

ONE *of* NONE

WHEN NOTHING COMPARES



BEFORE ONE OF NONE, WE BUILT DECADES.

For over three decades, **Kunal Group** has shaped Pune's skyline with discipline, foresight and uncompromising execution.

38+

years of excellence

6,000+

homes delivered

25+

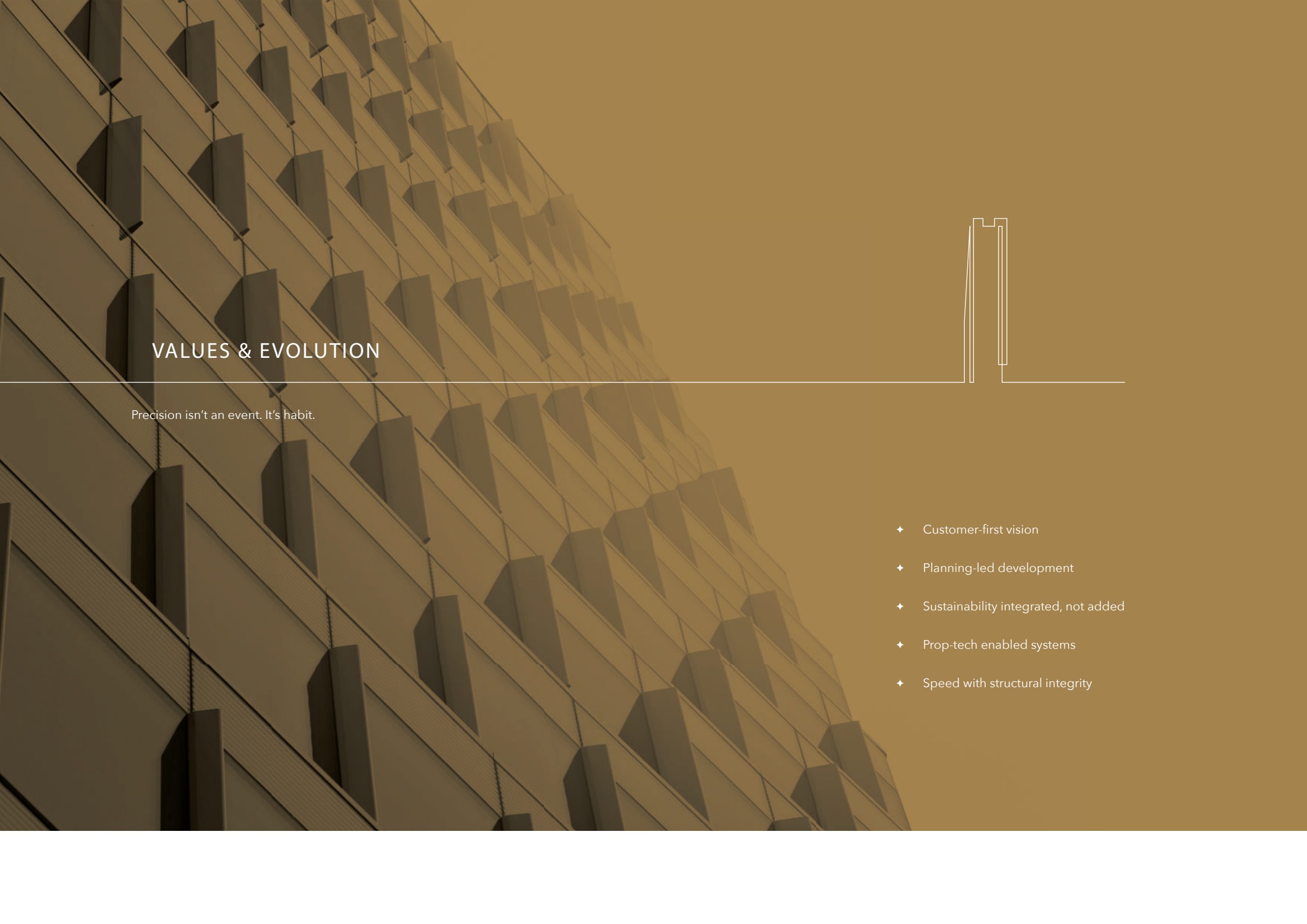
completed projects

64+ lakh sq. ft.
completed

50+ lakh sq. ft.
ongoing & planned

10+ ongoing &
upcoming projects





VALUES & EVOLUTION

Precision isn't an event. It's habit.



