

# SKY LIVING

TAKEN TO  
A NEW ALTITUDE.



23,783

WALK-INS

71%

UNITS SOLD

32%

PRICE APPRECIATION  
IN 3 YEARS

## SKY-HIGH ACHIEVEMENT

CAME FIRST.  
THE MILESTONES  
FOLLOWED  
NATURALLY.

Siddha Sky has become a landmark of success at Wadala drawing thousands, earning accolades, and setting new benchmarks in demand and design.

### RECOGNITIONS



Mixed-Use Project  
of the Year (West)  
**Realty+ Excellence**  
Awards 2024



Best Residential Project  
of Central Mumbai  
**Desi Homes Icon**  
Awards 2023



Best-Selling Project  
of the Year (West)  
**Realty+ Excellence**  
Awards 2023

Stock Image





Artist's Impression

# LIFE CURATED AT THE TOP, PLACED AT THE CENTER OF ALL.

Siddha Sky brings together innovation, unmatched upgrade, and ideal location with Mumbai's first rooftop Skywalk, sky-level amenities, and seamless city access.

Rising in Mumbai's eastern growth corridor, it isn't just central, it's defining what comes next.

## PREMIUM 2 & 3 BED RESIDENCES

### PROJECT HIGHLIGHTS



Mumbai's First  
Rooftop Skywalk



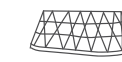
5 Towers  
39 Storey Each



60+ Exquisite  
Amenities



4+ Acres  
Of Open Space



22,000 Sq.ft.  
Clubhouse



Seamless  
Connectivity



Boutique High  
Street Retail



Premium 2 & 3 Bed  
Residences With  
Panoramic City Views



# CLOSE TO EVERYWHERE. FAR FROM ORDINARY.

Once a dockyard, Wadala is now emerging as Mumbai's most dynamic growth corridor where location, infrastructure, and forward-thinking policy converge. The area is swiftly transforming into a high-potential residential, lifestyle, and business hub.

### Current Infrastructure Highlights

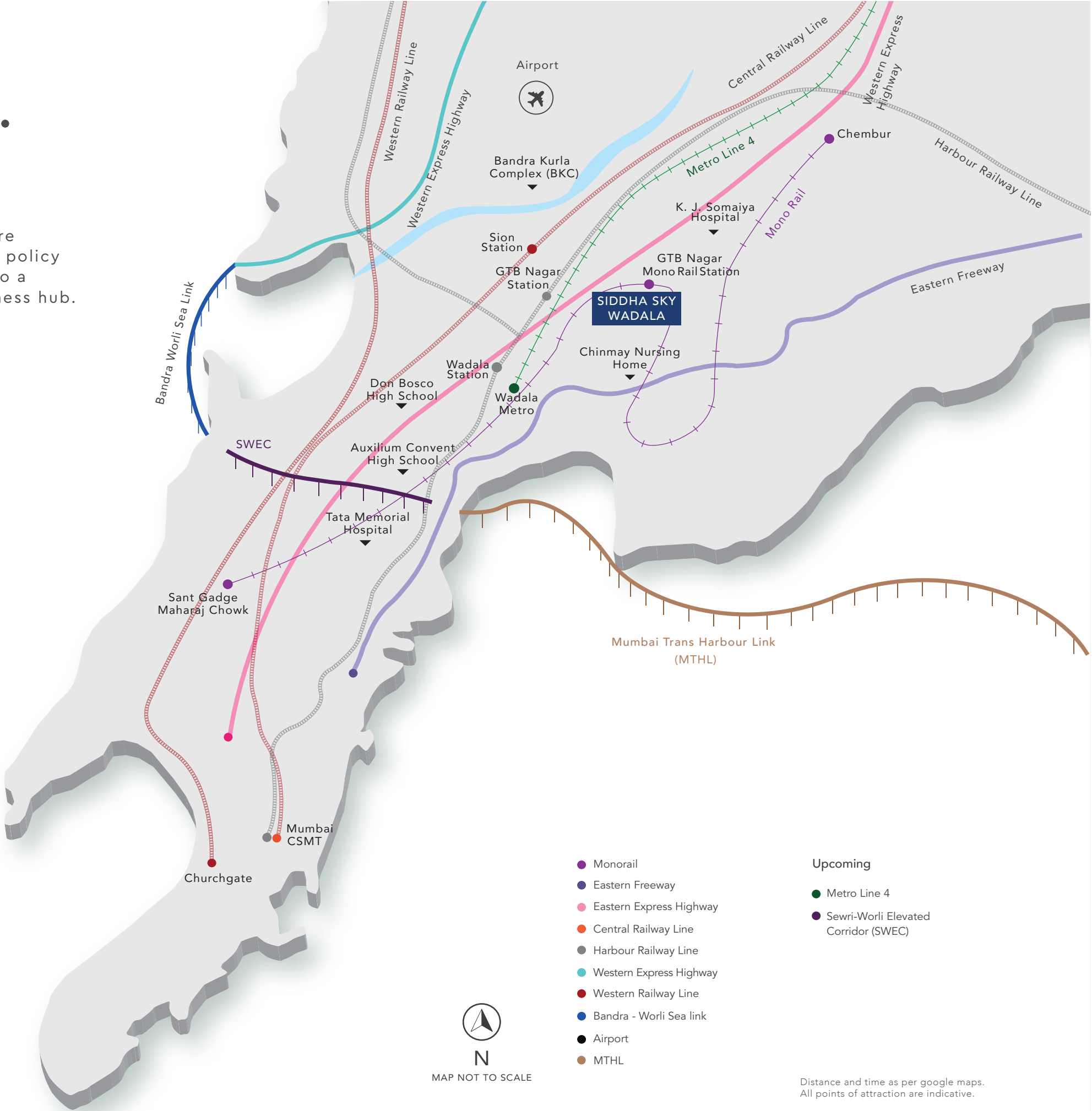
- GTB Monorail Station
- Eastern Freeway
- Wadala Business District
- Eastern Express Highway
- Sion Station (Central Line)
- BKC
- Sewri-Worli Elevated Corridor
- Atal Setu (MTHL)
- Wadala Rly Station (Harbour Line)
- Chunabhatti Connector
- Lower Parel
- Fort
- Airport

