



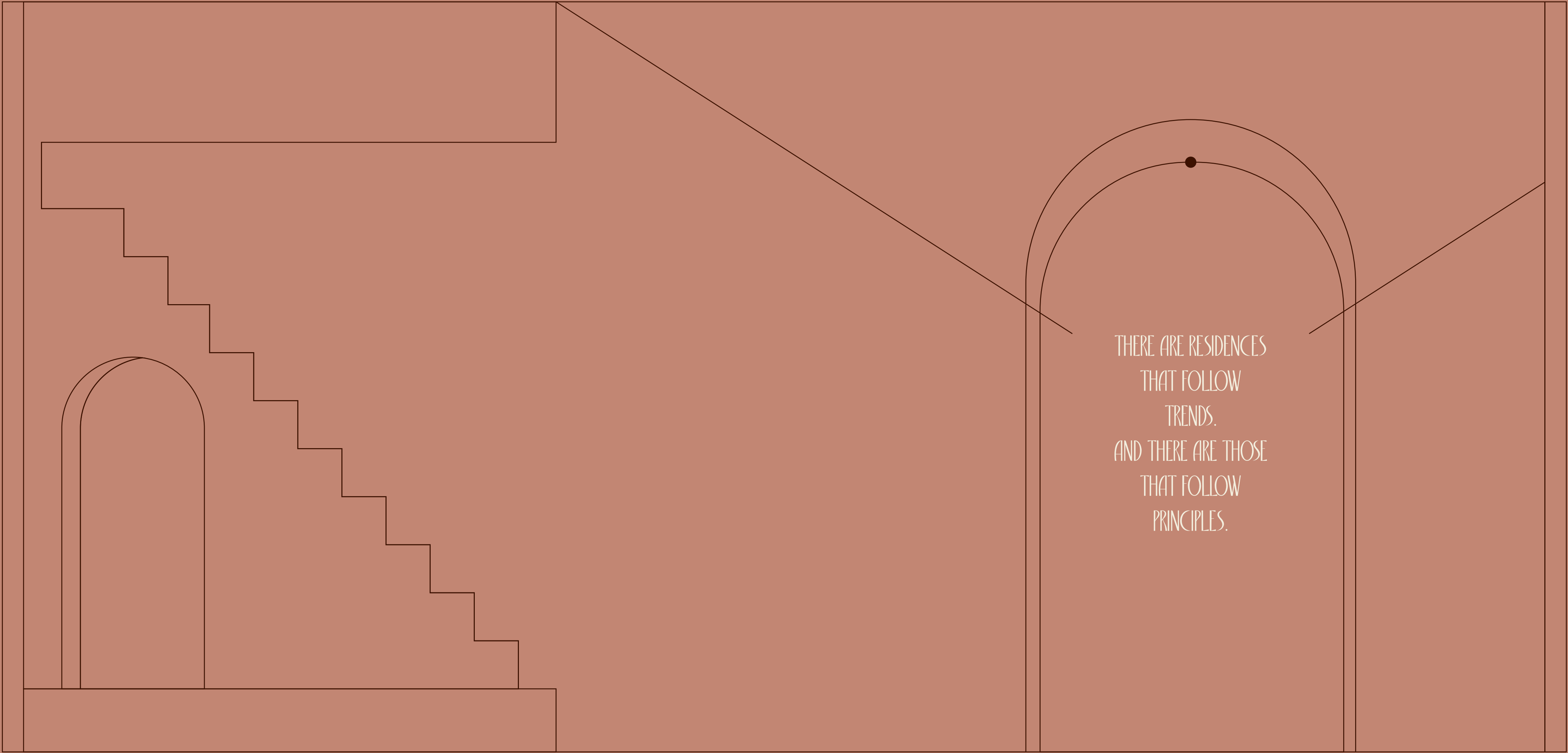
It's Familytime



Scan now for a cinematic  
glimpse of distinction

Site: 5 Dr. Harendra Kumar Mukherjee Sarani, Ward - 63, Kolkata 700071

AN ERA  
BECOMES  
AN ADDRESS





Principles conceived over a century ago.  
In 1920s France, at a moment of artistic  
explosion. In an age that believed symmetry was  
strength and proportion was power. An era that  
understood beauty must also have order.

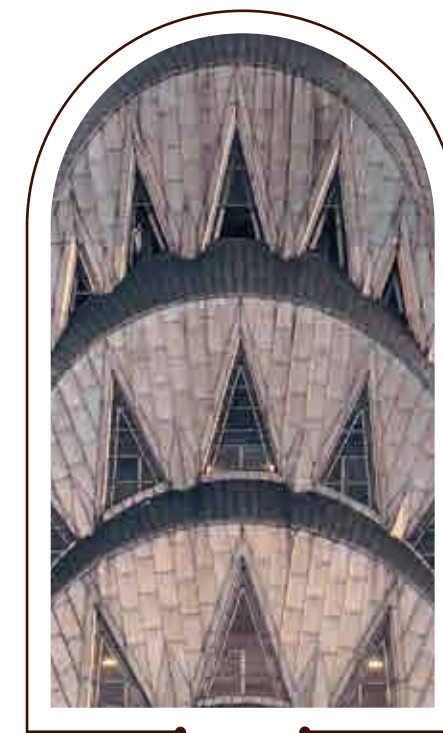
EUROPE  
CALLED IT  
ART DECO.  
  
THE WORLD  
KNEW  
A MASTERPIECE  
HAD ARRIVED.

AND IT HAS  
LEFT ITS MARK  
ON THE WORLD'S  
MOST ENDURING  
ADDRESSES.

The Palais de Chaillot in Paris. The Villa Empain in Brussels.  
The Odeon Cinema in London. The Mayakovskaya Metro  
Station in Moscow. Casa Judia in Valencia. The Chrysler  
Building, the Empire State Building and The Rockefeller  
Center in New York. Kyoto City Hall in Japan. Monuments  
separated by oceans and decades, yet united by one  
unmistakable language.



Clean lines. Cleaner vision.



And in every corner,  
a quiet declaration of excellence.

