



KALPATARU®



A WHOLE NEW WORLD

KALPATARU  
ESTATE  
PHASE III  
PIMPLE GURAV



A W O R L D O F  
L U X U R Y .

A W O R L D O F  
Y O U R O W N .

A landmark community project  
that transformed the face of Pimple Gurav,  
here's presenting Kalpataru Estate's last tower.  
Very rarely does a home come along that has it all.  
Where the living spaces are sprawling, the views  
are mesmerising, the comforts are neverending,  
the greens are soothing and the tiniest details align  
perfectly to cocoon you in comfort.

When they all come together,  
a world of bliss unfolds.

One that soaks you in pure indulgence  
and lifts your spirits. It pampers your senses  
and lives up to your every whim, so much so that  
living there feels out of the world. Kalpataru Estate -  
Phase III is just that address. It's a whole new world of  
luxury, crafted for a select few like you.

SPACIOUS,  
GRAND  
AND THOUGHTFUL  
HOMES.

THE KIND YOU  
NO LONGER FIND.

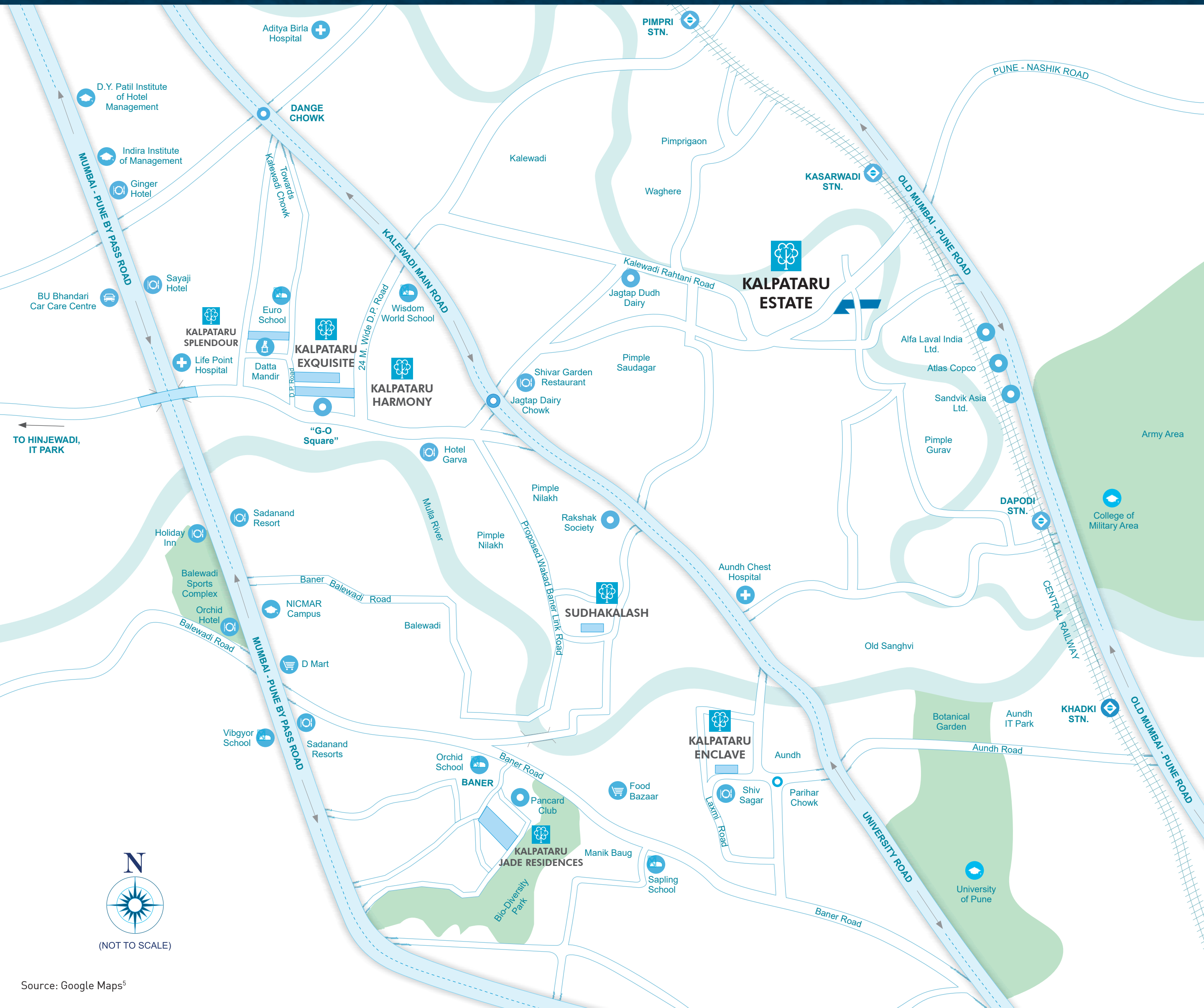


Representational image with actual view

The lavish 3 BHK homes at Kalpataru Estate are a world apart. Crafted to perfection, they are sprawling, insightful and offer splendid views of the hills outside. With impressively tall ceilings and a private terrace to witness nature's masterpieces, they make living a blissful experience. These spacious homes are intelligently designed so you enjoy great access to the fine comforts below.

