



**Call: 1800 266 6654 | [www.koltepatil.com](http://www.koltepatil.com)**

**Site Address: Sunder Nagar Rd Number 2, Vidya Nagari, Kalina, Santacruz East, Mumbai, Maharashtra 400098.**

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 The project has been registered via MAHARERA registration no. P51800049048 and is available on the website <http://maharera.mahaonline.gov.in> under registered projects.

**alora**

**KALINA, SANTACRUZ EAST**



**Embark on the journey that  
brings you leisures of life**

Home is the place where it all begins. Life becomes a sheer enjoyable journey  
if we have all the leisures of life, at one place we call home.

**#CelebrateLeisure**



60+ LANDMARK  
PROJECTS

23 MN + SQ. FT.  
OF CREATIONS

NSE & BSE  
LISTED

A+ STABLE  
CRISIL RATING



## Kolte-Patil, The mark of excellence!

At Kolte Patil, We have a steadfast customer - centric approach and a sustainable design philosophy is at the heart of all our projects that are spread across cities like Mumbai, Pune & Bengaluru. Our mantra of "Creation, not Construction" has always highlighted our focus on skills, quality and integrity.

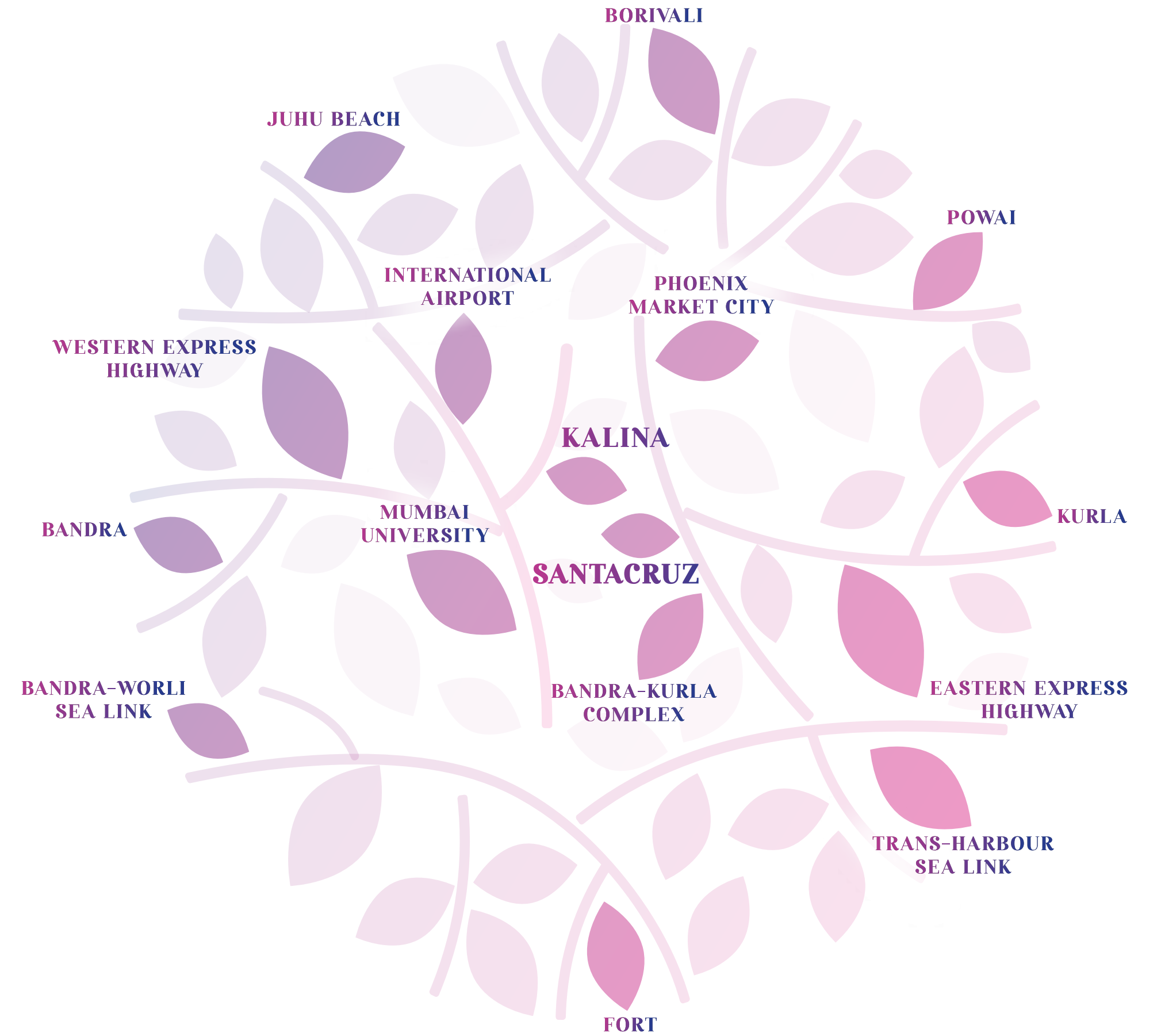
In the 3 decades of our elevating journey, we have delivered 50+ projects across India with a total area of 23 million+ square feet. Besides being India's one of the first real estate listed company, we also hold a consistent A+ Stable rating from CRISIL which is the highest rating given by CRISIL to any publicly listed real estate company in India.

## **Kalina, Santacruz – An unmissable growth story**

Nestled in the calm oasis of the urban landscape of Mumbai, Kalina is conveniently connected to Bandra, Kurla, Santacruz and rest of the Mumbai through WEH, EEH & SCLR.

Schools, Educational Hubs, Universities, Restaurants and Hospitals in the proximity, adds to the liveability quotient.

