



# SKYGARDEN

BY THE *Riviera* GROUP

# SKYGARDEN:

## ONE SKY, THREE HORIZONS.

Towering over 466 feet within Karachi's skyline, SkyGarden's three towers feature a total of 970,000 sqft. of world class luxury. SkyResidence comprises of Nexus and Pento Towers which offer unrivalled lifestyle living for families. SkyExchange is a landmark corporate tower with fully customizable offices. SkyVillage is a gated lane bejewelled with luxurious brands, restaurants and cafés. Welcome to your three horizons.

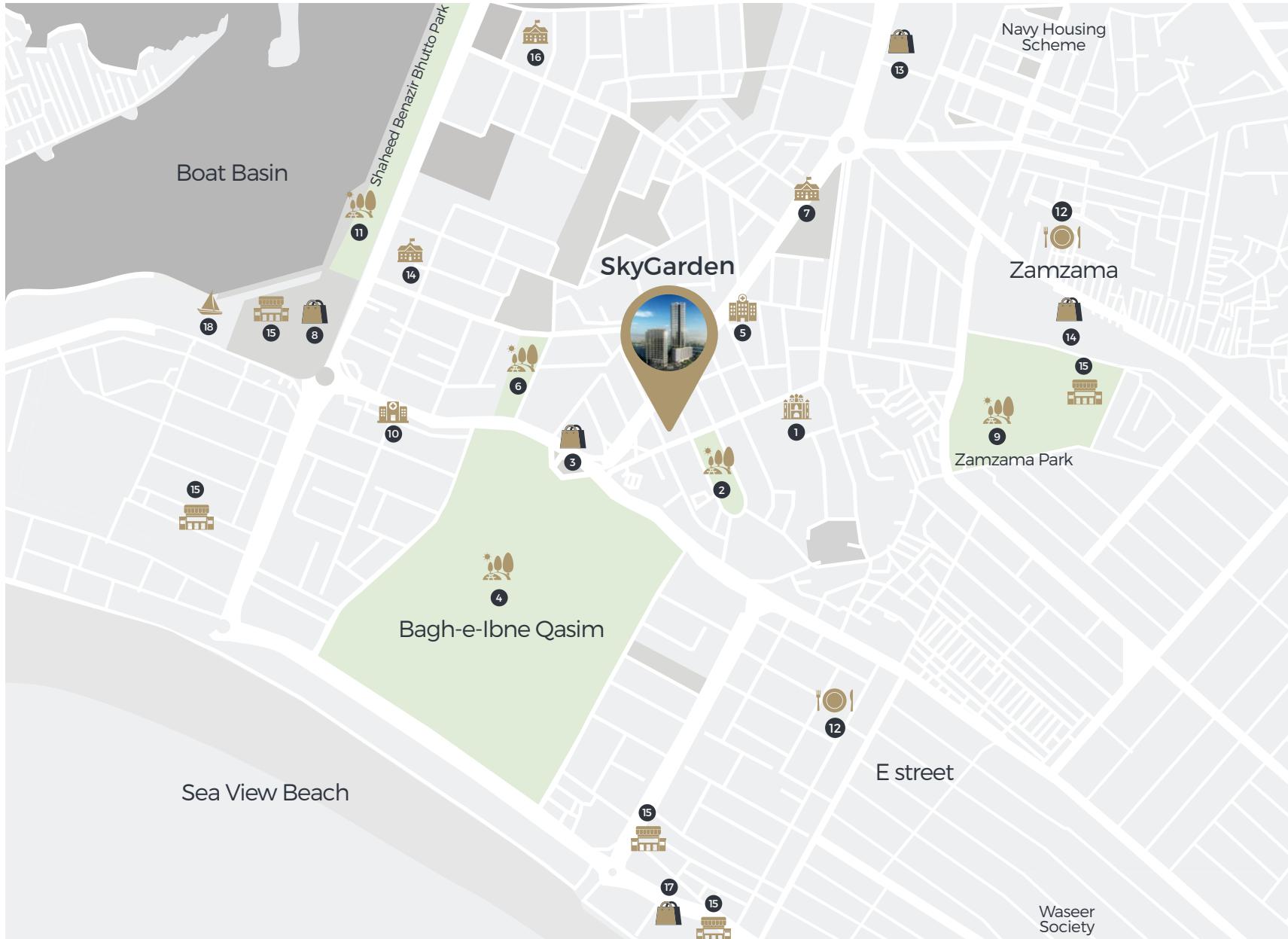




## LOCATION. LOCATION. LOCATION.

SkyGarden's high-end architecture is situated in Karachi's most sought-after and prime location of Clifton, neighboring the prestigious Mohatta Palace.

Its three towers stand tall across the city's skyline with access to premium amenities within a six-minute drive. Situated at a walking distance from Karachi's renowned parks, SkyGarden is accessible by two roads, in a vicinity that boasts some of the leading shopping and entertainment hubs of the city. Proximity to these exciting spaces gives lifestyle-conscious occupants the chance to live life at the pinnacle of luxury.



## LOCATED IN THE HEART OF OLD CLIFTON.

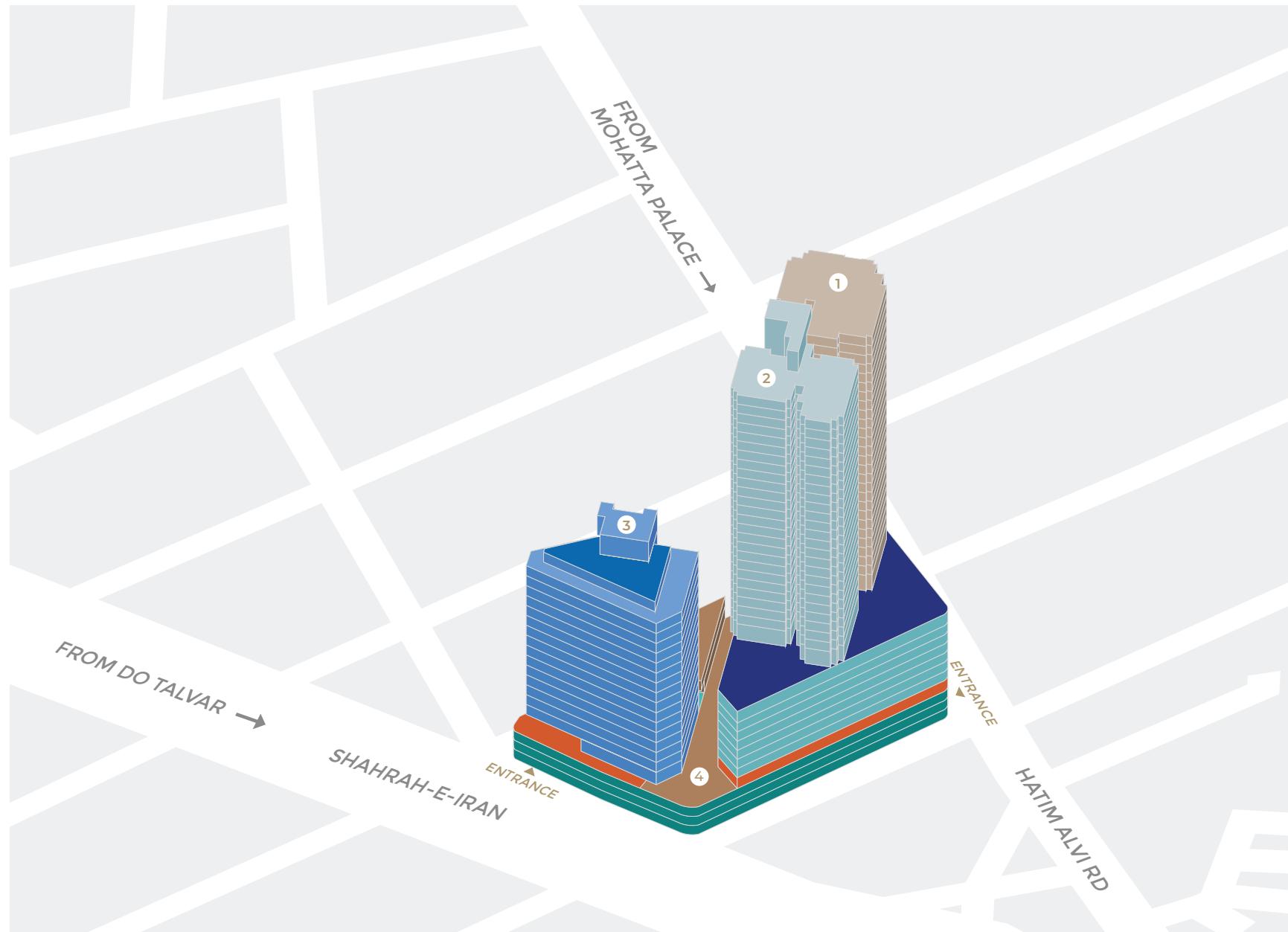
- |                                 |             |
|---------------------------------|-------------|
| 1. Mohatta Palace               | 2 min walk  |
| 2. Amir Khusro Park             | 2 min walk  |
| 3. Park Tower                   | 2 min walk  |
| 4. Bagh-e-Ibne Qasim Park       | 4 min walk  |
| 5. Park Lane Hospital           | 5 min walk  |
| 6. Bagh-e-Rustom Park           | 7 min walk  |
| 7. Convent of Jesus & Mary      | 2 min drive |
| 8. Com 3 Shopping Mall          | 3 min drive |
| 9. Zamzama Park                 | 3 min drive |
| 10. South City Hospital         | 3 min drive |
| 11. Shaheed Benazir Bhutto Park | 4 min drive |
| 12. Okra & Cafe Flo             | 4 min drive |
| 13. Ocean Mall                  | 5 min drive |
| 14. Zamzama Mall                | 5 min drive |
| 15. Supermarket                 | 5 min drive |
| 16. Karachi Grammar School      | 5 min drive |
| 17. Dolmen Mall                 | 6 min drive |
| 18. National Sailing Centre     | 7 min drive |



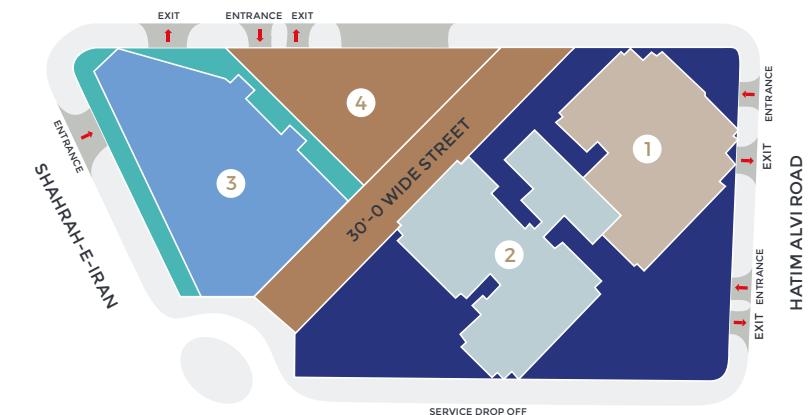
## STOREYS OF OPULENCE.