Only 2 apartments per floor, 3 side open | Privacy to each unit with no overlooking windows | Cross ventilation to living areas with East-West orientation | Stilt + 12 floors, vastu compliant

A SETTING  
THAT GIVES YOU  
THE BEST OF NATURE  
AND THE CITY:



Source: Google Maps



Representational image



A L O C A T I O N  
T H A T ' S A S  
D I S C E R N I N G A S  
T H E H O M E S .

Pimple Gurav has transformed into a bustling urban centre in Pune. Located along the Pavana river, it is conveniently connected to the National Highway 48, which makes commuting to other parts of the city hassle-free. Dotted with several fine urban conveniences and boasting of fine infrastructure and technology hubs, it is a neighbourhood that homebuyers yearn for.

Strategically located at Pimple Gurav, Pune | In close proximity to Aundh | Well connected to Chakan industrial area | Easy access to the Hinjewadi IT Park and University of Pune

WHERE THE  
WORLD FOLLOWS  
YOU EVERYWHERE  
YOU GO.

The comforts at Kalpataru Estate - Phase III are endless. A stone's throw away from the Kasarwadi and Dapodi stations, here, commuting gets as easy as it can. The proposed 45 mt. road along Kalpataru Estate - Phase III will enhance connectivity to the Old Pune-Mumbai Highway, Wakad and the new expressway. With a host of urban comforts like hospitals, educational institutions, malls, shopping centres and other recreational avenues just round the corner, you are sure to bump into luxury no matter where you go.

**MALLS:**

More Supermarket | Reliance Fresh | Big Bazaar (Chinchwad) | DMart (Chinchwad) | Spot 18 | Westend Mall