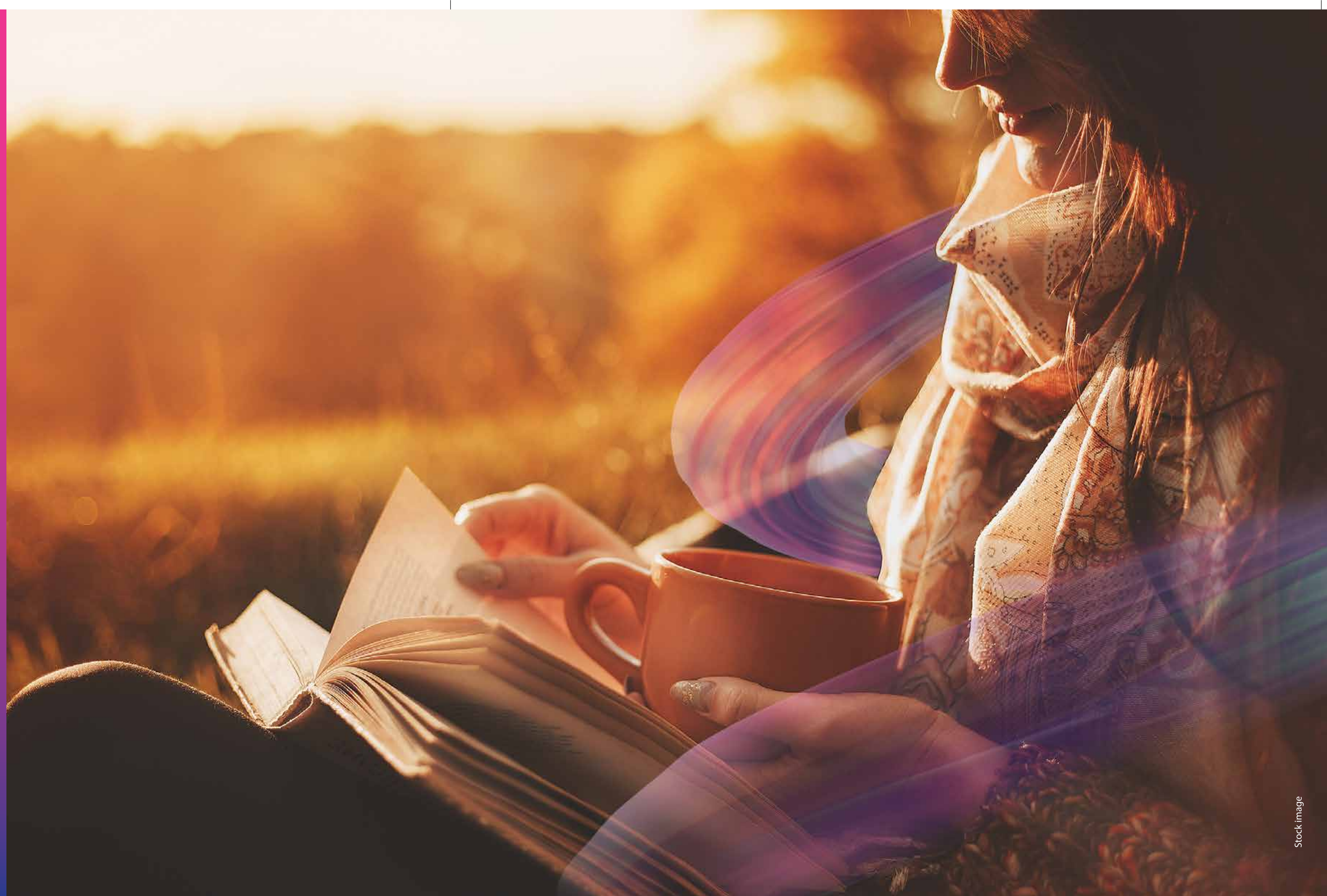
The enticing neighbourhood of BKC, with influx of major corporate offices, high-end restaurants and 5 star hotels plays a perfect foil to the unmissable growth story of Kalina.



## Redefining leasures of life

A perfect balance between the privileges of living in the city and experiencing the serenity and bliss of lush green surroundings. Enjoy an active life that inspires spending precious time with family.

Upgrade to a Splendid Life & Celebrate Leisure.

