

absolute luxury





designing and constructing fine homes goes way beyond business for us. we believe we have been accorded a rare opportunity. the opportunity to design a better life for the highly knowledgeable aesthete.

to imaginatively fuse the most contemporary of world design into a stylish, breathing structure. and to achieve that, we pull out all the stops. we pour in pure, undiluted passion. somewhere in this process the lines blur and we become a part of what we build. we become our brick, and mortar, and glass, and landscape. our passion breathes in them.



THE BALMORAL ESTATE

3600* sq. ft. | baner, pune
(335* sq. m.)

*area mentioned above is approximate salable area



the privilege of living in the balmoral estate will be accorded to a very few. and that is because this absolute 4bhk living has been created and crafted with such intense passion, it prompts us to declare that a project of such perfection can be offered but once in a lifetime.

the balmoral estate comes to you from kasturi, pune's niche luxury real estate brand. the fine homes we design are infused with absolute passion and rare flamboyance. balmoral has been conceived and created to offer you a rare platinum height of living. it is also emblazoned with the world's most envious brands.

kasturi's passion lives and breathes in over 1100 homes that we have delivered across pune.



absolute space

3600* sq.ft. (335* sq.m.) of pure indulgence.

two living rooms, two master bedrooms,

6 toilets, a sprawling deck,

separate living quarters for your maids,

just two apartments per floor...

space has never meant so much!







absolute location

the balmoral estate is located at baner, the most upmarket and trendy new location in pune.

thanks to its immediate connectivity to i.t. hubs and the mumbai-pune expressway,

it has attracted a class and genre of people that are cosmopolitan, young and like-minded.

whether it is residential, commercial, entertainment or educational,

baner is the new nerve-centre of pune.







absolute detailing

at the balmoral estate, the attention to detailing borders on the fanatical.

these 100% done-up homes have a classic balance of precision and panache for those

familiar with the echelons of fine living. right from digitally controlled lighting,

to curtains, to central vrv air conditioning, to german exactness in your kitchen and

bathrooms, the detailing has been taken to the extreme.

and for your absolute safety...pressurised staircases, in the rare event of a fire.

absolute brands

to match the absolute finesse of the living at balmoral, the brands that adorn its high-ceilinged walls have been sourced from the masters in their fields.

vrv air conditioning by daikin for powerful and effortless cooling. german kitchens equipped with hob, chimney, microwave, oven and dishwasher to match 7-star cooking arenas. exquisite bathroom fixtures by grohe and villeroy & boch, germany, to elevate your bathing zone to plush zeniths of luxury, with false ceiling from hunter douglas and plumbing by viega that is absolutely fail-proof.

your estate rooms will enchant with engineered wooden flooring from par-ky, belgium, but for anyone to set foot on such pristine elegance, they will need to get past the reassuring safety of the latest locks from germany!





absolute specifications

- pure white carrara marble
- 100% dg back-up inside the estate home and common areas
- false ceiling in entire estate home with austrian lighting
- i-pad controlled curtains and lighting
- piped gas
- garbage chute



absolute amenities

the well-planned and exotic environs of the balmoral estate will often tempt you to spend greater time outside the classy comforts of your apartment.

the temptation commences with the designer entrance lobby and guest lounge, that is the stuff fantasies are made of. the design-drenched landscaped podium gardens are next, with their soothing sea of green and creativity. these are ringed by an expansive swimming pool and club house where you can spend many highly rewarding hours.

you can also embrace fitness at the state-of-the-art gymnasium. and your little darlings will joyfully appreciate the traffic-free central landscaping and creatively fashioned kid's play-parks, from where we dare say you will find it a trifle difficult to detach them from.

there's also the drivers lounge area that is a perfect pit-stop to refresh.







