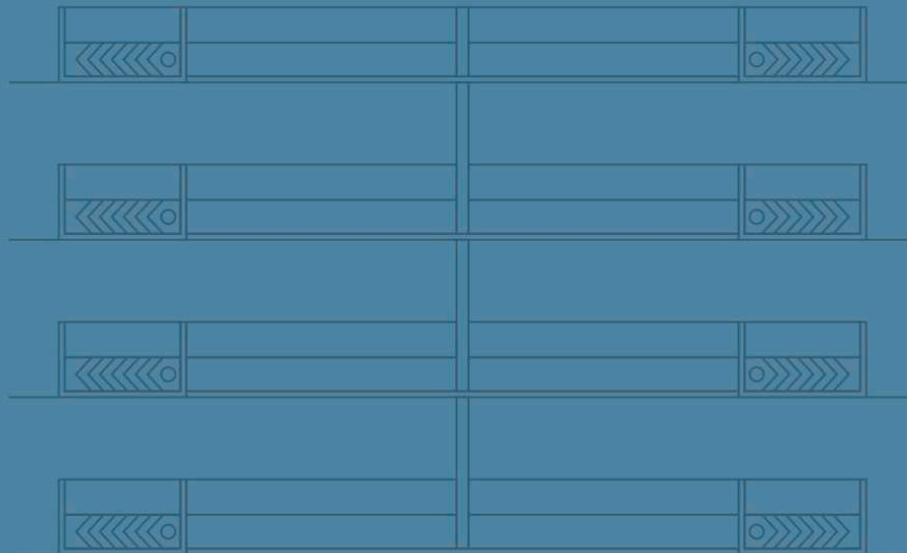


THE BALCONY

BY KAAVYARATNA

3 BHK PODIUM LIVING





KAAVYARATNA GROUP with commitment as our base and excellence as strength, plenty of imagination, perfectly blended with entrepreneurial expertise; today KAAVYARATNA GROUP stands amongst the most respected names in the Real Estate Development business in the TRI City area between Ahmedabad - Gandhinagar - GIFT City. Our foundation has been built on trust, transparency, and tenacity - brick by brick, project after project, year after year since our inception.

In providing an exceptional new development, KAAVYARATNA GROUP is creating a new place to live & thrive your passion. Form breathtaking modern home , offices & showrooms to weekend homes, KAAVYARATNA GROUP has offering for everyone.



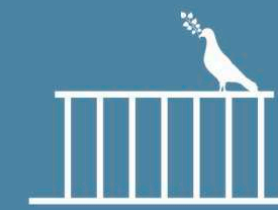
GOOD PLANNING
LEADS TO
GOOD DESIGN



GOOD DESIGN
LEADS TO
GOOD EXECUTION



GOOD EXECUTION
LEADS TO
GOOD CREATION



THE BALCONY

BY KAAVYARATNA

3 BHK PODIUM LIVING



WHAT A WONDERFUL LIFE!

Inspired by its beautiful surroundings and the fast developing neighbourhood, The Balcony puts you right on the pedestal of high-end modern living.



Exceptionally
**MAGNIFICENT
ABODES**
that have
everything

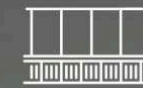
G+18 STOREY TOWERS

Built on the foundation of excellence, this 18 storey structure boasts of superior design, materials, craftsmanship and features.



SPACIOUS APARTMENTS

Intelligently planned homes where every corner is utilized to give you ultra-spacious rooms and balcony leaving no space for compromise.



PODIUM LEVEL AMENITIES

Embrace the excitement of indulging in the most spectacular lifestyle amenities ever, that too at an elevated level.



4 APARTMENTS PER FLOOR

Every floor has 4 apartments that come attached to a huge foyer area, designed in such a way that exclusivity and privacy of the inhabitants stays intact.



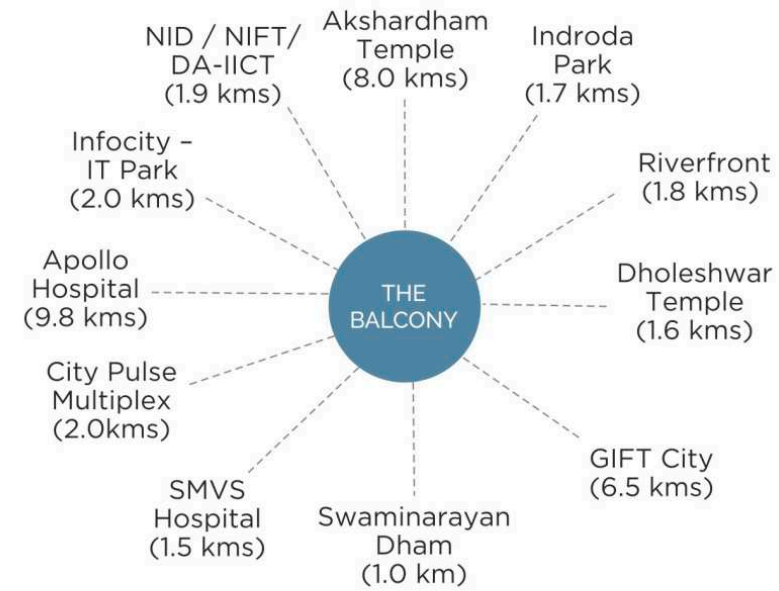
EXCELLENT LOCATION

An ideal address for your home. An address that boasts of utmost connectivity and serenity, offering you the best of both worlds.



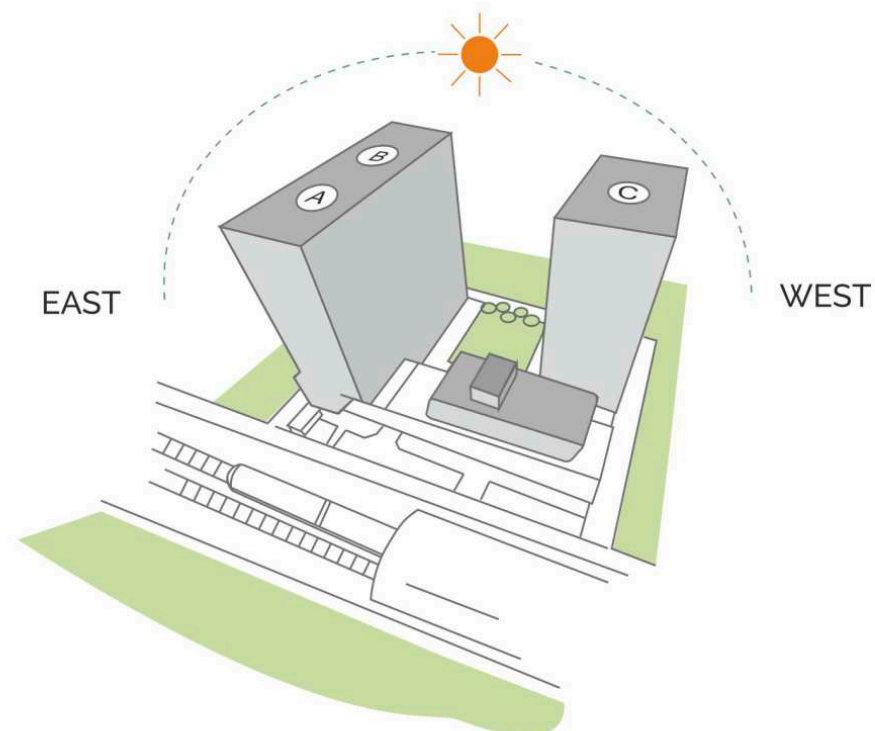
LIFESTYLE CONNECTIVITY

Get connected to life and experience the joy of living in a close proximity to everything that matters – education, healthcare, entertainment and more, now within your reach.



