

BALEWADI

WHAT'S IN A NAME?

A lot, especially when it's Kasturi.

With Kasturi, you get a home that is a pure work of art, fuelled by passion, driven by vision. A passion to relentlessly better the best. A responsibility to go the extra mile. To give more than we commit.

With a portfolio that spans across 2 decades, Kasturi Housing has successfully delivered over 3 million square feet with another 5 million square feet of prime real estate in the pipeline.

At Kasturi, every home is a labour of love, a pursuit of perfection, a space meticulously curated with handpicked elements to offer an unparalleled living experience; in a word, a masterpiece.



kasturi

ROMANCING THE STONE

Designing and constructing fine homes
goes way beyond business for us.

We believe
we have been accorded a rare opportunity.
The opportunity to design a better life for the highly knowledgeable aesthete.

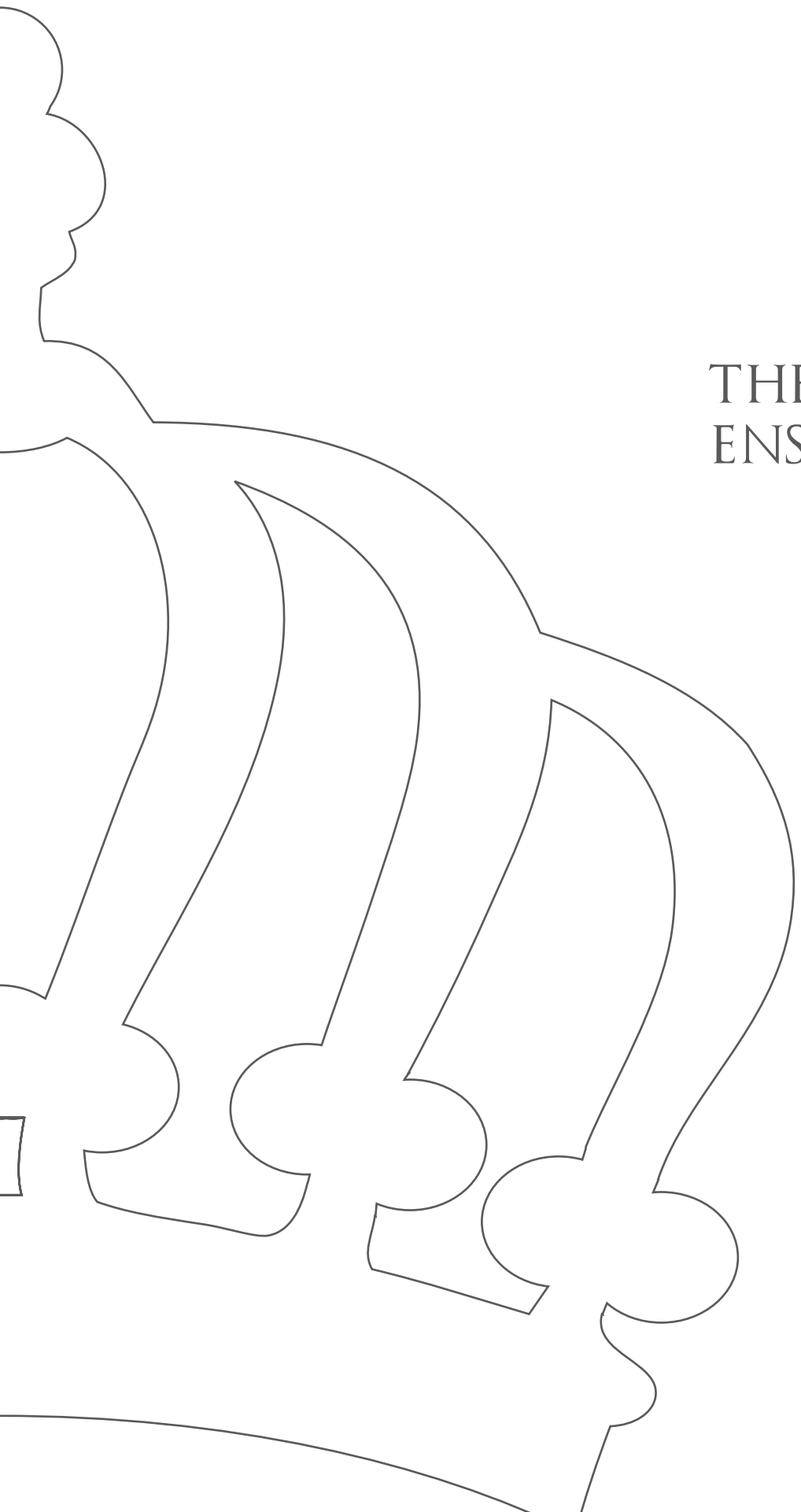
To imaginatively fuse the most
contemporary of world design into a stylish,
breathing structure, and to achieve that,
we pull out all the stops,
we pour in pure, undiluted passion.

Somewhere in this process the lines blur
and we become a part of what we build...

We become our brick and mortar, glass and landscape. Our passion breathes in them.



Conceptual Image



THE ENSEMBLE

THE
BALMORAL
COLLECTION

The hyper-simple, uber functional prototype of The Balmoral Collection sets the stage for a hyper-efficient building core that blends aesthetics with functionality. From clean cut lines & dramatic glass facades to sprawling, unhindered living spaces, The Balmoral Collection is a residential icon unlike any other. Based on the same definitive platform on which The Balmoral Estate was developed, The Balmoral Collection is a lifestyle that has been scrupulously put together with carefully chosen specifications & features to help build a vibrant community of like minded families.

THE BALMORAL HILLSIDE

Set alongside the majestic Baner Hills, experience the joy of living by the hills and breathing by the hills in the sprawling 4.5 & 5.5 BHK residences at The Balmoral Hillside, Baner

THE BALMORAL RIVERSIDE

Steeped in luxury and adorned with a serene river view, soak in the experience of riverside living in these chic 3 & 4 BHK residences at The Balmoral Riverside, Balewadi

THE BALMORAL TOWERS

Towering above the mundane, discover the life less ordinary in the exciting neighbourhood of Balewadi with the 3 & 4 BHK residences at The Balmoral Towers, Balewadi

ENGINEERED WITH EQ

We've burned the midnight oil, we've moved boulders, we've poured our heart into each and every line and corner of the layout. More than just engineering, our homes are a byproduct of a burning passion fortified with emotion. A home that has been engineered with EQ. A home that thinks like you, for you.



Conceptual Image

BUILDING ENVELOPE AND CIVIL DETAILING

Straight-line modernism, hyper-simplicity & uniformity in design defines the central character of The Balmoral Collection. It allows an equal magnitude of the glass facade, acting as a source for its stark monolithic look, to add further strength and disposition to the overall design.

The residences at The Balmoral Collection are engineered from the inside out rather than outside in. The apartment's civil detailing with 3D modelling ensures extreme precision and accuracy with zero afterthoughts.

The design is intuitively planned ever so slightly to increase the perceived size of the interior spaces. With defining full glass window facades and striking base palettes for the apartment along with pre-planned furniture positioning, you can now enjoy your space without the painstaking process of planning it.

SITE PLANNING CONSIDERATIONS

- Efficient and safe locations for services such as STP, transformers, under water tanks
- Final levels of internal roads, building plinths & basement floor relative to the outside road and the topology of the plot itself
- Setbacks and side margins for the towers as well as basements as per building regulations
- Maximum parking efficiency
- Adequate space for amenities
- Traffic flow management
- Defined construction stages and stage-wise planning
- Soil testing and strata analysis
- Drainage considerations



