

# Location, Layout, Lifestyle: How SKA Divine is Shaping a New Residential Narrative in NCR

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As NCR's real estate evolves, so do the aspirations of homebuyers. They are increasingly seeking residences that go beyond four walls—they want homes that are strategically located, offer expansive and well-thought-out layouts, and align with their aspirations for a modern, elevated lifestyle. Responding to this growing demand is SKA Divine, a thoughtfully crafted residential project by the renowned SKA Group that sets a new benchmark in urban living.



## **SKA Divine: Where prime location, elegant design, and a holistic lifestyle redefine urban living in NCR**

Located within the innovative and thoughtfully planned Wave City along the Delhi-Meerut Expressway, SKA Divine enjoys easy access to world-class amenities and a serene environment, all while staying deeply connected to the NCR's urban fabric. The project offers excellent connectivity with Noida Sector-62 and Ghaziabad Railway Station, just 20 minutes away, and Akshardham is reachable in 35 minutes. It also boasts proximity to the upcoming Jewar Airport. By offering exceptional connectivity without compromising on peace or green surroundings, SKA Divine embodies the perfect balance between modern living and tranquil retreat.

Complementing its prime location is SKA Divine's meticulous attention to design and spatial planning. Spread across approximately 5 acres, the project comprises 3 elegantly designed towers- alpha, beta, and gamma- rising up to 27 storeys and housing 536 thoughtfully crafted units. The prestigious development offers an array of spacious 3, 3+ BHK & 4+ BHK luxury apartments thoughtfully designed to cater to the needs of discerning modern families.

Additionally, homes at SKA Divine are not just spacious; they're air-conditioned, boast a generous floor-to-floor height of 12 feet, and are surrounded by lush greenery that creates a serene, nature-infused living experience. Designed to enhance both aesthetics and comfort, the apartments feature elegant woodwork throughout with spacious balconies that invite abundant natural light and ventilation. Adding to the grandeur, the project features double-height tower lobbies and club areas, creating an atmosphere of sophistication from the very first step inside.

Apart from the thoughtfully designed living spaces is a lifestyle ecosystem that brings comfort, wellness, and community into perfect harmony. At the heart of SKA Divine is

SKA Social Club, featuring the opulence of a 23 ft. double height ceiling that exudes timeless elegance. From an infinity-edge swimming pool and all-weather indoor pool to a fully equipped gym, spa, and indoor sports arena, residents have access to a full suite of recreational and wellness amenities.

Whether it's catching a movie at the multiplex, celebrating moments in the community hall with pre-function and party lawn, or focusing in the business center, every space is crafted to enrich daily life. There are dedicated zones for all age groups-from a toddler play area and teenager room to guest rooms for visiting friends and family. With an expansive 1,26,000 sq. ft. of lush green landscape, meditation zones, and eco-conscious features like rainwater harvesting and sewage treatment, SKA Divine ensures that luxury is balanced with sustainability. Other premium features, like dedicated EV charging stations, ensure a well-rounded lifestyle.

SKA Divine stands as a testament to modern architectural finesse, with a contemporary elevation defined by clean lines, graceful symmetry, and a sophisticated visual identity. Every aspect of its design has been envisioned to create not just homes but an elevated living environment. Embracing the concept of a modern urban oasis, the project seamlessly integrates green open spaces, walking tracks, and community zones that encourage interaction, mindfulness, and a deeper connection with nature. The project is a true reflection of SKA Group's legacy-crafted not just as a residential offering but as a holistic experience. By combining strategic location, smartly designed layouts, and a lifestyle ecosystem that caters to every generation, SKA Divine is shaping a new residential narrative in NCR.