### Upcoming Infrastructure Projects (2025-2028)

- GST Bhavan (Wadala Truck Terminal)
- Wadala TT Metro Station
- Eastern Waterfront
- Multimodal Transit Hub
- Thane Terminus

- 00 Min
- 03 Min
- 04 Min
- 05 Min
- 05 Min
- 10 Min
- 14 Min
- 15 Min
- 15 Min
- 15 Min
- 20 Min
- 25 Min
- 30min

- ~ 03 min
- ~ 06 min
- ~ 20 min
- ~ 25 min
- ~ 40 min



~ Denotes Approximate Sign

# THIS CENTURY BELONGS TO EASTERN MUMBAI, AND WADALA IS LEADING ITS RISE.

Wadala is emerging as Mumbai's next major business and residential hub, thanks to ongoing investments in transport and land redevelopment.  
-Shri Devendra Fadnavis,  
Honourable Chief Minister of Maharashtra

# EVERYTHING THAT MATTERS. ALL AROUND YOU.



### Education

- SIWS College 05 min
- Don Bosco High School, Matunga 10 min
- Vidyalankar Institute Of Technology 10 min

### Healthcare

- KJ Somaiya Hospital 10 min
- Sion Hospital 10 min
- Head & Neck Cancer Institute 12 min



### Business Hubs

- BKC 10 min via Chunabhatti-BKC Connector
- Fort/CST 20 min via Eastern Freeway
- Navi Mumbai (via Atal Setu) 20-25 min

6/30/25, 6:10 PM

Wadala: The New BKC? - The Economic Times

ADVERTISEMENT

### Wadala: The New BKC

ET Spotlight - Last Updated: Nov 29, 2019, 01:40:00 PM IST

Wadala village lay on one of the seven islands of Bombay that together form the contemporary Mumbai. It was formulated in order to alleviate the congestion in Mumbai with 85,000 people housing this area. Over the years, the micro-market of Wadala has undergone a significant transformation.

Earlier it was home to Mumbai's industrial belt with several factories and mills. It was planned to be an inter-state bus and truck terminus. But with its strategic location, plans for well-developed social infrastructure and enhanced connectivity, the locality has started to grab maximum eyeballs.

**Is Wadala the latest business hub in Mumbai?**

Wadala is located between South Mumbai and the suburbs. It is MMRDA's (Mumbai Metropolitan Regional Development Authority) answer to the saturation levels of the city's existing commercial districts like Andheri, Nariman Point, Ballard Estate and BKC.

Wadala is quickly developing as a commercial hub due to its proximity to the eastern freeway, eastern express highway, the monorail, and the upcoming metro-4 corridor. Another feather in Wadala's infrastructural boom is MMRDA's plan to transform its monorail depot into Mumbai's first walk-to-work hub, as part of its transit-oriented development plan. It is a planning strategy that endeavours to concentrate jobs, housing, and services around public transport stations.