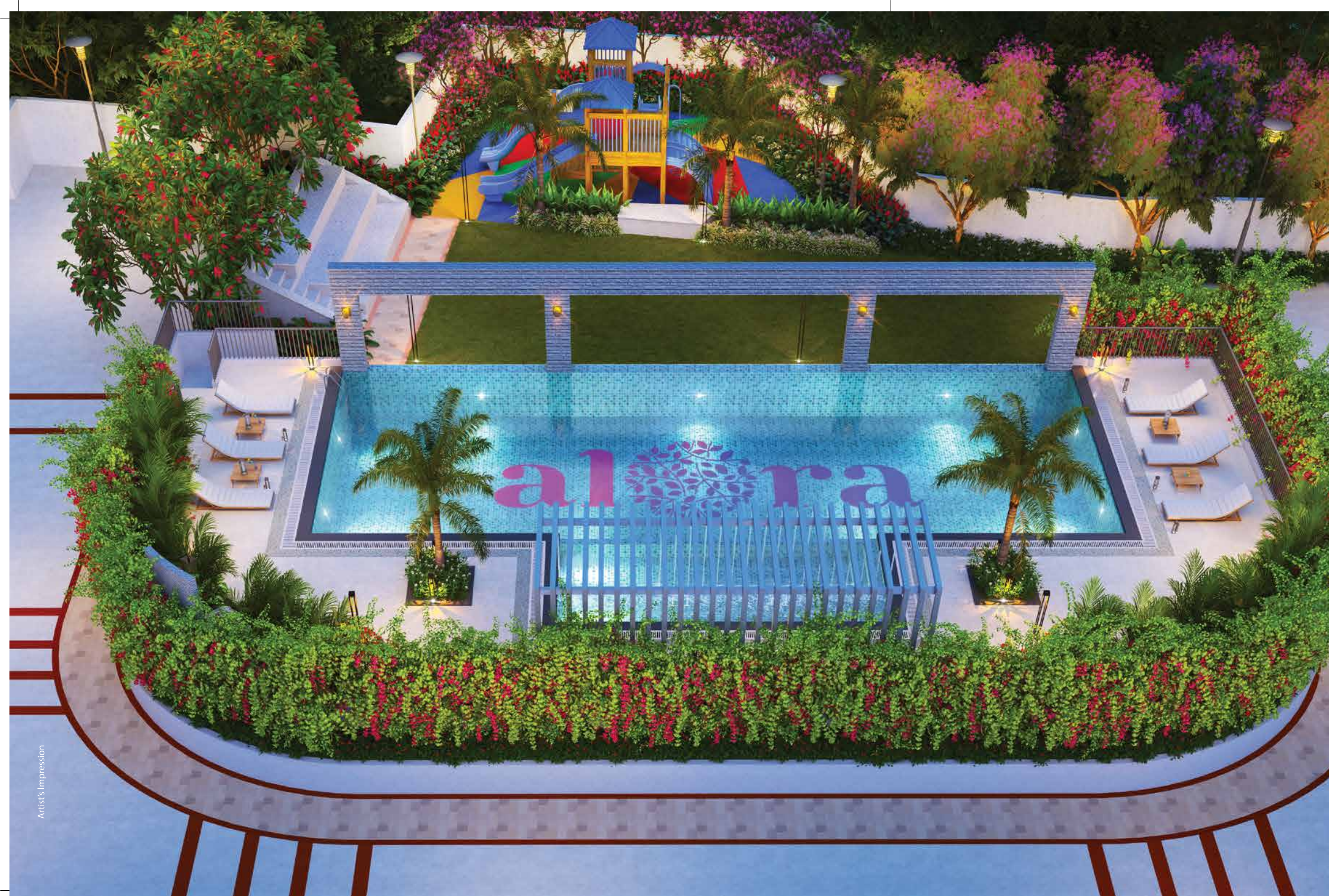


## Celebrate leisure... everyday!

Welcome to Alora, an inspired edifice that celebrates life. Leisure is the buzzword of life here in Alora. The collage of memories here is filled with blissful moments like leisurely reading a book, sketching sitting beside lush green trees, celebrating community gatherings with friendly neighbours or just a stroll along the curated green lawns.

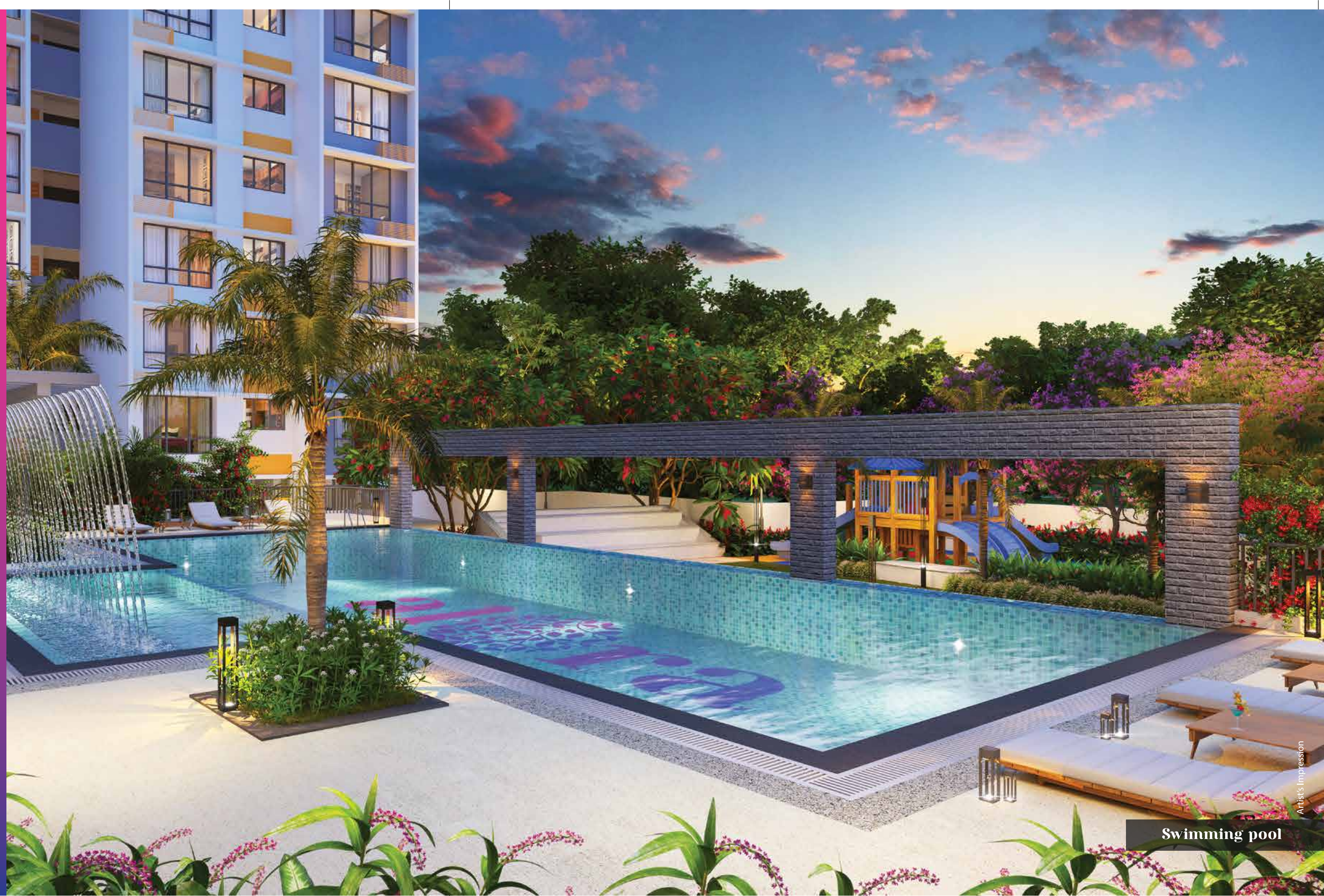
Unwind with the best of leisure!