Within SkyGarden, you'll discover SkyResidence, SkyExchange, and SkyVillage. Situated on a four-side open plot, its business tower, SkyExchange, is easily accessible and distinct from SkyResidence by the allure of a fashion and culinary haven named SkyVillage. As you approach from Mohatta Palace, the first entrance you come across is that of SkyResidence.

SkyGarden offers residents exclusive access to SkySpa, while SkyExchange has SkyClub – your private health and wellness facility. And SkyVillage is a gated lane bejeweled with luxurious brands, boutique hideaways, and gourmet restaurants.



## MASTER PLAN



### SKYRESIDENCE

- G+34 FLOORS
- PENTO TOWER 24 units
  - NEXUS TOWER 47 units
  - GROUND FLOOR DROP-OFF AND LOBBIES
  - 7 PODIUM PARKING FLOORS
  - SKYSPA FLOOR
  - 26 RESIDENTIAL FLOORS

1.

2.

### SKYEXCHANGE

- 3B+G+16 FLOORS
- 3 PARKING BASEMENTS
  - GROUND FLOOR DROP-OFF AND LOBBIES
  - 15 OFFICE FLOORS
  - SKYCLUB FLOOR

3.

4.

### SKYVILLAGE

- G+2 FLOORS

SKYRESIDENCE

NEXUS

PENTO

PENTO DUPLEX

PENTHOUSE

SKYSPA

SKYEXCHANGE

SKYVILLAGE

# SKYRESIDENCE:

## RISE ON THE HORIZON.

Spanning two towers, Nexus and Pento, SkyResidence is the epitome of residential splendour. Nexus and Pento feature a total of seven podium parking floors and twenty-six residential floors that house a limited number of apartments. Nexus Tower features two apartments per floor while Pento offers penthouse-style living on every floor.





## THE RESIDENTIAL SPLENDOUR.

Make an unforgettable entrance to either tower through the exclusively commissioned lobbies. The two towers appoint six elevators to service three apartments and a dedicated vehicular elevator that allows residents to park and showcase their dream car inside the glass-encased SkyParking visible from their apartment's entertainment area.

Moreover, the lavish SkySpa offers a signature experience with world-class amenities including a twenty-five meter infinity pool, a solarium, a sauna, and a nine-hole putting green.



THE ENTRANCE  
TO SKYRESIDENCE  
REVEALS THE  
NEXUS LOBBY ON  
THE LEFT AND  
PENTO ON THE  
RIGHT.



# Pinnacle of Dylic Living.

SkyResidence Nexus and Pento Towers boast distinct entrances. These luxurious residences are seamlessly interconnected through discreet service corridors, ensuring the utmost privacy and convenience for discerning residents.

## NEXUS SUITES:

### ENTER A PRIVATE UNIVERSE.

The Nexus tower features two units per floor, giving residents the luxury to choose from a three or four-bedroom plan. This offers a great opportunity for a two-unit family of father and son to reside side by side in their own separate units. The tower hosts 23 three-bedroom units and 24 four-bedroom units with panoramic views around every corner.





## A WELL-APPOINTED ATMOSPHERE.

Nexus lobby eloquently describes the ultimate in comfort meets luxury philosophy. All interior spaces are refined to perfection.

Creative lighting design illuminates its double-height ceilings. Guests are treated to lounge on custom Italian furniture displayed on Armani grey marble against slatted wooden accents. While crystal white, marble pillars effortlessly combine luxury with art.

SKYRESIDENCE

NEXUS

PENTO

PENTO DUPLEX

PENTHOUSE

SKYSPA

SKYEXCHANGE

SKYVILLAGE



## YOUR NEXUS SUITE.

Your Nexus suite is an independent unit with access to two large resident elevators, two large service elevators, a central air conditioning unit and a private floor lobby.

Each apartment features a designer kitchen and wardrobes, large terraces with panoramic views, smart home technology and a maid's en-suite quarter.



THE MASTER  
BEDROOM BOASTS  
PANORAMIC  
VIEWS OF  
BOATING BASIN.



FEATURED HERE:  
**HIS AND HER SINKS  
IN THE MASTER BATH.**



FEATURED HERE:  
**YOUR NEUTRAL TONED KITCHEN  
WITH EASY STORAGE SPACE.**

## NEXUS SUITE- THREE BEDROOMS



## NEXUS SUITE- FOUR BEDROOMS



### KEY FEATURES

- CENTRALLY AIR CONDITIONED WITH INDEPENDENT UNIT
- TWO LARGE RESIDENT ELEVATORS
- TWO LARGE SERVICE ELEVATORS
- PRIVATE FLOOR LOBBY
- DESIGNER KITCHEN & WARDROBES
- LARGE TERRACES
- PANORAMIC VIEWS
- SMART HOME TECHNOLOGY
- MAID'S EN-SUITE QUARTER

## NEXUS SUITE- THREE BEDROOMS

**3,150**  
NET AREA

**3,900**  
CROSS AREA

**03**  
RESERVED PARKINGS



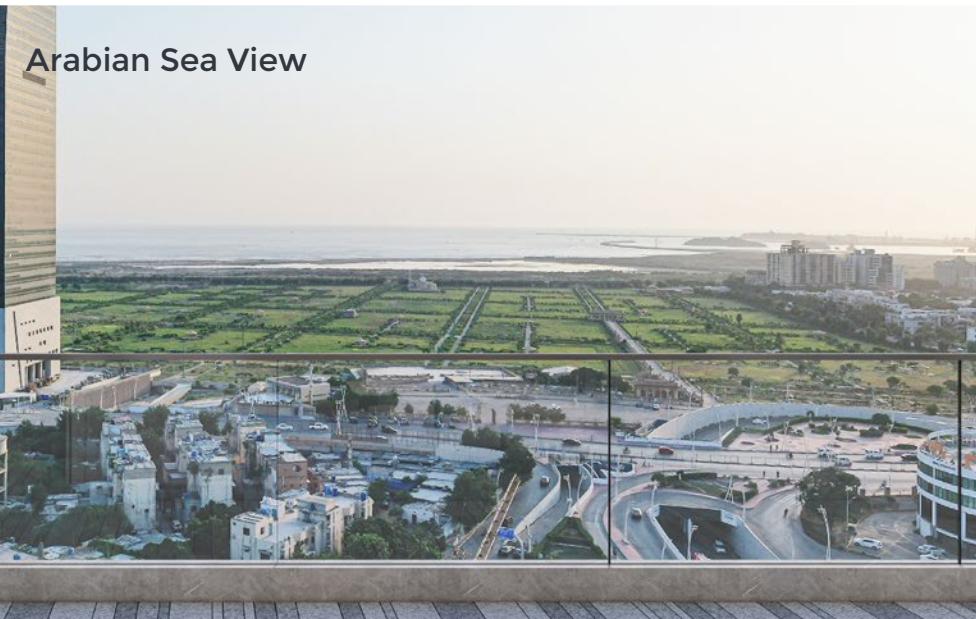
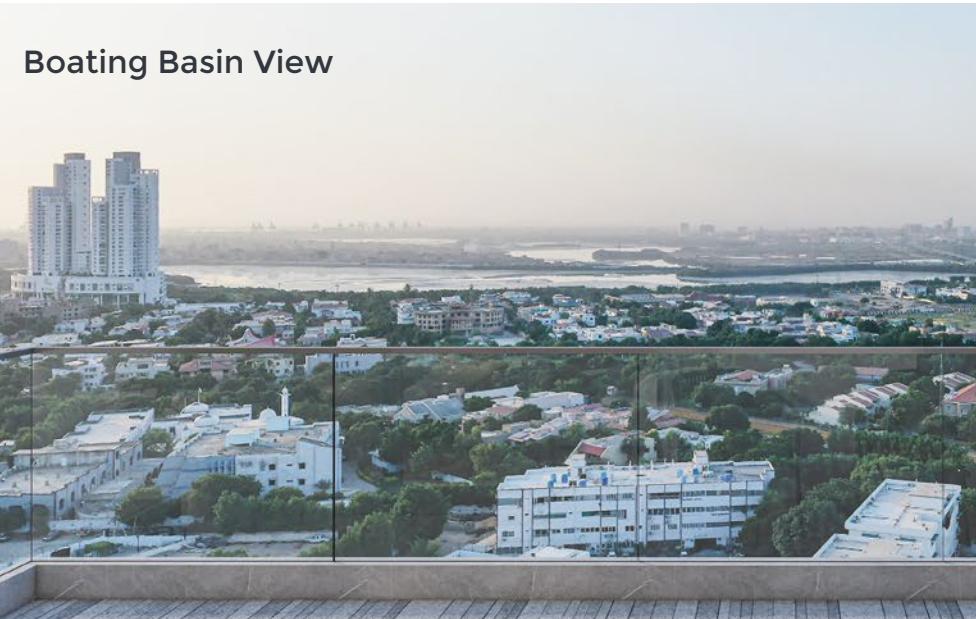
## NEXUS SUITE- FOUR BEDROOMS



**3,330**  
NET AREA

**4,130**  
CROSS AREA

**04**  
RESERVED PARKINGS



Boating Basin View

Do Talwar View

Arabian Sea View

DHA Sea View

VIEWS FROM  
YOUR BALCONY.

