

KALPATARU
AVANA
PAREL



Site Address: Kalpataru Avana, Off Dr. S. S. Rao Road, Behind ITC Grand Central, Parel, Mumbai - 400012.

Head Office: 101, Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (E), Mumbai - 400055.

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The project has been approved by the following banks: HSBC | ICICI | HDFC | Standard Chartered | Axis Bank | SBI | CITI Bank | Indiabulls HFL

Project: Kalpataru Avana with MAHARERA Regn. No. P51900000793 available on <https://maharera.mahaonline.gov.in/>

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ABOVE & BEYOND

The new breed of the well-heeled Indian have brought with them a sense of refinement. For them, wealth isn't loud. Status isn't shown-off. Respect isn't demanded. And this reflects in everything they do. They're above the feeling of one-upmanship. And they're beyond showing off their well-earned wealth. Kalpataru Avana too, is also above the simplistic parameters of luxury home buying. And beyond a sum total of its features and amenities. It's above the mathematics of square feet and ceiling heights. It's a quiet statement of sophistication and exclusiveness that's appreciated only by a select few.

CONSULTANTS

HAFEEZ CONTRACTOR

One of the country's ace architects, he is a proud recipient of the Padma Bhushan in 2016. He is highly renowned for designing the tallest towers in Mumbai - The Imperial I & II, and the incomparable 23 Marina in Dubai.

ARUP INTERNATIONAL, HONG KONG

Founded in 1946, it is one of the leading structural design firms in the world. They are much acclaimed across the globe and are the makers of the Sydney Opera House, Centre Pompidou in Paris and the Singapore Sports Hub.

ORBIT DESIGN STUDIO

Founded in 1996, Orbit is a multi-disciplinary design consultancy with offices in London and Bangkok. They've worked on some incredible projects such as Bang in Dubai, The St. Regis Lounge in Bangkok, Hilton in Kuala Lumpur, and Taj Vivanta in Goa.

BUREGA FARNELL

With nearly 25 years of experience in the hospitality landscape design sector, Burega Farnell has worked on some well-known projects such as, The Four Seasons - Mumbai and Kyoto, Ananda in the Himalayas - Uttarakhand, JW Marriott - Mumbai, Ritz - Carlton Reserve - Maldives and Fiji, and the Grand Palace Hotel - Abu Dhabi.

PRAVIN GALA - STRUCTURAL

MEP PDA, MUMBAI - SERVICES

TAK CONSULTING, MUMBAI - ELEVATOR

LPA, SINGAPORE- LIGHTING DESIGN

VISION



"When the best minds strike synergy, something truly precious is born."

"Avana is a landmark for those discerning few who believe in the subtleness of luxury."

MOFATRAJ P. MUNOT, CHAIRMAN,
KALPATARU GROUP



"We raised the bar with Avana, and overcame many challenges to offer you something truly precious."

PARAG MUNOT, MANAGING DIRECTOR,
KALPATARU GROUP



"Every detail gone into the making of the features will inspire awe and appreciation in the minds of the residents."

HAFEEZ CONTRACTOR,
PRINCIPAL ARCHITECT



"Avana's sharp, intelligent facade reflects the sophistication of the individuals within."

WISUTE SUKPHONG, FACADE
ARCHITECT (ORBIT DESIGN STUDIO)



"With lush green spaces, over 200 trees, and designer sky gardens, our vision was to make Avana an oasis in the middle of the city."