NOW, A RESIDENCE RISES,  
BORN OF THIS TIMELESS  
PHILOSOPHY OF ART DECO.

An architectural composition of  
rare clarity and character.



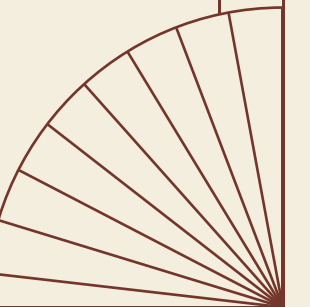
Where nothing is accidental  
and life is synonymous  
with all things beautiful.  
With breathtaking design  
and a legacy destined to  
outlive time.

CONCEIVED  
FOR THE  
COLLECTORS  
OF FOREVER.



For families who cherish privacy  
as privilege and choose rare over replicated.  
Because only they understand that while luxury  
can be acquired, art must be curated.

**And this is the best of both.**

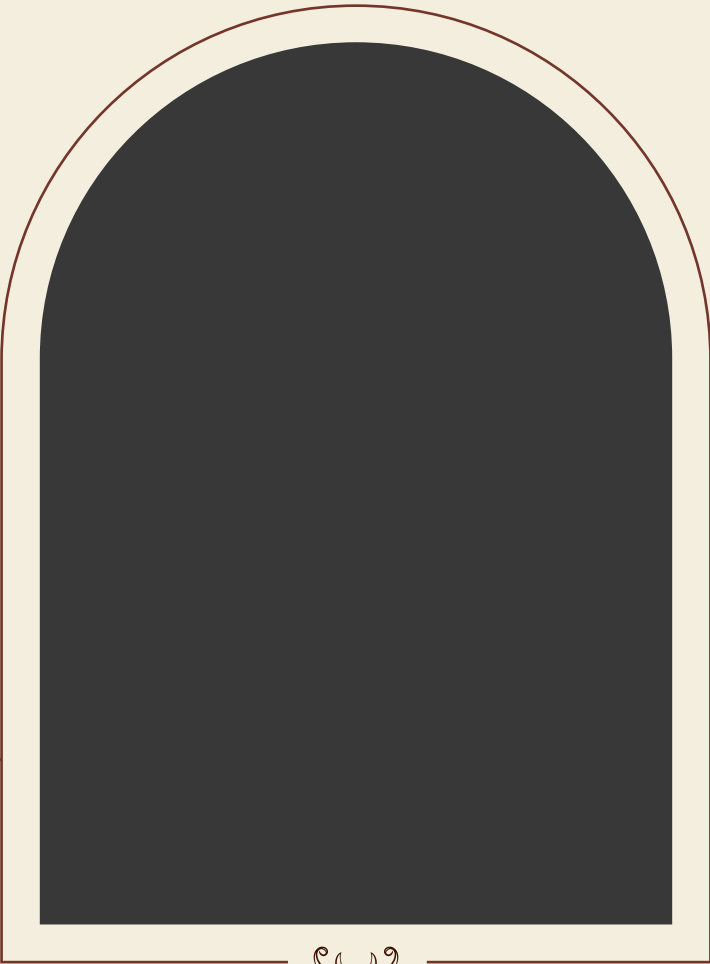




Presenting



PRETORIA STREET



Only 15 Grand Residences  
inspired by Art Deco





A piece of art, composed for connoisseurs.  
A structure that stands like sculpture.

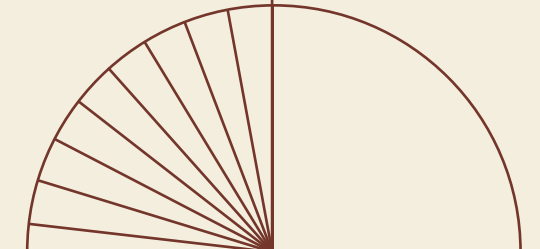
On Pretoria Street, where the city's  
best has always resided.



A LIFE FRAMED  
IN EVERY  
SHADE OF  
INDULGENCE.



From the moment you arrive at The Balmoral, through the landscaped calm of the ground floor up to the private world that crowns the ninth, every level is an architecture of experience.





THE FIRST IMPRESSION IS OF THE  
GRAND RECEPTION LOUNGE.



