



SIKKA-KAAMNA GREENS



SIKKA-KINGSTON GREENS



SIKKA-KIMAYA GREENS



SIKKA-KARNAM GREENS



SIKKA-KIMAANTRA GREENS



SIKKA-KAAMYA GREENS



SIKKA-KARMIC GREENS



SIKKA-DOWNTOWN



SIKKA-MALL OF NOIDA

## *Prime Development By Sikka Group*

Since 1986, Sikka Group has been instrumental in helping build the new face of North India. Today, it is synonymous with creating spaces that are unrivalled in luxury, stature and design, having spawned a footprint of over 10 million sq. ft. of built-up area, with another 3 million sq. ft. to be completed by the year 2022. Along with investments in residential and commercial real estate, Sikka Group is also a distinguished business entity in the hospitality industry. Moving forward, Sikka is geared to challenge itself, exceed all expectations and usher in the age of New India.

# SKYHOME



EXPERIENCE  
THE GRANDEUR  
*of*  
LUXURIOUS LIFESTYLE

*Inviting well-heeled gentlemen such as you to take their rightful place in the creamy layer; to nestle in homes designed for those who deserve nothing but the best. A lifestyle that befits your towering ambition and engulfs you in ostentatious luxury. Sikka SkyHouse penthouses. These are an ode to your rarefied accomplishments.*



**sikka**  
**SKYHOME**  
Sec 143, Expressway & FNG, Noida

This is an Artistic Impression



**Signature residences emilished with finest Italian marble flooring, premium fixtures and fittings and expensive terrace for sublime air and ventilation**



*Sikka SkyHouse penthouses caress the refined senses of a true connoisseur such as you. Everything has been designed with a hawk eye's detail to offer you a living experience like never before. Great emphasis has been laid on space, natural light, air circulation, and of course the opulent trappings of 'Life at the very Top'.*



This is an Artistic Impression

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**SKYHOME**  
Sec 143, Expressway & FNG, Noida



Exclusive clubhouse with a host of distinguished amenities for creating an ambience of Outdoor Oasis to relax and rejuvenate your senses.


*Sikka SkyHouse offers signature residences where you can luxuriously immerse in a life lesser mortals can only dream of. The rich specifications embellished with some of the finest materials ranging from Italian marble flooring, premium fixtures & fittings and expansive terrace lend a sublime air of exclusivity.*



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Sec 143, Expressway & FNG, Noida

This is an Artistic Impression



A man with a beard and mustache, wearing a red t-shirt and blue jeans, is leaning on a pool table. He is smiling and looking towards the camera. The pool table has a green felt top and several balls are scattered on it. In the background, another man is visible, and the room is dimly lit with a lamp hanging over the pool table.

**With 'top of the world'  
views be on top always**

*Large bay windows of your residence at Sikka SkyHouse offer envious views of the densely green Noida city and Delhi skyline in the horizon. These also offer a stirring journey into your soul where you suddenly discover your place in the pecking order while glimpsing tiny moving dots on the road below.*



This is an Artistic Impression

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**SKYHOME**  
Sec 143, Expressway & FNG, Noida



## Refined Senses of True Connoisseur

*Sikka SkyHouse is housed in the discerning Sikka Karnam Greens residential development. An exclusive clubhouse with a host of distinguished amenities allows you to entertain your family and friends in the most extraordinary way. The surrounding ambience creates an outdoor oasis to help relax your senses.*



Lifestyle Club



Billiards/Snooker



World-class Gym



Jogging Track



Swimming Pool



Kids' Play Area



Tennis Court

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Sec 143, Expressway & FNG, Noida

This is an Artistic Impression


Emphasis on space natural light,  
ventilation and opulent trappings of  
'life on top



*Breathe in the pure, fresh air as you shake off the sleepy lethargy on your personal terrace. To seek the refreshing and calming company of the thoughtfully designed central greens, all you have to do is glance down, or take the lift to the ground floor. To add to the charm, a vast 40-acre verdant park from across your residence beckons your august company.*



  
80% open area

  
Landscaped, tree-lined avenues

  
40-acre verdant park

This is an Artistic Impression

**sikka**  
**SKYHOME**  
Sec 143, Expressway & FNG, Noida



WORLD CLASS  
**AMENITIES**  
AWAIT

- 'First of its kind **DUPLEX HOUSES** on Noida Expressway'
- Refined senses of true connoisseur
- Emphasis on light, ventilation and opulent trappings of 'life on top'.
- Signature residences emilished with finest Italian marble flooring
- Premium fixtures and fittings
- Expensive terrace for sublime air and ventilation
- Exclusive clubhouse with a host of distinguished amenities for
- Ambience of Outdoor Oasis to relax and rejuvenate your senses.
- Top of the world views