THE BALMORAL RIVERSIDE

STEEPED IN LUXURY, SOAKED IN SERENITY



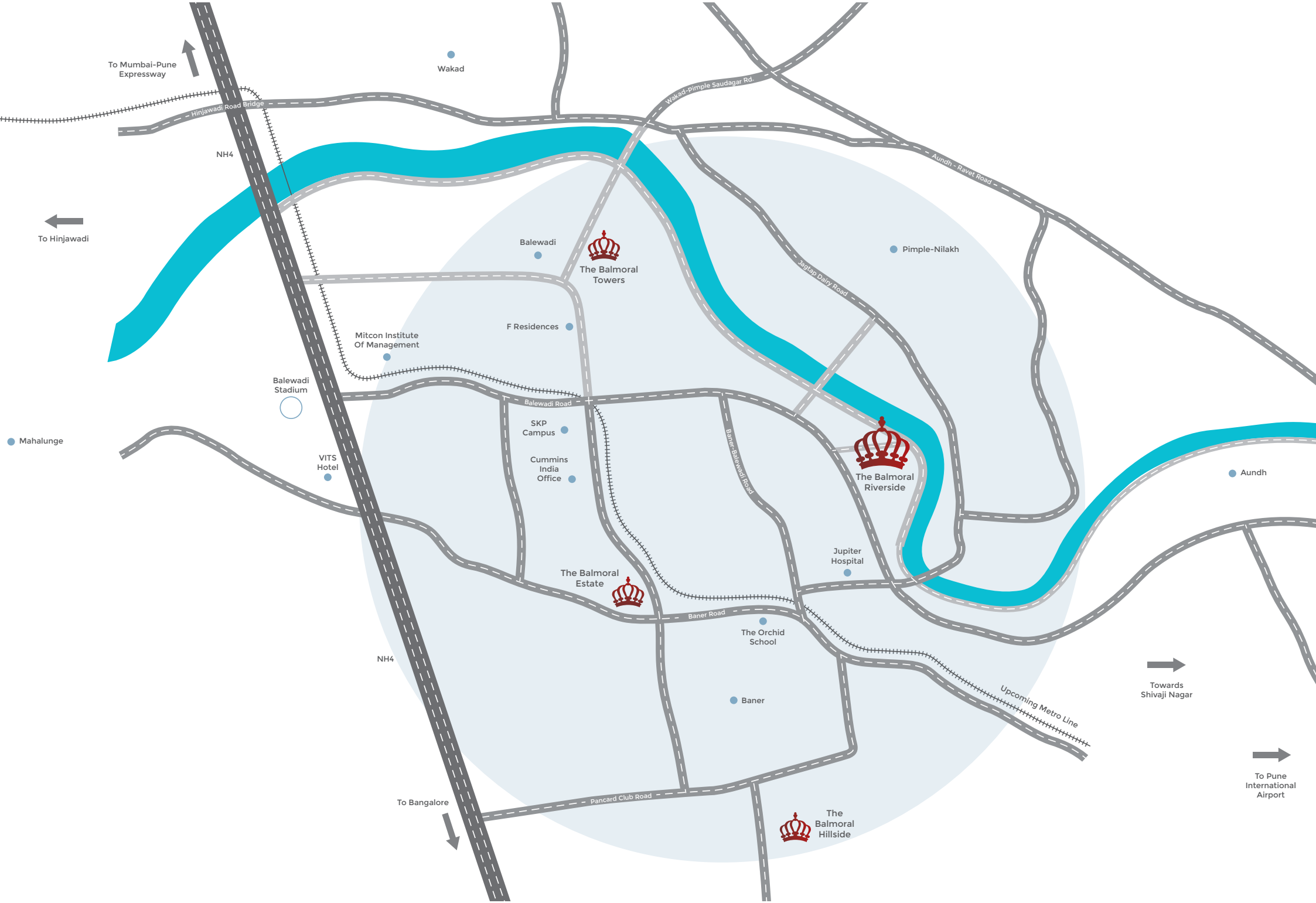
Architectural Rendition

THE BALMORAL RIVERSIDE

Steeped in luxury and adorned with a serene river view, soak in the experience of riverside living in these chic 3 & 4 BHK residences at The Balmoral Riverside, Balewadi.

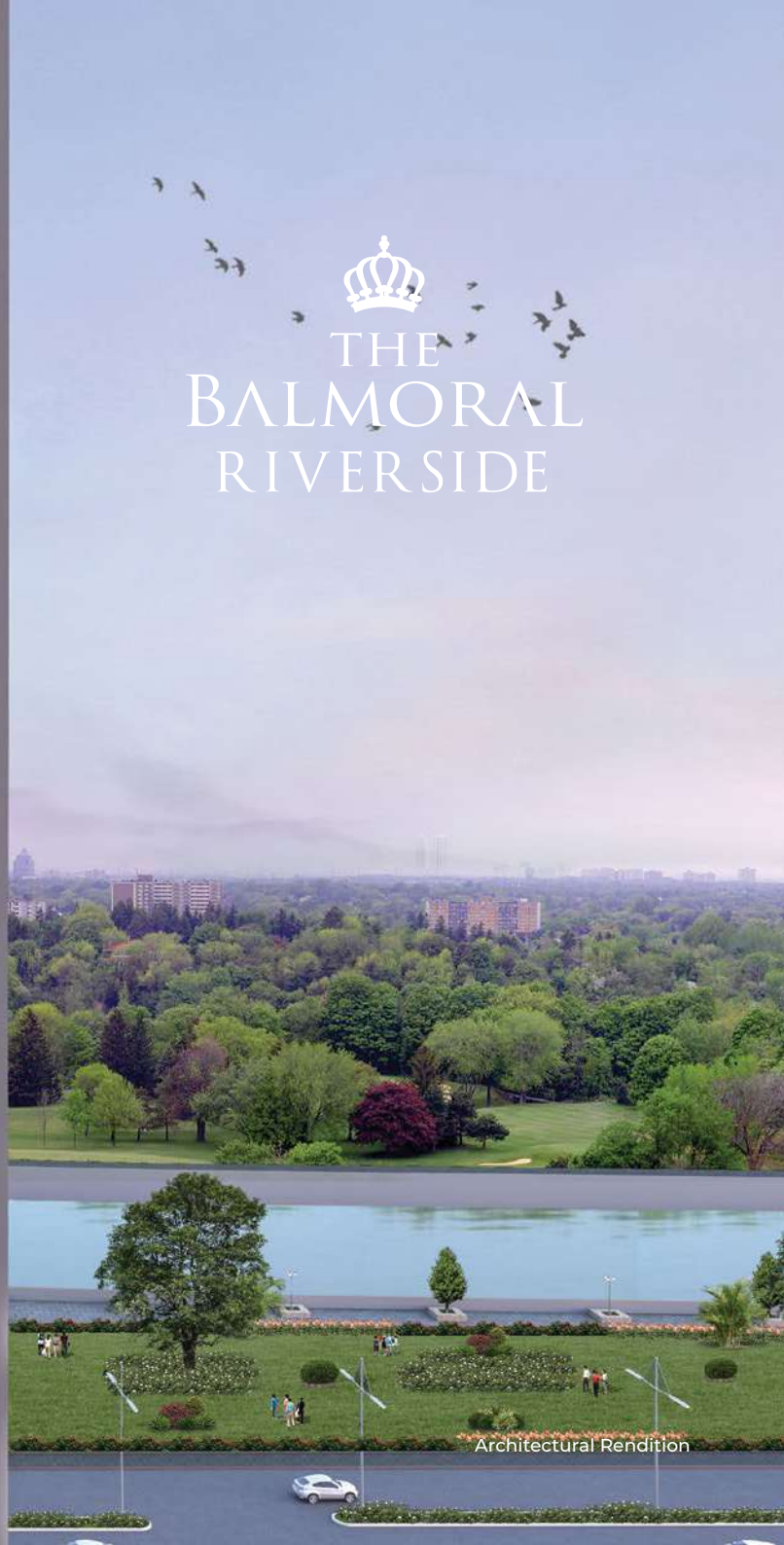
THE TALE OF A CITY

The suburbs of Baner & Balewadi are a touchstone of cosmopolitan living in the city. It embodies a fine contrast of posh residential, and commercial landmarks, from malls, international schools, and energetic main streets, to The Balmoral lineage of luxury residences.


