



THE BALMORAL LEGACY

Balmoral is an address that exudes the finer side of luxury with its critically acclaimed contemporary architectural design, iconic apartments, and world-class facilities.

The architectural flair of The Balmoral Riverside is brought to life with its glimmering glass facade that blends with the sleek and super tall structural design with slender and symmetrically staggered projections borrowing inspiration from its iconic elder sibling: The Balmoral Estate.

Balmoral residences offer an unmatched lifestyle in the city's beating metropolitan hubs with exhilarating views and connectivity to lifestyle and entertainment while being minutes away from any significant city business hub.



AN ODE TO
THE RIVERSIDE LIVING

Imagine a home that seamlessly blends a
pristine life with an enviable lifestyle.

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 stature.



THE
BALMORAL
RIVERSIDE



RIVERFRONT DEVELOPMENT
CORE PRINCIPALS

Along the river,
there are many opportunities
for integrated regenerative design,
stormwater management,
habitat restoration,
public access, stewardship,
and redevelopment.

Feature the riverfronts
as the front door

Activate
the river front

Engage
with the water

Repair and
enhance the environment

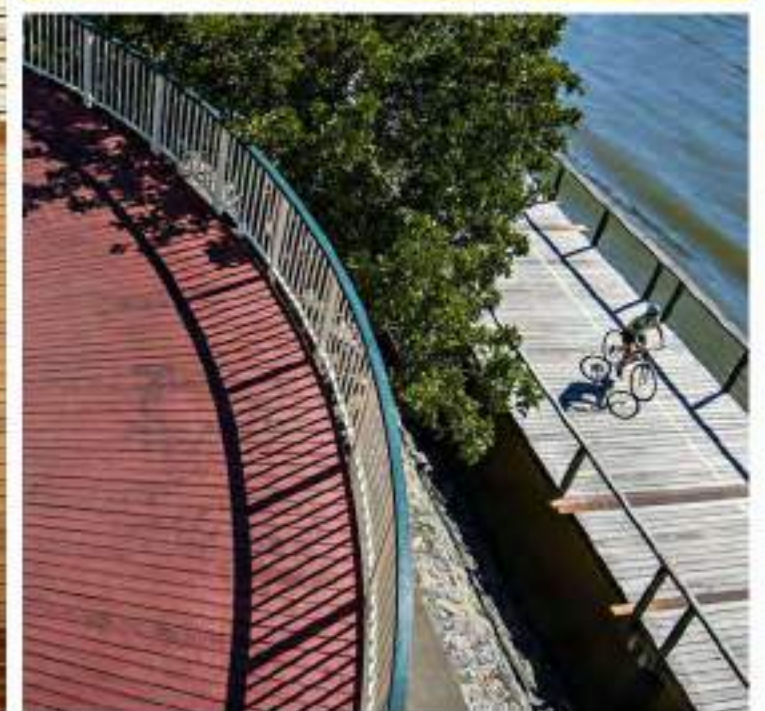
Showcase
the river's history

Limit obstacles
and connect to the river

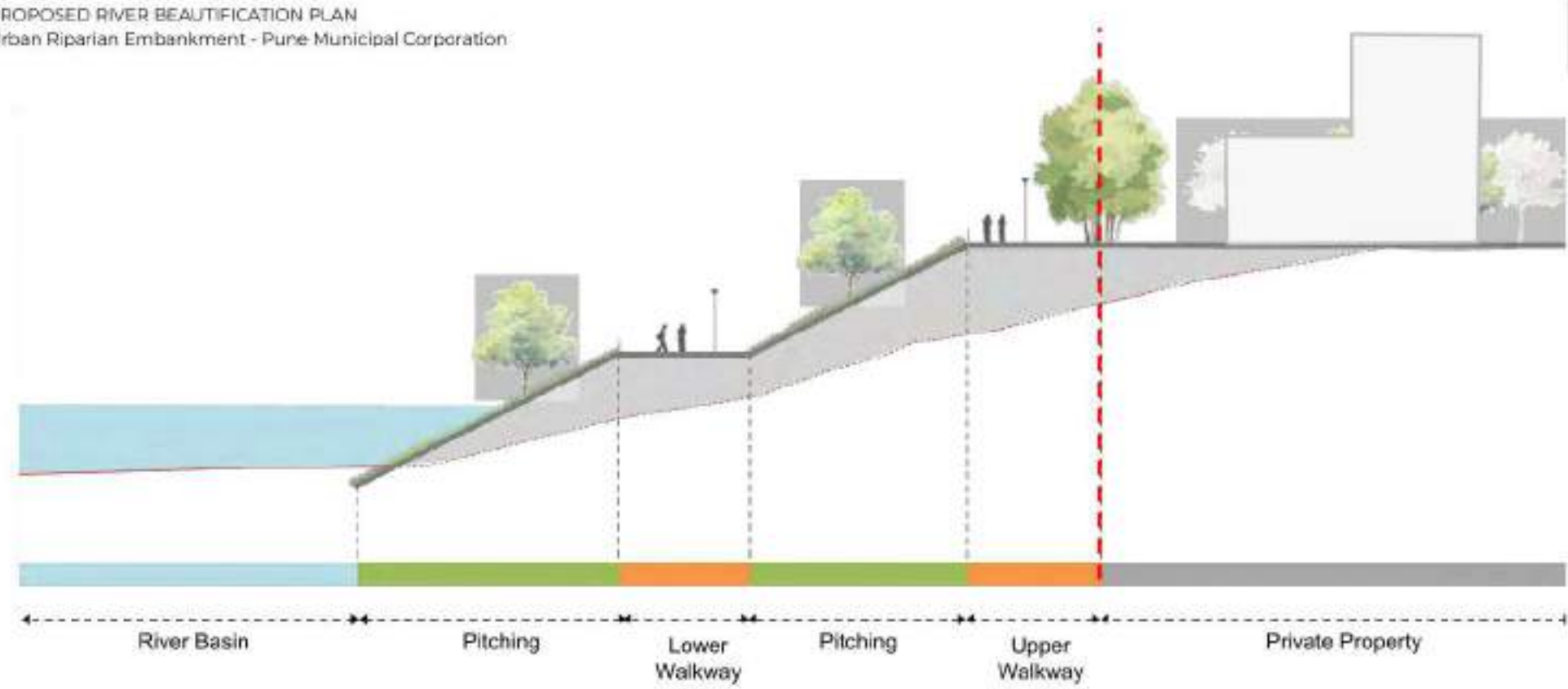
Connect seamlessly
along the river front and
into neighbourhoods