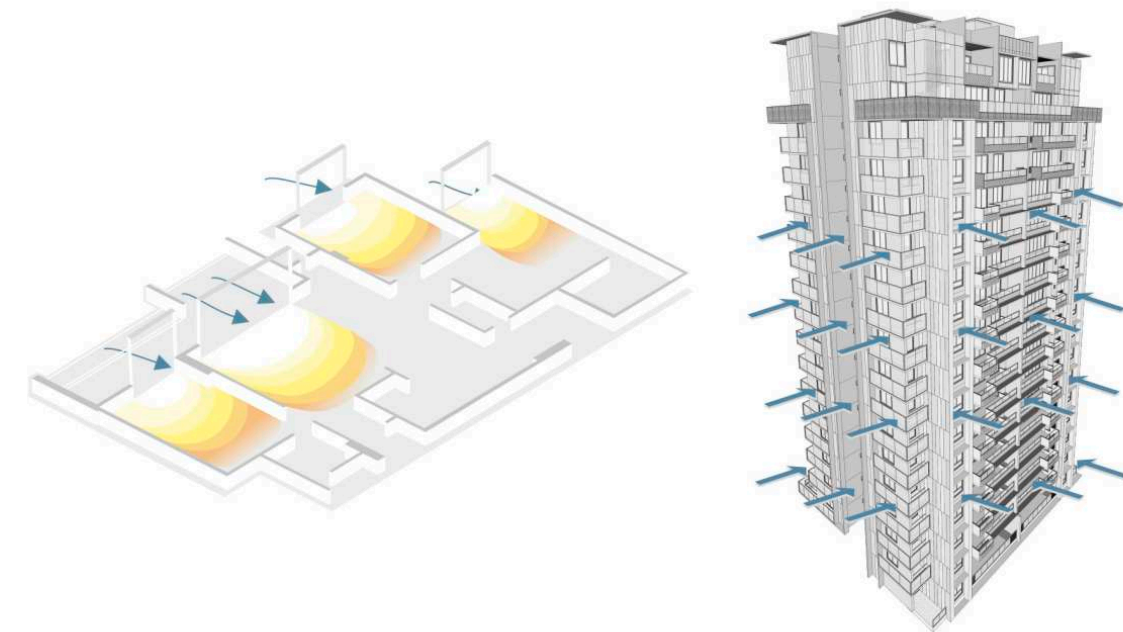
BUILDING ORIENTATION

The towers are planned thoughtfully and situated brilliantly in such a way that it elevates the quality of life of its residents to the new heights. All flats have east / west opening.



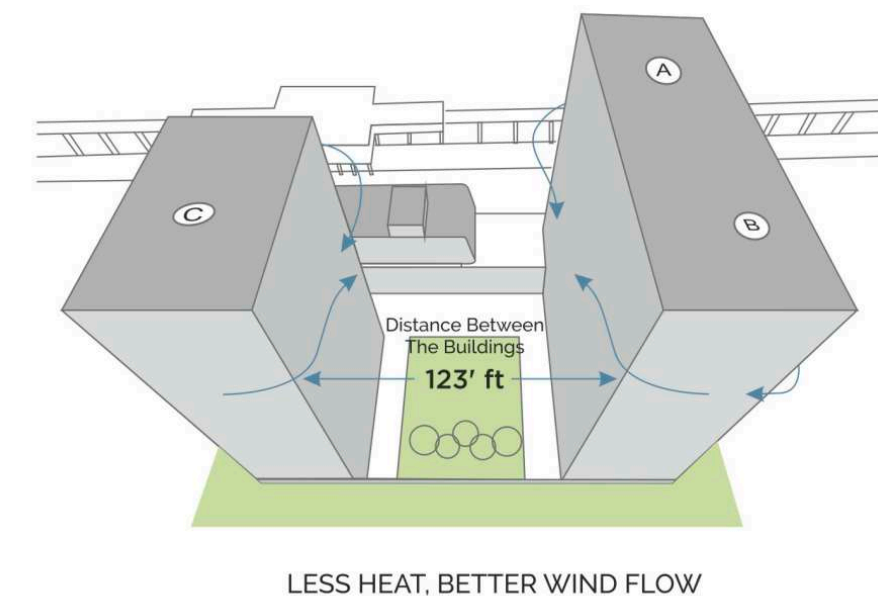
AMPLE SUNLIGHT

Full length sliding windows along with openness all around ensure not only breath-taking views but also ample sunlight and reduction in electricity consumption.



COOLER HOMES

When the cool, pristine breeze constantly flows across your home, throughout the day, the temperature of your home is bound to come down creating a cool space.

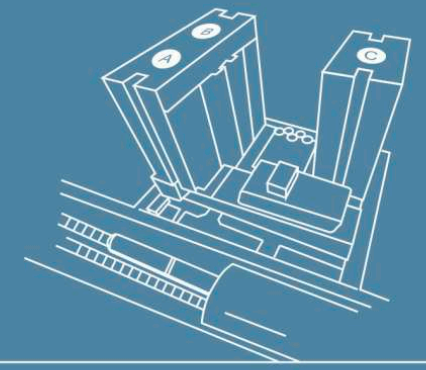




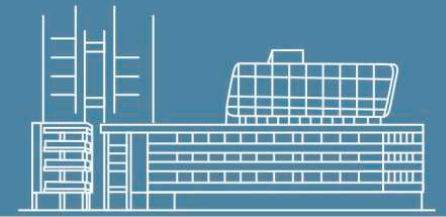
THE BALCONY

BY KAAVYARATNA

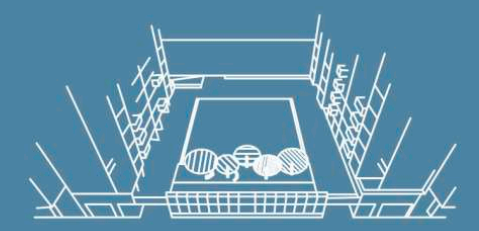
3 BHK PODIUM LIVING



3 MAGNIFICENT TOWERS
181 FLATS + 12 PENTHOUSE



59 SHOWROOMS
SHOPS & OFFICES



20 + AMENITIES ON GROUND
& FIRST FLOOR

Homes that
sparkle with

GRANDEUR



Glorious architecture makes this project a sight to behold. A glance at this fabulous landmark will keep you mesmerized for a long time.





Homes that
promise

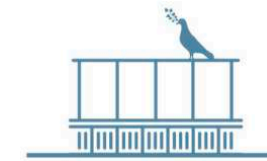
PEACE OF MIND



State-of-the-art 3 tier security amenities are enough to guarantee you peace of mind by making you feel safe and secure.



Homes that
come with lavish
BALCONY



Enjoy the perks of open outdoor space equated to a villa living in a high-rise apartment thanks to the spacious balcony.



"What a fabulous spot to read a book."

"Yoga is my way of life. It's time to connect with inner self."

"It's so great to enjoy melodious tunes with mesmerizing views."

