

KALYAN’S GRANDEST
HARBOUR LIFESTYLE.

The city’s new pulse.



KALYAN
Harbour
1 & 2 Bed Deck Residences

THE WORLD WOKE UP AND REALISED THAT WHERE YOU LIVE IS

who you are.



We no longer chase weekends,
we design them. We pick cafes for
their energy as much as their coffee.
We travel for stories, not just sights.
Our choices reveal a deeper desire,
a life that feels complete, connected
and proudly ours.



Today, lifestyle is no longer defined by what
we own, but by how we live. We seek a life
where work, joy, family and ambition come
together effortlessly. Where every day feels
richer, every evening offers something to look
forward to and every weekend becomes an
experience worth remembering.
Good enough is no longer enough. We have
outgrown scattered lives, we are ready for a
centre that matches our aspirations, a place
that reflects who we have become.



THE EPICENTRE OF EVERY *great city.*

When people aspire to live better, cities must give them a place that makes it possible. That's why the world's greatest cities didn't become great by spreading out. They became great by creating a pulsating, integrated core where commerce, culture, leisure and life converge into something far more powerful than any individual part.

This is the pattern that defines iconic urban destinations across the globe.



A sprawling, diverse city found its identity when KLCC became its anchor. More than an iconic skyline, KLCC brought together 300+ retail stores, luxury brands, fine dining, lifestyle experiences and a 50-acre urban park that attracts millions of visitors every year. Suddenly, a fragmented metro had a vibrant centre that put Kuala Lumpur on the global map and gave its people a place to be proud of.

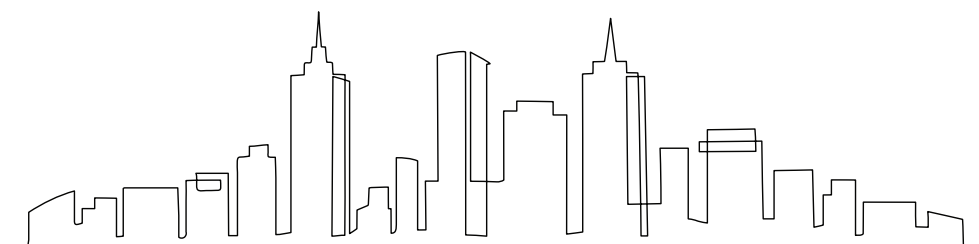


Roppongi
hills created
Tokyo



More than a mall or a skyline, Roppongi Hills is a complete world. Hotels, residences, offices, galleries, restaurants, parks and retail all coexist in one seamless ecosystem. It doesn't just serve life in Tokyo, it defines it.

These lifestyle centres don't just serve the city, they become its identity. They draw people together, elevate everyday living and turn residents into proud ambassadors of a place that feels alive. A true lifestyle city centre is where everything you desire, work, play, connection and culture is finally within reach.



THE CITIES THAT BUILT LIFESTYLE CENTRES

built their futures.

The same story has shaped India's greatest cities, they built defining centres and everything else followed.



Gurugram -
cyber city

Cyber City transformed Gurugram into a global business destination and its most aspirational address.



Bengaluru -
Indiranagar

Indiranagar redefined Bengaluru with a vibrant mix of culture, lifestyle, work and community.

Mumbai -
Bandra Kurla complex
(BKC)

BKC transformed Mumbai by creating its modern epicentre. Bringing together business, luxury, hospitality, culture and entertainment. It became a destination people don't just work in, but choose to experience.



ALL ROADS, RAILS AND ROUTES

Lead to Kalyan.

Kalyan is fast emerging as the most strategically positioned growth corridor in the Mumbai Metropolitan Region (MMR). At the crossroads of infrastructure, connectivity and urban expansion, it is where the next wave of growth is taking shape. A once-in-a-generation infrastructure boom is transforming Kalyan into one of the most connected, future-ready destinations in the MMR.

BY ROAD & CORRIDOR

Kalyan Ring Road

Decongesting internal traffic and enabling faster regional movement.

Bhiwandi-Kalyan-Shilphata Corridor

Strengthening access to NH3, NH4 and major logistics routes.