PROPOSED RIVER FRONT DEVELOPMENT PLAN
By Pune Municipal Corporation
(Images used herein are for illustration purpose and indicative based on the proposed plan by PMC)



PROPOSED RIVER BEAUTIFICATION PLAN
Urban Riparian Embankment - Pune Municipal Corporation



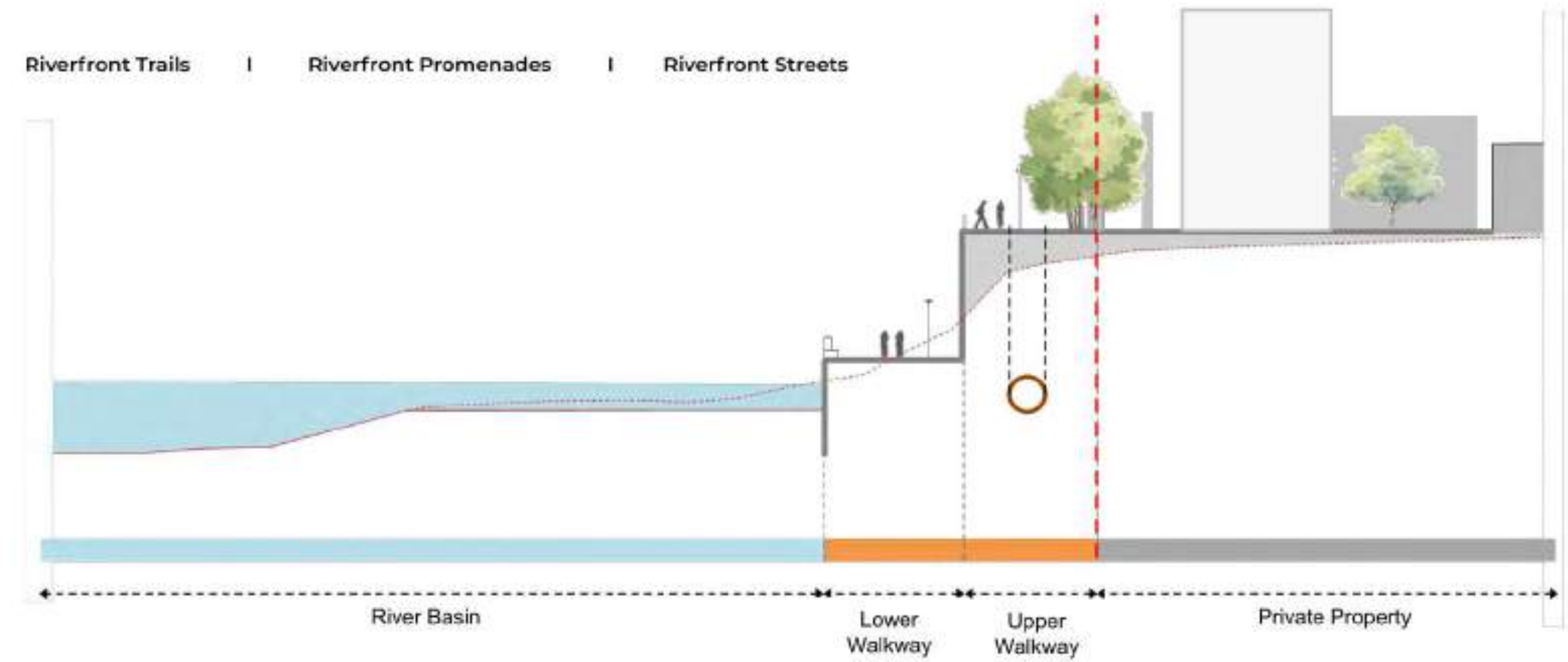
Public activities and events, such as sidewalk cafes, street fairs and vendors enliven connections.

Perpendicular connections bring people to the riverfront. Sidewalks, public streets, pathways, promenades provide safe and engaging passages and reinforce the riverfronts as the public realm.



As riverfront land became available for development and recreation, a priority was given to considering the wants and needs of the community. As the new "front yard" for the community, riverfronts must now accommodate the routines of runners, strollers, anglers, boaters, and working barges, among other users.

A small park, boat launch, stormwater landscape or fishing pier, pathways and terraces that connect to and celebrate the riverfront is a source of pleasure and pride, indoors and out.






THE
BALMORAL
 RIVERSIDE

ALONG THE RIVER

Parallel connections along the river's edge serve many different users and connect neighborhoods and development sites to the water, providing public access, opening up views, and re-engaging the rivers as part of the public realm. This section is intended to provide guidance for designing riverfront trails, promenades, roads, and scenic drives, each of which addresses a key issue of access along the rivers.

Riverbanks, shorelines, riparian buffers, and river habitats are critically important when planning any riverfront project. Other important components of ecosystem function that should be considered include geology, morphology, hydrology, and land cover. Along the river, there are many opportunities for integrated regenerative design, stormwater management, habitat restoration, public access, stewardship, and redevelopment.

RIVERFRONT TRAILS
 RIVERFRONT PROMENADES
 RIVERFRONT STREETS

Scenic drives are proposed along side the river front streets, roads and parkways located along the riverfronts, which would primarily in a landscape setting, with views to the river and the surrounding landscape.

These are planned considering primary connections that would preserve views of the river and scenic quality of the landscape and enhance the experience of driving, biking and walking along the riverfronts.

Proposed scenic drives would have a special design quality that would include appropriately detailed cart ways and features design elements such as signage, guardrails, lighting, planters, bridges, elevated roads and other road features responding to the landscape vocabulary or setting.


THE
BALMORAL
RIVERSIDE

A contemporary luxury, designed to foster modern lifestyles. The Balmoral Riverside is an address that exudes luxury with an intricate balance of style and finesse.

The Balmoral is synonymous with its critically acclaimed contemporary architectural design, iconic apartments and world-class facilities. Live a lifestyle that encompasses extravagance in its simplicity and poise.

One of a kind high rise development consisting of 4 towers with 3 & 4 bedroom apartments and breath-taking, trendy 3 level 4.5 & 5.5 bedroom penthouses.