A PINNACLE  
*of*  
**ELITE LIVING**





# SITE LAYOUT



- 1 Entry/Exit
- 2 Entrance Court
- 3 Security
- 5 Drop-off Point
- 6 Water Body & Fountain
- 7 Dedicated Hassle Free Parking
- 8 Landscaped Park
- 9 Conventional Hall
- 10 Swimming Pool
- 11 Children's Play Area
- 12 Badminton Court
- 13 Tennis Court
- 14 Half Basketball Court
- 15 Cricket Net
- 16 Basement Ramp.

	<b>1B+1T</b> (54.81 Sqmt.)
	<b>590 sqft</b>
	<b>2B+2T</b> (78.03 Sqmt.)
	<b>840 sqft</b>
	<b>2B+2T</b> (87.32 Sqmt.)
	<b>940 sqft</b>
	<b>2B+2T+ Sr.T</b> (106.83 Sqmt.)
	<b>1150 sqft</b>
	<b>3B+2T</b> (116.59 Sqmt.)
	<b>1255 sqft</b>
	<b>3B+3T+ Sr.T</b> (137.49 Sqmt.)
	<b>1480 sqft</b>
	<b>4B+4T+ Sr.T</b> (178.37 Sqmt.)
	<b>1920 sqft</b>



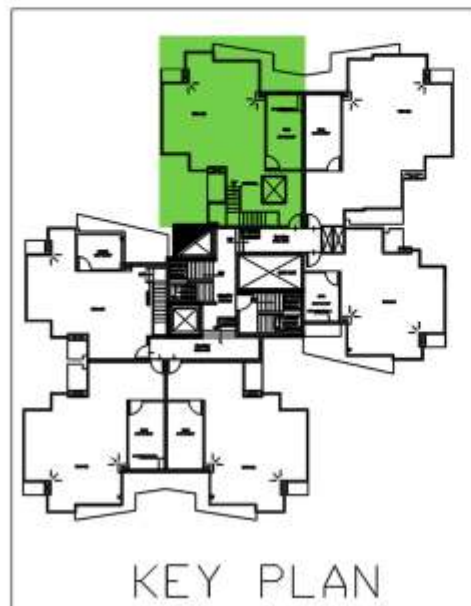
## TOWER-B1 PENTHOUSE-1



LOWER PENTHOUSE FLOOR PLAN



UPPER PENTHOUSE FLOOR PLAN



KEY PLAN

TYPE	CARPET AREA	WALL AREA	BALCONY AREA	COMMON AREA	SALEABLE AREA SUPER BUILT UP AREA
TYPE-1	Sq Ft.	Sq Ft.	Sq Ft.	Sq Ft.	Sq Ft.
	1286	255	612	327	2480



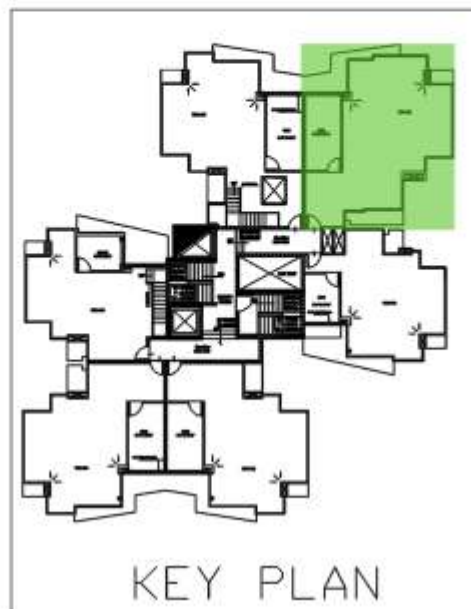
## TOWER-B1 PENTHOUSE-2



LOWER PENTHOUSE FLOOR PLAN



UPPER PENTHOUSE FLOOR PLAN



TYPE	CARPET AREA	WALL AREA	BALCONY AREA	COMMON AREA	SALEABLE AREA SUPER BUILT UP AREA
TYPE-2	Sq Ft.	Sq Ft.	Sq Ft.	Sq Ft.	Sq Ft.
	1515	201	642	327	2685