To Mumbai-Pune Expressway
Wakad
Hinjawadi Road Bridge
Wakad-Pimple Saudagar Rd.
NH4
Aundh - Ravet Road
To Hinjawadi
Balewadi
The Balmoral Towers
Pimple-Nilakh
Jagtap Dairy Road
F Residences
Mitcon Institute Of Management
Balewadi Stadium
Balewadi Road
Mahalunge
SKP Campus
Baner-Balewadi Road
VITS Hotel
Cummins India Office
The Balmoral Riverside
Aundh
Jupiter Hospital
The Balmoral Estate
Baner Road
The Orchid School
NH4
Towards Shivaji Nagar
Upcoming Metro Line
Baner
To Pune International Airport
To Bangalore
Pancard Club Road
The Balmoral Hillside

THE BALMORAL RIVERSIDE





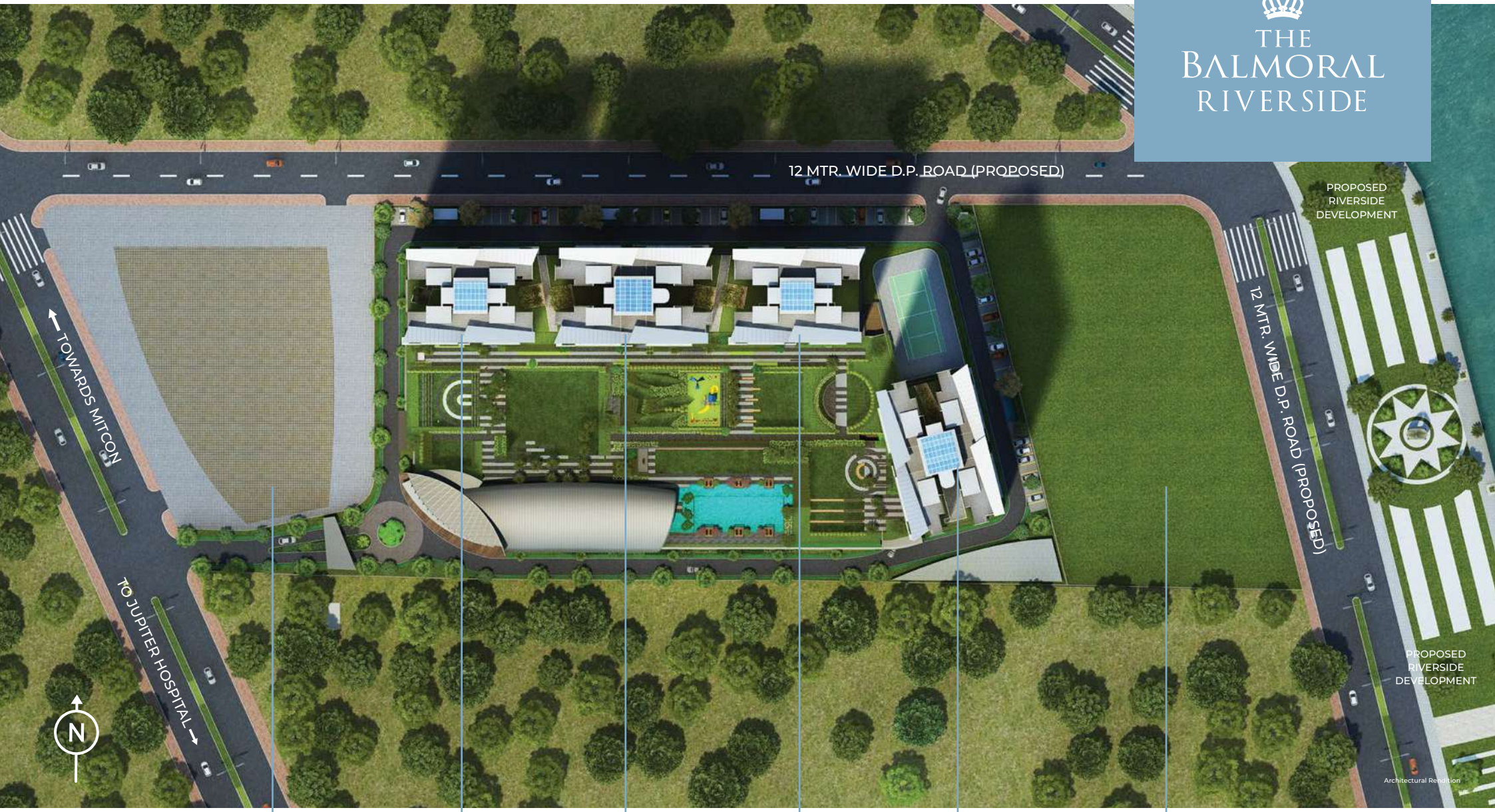
Architectural Rendition

BUILT AROUND NATURE

At The Balmoral Riverside, the less is more philosophy takes the driving seat when it comes to planning the landscaping and the amenities. The minimalist form of expression ensures multiple avenues for recreation without grossly altering the natural setting. Like they say, true art is knowing where to draw the line. And let the natural contours decide the landscape.

- Plazas
- Sit-outs
- Amphitheater
- Yoga & meditation
- Multipurpose court
- Tree courts
- Pavilions
- Usable greens
- Central lawn
- Play mounds
- Kid's play areas
- Party lawns
- Club house
- Swimming pool

THE BALMORAL RIVERSIDE



PROPOSED COMMERCIAL BUILDING (FUTURE DEVELOPMENT)

TOWER A

TOWER B

TOWER C

TOWER D

PMC GARDEN (RESERVATION)



Architectural Rendition

PAMPER YOUR SENSES

CLUB BALMORAL AMENITIES

- Indoor badminton court
- Squash court
- Swimming pool + Kid's pool
- Executive cafe & workspace
- State-of-the-art gymnasium
- Community centre + Banquet zone
- Multi-sport floodlit court
- Billiards room
- Indoor games
- Card room
- Table tennis
- Kid's play area
- Pet zone

THE SENSE IN SENSUOUS

We believe that the pursuit of quality gives birth to luxury. Embellished with handpicked elements and finished to perfection, every corner in a Kasturi home is a personification of elegance.

Add to this the fact that the entire apartment layout has been astutely pre-planned with furniture layouts so what you get is an unencumbered open space with optimised utility. A ready space you can simply mould to your taste with artifacts and movable furniture.



Sample Flat Image



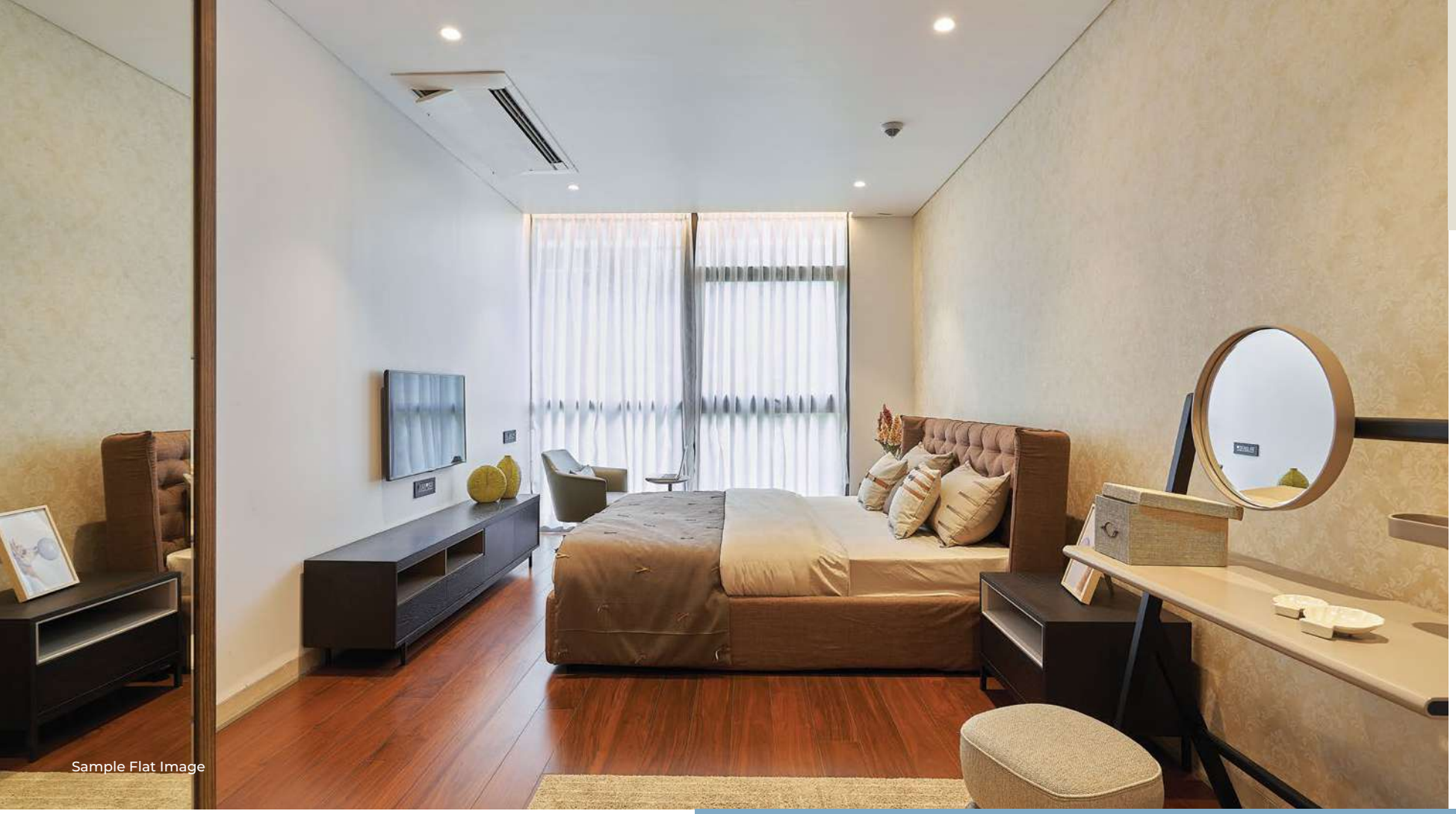
Sample Flat Image

4 BHK LIVING AND DINING

While the handpicked Italian Botticino Marble floor spells understated luxury, the fully retractable glass doors that open out into a spacious deck boast of a vast, unhindered space.