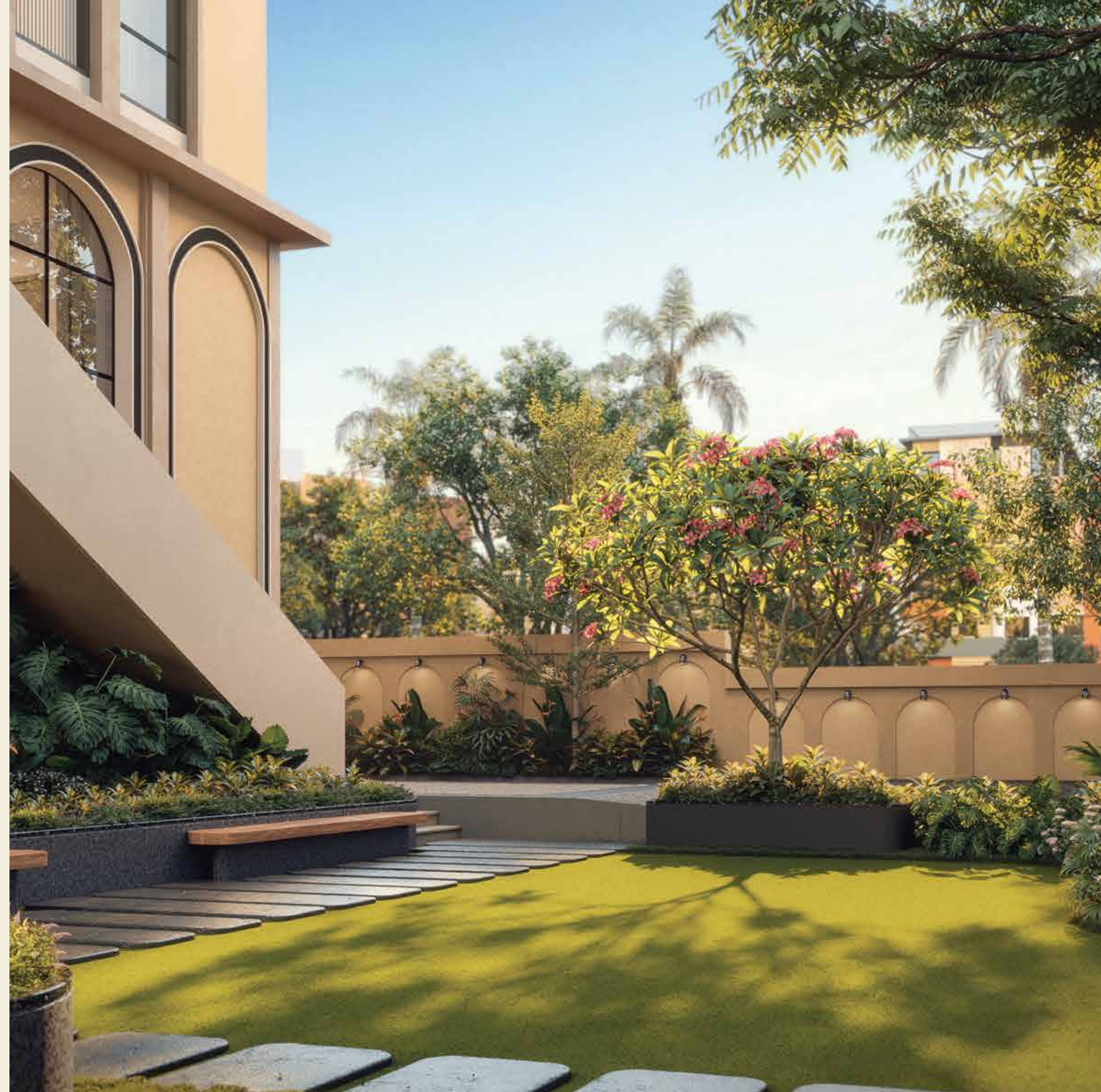
Where Art Deco's clean geometry finds expression in every surface and line,  
speaking in a tone of authority.

An elegant sitting area adjoins it with the same grace, bathed in light that  
flatters without effort. An atmosphere that signals, from the very first moment,  
that one has arrived somewhere uncommon.

THE FEELING CONTINUES IN THE  
LANDSCAPED GARDEN AS IT OFFERS  
SOMETHING INCREASINGLY RARE.



The luxury of stillness. Carefully composed sit-out zones  
invite the quiet morning walk, the afternoon read, the  
evening stargazing.



THE LANDSCAPED GARDEN IS SEAMLESSLY  
CONNECTED TO THE GRAND COMMUNITY  
HALL ON THE FLOOR ABOVE.

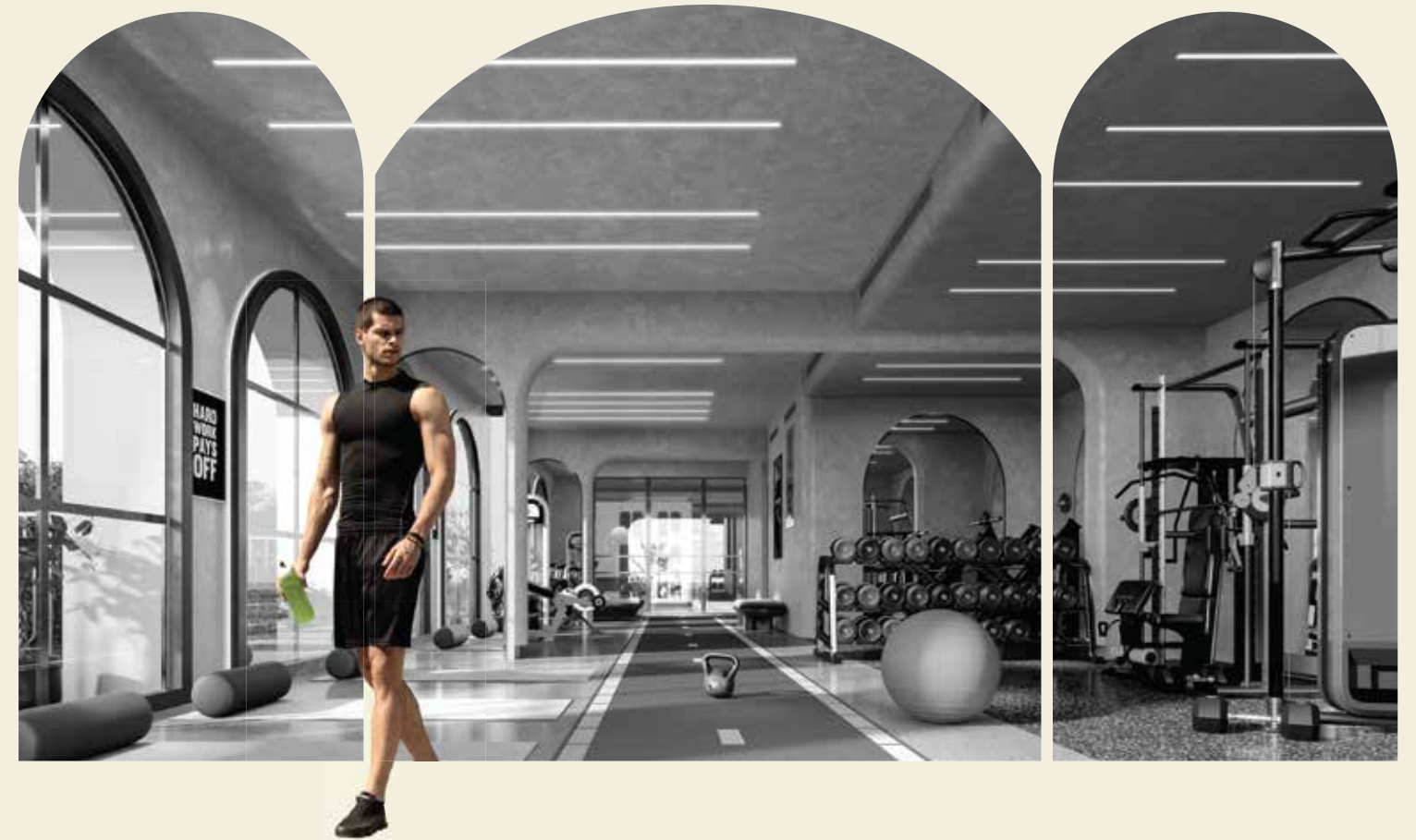


Here, a circular façade opening onto Juliet balconies and elegant Art Deco-inspired vertical elements within create an atmosphere of quiet grandeur. An expansive, impeccably finished setting for life's many celebrations, from indoor cultural mornings to evening occasions that spill through the open doors into the garden below.





