



THE  
CANARY  
RESIDENCE COLLECTION  
BALEWADI

[www.thecanary.in](http://www.thecanary.in)

**CALL : 7507 44 99 00**

SITE ADDRESS  
S. NO. 40, NEAR SAI CHOWK, BALEWADI, PUNE - 411 045

CORPORATE OFFICE  
KUNAL HOUSE, OFF BHANDARKAR ROAD, OPP KAMLA NEHRU PARK, PUNE - 411 004

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The project has been registered via MahaPERA registration number : P52100031557 and is available on the website [www.maharera.mahsonline.gov.in](http://www.maharera.mahsonline.gov.in) under registered projects.

THE MOST AWAITED  
PROJECT LAUNCH OF THE YEAR

An address that exudes luxury with its  
critically acclaimed  
contemporary architectural design,  
iconic apartments and world class facilities.

CREATED WITH ABSOLUTE  
PRECISION AND PRESTIGE

An edifice crafted with detailed  
perfection to inspire & impress,  
exuding exclusivity from every facet  
of its magnificence.  
Where the choice of amenities and  
the very ambience upholds the  
uniqueness, just to suit your  
world-class lifestyle.





RAISE A TOAST TO  
QUINTESSENTIAL LIVING

A lifestyle cultivated with detailed perfection in grace and style, refined with distinct experiences. Live a lifestyle that embraces beauty, with ease and elegance.

We bring the finest to you. Where the foundation lay in excellence and the architecture is bred from modernism. A contemporary lifestyle that embodies the true essence of luxury.





## A MASTERPIECE WITH PLATINUM LIVING AT ITS CORE

A curated collection of the superlative apartments, stands above everything that feels like the usual luxury.

A life that is quintessentially curated for you to live the moments draped in splendour, for the moments that are never-ending.

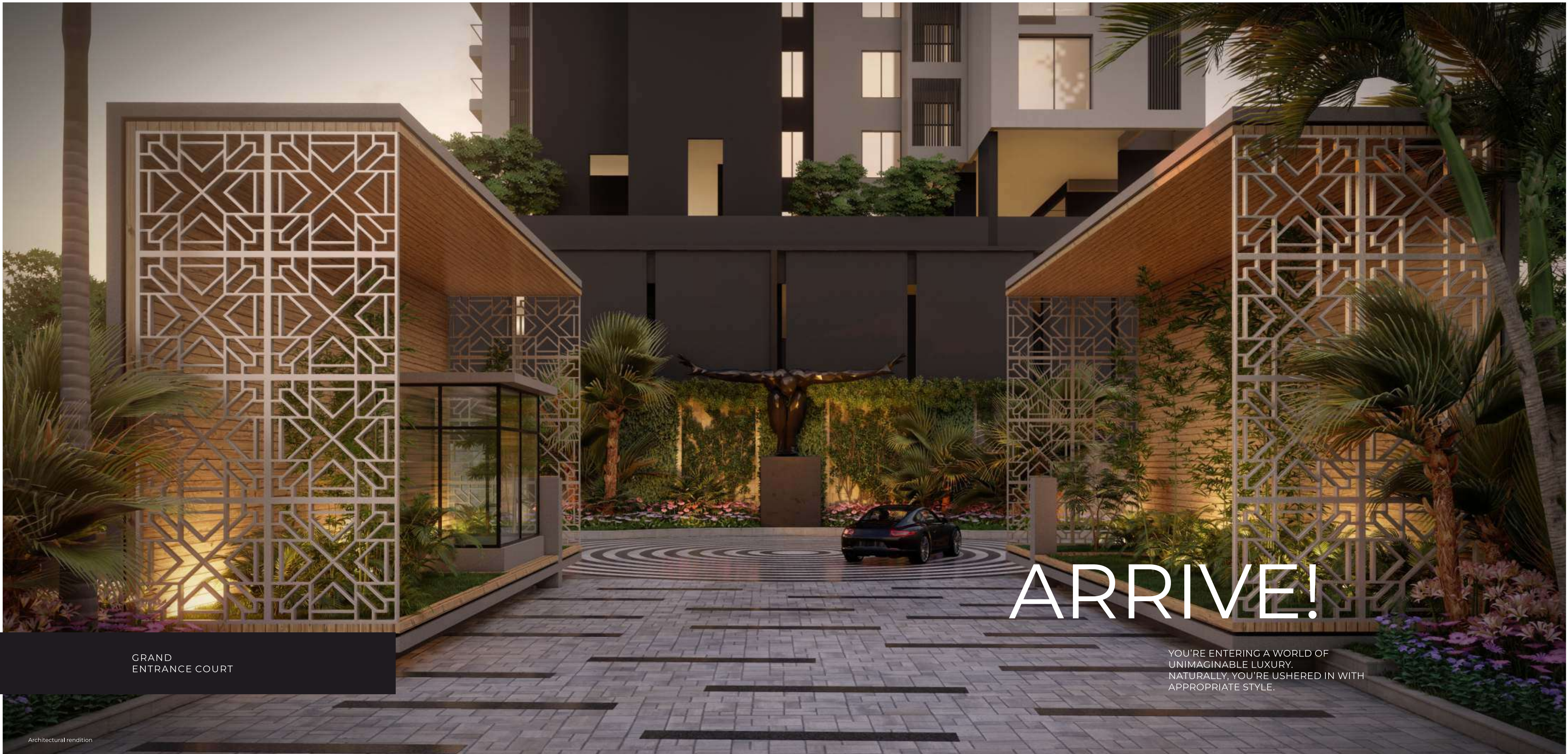


Images for representational purposes only.