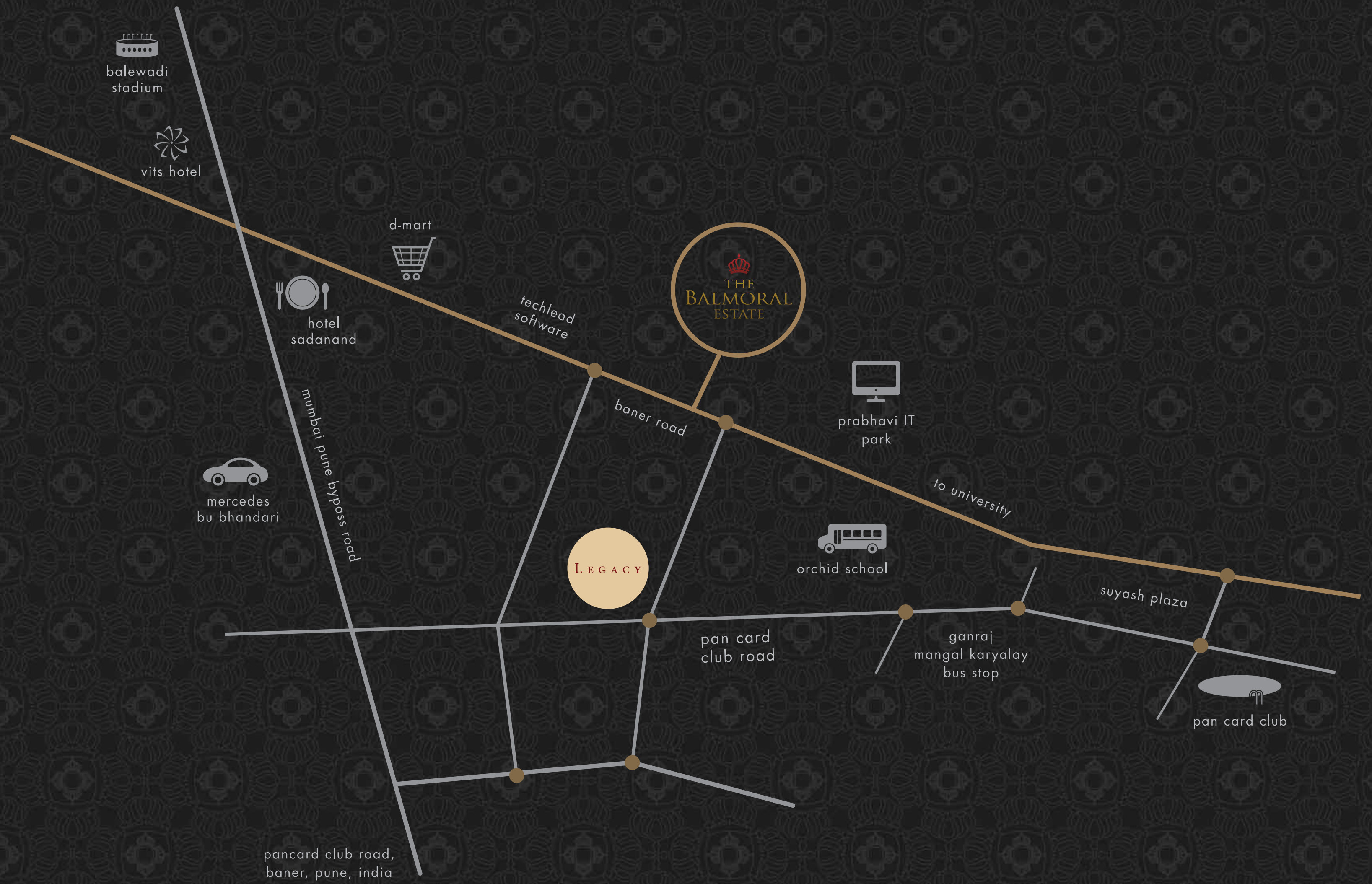




absolute sensitivity

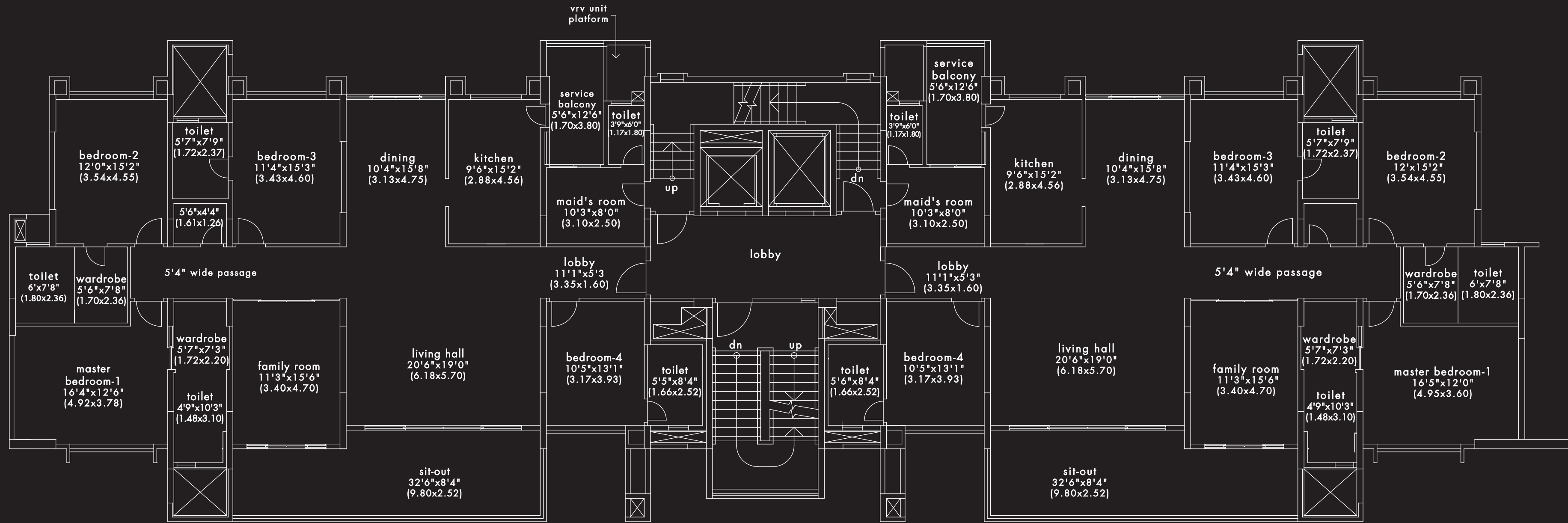
once you live in the absolute luxury of the balmoral estate, it is also important to maintain the stupendous standards that you will get used to. and hence, air-conditioning ducting, wiring, plumbing, flooring in all areas including decks have already been provided. there is a code of conduct laid down, based on sensitivity towards our neighbours, wherein residents are expected to respect existing