- Spacious and modern 3 & 4 bedroom residences
- Trendy 3 level 4.5 & 5.5 bedrooms penthouses
- Central VRV Air-Conditioning
- Exterior viewing decks in every apartment
- Extravagant leisure club with internationally designed amenities
- Common areas with user-friendly features for differently abled and elderly citizens
- Vast open Spaces and landscaped areas covering nearly 70% of total plot area including water features, promenades, lawns and vehicle-free avenues
- Located at Balewadi – Aundh Annexe, off. Aundh – Baner link road. Centrally located between the upmarket and wealthy residential suburbs of Baner, Aundh and Pimple Nilakh with an easy and fast connectivity to PCMC
- Minutes away from proposed metro station at Balewadi Phata (approx. 800m)
- Proposed future riverside development promenade and riverside drive
- Proposed adjoining two acre public garden designed and developed by Kasturi



Value Engineering A Kasturi Ethos

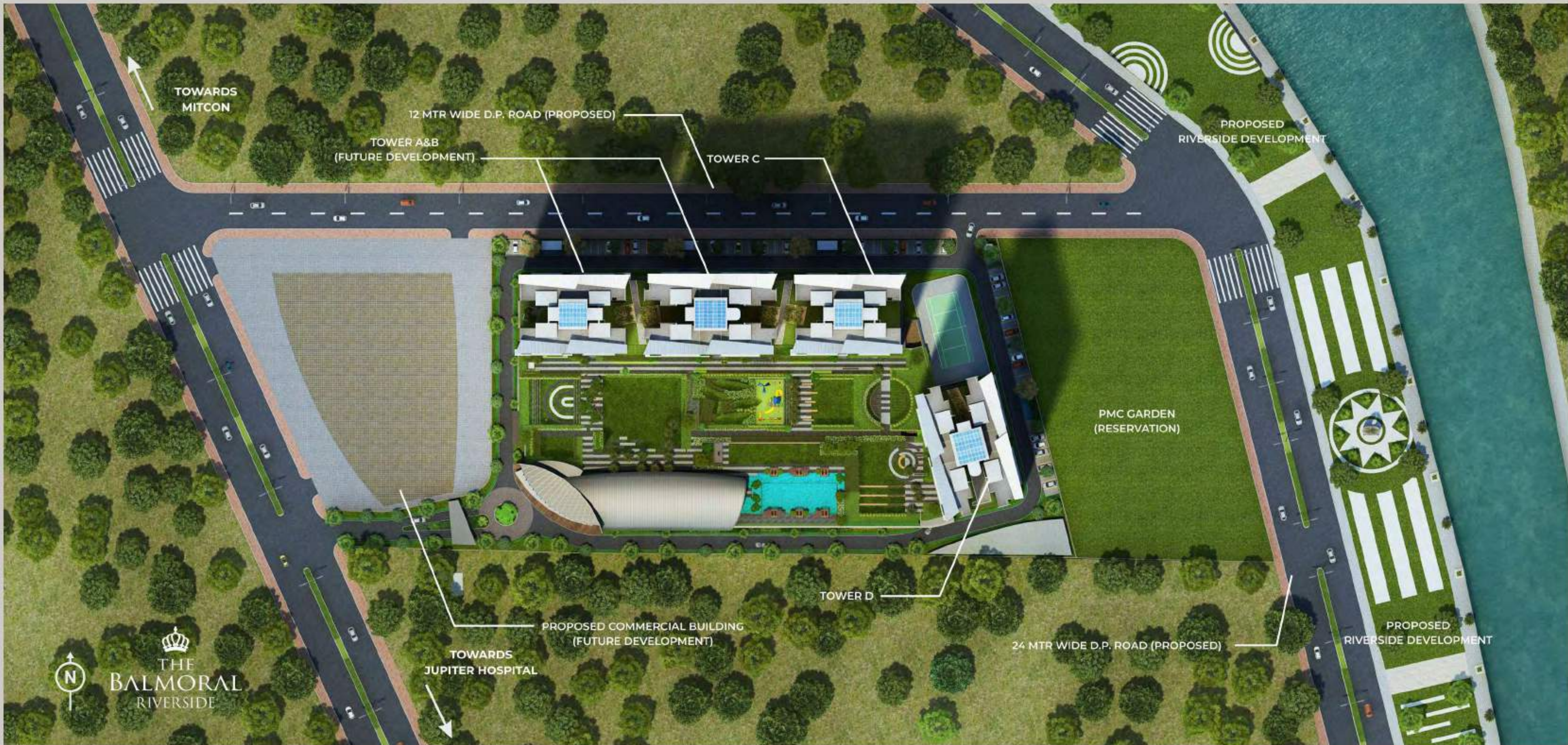
BUILDING MASSING

One of a kind structural design, The Balmoral Riverside, maximises space perception and natural light to achieve a unique yet elegant elevation design. The overall layouts ensure constructed open space planning, with no room for intimidation or overcrowding. Overall, the exuberance of grandeur and luxury is secured by proffering a great deal of thought into the building margins, setback spaces, tower aperture, layout positioning and façade design.

Balmoral Riverside is curated with a hyper-efficient building core, allowing for a sleek and perfectly symmetrical silhouette. The emphasis on the maximisation of parking space, individual privacy, equal utilisation of the river view, approachability, and façade impression are at the core of design at The Balmoral Riverside.

A typical tower layout is constructed with 4 apartments per floor, resulting in the towers effectively utilising both sides of the development. The A, B, and C towers are built on the north side of the plot, freeing up the south, in relation to the positioning of the river along with the directional orientation of the plot itself. The overall results ensure zero shadow cast on the development along with Vaastu-compliant homes.





TOWARDS
MITCON

12 MTR WIDE D.P. ROAD (PROPOSED)

TOWER A&B
(FUTURE DEVELOPMENT)

TOWER C

PROPOSED
RIVERSIDE DEVELOPMENT

PMC GARDEN
(RESERVATION)

TOWER D

PROPOSED COMMERCIAL BUILDING
(FUTURE DEVELOPMENT)