AN ADDRESS THAT EXUDES  
THE FINER SIDE OF LUXURY

THE  
**CANARY**  
— RESIDENCE COLLECTION —  
BALEWADI





GRAND  
ENTRANCE COURT

ARRIVE!

YOU'RE ENTERING A WORLD OF  
UNIMAGINABLE LUXURY.  
NATURALLY, YOU'RE USHERED IN WITH  
APPROPRIATE STYLE.





ICONIC  
BUILDING FACADE ELEVATION

Architectural rendition

THE  
**CANARY**  
RESIDENCE COLLECTION  
BALEWADI

An address that exudes luxury with its critically acclaimed contemporary architectural design, iconic apartments and world class facilities.

These residences offer an unmatched lifestyle in the city's beating metropolitan hub with enthralling connectivity near the riverside, the city, and nature, being minutes away from any significant western hub of the city.

PRESENTING  
4, 3 AND 2 BEDROOM SIGNATURE RESIDENCES  
IN BALEWADI, PUNE

SPACIOUS AND MODERN  
4, 3 AND 2 BEDROOM RESIDENCES

VAASTU ENABLED RESIDENCES - EAST/WEST FACING

PROPOSED 8 TOWERS ALONG WITH 30 FLOORS EACH  
4 LEVELS PARKING - B + G + P1+P2

ALL RESIDENCES WITH EXTERIOR VIEWING DECKS

WORLD-CLASS CLUBHOUSE WITH GLOBAL AMENITIES,  
INCLUDING AN INFINITY POOL & PLAYGROUND

30+ DESIGNER LIFESTYLE AMENITIES

COMMON AREAS WITH USER-FRIENDLY FEATURES

ZERO SPACE WASTAGE PLANNING

BEST IN CLASS FLOOR TO CEILING HEIGHT

MOST EFFICIENT LAYOUTS WITH LARGE BALCONIES

AT CLOSE PROXIMITY FROM BALEWADI HIGH STREET,  
CENTRAL LOCATION BETWEEN AUNDH, BANER, WAKAD  
AND BALEWADI





EAST-WEST FACING  
EIGHT TOWERS INTEGRATED DEVELOPMENT





7 ACRES WITH APPROXIMATELY  
60% OPEN SPACES

APPROXIMATELY 1 ACRE  
DEDICATED AMENITIES SPACE

THEMED LANDSCAPE GARDENS

MULTIPLE GREEN ZONES

NO VEHICLE ZONE  
PODIUM

DEDICATED  
CHILDREN'S ZONE

VEHICLE FREE  
PODIUM FOR AMENITIES

Architectural rendition  
Actual road/driveway width may vary depending on future plantation and roadwork.



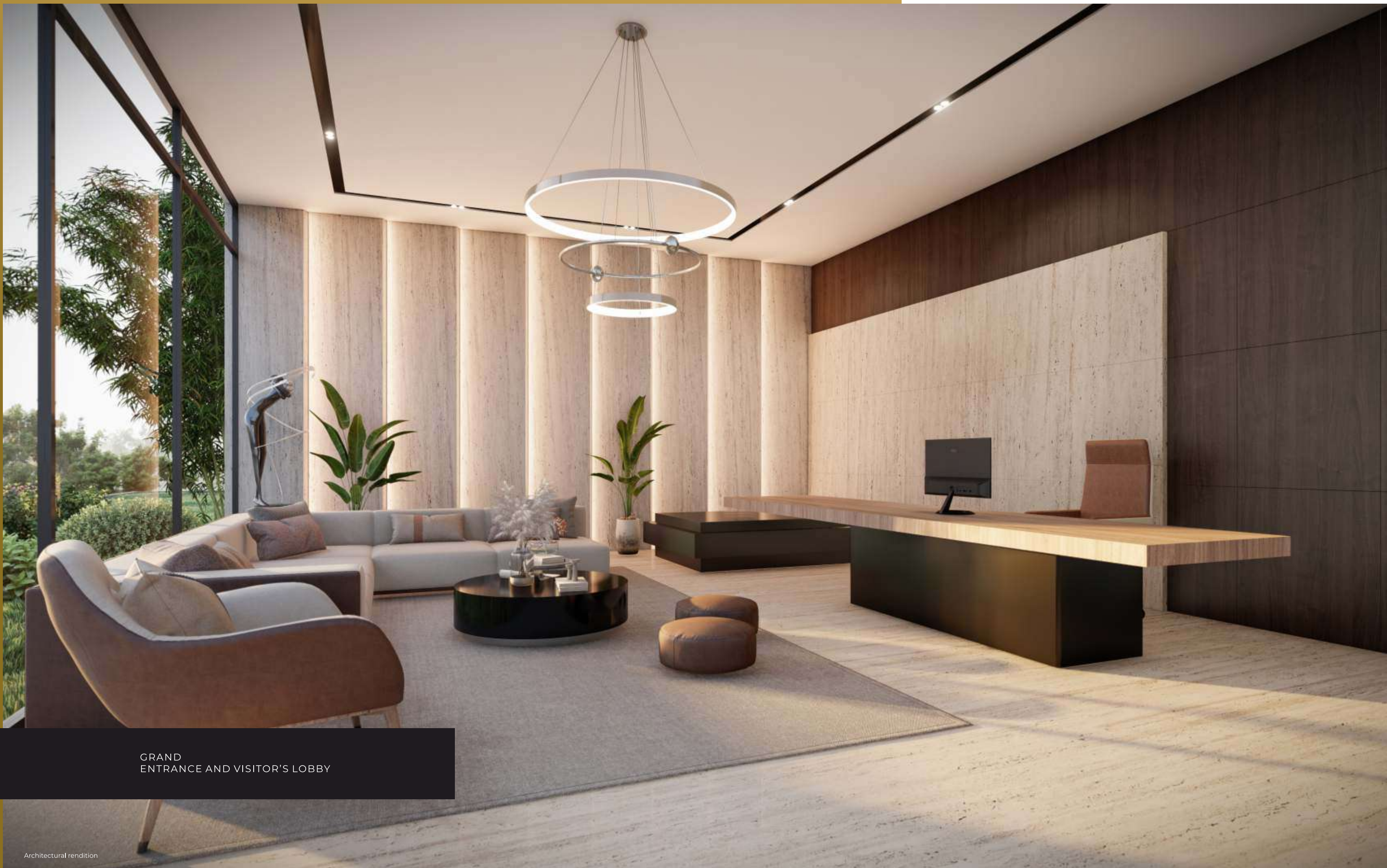
**A PRIVATE  
WORLD OF UNIMAGINABLE LUXURY**