Rejuvenate with  
leisurely lifestyle

Unwind as the sky melts  
into the calm waters of  
the swimming pool



Swimming pool

Artist's Impression

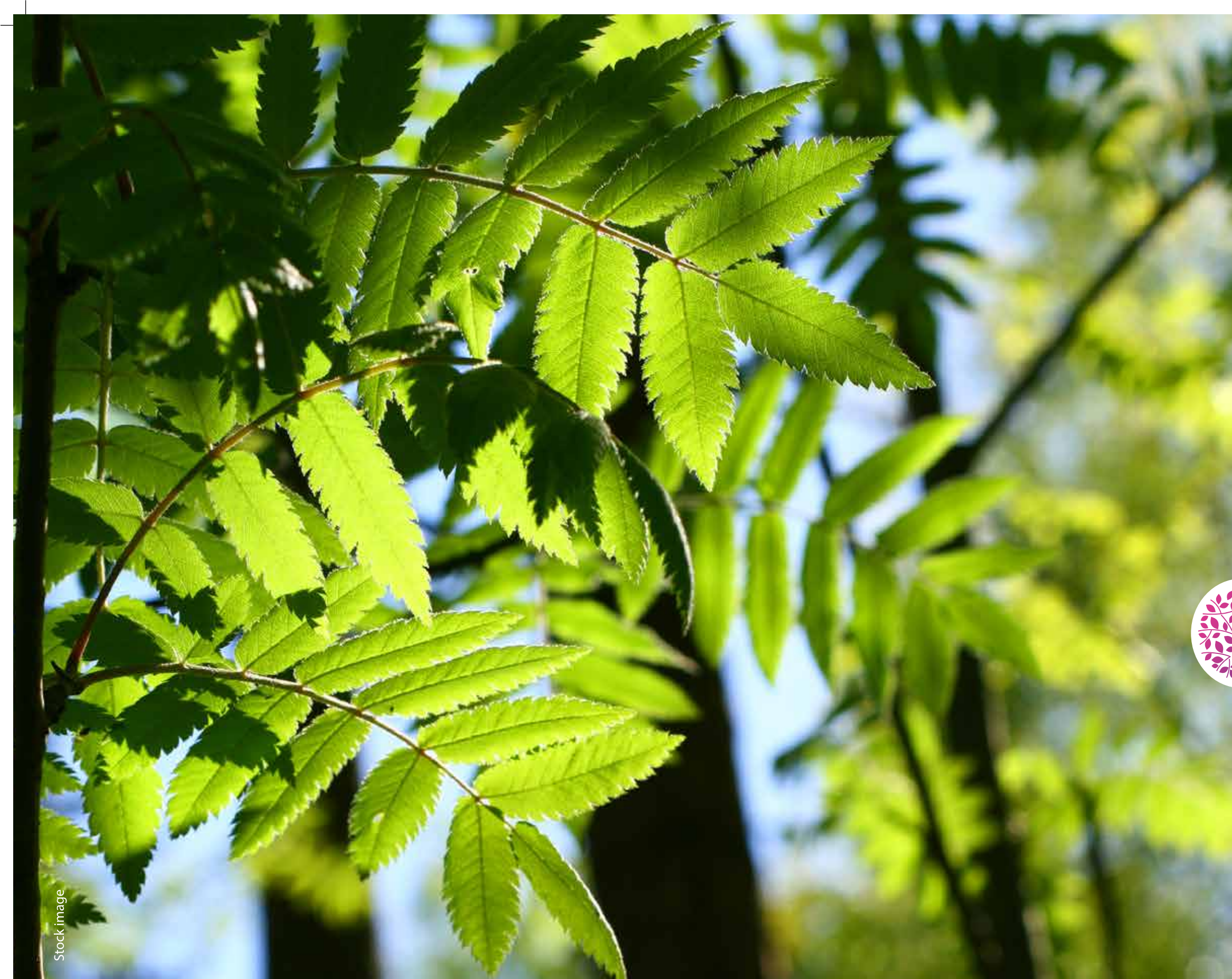




Artist's Impression

Kid's play area

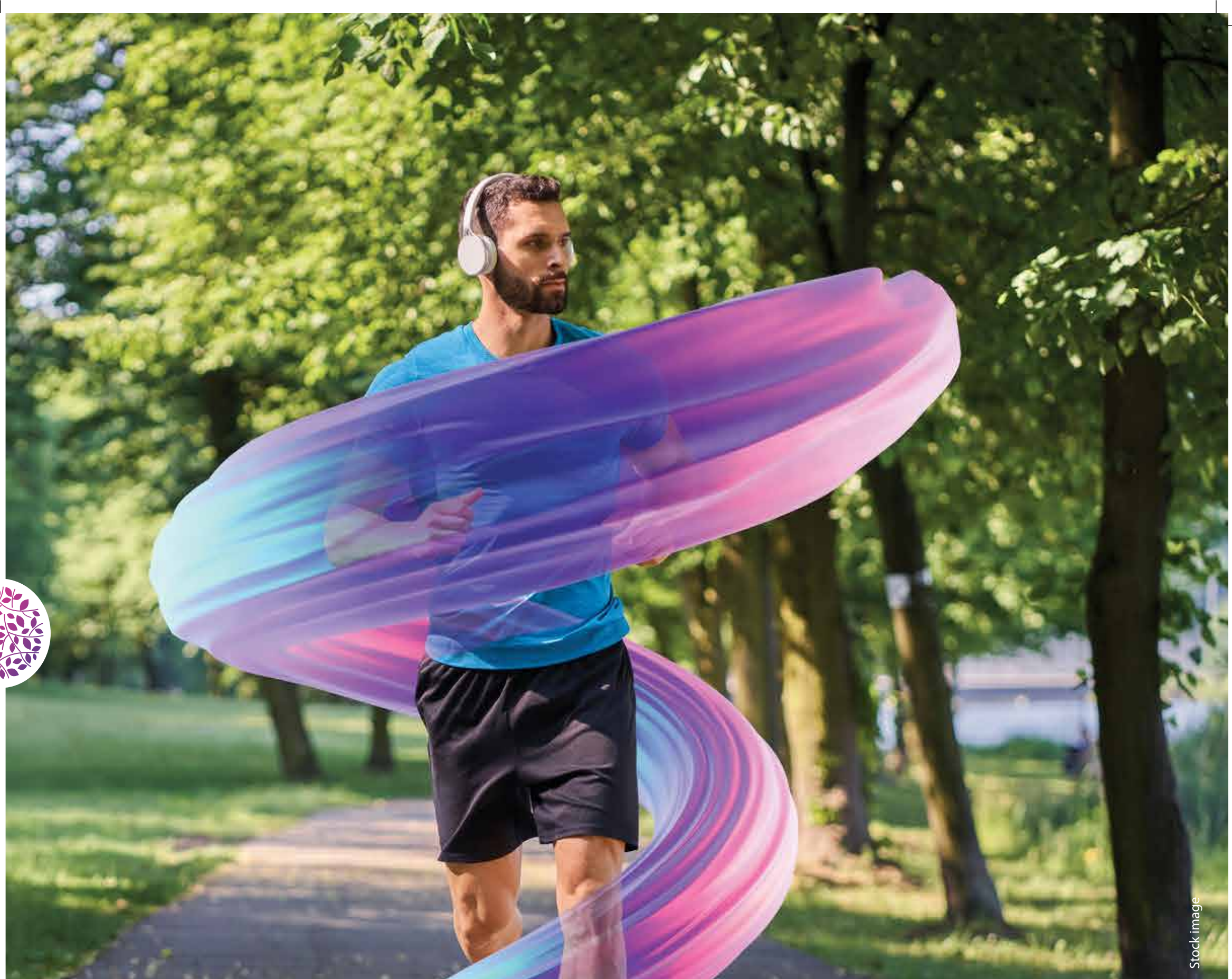
Give little ones a world  
of their own



Stock image

**Feel the breeze amid  
green surroundings**

