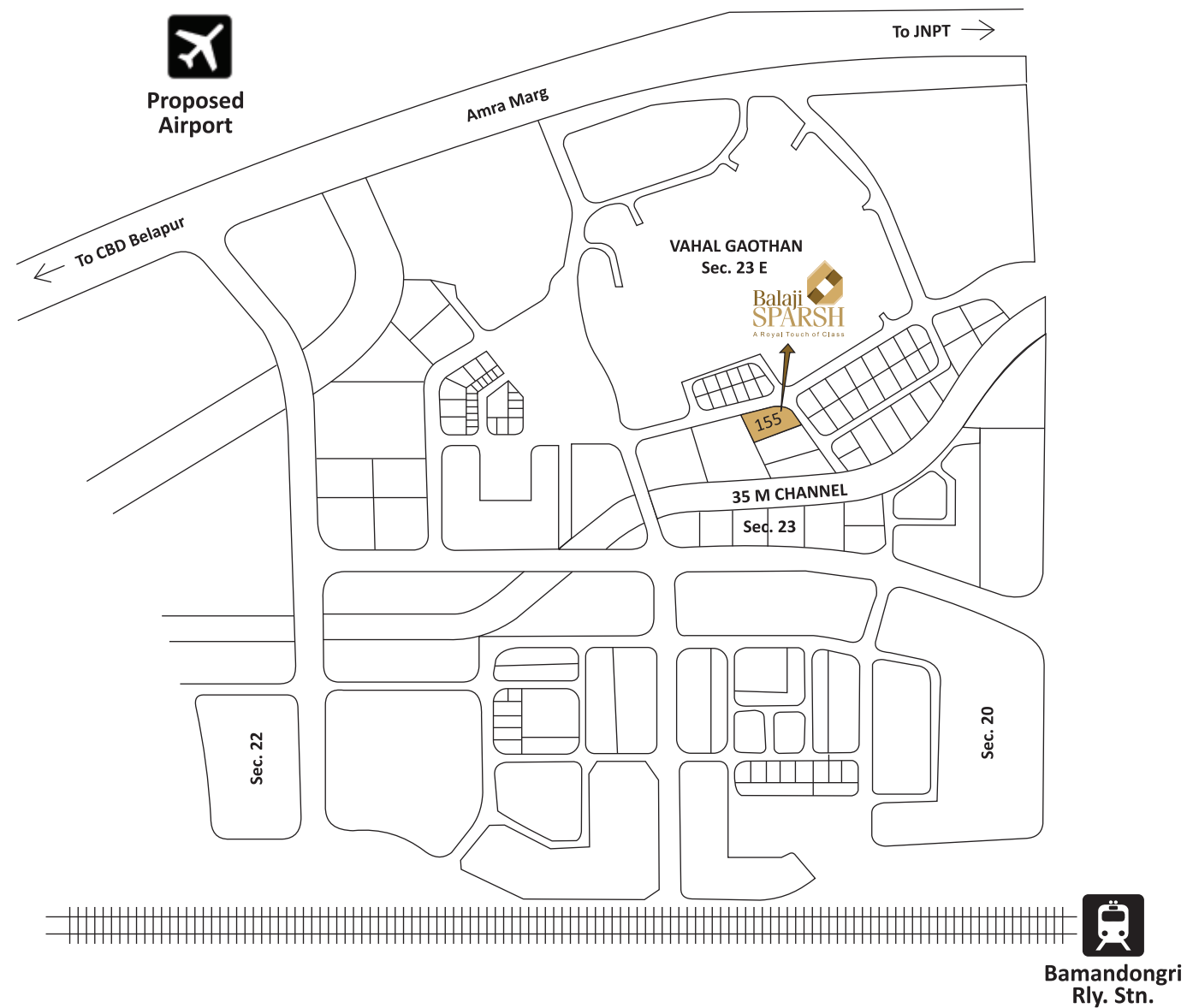




A Project by
HORIZON GROUP
 Builders & Developers

Balaji
SPARSH
 A Royal Touch of Class

Plot 155, Sec. 23, Ulwe, Navi Mumbai

a touch of
 Bliss & Peace



Balaji
SPARSH
 A Royal Touch of Class

HORIZON GROUP
 Builders & Developers

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Architect : **ATUL PATEL**

Note / Disclaimer :

The information contained in this brochure is indicative of the kind of development is proposed. It is prepared and issued in good faith and is for guidance only. It does not constitute part of any offer or contract. It is subject to the approval of the authorities. In the interest of the continuing improvement of the project and or any changes as suggested by the authorities the developers reserve the right to alter the layout, plans, specifications or features of the building without any prior notice or obligation to any buyers in the project. The photographs and the artist's impressions in the brochure are for reference only.