ONE OF A KIND HIGH RISE  
DEVELOPMENT WITH  
4, 3 AND 2 BEDROOM CONFIGURATIONS  
OF APARTMENTS ALONG WITH  
BREATH-TAKING URBAN VIEW, LARGE  
OPEN SPACES AND DESIGNER LIFESTYLE  
AMENITIES.

SPACIOUS  
AND LARGE SIT-OUT BALCONIES







GRAND  
ENTRANCE AND VISITOR'S LOBBY

Architectural rendition

## A GRAND WELCOME AWAITS!

DESIGNER ENTRANCE LOBBY  
WITH VISITOR'S WAITING LOUNGE

DEDICATED 2 HIGH SPEED ELEVATORS  
IN EACH TOWER FROM MITSUBISHI OR EQUIVALENT

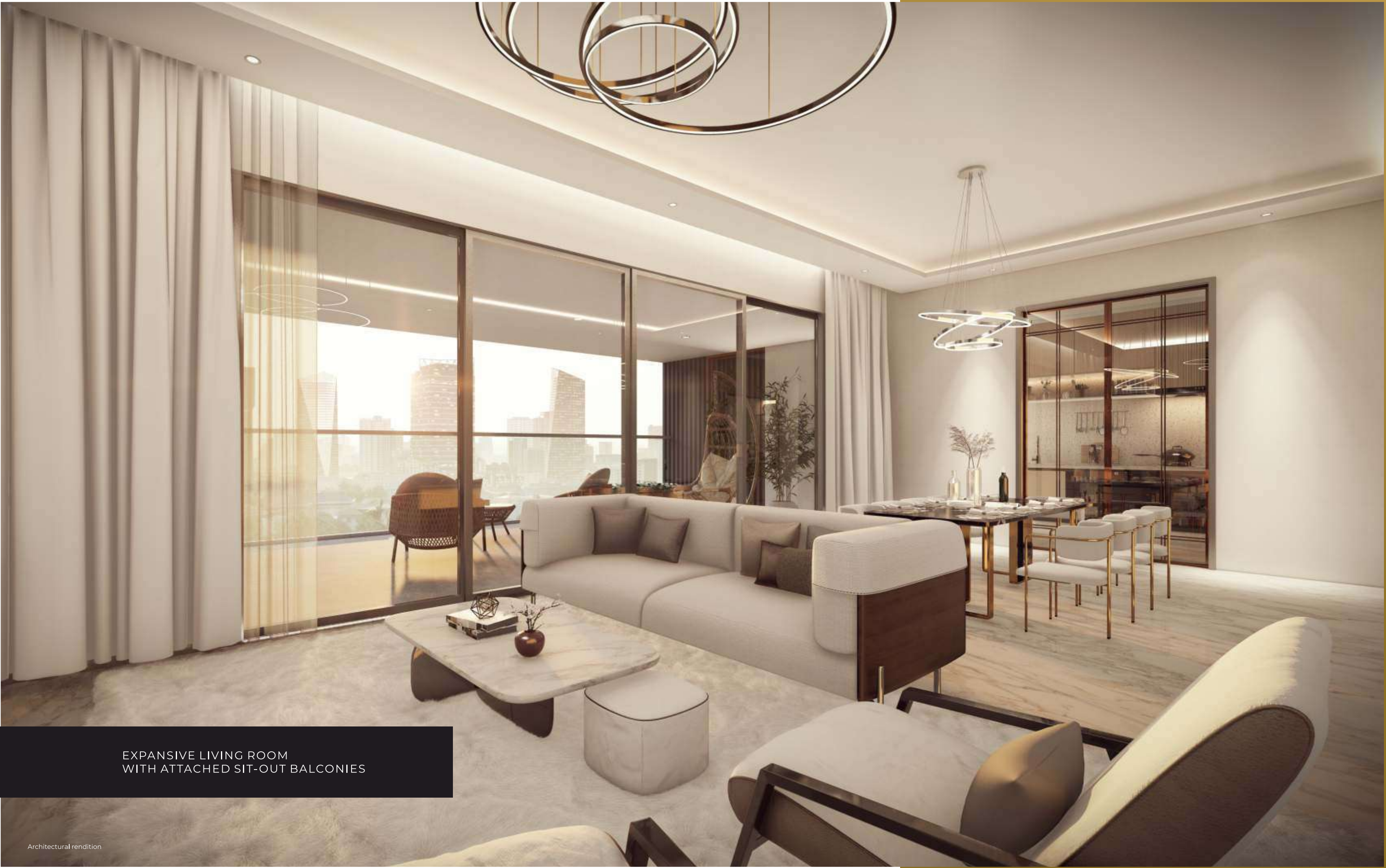
ROUND-THE-CLOCK 3-TIER  
SECURITY SYSTEM WITH  
VIDEO DOOR PHONE FOR  
EVERY APARTMENT