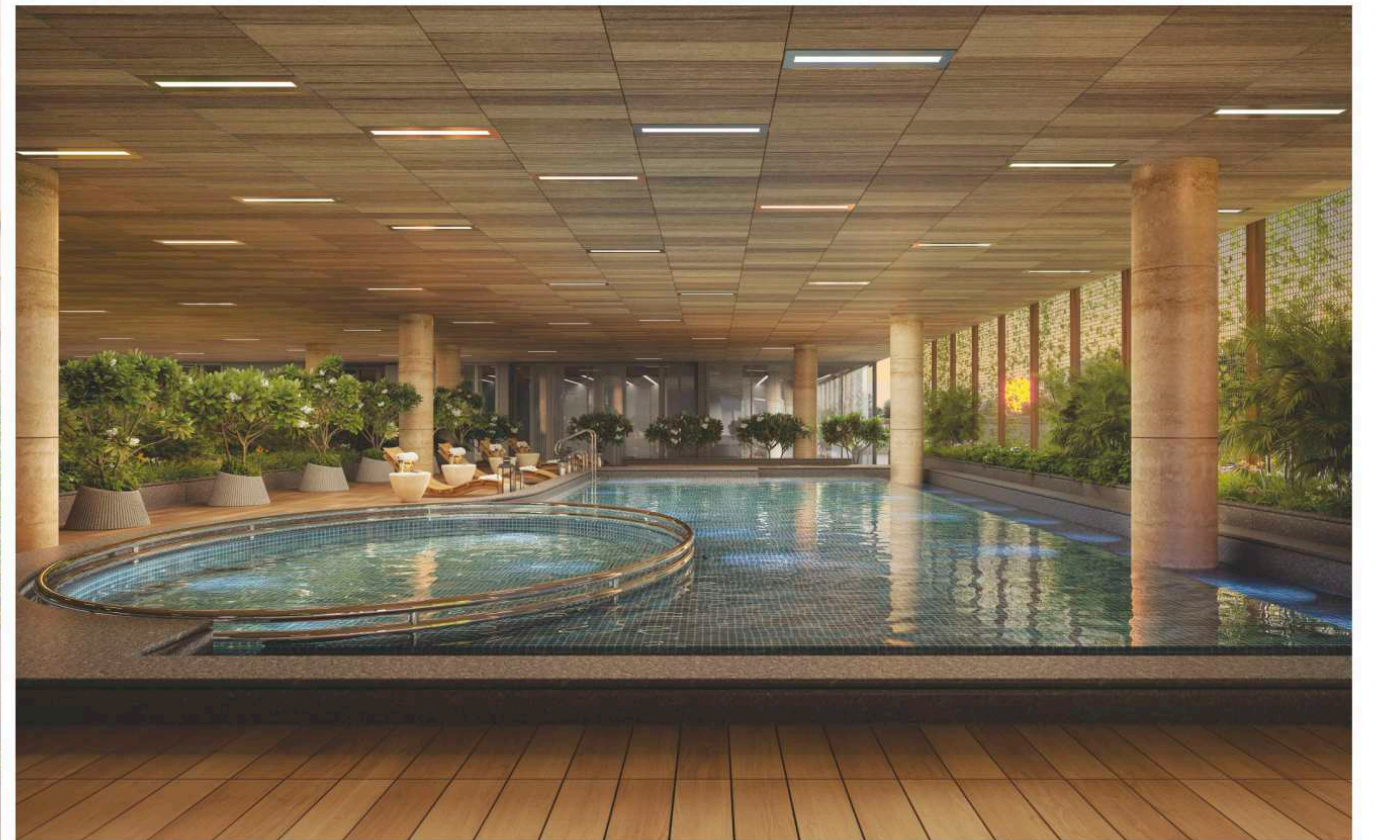


Homes that
feel more like

A RETREAT



The balcony refreshes you every morning with the stunning skyline views as well is a perfect spot to have relaxing conversations after a tiring day.



Homes that
exude

TRANQUILITY

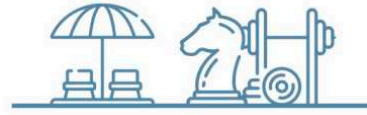


Lush green landscapes, blissful sitting areas & serene swimming pool are crafted to revitalize and rejuvenate you every day, for a lifetime.


THE BALCONY
BY KAAVYARATNA

Homes that
give you

PRIVILEGES



Everything one needs to live a joyous, healthy, comfortable life, is present here. A gamut of modern-day lifestyle amenities await you.

A M E N I T I E S



Entrance Gate



Security Cabin



Drop off Lounge



Ample Allotted
Car Parking



Gymnasium



TT & Snooker Lounge



Indoor Games



Children Play Area /
Toddler Room



Multi Sports Court



Open Lawn



Swimming Pool



Yoga/Zumba Zone



Indoor Sitting
Lounge



Sitting Deck



Zen Plantation



EV Charging
Station



Society
Admin Office



24x7 Power Backup
for Common Area



Partial Solar Panel
for Common Area



Banquet Hall
with Kitchen





Homes that
you will feel

PROUD TO OWN



Coming home to The Balcony is like realizing every dream you've had for years. It's a home that matches your status, impresses your guests and instills a sense of pride in you.

GROUND FLOOR PLAN

LEGEND

- 01 ENTRANCE GATE
- 02 SECURITY CABIN
- 03 DROP OFF LOUNGE
- 04 FOYER LOUNGE
- 05 SOCIETY ADMIN OFFICE
- 06 METER ROOM
- 07 STORE ROOM
- 08 KITCHEN
- 09 BANQUET HALL
- 10 T.T AND SNOOKER LOUNGE
- 11 FEMALE REST ROOM
- 12 MALE REST ROOM
- 13 INDOOR GAMES
- 14 EV CHARGING STATION
- 15 SWIMMING POOL
- 16 RAMP
- 17 CAR PARKING

SHOP	DIMENSION
01	34' 5" X 31' 7"
02	38' 0" X 42' 11"
03 TO 07	11' 10" X 45' 0"
08	12' 0" X 45' 0"
09 TO 14	14' 0" X 45' 0"



12 MTR WIDE T.P. ROAD

1ST FLOOR PLAN

LEGEND

- 01 INDOOR SITTING LOUNGE
- 02 YOGA / ZUMBA
- 03 GYM
- 04 LIBRARY / CO-WORKING SPACE
- 05 CHILDREN PLAY AREA / TODDLER ROOM
- 06 MULTI SPORTS COURT
- 07 OPEN LAWN
- 08 ZEN PLANTATION
- 09 WATER BODY
- 10 SITTING DECK

SHOP	DIMENSION
101	34' 4" X 42' 8"
102	47' 10" X 44' 7"
103 TO 107	11' 10" X 35' 10"
108	12' 0" X 35' 10"
109 TO 112	14' 0" X 35' 10"
113	28' 7" X 44' 11"



104
UP DN
LIFT

01
02
B
FOYER
LIFT

09
10
08

04
05
C
FOYER
LIFT

101
UP DN
LIFT

102
UP DN
LIFT

103
DN UP
LIFT

03
UP DN
LIFT

07
08

06
DN TO GROUND FLOOR

101
UP DN
LIFT

102
UP DN
LIFT

102
UP DN
LIFT

A
FOYER
LIFT

103 104 105 106 107 108
TOL. TOL. TOL. TOL. TOL. TOL.

UP DN
LIFT

109 110 111 112
TOL. TOL. TOL. TOL.