**HOSPITALS:**

Lotus Multispeciality Hospital | Jupiter Hospital | Aditya Birla Hospital

**SCHOOLS:**

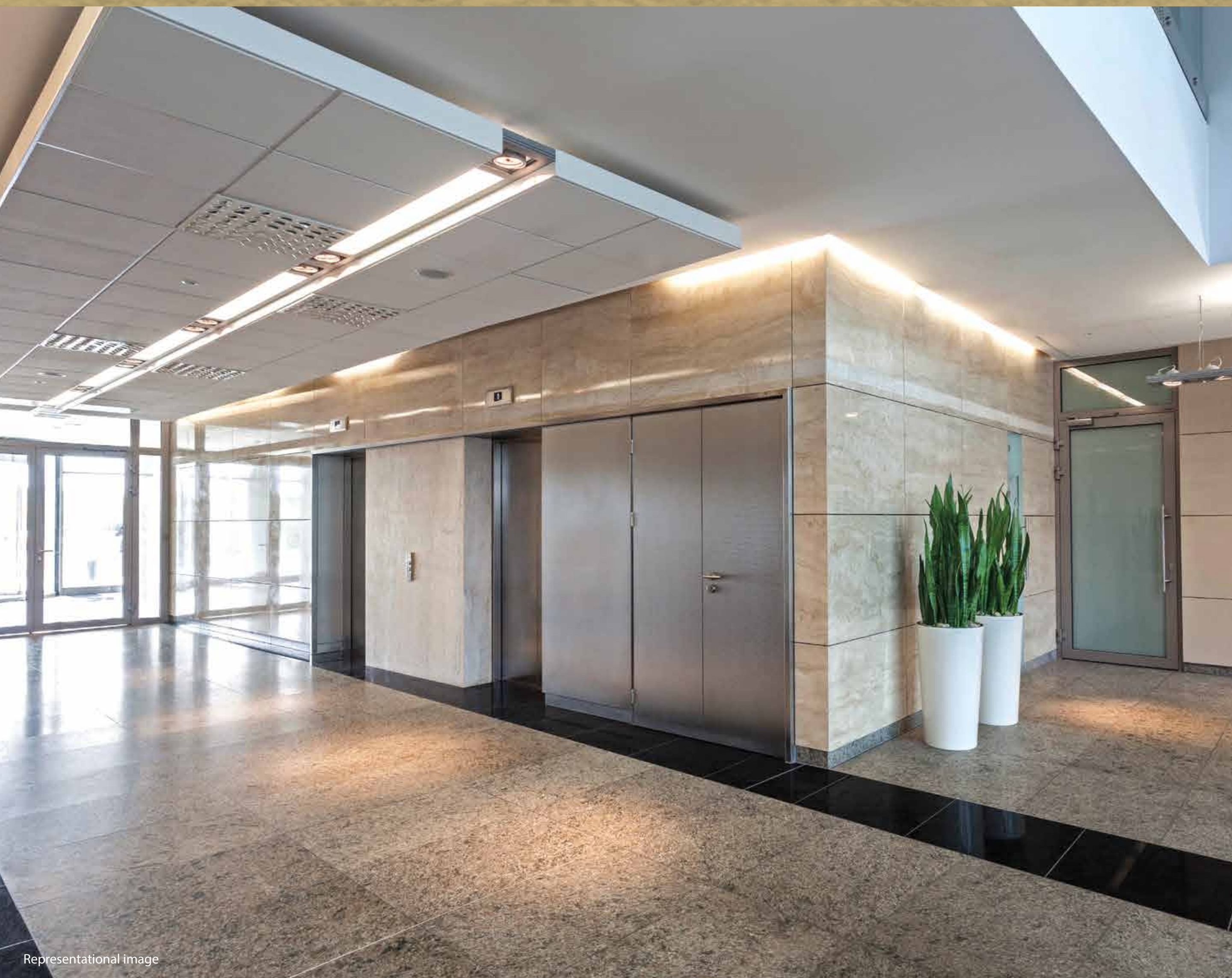
GK Gurukul EuroKids | DAV Aundh School



A F I R S T  
I M P R E S S I O N  
T H A T  
L A S T S F O R E V E R

When your home is a work of art, can the entrance be any less? The lavish entrance lobbies at Kalpataru Estate - Phase III greet you the minute you step in after hustling all day. Dripping with luxury from every corner, the entrance lobbies give you that grand and warm welcome as you walk up to your beautiful home.

Entrance lobbies and drop-off area | Elevators | Rainwater harvesting system | Sewage treatment plant