# PENTO SUITES:

## SCALE NEW HEIGHTS OF LUXURY.

Spanning over 8,800 sqft. Pento invites you to an exclusive four or five bedroom layout, with two unique lounges, a statement SkyParking and so much more. These 24 limited edition units boast uninterrupted views with unbeatable levels of luxury all around. What's more, the Pento Tower appoints two resident-only elevators, two service-only elevators and a car elevator for easy access and movement.





## MAKE AN UNFORGETTABLE ENTRANCE.

The Pento lobby is a stately reminder that where you live is who you are.

Be arrested by a commissioned installation of birds in flight coupled with a chandelier that resembles a comet of jewels streaming across the lobby's double-height ceiling. Armani grey marble, designer Italian furniture, slatted wooden accents and crystal white, marble pillars add to the panache.

Moreover, even the elevator cabins are fashioned with the high-finishes of the lobby.



## DRIVE YOUR GUESTS INTO YOUR SKYPARKING.

The Pento apartments include a private lobby, a welcome foyer and a luxurious SkyParking visible from your drawing and dining rooms.

Each penthouse-style apartment features large terraces with panoramic views, two separate lounges and a private study in four-bedroom apartment. It also has a casual family dining space, a main kitchen, a prep kitchen and an island kitchen in the lounge, and bedrooms with designer wardrobes.



THE SKYPARKING  
SEAMLESSLY  
OPENS TO YOUR  
DRAWING AND  
DINING ROOMS,  
AND TERRACE,  
TO CREATE AN  
OPEN SPACE.



**FAMILY LOUNGE  
AND DINING WITH  
ISLAND KITCHEN.**



SKYRESIDENCE    NEXUS    PENTO    PENTO DUPLEX    PENTHOUSE    SKYSPA    SKYEXCHANGE    SKYVILLAGE

FEATURED HERE:  
**THE MAIN KITCHEN  
AND PREP KITCHEN.**



## FOUR BEDROOM SUITE HAS PRIVATE STUDY.

Mix business with leisure inside your presidential home office. A room exclusive to the Pento four-bedroom layout. Where luxe finishes, natural light and polished grey accents seal the deal effortlessly.

However, the study is designed to transform into a private lounge, a cigar room, a home library or into any space that matches your life and style.



THE MASTER  
BEDROOM  
IS MAJESTICALLY  
LOCATED  
AGAINST THE  
BACKDROP OF  
BAGH IBN-E-QASIM.



FEATURED HERE:  
**HIS AND HER'S MASTER BATH AND  
WALK-IN CLOSETS WITH VAULT.**



A SECOND  
LOUNGE IS THE  
PERFECT SPACE  
TO UNWIND.

A corner designed for children, the second lounge is the perfect space for their toys, their friends and for all the work they bring home from school.

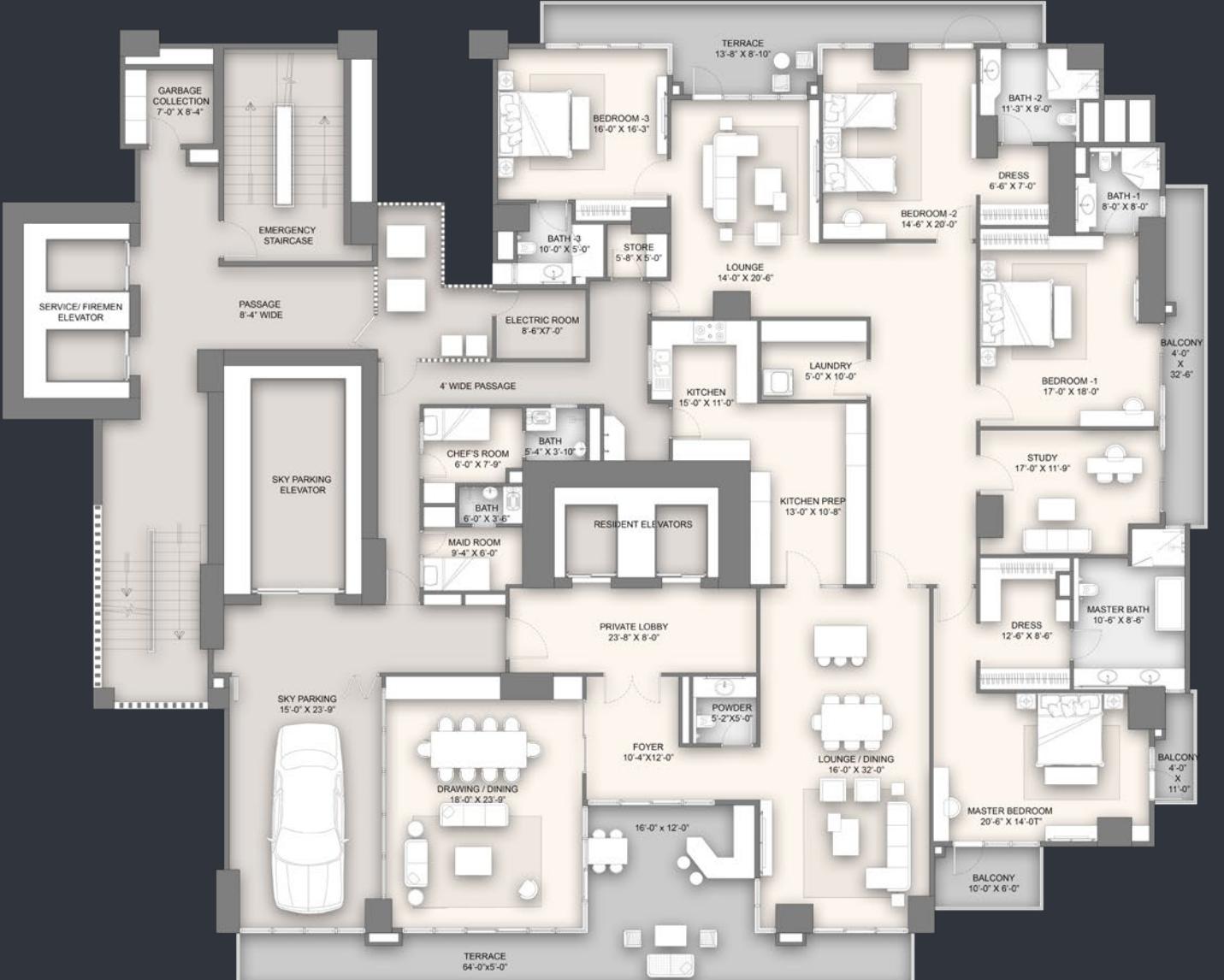
## PENTO SUITE - FOUR BEDROOMS

**7,170**  
NET AREA

**8,840**  
GROSS AREA

**04**  
RESERVED PARKINGS

**01**  
SKY PARKING



### KEY FEATURES

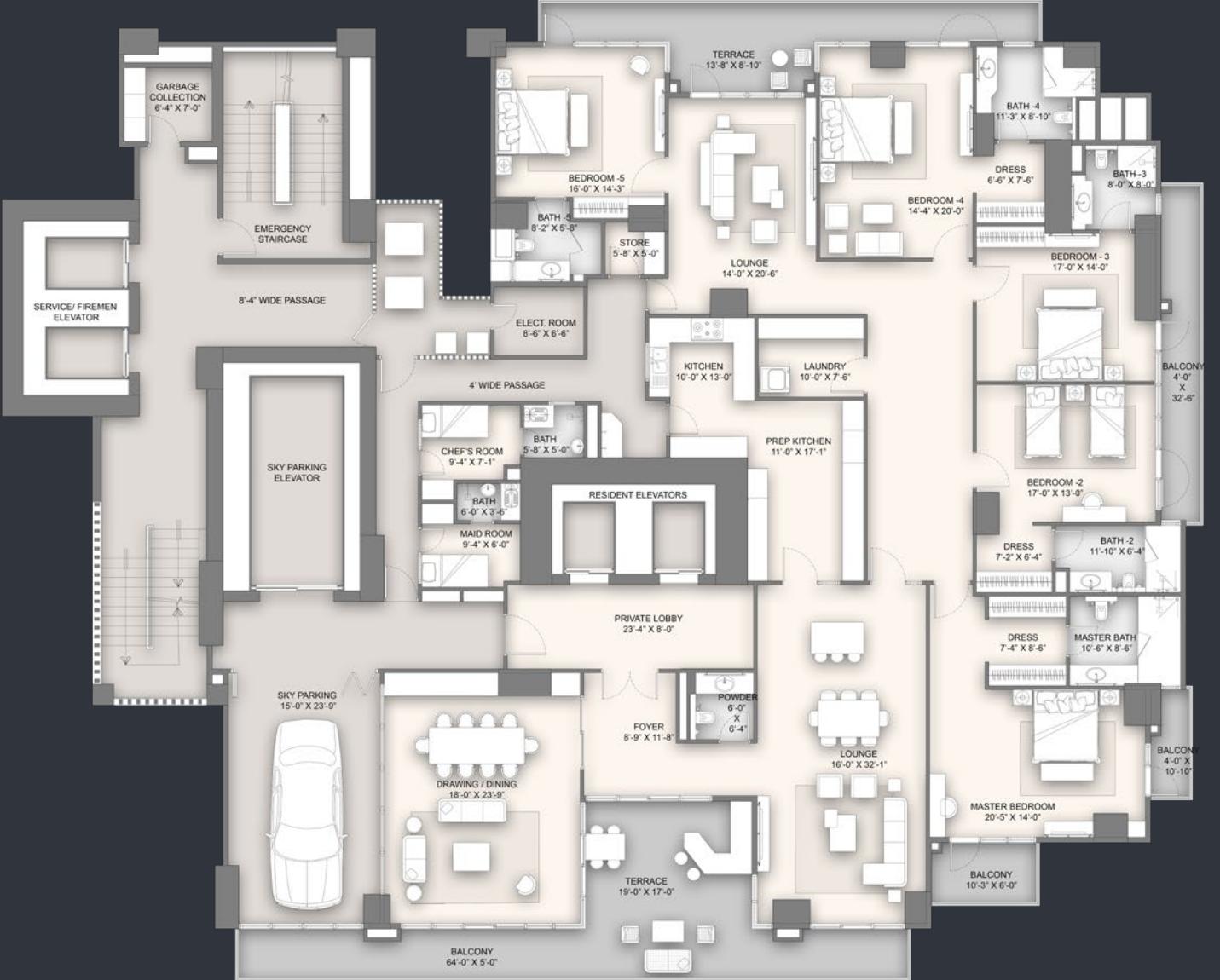
- PRIVATE LOBBY
- WELCOME FOYER
- DRAWING ROOM + DINING
- SKYPARKING + ELEVATOR
- LARGE TERRACES
- PANORAMIC VIEWS
- TWO LOUNGES
- PRIVATE STUDY
- FAMILY DINING
- MAIN KITCHEN + PREP KITCHEN
- ISLAND KITCHEN IN LOUNGE
- DESIGNER WARDROBES
- SMART HOME TECHNOLOGY
- CHEF'S EN-SUITE QUARTER
- MAID'S EN-SUITE QUARTER