113
TOL.

101
UP DN
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102
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8' 6" WIDE PASSAGE

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8' 6" WIDE PASSAGE

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2ND & 3RD FLOOR PLAN

SHOP	DIMENSION
201	34' 5" X 42' 8"
202	48' 0" X 44' 7"
203 TO 207	11' 10" X 35' 10"
208	12' 0" X 35' 10"
209 TO 212	14' 0" X 35' 10"
213	28' 7" X 44' 11"

SHOP	DIMENSION
301	34' 5" X 42' 8"
302	48' 0" X 44' 7"
303 TO 307	11' 10" X 35' 10"
308	12' 0" X 35' 10"
309 TO 312	14' 0" X 35' 10"
313	28' 7" X 44' 11"



4TH FLOOR PLAN

OFFICE	DIMENSION
401	25' 0" X 50' 0"
402	57' 9" X 47' 0"



Note : Open terrace Parapet wall between Residential & Commercial will be of 8 ft. height

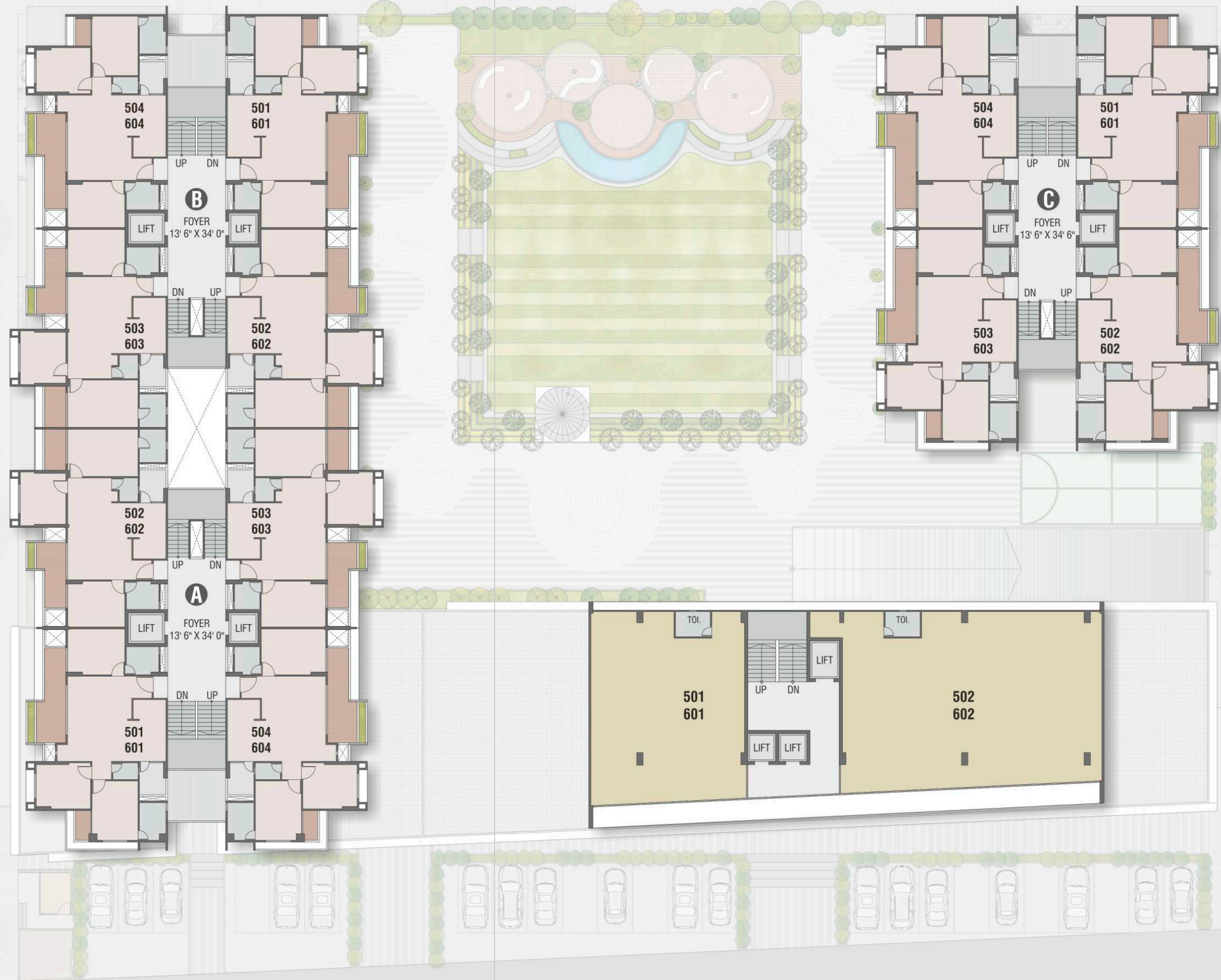
5TH & 6TH FLOOR PLAN

OFFICE	DIMENSION
501	35' 10" X 44' 9"
502	64' 2" X 41' 7"

OFFICE	DIMENSION
601	35' 10" X 44' 9"
602	64' 2" X 41' 7"



Note : Refuge area at mid landing level.
Floor No : 6th, 11th & 16th floor



TYPICAL FLOOR PLAN (7th To 16th Floor)



Note : Refuge area at mid landing level.
Floor No : 6th, 11th & 16th floor

DUPLEX

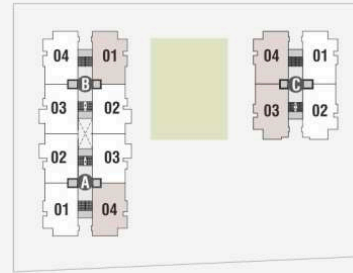
FLOOR PLAN
(17th & 18th Floor)
Lower Level