arrangements. shifting of walls, or erecting of new walls within apartments is also a strict no-no. all of this will ensure we honour each others' space, as well as maintain the thoughtful artistry of the balmoral estate.

- 1. hotel sadanand 1.4 kms
- 2. dmart 1.3 kms
- 3. orchid school 1.3 kms
- 4. pan card club 2.0 kms
- 5. e square 8.0 kms



pancard club road,
baner, pune, india

platinum series



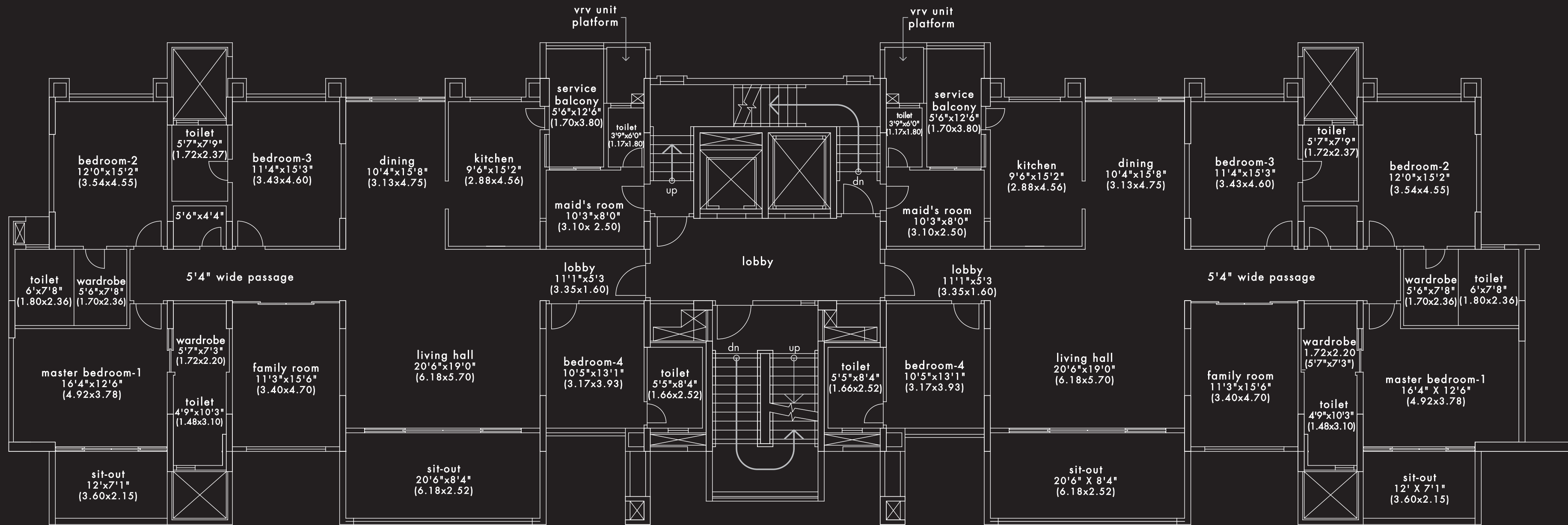
*carpet area: 2587 - 2592 sq. ft. (240 - 241 sq. m.)