**7,170**  
NET AREA

8,840  
GROSS AREA

## 04 RESERVED PARKINGS

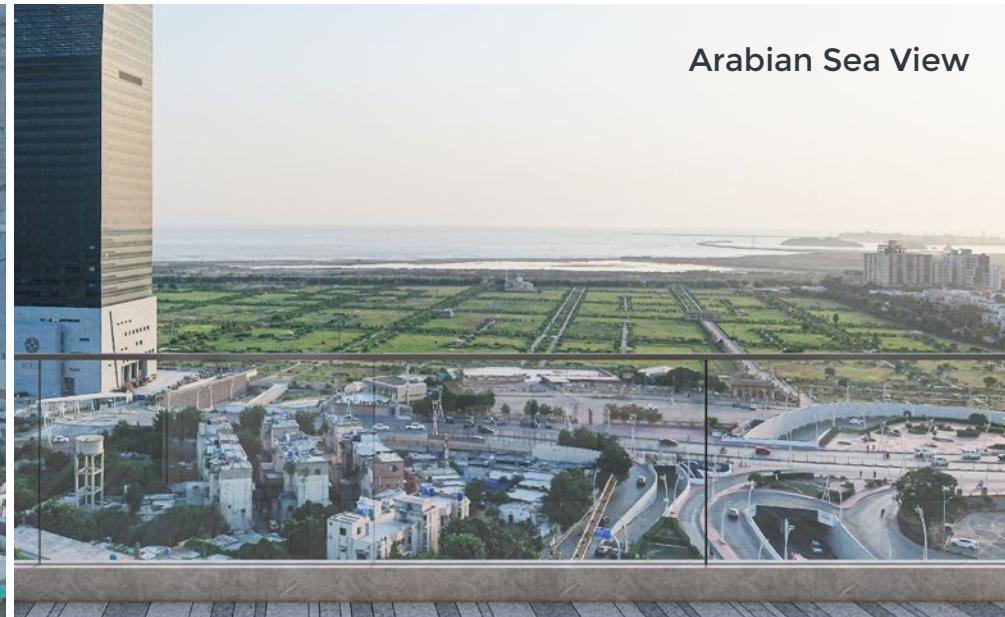
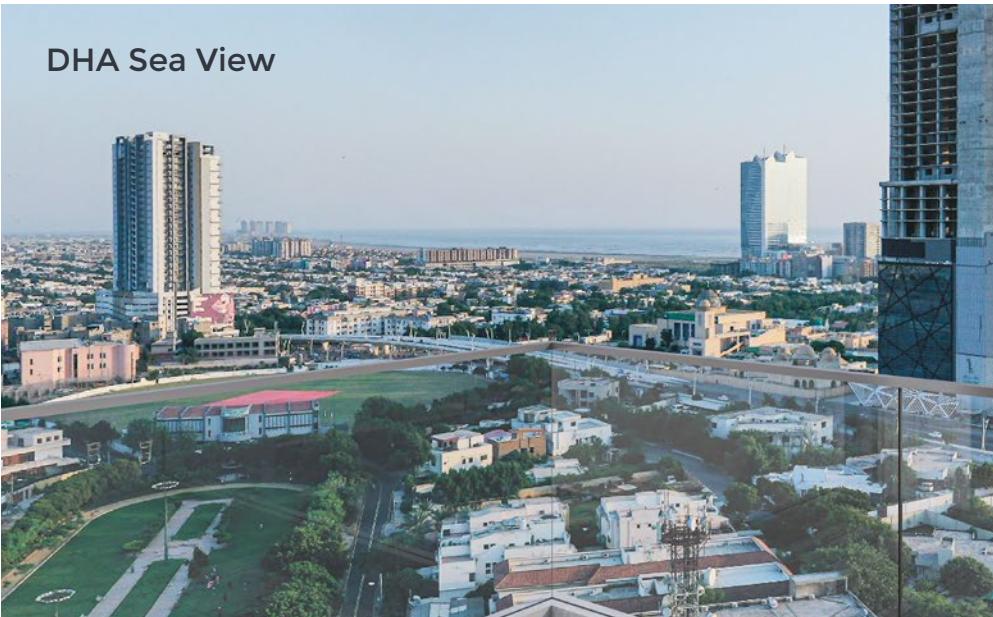
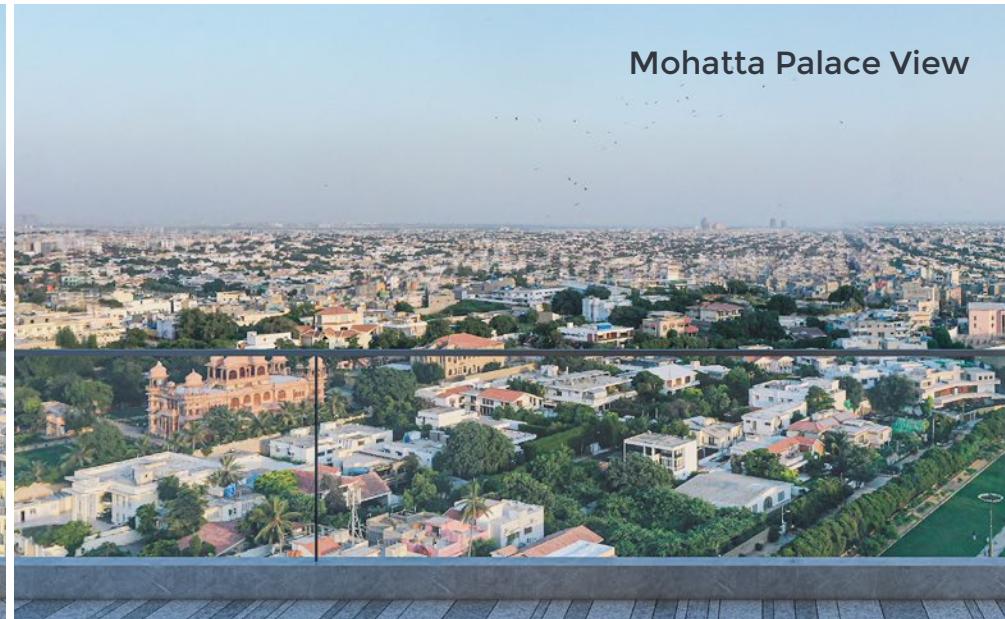
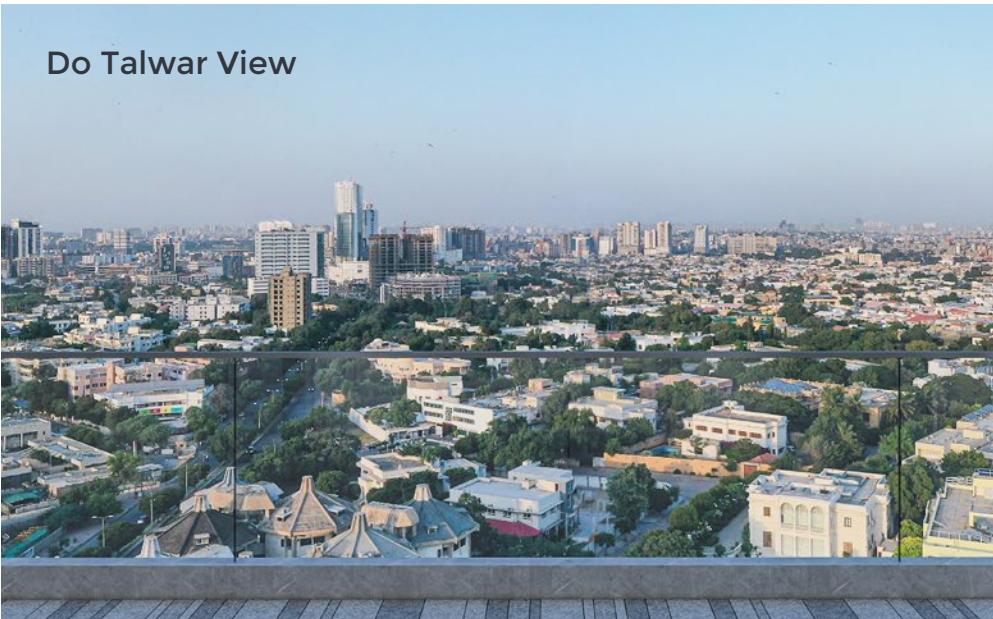
## 01 SKY PARKING



## PENTO SUITE - FIVE BEDROOMS

## KEY FEATURES

- PRIVATE LOBBY  
WELCOME FOYER  
DRAWING ROOM + DINING  
SKYPARKING + ELEVATOR  
LARGE TERRACES  
PANORAMIC VIEWS  
TWO LOUNGES  
FAMILY DINING  
MAIN KITCHEN + PREP KITCHEN  
ISLAND KITCHEN IN LOUNGE  
DESIGNER WARDROBES  
SMART HOME TECHNOLOGY  
CHEF'S EN-SUITE QUARTER  
MAID'S EN-SUITE QUARTER



Do Talwar View

Mohatta Palace View

DHA Sea View

Arabian Sea View

VIEWS FROM  
YOUR BALCONY.