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Ulwe... The Destination

Ulwe is developed and maintained by CIDCO and has now become the best and the most developing node in Navi Mumbai. Ulwe is situated to the south of Navi Mumbai near proposed International Airport. It has number of attractions which add on to its beauty and also the reasons for investment in this location

- Navi Mumbai International Airport
- Navi Mumbai SEZ
- Coastal Expressway connecting Ulwe with Seawoods
- Mumbai Trans harbour Link from Sewri to Chirle village
- Railway Connection from Seawoods to Uran
- Sports Complex

According to an investment advisory report by real estate consultancy firm Knight Frank, Ulwe has emerged as the top investment destinations in India, with forecasts price appreciation by 145% in five years.



The Project

Balaji Sparsh, situated in one of the prime location of Ulwe, is a premium commercial cum residential project with Shops, 1BHK and 2BHK Apartments. This G+10 storey tower has been designed to suit residents for best ventilation and utility of space. It has close proximity to the proposed Bamandongri Railway station, NMSEZ and Coastal expressway. Coming- up with the best amenities at best place of Navi Mumbai, Balaji Sparsh offers the following features for an elite living :

- G + 10 Storied Commercial Cum Residential Tower
- R. C. C. Design with earthquake resistant
- Decorative entrance lobby
- Two Branded lifts with decorative stainless steel cabin
- Power back up for lifts, water pump and common areas lighting
- Gymnasium
- Provision for indoor games
- Well-designed landscape podium garden
- Decorative checkered tiles in open areas
- Premium quality acrylic paint for external walls



The Specification

FLOORING

- Vitrified flooring in all rooms

KITCHEN

- Granite kitchen platform with S.S. sink
- Wall tiles dado up to 7 ft height
- Fridge, Water filter, Exhaust fan points

DOORS

- Decorative main door
- Decorative laminated flush internal doors
- Good quality brass fixture & fittings

WINDOWS

- Anodized aluminum sliding windows
- Anodized aluminum glass louvered window in toilets

BATH & WC

- Designer glazed tiles dado up to 7 ft height
- Good quality fixtures and sanitary fittings
- Concealed plumbing with premium quality CP fittings

WALLS & PAINTS

- Gypsum finished internal walls with acrylic distemper paint
- Acrylic paint for external walls

ELECTRIFICATION

- Concealed copper wiring & fittings
- Provision of cable TV & Telephone points in living & master bedroom