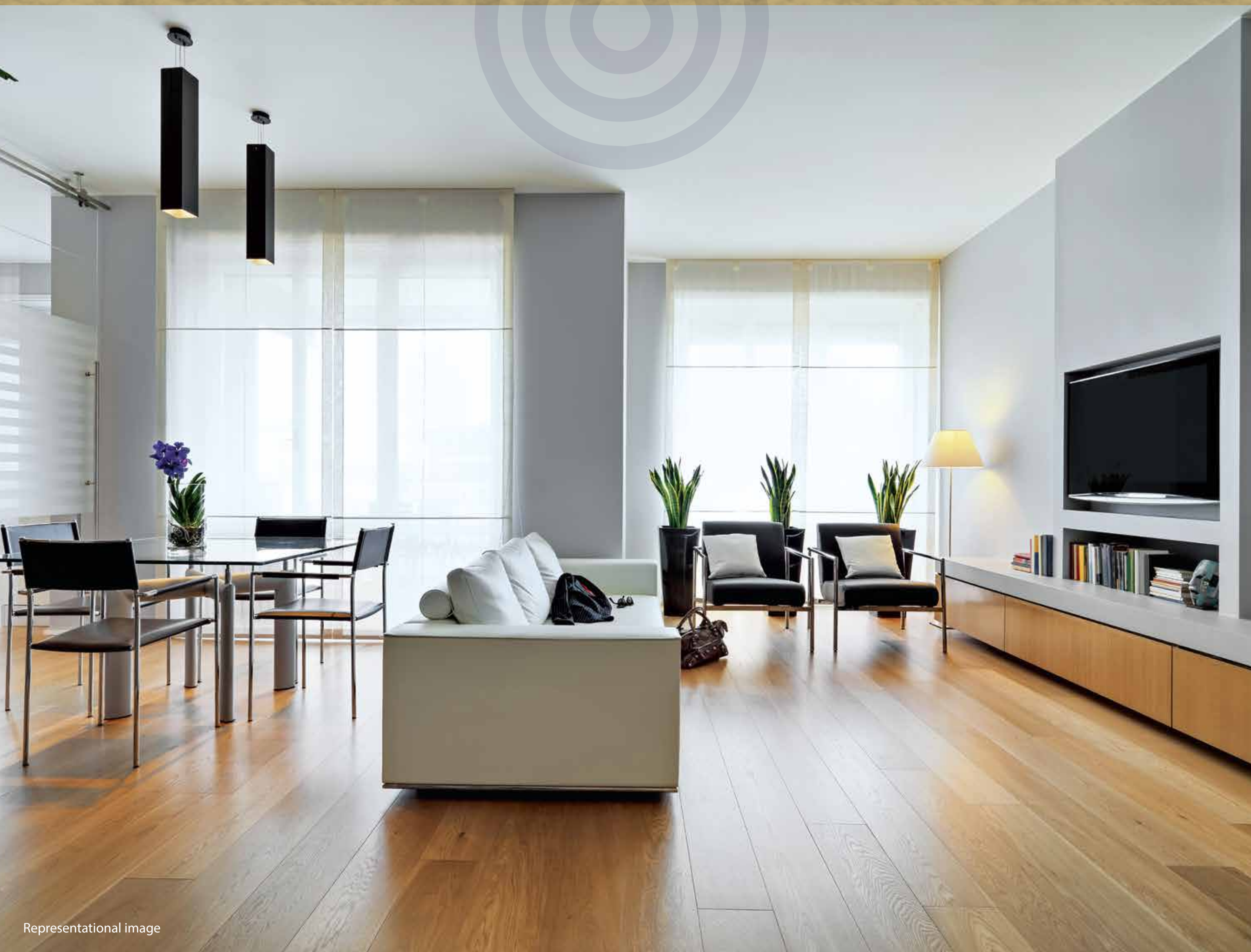
THE MOST  
SCENIC BACKDROP  
TO YOUR HOME



Shot on location

The magnificent lush green hills along with club amenities on one side and the Pavana river view vistas on the other from your 3 BHK residences, make for a picture-perfect moment. Soak in the glorious rising sun with the river flowing by every morning from your double-height private terrace as you sip your warm cuppa, a perfect start to your day. With the sight of a refreshing green belt, the suave clubhouse and the river waters, right from sunrise to sunset, your home will be the hub for your friends and family alike.