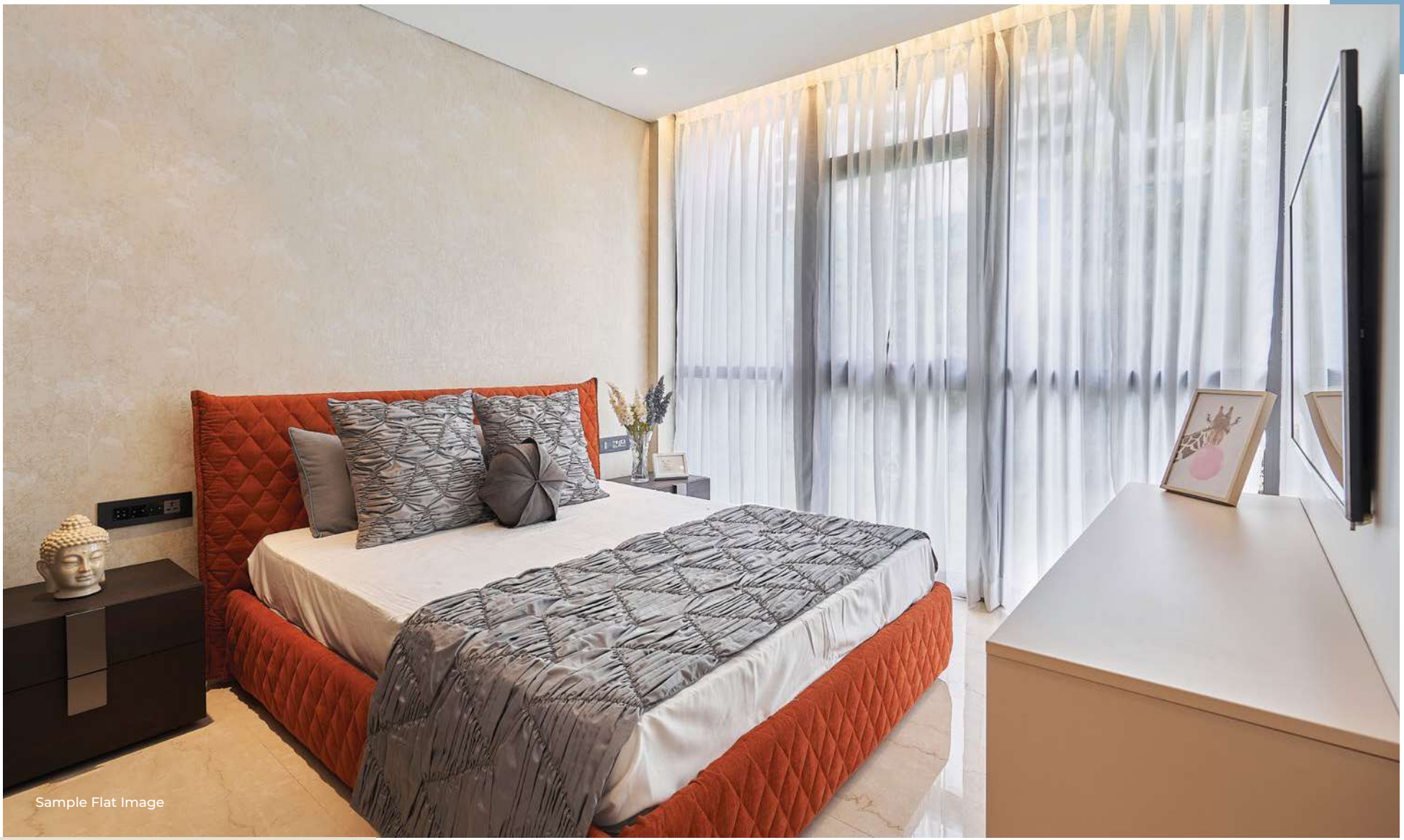
4 BHK LIVING AND DINING



Sample Flat Image

4 BHK MASTER BEDROOM

The stunning full height glass windows coupled with wood alike flooring and mood lighting create a breathtaking ambience for you to unwind in.



Sample Flat Image

4 BHK BEDROOM

BATHROOMS

The designer bathrooms have been masterfully assembled with accessories from some of the most premium luxury brands from across the world; plush in the true sense of the word.



Sample Flat Image

APARTMENT SPECIFICATIONS

- LIVING & DINING
- Handpicked Italian Botticino marble flooring in living room, dining area and passages
- False ceiling with concealed lighting

- BEDROOMS
- High quality engineered wood alike flooring in master bedroom
- VRV air-conditioning in all bedrooms
- Polished porcelain large format tiles in bedrooms

BATHROOMS
- Fully finished bathrooms with best-in-class Italian & German fittings
- Water heaters, accessories & shower enclosures
- Rimless antibacterial finish WC fittings

kitchen
- Polished porcelain large format tiles in kitchen
- Imported high quality designer modular kitchens with built-in appliances
- Piped gas
- Well-designed utility area with retractable easy dry system and provision for washer/dryer
- Kitchen fully fitted with hob, chimney, built-in microwave, oven, dishwasher, and water purifier
-
- COMMON SPECIFICATIONS
- VRV air-conditioning with ceiling cassette units
- High quality slab to slab aluminium window systems with specialised high performance glass
- Prefabricated high quality doors and doorframes
- High quality interior paint
- DG backup for the entire apartment
- Fiber-to-home high-speed Internet provision
- DTH