## PENTO DUPLEX:

## YOUR DREAM HORIZON.

Stretched across 18,000 sqft., the expansive Pento Duplex features two floors of ultra-luxury, ultra-comfort and ultimate style. The residents of the Pento Duplex can also enjoy a private glass elevator, two SkyParkings and eight reserved parking spots among other quintessential luxuries.

The Pento owners will also have the option to convert two Pento suites into Pento Duplex.





INSPIRED BY PENTHOUSE-STYLE LIVING, THE PENTO DUPLEX ENTERTAINMENT FLOOR CAPTURES THE ESSENCE OF THE MOST DESIRED LIFESTYLES.

The Duplex shares five bedrooms over two floors to create a private and contemporary escape from city life. This architectural masterpiece is one part designer's vision and one part passion for a life well-lived.



SHOWCASE YOUR  
PRIDE ON THE  
ENTERTAINMENT  
FLOOR.



A BAR  
AT PAR.



**ENTERTAINMENT  
ON ONE FLOOR,  
LIVING ON  
THE OTHER.**

SKYRESIDENCE

NEXUS

PENTO

PENTO DUPLEX

PENTHOUSE

SKYSPA

SKYEXCHANGE

SKYVILLAGE



TAKE THE GLASS  
ELEVATOR TO  
YOUR FAMILY LEVEL.

SKYRESIDENCE

NEXUS

PENTO

PENTO DUPLEX

PENTHOUSE

SKYSPA

SKYEXCHANGE

SKYVILLAGE



BE WELL-RECEIVED  
EVERY TIME YOU  
ENTER THE  
ROYAL SUITE.



FEATURED HERE:  
A WALK-IN CLOSET AND A VAULT  
DESIGNED TO CATER LUXURY.

## THE PENTHOUSE:

### THE CENTER OF LUXURY.

One of the largest penthouses in the world, the SkyGarden Penthouse stretches over 42,000 sqft. over three floors. Standing tall at the vanguard of luxury, this penthouse seamlessly blends emeralds of eden with the turquoise hues of the sky.





## UNLOCK THE ULTIMATE IN LUXURY HOMES.

The Penthouse hosts 12 bedrooms, three private lobbies, 15 parking spaces, two main kitchens, one indoor show kitchen, two pantries, and two SkyParkings. The first floor stretches over 17,000 sqft. and is ultimately designed for family living.



LET'S TAKE YOUR  
ENTERTAINMENT  
LEVEL UP A NOTCH.

SKYRESIDENCE

NEXUS

PENTO

PENTO DUPLEX

PENTHOUSE

SKYSPA

SKYEXCHANGE

SKYVILLAGE



SKYRESIDENCE

NEXUS

PENTO

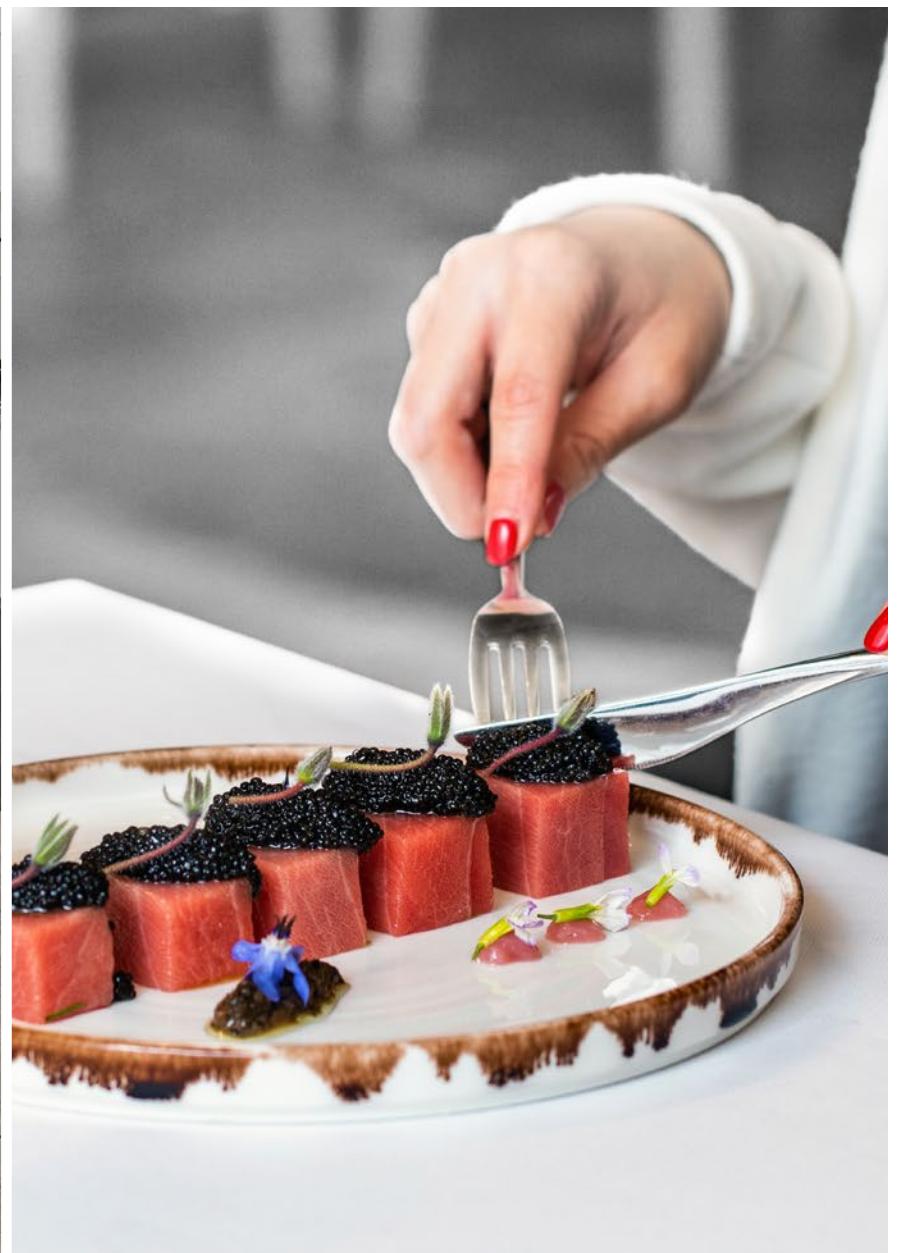
PENTO DUPLEX

PENTHOUSE

SKYSPA

SKYEXCHANGE

SKYVILLAGE



SKYRESIDENCE

NEXUS

PENTO

PENTO DUPLEX

PENTHOUSE

SKYSPA

SKYEXCHANGE

SKYVILLAGE



PRESENTING A  
ROOM THAT'S FIT  
FOR ROYALTY.



FEATURED HERE:  
**LUXURIES THAT ARE  
HIS AND HERS.**



## AMPLE SECURITY FOR YOUR PRECIOUS VALUABLES.

Breaking the norm, Penthouse houses a walk-in vault that blends the latest in the world of security. It's a safe, refined and stylish storage option equipped with compartments, guaranteeing security and style. An impenetrable vault where you can safeguard your precious jewelry, your luxury watch collection and other valuables.



A ROOFTOP FOR  
TOP QUALITY TIME.



SKYRESIDENCE

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PENTO DUPLEX

PENTHOUSE

SKYSPA

SKYEXCHANGE

SKYVILLAGE



EVENING VIEWS  
FROM YOUR  
PRIVATE DECK.

SKYRESIDENCE

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PENTO DUPLEX

PENTHOUSE

SKYSPA

SKYEXCHANGE

SKYVILLAGE



LIGHTS, LUXURY,  
AND LIMITLESS  
VIEWS.

SKYRESIDENCE

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PENTO

PENTO DUPLEX

PENTHOUSE

SKYSPA

SKYEXCHANGE

SKYVILLAGE

# SKYSPA:

## BY THE *Riviera Retreat*

SkySpa by Riviera Retreat is exclusively for the residents of Nexus and Pento. Inspired by the same wellness philosophy that Riviera Retreat has to offer, SkySpa welcomes you to a world of holistic wellness for the mind, body and soul.





SKYRESIDENCE

NEXUS

PENTO

PENTO DUPLEX

PENTHOUSE

SKYSPA

SKYEXCHANGE

SKYVILLAGE



FEATURED HERE:  
**9-HOLE PUTTING AND  
GOLF SIMULATOR.**

SKYRESIDENCE

NEXUS

PENTO

PENTO DUPLEX

PENTHOUSE

SKYSPA

SKYEXCHANGE

SKYVILLAGE



FEATURED HERE:  
**GYM AND YOGA.**

SKYRESIDENCE

NEXUS

PENTO

PENTO DUPLEX

PENTHOUSE

SKYSPA

SKYEXCHANGE

SKYVILLAGE

EXCLUSIVELY  
WOMANLY.



