




THE BALMORAL RIVERSIDE

PRELIMINARY PROJECT BRIEF

RERA No – Tower C : P52100028816 | Tower D : P52100028803 | www.maharera.mahaonline.gov.in





THE
BALMORAL
RIVERSIDE

About

The Balmoral Riverside is an address that exudes luxury with its critically acclaimed contemporary architectural design, iconic apartments and world-class facilities. This development's architectural flair 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.

The development offers the best in class three-bedroom and four-bedroom configurations of apartments and breathtaking 3 level 4 and 5 bedroom penthouses. These residences offer an unmatched lifestyle in the city's beating metropolitan hub with exhilarating views of the riverside, the city, and the green hills of Baner, minutes away from any significant western hub of the city.

Designed with a legacy of award-winning space-planning and adorned with the worlds best luxury brands, path-breaking technology and an exclusive eye-for-detail that Kasturi has come to be best known for.

APARTMENT SPECIFICATIONS

- Full Height high quality aluminium window systems with special reflective glass.
- Botticcino Marble flooring in Entrance Lobby and Living/Dining Spaces
- Fully Furnished Modular Kitchen with Hob, Chimney, Water Purifier, Microwave, Oven and Dishwasher
- High Quality Engineered wooden flooring in Master Bedroom
- False Ceiling with concealed lighting
- VRV Air-conditioning in living spaces and bedrooms
- Piped gas connection
- DG backup for entire home
- Home automation and a lot more...

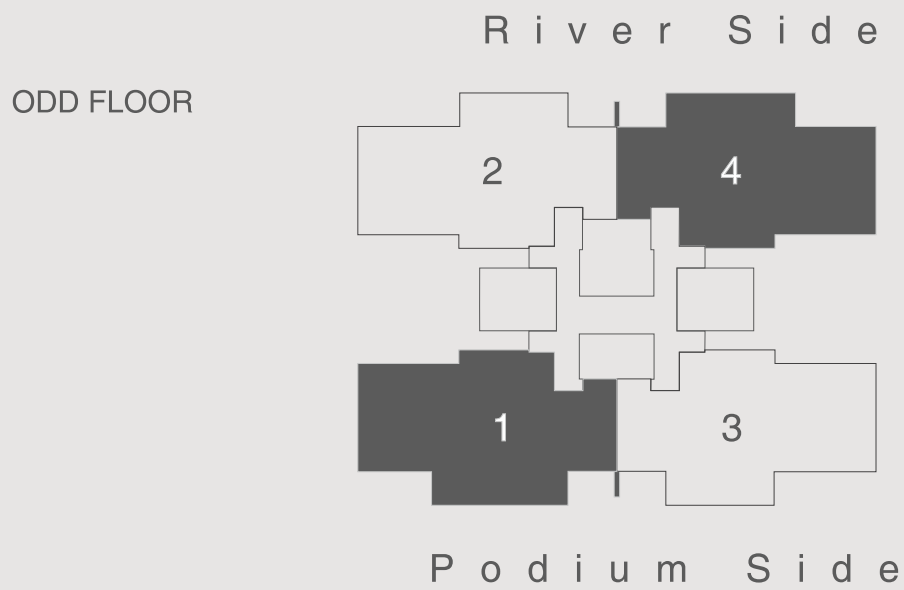
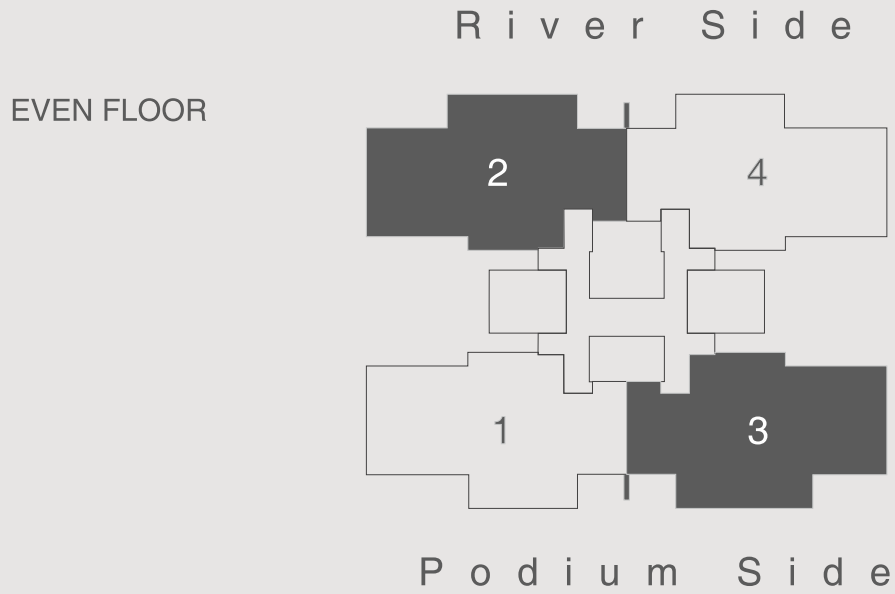
COMMON AREA SPECIFICATIONS