TOBY KYLE, LANDSCAPE DESIGN
DIRECTOR AT BUREGA FARNELL



THE HIGHLIGHTS

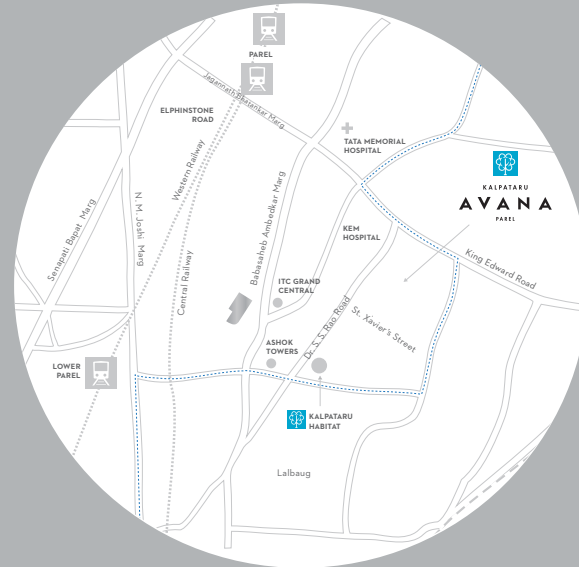
- | Grand double height lobby
- | 1st residential floor approximately 90 feet above the ground level
- | 2 exclusive residences per floor
- | Palatial residences with a floor-to-floor height of 12'10"
- | East-West views ensuring ample natural light and ventilation
- | Sprawling sun decks/balconies overlooking greens and the Eastern seaboard
- | Clubhouse with an infinity edge pool, open-air Jacuzzi, exotic spa, and a multi-purpose party hall
- | Rooftop swimming pool, gymnasium, party hall, and landscaped terraces
- | Pre-certified for platinum rating under IGBC (Indian Green Building Council) Green Homes

LEGACY OF PAREL

Parel has seen development in its truest sense. At the dawn of independence, Parel opened its gates to some of the most important textile mills that were once the heart and soul of Mumbai's economy. But with changing times, the mills had to be phased out and this gave way to the real estate market. The initial stages of development saw the place develop into one of the busiest commercial centres with a lot of

office spaces cropping up, thereby making Parel one of the most sought after places to reside in Bombay. The development of beautiful residential complexes in and around Parel ushered in other recreational projects like The Four Seasons Hotel and High Street Phoenix Mall located in Lower Parel. Today, Parel is one among the few premier real estate markets in the country.

A NEIGHBOURHOOD EMERGING FROM ITS TIMELESS PAST TO EMBRACE THE DIZZYING PRESENT.



With the launch of several projects by the MMRDA, there has been a massive improvement in the connectivity to Parel, thereby turning it into the centre of the city. As a result, there has been a substantial development in the real estate and the trade market. With the construction of the Trans-Harbour link, the proposed international airport will get even closer.

CURRENT AND FUTURE INFRASTRUCTURE

- | The Eastern Freeway considerably reduces the travel between South Mumbai and the Eastern suburbs.
- | The proposed monorail to Jacob Circle will make travel all the more comfortable.
- | The proposed Nhava Sheva Trans-Harbour Sea Link will make the journey from South Mumbai to the airport a breeze.
- | The proposed Sewri-Worli road connector (Source^{6C}) will allow motorists from the western suburbs to reach Worli in a blink.
- | The proposed Maharashtra Maritime Board's (Source^{6D}) Mumbai East and West coast water transport project is gearing up to create more opportunities in and around the area.



- METRO PHASE-II (SOURCE^{5B})
- METRO PHASE-III (SOURCE^{5B})
- MONORAIL (SOURCE^{5A})
- TRANS-HARBOUR LINK (SOURCE^{6B})
- WESTERN, CENTRAL & HARBOUR RAILWAY LINES



A QUIET, TUCKED AWAY
NEIGHBOURHOOD. STUNNING
VIEWS OF THE EASTERN SEABOARD.
EFFORTLESS CONNECTIVITY TO
THE REST OF THE CITY. OH, AND
WE LEFT OUT THE BREATHTAKING
TWILIGHT SKY.

LOCATION HIGHLIGHTS

AN ELITE NEIGHBOURHOOD

- | Hotel ITC Grand Central, Parel: 0.7 km
- | The St. Regis, Lower Parel: 3.7 km
- | Hotel Four Seasons, Worli: 4 km
- | Atria Mall, Worli: 5.1 km
- | Phoenix Mills, PVR Cinemas & Palladium,
Lower Parel: 2.8 km

PROXIMITY TO KEY LOCATIONS

- | Worli: 2.6 km
- | Mahalaxmi Racecourse: 5.6 km
- | Nariman Point: 9.9 km
- | Bandra-Kurla Complex: 10.3 km
- | International Airport: 13.6 km



A LIFE LESS ORDINARY BEGINS WITH A PLACE THAT'S LIKE NO OTHER.