A DEDICATED SEPARATE SERVICE ELEVATOR

FACILITY MANAGEMENT SERVICES  
FROM A REPUTED OPERATOR

DG POWER BACK-UP FOR  
COMMON AREA





EXPANSIVE LIVING ROOM  
WITH ATTACHED SIT-OUT BALCONIES

Architectural rendition

Your new home at The Canary Residences is passionately crafted and designed to match your unparalleled lifestyle and stature.

A space curated elegantly with handpicked materials, where every corner defines grace to create an everlasting experience.

## ICONIC LIVING SPACES

HIGH QUALITY ALUMINIUM FRAMEWORK CONSTRUCTION TECHNOLOGY

HOME AUTOMATION WITH MODULAR TOUCH KEYPADS FOR EVERY RESIDENCE

VOICE AUTOMATE YOUR LIGHTS, FANS, ETC. AND CREATE MOODS & PRESETS

ELECTRONIC DOOR LOCK WITH MULTIPLE ENTRY OPTIONS FROM YALE FOR THE MAIN DOOR

VITRIFIED TILES FROM REPUTED BRAND IN INDIA

DTH & BROADBAND PROVISION FOR EVERY APARTMENT

SPECIALLY ENGINEERED FULL HEIGHT TOP QUALITY SLIDING DOORS AND WINDOWS

LAMINATED GLASS RAILINGS



A PRIVATE WORLD  
OF UNIMAGINABLE LUXURY

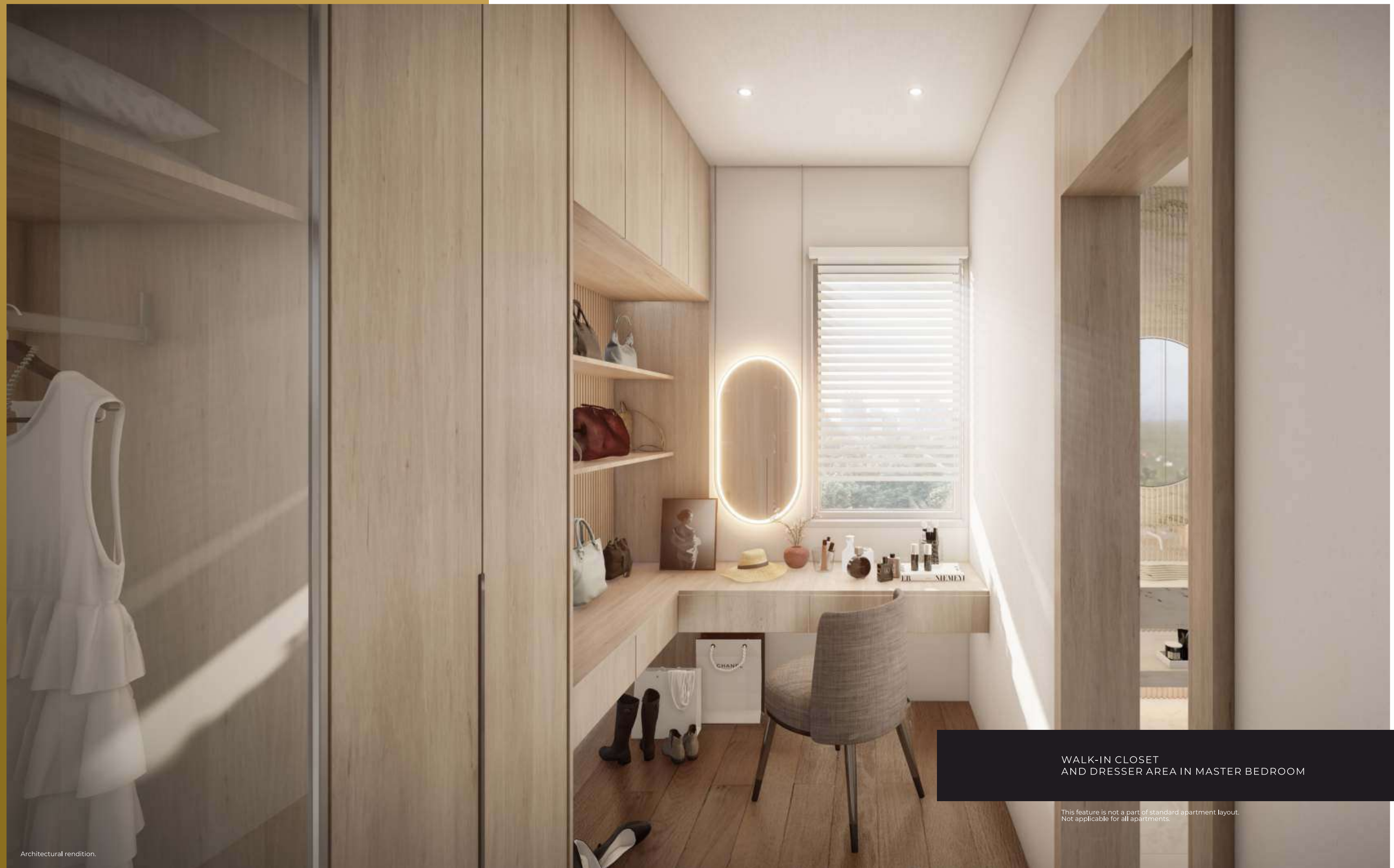
GERMAN CP FITTINGS FROM  
GROHE & EQUIVALENT