Virar-Alibaug Multi-Modal Corridor

Seamless cross-region connectivity across MMR

Airoli-Katai Freeway

Reduced travel time to Navi Mumbai and IT corridors

BY SEA & AIR

Navi Mumbai International Airport

Positioning Kalyan within reach of a major global gateway.

Ferry Connectivity

Opening up faster, alternative access across MMR

BY RAIL & METRO

Metro Lines 5 & 12 (THANE - KALYAN - TALOJA)

Seamless access to Thane and direct connectivity to Navi Mumbai's key growth hubss.

Mumbai-Ahmedabad Bullet Train:

Enhancing the region's long-term strategic importance



A CITY THAT *outgrew itself.*

KALYAN'S PEOPLE MOVED FORWARD. THE CITY'S INFRASTRUCTURE DIDN'T.

Kalyan is a city driven by ambition, home to a new generation with bigger aspirations than ever before. As the city has grown, so have the expectations of its people. Today, they seek a more connected, complete lifestyle. One that only an integrated city centre can deliver.



No international retail destination:
Global brands skipped Kalyan. Not because the demand wasn't there but because the infrastructure wasn't welcoming.



No international luxury hotel:
Global prestige has never landed in Kalyan. Every major celebration has meant leaving the city.



No fine-dining district:
Restaurants exist. Experiences do not. What it has never had is a curated dining destination where world cuisines, great design and memorable evenings come together.



No world-class social core:
No integrated nightlife, no grand clubhouses, no modern co-working and no curated community.



No learning ecosystem:
A future-ready education ecosystem with world-class institutions is still missing, leaving Kalyan catching up with the rest of MMR.



No art & cultural identity:
A city rich in heritage still lacks a vibrant destination that celebrates its art, culture and community.



No high-street culture:
The kind of retail that shapes behaviour and gives a city its identity has been entirely absent.



No clean, planned zones:
Well-designed public spaces and organised streetscapes are still missing.

Until now, this was the story of Kalyan. That story is about to change completely. A city this ambitious deserves a centre that matches it.

— INTRODUCING —

KALYAN Harbour

KALYAN'S LIFESTYLE EPICENTRE HAS ARRIVED.

Kalyan's aspirations have evolved. Today, people seek more than just a place to live, they seek a lifestyle where shopping, dining, leisure, hospitality and community come together in one destination.



The wait for a world-class lifestyle is over and the stage is finally being set for a glorious new era. Spanning a massive 50-acre land parcel, Kalyan Harbour is a lifestyle explicitly designed to completely redefine the identity of the city.