THE FITNESS STUDIO IS ALSO LOCATED ON THE FIRST FLOOR,  
ALWAYS READY WITH ADVANCED EQUIPMENT, FREE WEIGHTS  
AND DEDICATED TRAINING ZONES.

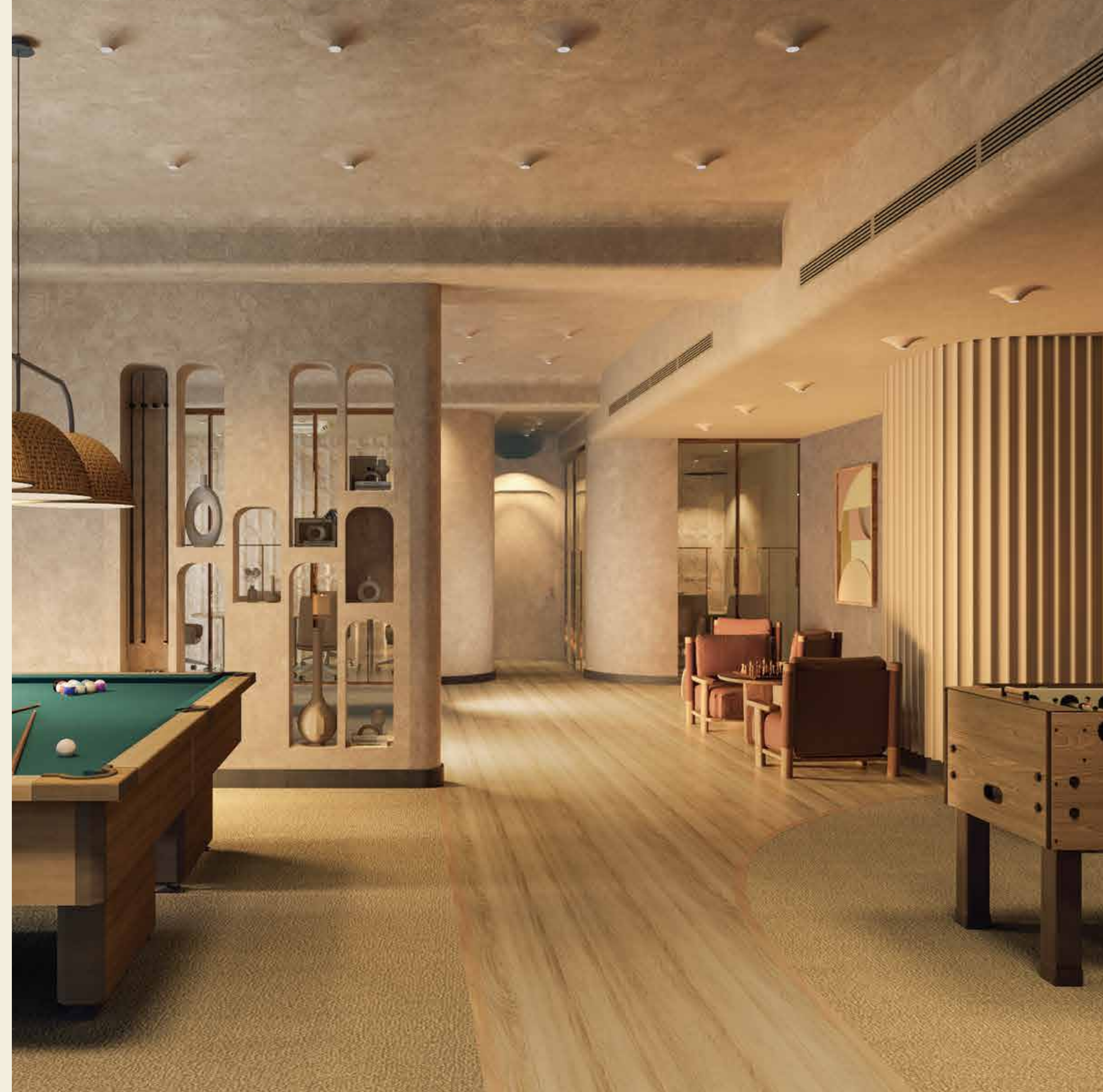


A space that respects the ritual of physical practice.  
Just an elevator ride from home.

AND BESIDE THIS, THE INDOOR GAMES LOUNGE IS DESIGNED  
FOR TABLE GAMES, FRIENDLY CONTESTS AND SHARED  
LAUGHTER THAT TURNS NEIGHBOURS INTO COMPANIONS.



Great for all ages and perfect for making every  
moment ageless.





As The Balmoral rises higher, paying  
homage to Art Deco at every level,  
so do the indulgences. And on the  
ninth floor awaits the pinnacle.

# MOST DEVELOPMENTS OFFER SPACES TO UNWIND. BUT THE BALMORAL OFFERS A DESTINATION.

This curated rooftop sanctuary doesn't merely crown this architectural marvel;  
it forms the wellness heart of the residences.

THE SHIMMERING SWIMMING POOL IS A STUDY IN STILLNESS,  
PROPORTION AND OPEN SKY.



Serene morning laps. Sun-warmed afternoons. Sunset gatherings where the hour refuses to end. This body of water accommodates each with equal grace.