Sample Flat Image



Architectural Rendition

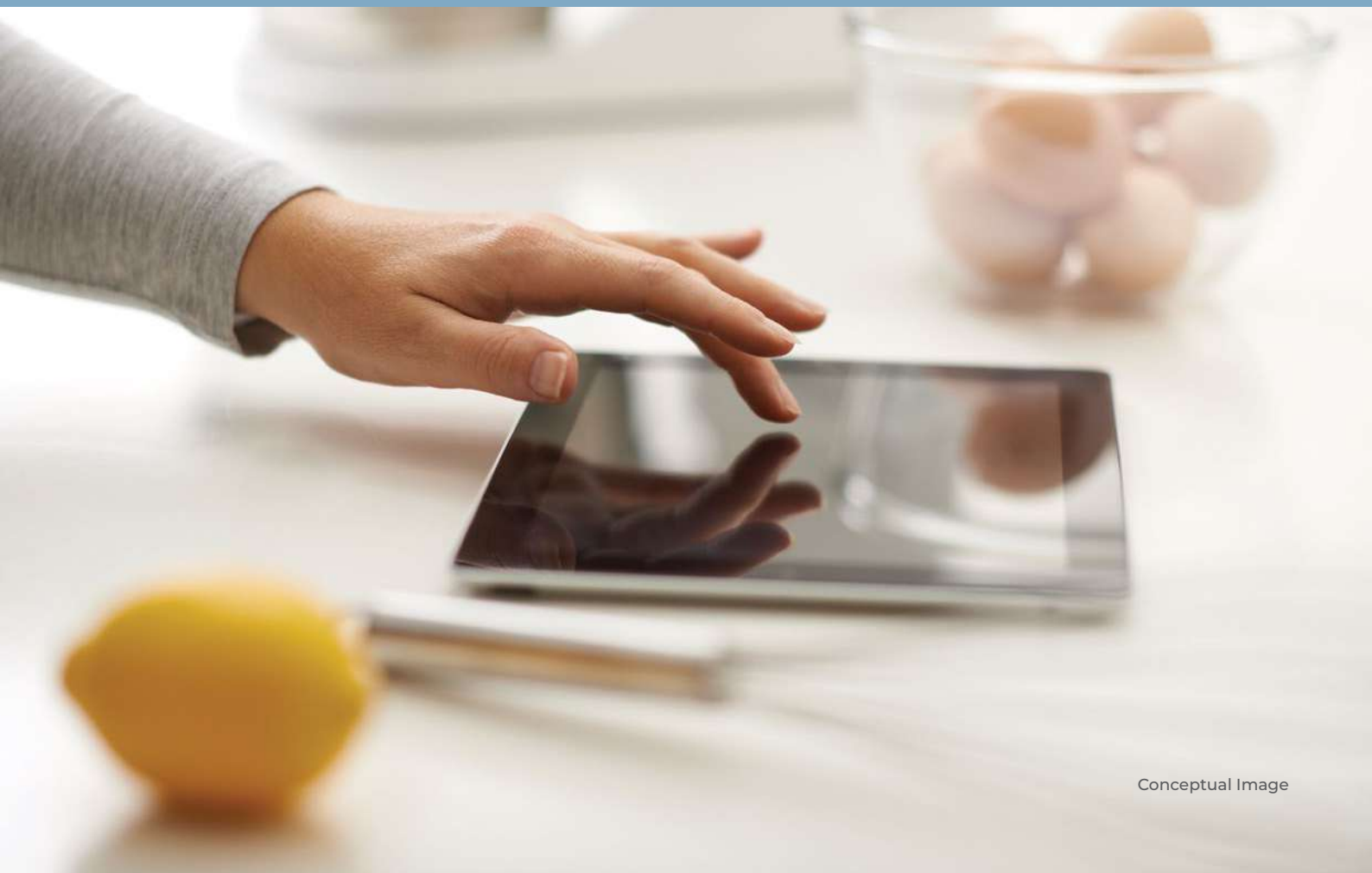
COMMON PROJECT SPECIFICATIONS

- Firefighting system with sprinklers and smoke detectors in each home
- Garbage chute on each floor
- BMS system and control room
- High-quality aluminium formwork
- Sleek & offset-free structural design
- Non-corrosive 3-layer plumbing system
- FRLS electrical wiring
- Special raft slab foundation structure with live temperature monitoring during setting of concrete to efficiently manage concrete cooling
- Beamless structural design
- High-speed elevators with LANDIC system (Battery-powered automatic landing operation)
- 3-tier security
- CCTV surveillance system
- Access control at each common entrance
- Visitor access control from the apartment
- Smart Video Door Phones with access control
- SOS function
- Automatic biometric main door lock

YOUR WORLD AT YOUR COMMAND

The automated homes at The Balmoral Riverside come with intuitive learning. You can now voice automate your lights, curtains, fans, and air conditioning. Add media & entertainment pre-sets to this mix and you can create an ambience to suit your mood.

- Plug and play automation system with provision for expansion
- Lighting and curtain control automation enabled homes
- VDP access control systems with smartphone integration, digital door lock integration, and touch monitors
- Centralised VRV air conditioning
- False ceiling with concealed lighting
- Smart switches with home automation

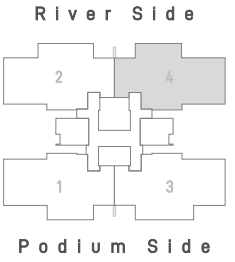


Conceptual Image

BETWEEN THE LINES



Tower A
3BHK EXTENDED DECK





1	Lobby	1.50 x 2.55 meter
2	Living/Dinning	4.95 x 6.75 meter
3	Kitchen	3.25 x 2.45 meter
4	Utility	1.35 x 2.45 meter
5	Balcony	8.27 x 2.20 meter
6	Master Bedroom	3.20 x 4.95 meter
7	Master Toilet	2.60 x 1.55 meter
8	Dresser area	1.40 x 1.05 meter
9	Bedroom Two	3.15 x 3.85 meter
10	Toilet Two	2.25 x 1.55 meter
11	Bedroom Three	3.10 x 3.80 meter
12	Toilet Three	2.15 x 1.85 meter
13	Passage area	2.41 x 1.00 meter

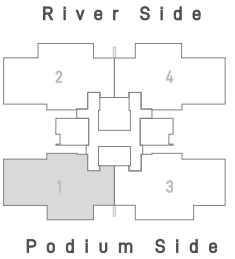


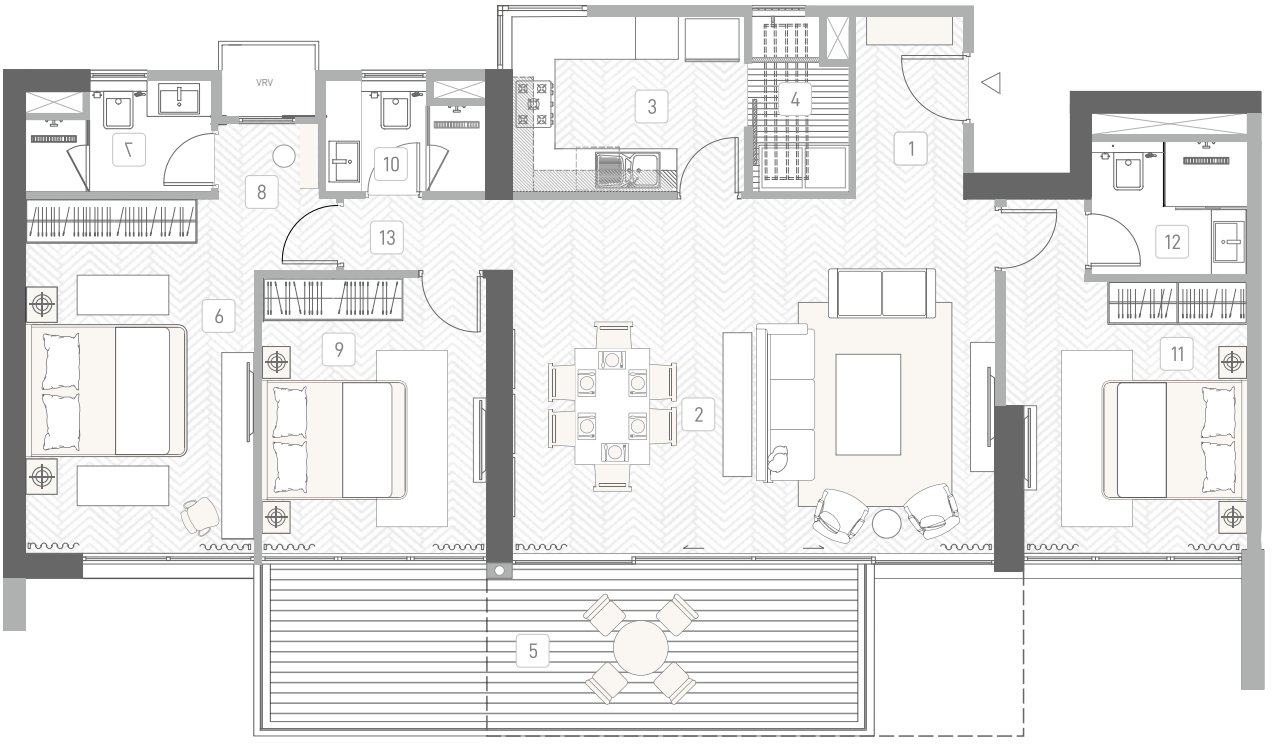
Carpet Area (in Sq.Mtr.)

Flat Area	Balcony / Terrace
109.26	21.23

Area mentioned above is approximate carpet area as per RERA.

Tower A
3BHK EXTENDED DECK





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Carpet Area (in Sq.Mtr.)