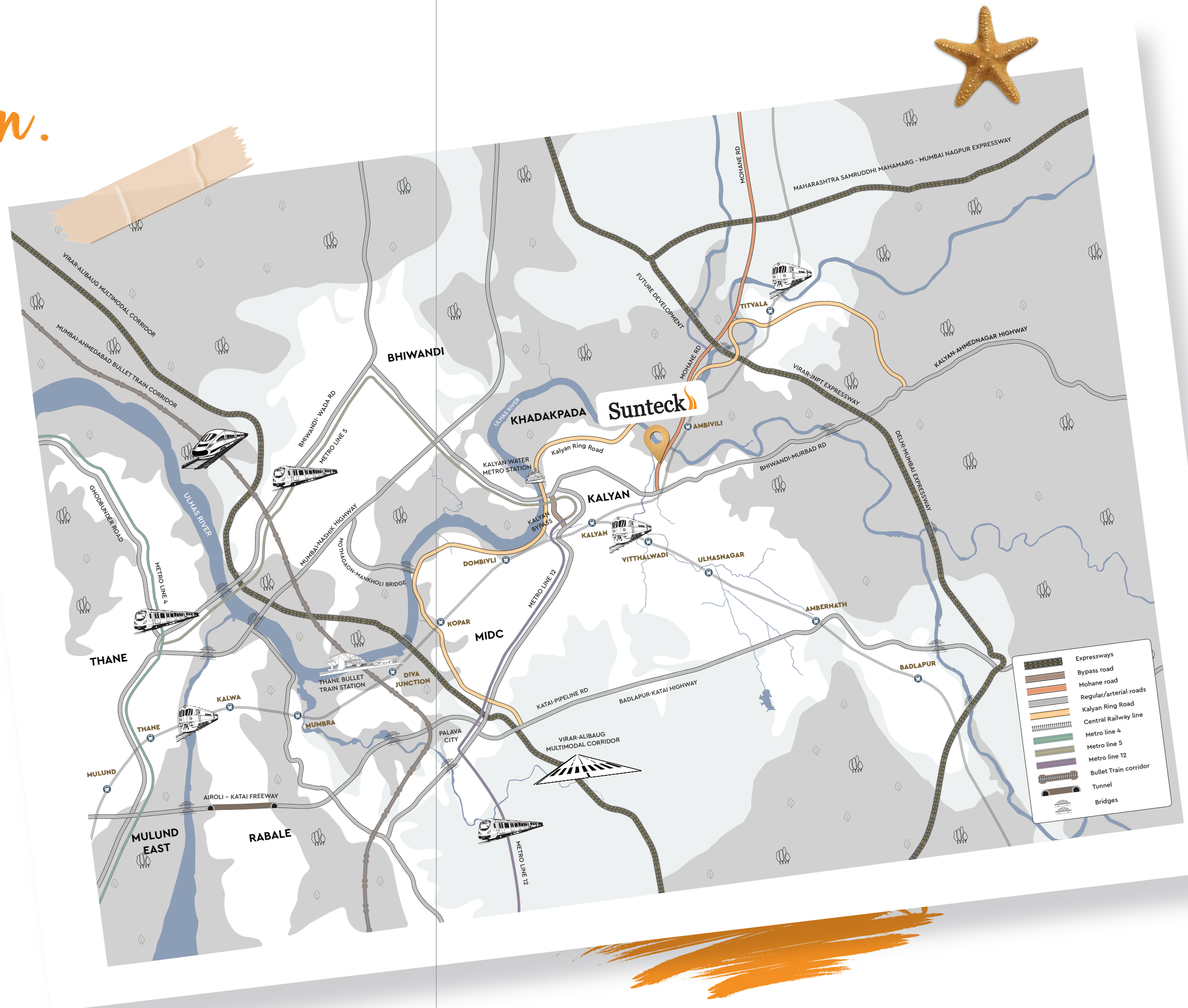


A NEW ERA FOR *Kalyan.*

It stands proudly as the largest and most transformative development Kalyan has ever seen, a landmark that will confidently shape its urban future for years to come.

More than being a part of the city, it becomes its very centre. The definitive place where Kalyan comes together, finds its collective energy and begins to evolve.

It sits flawlessly at the very heart of Kalyan's future, where major highways, upcoming metro lines and high-speed expressways converge, making it the most connected spot in the entire region.



A WORLD YOU NEVER HAVE *To leave.*

Kalyan Harbour is not an address. It is a world. A complete, carefully curated ecosystem where the finest things in life exist not across the city, but right outside your door.