Wadala's proximity to BKC has spurred several infrastructural developments and plans. For instance, the BKC-Sion connector provides motorists direct access to BKC via the Eastern Express Highway, which cuts down the travel time to less than 10 minutes, from the earlier 30 minutes.

Talking about the key benefits of this project from the corporate aspect, Mr Gautam Saraf, Managing Director, Mumbai Cushman & Wakefield, said, "The opening of Bandra Kurla Complex Flyover will improve connectivity and reduce commute time for many, who come to BKC for work. This will surely give a big boost to office and residential markets in the region. Mumbai's growing work force is mostly living in Wadala, Chembur, Sewri, which will connect well with the BKC-EST Bridge. It will also connect BKC to South Mumbai. This corridor provides a great expansion option to BKC office, now that BKC office buildings are running short on new supply and no further land plots are available for new developments. Large and ready developments such as Lodha Exchanges will certainly see a rise in demand – especially as they have been blessed by large money investments from Tata and international partners."

**What does Wadala's enhancing connectivity mean for the real estate market?**

Infrastructure projects have spelt positive implications for Mumbai's housing market. In the last 10 years, Wadala has risen as a residential market. Its urbanization has been balanced with green spaces like Five Gardens, Mancherji Joshi, Karve Garden and Bhakti Park Garden to establish a sense of community. Further adding to this growing community is the rise of recreational and entertainment spaces that close the loop. It is also home to the world's former largest dome theatre.

From Transit Hub to Lifestyle Destination: The New Face of Wadala

Updated on 14 Jun 2023 11:07 PM IST | Mumbai

Share

The rental yield potential and capital appreciation prospects further add to its attractiveness as a residential destination.

New Face of Wadala

Once known primarily for its connectivity and transit advantages, Wadala is fast emerging as Mumbai's next premium lifestyle destination. With a strategic central location, proximity to BKC and Lower Parel, and a surge in infrastructure development, Wadala has evolved into a sought-after micro-market for discerning homebuyers looking for both convenience and community living.

The transformation has been led by a combination of metro connectivity (with Line 4 and Line 11 in the pipeline), arterial road upgrades like the Eastern Freeway and the upcoming Mumbai Trans Harbour Link, and the rise of mixed-use developments and branded residential enclaves.

mid-day

This transformation. As per

Trans Harbour Link. As per

assessed a property price appreciation of approximately 19%,

with average prices reaching ₹35,200 per sq. ft. in 2025. This

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### Business Standard

#### Wadala on track to become a mini Bandra-Kurla Complex: Naredco president

The area has a new flyover and is emerging as the new central business district of Mumbai

Pavan Lal |

premium

After Bandra-Kurla Complex (BKC) became the poster-boy of how new and well-laid-out districts can be carved out of a city, which is land strapped and clogged, it's Wadala that is emerging as the BKC of the future.

Niranjana Hiranandani, president of the National Real Estate Development Council (Naredco) and co-founder and managing director of the Hiranandani Group, said Wadala has every potential to become a BKC-styled district, albeit on a smaller scale.

He added that the amount of land available there for development now is limited compared to BKC.

First Published: Jan 13 2020 | 7:48 PM IST

Page URL: [https://www.business-standard.com/article/economy-policy/wadala-on-track-to-become-a-mini-bandra-kurla-complex-naredco-president-120011301230\\_1.html](https://www.business-standard.com/article/economy-policy/wadala-on-track-to-become-a-mini-bandra-kurla-complex-naredco-president-120011301230_1.html)

6/30/25, 6:10 PM

Maharashtra to shift Wadala truck terminal for BKC-2 - Times of India

Photo: Pooja

### Maharashtra to shift Wadala truck terminal for BKC-2

TNN | Sep 18, 2019, 07:34 AM IST

MUMBAI: Another Bandra Kurla Complex is proposed to come up at Wadala with the Wadala Truck Terminal (WTT) being shifted to Dahisar and Mankhurd.

The state urban development department on Monday issued a notification formalising a decision taken by an empowered committee in June 2010 to shift the truck terminal elsewhere and the area be developed as a commercial centre on the lines of BKC.

While BKC is spread over 300 hectares, the WTT is spread over 115 hectares (288 acres). The proposal is to shift the truck terminal across the BMC's octroi land at Dahisar and Mankhurd now that octroi has been abolished.