JAPANESE SANITARY FROM  
TOTO & EQUIVALENT

SOLAR WATER HEATING SYSTEM

WOODEN DOOR FRAMES

Architectural rendition.



WALK-IN CLOSET  
AND DRESSER AREA IN MASTER BEDROOM

This feature is not a part of standard apartment layout.  
Not applicable for all apartments.





SIT-OUT TERRACES  
ATTACHED TO BEDROOMS

Architectural rendition

BESPOKE  
LIVING EXPERIENCES!

10 FEET CLEAR FLOOR TO CEILING  
HEIGHT FOR EVERY APARTMENT

HIGH END FINISH INTERIORS

SCIENTIFICALLY ENGINEERED SOUNDPROOF  
SYSTEM DOOR & WINDOWS DESIGNED

WOODEN MATT FINISH VITRIFIED TEXTURED  
TILES IN THE MASTER BEDROOM

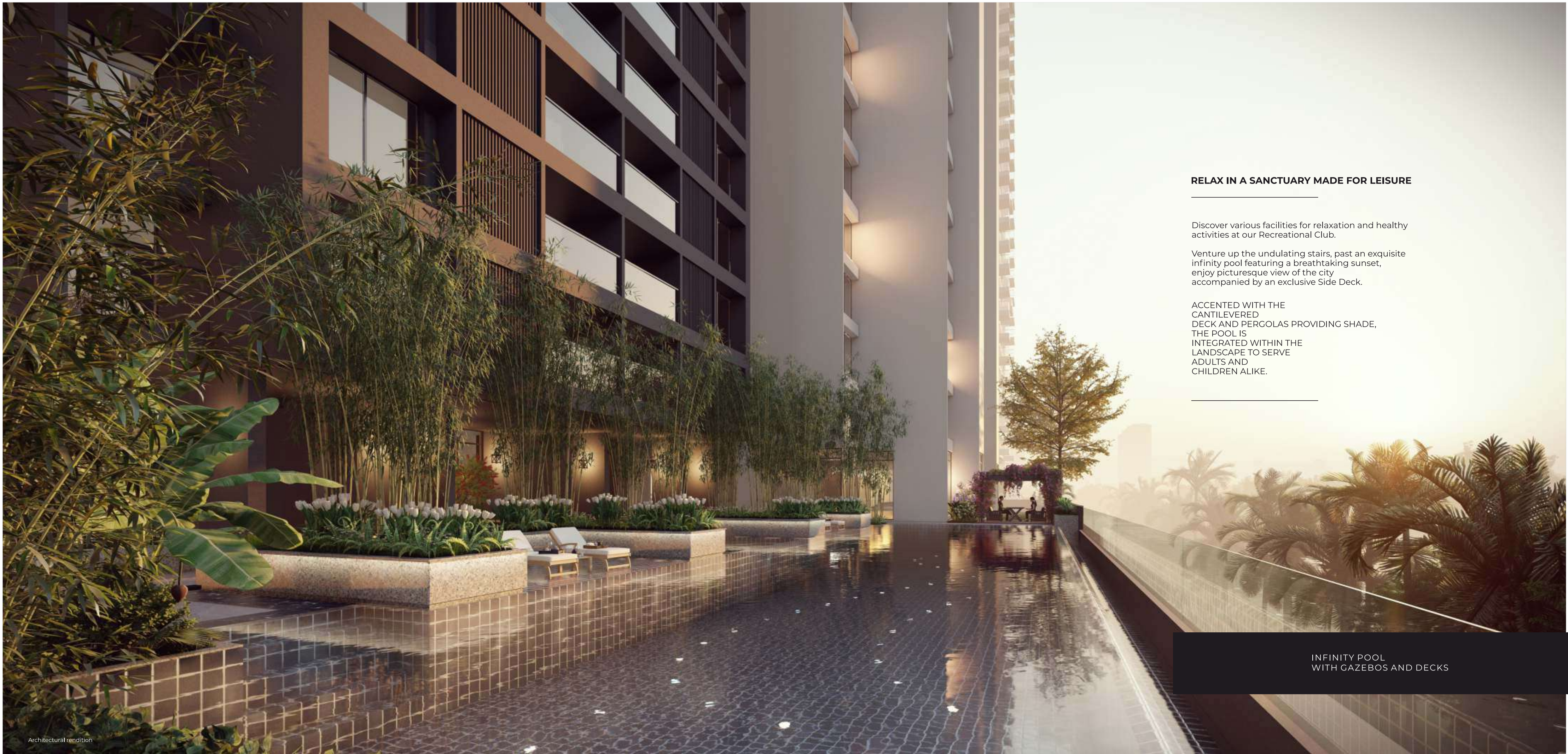
HI-END PAINT AND TEXTURES FROM  
JOTUN OR EQUIVALENT





SPACIOUS KITCHEN WITH  
WELL DESIGNED PLATFORM AND UTILITY AREA  
ADDITIONAL SINK IN THE UTILITY AREA





**RELAX IN A SANCTUARY MADE FOR LEISURE**

Discover various facilities for relaxation and healthy activities at our Recreational Club.