Cabana and sun loungers complete the expansive deck. Separate his and her changing rooms and lockers ensure the privacy and finish that every detail at this address has come to demand.





The Balmoral also understands that a family's luxury belongs to the entire family.

A DEDICATED KIDS' POOL,  
safe and perfect for uninhibited play, is testament to this.

FOR THEIR PARENTS AND GRANDPARENTS,  
THE JACUZZI ALONGSIDE OFFERS ITS OWN  
DIVIDEND.

Warm water. Absolute calm. A quiet release from  
the accumulated weight of the day.

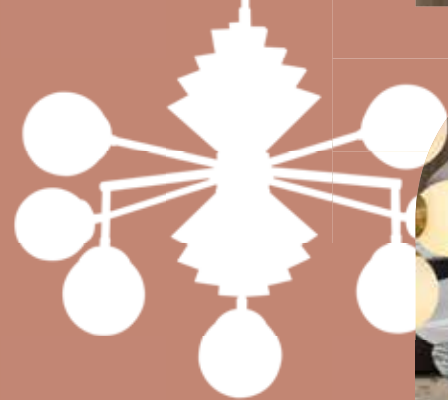


And after moments spent unwinding, celebrating and simply living well, there is only one place left to go. Home.

THE ELEVATOR LOBBY IS DESIGNED AS A  
GRACEFUL PRELUDE TO THAT PRIVATE WORLD.



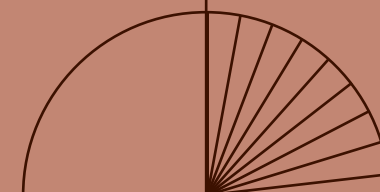
Spacious, serene and beautifully detailed, it offers a moment of calm as you transition from the world beyond your door into the one within.



## 15 RESIDENCES. ACROSS 4 AND 5 BHKs. EACH ONE AN ART DECO MASTERPIECE.

Conceived to cradle the lives of the families who stay.  
And leave a lasting impression on those who visit.

- A refined, composed and thoughtfully designed **Foyer** – a statement space that sets the tone for the residence
- A palatial **Living and Dining Hall**, where space, light and seamless flow converge to elevate every gathering, from intimate dinners to grand soirées
- An elegant additional **Den**, designed to transform effortlessly into a lounge, private study, entertainment space or creative retreat
- Stately **Kitchens** meticulously designed with dedicated wet and dry zones and dual utility spaces
- A splendid **Master Suite** with a walk-in closet and indulgent bath – a private realm where luxury is measured in both grandeur and detail
- Expansive **Other Bedrooms** – each featuring a well-appointed walk-in closet – crafted to balance scale and versatility, offering abundant space for comfort and style
- Majestic, triple-height, open-to-sky **Private Terraces** in select homes





Master Suites

Other Bedrooms



Living & Dining Area



Den



Private Terrace

Now that you've experienced The Balmoral in all its Art Deco grandeur, there is one final element that completes it. The place where it unfolds. And this was chosen with the same exacting eye as everything else.

Pretoria Street is among Kolkata's most quietly distinguished residential addresses. Steeped in history and close to the finest schools, cultural institutions and conveniences the city offers. This is, in every sense, the only street on which The Balmoral could have stood.

For families who have always known the difference between a good address and the right one, this is the latter.

AN ADDRESS WHERE THE ERA  
OF ART DECO RISES AGAIN.