The Mumbai Metropolitan Region Development Authority (MMRDA) is the special planning authority for BKC and Wadala. Recently, the government increased the jurisdiction of the MMRDA right up to Palghar and Alibaug.

The notification states, "Considering the fact that there are transport facilities like monorail stations and its depot and there are proposed metro rail stations, the notified area (WTT) is proposed to be developed on the basis of transit oriented development by MMRDA."

Ashok Rajguru, president of the Bombay Goods Transport Association that was given the land to develop as a





## CRAFTED FOR COMFORT. PRECISE IN DESIGN.

Homes at Siddha Sky are crafted for effortless living with optimal space utilization, refined spaces, and every square foot thoughtfully designed to serve a purpose.

- Large living spaces with natural light
- Efficient layouts designed for flexibility
- Premium fittings and finishes
- Strategically positioned towers ensuring both privacy and open views



**ELEVATED  
EXPERIENCES,  
DESIGNED TO  
UNWIND THE  
EXTRAORDINARY.**



**STAR GAZING**



**YOGA LAWN**

At Siddha Sky, indulgences are thoughtfully placed to ensure a better life for your family.

This isn't just convenience, it's a layered **lifestyle experience, elevated across every level.**

**4+ Acres of Open Spaces**

#### **GROUND FLOOR AMENITIES**

Cycling Track, Pet Park, Butterfly Garden, Basketball Rink, Jogging Track, Reflexology Area, Open Gym, Senior Citizen Seating Corner, Cross Fit Arena, Cricket Net and more.

#### **PODIUM FLOOR AMENITIES**

Swimming Pool, Kids Pool, Amphitheatre with Stage, Tree House, Mist Fountain, Sunken Seating Pool, Zen Garden, Tree House, Herb & Spice Garden and more.

#### **CLUBHOUSE AMENITIES**

Gymnasium, Spa, Toddler Room, Home Theatre, Banquet Hall with Kitchen, Lounge Area, Games Room, Multipurpose Hall and more.

#### **ROOFTOP SKYWALK AMENITIES-400FT ABOVE**

Jogger's Track, Yoga & Meditation Zone, Amphitheatre, Star Gazing Deck, Projector Screen Wall / Sky Digi, BBQ with Dining Area, Telescopic Viewing Point, Sky Lounge, Family Seating, Work / Study Pods with Wi-Fi and more.



**CHESS BOARD**



**SWIMMING POOL**



**GRAND ENTRANCE**



# FROM FOUNDATION TO FULFILLMENT. FROM BLUEPRINT TO BRILLIANCE.

It's a market where more often than not, homebuyers as well as investors are wary of seeing their dreams materialize into completed lifestyle spaces. Siddha Sky brings in a fresh wave of comfort and confidence, with a construction pace that's fast and undeterred by obstacles or challenges.