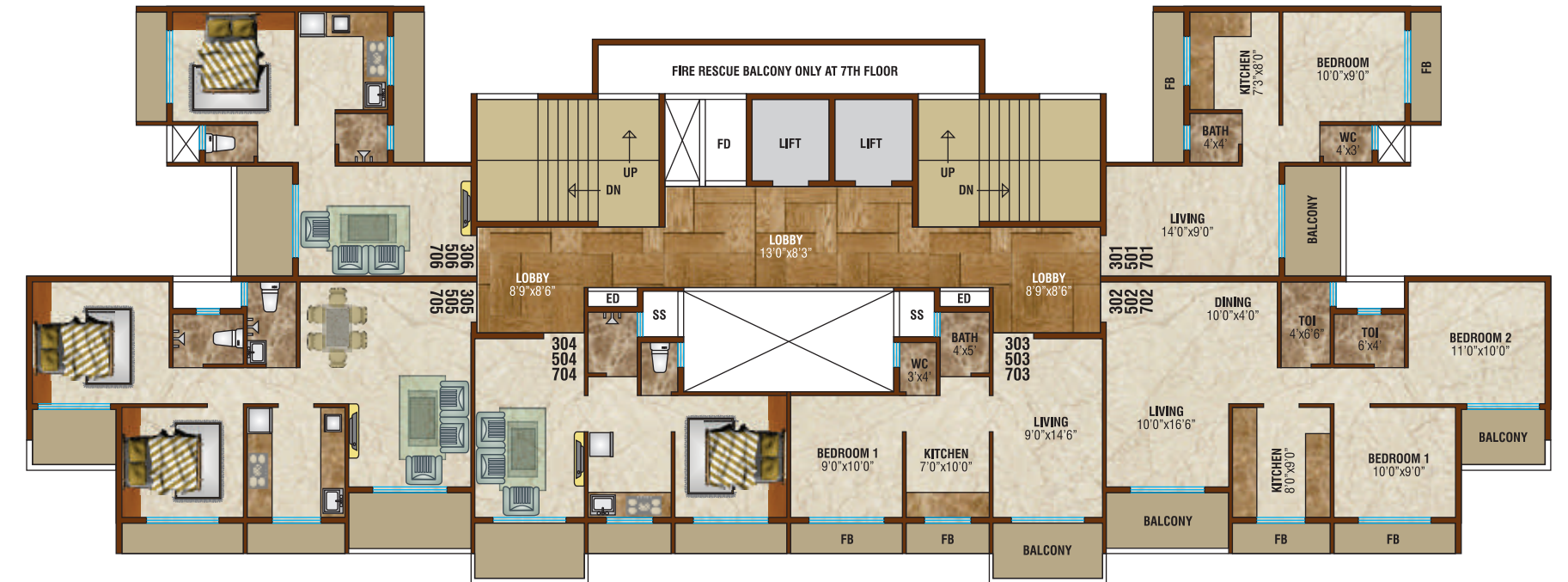
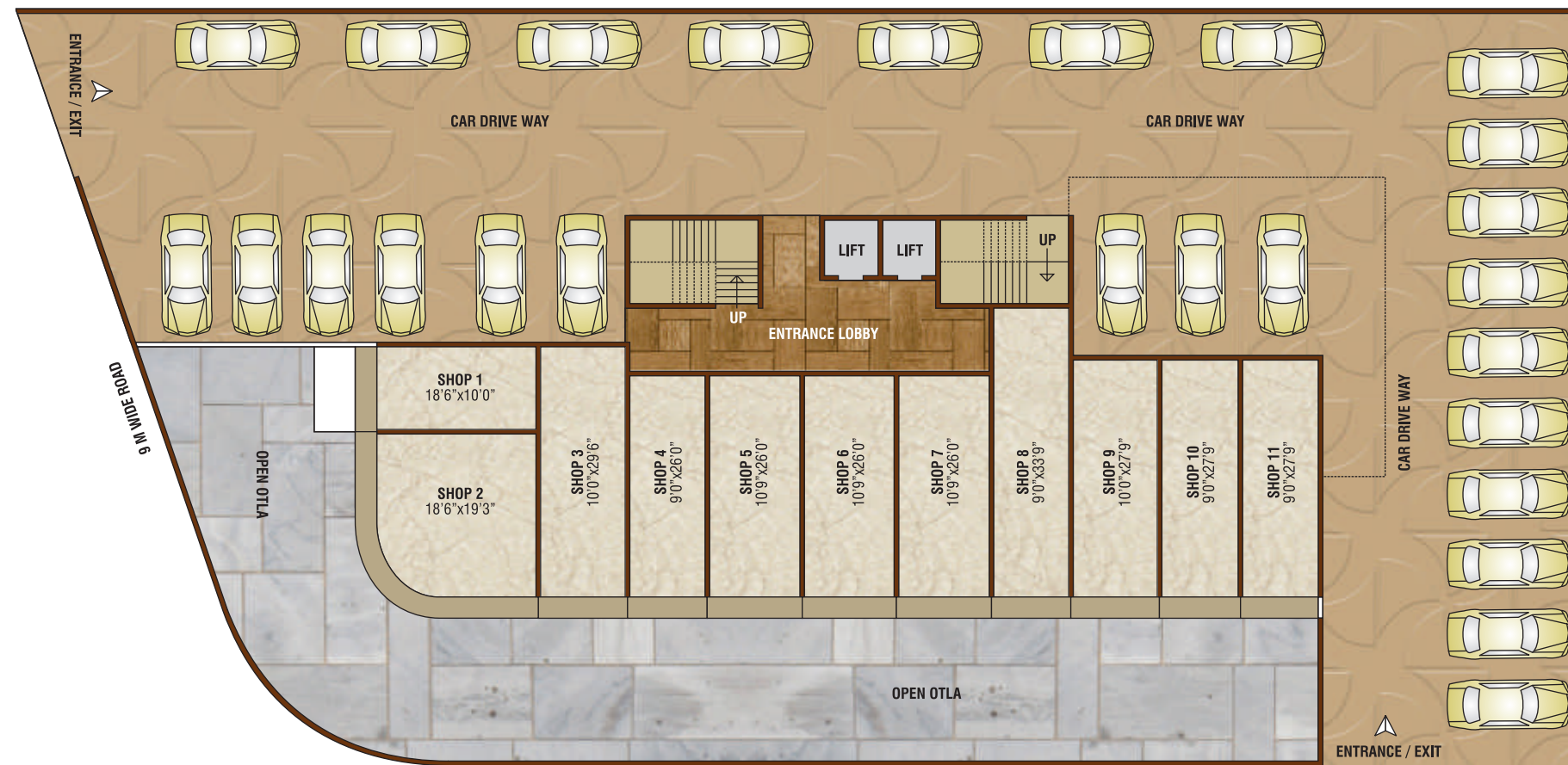
WATER

