT – LONAVALA

Exotic Premium Luxury Villas across 8 Acres with 5 Star Club Life

Six executive guest rooms add to the convenience of hosting friends and family. A defining highlight of the development is the 35,000 sq. ft. five-star clubhouse, the only one of its scale in Lonavala, which gives Sai World Retreat a distinct and prestigious identity.

Phase 1, featuring 20 villas, is already complete, and families are enjoying the clubhouse, open spaces and the peaceful, resort-style environment that the enclave is designed to offer.

Sai World Retreat presents a thoughtful blend of clubhouse and recreational amenities crafted to create a relaxed yet activity-rich resort atmosphere. Club Viviana brings together an expansive air-conditioned clubhouse with an open-air themed restaurant offering butler service, a video gaming lounge, an indoor games room for children, a dedicated discotheque, a well-curated library, and a multipurpose aerobics room.

Outdoor recreation extends to a swimming pool and kids pool, a family jacuzzi, landscaped greens, and several wellness-oriented pockets including a yoga and meditation garden, jogging track, and relaxing sit-outs. Together, these features blend nature, luxury and recreation to create a tranquil resort-like retreat—one of Lonavala's most distinctive and admired lifestyle destinations.

SAI SUN CITY – UPPER KHARGHAR

A Massive 29 Acre Affordable Township Inspired by South African Resort Lifestyle

Sai Sun City is a 29-acre township envisioned as an affordable-luxury, lifestyle-themed landmark shaped around the idea of South African resort living. Strategically located near Pendhar Metro Station, the project offers excellent connectivity, enhancing convenience for daily commuting and access to key destinations across Navi Mumbai.

Planned with 70 percent open spaces and expansive landscapable design, the project places health, recreation and leisure at its core. It introduces a well-structured mix of activity, wellness, and entertainment amenities, aiming to bring more vibrancy and variety into everyday life. For the first time, Paradise Group has ventured into the affordable housing segment (starting from Rs. 43 Lakhs), drawing inspiration from the iconic Sai World Empire. While doing so, the group has maintained its hallmark quality architectural detailing and signature lifestyle amenities—ensuring that residents enjoy a premium experience without compromise.

The township offers 1 and 2 bedroom residences with spacious layouts, efficient planning, and contemporary finishes. Designed to evoke the relaxed charm of South African resort environments, the homes are positioned within a setting that focuses on experience-led living. Sai Sun City's thematic zones play a central role in shaping residents' daily interactions with the township. The Bridge of Time creates a dramatic entrance experience with palm-lined pathways, sculptures, water features and a circular layout that establishes identity and arrival. Spring Plaza serves as an everyday social hub, where musical fountains, art elements and ample seating encourage community gatherings and casual movement. The Valley of Waves brings a resort-like dimension to the landscape with waterfalls, pools and lagoon-inspired contours that offer visual calm and a sense of retreat. Across 55,000 sq. ft., Club Life, including the premier Club Atlantis, functions as a vibrant activity centre designed for leisure, celebrations and group engagement. Meanwhile, Camp Kween and the Tusk Bar & Lounge provide dedicated spaces for children's recreation and relaxed evening experiences. Together, these features create a cohesive lifestyle ecosystem where recreation, social life, fitness, and everyday convenience weave seamlessly into the township's environment—delivering a resort-inspired living experience at an affordable luxury benchmark set by Paradise Group.



SAI WORLD PYRAMID, NERUL

SAI WORLD PYRAMID – NERUL

A Pyramid Inspired 2 Acre World Use Themed Lifestyle World

Sai World Pyramid in Nerul introduces the city's first luxury habitat inspired by the life-enhancing principles of pyramid energy. Spanning 2 acres, this mixed-use lifestyle address features a G+40 residential tower and a G+29 business tower, complemented by high-street, road-facing retail avenues. Strategically located on the Kharghar-Turbhe Link Road (KTR), the project ensures excellent connectivity and visibility. Residents are welcomed through a pyramid-shaped entrance gate and an elegant vehicle drop-off porch, leading to a grand lobby designed to radiate positive energy. The development offers extraordinary podium amenities including a well-equipped gymnasium, lavish living and dining spaces, and an infinity pool with a pyramid shaped bar and loungers. A rooftop air lounge crowns the experience, while the entire project is anchored in a themed architectural philosophy that blends wellness, commerce, and elevated living.

The residential tower rises to 35 storeys and features 2 and 3 BHK layouts, each designed by a designer entrance lobby, dedicated lifts, bespoke podium-level amenities, and a three-tier security and CCTV surveillance system.

The mixed-use character is strengthened by boutique offices and high-street retail, anchored by a G+29 storey business landmark that offers commercial spaces ranging from 1205 to 7285 sq. ft., with two office levels also open to mountain-view and sea-view vistas, adding a distinct dimension to the commercial offering.

The amenities bring together outdoor leisure, fitness facilities, and community spaces within a well-arranged setting, creating a wholesome environment for both living and business.

SAI PRERNA – KHARGHAR

The Ultimate Luxury Address of Happy Families

Sai Prerna in Kharghar is a G+22 storey residential tower rising within approximate 1 acre lifestyle enclave, offering well designed 1 BHK homes with spacious balconies, smart layouts, and ample ventilation for privacy and comfort. The development features podium amenities such as landscaped gardens, multi purpose lawn, indoor games area, yoga and meditation zone, gymnasium, crèche, and celebration lawn. Elevated indulgences include a cool blue swimming pool, and leisure spaces designed to enhance everyday living. Sai Prerna presents a thoughtfully planned environment where convenience, recreation, and wellness converge.

A Legacy to Remember, A Future to Inspire

Paradise Group has set a legendary benchmark with its commitment to ready stand as masterpieces of modern living. At present, more than 2.2 crore sq. ft. of landmark projects are under construction, with another 15 million sq. ft. planned for the future. This scale reflects not only the strength of their current portfolio but also the promise of what lies ahead. If the present is defined by such excellence, the future is poised to expand their legacy far beyond imagination, setting new standards of construction, with another 15 million sq. ft. of landmark projects are under construction, with another 15 million sq. ft. planned for the future. This scale reflects not only the strength of their current portfolio but also the promise of what lies ahead. 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