SKY RESIDENCE

NEXUS

PENTO

PENTO DUPLEX

PENTHOUSE

SKY SPA

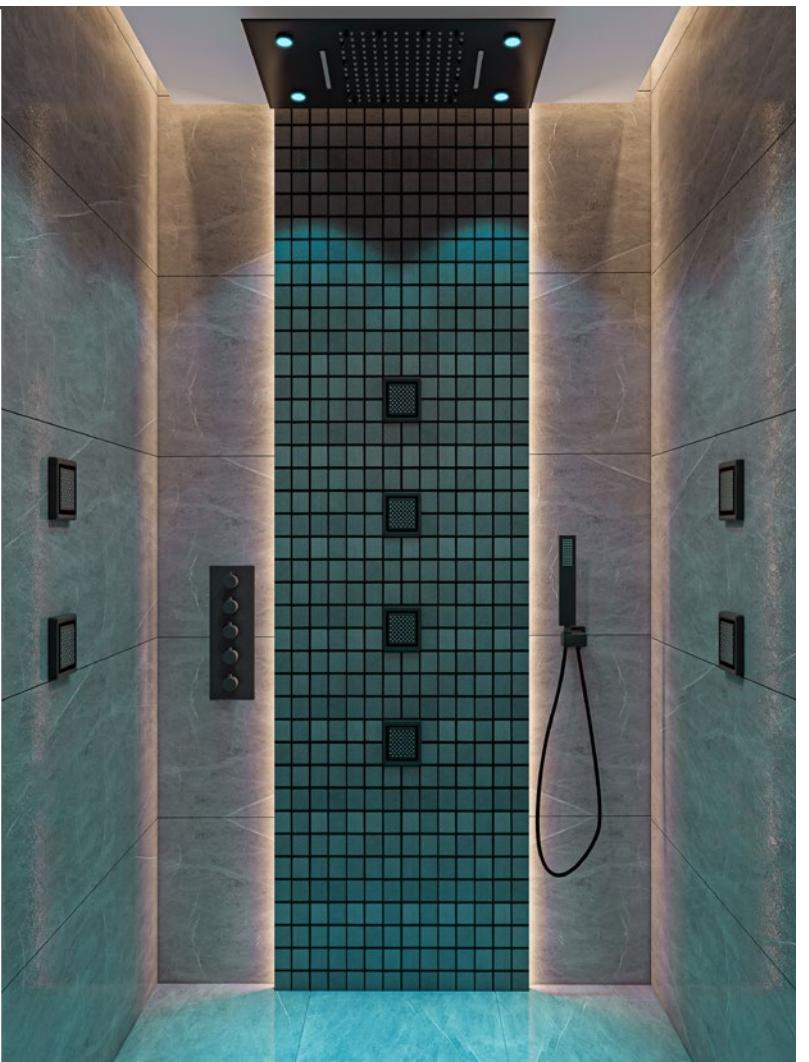
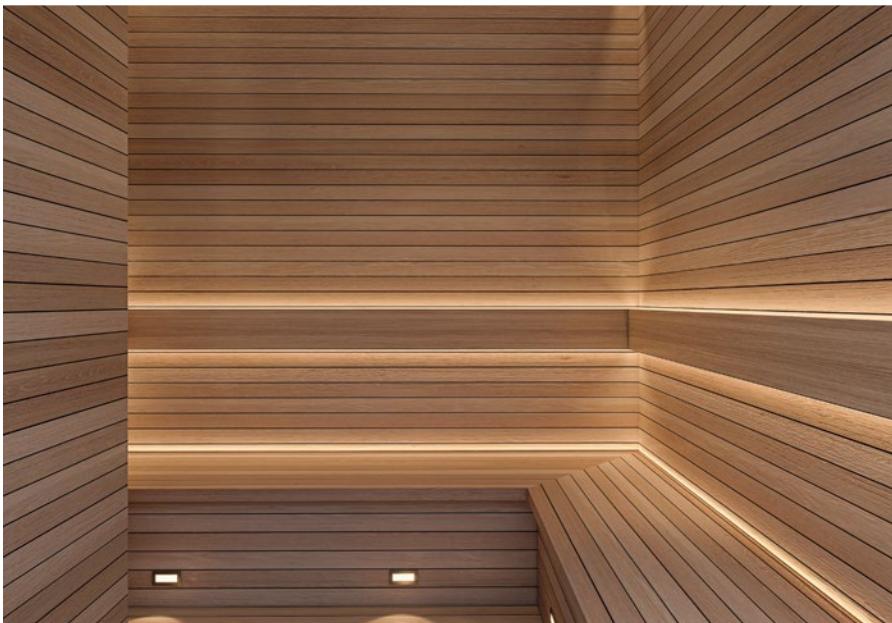
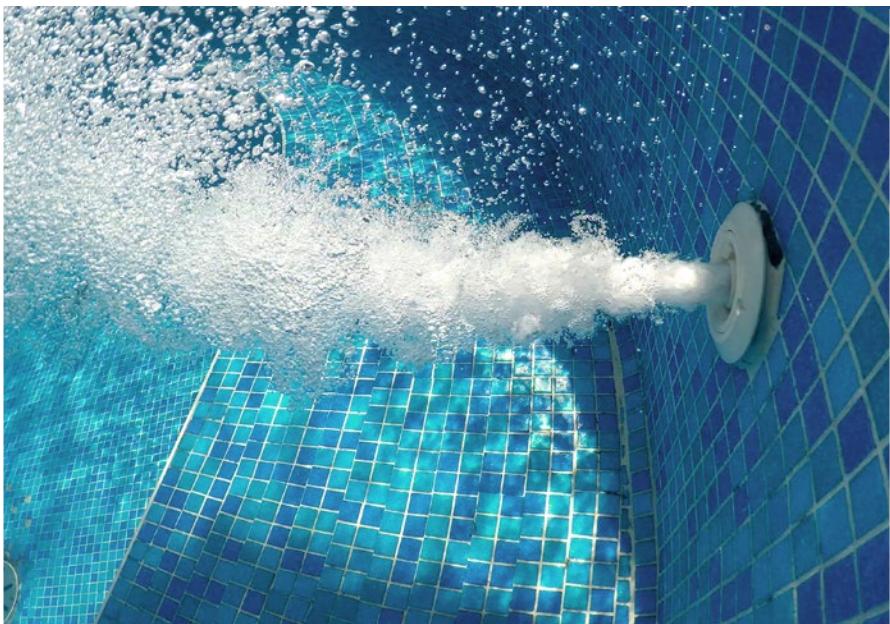
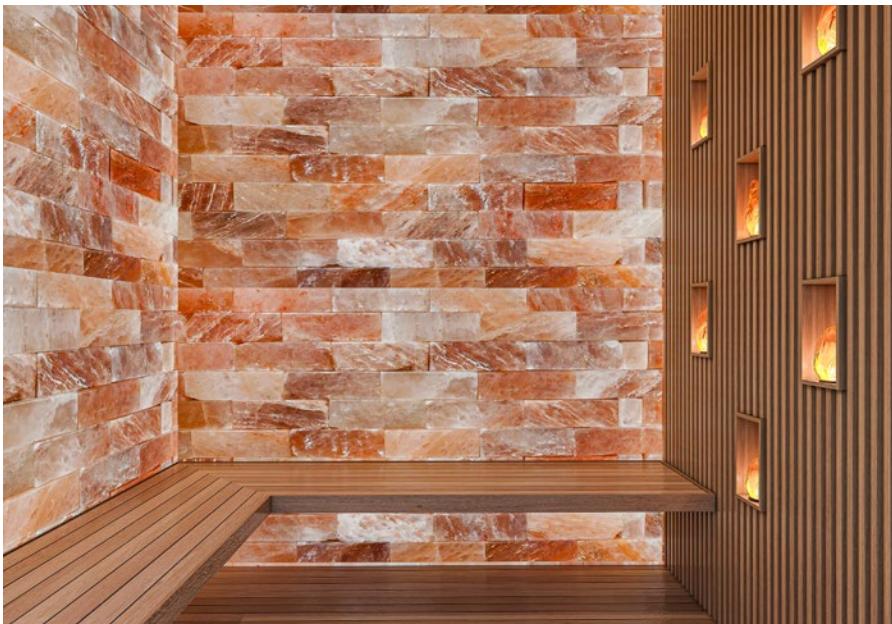
SKY EXCHANGE

SKY VILLAGE



## YOUR PRIVATE LUXURY RETREAT.

A first-of-its-kind, SkySpa offers women a complete spa experience within the tower's own perimeters. Here you have the luxury to immerse yourself in a jacuzzi or indulge in an array of sensory experiences including the salt room, sauna, steam room, or experience shower. You can find your calm and core with yoga, beat the heat with a swim or lounge around the pool-deck.



FEATURED HERE:  
**WOMEN'S JACUZZI, EXPERIENCE  
SHOWER AND STEAM ROOM.**



FEATURED HERE:  
A DEDICATED GYM AND  
YOGA SPACE FOR WOMEN.

SKYRESIDENCE

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PENTO DUPLEX

PENTHOUSE

SKYSPA

SKYEXCHANGE

SKYVILLAGE



## SKYSPA AT A GLANCE.

### KEY FEATURES

#### WOMEN'S FACILITIES

1. LADIES POOL
2. JACUZZI
3. TODDLERS POOL
4. EXPERIENCE SHOWER
5. STEAM ROOM
6. SALT ROOM
7. SAUNA
8. YOGA SPACE
9. GYM

#### SHARED OUTDOOR FACILITIES

10. INFINITY POOL
11. POOL-SIDE GAZEBO
12. DECK LOUNGES
13. 9-HOLE PUTTING

#### MEN'S FACILITIES

14. EXPERIENCE SHOWER
15. STEAM ROOM
16. SALT ROOM
17. SAUNA
18. YOGA SPACE

#### SHARED INDOOR FACILITIES

19. GYM
20. GOLF SIMULATOR



A PLACE  
DESIGNED TO  
UNWIND.

SKYRESIDENCE

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PENTO

PENTO DUPLEX

PENTHOUSE

SKYSPA

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SKYVILLAGE

# SKYEXCHANGE:

## DISCOVER THE ULTIMATE OFFICE SPACE.

SkyExchange is a landmark 17-storey corporate tower in the most prestigious area of Old Clifton. An area that freely accommodates traffic, people and businesses. The business tower offers option for one and two offices per floor, served by seven elevators, boasting a designer lobby, a luxurious SkyClub, panoramic views from every office and eighty guest parking spots.



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PENTHOUSE

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## HIGH-POWERED WORKSPACES FOR GLOBAL BUSINESSES.

### KEY FEATURES

- SHELL & CORE OFFICES
- MAIN AC UNIT INCLUDED
- FULLY CUSTOMIZABLE SPACES
- FOUR 18-PERSON ELEVATORS
- THREE SERVICE ELEVATORS
- 3 BASEMENT PARKING FLOORS
- 80 VISITOR PARKING SPOTS
- ENHANCED SECURITY AND MONITORING
- CONVENIENT ENTRY AND EXIT POINT



## WELCOME TO GREAT COMPANY.

With a 30-foot-high ceiling entrance, the contemporary lobby is designed to welcome you and your guests. Elegantly-appointed interiors with Armani grey and white marble finishes seamlessly complement branded Italian furniture to create a grand presidential entrance. High-speed elevators, each with 18-person capacity, zip you to your office floor that opens into your private lobby.

The office spaces offer full, panoramic views with floor-to-ceiling glazing to create an elevated sense of space together with 12-foot-high ceilings.

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## CONFERENCE ROOM.