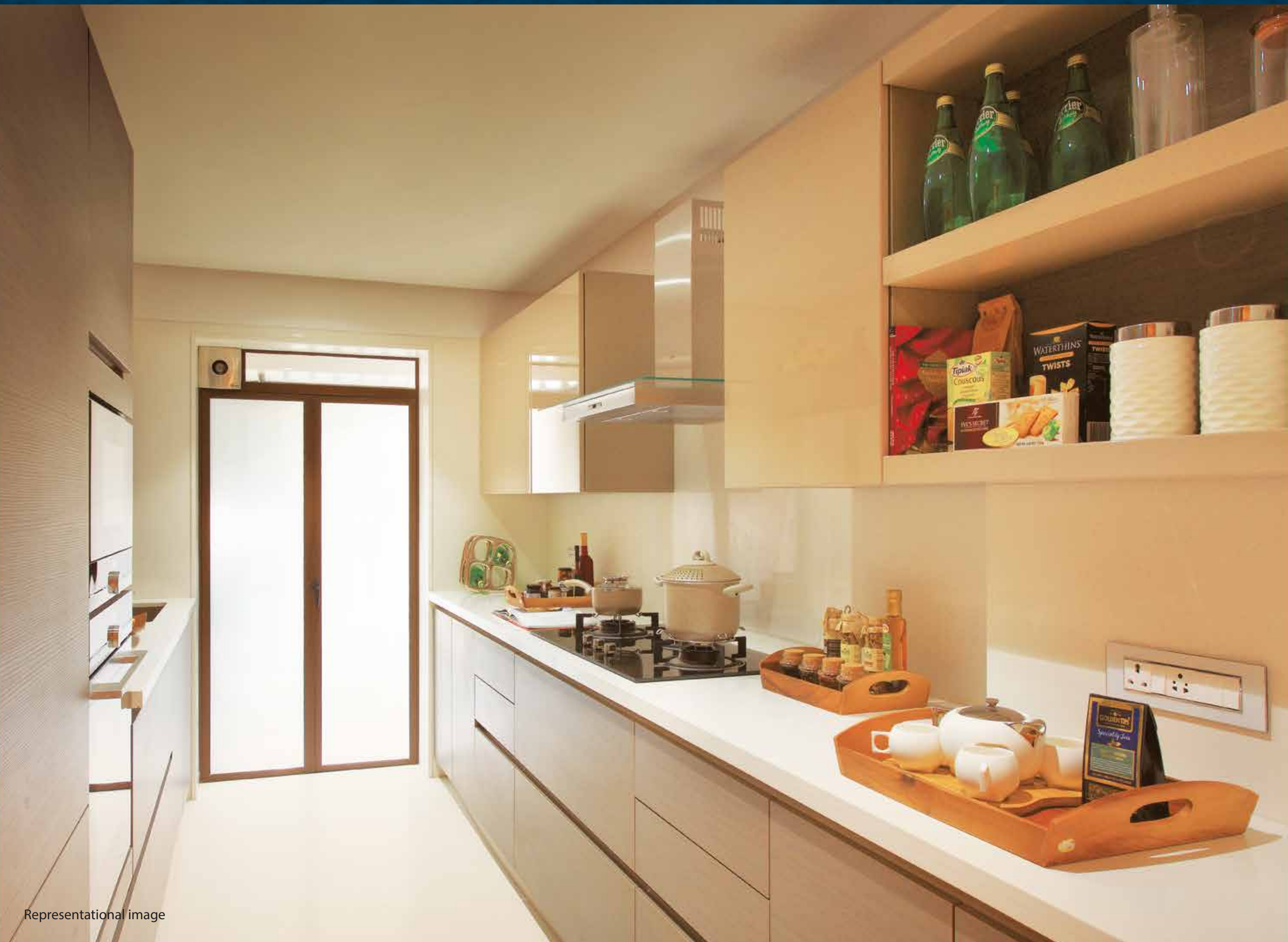
THE GRAND  
LIFESTYLE  
FOR A PRIVILEGED  
FEW



Representational image

Luxuriously comfortable 3 BHK homes at Kalpataru Estate are passionately designed to impress from the very first glance. Crafted with the best of materials, these spacious living spaces live up to your dream home expectations. Breath-taking views from the attached private terrace make for the most surreal living experience.

Vitrified tiles in living room, dining, passages and bedrooms |  
Ceramic tile flooring in terrace | Laminate finish main and internal door  
shutters | Windows with mosquito net and internal safety grill |  
Gypsum finished internal walls with low VOC paint



Representational image

WHERE EACH  
MEAL BRINGS  
OUT THE  
CHEF IN YOU

A well-designed kitchen with adequate space to cook, here's where you get to channel your inner chef. See everyday dishes efficiently turn into five-course meals real quick and surprise your guests with the most delectable parties. Cook your meals to perfection in your elegant, contemporary and fully equipped kitchen.

Vitrified tiles in kitchen | Granite platform with stainless steel sink and drain board | Additional granite service platform | Tiled dado above the platform | Provision for water purifier | Exhaust fan

WHERE  
GROOMING AND  
LUXURY GO  
HAND IN HAND



Representational image

While ensuring your comfort, Kalpataru Estate - Phase III's premium bathrooms freshen you up in the most lavish way. Nothing like a hot shower to get you going! Adorned with premium sanitary fittings, these bathrooms aid in providing a luxurious start to your day.

Ceramic / vitrified tiles in all the bathrooms | Tiled dado up to door height | Electrical provision for storage water heater in all toilets | Solar water supply provided in master bedroom toilet | Premium sanitary ware and CP fittings | Exhaust fan

WHERE LUXURY  
COINCIDES WITH  
LEISURE.

Every day is a weekend at Kalpataru Estate's clubhouse. Adorned with state-of-the-art facilities, crafted to provide a premium experience like no other. Close to the property, yet ensuring complete privacy, the clubhouse is home to the best amenities. Indoor activities or outdoor, the clubhouse caters to all your needs.

Here, luxury does not stop at your home but extends well beyond.