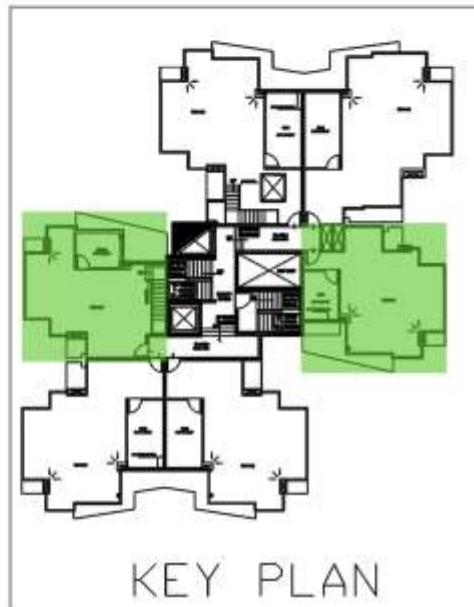
**TOWER-B1  
PENTHOUSE-3 & 6**



LOWER PENTHOUSE FLOOR PLAN



UPPER PENTHOUSE FLOOR PLAN



KEY PLAN

TYPE	CARPET AREA	WALL AREA	BALCONY AREA	COMMON AREA	SALEABLE AREA SUPER BUILT UP AREA
TYPE-3	Sq Ft. 1247	Sq Ft. 172	Sq Ft. 450	Sq Ft. 276	Sq Ft. 2145



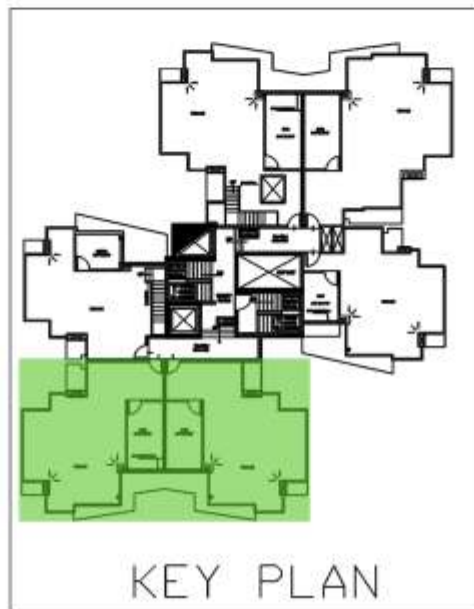
**TOWER-B1  
PENTHOUSE-4 & 5**



LOWER PENTHOUSE FLOOR PLAN



UPPER PENTHOUSE FLOOR PLAN



KEY PLAN

TYPE	CARPET AREA	WALL AREA	BALCONY AREA	COMMON AREA	SALEABLE AREA SUPER BUILT UP AREA
TYPE-4	Sq Ft.	Sq Ft.	Sq Ft.	Sq Ft.	Sq Ft.
	1300	192	588	311	2391



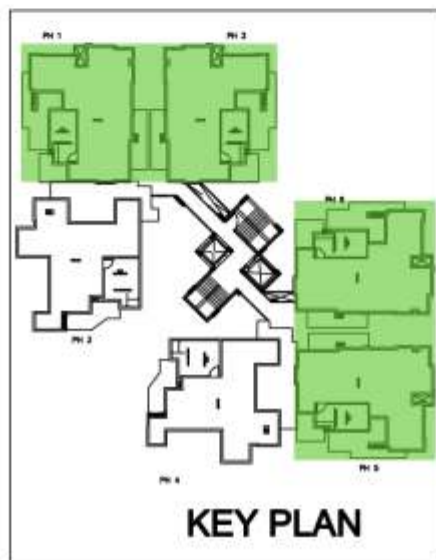
**TOWER-D1 & D2  
PENTHOUSE-1, 2, 5 & 6**



LOWER PENTHOUSE FLOOR PLAN



UPPER PENTHOUSE FLOOR PLAN



KEY PLAN

TYPE	CARPET AREA	WALL AREA	BALCONY AREA	COMMON AREA	SALEABLE AREA SUPER BUILT UP AREA
TYPE-5	Sq Ft.	Sq Ft.	Sq Ft.	Sq Ft.	Sq Ft.
	1924	298	914	303	3439