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PENTO DUPLEX

PENTHOUSE

SKYSPA

SKYEXCHANGE

SKYVILLAGE



**EXECUTIVE  
SUITES.**

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PENTO DUPLEX

PENTHOUSE

SKYSPA

SKYEXCHANGE

SKYVILLAGE



## FLOOR PLAN - ONE OFFICE PER FLOOR

8,900  
NET AREA

11,160  
GROSS AREA

12  
RESERVED PARKINGS

SKYRESIDENCE

NEXUS

PENTO

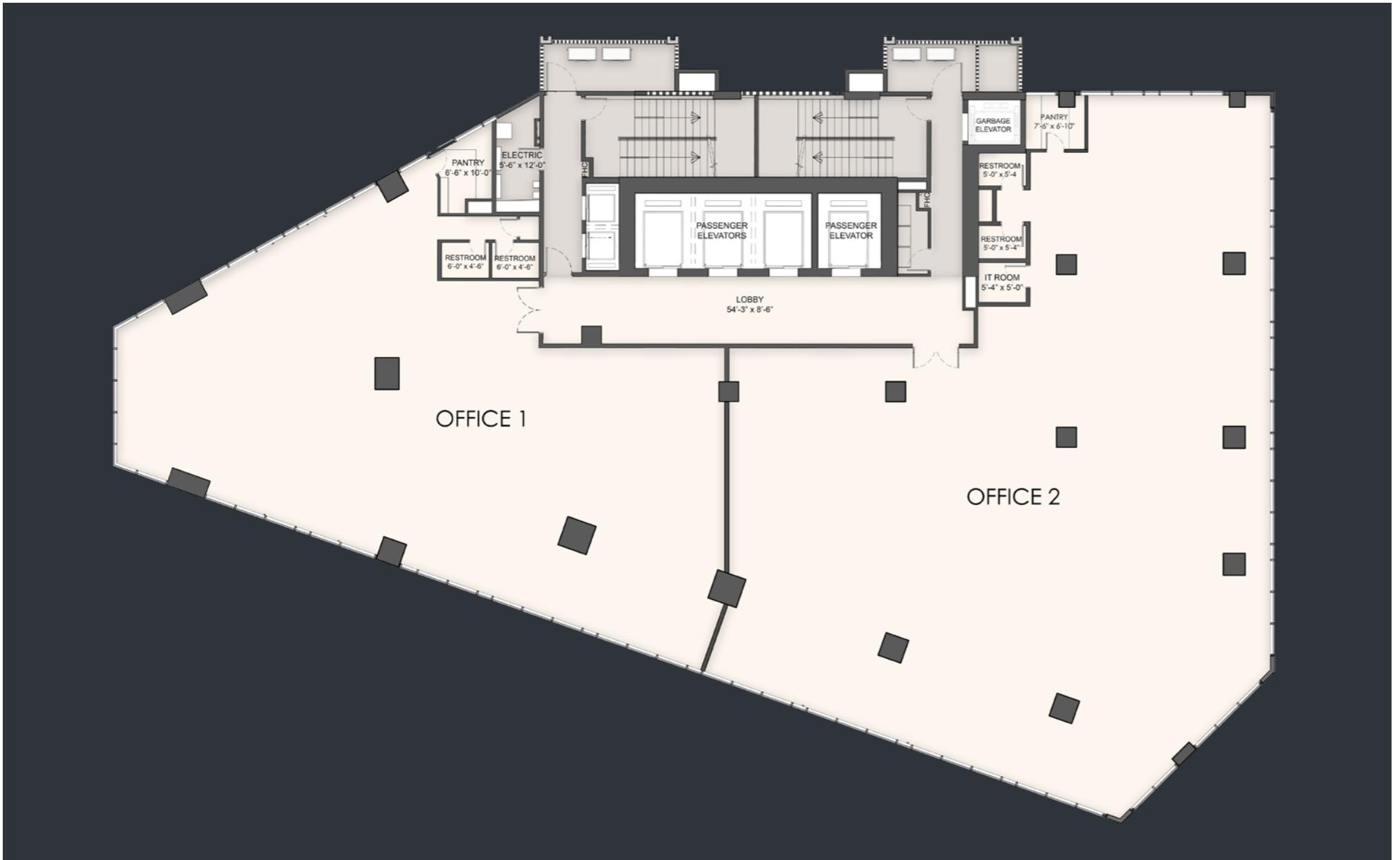
PENTO DUPLEX

PENTHOUSE

SKYSPA

SKYEXCHANGE

SKYVILLAGE



## FLOOR PLAN - TWO OFFICES PER FLOOR

### OFFICE-1

**3,210**  
NET AREA

**4,423**  
GROSS AREA

**05**  
RESERVED PARKINGS

### OFFICE-2

**5,321**  
NET AREA

**6,737**  
GROSS AREA

**07**  
RESERVED PARKINGS

SKYRESIDENCE

NEXUS

PENTO

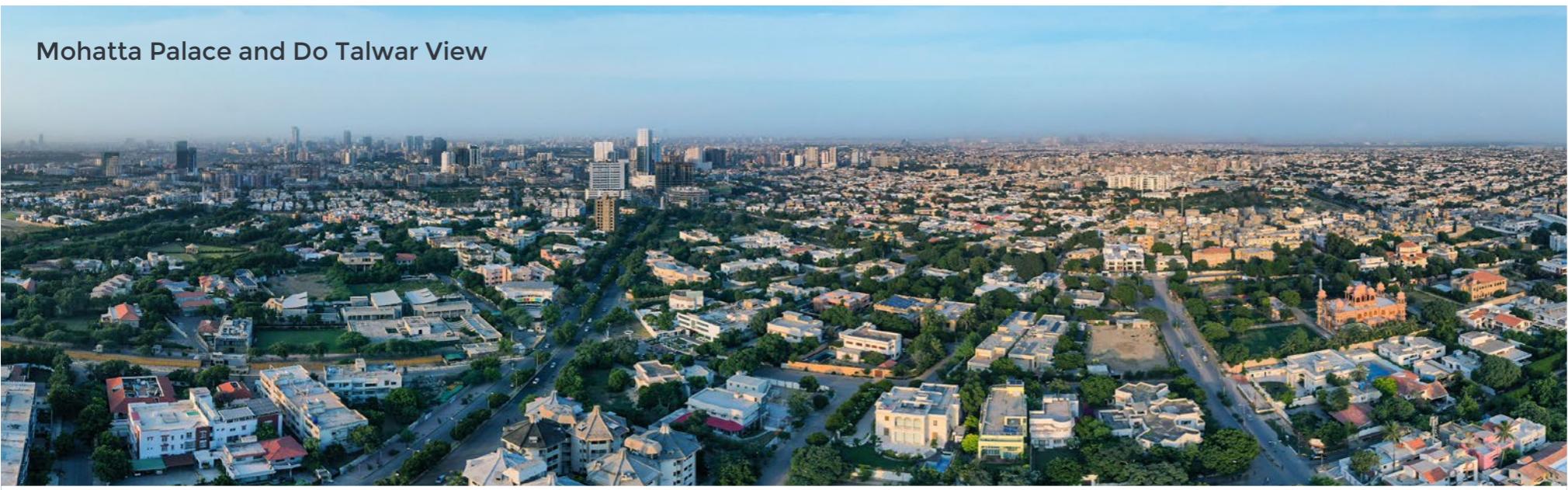
PENTO DUPLEX

PENTHOUSE

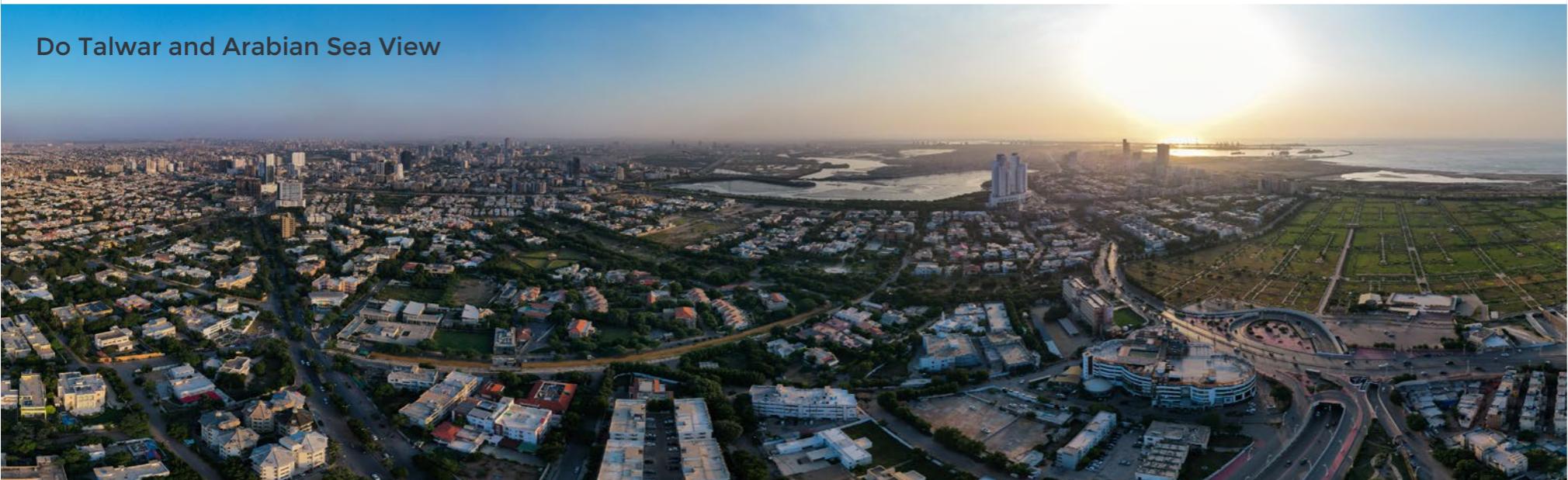
SKYSPA

SKYEXCHANGE

SKYVILLAGE



**Do Talwar and Arabian Sea View**



**Mohatta Palace and Do Talwar View**

**VIEWS FROM  
YOUR OFFICE.**

# DISCOVER SKYCLUB.

Panoramic views of Karachi welcome you and your company to SkyClub, SkyExchange's private health and wellness facility. SkyClub is a relaxing terraced retreat, complete with a state-of-the-art gym, an infinity pool, a snack bar and an ultra-chic pool deck - creating the perfect space for executives to relax and rejuvenate - whether its their half-time or over-time.