**Dedicated green spaces**

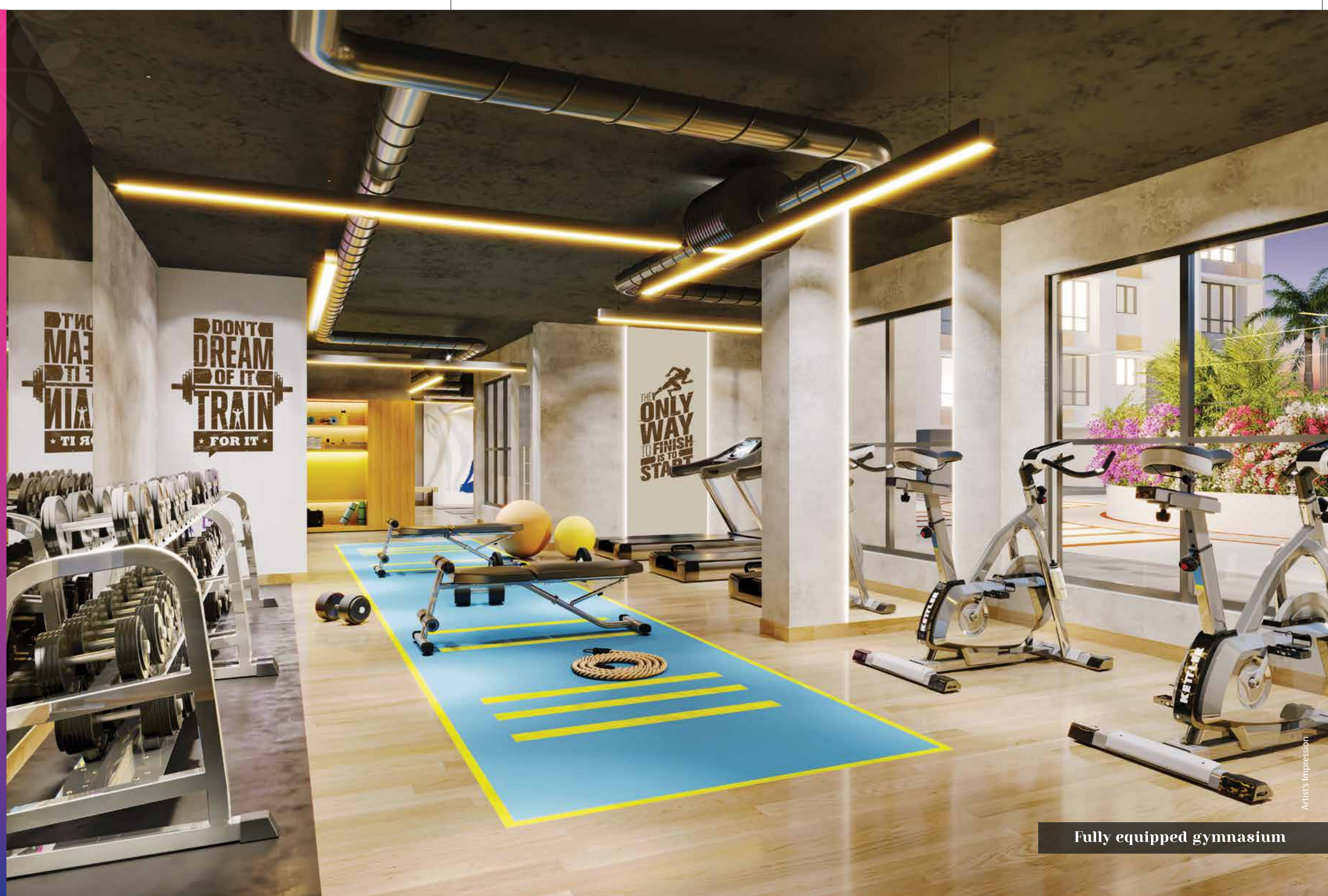


Stock image

**Fitness at your  
doorstep**

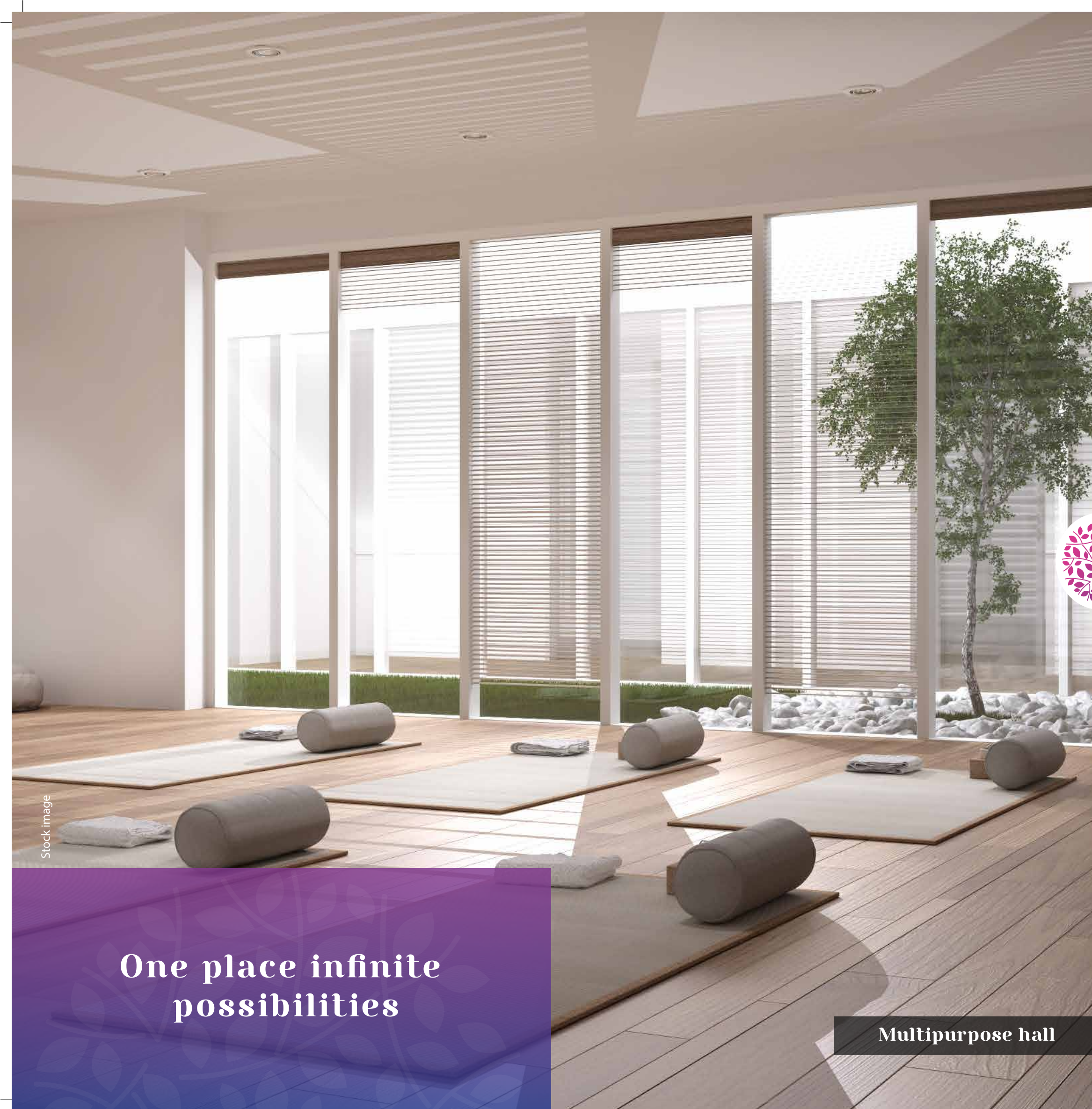
**Jogging track**

Enrich your health  
quotient



Fully equipped gymnasium

Artist's Impression

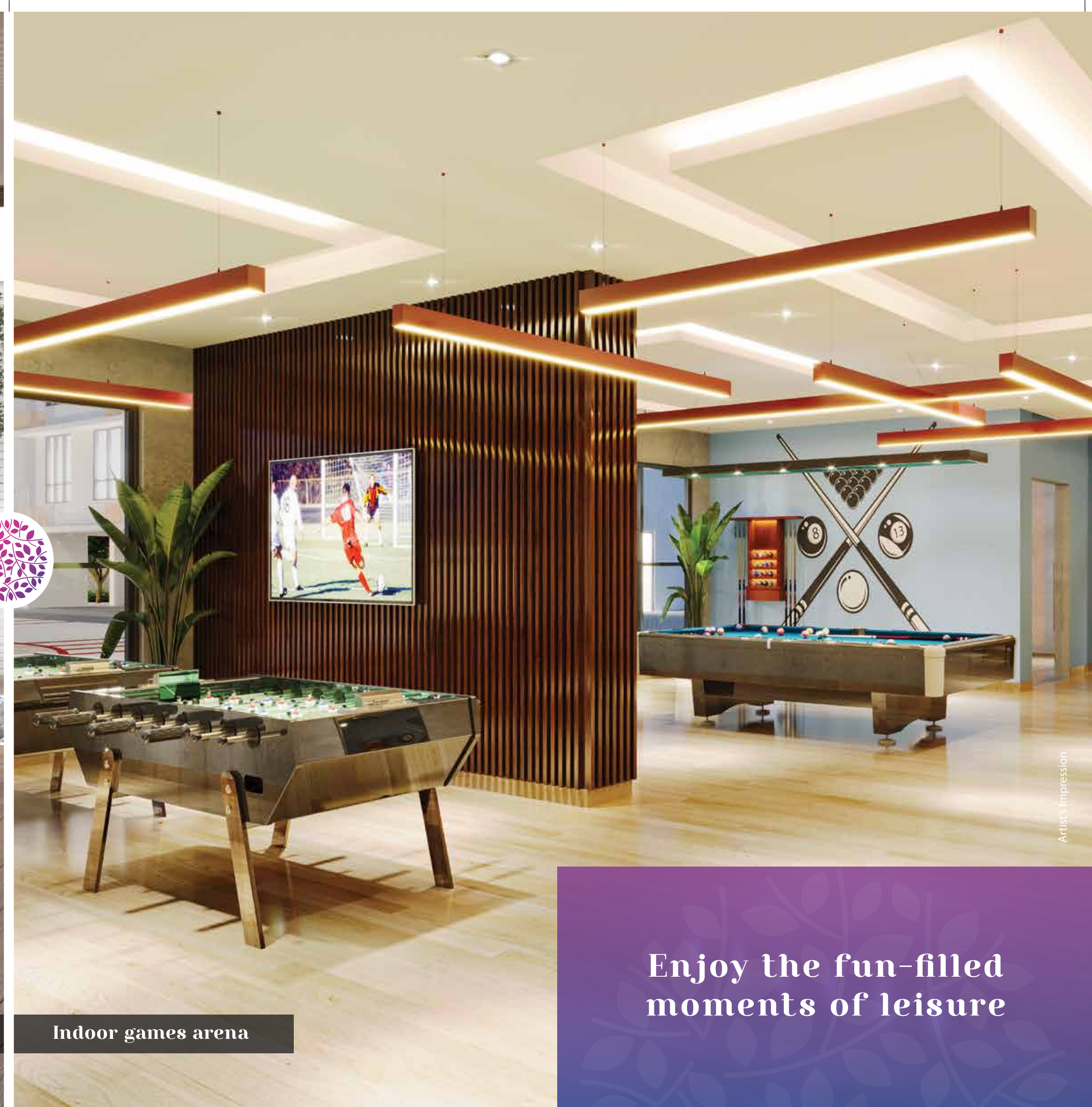


Stock image



One place infinite possibilities

Multipurpose hall



Artist's Impression

Indoor games arena

Enjoy the fun-filled moments of leisure



Grand entrance lobby

Graceful entrance that  
inspires awe & grandness

Artist's Impression

## Large & spacious, practical yet indulgent

Each minuscule detail at Alora is designed for a great living that offers L shape layout with ample sunlight, ventilation and contemporary finishes.