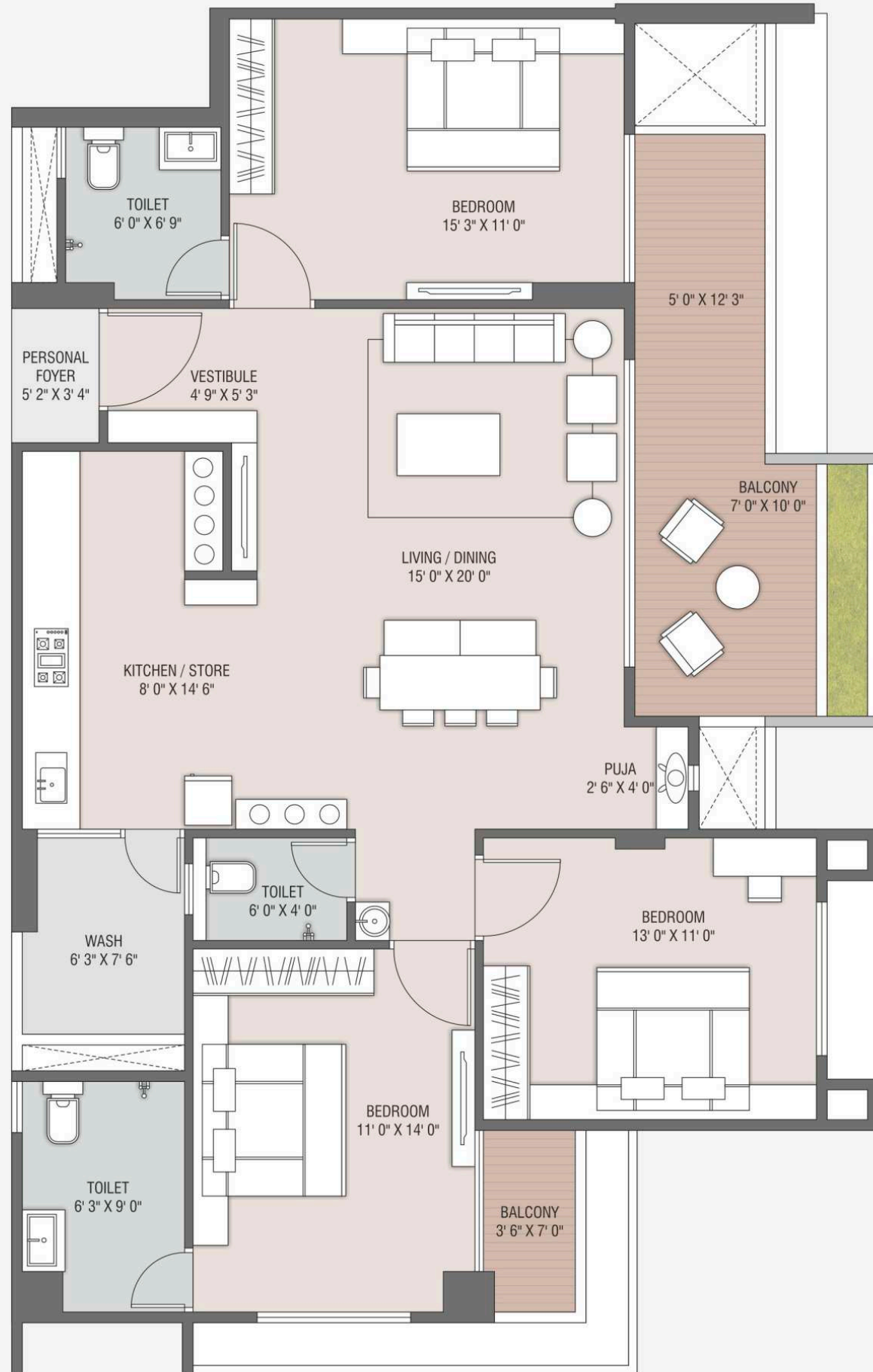
3 BHK

TYPICAL UNIT PLAN

TYPE - 1



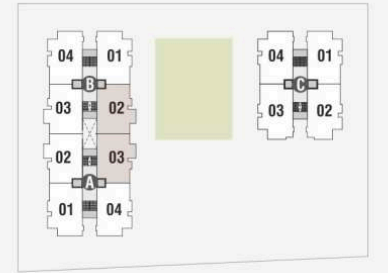
(BLOCK-A, B & C)



3 BHK

TYPICAL UNIT PLAN

TYPE - 2



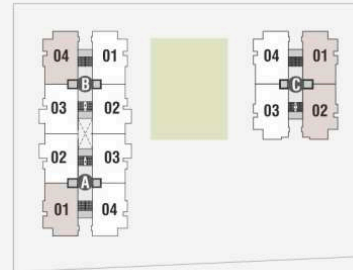
(BLOCK-A, B & C)



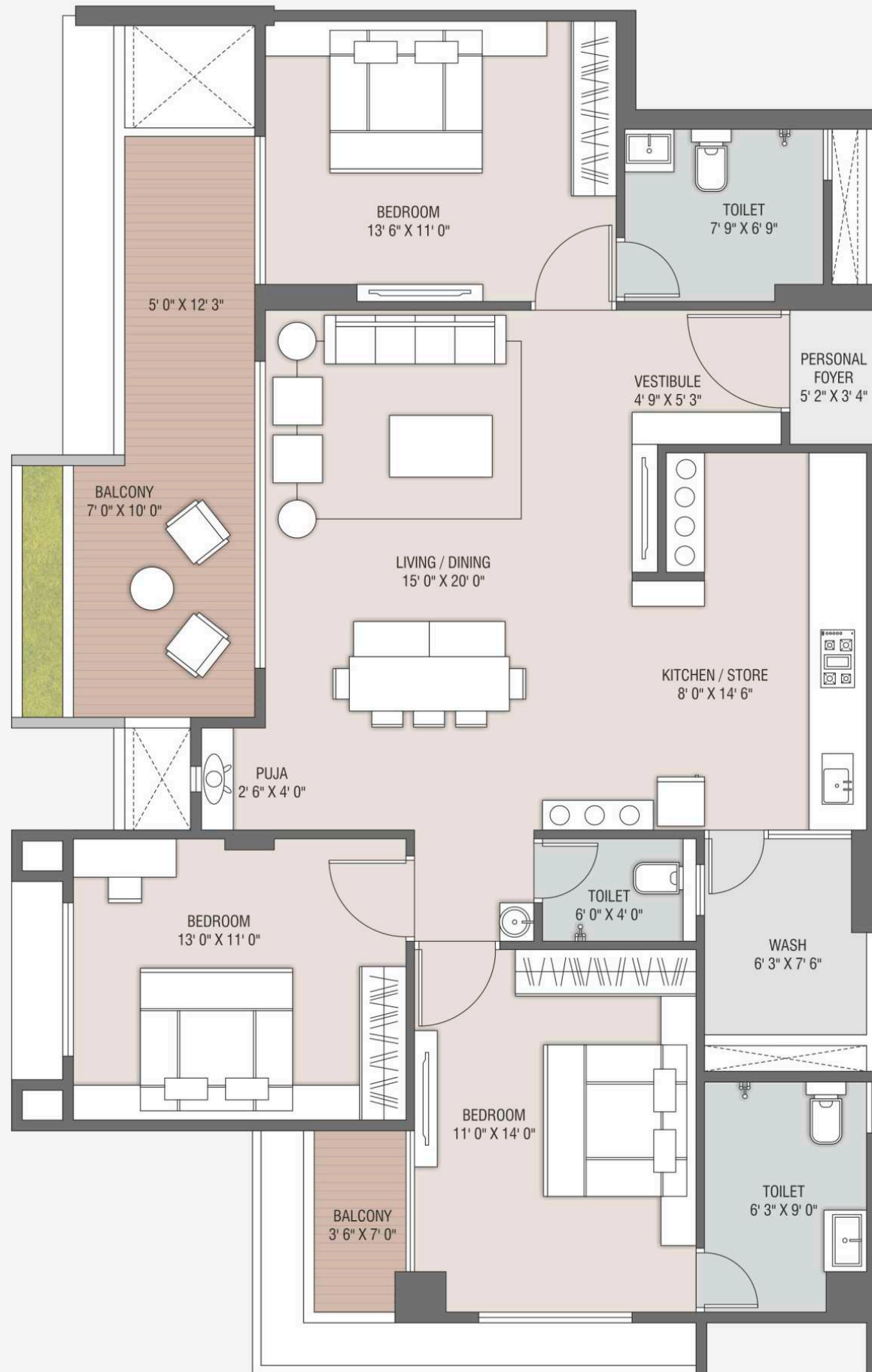
3 BHK

TYPICAL UNIT PLAN

TYPE - 3



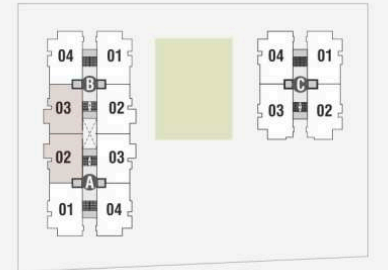
(BLOCK-A, B & C)