- High speed elevators
- Fire fighting 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

PROPOSED AMENITIES (CLUB BALMORAL)

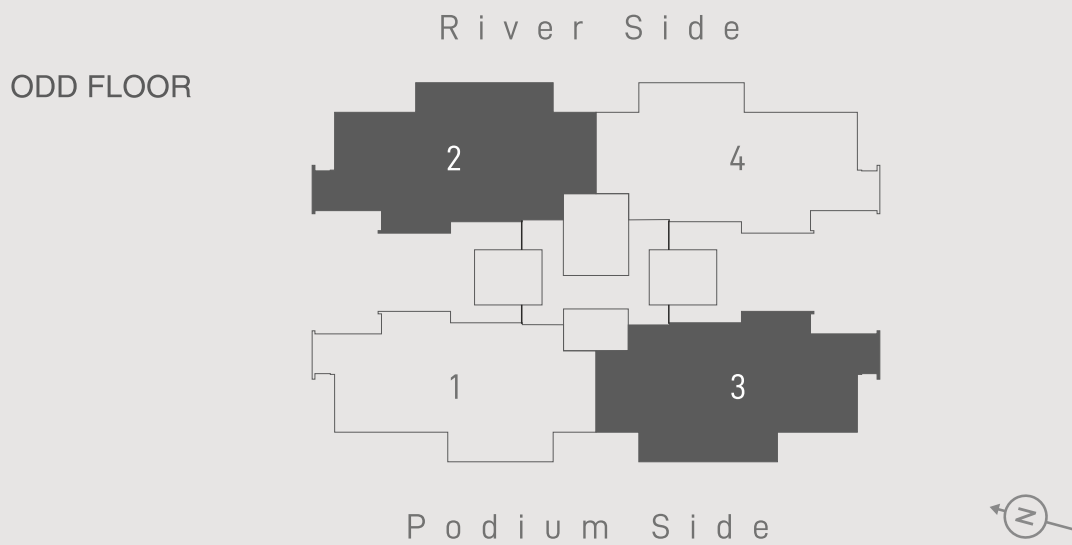
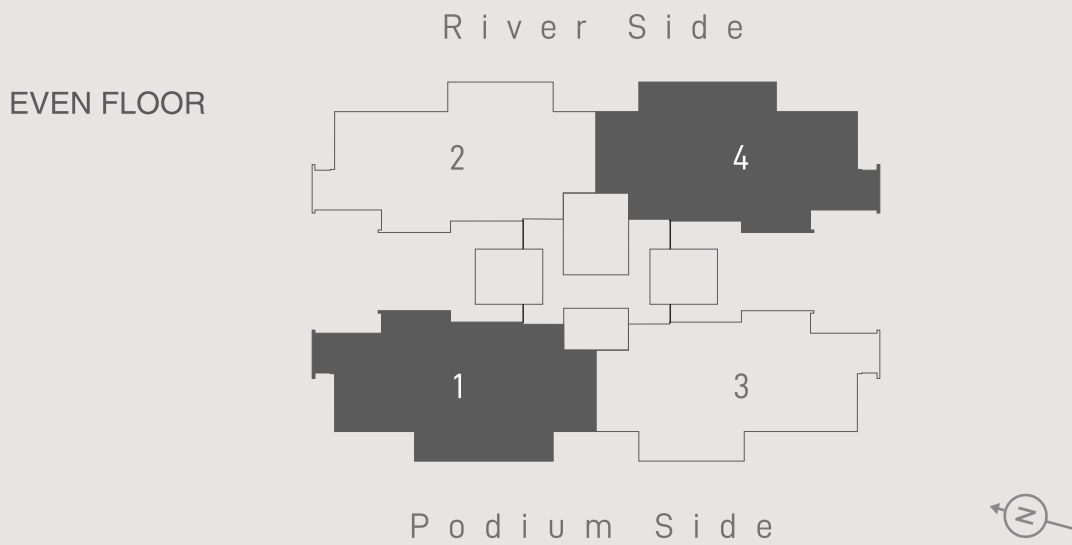
- Indoor Badminton Court
- Squash Court
- Swimming pool + kids pool
- Executive cafe and workspace
- State of the art gymnasium
- Community centre + Banquet zone
- Multi Sport floodlit court
- Pool Table
- Card Room
- Table Tennis
- Landscaped podium with activity courtyards
- Kids Play area
- Pet Zone