VICTORIA MEMORIAL 1.2 KM

GYAAN MANCH 50 M

SHANTINIKETAN BUILDING 80 M

EXIDE CROSSING 750 M

MAIDAN 1.1 KM

THE ASTOR 200 M

THE PARK HOTEL 2.1 KM

THE HAZELTON 1.7 KM

INVICTUS 1.5 KM

NEOTIA BHAGIRATHI WOMAN AND CHILD CARE 1.6 KM

7 LOUDON STREET 1.7 KM

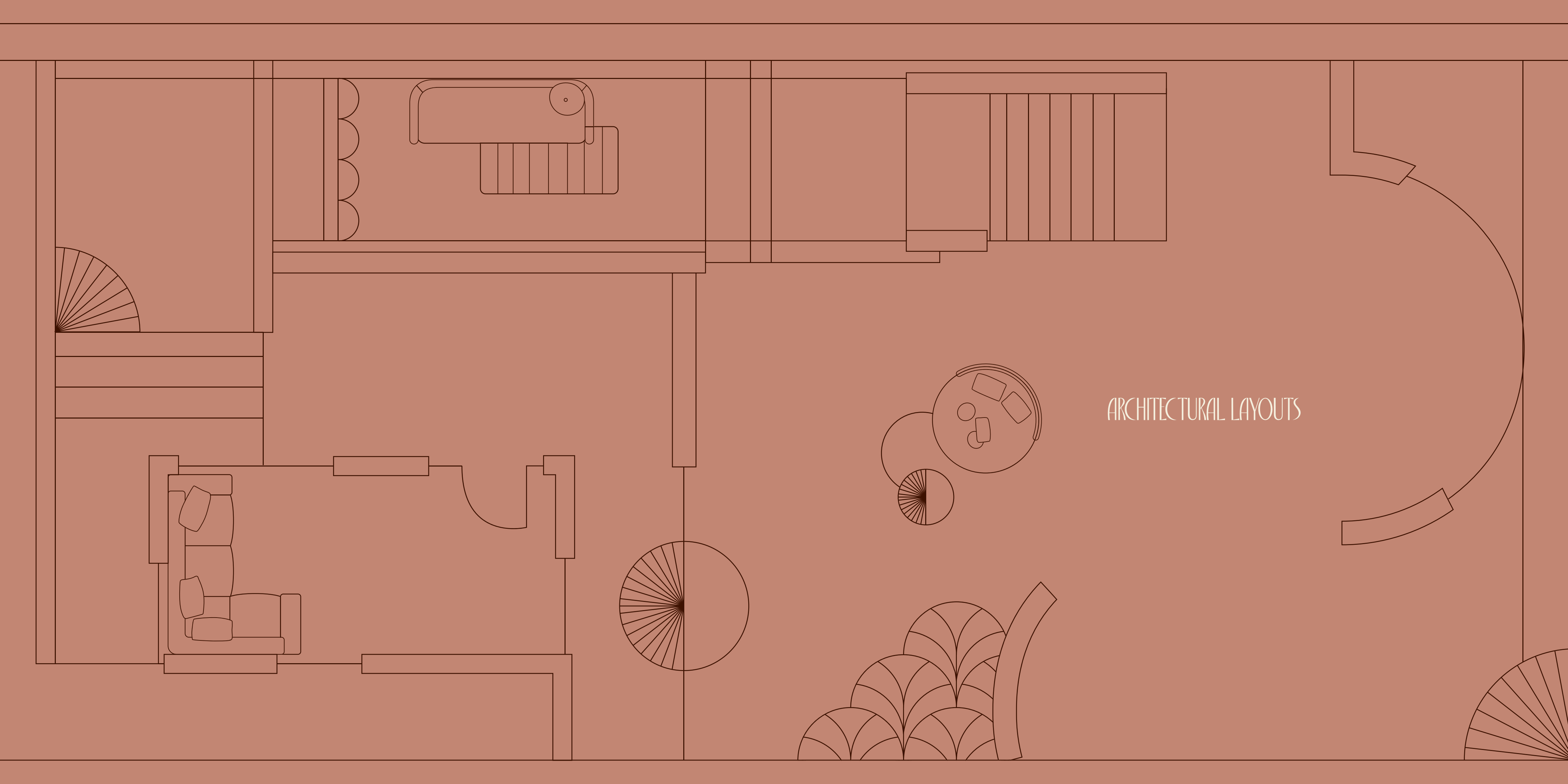
SHRI SHIKHSHAYATAN SCHOOL 750 M

LA MARTINIERE SCHOOL 1 KM

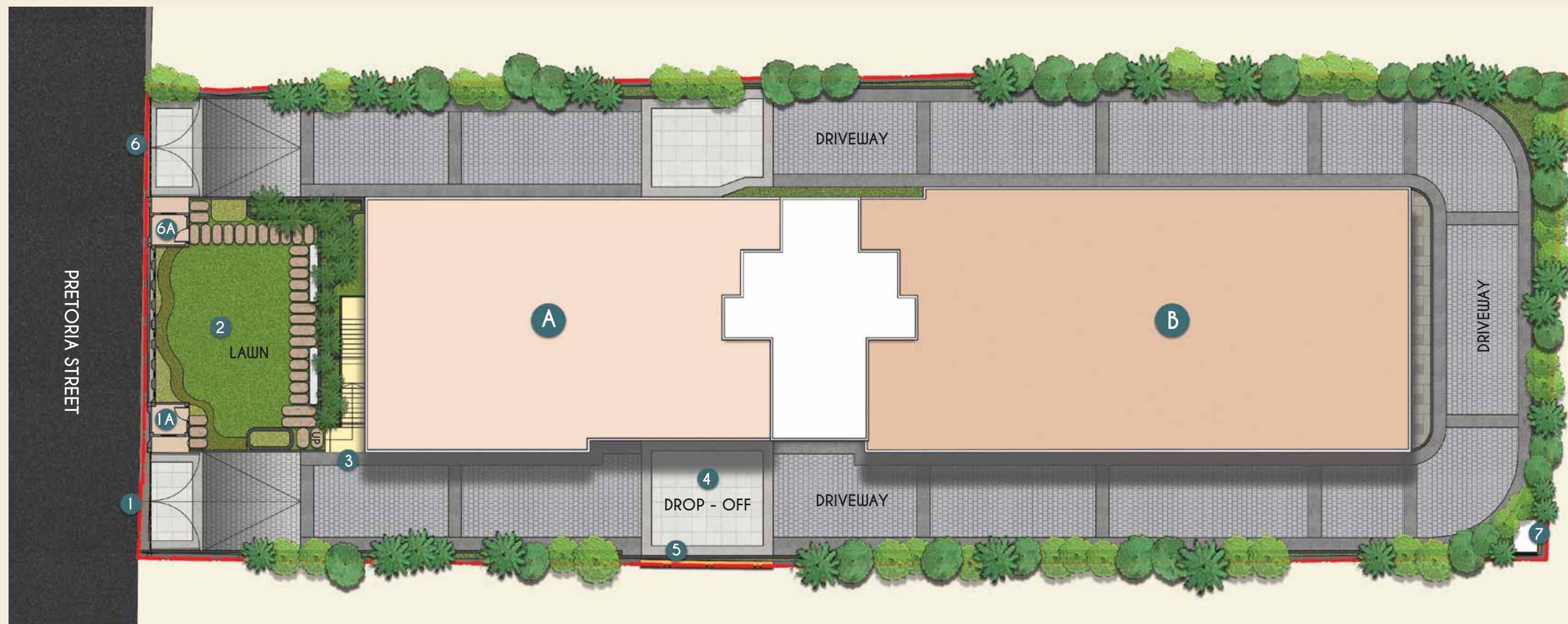
BELLEVUE CLINIC 1.2 KM

THE RESERVE 1.1 KM





ARCHITECTURAL LAYOUTS



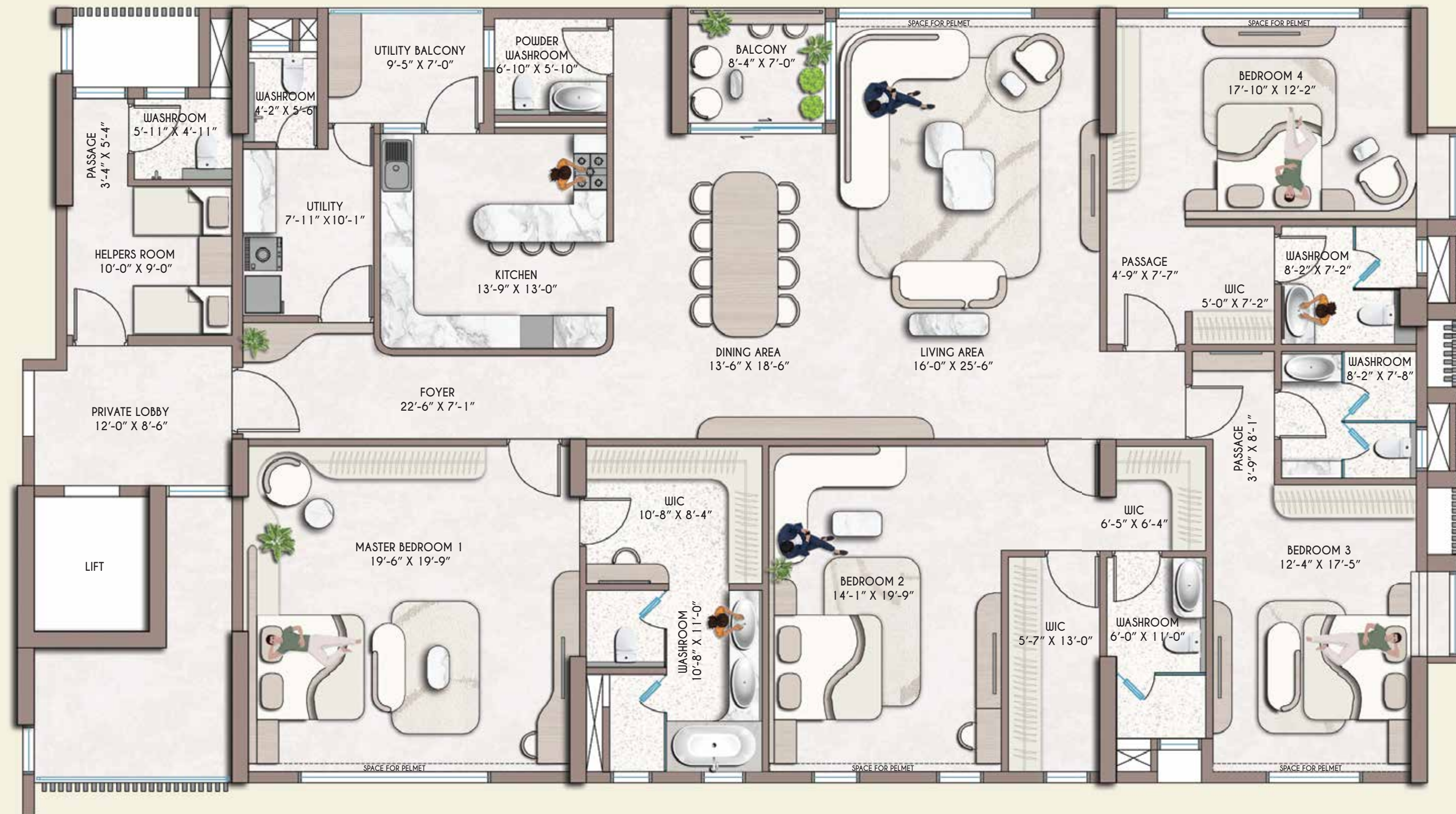