Flat Area	Balcony / Terrace
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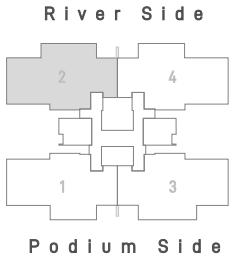
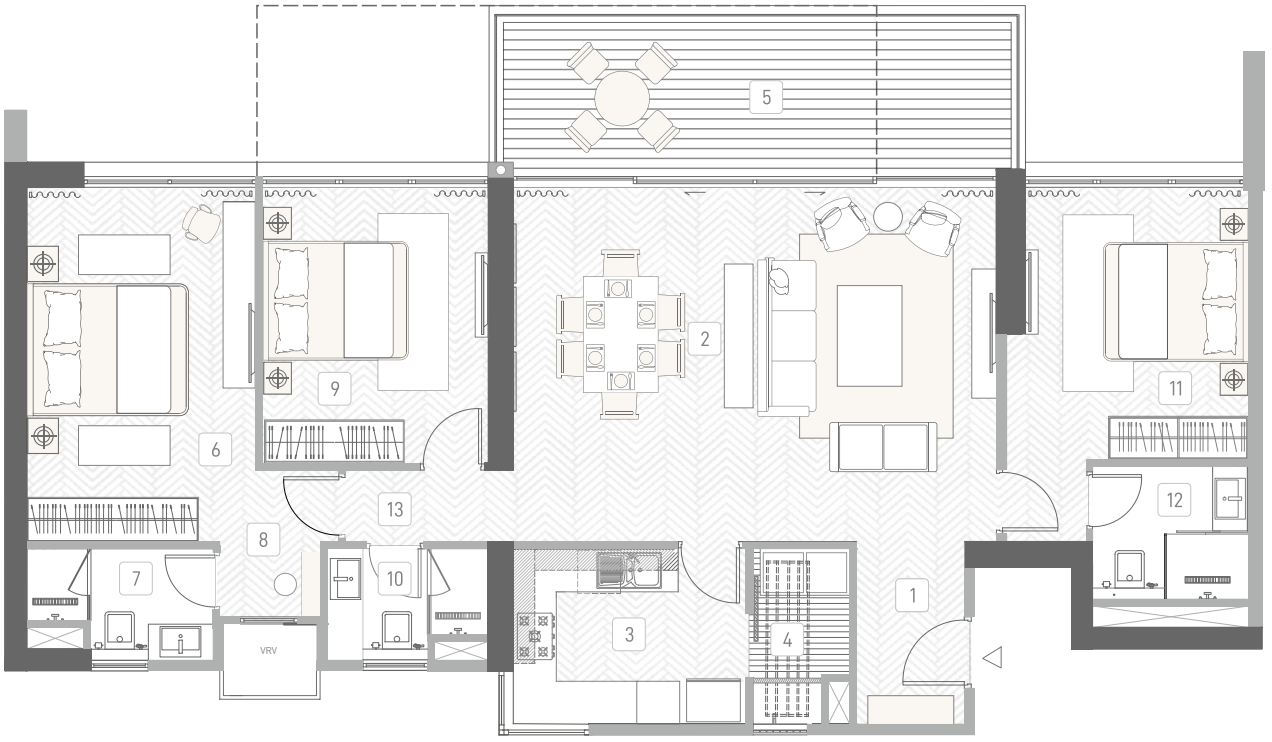
Tower A
3BHK NORMAL DECK





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3	Kitchen	3.25 x 2.45 meter
4	Utility	1.35 x 2.45 meter
5	Balcony	7.10 x 2.20 meter
6	Master Bedroom	3.20 x 4.95 meter
7	Master Toilet	2.60 x 1.55 meter
8	Dresser area	1.40 x 1.05 meter
9	Bedroom Two	3.15 x 3.85 meter
10	Toilet Two	2.25 x 1.55 meter
11	Bedroom Three	3.10 x 3.80 meter
12	Toilet Three	2.15 x 1.85 meter
13	Passage area	2.41 x 1.00 meter



Carpet Area (in Sq.Mtr.)

Flat Area	Balcony / Terrace
109.26	18.65

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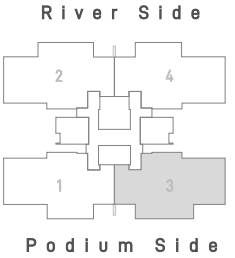
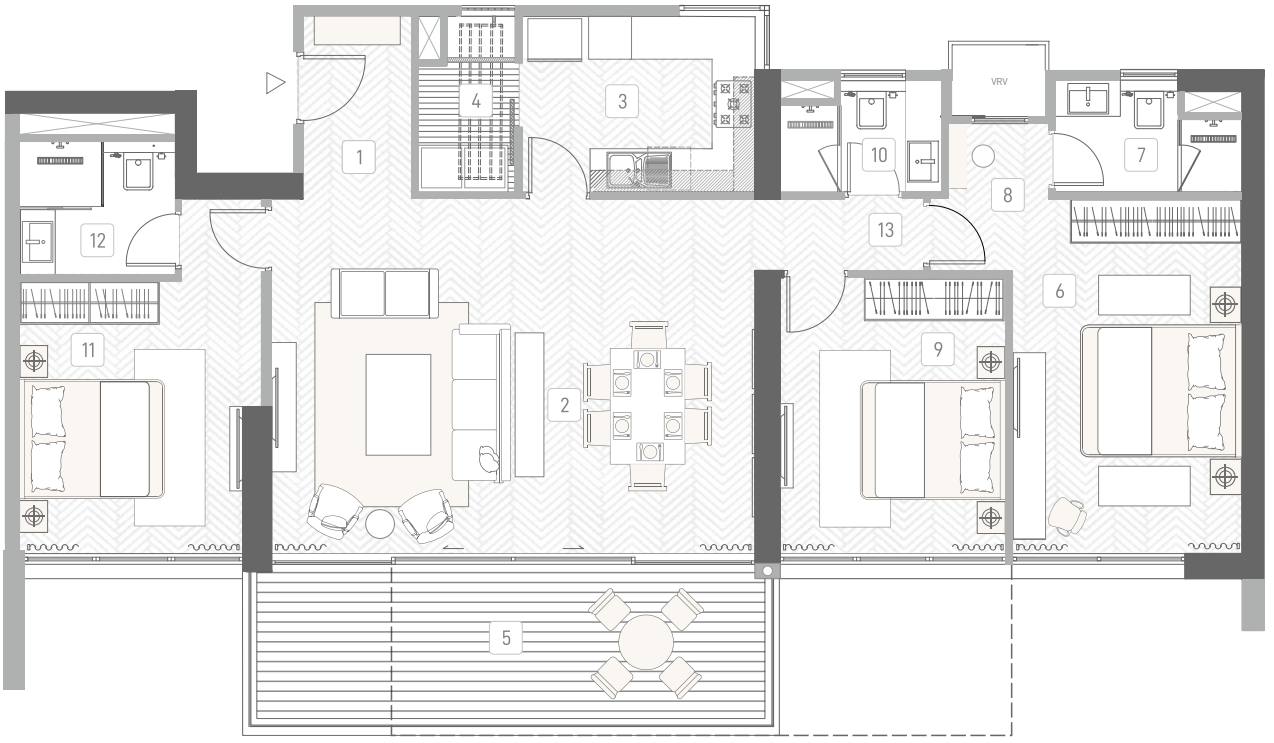
Tower A
3BHK NORMAL DECK





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12	Toilet Three	2.15 x 1.85 meter
13	Passage area	2.41 x 1.00 meter



Carpet Area (in Sq.Mtr.)