TOWER C - 3 BHK
APARTMENT ORIENTATIONS



 EXTENDED DECK
  NORMAL DECK

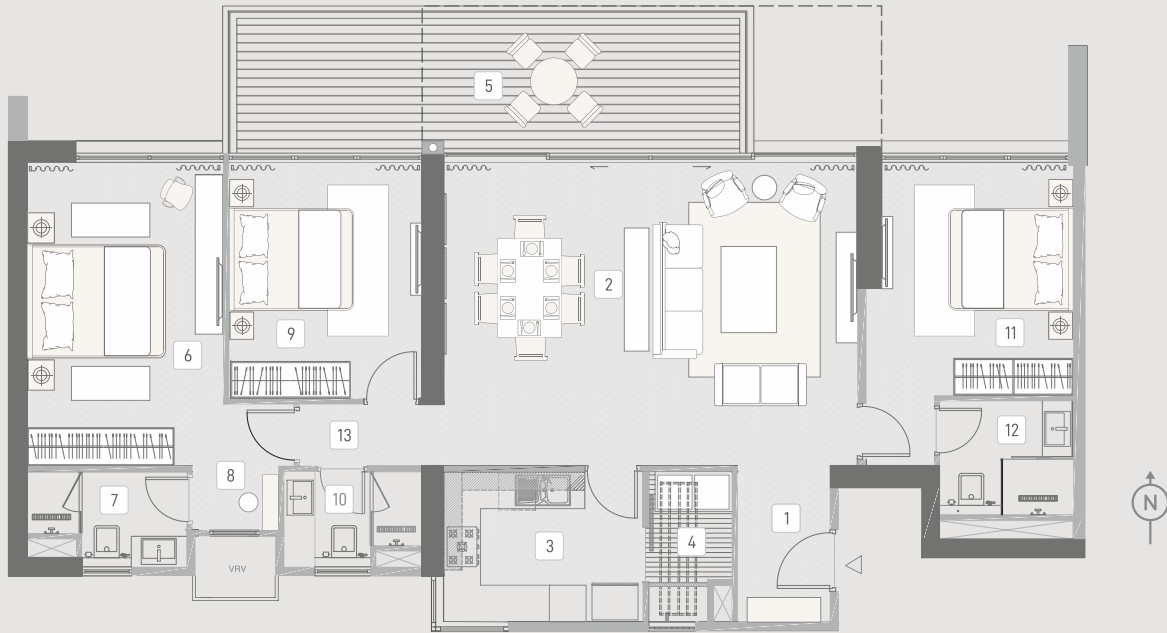
TOWER D - 4 BHK
APARTMENT ORIENTATIONS



 EXTENDED DECK  NORMAL DECK

TYPICAL 3 BHK EXTENDED DECK
APARTMENT LAYOUT : TOWER - C

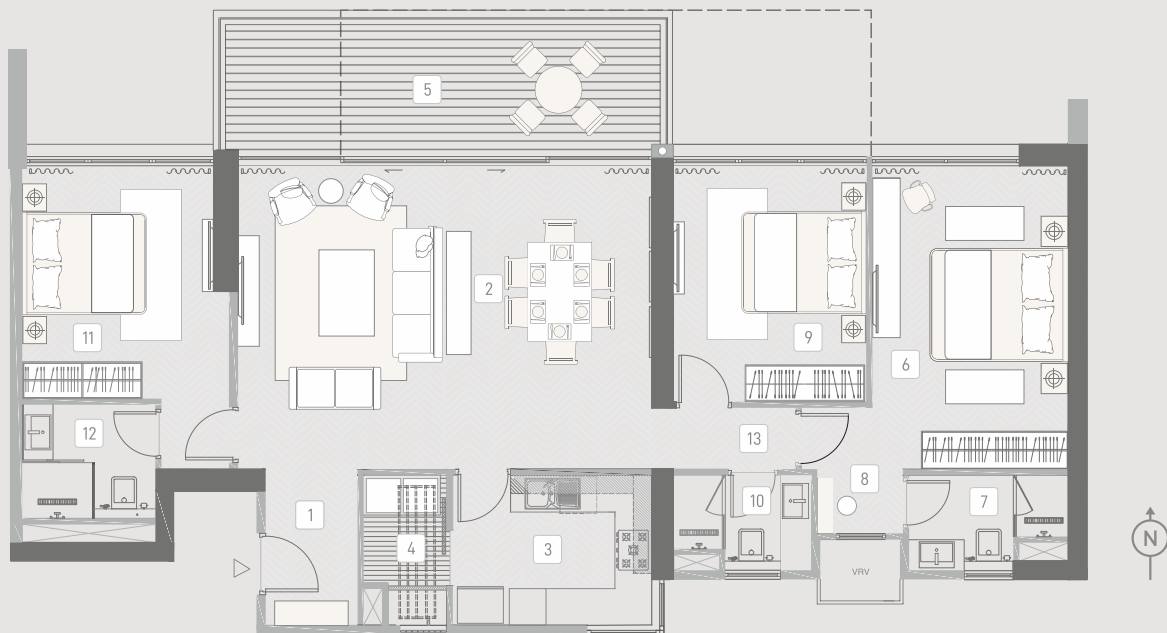
Carpet Area (In Sq. Mtr.) - Flat Area 109.26 | Balcony/Terrae 21.23 (As per RERA)



- | | | | |
|------------------------------------|------------------------------------|------------------------------------|-----------------------------------|
| 1 Lobby 1.50 x 2.55 meter | 5 Balcony 8.27 x 2.20 meter | 9 Bedroom Two 3.15 x 3.85 meter | 13 Passage area 2.41 x 1.00 meter |
| 2 Living/Dinning 4.95 x 6.75 meter | 6 Master Bedroom 3.20 x 4.95 meter | 10 Toilet Two 2.25 x 1.55 meter | |
| 3 Kitchen 3.25 x 2.45 meter | 7 Master Toilet 2.60 x 1.55 meter | 11 Bedroom Three 3.10 x 3.80 meter | |
| 4 Utility 1.35 x 2.45 meter | 8 Dresser area 1.40 x 1.05 meter | 12 Toilet Three 2.15 x 1.85 meter | |