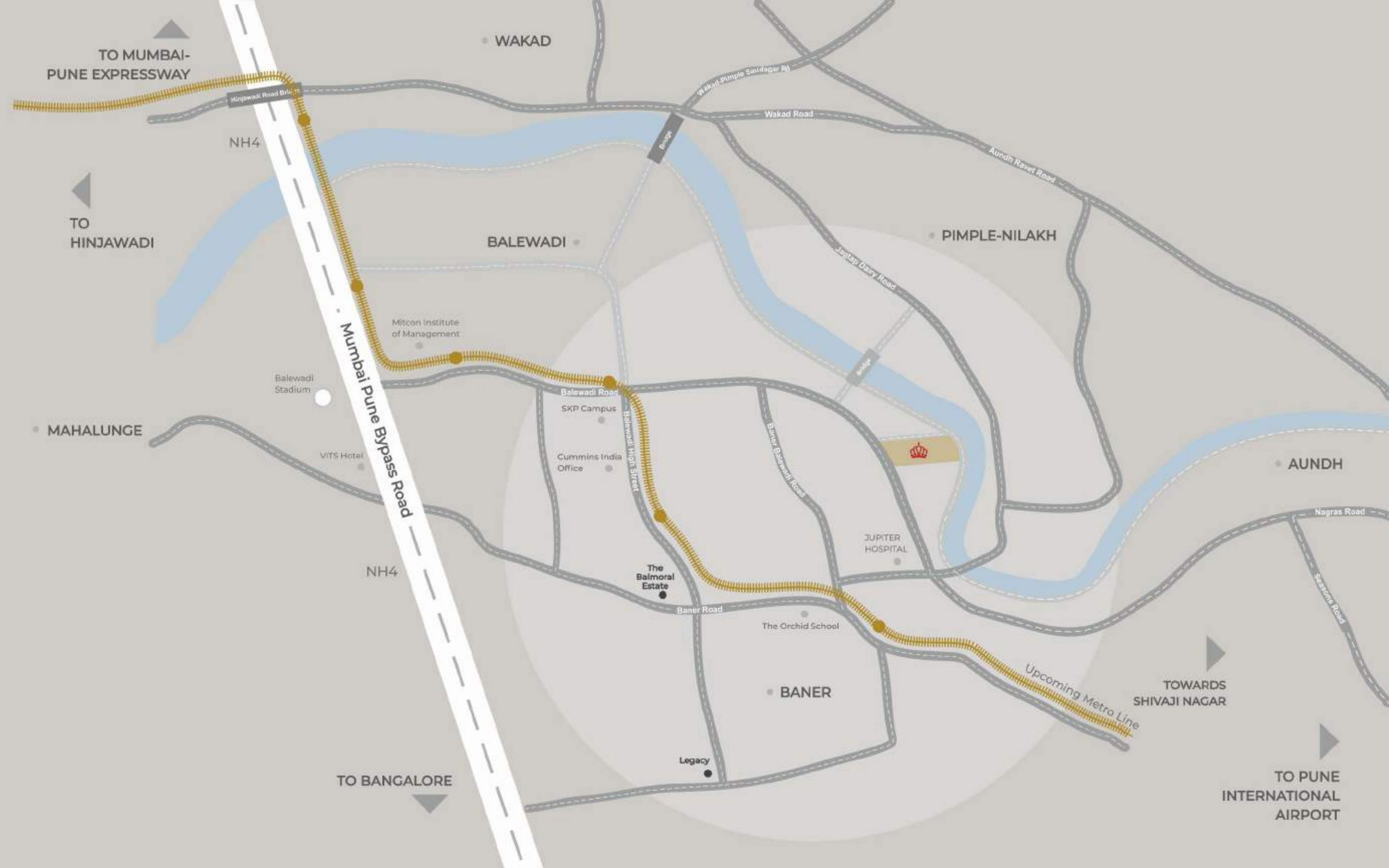
24 MTR WIDE D.P. ROAD (PROPOSED)

TOWARDS
JUPITER HOSPITAL

PROPOSED
RIVERSIDE DEVELOPMENT



THE
BALMORAL
RIVERSIDE



**BALEWADI
A FUTURE PROOF DESTINATION**

Pune's fastest growing suburb, Balewadi has quickly transformed itself into the new metropolitan beating heart of the city. With excellent connectivity to all major western suburbs and the city's center, Balewadi has seen exceptional growth in demand for office spaces, commercial activity, F&B outlets and high end residential projects.

With the fast upcoming metro line 3 (Shivajinagar to Hinjawadi) passing directly through Balewadi coupled with the addition of Balewadi-Baner to the smart city development pilot, the suburb has quickly turned into the lively, swanky and homely neighbourhood that gives the city a glimpse of the future.

With the addition to large public gardens, pedestrian friendly roads, futuristic commercial parks and the proposed riverside promenade, Balewadi is all set to being Pune's most sought after destination.





A detailed architectural site plan in light gray lines serves as the background for the entire page. It features several large circular structures, possibly representing towers or central courtyards, and a complex network of roads and service lines connecting them.


**THE
BALMORAL
RIVERSIDE**

**The Art Of Putting Together
A Raw And Fine Details**

SITE PLANNING CONSIDERATIONS

- Efficient and safe locations for services such as STP, Transformers, Under Water Tanks
- Final levels of Internal Roads, Building Plinths, Basement floor, Relative to the outside road and the topology of the plot itself
- Setbacks and side margins for towers as well as basement as per building regulations
- Maximum parking efficiency
- Adequate space for amenities
- Traffic flow
- Construction stages and stage-wise planning
- Soil testing and strata analysis
- Drainage considerations

A UNIQUE FOUNDATION SYSTEM

Raft Foundation, is utilised to create a more stable and future-proof foundation system in regards to high-rise developments in areas with predominantly residual soil. The Balmoral Riverside has ensured a stable structure that holds under seismic conditions, along with a surface area larger than the footprint of the towers itself. The almost 8.5 feet thick raft slabs which are now one of the largest recorded raft slabs for a residential tower in Maharashtra, utilise over 2000 cubic meters of concrete along with upwards of 800 tonnes of heavy steel per tower.

BUILDING ENVELOPE AND CIVIL DETAILING

Straight-line modernism, hyper-simplicity & uniformity in design defines the central character of The Balmoral Riverside. It allows an equal magnitude of the glass façade, acting as a source for its stark monolithic look, adding further strength and disposition to the overall design.

Homes designed with a scientific quotient of perception of space. The Balmoral residences are engineered from the inside out rather than outside in. The apartment's civil detailing ensures extreme precision along with 3D modelling done to warrant acute accuracy with zero afterthoughts. These 3 & 4 bedroom homes have been methodologically designed to increase space perception.