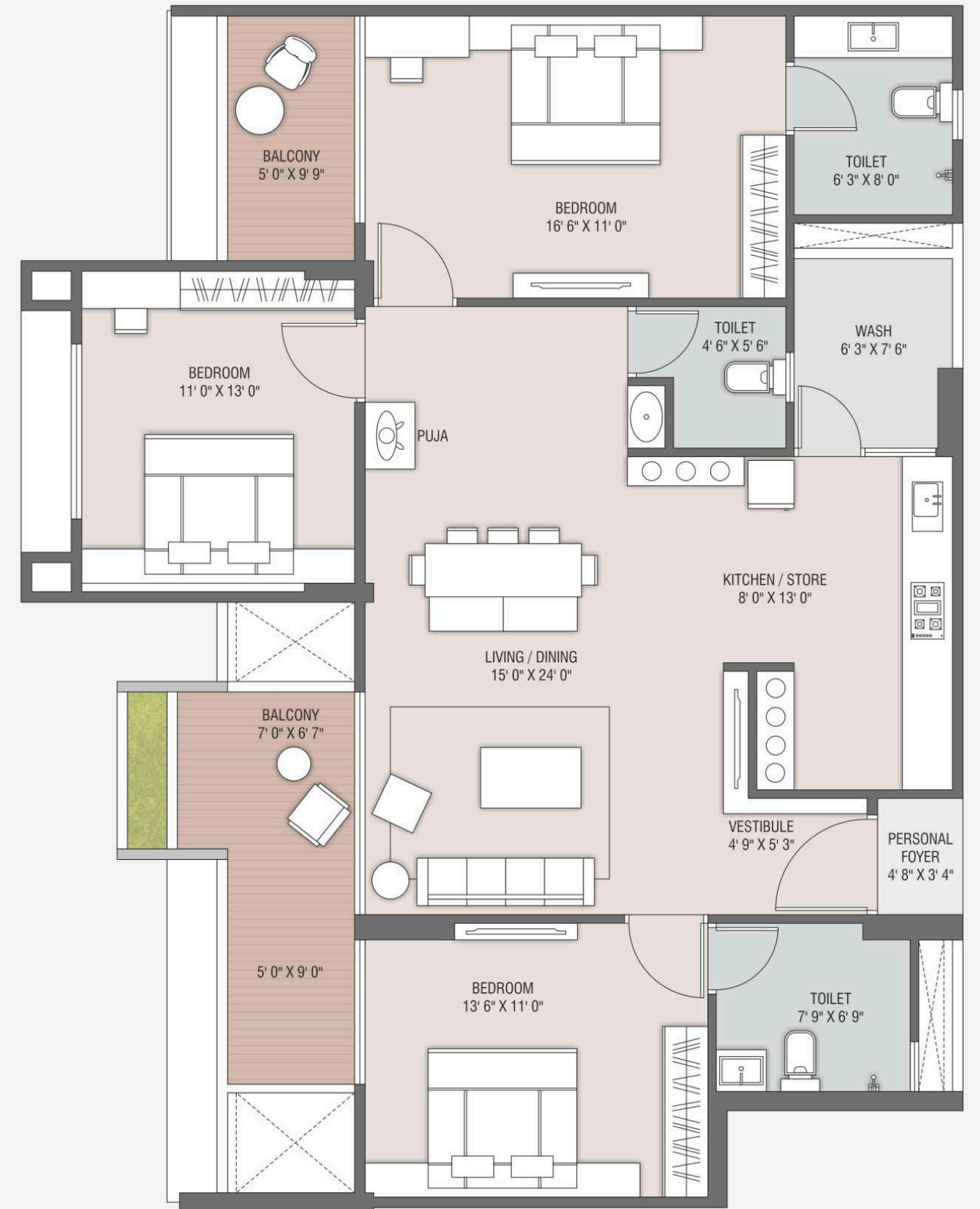
3 BHK

TYPICAL UNIT PLAN

TYPE - 4



(BLOCK-A, B & C)



Homes that
take you to
THE SKIES



Extravagant duplex penthouses with majestic opulence are set amongst the clouds. A space reserved at the top for those who deserve nothing but the best.

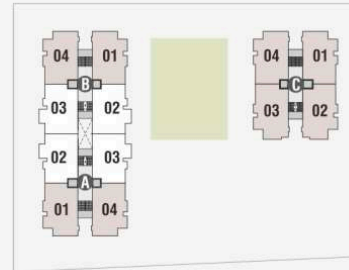


4 BHK

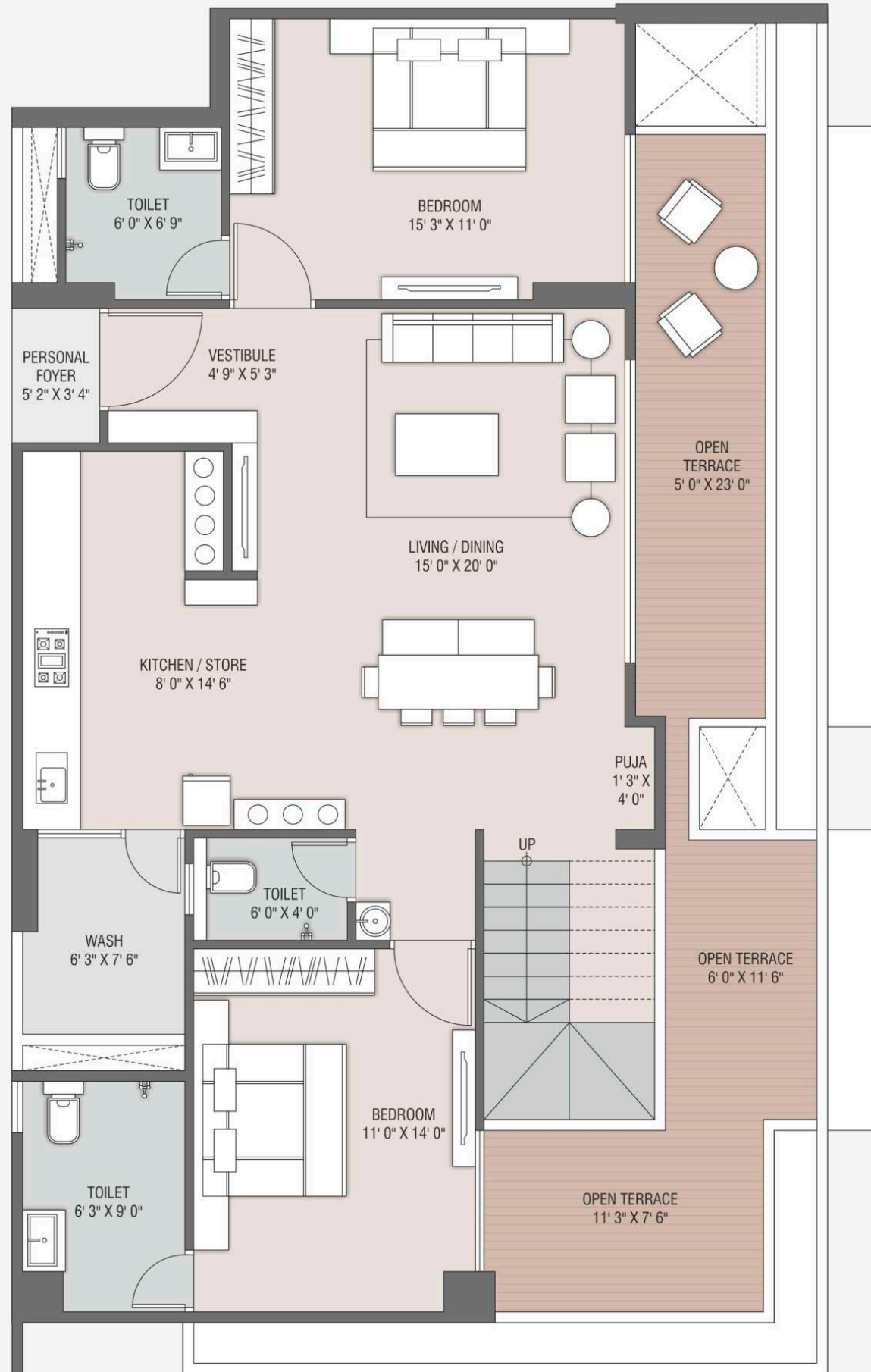
DUPLEX UNIT PLAN

(LOWER LEVEL)

TYPE - 1



(BLOCK-A, B & C)