Flat Area	Balcony / Terrace
109.26	18.65

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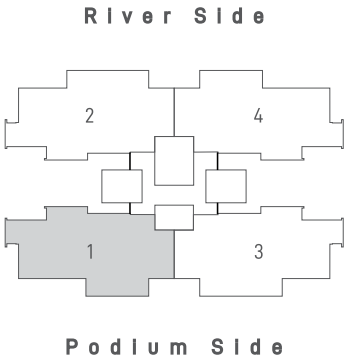
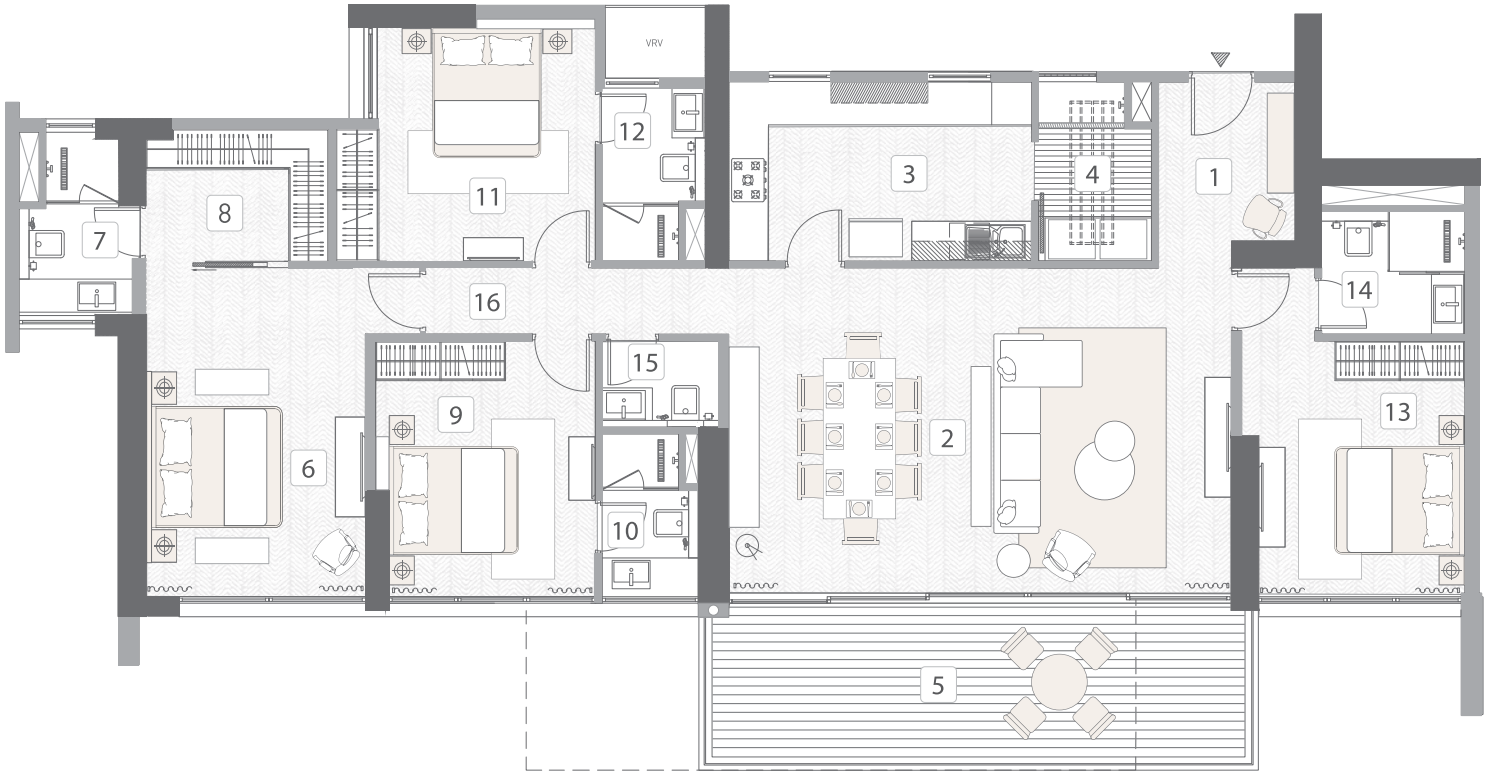
Tower B
4 BHK NORMAL DECK





1	Entrance Lobby	2.05 x 2.40 meter	9	Bedroom - 2	3.10 x 3.85 meter
2	Living/Dining	7.55 x 4.90 meter	10	Bathroom - 2	1.45 x 2.45 meter
3	Kitchen	4.55 x 2.70 meter	11	Bedroom - 3	3.25 x 3.50 meter
4	Utility	1.70 x 2.70 meter	12	Bathroom - 3	1.55 x 2.60 meter
5	Balcony	7.95 x 2.20 meter	13	Bedroom - 4	3.10 x 3.85 meter
6	Master Bedroom	3.30 x 4.95 meter	14	Bathroom - 4	2.15 x 1.85 meter
7	Master Bathroom	1.80 x 2.66 meter	15	Powder Toilet	1.75 x 1.30 meter
8	Walk-in Wardrobe	2.75 x 1.99 meter	16	Passage	4.55 x 1.00 meter



Carpet Area (in Sq. Mtr.)

Flat Area	Balcony / Terrace
149.02	21.74

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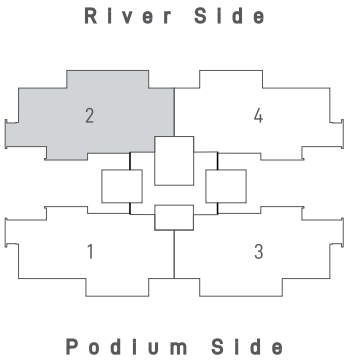
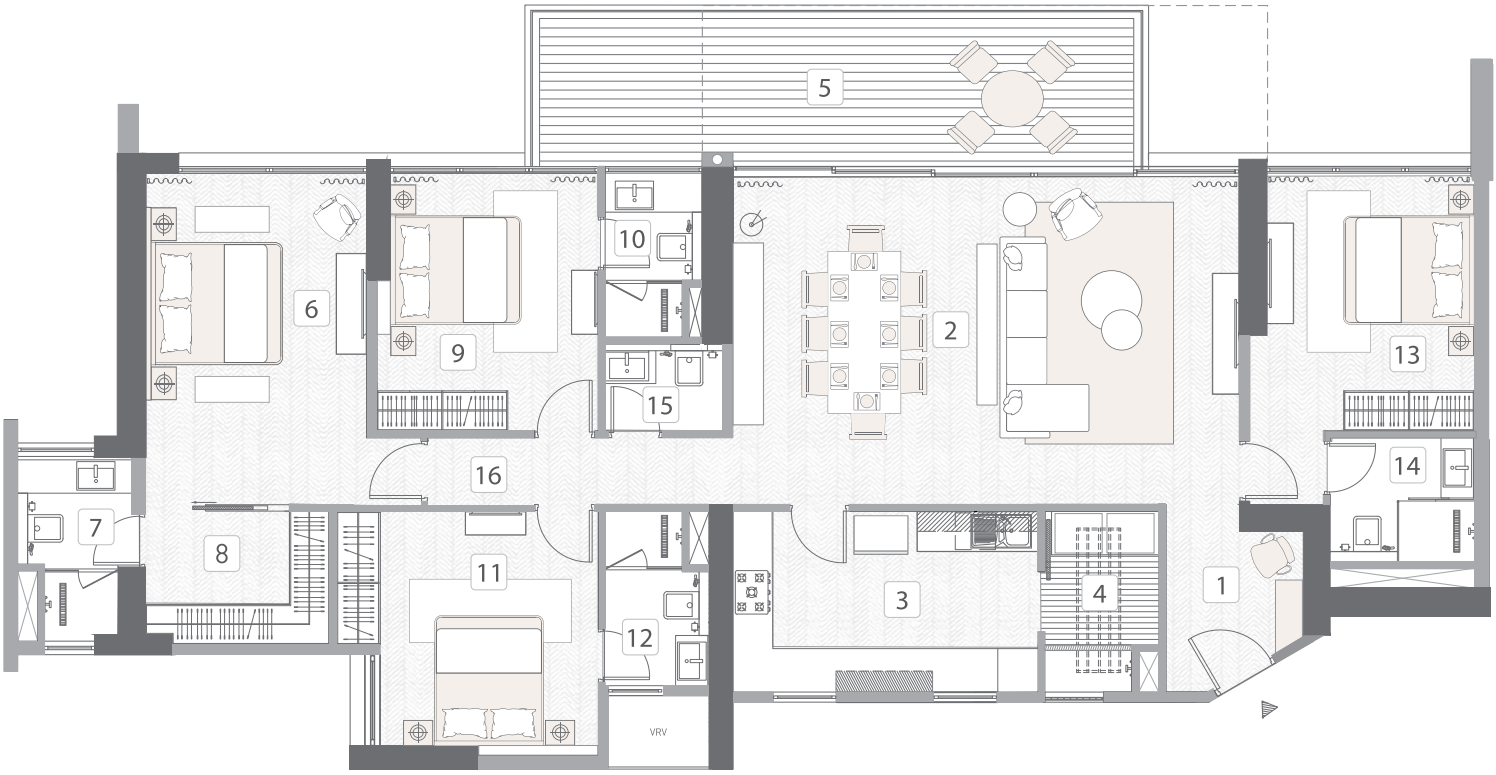
Tower B
4 BHK EXTENDED DECK





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4	Utility	1.70 x 2.70 meter	12	Bathroom - 3	1.55 x 2.60 meter
5	Balcony	8.86 x 2.20 meter	13	Bedroom - 4	3.10 x 3.85 meter
6	Master Bedroom	3.30 x 4.95 meter	14	Bathroom - 4	2.15 x 1.85 meter
7	Master Bathroom	1.80 x 2.66 meter	15	Powder Toilet	1.75 x 1.30 meter
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Carpet Area (in Sq. Mtr.)