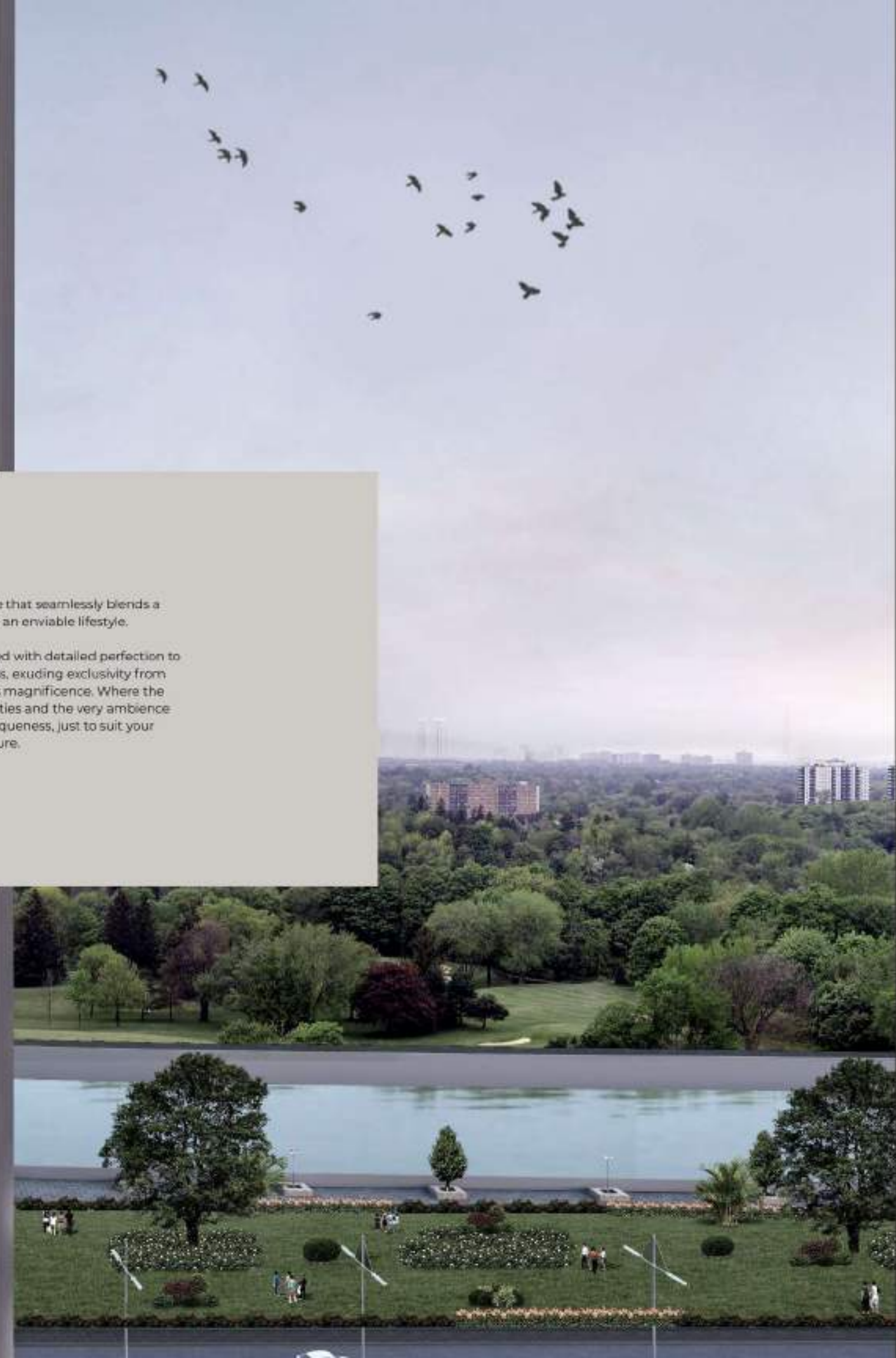
The design is intuitively planned ever so slightly to increase the perceived size of the interior spaces. With a defining full glass window façade and the base palette of the apartment, along with the pre-planned furniture positioning, you can enjoy your space without hours invested in planning it.



CREATED WITH
ABSOLUTE PRECISION AND PRESTIGE

Imagine a home that seamlessly blends a
pristine life with an enviable lifestyle.

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 stature.




THE
BALMORAL
RIVERSIDE

WHEN A TRUE ICON ARRIVES,
THE WORLD COMES TO STAY.

Kasturi has always emphasised that luxury is not about size, it's about quality. Your new home at The Balmoral Riverside 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.

Spaces That Demand
Distinction





Architectural Rendition

The harmonious use of elegant hues, lines, textures, and lighting sets a warm yet bold tone that reflects magnificence.

Dramatically high ceiling full height glass windows accentuates the open, flowing layout, while the synchronized and practical seating arrangement along with the contemporary centerpieces breathes life into the opulent living area.

Unmatched lifestyle.
Sophisticated Luxury.

Every home is designed to make intelligent use of space. Designed to be innovative and appealing, the residences are privy to the legacy of award-winning space-planning and adorned with the world's best luxury brands, path-breaking technology along with an exclusive eye-for-detail.

The interiors are warm and inviting. The layouts are designed perfectly for you: be it an intimate dinner or a large gathering.

A refined space in itself, The Balmoral residences make a bold statement, highlighting your taste and style.





A paradigm of contemporary luxury, designed to foster modern lifestyles. The Balmoral Riverside is an address that exudes luxury with an intricate balance of style and finesse.

Well designed bedrooms with dedicated wardrobe walls, bed positions and switch points all designed with a scientific and pragmatic quotient to make moving in to your home easier than ever.

High ceilings, clean walls, large glass panels and mood lighting all blended in a highly calculated manner to make the bedrooms feel bigger than they are.

With a defining full glass window façade and the base palette of the apartment, along with the pre-planned furniture positioning, you can enjoy your space without hours invested in planning it.



A 20 year legacy in creating the cities finest bathrooms; Kasturi takes the new bathroom palette to the next level, with all new ranges of fittings, the worlds best brands and a timeless and refreshing colour scheme.



There is so much to love in this exquisite kitchen. Kitchens are indeed the heart of the home, and here that idea drove the design and color palette.

It features all of the functional ingredients such as larger cooking spaces, beautiful and practical lighting and prep spaces with easy access to appliances.



Architectural Renditions

Open layout dining allows you the flexibility to extend your dining experience across the living area and the sit-out deck. This lets you use your living area more effectively to host guests, set up buffets, have game nights, match nights and parties.

The open layout expands a sense of grandeur at arrival seamlessly blending the living and dining experience into one expanse that magnifies the proportions of the apartment.





All The Green You Can
(And Cannot) See

The Balmoral Riverside sets a benchmark with its minimal yet immensely constructed design ideology of functional open space planning.

A stark podium slab has been meticulously designed into a park plaza, all the while encompassing a minimalist form of expression, contemporary design that promotes functionality along with intuitive planning that allows for multitudes of activities.

An open-ended recreational and entertainment space consisting of plazas, multi functional courts, tree courts to pavilions, and lawn mounds provides a plethora of options to choose from.