FEATURED HERE:  
**STATE-OF-THE-ART GYM.**



SKYRESIDENCE

NEXUS

PENTO

PENTO DUPLEX

PENTHOUSE

SKYSPA

SKYEXCHANGE

SKYVILLAGE

# SKYVILLAGE:

AN  
URBAN  
VILLAGE.





SKYRESIDENCE

NEXUS

PENTO

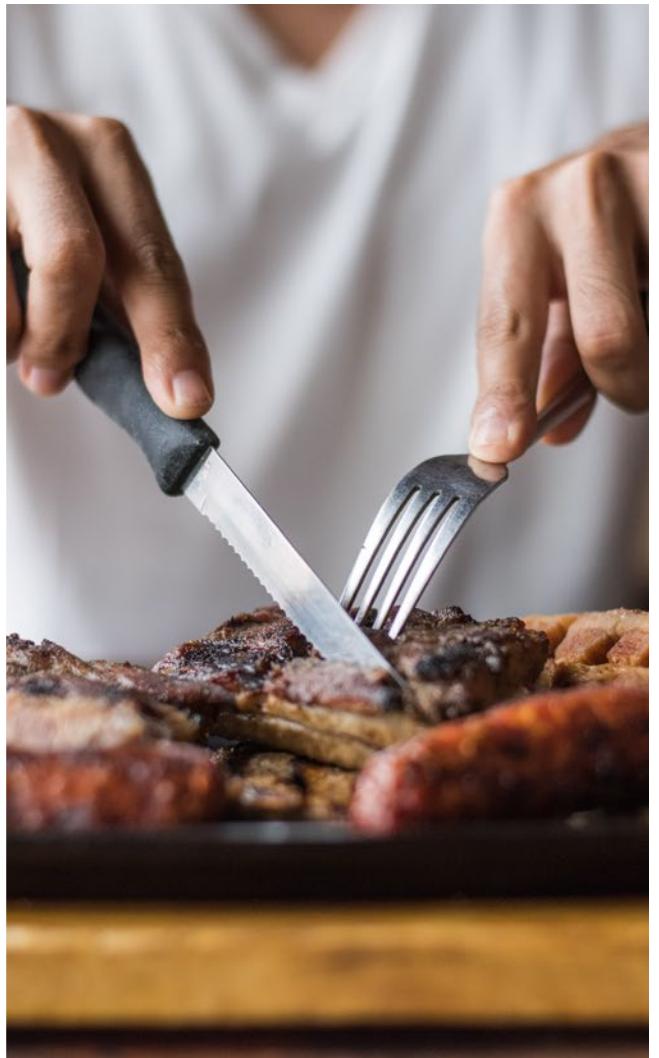
PENTO DUPLEX

PENTHOUSE

SKYSPA

SKYEXCHANGE

SKYVILLAGE



FEATURED HERE:  
AN EXCLUSIVE AL FRESCO  
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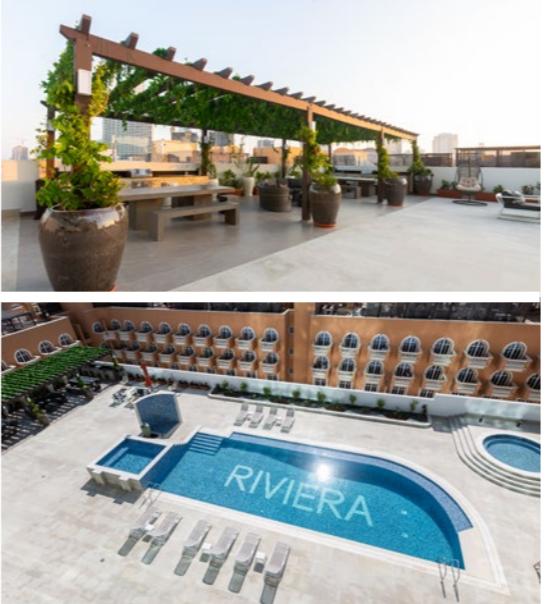
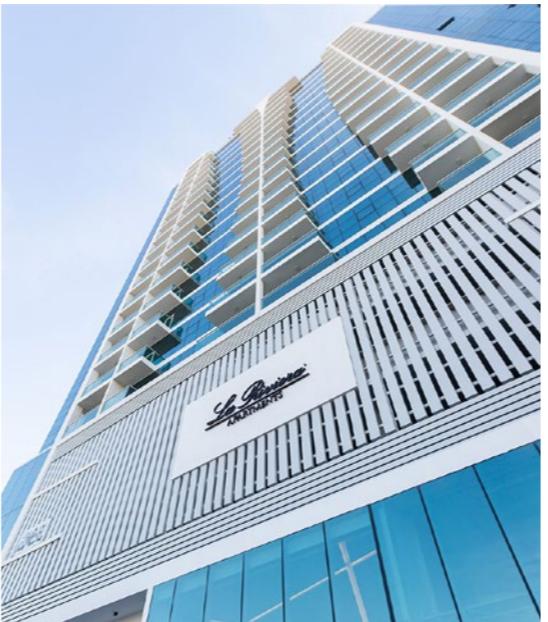
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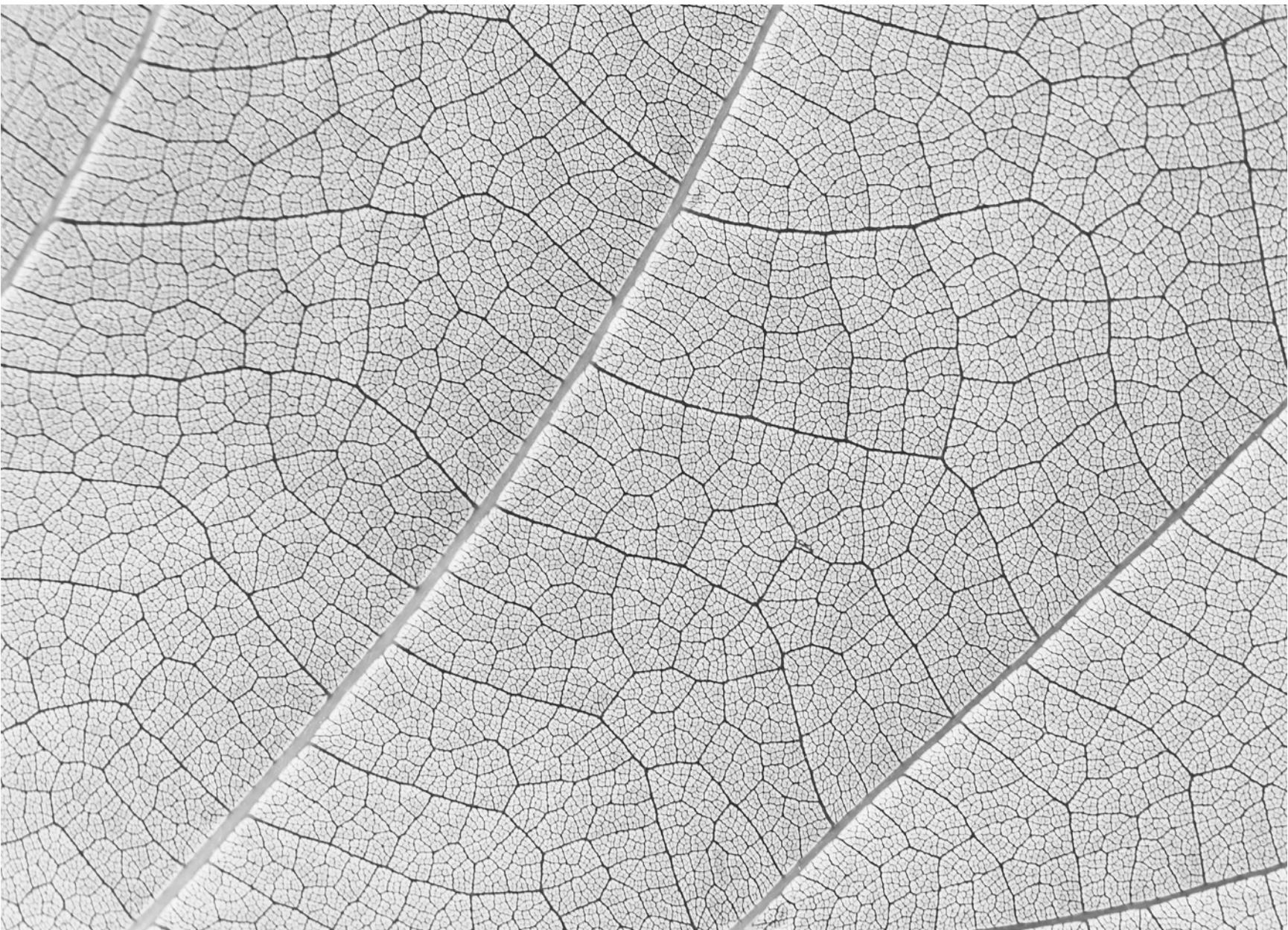
### IN COLLABORATION WITH:

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GROUP



BUSINESS VISION PVT. LTD.

Since 1981, Abdul Rauf Razzak Machiyara and his team have reshaped lives and reimagined living through bespoke projects such as Hawaiian Homes and West Wind Estates across Karachi's coastline. With decades of experience in residential, commercial and high-rise developments, the Riviera Group has successfully expanded its portfolio by delivering more than 4000 units worldwide.



## OUR TEAM

For this project, Riviera Group has selected some of the most accomplished consultants in the sphere of architectural design, consulting engineering, and brand identity consultancy in Pakistan.



MARKETING AND BRANDING

### DISCLAIMER

The Developer reserves the right to alter the specifications and facilities. This brochure is purely conceptual and not a legal offering and for illustration purpose only. The Developer reserves the right to amend / alter the area, layout, elevation, specification and amenities mentioned in this brochure. Elevation photographs / images used in this brochure are purely artistic in nature and tend to change without prior notice unless explicitly mentioned. The units are offered without furniture and fixtures.



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