Living & Dining



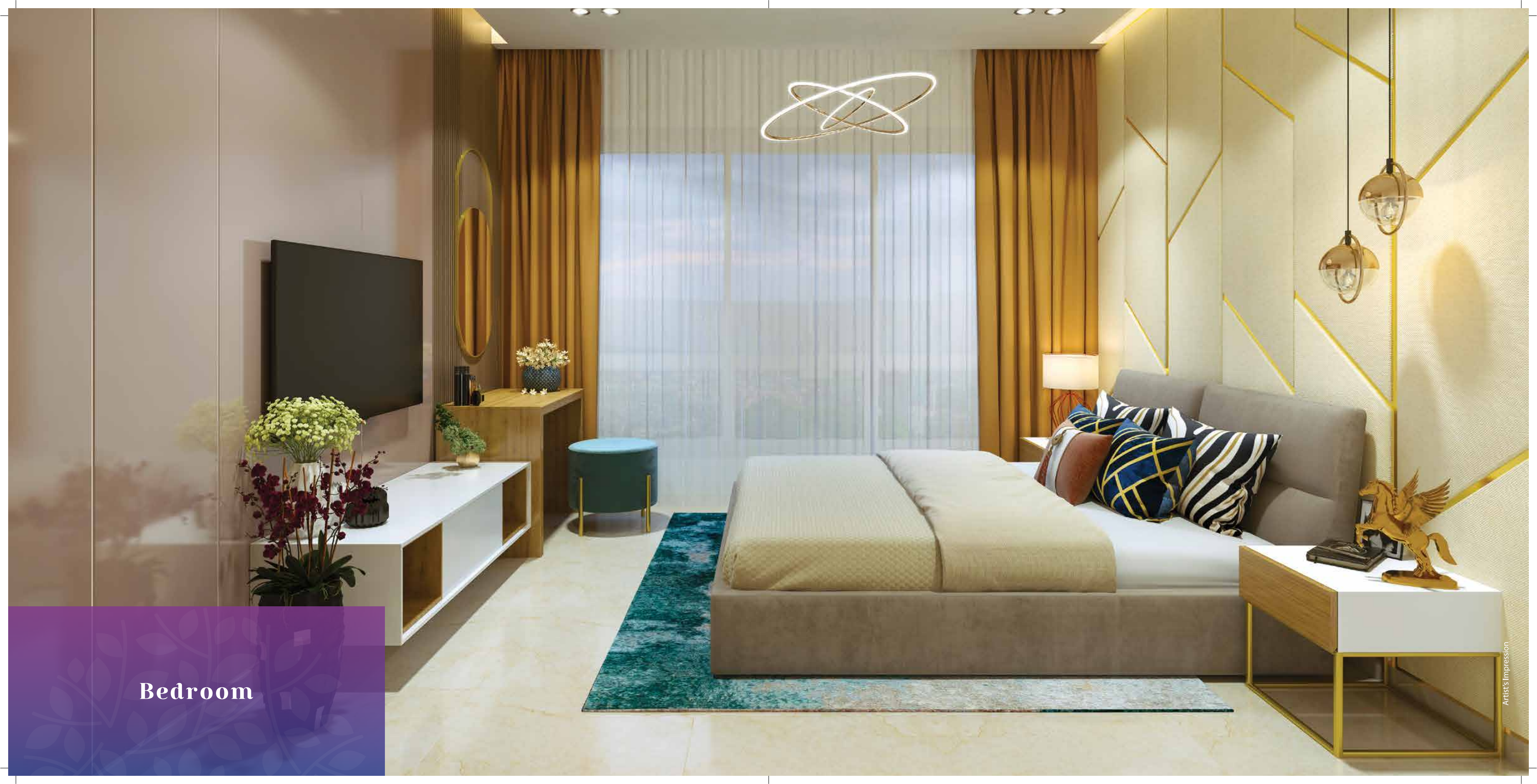
Artist's Impression

**Kitchen**



**Master Bedroom**





Bedroom



## Internal Specifications

- Premium vitrified tile flooring
- Designer dado tiles above kitchen platform around 2ft
- Glazed / ceramic anti-skid tile flooring in bathroom
- Full height designer dado tiles in bathroom
- Video door phone for each flat
- CP & sanitary fittings of Hindware/Jaquar or equivalent
- Granite platform with SS sink of Nirali or equivalent make
- Electrical fittings of Roma, Anchor or equivalent make
- Provision for piped gas connection
- Provision for telephone, intercom, cable connection & internet connection
- Provision for installation of split air-conditioner
- Exhaust fan in kitchen & bathrooms
- Provision for microwave, oven, washing machine, television set, air-conditioner, exhaust fan, geyser etc.

\* The Agreement for Sale to be executed with prospective purchasers shall have the final list of amenities that will be provided by the Promoter.



## Common Area Features

- Gated community living
- Security cabin at entrance gates
- Designer double height entrance lobby
- CCTV surveillance system
- Rainwater harvesting

\* The Agreement for Sale to be executed with prospective purchaser shall have the final list of common areas and features that will be provided by the Promoter.

**Finest specs for the  
graceful interiors and  
ecstatic exteriors**

Say Yes to leisure,  
Say Hello to life!