The playful design of the landscape creates opportunities to enjoy the different moods of outdoor leisure from tranquil reading nooks in the multiple pavilions and benches and to chirping conversation in the multitudes of plazas, courts and avenues. Allowing you to enjoy a variety of diverse spaces; sunny and shady, tranquil and chirpy.

Landscaping Design Brief



The idea is to transform a bleak podium slab into a meticulously designed park plaza encompassing a minimalist form of expression and contemporary design that promotes functionality and creates areas for different uses:

Accessible to all, so that all ages can enjoy a wonderful outdoor setting.

LANDSCAPING OPPURTUNITIES:

- PLAZAS
- SIT-OUTS
- AMPHITHEATER
- YOGA & MEDITATION
- MULTIPURPOSE COURTS
- TREE COURTS
- PAVILIONS
- USABLE GREENS
- CENTRAL LAWN
- PLAY MOUNDS
- KID'S PLAY AREA
- PARTY LAWNS
- CLUBHOUSE
- SWIMMING POOL



TREE COURTS

The opportunity to enjoy quiet and rest, and a great variety of diverse and intertwined spaces: sunny and shady, spaces for stillness and tranquility.

STEPPED PLAZA

Multifunctional space designed to hold small gatherings, performances, events and concerts.

TREE AVENUES

Helps in space structuring and defining areas into pockets for multi-functional value.

PAVILIONS

Spaces designed for the users to sit and enjoy the landscape around them/ sited to afford wonderful views of the landscape beyond.

CENTRAL LAWNS

Lawns are one of the most important and frequently used types of urban green infrastructure. An area of 600 sq mtr space dedicated for a broad range of activities - from quiet recreation (reading, talking and walking) to sports, plays, parties, barbecues and picnics.



Architectural Rendition

A separate pool for kids and adults with a shallow water body with cantilevered decks and pergolas provides a semi-shade for those wishing to sunbathe in the open.

And with the excessive growing demand for poolside parties, the pool has a party lawn next to it which makes the use of space stronger.



Representational Image



Representational Image

Play mounds, designed as earth berms and covered with turf are an ideal nature slides for kids.

THE
BALMORAL
RIVERSIDE

Apartment Specifications



LIVING & DINING

Handpicked Italian Botticino Marble in Living Room, Dining Area and Passages.

False Ceiling with concealed lighting.

Automatic Biometric main door lock.

Smart Video Door Phones with access control for tower entrances.

High quality slab to slab aluminium window systems with specialised high performance glass.

Lighting and curtain control automation enabled homes.

BEDROOMS

High Quality Engineered wooden flooring in the Master Bedroom.

VRV Air-conditioning in all bedrooms.

Polished porcelain large format tiles in bedrooms.

BATHROOMS

Fully finished bathrooms with best-in-class Italian and German fittings.

Water heaters, accessories, shower enclosures.

Rimless antibacterial finish WC fittings.

KITCHEN

Polished porcelain large format tiles in kitchen.

Imported high quality designer modular kitchens with built in appliances.

Piped gas.

Well-designed utility area with retractable easy-dry system and provision for washer/dryer.

Kitchen fully fitted with hob, chimney, built-in microwave, built-in oven, built-in dishwasher and water purifier.

COMMON SPECS

VRV air-conditioning with ceiling cassette units.

High quality slab to slab aluminium window systems with specialised high performance glass.

Prefabricated high-quality doors and doorframes.

High-quality interior paint.

DC backup for an entire home.

Fiber-to-home High-speed internet provision.

DTH.

Base Building As Built Highlights



Common Specs:

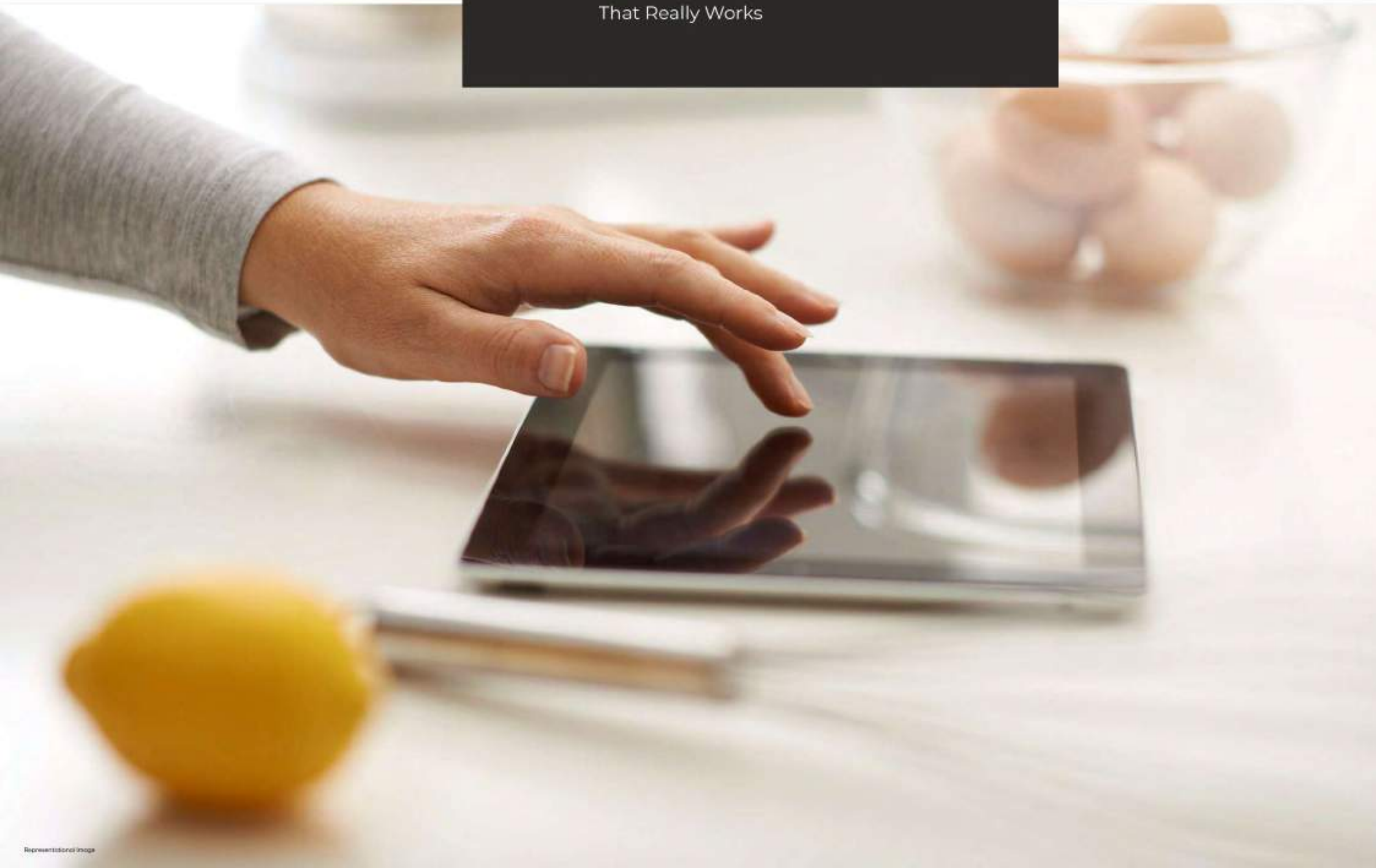
- High-speed elevators
- Firefighting system with sprinklers and smoke detectors in each home
- Garbage chute room on each floor.
- CCTV surveillance system
- BMS system and control room
- Access control at each common entrance