A world of indulgence and privilege, Kalpataru Avana is designed to create a living experience the likes of which you'll rarely see. Nothing less than what you'd expect from a place meant for the crème de la crème of the city.

A COLLECTOR'S DELIGHT.

Everything about the residences at Kalpataru Avana exudes opulence. A grand entrance welcomes you into the massive apartments. Large magnificent living and dining rooms offer the perfect setting for soirees that are the talk of the town. The apartments here treat you to panoramic views of the Eastern seaboard and cityscape that you can enjoy from the sprawling sun decks/balconies. With only two residences per floor in each wing, and five elevators to a wing, it's only a matter of seconds before you reach home and soak in all it has to offer.

A LITTLE EXTRA. ACTUALLY, MAKE THAT A LOT.

At the heart of Kalpataru Avana is a design that creates a feeling of immense space. The East-West layout of the apartment lets ample natural light in, and ensures optimum ventilation. The 12'10" floor-to-floor height makes for grand living spaces. Moreover, the sprawling amenities and their well-thought-through layout only enhances

the sense of grandeur. Then, there are the little touches which you'll find aplenty here. The swimming pool, for instance, is temperature-controlled, so you can enjoy a dip even when there's a nip in the air. Whether you're relaxing at home or indulging in one of the many leisure choices here, the amount of thought that has gone into every detail will elevate every day by several notches.

THE SKY IS NOT THE LIMIT.

You know you've arrived when you find yourself raising a toast far far above everyone else. Enjoy the dramatic views of the cityscape from the rooftop party hall with a landscaped terrace. There is a well-equipped rooftop gymnasium too, while the temperature controlled, ozonated rooftop pool lets you star-gaze the evening away. Life at the top has never looked better.

IT'S PERFECTLY NORMAL
TO FEEL LIKE YOU'RE ABOVE
EVERYONE ELSE HERE.





4+1 BHK-SHOT ON LOCATION*

PALATIAL RESIDENCES.
GRAND 12'10" FLOOR-TO-FLOOR HEIGHT.
SPRAWLING BALCONIES/SUNDECKS.
A STATELY MANSION, IF YOU WILL.

The moment you step inside, you're awestruck by the sheer grandeur that the space exudes. And the majestic view of the Eastern seaboard from the sundeck/balcony only adds to the feeling that this is a place meant for a life that's a far cry from the ordinary.

- | Wide sundecks/balconies overlooking the Eastern seaboard
- | Imported marble flooring adorning the living and dining area*
- | Engineered wooden flooring in bedrooms*
- | Veneer finished entrance door and internal doors*

- | Lavish Air Conditioned* 3 + 1, 4 + 1, 5 BHK Signature homes & duplexes
- | Unparalleled privacy with only two apartments per floor in each wing
- | East & West facing apartments designed with emphasis on natural lighting and ample ventilation

*Except for bare-shell apartments
*1m = 3.28 ft.
*1sq.m = 10.764 sq.ft.

SINCE YOU'RE
ACCUSTOMED TO
GOURMET BISTROS,
WE WHIPPED UP A KITCHEN
YOU'D READILY APPROVE.

Whether you're tossing up a Waldorf salad or simmering that Risotto Ai Quattro Formaggi, you'll appreciate every delicacy at the spacious dining area. The kitchen's contemporary finish is sure to please the aesthete in you.

- | Quartz-based agglomerate marble flooring, platforms and dado*
- | Food-waste disposer at the sink*
- | TV point in kitchen*





IF BATHROOMS WERE SIMPLY
MEANT FOR SHOWERS, WE WOULDN'T
HAVE SUGAR SCRUBS AND EFFERVESCENT
BATH SALTS, WOULD WE?

The fine, imported marble gracing
the floor and the array of exquisite
faucets and bath fitments invite you
to spend more than a few moments
soaking in the luxury.

- | Imported marble/European designer tile dado
up to door height in bathrooms*
- | Glass partitions in all bathrooms*
- | Rain shower with body jet spray
in the master bathroom*
- | TV point in the master bathroom*

HERE, BLISSFUL INDULGENCES
WILL BECOME A HABIT.