Venture up the undulating stairs, past an exquisite infinity pool featuring a breathtaking sunset, enjoy picturesque view of the city accompanied by an exclusive Side Deck.

ACCENTED WITH THE CANTILEVERED DECK AND PERGOLAS PROVIDING SHADE, THE POOL IS INTEGRATED WITHIN THE LANDSCAPE TO SERVE ADULTS AND CHILDREN ALIKE.

INFINITY POOL  
WITH GAZEBOS AND DECKS



An exclusive on campus workspace to adapt & accommodate a new work culture.

With a contemporary yet sophisticated interior, our on-campus workspaces has been designed for professionals, freelancers, entrepreneurs and students alike.

**HIGH SPEED WI-FI**  
**MEETING ROOMS**  
**MULTIPLE SEATING OPTIONS**  
**(CASUAL AND FORMAL)**  
**VARIED CO-WORKING OPTIONS**  
**LIBRARY ACCESS**



**DEDICATED PODIUM INDOOR AMENITIES**  
**CO-WORKING, GAMES ROOM, CRECHE,**  
**MULTI-PURPOSE HALL ETC.**







Architectural rendition

DEDICATED GYM,  
FITNESS CENTRE AND A SPORTS CLUB

### DISCOVER AN ADVENTURE HAVEN

An exclusive State-of-the-art clubhouse  
with all the facilities to  
encompass your lifestyle needs.

From recreation to wellness, to work  
and more.

It's all right here.



STATE-OF-THE-ART FITNESS CENTER INCLUDING:  
WEIGHT SECTION  
CARDIO SECTION  
MULTIUSE FITNESS SECTIONS FOR SPIN  
CYCLING  
DANCE AND YOGA CLASSES

Designed to surpass expectations,  
the recreational club offers a haven of soulful  
relaxation with a playful twist of energy.

Revel in a full complement of designer lifestyle  
facilities to refresh your day, host gatherings at  
the Multipurpose-Hall, get down to business at  
the executive business center or keep the kids  
entertained in the Games and Recreation Rooms.

Be it family time, or me-time, good times await at  
The Canary.



ACUPUNCTURE PARK &  
JOGGING TRACK

PARTY LAWN &  
BARBEQUE LAWN

MULTIPLE GREEN ZONES  
AND THEMED LANDSCAPE  
GARDENS

VARIOUS ZONES DEDICATED  
TO CHILDREN AND SENIOR CITIZENS

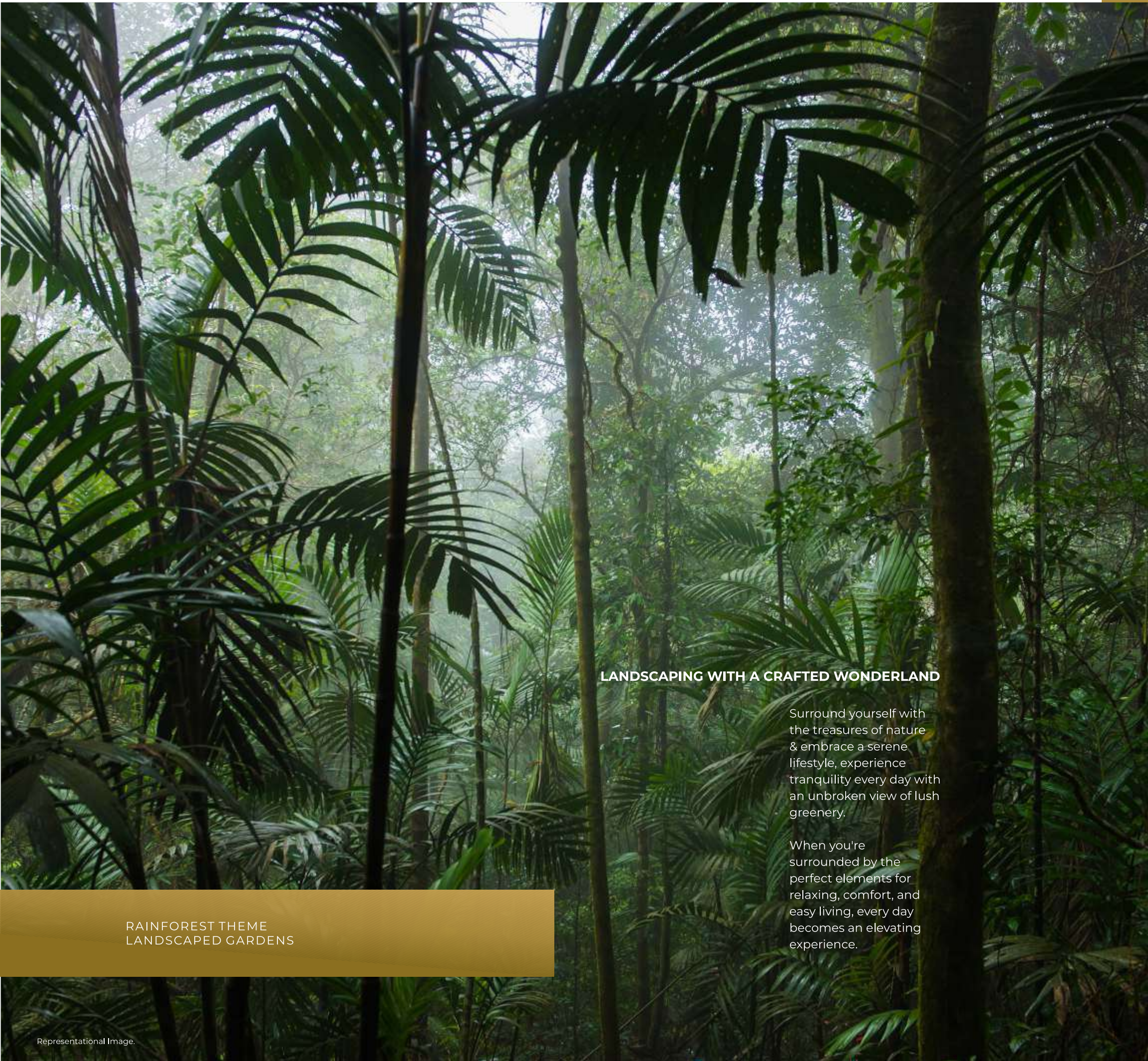
APPROXIMATELY 1 ACRE OF  
AMENITIES SPACE