- High-quality Aluminium formwork
- Special Raft slab foundation structure with live temperature monitoring during setting of concrete to efficiently manage concrete cooling
- Special reflective high performance window system
- Beamless structural design
- The non corrosive 3-layer plumbing system
- FRLS electrical wiring
- High-speed elevators with LANDIC system (Battery powered automatic landing operation)

Security like never before:

- 3-tier security
- Access control from your fingertips
- Control visitor access from your apartment
- SOS function
- Automatic digital locks on main doors

The Tech
That Really Works



Automated homes with intuitive learning. You can now voice automate your lights, curtains, fans, and air conditioning; create moods and pre-sets while adding media and entertainment to the mix.

Plug and play automation system with provision for expansion.

Lighting and curtain control automation enabled homes.

VDP access control systems with smartphone integration, digital door lock integration, and touch monitors.

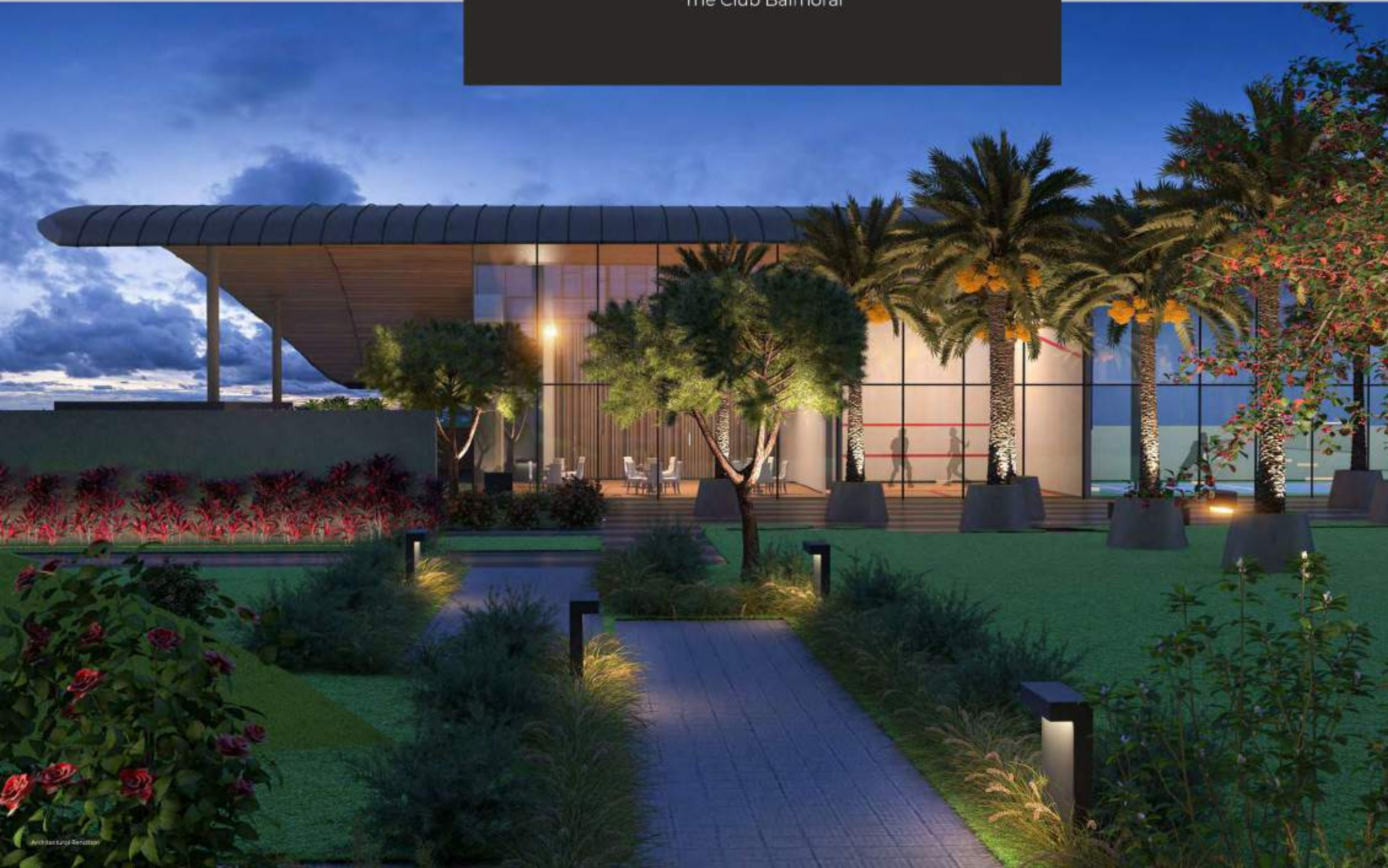
Centralised VRV air-conditioning, false Ceiling + concealed lighting with automation

High-speed elevators with LANDIC system (Battery powered automatic landing operation)

Water heating systems in every bathroom.

Automatic privacy blind in 4BHK master bathroom.

The Club Balmoral




A Harmonious living experiences

Whether your wish to rejuvenate at our super-specialised Club Balmoral, stroll through seasoned tree avenue.

Or simply indulge in your passion for natural living, you can do it all right here.

The Club Balmoral Amenities

- Indoor badminton court
- Squash court
- Swimming pool + kids pool
- Executive cafe and workspace
- State of the art gymnasium
- Community centre + banquet zone
- Multi-sport floodlit court
- Billiards room
- Indoor games
- Card room
- Table tennis
- Kids play area
- Pet zone



KASTURI CARE
Passion That Brings Absolute Care With It.