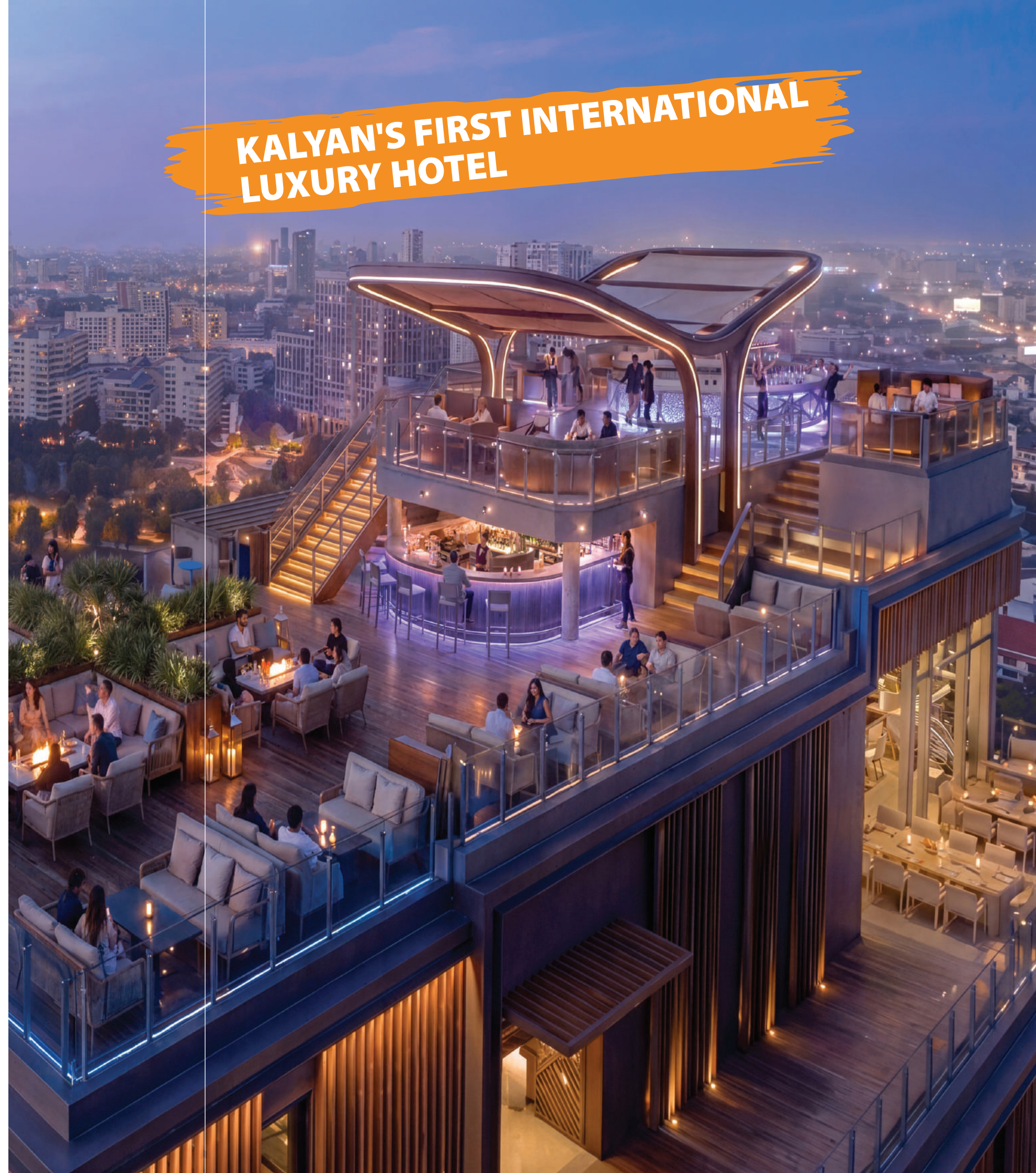
For the first time in Kalyan's history, you will not need to leave your own city to experience the best. Because the best has come to you. Everything you have always had to travel for is finally here.



WHERE EVERY OCCASION BECOMES *an event.*

For decades, Kalyan's residents have had to travel to other cities to celebrate life's biggest moments, from wedding receptions and corporate gatherings to milestone birthdays.

Those days are over. Kalyan Harbour will be home to the city's first international luxury hotel, bringing global hospitality, elegant event spaces and unforgettable experiences that were once out of reach, now closer than ever.