The designer lifestyle offers an  
idyllic escape from the hustle and  
bustle of the city life.

After all, home should be where you feel  
safe, relaxed, and completely  
yourself.

60% OF RECREATIONAL  
OPEN SPACES





RAINFOREST THEME  
LANDSCAPED GARDENS

Representational Image.

LANDSCAPING WITH A CRAFTED WONDERLAND

Surround yourself with the treasures of nature & embrace a serene lifestyle, experience tranquility every day with an unbroken view of lush greenery.

When you're surrounded by the perfect elements for relaxing, comfort, and easy living, every day becomes an elevating experience.

MAKE TIME FOR YOUR WELL-BEING  
WITH OUR WELLNESS-CENTRIC FACILITIES  
TO INSPIRE A GOOD LIFE

Holistic well-being is the foundation of a happy and meaningful life.

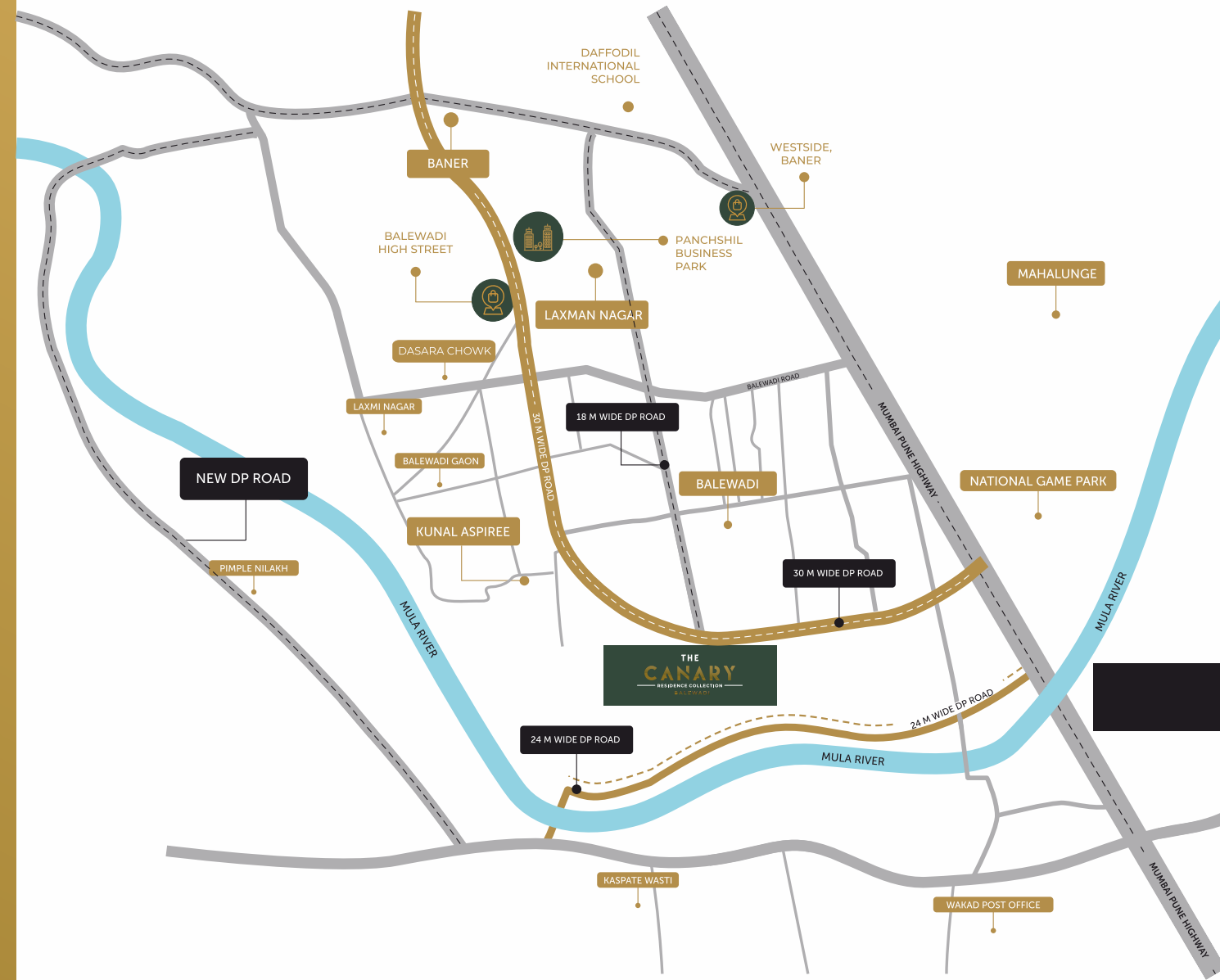
Thoughtfully designed facilities such as Acupuncture Park, Dedicated Yoga Deck Zones or our Jogging Track, help you make time for every aspect of your well-being.