An azure blue world overlooking the greens forms the perfect allure for your body. From lazy laps in the ozonated & temperature controlled swimming pool, open air Jacuzzi, kids pool and splash pad & rooftop swimming pool, Avana has a selection of waterbodies to enliven your day.





AN EXTRAVAGANT SPREAD OF LUXURIES, ALL AT YOUR DISPOSAL.

In the mood to let your hair down? Or play your favourite sport? Or have a relaxing massage, perhaps? Well, the clubhouse at the podium level will take care of it all. But of course, we've ensured that the amenities live up to, and perhaps even exceed, the high standards you're used to.

- | Well Appointed Clubhouse
- | Ozonated and temperature controlled swimming pool & kids pool with splash pad
- | Open-air Jacuzzi
- | Exotic spa and showers
- | Jogging/walking pathway
- | Multi Sports Area with synthetic grass lawn/Amphitheatre
- | Kids' play area
- | Fitness area
- | Rock climbing wall
- | Squash court in club
- | Multi purpose hall with function lawn.



A WHITE CHOCOLATE
STRAWBERRY TRUFFLE MASSAGE.
A ROSE-PETAL SOAK.
ANYTHING ELSE, YOUR HIGHNESS?

We've all wished our resort stays lasted longer. Well, how about getting to enjoy those little luxuries every day of the week? Slip on a bathrobe, quieten your mind and blow off some steam at the luxurious spa. This is a vacation you don't ever need to return from.

YOU CAN'T BLAME
THE KIDS IF THEY
DON'T WANT TO
COME BACK INSIDE.

There's no toy, app or video game that beats the feeling of playing outdoors without a care in the world. Which leaves you with one problem - how do you get them back in time for dinner.

KIDS' PLAY AREA

- | Rock-climbing wall
- | Kids' play area
- | Maze garden
- | Multi Sports Area with synthetic grass lawn/Amphitheatre
- | Sports Area



SQUASH COURT AND
INDOOR GAMES ROOM.
YOU'LL HAVE
A NEW PORT OF CALL.

Now, indulge in your favourite hobbies without stepping out of the premises. And, needless to say, in style. A challenging game of squash with your loved ones is the perfect way to spend the evening.





BEAUTIFULLY LANDSCAPED TERRACE,
ROOFTOP GYMNASIUM, AND A PARTY HALL.
THINK OF IT AS YOUR OWN PRIVATE
OBSERVATORY OF THE CITY.

If you're looking for breathtaking views of the cityscape, the rooftop is really the place to be. What's more, here you could also amble in the garden, or perhaps even workout. Then, there's also a party hall, making it the perfect leisure zone.

ROOFTOP RECREATION

- | Panoramic views of the Eastern seaboard and the Mumbai skyline
- | Rooftop gymnasium - Level 42
- | Rooftop party hall - Level 42
- | Rooftop outdoor party area - Level 42
- | Rooftop swimming pool with sylomer mats - Level 42
- | Landscaped terrace - Level 43



CCTV SURVEILLANCE IN DESIGNATED COMMON AREAS.
 ADVANCED FIREFIGHTING SYSTEM.
 YOUR NET WORTH REALLY DEMANDS IT.

When it comes to security at Kalpataru Avana, we've left nothing to chance. Which is why you'll find a slew of sophisticated systems across the complex, ensuring that your mansion also doubles up as a fortress.

- | Multi-tier safety and security system
- | Building/s designed for earthquake loads as per applicable I.S. Code
- | Firefighting system
- | Fire sprinkler system in every apartment, parking levels and designated common areas of the building
- | Building equipped with IBMS (Integrated Building Management System) for select services.
- | D. G Power backup for elevator and in select utility areas
- | CCTV for monitoring designated common areas
- | Public address system in designated common areas.
- | Video door-phone
- | Kitchen equipped with CNG/LPG leak detector and heat detector