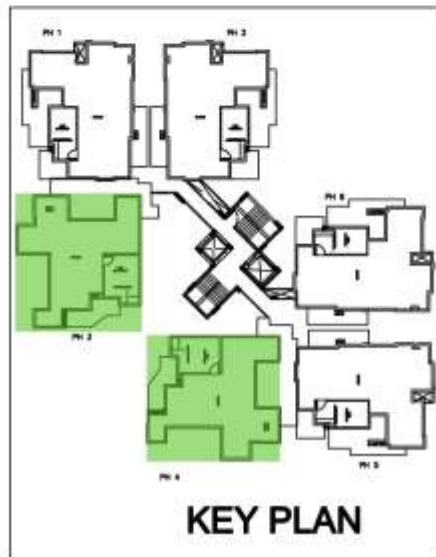
**TOWER-D1 & D2  
PENTHOUSE-3 & 4**



**LOWER PENTHOUSE**



**UPPER PENTHOUSE**



**KEY PLAN**

TYPE	CARPET AREA	WALL AREA	BALCONY AREA	COMMON AREA	SALEABLE AREA SUPER BUILT UP AREA
TYPE-6	Sq Ft.	Sq Ft.	Sq Ft.	Sq Ft.	Sq Ft.
	2102	289	986	344	3721



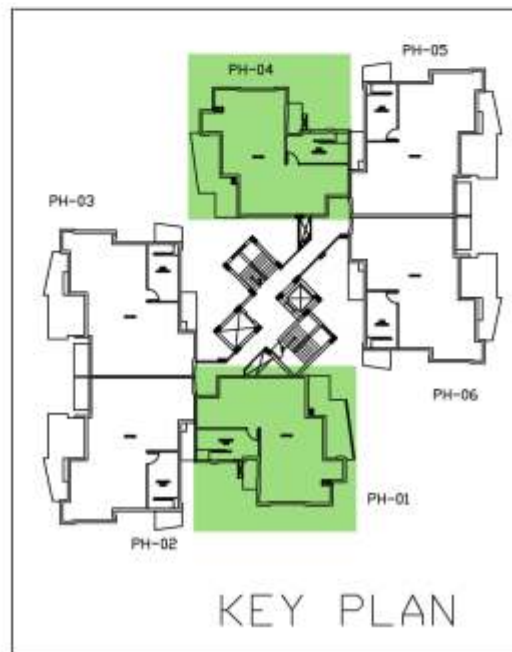
## TOWER-E1 & E2 PENTHOUSE-1 & 4



LOWER PENTHOUSE FLOOR PLAN



UPPER PENTHOUSE FLOOR PLAN



KEY PLAN

TYPE	CARPET AREA	WALL AREA	BALCONY AREA	COMMON AREA	SALEABLE AREA SUPER BUILT UP AREA
TYPE-7	Sq Ft.	Sq Ft.	Sq Ft.	Sq Ft.	Sq Ft.
	1628	239	671	316	2854



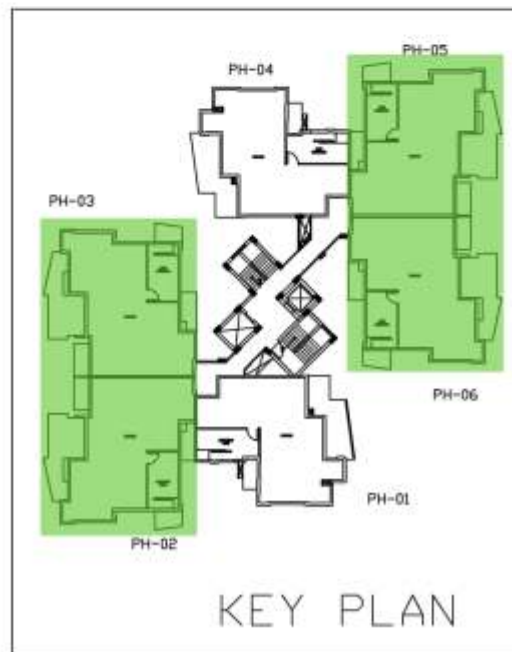
**TOWER-E1 & E2  
PENTHOUSE-2, 3, 5 & 6**



LOWER PENTHOUSE FLOOR PLAN



UPPER PENTHOUSE FLOOR PLAN



KEY PLAN

TYPE	CARPET AREA	WALL AREA	BALCONY AREA	COMMON AREA	SALEABLE AREA SUPER BUILT UP AREA
TYPE-8	Sq Ft.	Sq Ft.	Sq Ft.	Sq Ft.	Sq Ft.
	1813	265	922	298	3298



# Covetous location



Sikka SkyHouse at Sector 143B Noida on Noida Expressway & FNG is one of the most sought after addresses in Delhi-NCR, and rightly so with its smooth and easy connectivity to Delhi NCR. Live next to the meeting point of prestigious educational institutions, luxury hotels, reputed hospitals and distinguished companies.