While you kick back, relax and tuck into some fresh grill at the BBQ Pavilion, your kids can now enjoy and have fun at a dedicated Playground, Functional Lawn space along with a Multipurpose Court.

Experience open spaces like never before along with wonderful features, redefining community living in its entirety.







THREE SIDE  
ACCESS/APPROACH ROAD  
OF  
100 FEET, 80 FEET  
AND  
60 FEET.

#### LOCATION PROXIMITY

##### CONNECTIVITY

Mumbai-Pune Expressway: 12 km | 15 min  
Pune-Bengaluru highway: 1 km | 2 min  
Pimpri-Chinchwad: 15 km | 25 min  
Railway Station: 14 km | 30 min  
Pune International Airport: 20 km | 40 min

##### BUSINESS PARKS

Rajiv Gandhi Infotech Park: 12 km | 15 min  
Quadron Business Park: 14 km | 20 min  
Nanospace IT Park: 6.5 km | 15 min  
Prabhavate Tech Park: 3.4 km | 9 min

##### RETAIL

Balewadi High Street: 1 km | 1min  
Westend Mall : 7.5 km | 15 min  
Phoenix Mall : Upcoming

##### EDUCATION

Daffodil International School : 2.8 km | 6 min  
The Orchid School: 4.0 km | 8 min  
Mount Litera Zee School: 7.5 km | 20 min  
PICT Model School: 4.0 km | 10 min  
Sapling Nursery: 2.9 km | 8 min

##### HEALTHCARE

Jupiter Hospital: 4.4 km | 10 min  
Aditya Birla Memorial Hospital : 9.9 km | 12 min  
Life Point Multi specialty Hospital: 5.4 km | 10 min

Distances mentioned herein may vary.  
Approx. travel time by car in normal traffic condition.

A LOCATION SO WELL  
CONNECTED,  
EVERYTHING IS JUST AROUND  
THE CORNER.

Located at the cusp of Mumbai-Pune Expressway and Pune-Bengaluru Highway, and just minutes away from well-known locations within Pune (like Hinjawadi, Aundh, and Pimpri-Chinchwad), Balewadi offers an unmatched connectivity to its residents and admirers alike.







AMENITIES AND SPECIFICATIONS

INFINITY SWIMMING POOL  
CLUB HOUSE WITH GYM AND INDOOR GAMES  
CHILDREN'S PLAY AREA  
THEMED LANDSCAPE GARDEN  
MULTIPURPOSE COURT  
JOGGING TRACK  
MULTIPURPOSE HALL  
SENIOR CITIZEN NOOK  
PARTLY SOLAR POWERED COMMON AREAS  
DESIGNER ENTRANCE GATE/LOBBIES  
ACCUPUNCTURE PARK  
DEDICATED NO VEHICLE ZONE  
PARTY LAWN  
BARBEQUE AREA  
3-TIER SECURITY SYSTEM

ENERGY EFFICIENT LED FIXTURES FOR COMMON AREA  
KOTA TILES/STONE FOR STAIRCASE TREADS, RISERS AND SKIRTING  
INTERNAL DRIVEWAYS IN TRIMIX CONCRETE/PAVER BLOCKS  
RAIN WATER HARVESTING FOR ENTIRE PROJECT  
GARBAGE CHUTE FOR DRY AND WET WASTE MANAGEMENT  
COMMON SOLAR WATER HEATING SYSTEM PER BUILDING  
CCTV FOR COMMON AREAS  
VIDEO DOOR PHONE WITH INTERCOM SYSTEM  
3-TIER SECURITY WITH ACCESS CONTROL IN ENTRANCE LOBBY/IES  
PIPED GAS  
INVERTER PROVISION FOR EACH FLAT (FOR 1 LIGHT AND 1 FAN PER ROOM)  
COMMON DTH AND BROADBAND CONNECTION PROVISION PER BUILDING  
FIRE FIGHTING SYSTEM WITH SPRINKLERS, SMOKE DETECTORS AND HEAT DETECTORS

CREDITS

POWERED BY  
SELLABILITY SALES AND MARKETING SOLUTIONS LLP

DESIGN ARCHITECT  
AMIT BHAT ARCHITECTS

LIASONING ARCHITECT  
A DESIGN STUDIO

STRUCTURAL DESIGN  
SATISH MARATHE CONSULTING ENGINEERS

LANDSCAPE ARCHITECT  
NILIMA AND VIKAS BHOSEKAR

MEP CONSULTANTS  
MCLIN AQUA CONSULTANTS

BRAND CONSULTANT  
FREEMINDWORKS COMMUNICATION DESIGN LLP

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