- ✦ Customer-first vision
- ✦ Planning-led development
- ✦ Sustainability integrated, not added
- ✦ Prop-tech enabled systems
- ✦ Speed with structural integrity



B A L E W A D I

THE POWER OF LOCATION

Balewadi is rewriting the skyline of West Pune, emerging as the crown jewel of luxury living in the city.

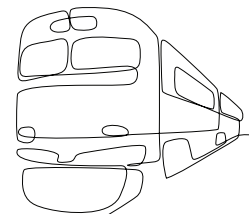
CONNECTIVITY THAT COMPOUNDS VALUE

- ✦ **Balewadi High Street:** Pune's most aspirational lifestyle hub of cafés, restaurants, gyms, co-working and retail.
- ✦ **Strategically connected** to Pune's major IT corridors, lifestyle districts and transit networks.
- ✦ **Seamless access** to the Mumbai-Pune Highway, strengthening intercity connectivity.
- ✦ **Upcoming Pune Ring Road** set to dramatically improve regional mobility.
- ✦ **Balewadi Metro Station** poised to accelerate connectivity and real estate growth.
- ✦ **Mula-Mutha river rejuvenation (JICA funded)** to enhance ecology, riverfront infrastructure and urban livability.

INVESTMENT CONFIDENCE

Balewadi doesn't promise growth. It's already priced by it.

- ◆ **10-14% annual residential appreciation** recorded in recent years. (propertyaaj.com)
- ◆ **Healthy rental yields of 3-5%** driven by strong tenant demand. (ThePrint.com)
- ◆ **Sustained premium demand** supported by proximity to the Hinjawadi IT hub. (stellarestate.in)
- ◆ **Metro connectivity driving price surges** - property values rising up to 40% in influenced corridors. (TheBridgeChronicle)
- ◆ **Commercial leasing activity up ~40% YoY**, strengthening the local real estate ecosystem. (ghar.tv)



NOTHING COMPARES



Some homes compete. Some claim distinction.
Only the rarest ones remove themselves from the
conversation.

Not conceived to be one of the few. But the only one.
Not a category upgrade. But a category withdrawal.

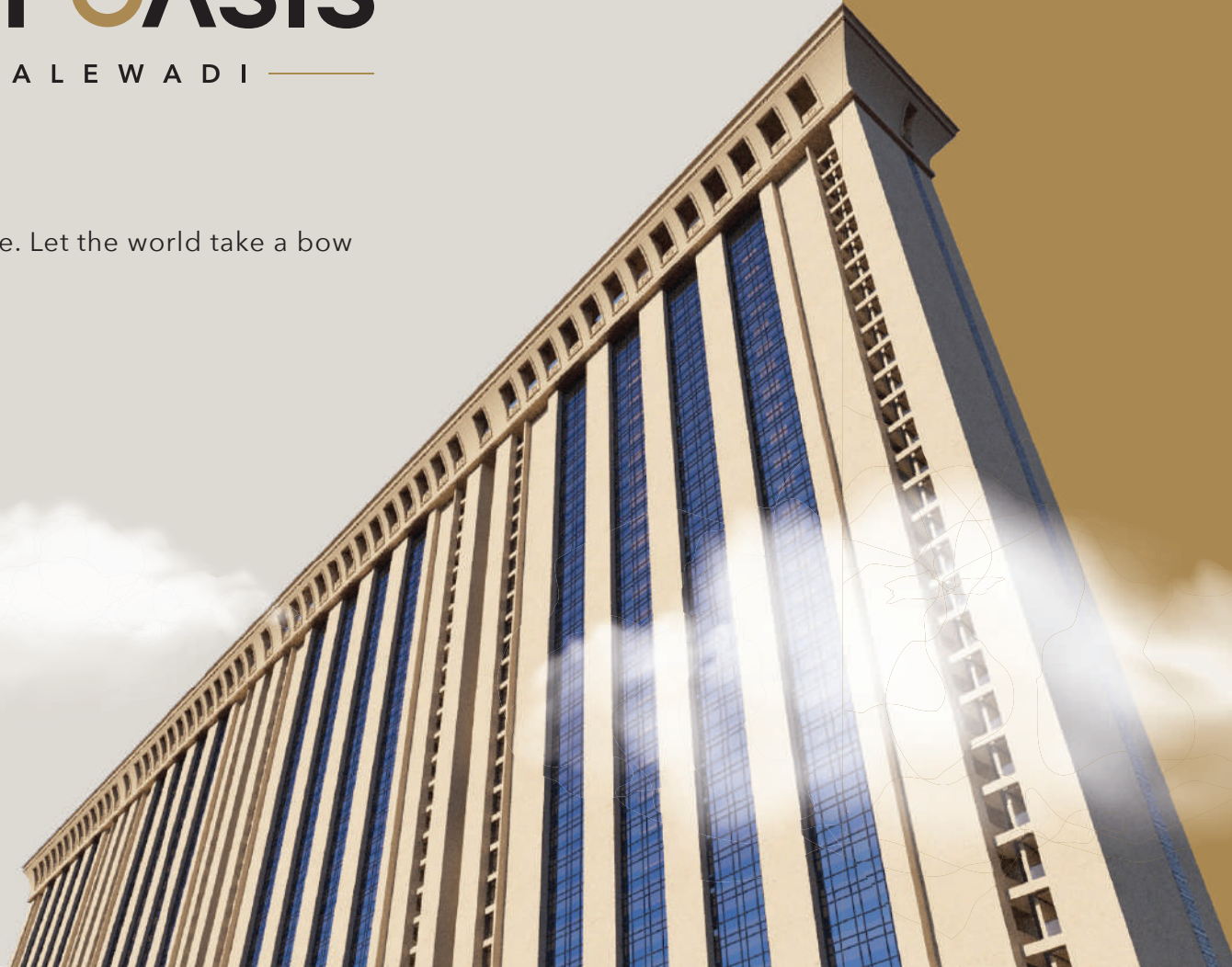
Welcome to a masterclass in singularity.