- Underground & overhead water tank with adequate water storage capacity

TERRACE

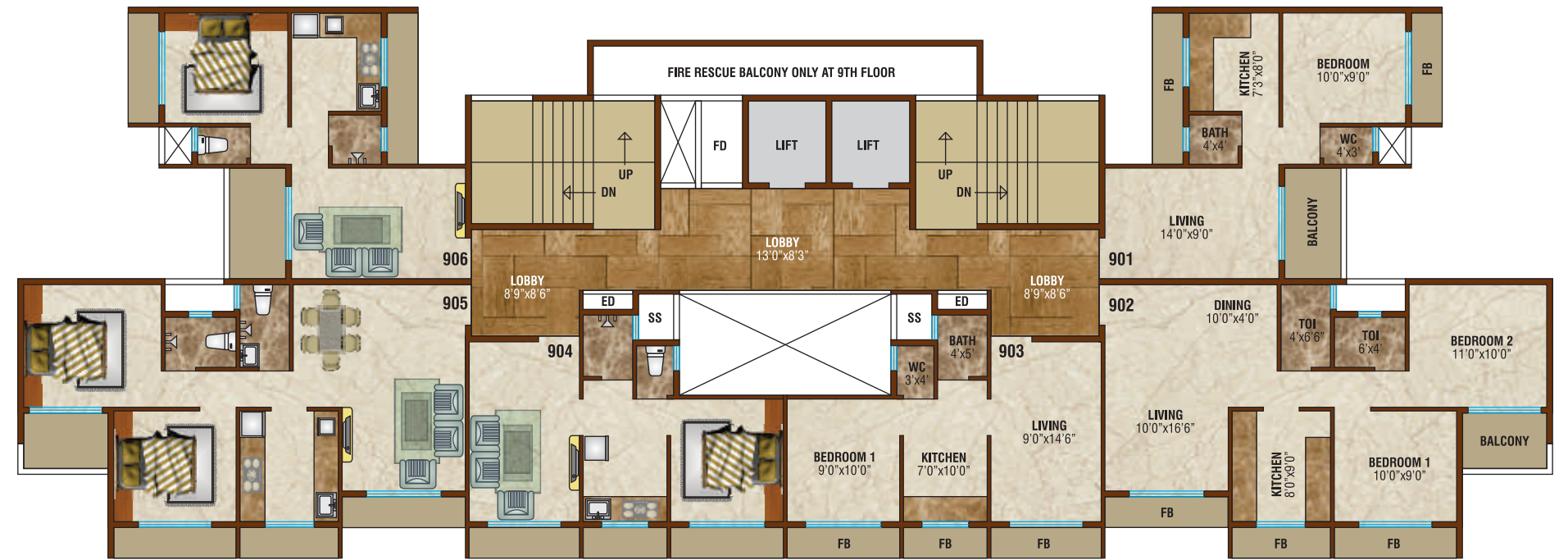
- Special brickbat water proofing treatment







4TH & 6TH FLOOR PLAN



9TH FLOOR PLAN



8TH FLOOR PLAN



10TH FLOOR PLAN