Clubhouse with well-equipped gymnasium | Multi-purpose hall with outdoor lawn area | Squash court and indoor games | Amphitheatre and meditation area | Kids play area



RELAX.  
REJUVENATE.  
REPLENISH.



Representational image

Take a plunge in the cool, azure waters after hustling all day out in the city. A calming dip in the pool with your loved ones is all you need to wash your stress away.

The spa at Kalpataru Estate is the ultimate relaxation spot for you. A massage at the end of the day, keeps your worries at bay. Let the therapeutic aromas transport you to a place of tranquillity.

Swimming pool with pool deck and kids pool | Clubhouse with spa



Representational image

S A F E T Y   A N D  
K A L P A T A R U   E S T A T E   G O  
H A N D   I N   H A N D

One can fully indulge in life when their safety is in the right hands. At Kalpataru Estate - Phase III, you never have to worry, as our security measures are fully equipped to provide you with a carefree living experience every day. The advanced integrated security system will take care of all your safety needs.

Building designed for earthquake loads as per applicable I.S. code | Generator backup for designated common areas | Firefighting system as per regulations | VDP direct dial to building security | M.S. grills for the sliding windows

## **PROJECT HIGHLIGHTS**

Well-designed building with entrance lobbies, drop off area & security desk | 2 Elevators including 1 stretcher elevator | Double height terraces | Anti-termite treatment to the foundation | Rain water harvesting system | Sewage water treatment & recycling plant | Organic waste convertor | Garbage collection room | Adequate parking spaces

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## **THE APARTMENT**

Vitrified tiles in living room, dining, passages and bedrooms | Ceramic tile flooring in terrace | AC provision in Living/Dining and all Bedrooms | Laminate finish main door shutter with safety lock & night latch | All internal door shutters with laminate finish | White UPVC windows with mosquito net & internal safety grill | Gypsum finished internal walls with low VOC paint | Telephone point in living & master bedroom | TV cable point in living room & all bedrooms | Provision for Internet point in living & master bedroom | VDP with in-built intercom system

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## **THE KITCHEN**

Vitrified tiles in kitchen | Granite platform with stainless steel sink & drain board | Additional granite service platform | Tiled dado above platform | Provision of water purifier | Exhaust Fan

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## **THE BATHROOM**

Vitrified/Ceramic tiles in all the bathrooms | Tiled dado up to door height | Electrical provision for water heater in all toilets | Solar water supply provided in master bedroom toilet | CP fittings & premium sanitary ware | Exhaust fan

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## **COMPLEX AND LANDSCAPE AMENITIES**

Main entrance gate to complex with security cabin & CCTV surveillance | Landscaped garden & lawn adorning the site | Outdoor seating areas | Amphitheatre, Yoga space & Meditation area | Kids play area

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## **THE CLUB**

Clubhouse with grand entrance & reception lounge | Well-equipped gymnasium with spa | Multipurpose hall with pantry, toilets & outdoor spill over lawn area | Squash court & indoor games | Swimming pool with pool deck & kids pool

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## **SAFETY FEATURES**

Building designed for earthquake loads as per applicable IS code | Generator backup for designated common areas | Firefighting system as per regulations | Refuge areas for quick evacuation in case of fire as per regulations | VDP direct dial to building security | MS grill for sliding windows





A L E G A C Y  
O F  
B U I L D I N G  
A S P I R A T I O N S .

Established in 1969 with a strong presence in Mumbai, Thane and Pune, over the last 50 years, Kalpataru has built residential, commercial and retail projects that are today a testimony to impeccable architectural standards. Kalpataru has upgraded the living standards of urban India and pioneered the concept of lifestyle living. Working with the best in the industry, today, the company's success is reflected in its global recognition with the 100+ awards and accolades it has won. But more importantly, Kalpataru's true success lies in the trust that it has earned from millions of Indians. Fulfilling the aspirations of numerous home buyers and ensuring the timely delivery of their dream homes, Kalpataru has become synonymous with trust and quality construction. And it is in this achievement that the company takes most pride in.