**KALYAN'S FIRST INTERNATIONAL
LUXURY HOTEL**

KALYAN'S FIRST INTERNATIONAL RETAIL DESTINATION

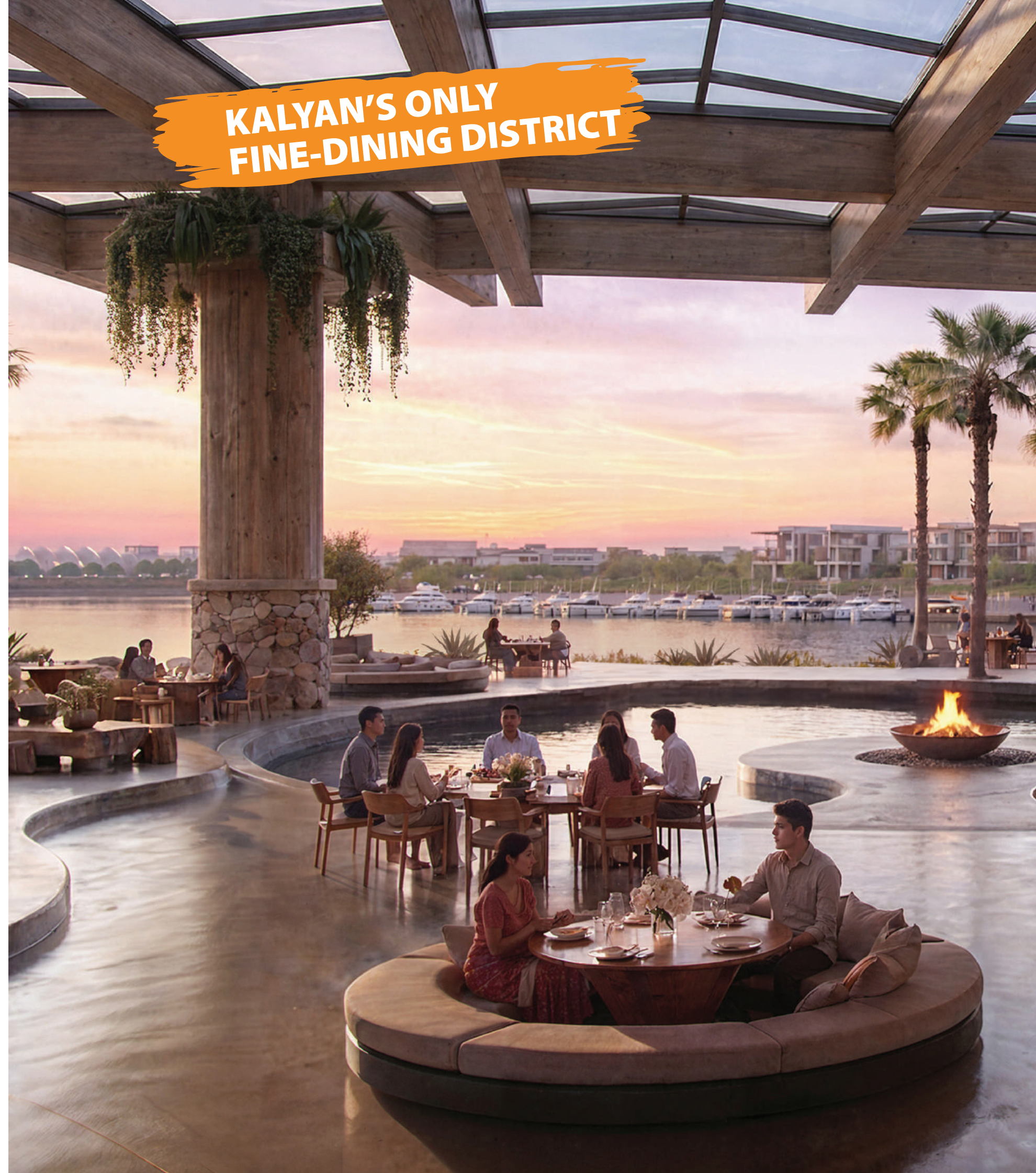
THE WORLD'S BEST BRANDS, FINALLY *at your address.*

For years, the world's leading brands felt out of reach. Not because Kalyan lacked aspiration but because it lacked the right platform. Kalyan Harbour changes that by bringing an international retail experience with the world's most sought-after brands finally closer to home.



TASTE THE WORLD, WITHOUT LEAVING *your city.*

Fine dining is not just about food, it is about an experience that stays with you long after the meal is over. A curated fine dining district, with a spread of global cuisines, premium experiences and restaurant concepts unlike anything Kalyan has seen, this will give residents a reason to celebrate, right here at home.