TYPICAL 3 BHK NORMAL DECK
APARTMENT LAYOUT : TOWER - C

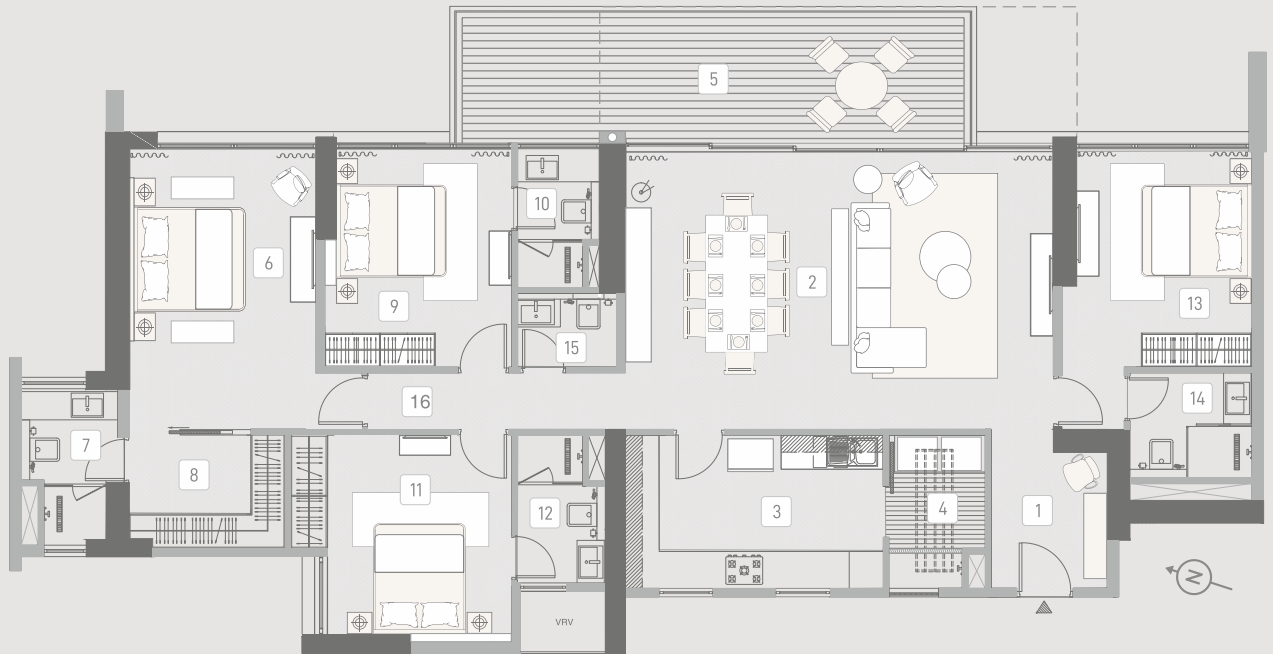
Carpet Area (In Sq. Mtr.) - Flat Area 109.26 | Balcony/Terrae 18.65 (As per RERA)



- | | | | |
|------------------------------------|------------------------------------|------------------------------------|-----------------------------------|
| 1 Lobby 1.50 x 2.55 meter | 5 Balcony 7.10 x 2.20 meter | 9 Bedroom Two 3.15 x 3.85 meter | 13 Passage area 2.41 x 1.00 meter |
| 2 Living/Dinning 4.95 x 6.75 meter | 6 Master Bedroom 3.20 x 4.95 meter | 10 Toilet Two 2.25 x 1.55 meter | |
| 3 Kitchen 3.25 x 2.45 meter | 7 Master Toilet 2.60 x 1.55 meter | 11 Bedroom Three 3.10 x 3.80 meter | |
| 4 Utility 1.35 x 2.45 meter | 8 Dresser area 1.40 x 1.05 meter | 12 Toilet Three 2.15 x 1.85 meter | |

TYPICAL 4 BHK EXTENDED DECK APARTMENT LAYOUT : TOWER - D

Carpet Area (In Sq. Mtr.) - Flat Area 149.48 | Balcony/Terrae 23.81 (As per RERA)



- 1 Lobby 2.05 x 2.40 meter
- 2 Living/Dinning 7.55 x 4.90 meter
- 3 Kitchen 4.55 x 2.70 meter
- 4 Utility 1.70 x 2.70 meter