OVER  
50

YEARS OF  
BUILDING TRUST

MORE THAN  
105

LANDMARK PROJECTS  
& STILL GROWING

OVER  
20

LAKH SQ. MTR.  
OF DELIVERED AREA

OVER  
18,000

HAPPY  
FAMILIES

OUR  
BENCHMARKS

1975



**KSHITIJ**  
NAPEANSEA ROAD

Mumbai's first  
and tallest skyscraper

1985



**SRISHTI**  
MIRA ROAD

First 200-acre township  
in Mira Road

1999



**KALPATARU HEIGHTS**  
MUMBAI CENTRAL

The then tallest residential tower  
in Mumbai

2006



**KALPATARU HORIZON**  
WORLI

Trend-setting innovation with  
the first residential floor  
starting from the 14<sup>th</sup> level

2008



**KALPATARU SQUARE**  
ANDHERI (E)

The first commercial  
property outside the US  
with Platinum LEED certification  
by USGBC.

2009



**KALPATARU AURA**  
GHATKOPAR (W)

Received the  
'Best Architecture Award'  
(Multiple Units)  
at the Asia Pacific Property Awards

2014



**KALPATARU PINNACLE**  
GOREGAON (W)

'Luxury Project of the Year' at  
The Real Estate Awards 2012  
by the Stars  
of the Industry Group

2017



**KALPATARU SPARKLE**  
BANDRA (E)

Awarded for  
Luxury Project of the Year at the  
Realty Plus Excellence Awards 2017

# AWARDS AND ACCOLADES



Mid Segment  
Project of the  
Year

**Kalpataru Serenity**  
11th Realty Plus  
Excellence Awards Pune 2020



Ultra Luxury  
Project of the  
Year

**Kalpataru Solitaire**  
CIA World Construction  
Awards 2020



Best  
Residential  
Redevelopment

**Kalpataru Magnus**  
Asia Pacific Property  
Awards 2020



Best  
Residential  
Development

**Kalpataru Parkcity**  
Asia Pacific Property  
Awards 2020



Best  
Residential  
Property

**Kalpataru Vista**  
Asia Pacific Property  
Awards 2020



Residential  
Renovation/  
Redevelopment

**Kalpataru Magnus**  
International Property  
Awards 2020-21 (Asia Pacific Region)



Real Estate  
Company of the  
Year

**Construction Week India**  
Awards 2019



Luxury Project  
of the Year West  
Kalpataru  
Avana

**11th Annual Estate**  
Awards Franchise India 2019



Best CSR  
Initiative  
of the Year  
(National)

**Kalpataru Group**  
Golden Brick Awards 2019



Gold Standard  
Innovative  
Kaizen

**Kalpataru Group 2nd**  
CII National Kaizen Circle  
Compétition 2019



Iconic Project  
of the Year

**Kalpataru Avana**  
Realty Plus Excellence  
Awards 2018



Luxury  
Project  
of the Year

**Amoda Reserve South Park**  
Golden Brick Awards 2018



Iconic Project  
of the Year

**Kalpataru Vista**  
Realty Plus Excellence  
Awards 2018



Best CSR  
Program  
of the Year

**Kalpataru Limited**  
CREDAI-MCHI Golden Pillar  
Awards 2018



Luxury  
Project  
of the Year

**Kalpataru Jade Residences**  
Realty Plus Excellence  
Awards, Pune 2018



Villa  
Project  
of the Year

**Amoda Reserve**  
Realty Plus Excellence  
Awards 2017



5-Star Award,  
Best Residential  
High-Rise  
Architecture  
in India

**Kalpataru Avana**  
Asia Pacific Property  
Awards 2017



Residential  
Project  
of the Year  
Award

**Kalpataru Sparkle**  
Construction Week India  
Awards 2017



Iconic  
Upcoming  
Residential  
Project  
(Western)

**Kalpataru Yashodhan**  
Mid-day Real Estate Icon Awards 2017



Best  
Interior  
Design

**Kalpataru Solitaire**  
Golden Brick Awards 2017



India's Top  
10 Builder

**Kalpataru Limited**  
Construction World Architect  
and Builders Awards 2016



Lifetime  
Achievement  
Award

**Mr. Mofatraj P. Munot**  
NDTV Property  
Awards 2014



Young  
Entrepreneur  
of the Year  
Award

**Mr. Parag Munot**  
Construction Week  
Awards 2014





**Site Address:** Kalpataru Estate, Javalkar Nagar, Near Hotel Shrushti, Pimple Gurav, Aundh Annexe, Pune - 411 027. Tel.: +91 20 6688 3000.

**Pune Office:** Mayfair Tower I, Office No. 603 & 604, Sixth Floor, Mumbai – Pune Road, Wakadewadi, Shivajinagar, Pune - 411 005.

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<sup>5</sup>Google Maps as on 08/2020. This is an approximate estimate (as per a third party website).