**KALYAN'S ONLY
FINE-DINING DISTRICT**

KALYAN'S FIRST AQUA PARK



WHERE THE WATERFRONT BECOMES *the city's playground.*

Imagine weekends that don't require a road trip. Imagine laughter, water, sunshine and joy right at the heart of the township. Kalyan's first aqua park will be exactly a destination that gives the city its first true recreational waterfront and makes every weekend feel like a getaway.

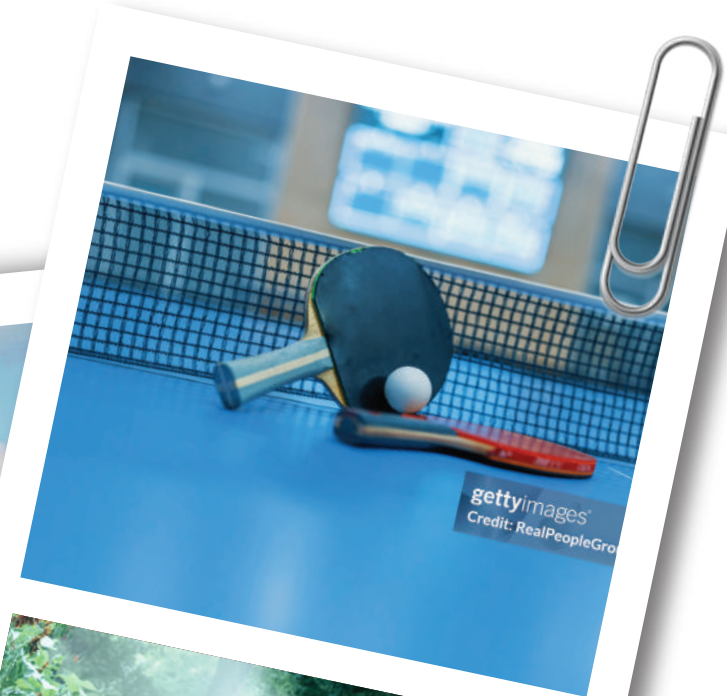


DESIGNED FOR THE LIFE YOU WANT TO *live today.*

From vibrant nightlife and grand clubhouses to curated co-working spaces and community plazas, Kalyan Harbour creates the social infrastructure that a new generation demands. It is a living and breathing ecosystem built around the way modern families actually want to live, work and connect.



A WORLD OF EXPERIENCES, *all in one place.*



LANDSCAPE AMENITIES LEGEND:

- A. Infinity Pool
- B. Pool Deck
- C. Kids' Pool
- D. Party Lawn
- E. Barbeque Area
- F. Flower Garden
- G. Temple
- H. Therapeutic Garden
- I. Power Walk Path
- J. Club
 - Multipurpose Hall
 - Gymnasium
 - Indoor Games
 - Spa & Changing Rooms
- K. Senior Citizen Seating Area–Outdoor
- L. Multisports Court
- M. Kids' Play Area
- N. Amphitheatre
- O. Sand Pit
- P. Yoga Meditation Zone – Outdoor
- Q. Shaded Seating
- R. Retail
- S. Cabana Seating
- T. Reflexology Area

SOME MOMENTS *define the future.*

For over 25 years, Sunteck has been shaping the future of luxury living as one of India's select listed real estate developers. A legacy defined by vision, trust and the pursuit of what's next.

Chosen by those who shape India

Trusted by leading industrialists, business leaders and Bollywood celebrities.