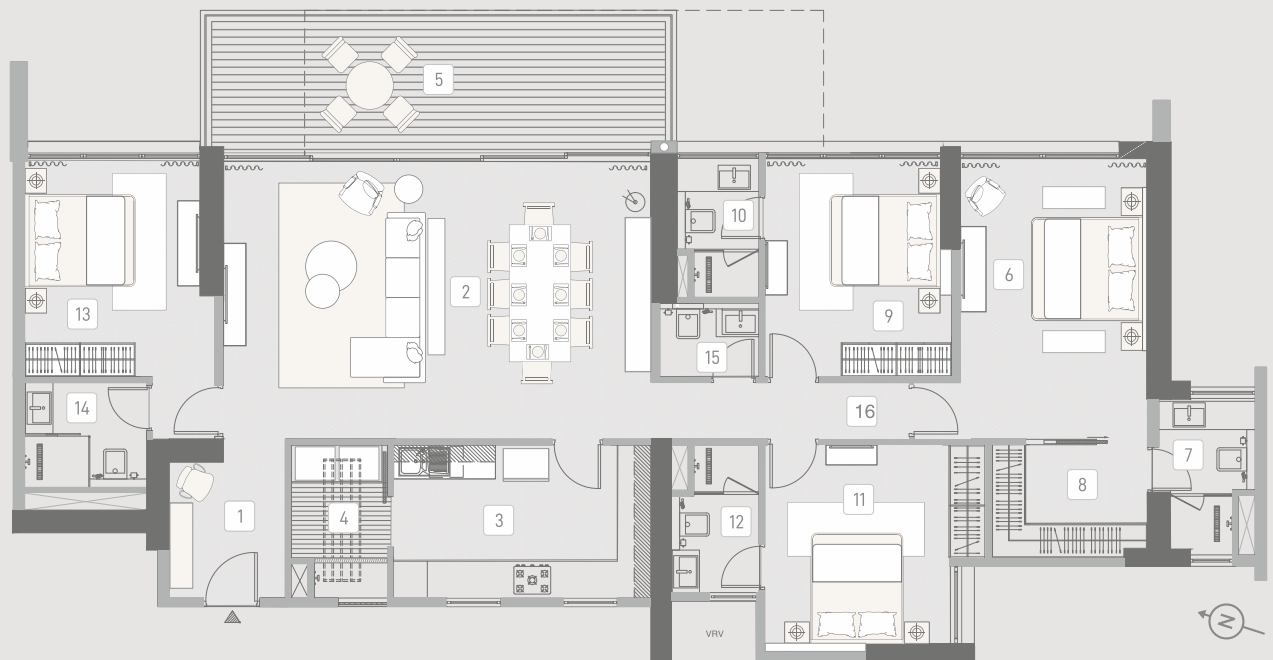
- 5 Balcony 8.86 x 2.20 meter
- 6 Master Bedroom 3.30 x 4.95 meter
- 7 Master Toilet 1.70 x 2.66 meter
- 8 Walk in Wardrobe 2.75 x 2.09 meter

- 9 Bedroom Two 3.10 x 3.85 meter
- 10 Toilet Two 1.45 x 2.45 meter
- 11 Bedroom Three 3.90 x 3.50 meter
- 12 Toilet Three 1.55 x 2.60 meter

- 13 Bedroom Four 3.10 x 3.85 meter
- 14 Toilet Four 2.15 x 1.85 meter
- 15 Powder Toilet 1.75 x 1.30 meter
- 16 Passage area 2.41 x 1.00 meter

TYPICAL 4 BHK NORMAL DECK APARTMENT LAYOUT : TOWER - D

Carpet Area (In Sq. Mtr.) - Flat Area 149.48 | Balcony/Terrae 22.02 (As per RERA)



- 1 Lobby 2.05 x 2.40 meter
- 2 Living/Dinning 7.55 x 4.90 meter
- 3 Kitchen 4.55 x 2.70 meter
- 4 Utility 1.70 x 2.70 meter

- 5 Balcony 8.05 x 2.20 meter
- 6 Master Bedroom 3.30 x 4.95 meter
- 7 Master Toilet 1.70 x 2.66 meter
- 8 Walk in Wardrobe 2.75 x 2.09 meter

- 9 Bedroom Two 3.10 x 3.85 meter
- 10 Toilet Two 1.45 x 2.45 meter
- 11 Bedroom Three 3.90 x 3.50 meter
- 12 Toilet Three 1.55 x 2.60 meter

- 13 Bedroom Four 3.10 x 3.85 meter
- 14 Toilet Four 2.15 x 1.85 meter
- 15 Powder Toilet 1.75 x 1.30 meter
- 16 Passage area 2.41 x 1.00 meter



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