Artist's Impression



## LEGEND

1. Infinity Edge Swimming Pool
2. Kids' Pool
3. Pool Deck
4. Pool Shower
5. Water Feature Pergola
6. Water Feature Wall
7. Jogging Track
8. Amphitheatre
9. Kids' Play Area
10. Green Lawn
11. Green Zone
12. Fitness Centre (Stilt Floor)
13. Indoor Games Arena (Still Floor)
14. Multipurpose Hall (Stilt Floor)
15. Society Office (Stilt Floor)
16. Security Cabin
17. Entry to Basement
18. Exit from Basement
19. Double Height Entrance Lobby
20. Entry
21. Exit

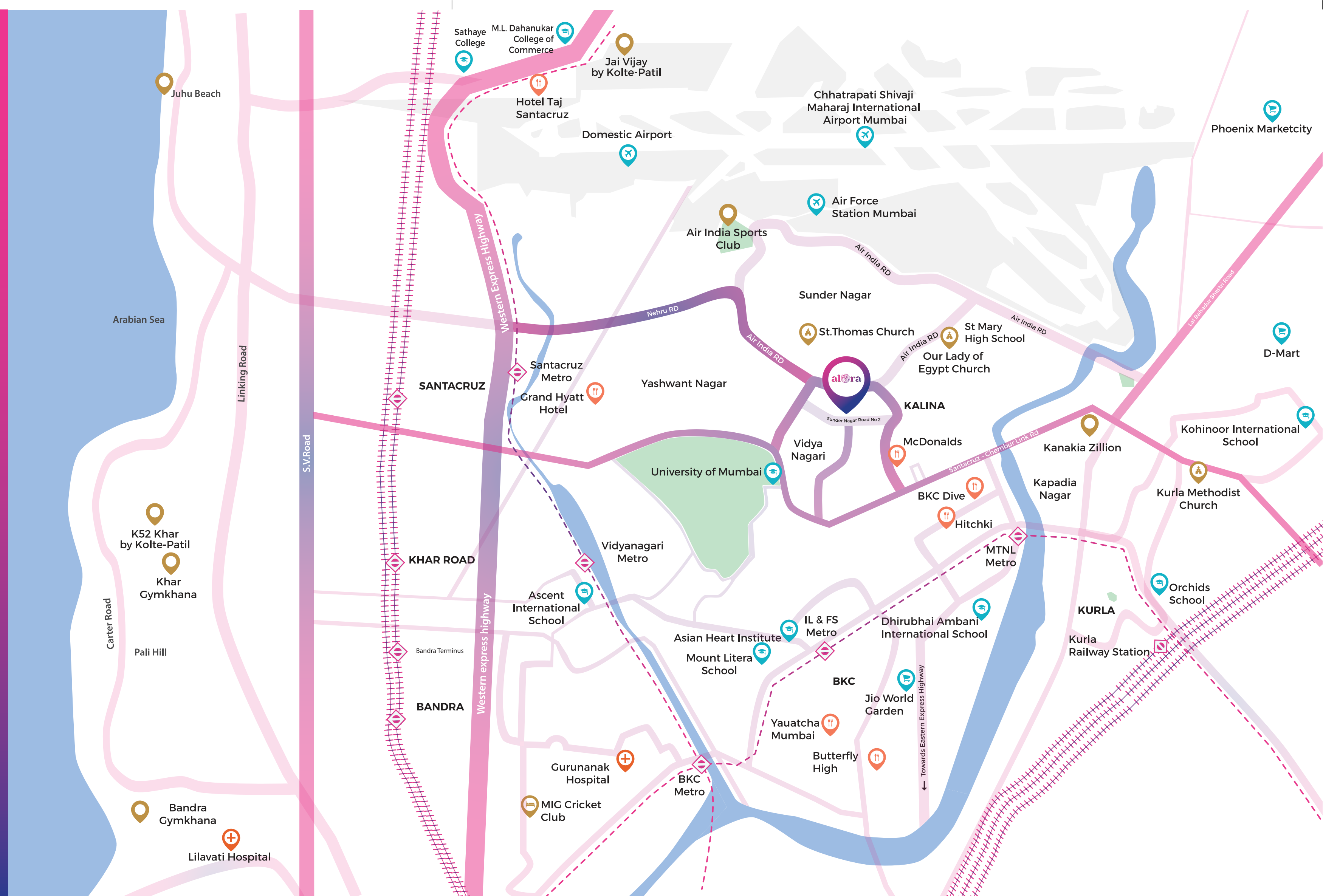
● Units ● Amenities



**Ingenious layout with every convenience imaginable**

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Stay connected  
to life & future!



\* Map not to scale. This Map depicts only selected landmarks and does not depict all the surrounding to the building.



### **Air**

- **International Airport - 15 mins**
- **Domestic Airport - 15 mins**



### **Rail**

- **Santacruz Station - 10 mins**
- **Kurla Station - 10 mins**
- **Khar Station- 15 mins**
- **Bandra Station - 15 mins**



### **Metro**

- **MTNL Metro Station - 5 mins**
- **Santacruz Metro Station - 10 mins**
- **Vidyanagari Metro Station- 10 mins**
- **BKC Metro Station - 10 mins**



### **Road**

- **Western Express Highway - 5 mins**
- **SCLR - 5 mins**
- **Kurla CST Road - 10 mins**
- **LBS Road - 10 mins**
- **Eastern Express Highway - 15 mins**



### **Education**

- **Bombay College of Pharmacy - 2 Mins**
- **Kalina Education Society School - 2 Mins**
- **Eurokids Preschool - 3 mins**
- **St.Mary School & Jr. College - 5 mins**
- **Mumbai University - 5 mins**
- **Dhirubhai Ambani International School - 10 Mins**
- **Sathaye College - 15 mins**
- **M.L. Dahanukar College of Commerce - 15 mins**



### **Healthcare**

- **Kalina Hospital - 2 mins**
- **Air India Medical Clinic - 3 Mins**
- **Niron Hospital - 5 Mins**
- **Asian Heart Institute - 10 Mins**
- **Lilavati Hospital - 15 Mins**



### **Entertainment**

- **Jio Garden - 10 Mins**
- **Jio World Drive - 15 Mins**
- **Phoenix Market City-Kurla - 15 Mins**

**Effortless connectivity**

# Partners



**MKDM Studio Pvt Ltd  
Principal Architects**



**JW Consultants LLP  
Structural Engineers**



**Integrated Technical Services  
Consulting Engineers  
MEP Partners**



**Kori Design House  
Landscape Partners**

## Kolte-Patil legacy

The stories we tell, present our glorious journey. We are driven by our innovation, fueled by our passion and guided by our purpose. Here's to the moments that matter.



#CelebrateLeisure



alora

KALINA, SANTACRUZ EAST