Luxury, across every scale

From ₹30 lakhs to ₹300 crores across Sunteck City, Sunteck World, Sunteck Beach Residences and Signia

INDIA'S LEADING *listed developer.*

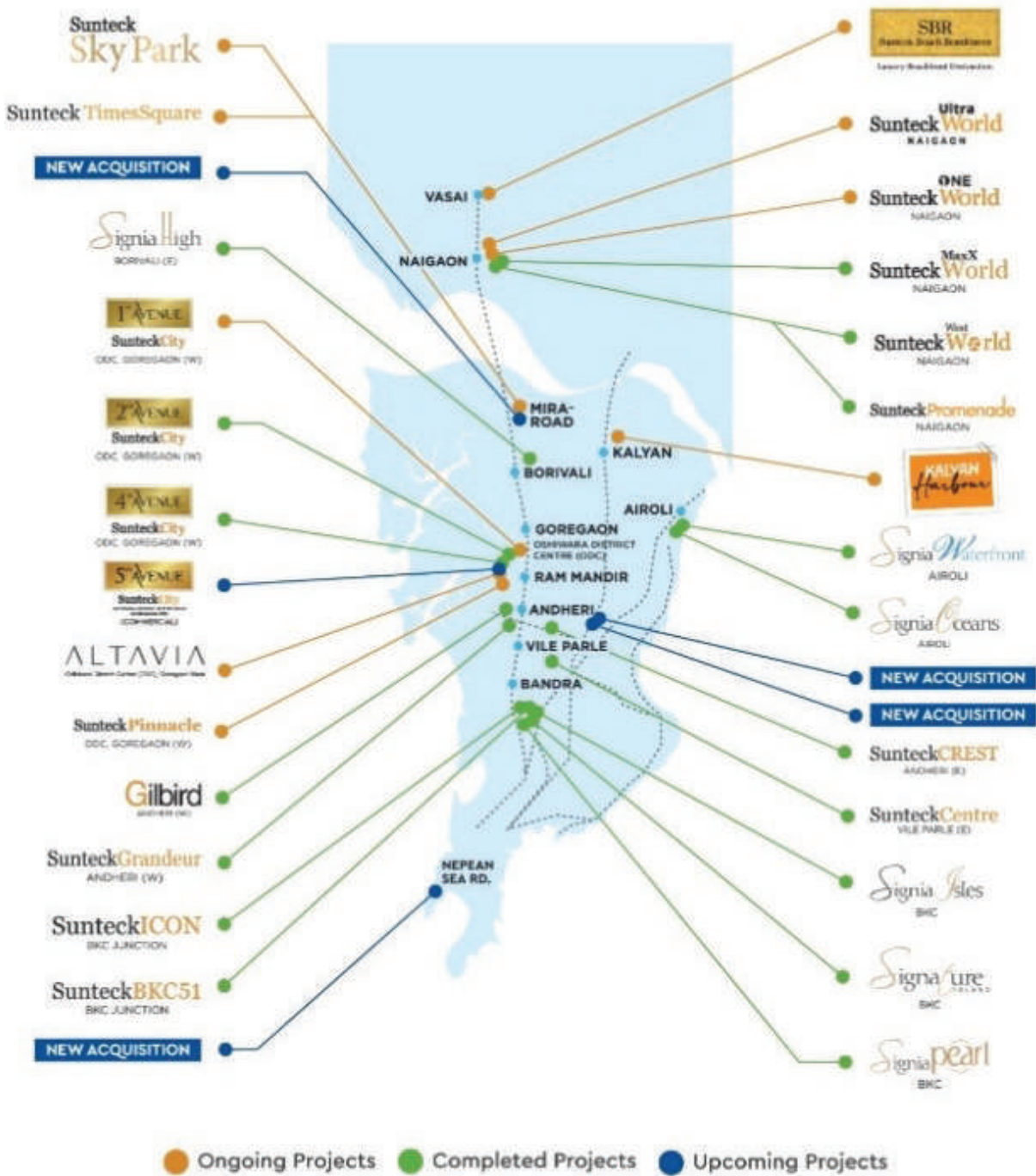
32 COMPLETED PROJECTS

50 MILLION SQ. FT. ACROSS PROJECTS

50 ACRES SUNTECK RESIDENCES

15000+ HAPPY FAMILIES HAVE CHOSEN SUNTECK

50+ AWARDS & ACCOLADES



Where your world-class life finally finds its home.



Dubai

Taking our vision to global destinations.

BKC

Creating landmark addresses at Mumbai's core.

Goregaon, Naigaon, Vasai

Shaping where the city is growing next.