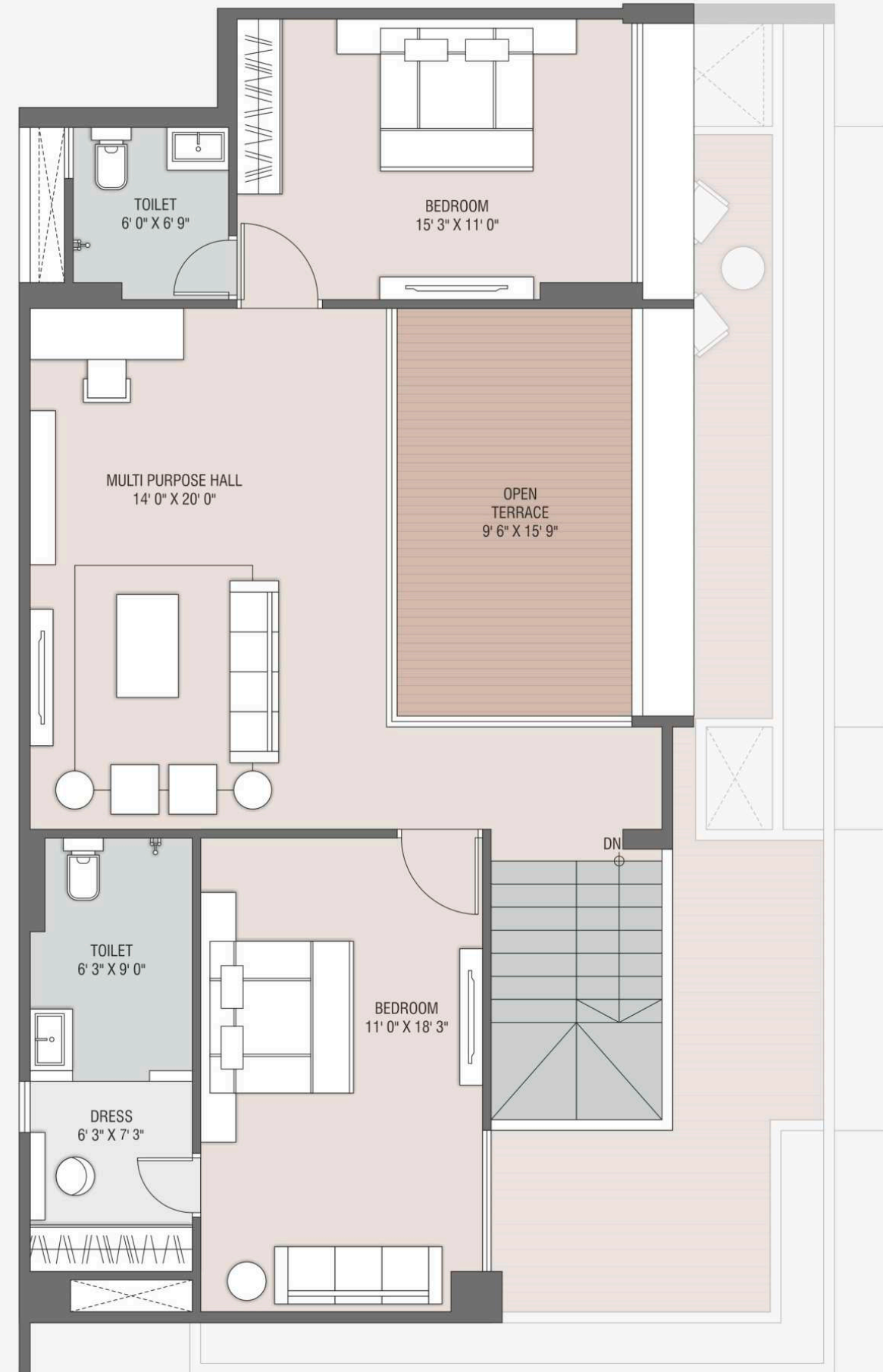
4 BHK

DUPLEX UNIT PLAN

(UPPER LEVEL)



(BLOCK-A, B & C)

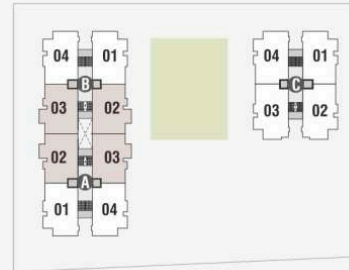


4 BHK

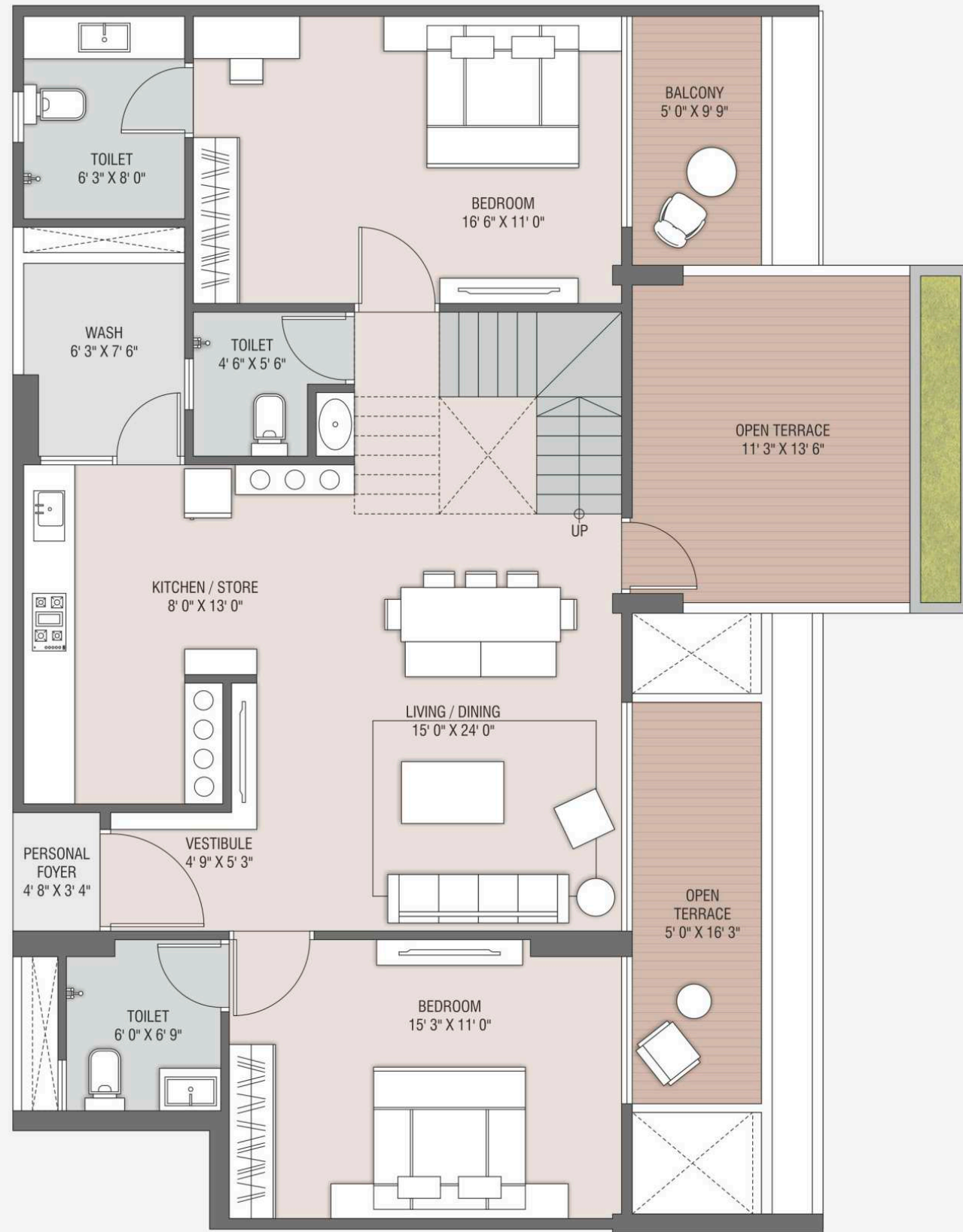
DUPLEX UNIT PLAN

(LOWER LEVEL)

TYPE - 2



(BLOCK-A, B & C)