ROOFTOP SKYWALK



TOWER 3



TOWER 1A 1B



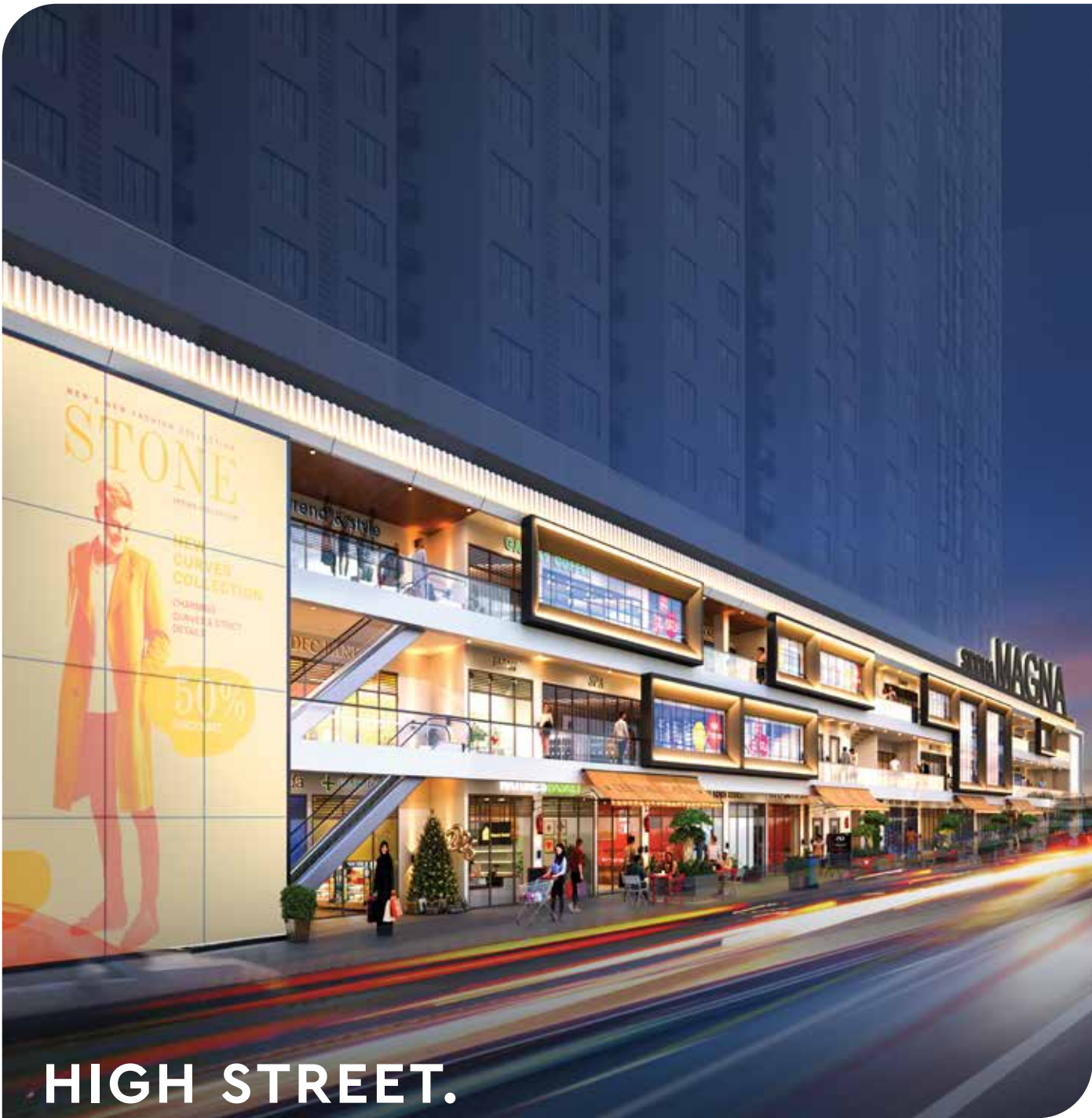
TOWER 2B



BOUTIQUE HIGH STREET RETAIL - NOW READY



PODIUM



**HIGH STREET.**  
HIGHER CHOICES.  
HIGHEST CONVENIENCE.

Be spoiled for choice at Wadala, where everything from exclusives to essentials is available right at your doorstep. As the only boutique high street retail in the vicinity, it adds ease, convenience, and advantage to your lifestyle. Here's a destination that not only widens your possibilities but also evolves your choices.



MahaRERA Registration No.: P51900021040 | P51900021044 | P51900021031 | P51900021027 | P51900055793  
Website : maharera.mahaonline.gov.in



# A LEGACY BUILT OVER DECADES. PROVEN OVER TIME.



**SIDDHA GALAXIA - KOLKATA**  
22.50 ACRES | 1327 APARTMENTS



**SIDDHA SEABROOK - KANDIVALI (W), MUMBAI**  
282 EXCLUSIVE RESIDENCES | G+S7 STORIED



**SIDDHA HAPPYVILLE - RAJARHAT, KOLKATA**  
11 ACRES | 1510 APARTMENTS



**SIDDHA AANGAN - JAIPUR**  
22 ACRES | 312 APARTMENTS, 193 VILLAS



**SIDDHA SKY - KOLKATA**  
6.44 ACRES | 443 APARTMENTS



**SIDDHA SUBURBIA - KOLKATA**  
6.01 ACRES | 670 APARTMENTS

All Images Are Actual

**38+ YEARS OF LEGACY | 15 MILLION SQ. FT. DELIVERED**

**10 MILLION SQ. FT. UNDER CONSTRUCTION | 75000+ HAPPY PEOPLE**

**UPCOMING PROJECTS AT: WORLI, SHIVAJI PARK, SION-WADALA & NAVI MUMBAI**

## SIDDHA SEJAL

SITE ADDRESS: Siddha Sky, Beside GTB Nagar Monorail Station, Wadala, Mumbai 400037.

MUMBAI OFFICE: Godrej Colesium, 2nd Floor, 201/202, A Wing Somaia Hospital Road, Everard Nagar, Sion, Mumbai - 400022.

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