Flat Area	Balcony / Terrace
148.39	23.79

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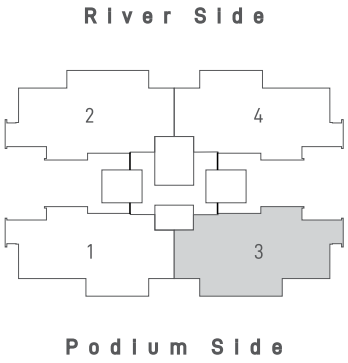
Tower B
4 BHK EXTENDED DECK





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Carpet Area (in Sq. Mtr.)

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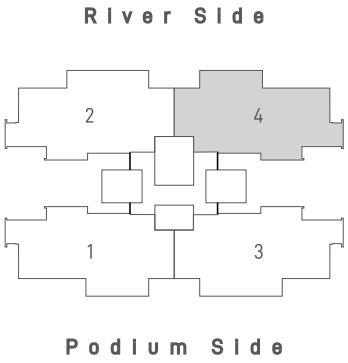
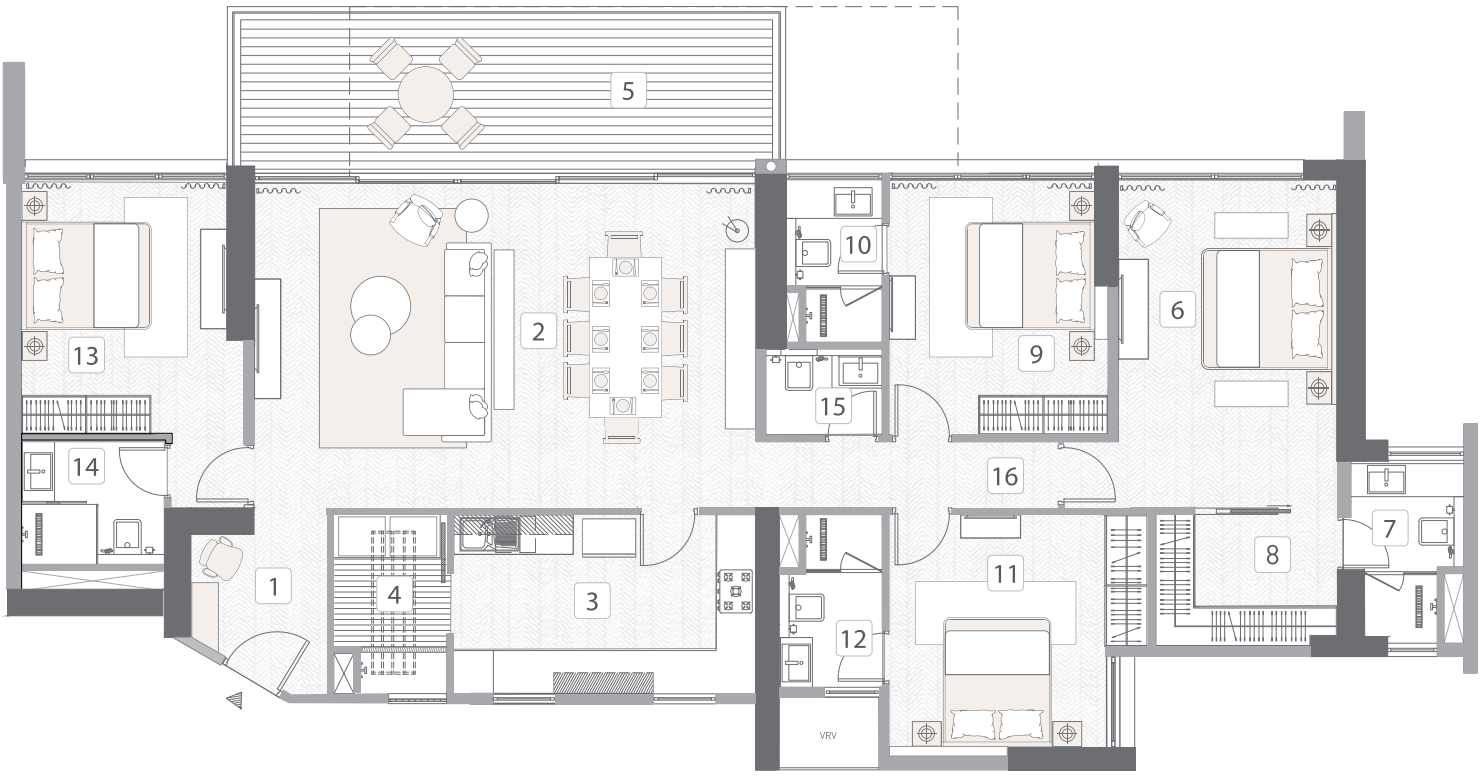
Tower B
4 BHK NORMAL DECK





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Architectural Rendition

PROMISE.

HOME CARE

At Kasturi, our creations are not just buildings; we think of them as beings that we need to be treated with diligence. This is why we take utmost care in nurturing them in every way.

We truly believe that we always become a part of what we build, and Kasturi's Home Care system keeps our commitment thereafter. Home Care provides our homeowners with a wide range of services that nurture their apartment, even when they are not at home.

Home Care has an array of systems designed solely for regular overall maintenance & upkeep of the projects we create.

At Kasturi we go to great lengths to make sure that our passion is shared by a like-minded community. A community that thinks alike and truly appreciates the genuine efforts that have gone into providing you with a place you can truly call home. Hence, we also go to great lengths to find them. Home Care also helps our clients seek the appropriate tenant for renting out their apartment. We believe that your home is not just your investment, but our responsibility too.

A FINE BALANCE

“Often when you think you are at the end of something, you’re at the beginning of something else.’’

Sustainable development and manufacturing practice has always been at the heart of our work. We at Kasturi stand as outliers and take extraordinary measures to balance the scales by taking a number of steps to help minimise the harm that is caused to the environment due to construction activities.

Most of the manufactured products that we use in our buildings, like wiring, plumbing, fittings, doors, flooring materials etc. are all imported from EU countries which adhere to strict EU environmental norms with some of the best sustainability and environmental standards. The pre-fabricated doors that come standard in all our apartments are FSC and BIS certified, and contain wood responsibly sourced from forests with adherence to strict environmental, social and economic standards.

Even electronic products like A/C, lifts and lighting that we use all have the highest energy ratings. We also use fly-ash bricks which have a much lower carbon footprint than regular clay bricks.

We design a structure on the assumption that it will stand for at least a 100 years. To make our projects sustainable for their entire lifespan, they are designed with rainwater harvesting, solar water heating technologies, efficient garbage processing and disposal, and state of the art sewage treatment plants. Architecturally speaking, we ensure our spaces are designed with emphasis on utility of natural light and ample cross ventilation thereby reducing energy consumption. Our use of special UV reflective glass in all our projects also reduces cooling requirements in the long term.

We at Kasturi have also put in place mindful construction practices. These include controlled water usage during construction and strict monitoring of noise & air pollution. Even the debris from construction and packaging waste are disposed off in adherence to government norms.

SOMETIMES THE ONLY WAY TO SEE A PLACE IN LIGHT IS THROUGH THE EYES OF SOMEONE ELSE - SOMEONE WHO HAS SPENT YEARS IN PLANNING.



A city's allure is its buildings, but another equal significance of these landmarks is the symbolic real estate they occupy in our minds. The greatest pursuit of architecture and construction is an attempt, to bring into existence a vision of what a better world should be.

In a better world, buildings are more than a city's infrastructure, or its skyline, they are a symbol and a legacy of what once was and how far and high we have dared to go. A building is a legacy, and an owner's home a statement of their life.

In an attempt to pursue this noble endeavour, Kasturi aims to create an unparalleled haven of comfort, at prime addresses, with architecture, interiors, and landscaping to bring into existence a quality of life that exemplifies nothing but the best. A symbol of pride for its owners. A dream you have entrusted us with.

We take your dream and make it happen. Like promised.

BHARAT AGARWAL
Chairman & Managing Director

EXCLUSIVE,
NATURALLY.



Conceptual Image

THE
BALMORAL
COLLECTION

TOWERS
BALEWADI

RIVERSIDE
BALEWADI

HILLSIDE
BANER

kasturi

Corporate Office
1 Adams Court, 2nd Floor, Opp. Hotel Mahabaleshwar,
Baner Road, Pune - 411 045, India

Site Office
Survey No - 13/3 to 19, Plot 2, Near Jupiter Hospital,
Balewadi, Pune - 411 045

TOWER A - MAHARERA No. P52100052436 | TOWER B - MAHARERA No. P52100048216 | TOWER C - MAHARERA No. P52100028816 | TOWER D - MAHARERA No. P52100028803 maharera.mahaonline.gov.in

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