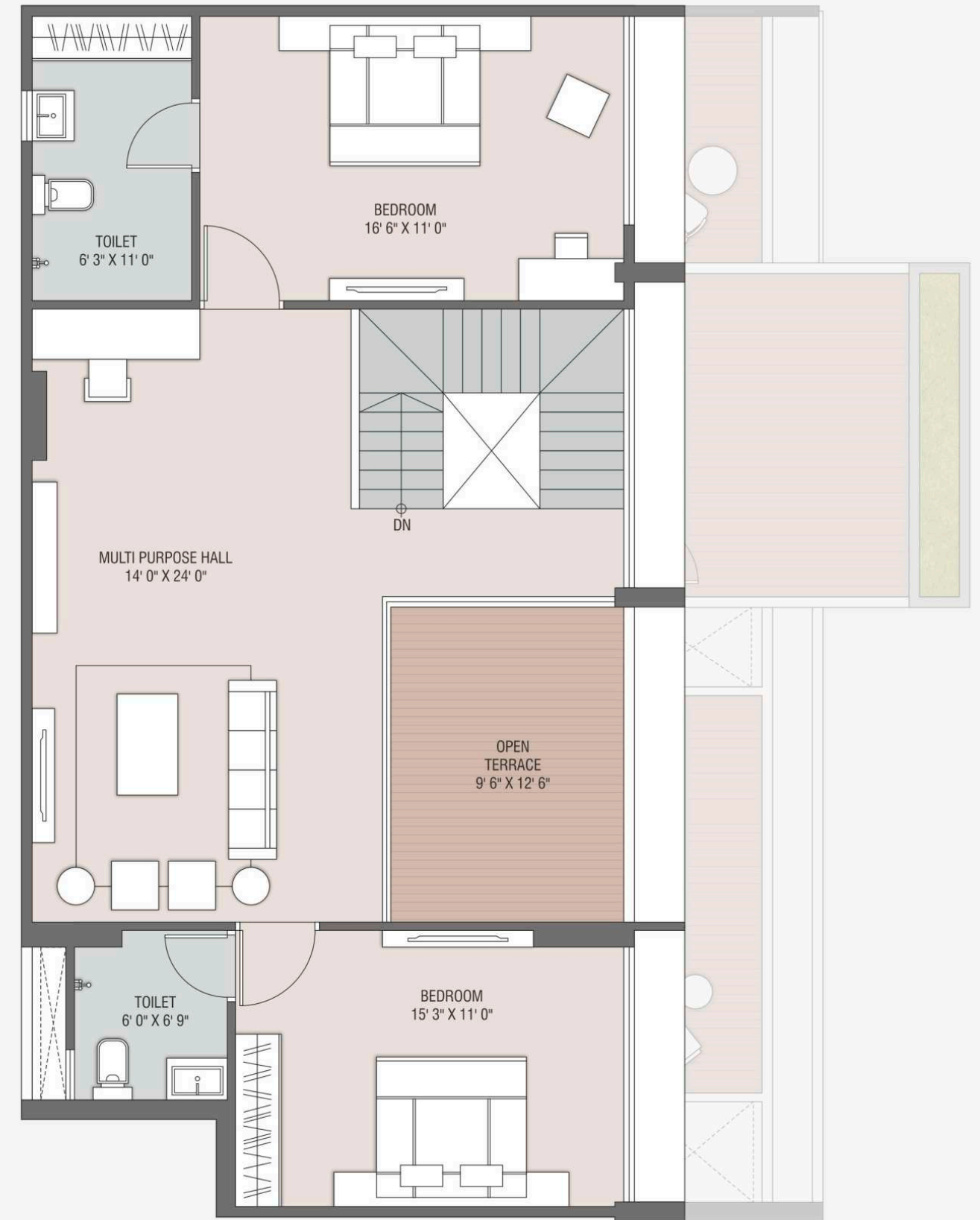
4 BHK

DUPLEX UNIT PLAN

(UPPER LEVEL)



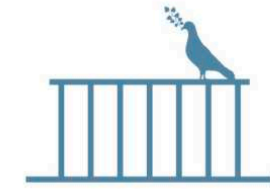
(BLOCK-A, B & C)



SPECIFICATIONS

	STRUCTURE	
	•RCC	: Earthquake resistant RCC frame structure
	•Masonry	: AAC blocks / Red bricks / Flyash bricks
	•Plaster	: Internal - single coat mala plaster / exposed RCC Finish in slab (no plaster in slab) External - Mala / Tipni plaster
	FLOORING	
	•Living /Kitchen	: Vitrified tiles (800mm X 800mm/600mm X 1200mm) of Johnson / Kajaria / RAK / Qutone / Sempolo / Zealtop or equivalent
	•Bedrooms	: Vitrified Tiles (600mm X 600mm) of Johnson / Kajaria / RAK / Qutone / Sempolo / Zealtop or equivalent
	•Balcony	: Rustic tiles of standard quality
	•Bathrooms	: Anti-skid ceramic tiles of standard quality
	DOORS	
	•Main door	: Laminated pine wood flush door
	•Other	: Pine wood flush doors without oil paint
	WINDOWS	
	•Glass	: Powder coated aluminium sliding windows of National / Sayona / Jindal or equivalent (in Domal sections) Glass: 4/5 mm thk. plain glass of Saint Gobain / Modi / Indo Aasahi
	TOILETS	
	•Glazed / Ceramic tiles	: Upto false ceiling level / beam bottom of standard quality for residential / Upto 1200 mm from finished floor level of standard quality for commercial .
	•Sanitary wares	: Cera / Jaquar / Hindware / RAK / Sempolo or equivalent
	•CP fittings	: Jaguar / Cera / Hindware / Plumber / Sempolo or equivalent.
	•Plumbing piping	: Ashirvad / Astral / Hindware or equivalent
	ELECTRIFICATION	
	•Concealed wiring	: Polycab / Havells / Finolex / R R Kabel or equivalent
	•Modular switches	: Schneider / Anchor or equivalent
	•MCB distribution panel	: Schneider / Havells or equivalent
	•Electrical connection	: 3 KW (Single Phase)
	COLOUR	
	•Internal	: Putty finish (Birla White or equivalent)
	•External	: 100% Acrylic paint (Berger / ICI / Asian / Nerolac or equivalent)
	WATER PROOFING	
	•Brickbat coba / Chemical waterproofing in all sunk slab	
	•China mosaic / Ceramic tiles waterproofing on terrace	





THE BALCONY

BY KAAVYARATNA

3 BHK PODIUM LIVING

Site Address:
 THE BALCONY BY KAAVYARATNA
 Opp. Metro Station, GIFT City Road,
 Randesan, Gandhinagar, Gujarat 382007



Gandhinagar's
 connected

LOCATION



SCAN FOR LOCATION

	Dholeshwar Temple	- 1.6 kms
	Riverfront	- 1.8 kms
	Indroda Park	- 1.7 kms
	BAPS School	- 3.0 kms
	Swaminarayan Dham	- 1.0 kms
	Infocity - IT Park	- 2.0 kms
	TCS Garima Park	- 2.5 kms
	NID / NIFT / DA-IICT	- 1.9 kms
	SMVS Hospital	- 1.5 kms
	City Pulse Multiplex	- 2.0 kms
	GIFT City	- 6.5 kms
	Akshardham Temple	- 8.0 kms
	Mahatma Mandir	- 8.0 kms
	Apollo Hospital	- 9.8 kms
	Gandhinagar Railway Station	- 9.0 kms
	International Airport	- 14.5 kms

Note : All distances are approximate.

A PROJECT BY:



Site Address

THE BALCONY BY KAAVYARATNA, Opp. Metro Station,
GIFT City Road, Randesan, Gandhinagar, Gujarat 382007

Booking Contact : **90999 19545, 90999 19068**

Email: info@kaavyaratna.com | Website: www.kaavyaratna.com

Developer

Kaavyaratna Buildcon LLP

Architect / Master Planning



Structural Consultant



Rera Registration no :

PR/GJ/GANDHINAGAR/GANDHINAGAR/Gandhinagar Municipal Corporation/MN365AA10265/191023

www.gujrera.gujarat.gov.in

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