AMENITIES⁷

PROJECT FEATURE

- | Contemporary multi-storeyed building
- | Grand entrance lobby
- | Lavish, air-conditioned¹ 3+1 and 4+1, 5 BHK Signature Homes and Duplexes.
- | Clubhouse with a swimming pool and Jacuzzi
- | Landscaped greens on the ground, podium and terrace levels for leisure and recreational facilities
- | Rooftop gymnasium, a party hall and landscaped terraces
- | Multi-tier safety and security system
- | 'Pre-certified Platinum' under IGBC Green Homes

COMPLEX & BUILDING FEATURES

- | Grand drop-off in front of the entrance lobby
- | Spacious, premium-finished typical floor lift lobby
- | Elevators including Auto Rescue Device (ARD) and access elevators from parking podium levels to ground floor
- | D. G Power backup for elevator and in select utility areas
- | Garbage chute for easy waste disposal and servants' toilet at every mid-landing
- | Rainwater harvesting system and Sewage Treatment Plant (STP)

SAFETY & SECURITY

- | Multi-tier safety and security system
- | Building/s designed for earthquake loads as per applicable I.S. Code
- | Firefighting system
- | Fire sprinkler system in every apartment, parking levels and designated common areas of the building
- | Building equipped with IBMS (Integrated Building Management System) for select services.
- | D. G Power backup for elevator and in select utility areas
- | CCTV for monitoring designated common areas
- | Public address system in designated common areas.
- | Video door-phone
- | Kitchen equipped with CNG/LPG leak detector and heat detector

LEISURE & DESIGN FEATURES

- | Well-appointed clubhouse
- | Ozonated and temperature-controlled swimming pool, kids' pool with deck, splash pad, open-air Jacuzzi
- | Exotic spa and showers
- | Multipurpose hall with function lawn
- | Squash court
- | Indoor games room
- | Amphitheatre/Multi Sport area with synthetic grass lawn.
- | Kids' play area
- | Maze garden
- | Jogging/walking pathway
- | Rock-climbing wall
- | Fitness area

ROOFTOP RECREATION

- | Rooftop gymnasium, a party hall and landscaped terraces
- | Rooftop swimming pool

THE APARTMENT (3+1 and 4+1 apartments)*

- | Lavish, air-conditioned¹ 3+1, 4+1, 5 BHK Signature Homes and Duplexes
- | Imported marble flooring adorning the living and dining area
- | Engineered wooden flooring in bedrooms
- | Veneer finished entrance and internal doors
- | Gypsum finished Internal walls with low Volatile Organic Compound (VOC) Paint
- | Aluminium sliding windows with glass railing
- | Lighting scenario smart switches

THE KITCHEN*

- | Quartz-based agglomerated marble flooring, main and service platform, and dado
- | Stainless steel twin bowl sink and drain board
- | Food-waste disposer at the sink
- | TV point in kitchen
- | Storage water-heater and exhaust fan
- | Provision for water purifier

THE BATHROOM**

- | Imported marble flooring in bathrooms
- | Imported marble/European designer tile dado up to door height in bathrooms
- | Glass partitions in bathrooms
- | Rain shower with body jet spray in master bathroom
- | Premium sanitary ware and CP fittings
- | Hot and cold water mixer in wash basins
- | TV point in master bathroom
- | Storage water-heater and Exhaust fan

¹ ODU'S and IDU'S with interconnected piping and cabling installed. Ducting and grilles in customer scope. Not applicable for bare-shell apartments.

*These amenities varies for powder toilet and servant's toilet wherever applicable. **May vary for the HD unit. Not applicable for bare-shell apartments.

AWARDS AND ACCOLADES

Along our journey, we've scaled new heights and achieved many accolades. Today, though there are many things we take pride in, what makes us feel on top of the world is your happiness.