## MASTER PLAN – BLOCK LAYOUT

- |                |                 |
|----------------|-----------------|
| 1. Entry       | 5. Feature Wall |
| 1A. Gate House | 6. Exit         |
| 2. Lawn        | 6A. Gate House  |
| 3. Club Entry  | 7. Gas Bank     |
| 4. Drop-Off    |                 |



## MASTER PLAN — ROOF LANDSCAPE

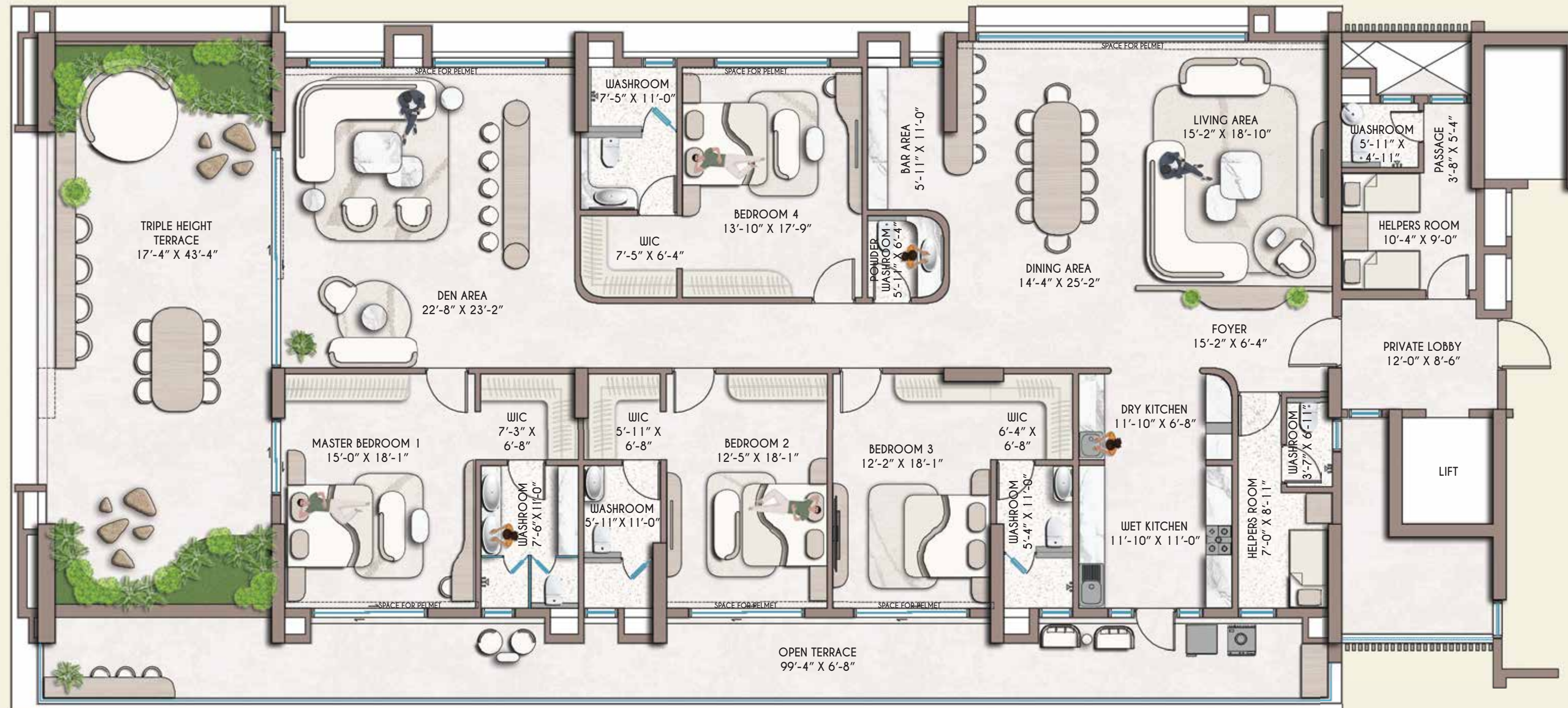
- |                  |                 |
|------------------|-----------------|
| 1. Swimming Pool | 4. Open Terrace |
| 2. Kids' Pool    | 5. Plantation   |
| 3. Jacuzzi       | 6. Seating      |



