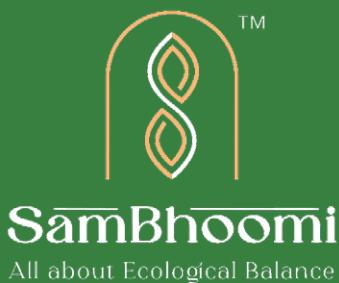


TrendSetters
in
Luxury Villas

SamBhoomi SkyVillas represents a new paradigm in Mumbai's luxury real estate, homes that are not merely spaces but environments: elevated above the city, connected to nature, and crafted to enhance LIFE for generations. SkyVilla should offer room to breathe, daylight that shifts through the day, silence within walls, and greenery one can touch.

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SamBhoomi Sky Villas: Redefining Urban Luxury in Mumbai, City Home Upgraded

After exploring LIFE Spaces Realty's SamBhoomi Sky Villas: first online <https://www.sambhoomi.com/> and then onsite, the Outlook Business team recognised that Vasant and Pruth Chheda have attempted something genuinely different in Mumbai's vertical landscape. This consistency of feedback led us to trace the story and intent behind SamBhoomi, aligning naturally with the spirit of our 'Outliers 2025' year-end special edition.

In the heart of Mumbai, where space is scarce and city LIFE often feels rushed, the idea of a peaceful, spacious home seems almost impossible. Yet for Vasant and Pruth Chheda of LIFE Spaces Realty, that impossibility became a challenge worth pursuing. The question that sparked SamBhoomi Sky Villas was simple but profound. "Why must a home in the heart of Mumbai feel closed and hurried when we know how peaceful a farmhouse can be?" Vasant recalls Pruth asking. That question set the direction for creating residences that blend urban convenience with nature's calm.

Their vision was clear from day one: every Sky Villa should offer room to breathe, daylight that shifts through the day, silence within walls, and greenery one can touch. Translating that vision into a Mumbai tower was anything but easy. "At first, it seemed almost impossible," Vasant admits. Land is expensive, regulations tight, and every square foot has to justify itself. But Pruth broke down the



Mr. Vasant Chheda, CMD, SamBhoomi



Mr. Pruth Chheda, Director, SamBhoomi

essence of a farmhouse—space, light, air, nature—and asked how those could coexist vertically. The result: Villas in the sky with private decks where real trees grow even at 67 meters above ground.

From the outset, the Chhendas approached design differently. Their philosophy focuses on daily LIFE, not showpieces. "Luxury is not about how expensive something looks on Instagram, it is the quality of experience a space offers," says Vasant. Rooms were designed for comfort, proportions kept generous, and natural ventilation and light were treated as fundamentals. Pruth echoes the same simplicity: "Luxury should simplify LIFE, not add complexity. We build homes that respect the natural order rather than overpower it."

This thinking shaped every part of SamBhoomi. Unlike conventional towers stacking flats, each Sky Villa is a fully independent residence—one home per floor—with complete privacy, spacious rooms, and the option of a suspended sky-deck

garden spaces for everyday use. "Most projects sell the clubhouse or podium," says Pruth. "We focused on what happens behind the front door. Step inside, and the city suddenly feels far away." By mapping wind directions and sun-path, the Chhendas ensured that each Villa stays naturally calm, bright, and comfortable.

A defining feature of SamBhoomi Sky Villas is the integration of true greenery. Every residence comes with the option to build a private garden with 450 mm soil depth, enough for full-grown trees, lawns, mounds, and even plunge pools. "You step in 67 meters above the city and stand on your own patch of earth, looking over your trees to the Mumbai skyline," says Pruth. Architecture, landscape, and engineering work together to create a home where biophilic living and wellness are structural, not cosmetic.

Modern luxury buyers, especially within Mumbai's Jain community, look beyond square footage. They value openness, light, air, and

genuine privacy. SamBhoomi anticipates these needs by offering homes that breathe, where cross-ventilation keeps spaces cool, daylight supports well-being, and private gardens bring nature indoors without city noise or pollution. These homes are wellness-first, with greenery and fresh air as central design elements.

Technology in SamBhoomi is quiet but effective. High-performance building envelopes, efficient glazing, strategic window placement, and climate-responsive materials ensure comfort without over-reliance on systems. Rainwater harvesting, low-VOC materials, and reduced thermal conductivity further enhance sustainability. As Vasant puts it, "Sustainability is a philosophy before it becomes a practice. We invite nature to stay rather than fight it."

The Luxury Villa market is changing rapidly in Mumbai and globally. Families increasingly prefer Sky Villas, full-floor or duplex homes with the independence of a bungalow in an urban tower. Beyond aesthetics, buyers seek certainty. Ready or near-ready Sky Villas, quicker delivery cycles, and managed-living convenience now define buyer expectations. "The ultra-luxury buyer no longer tolerates four- to five-year waits,"



says Vasant. "Certainty of lifestyle now trumps everything." Pruth adds, "People want spacious homes ready to live in, not promises on paper."

Customer experience remains central to the SamBhoomi philosophy. From first visit to possession, the Chhedas maintain a hands-on approach, ensuring every detail meets expectations. Bespoke customisation allows families to shape homes around their lifestyle without compromising structure. "No two towers will ever look or feel alike," says Pruth. "Each home must reflect the family living in it."

Their leadership philosophy blends truth, quality, and respect with an obsession for detail, speed, and zero ego. They personally sign off on every innovation, design, and material. For them, the most fulfilling moments are not awards but seeing families walk into their Sky Villas and feel immediate calm, proof that a thoughtfully built home can elevate daily LIFE.



Looking ahead, LIFE Spaces Realty plans careful expansion of the SamBhoomi philosophy. Boutique towers in prime Mumbai neighbourhoods and select coastal or hill locations are being explored. Every future Project will carry the signature biophilic design, wellness-first planning, and material honesty that define the brand.

The Chhedas also emphasise that growth must remain balanced with intent. SamBhoomi's philosophy is not to scale aggressively, but to build quietly, with precision, ensuring that each new tower embodies the same clarity of purpose that shaped the first. "We are not pursuing volume, only purpose," says Vasant. Pruth adds, "If a home doesn't feel personal, calm, and purposeful, it isn't SamBhoomi." This measured approach reflects their belief that luxury is not created by the size of the portfolio, but by the depth of thought behind each residence.

As LIFE Spaces Realty enters its next chapter, innovations such as curated indoor tree pockets, climate-adaptive outdoor rooms, co-created gardens, and more personalised sky-deck options are being explored. These ideas continue the brand's pursuit of a living environment that supports health, family bonds, and long-term comfort, ensuring every future SamBhoomi residence feels like a modern urban sanctuary.

In essence, SamBhoomi Sky Villas represents a new paradigm in Mumbai's luxury real estate, homes that are not merely spaces but environments: elevated above the city, connected to nature, and crafted to enhance LIFE for generations. As the Chhedas remind us, true luxury is never about scale or spectacle, but about how gently a family lives, breathes, and grows together within its walls.