Kalpataru Avana
Asia-Pacific Property Award 2016



Kalpataru Avana
The Times Real Estate Icon Award 2016



Kalpataru Limited
The Construction Week Architect and Builder Awards 2016



Kalpataru Limited
Navabharat Realty Business Achievers Awards 2016



Kalpataru Limited
The Realty Plus Excellence Awards 2011



Kalpataru Aura
Asia-Pacific Property Awards 2012



Kalpataru Pinnacle
CNBC Awaaz Real Estate Awards 2014



Kalpataru Sparkle
Asia-Pacific Property Awards 2015



Kalpataru Riverside
The Realty Plus Excellence Awards 2014



Mr. Mofatraj P. Munot
NDTV Property Awards 2014



Mr. Parag Munot
Construction Week Awards 2015



Kalpataru Limited
The Realty Plus Excellence Awards 2012



Kalpataru Group
7th Construction World Architect & Builder Awards 2012



Kalpataru Limited
Construction World Architect & Builder Awards 2014



Kalpataru Square
Property Awards 2011

- | We lay strong emphasis on innovation, which has culminated in the development of various unique projects
- | Kalpataru Square, Mumbai, is the first building in Asia and 6th building in the world to get Platinum Certification LEED (C&S) v.2.0 by US Green Building Council
- | Kalpataru Habitat, Mumbai, is the first of its kind to have an independent car parking building and sports facilities like a golf putting green, basketball court, and a tennis court atop the building
- | Kalpataru Heights, Mumbai, was one of the tallest contributions of its time
- | Kalpataru Synergy, Mumbai, is a modern corporate centre and the first of its kind to have a triple basement
- | Swapnalok, Mumbai, is the first of its kind to have stepped row houses with private terraces way back in 1975
- | Kshitij, Mumbai, is a 33-storey building developed in 1974 and was the tallest building in Mumbai till the development of Kalpataru Heights in 1999
- | Kalpataru Horizon, Mumbai, is the first of its kind, where the first residential floor starts at the 14th level, so that every flat gets a sea-view. Each tower sports a swimming pool at a higher level (26th floor)

THE KALPATARU GROUP. A LEGACY.

Built on years of experience, Kalpataru is synonymous with perfection and luxury. One of the leading real estate developers in India, Kalpataru has a strong presence in Western India and other major states. Over four decades, Kalpataru has diversified into other businesses and has grown into a renowned business empire. Today, in its pursuit to reach greater heights and create more luxury benchmarks, Kalpataru brings its expertise to Parel to create one more lavish address - Kalpataru Avana.

50
YEARS

OVER 19 LAKH
SQUARE METRES
OF AREA
DELIVERED

OVER
105 LANDMARK
PROJECTS
COMPLETED

17,500
HAPPY FAMILIES
AND COUNTING



LEISURE AMENITIES



CLUBHOUSE AT KALPATARU PINNACLE
SHOT IN 09/2015



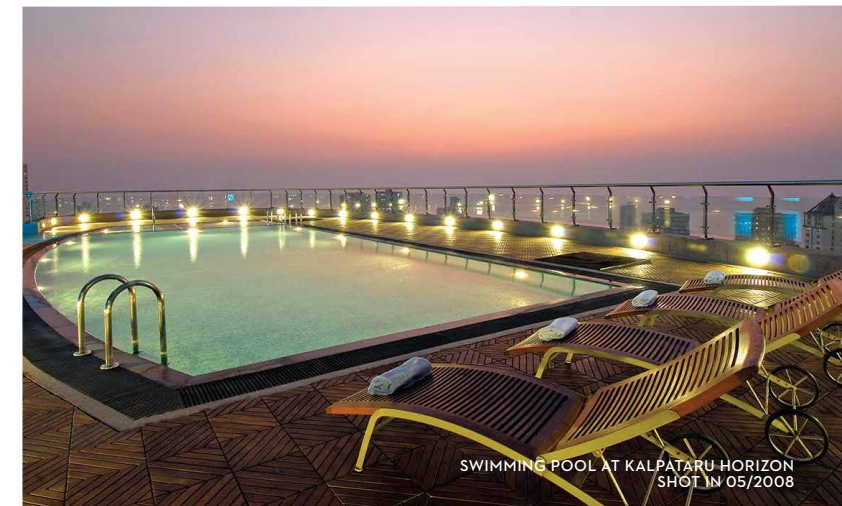
CLUBHOUSE AT KALPATARU AURA
SHOT IN 10/2012