## UNIT A – TYPICAL LAYOUT

CARPET AREA 3096 SQ. FT.  
BALCONY AREA 120 SQ. FT.

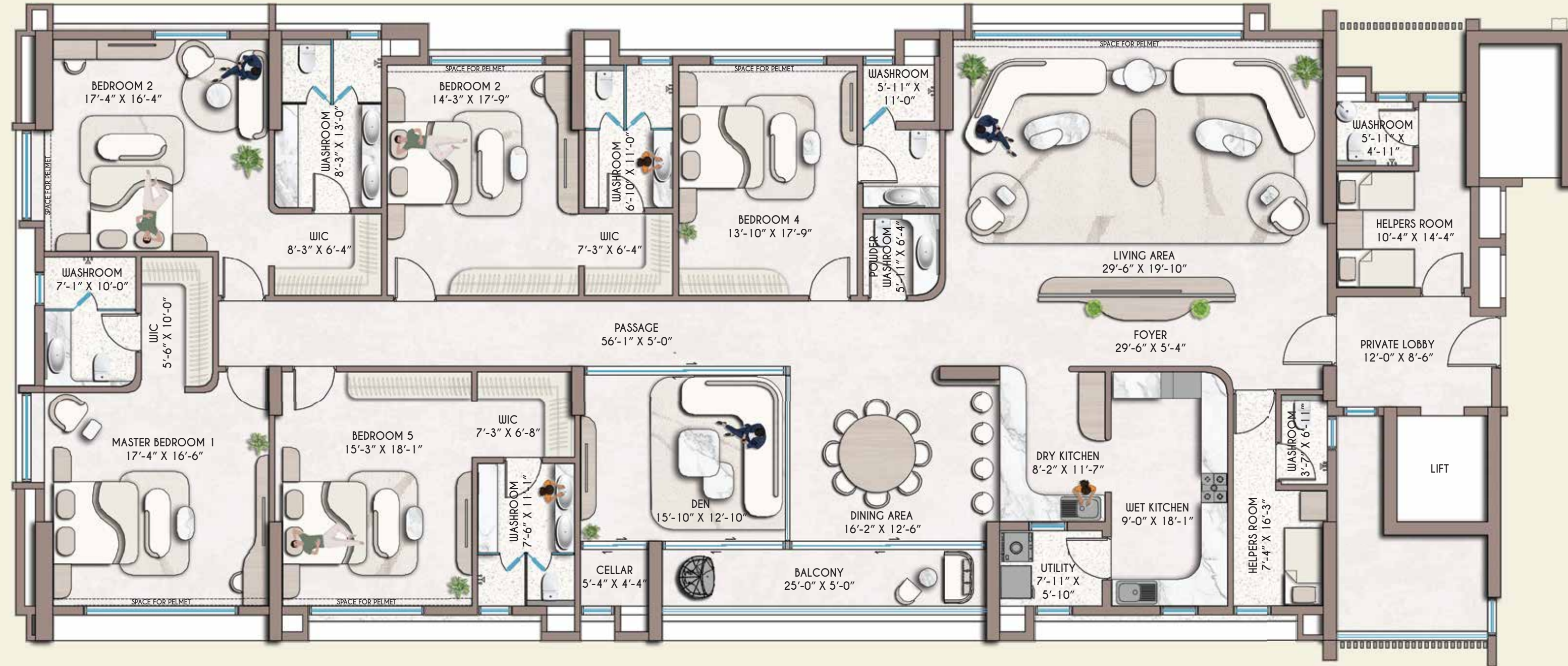




## UNIT B — 2<sup>ND</sup> FLOOR LAYOUT

|                            |              |
|----------------------------|--------------|
| CARPET AREA                | 3436 SQ. FT. |
| OPEN TERRACE AREA          | 616 SQ. FT.  |
| TRIPLE HEIGHT TERRACE AREA | 787 SQ. FT.  |





## UNIT B — 9<sup>TH</sup> FLOOR LAYOUT

CARPET AREA 4048 SQ. FT.

BALCONY AREA 171 SQ. FT.



For over four decades, PS Group has redefined how Kolkata lives. And the journey spans 150+ completed projects, 100+ successful joint ventures, 15,000+ happy residents and more. With a 550+ strong team, PS Group stands as one of the city's most respected names, recognised by 250+ awards.

At the heart of this body of work lies one enduring belief: familytime. That a home must do more than shelter. It must enrich. It must become the place where the day's best moments unfold, where bonds deepen quietly and where memories are made without trying. Today, this philosophy continues through 10+ ongoing green developments, designed with a deep sense of responsibility towards families and familytime.

With The Balmoral, this belief extends to families who are the leading lights of this era. And for whom, their home should be era-defining too.



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