*area mentioned above is approximate carpet area



floor layout for level 4, 8 & 12

platinum series



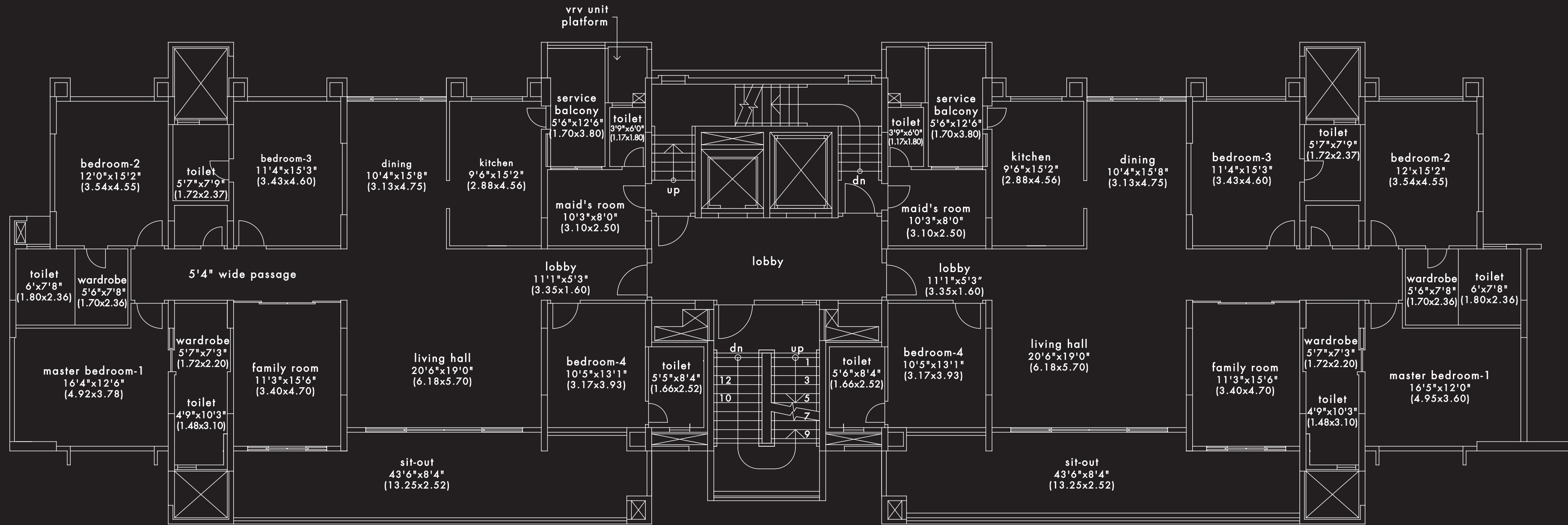
*carpet area: 2592 - 2597 sq. ft. (240 - 241 sq. m.)

*area mentioned above is approximate carpet area



floor layout for level 3,5,7,9,11,13 &15

platinum series



*carpet area: 2674 - 2679 sq. ft. (248 - 249 sq. m.)

*area mentioned above is approximate carpet area



floor layout for level 2, 6, 10 & 14



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