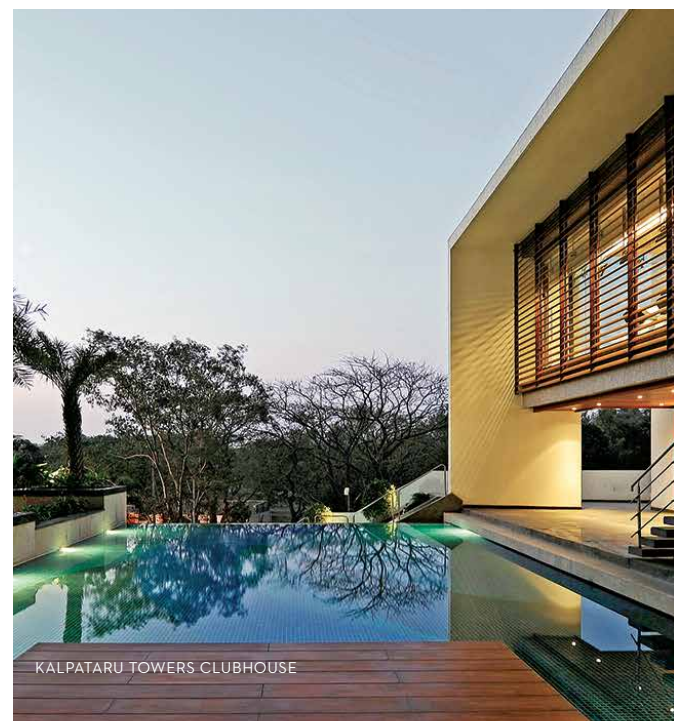
KALPATARU SERENITY SWIMMING POOL



MINI-THEATRE AT KALPATARU AURA
SHOT IN 10/2012



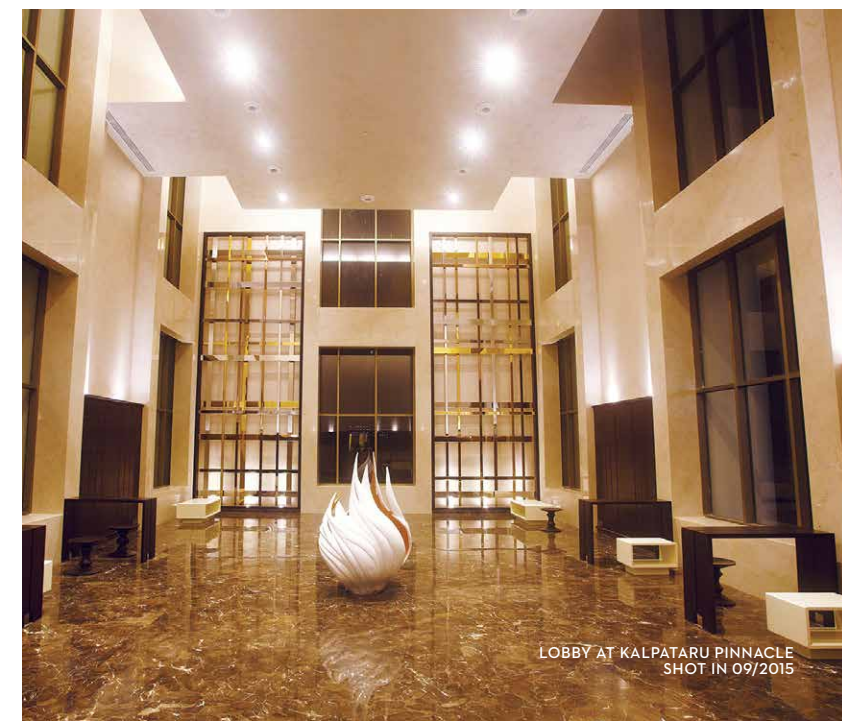
SWIMMING POOL AT KALPATARU HORIZON
SHOT IN 05/2008



KALPATARU TOWERS CLUBHOUSE



Conceived and designed by some of the finest architects and interior designers, the clubhouses are a landmark of every Kalpataru project. They deliver a host of special experiences that will be cherished for life. From luxurious multiple-level swimming pools and state-of-the-art gymnasium, to soothing spas and a plethora of sports facilities, every Kalpataru clubhouse has been thoughtfully built to infuse a little joy into everyday life.



LOBBY AT KALPATARU PINNACLE
SHOT IN 09/2015