**HOME
CARE**

THE BALMORAL STORIES

Stories that feel like home for the significant moments of Balmoral. From everything to a comfortable and well-appointed life. Live in a contemporary world where indulgence and nature co-exist to enhance your everyday living.

Home Care keeps our commitment even after completing our creations. Our team at Home Care takes utmost care in nurturing your home even when you are not around. Under this, we provide maintenance services which includes plumbing, electrical, painting and carpentry. Additionally, Home Care also offers services of seeking the appropriate customer for renting out your apartment, which also includes all legal services required for lease and licence agreements.

We always become a part of what we build, and Kasturi's Home Care system keeps our commitment thereafter. Home Care provides our homeowners with a list of services that nurture their apartment, even when they are not at home.

We make sure that our passion is shared by a like-minded community. Hence, we also go to lengths to find them. Home Care offers such services of seeking the appropriate tenant for renting out our clients apartments. We believe that your home is not just your investment, but our responsibility too.

Our creations are not just buildings; they are beings that we always treat in a humane way. This is why we take utmost care in nurturing them in every way. Home Care has an array of systems designed solely for the regular overall maintenance of the projects we create.

HAPPY COMMUNITIES ARE MADE FROM EQUALITY

Equality in apartment sizes and apartment types has been an ethos at Kasturi since our inception. We believe equal communities are simply happy communities.

CARE FOR THE ELDERLY AND SPECIALLY ABLED

Salient features like:

- Braille tactile tiles on pedestrian paths
- Wheelchair access ramps
- Braille buttons in elevators
- Provision for specially-abled bathroom with a panic button and hold bars



SUSTAINABILITY

*"Often when you think you're at the end of something,
you're at the beginning of something else."*

Sustainable development and manufacturing practice has always been at the heart of our work. We at Kasturi acknowledge that we are a part of an industry that perpetuates the misuse and pollution of the environment and hence it is our duty to stand as outliers and take extra-ordinary measures to balance the scales.

We take a number of steps that help in minimising the harm that is caused to the environment due to construction activities. Most of the manufactured products that we use in our buildings, like wiring, plumbing, fittings, doors, flooring materials, etc. are all imported from EU countries which due to the EU environmental policy have the best sustainability and environmental standards. The pre-fabricated doors that come standard in all our apartments are FSC and BIS certified, and contain wood from forests managed in a correct and responsible way according to strict environmental, social and economic standards. Even electronic products like A/C, lifts and lighting that we use all have the highest energy ratings. We also use fly-ash bricks which have a much lower carbon footprint than regular clay bricks.

While designing a structure, we always assume that it will stand for a 100 years. Hence, it needs to be sustainable for its entire lifespan. Every project is designed with rainwater harvesting, solar water heating technologies, efficient garbage processing and disposal, and state of the art sewage treatment plants. We also use architecture and design to ensure energy saving by designing spaces with ample natural light and cross ventilation. Our use of special UV reflective glass in all our projects also reduces cooling requirements in the long term.

We at Kasturi have also put in place mindful construction practices. These include, the strict monitoring and control of water usage during construction, noise and air pollution and even garbage from packaging and construction debris. Our construction teams regularly follow strict SOPs to comply with the same.



Notes From The Years Of Planning

To translate project brief into pleasant, attractive, functional and environmentally friendly living environment.

The layouts are in the line with transverse architectural values: functional and simple, almost minimalist with strong desire to meet all aspects of contemporary living while respecting traditional values at the same time.

Floor to ceiling glazing system is applied throughout all apartments to bring in abundance of natural light and, at the same time, expose attractive views to its full extent.

PROJECT ARCHITECT

Sometimes the only way to see a place in light is through the eyes of someone else - someone who has spend years in planning



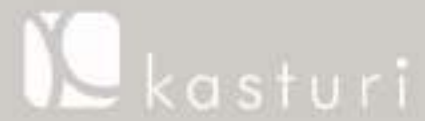
A city's allure is embedded in the marvelous structures that adorn it, which incorporates its lush history and stories of endeavours that meandered through all odds in order to build a legacy.

With a vision to provide nothing but quality, our philosophy focuses on giving end-to-end solutions for any development that is undertaken.

We offer the best built quality to your property in terms of architectural and design planning and construction, and create an unparalleled haven for you through our interior and furnishing services, up-to-date home technology and automation, facility management, and maintenance services.

- BHARAT ACARWAL
Chairman & Managing Director - Kasturi





Often deemed as one of the finest luxury real estate brand in Pune, Kasturi Housing is a name that promises nothing but the very best. Founded in 1999, has since successfully delivered over 2 million square feet of prime real estate, and is currently developing another 2 million square feet for residential purposes. Our portfolio comprises of not only highly luxurious and mid-segment living spaces, but also commercial developments such as IT buildings and built-to-suit workspaces.

Our landmark projects include:

THE BALMORAL ESTATE

Tucked amidst the swanky and urbane location of Baner, Pune, The balmoral estate is a collection of high end luxury residences that now command the highest rate in western pune and also the highest rent per square feet in Pune.

ZERO-ONE

Home to Pune's passport office, leading IT companies, and numerous select F&B outlets - Zero-one is the one-stop destination that allows you to enjoy the benefits of an exclusive commercial & IT zone.

APOSTROPHE

A mid-segment residential development in Wakad, Pune, Apostrophe is well-known for the absolutely futuristic and international lifestyle it provides. Decked with superior detailing and high-quality finishes, Apostrophe is pristine in every way.

EON HOMES

Absolute Best in Hinjawadi. Now Awarded India's Best. Set on a verdant 22 acres Campus at one of the most scenic locations in Hinjawadi, Phase III. This is a well planned community of 12 Towers, with spacious and contemporarily designed apartments on each floor.

Eon Homes is a premium mid-segment residential development by Kasturi Housing. The Development has been designed by International Architects.

AWARDS & RECOGNITION

Celebrating our noteworthy accomplishments in the real estate sector, the Realty Plus Conclave and Excellence Awards, and the International Property Awards, honoured Kasturi's capability and competence of providing the finest properties to our customers in the year 2017 and 2018, respectively. These awards are the testimonials of our hard work, and our aim to always be the best.





 kasturi



1 Adam's Court, 2nd floor, Opp. Hotel Mahabaleshwar,
Baner Road, Pune - 411 045 India.

Tel : +91-20-4077 9999

Site Address

Survey No - 13/3 to 19, Plot 2, Near Jupiter Hospital,
Balewadi - 411 045

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