ONE *of* **NONE**

Introducing

THE CANARY
SKY **ASIS**
— BALEWADI —

Rise above. Let the world take a bow





KUNAL GROUP
Perpetual

THE CANARY SKY OASIS

BALEWADI

At the heart of Balewadi rises a presence that defines the skyline. A vertical estate drawn with precision. Singular in design, elevated in stature and engineered with restraint, **The Canary Sky Oasis** welcomes you.

◆ 4 exclusive towers with skyline crown

◆ Only 4 units per floor for utmost privacy

◆ Exclusive 3 BHK with duplex options

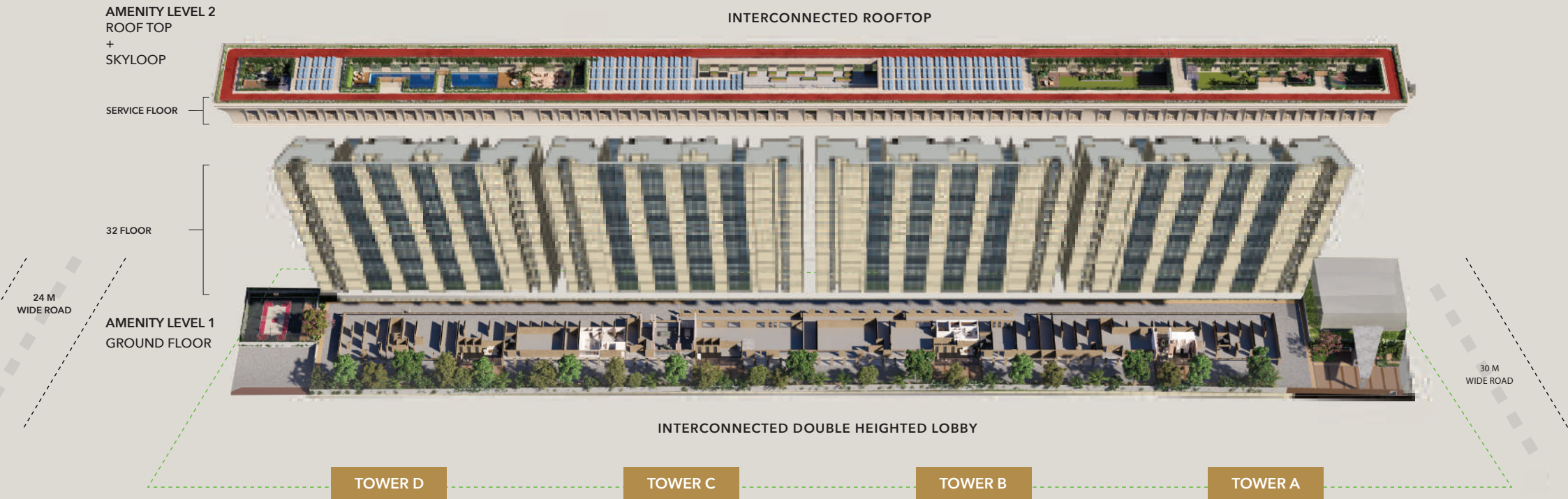
◆ Integrated experiences at the rooftop

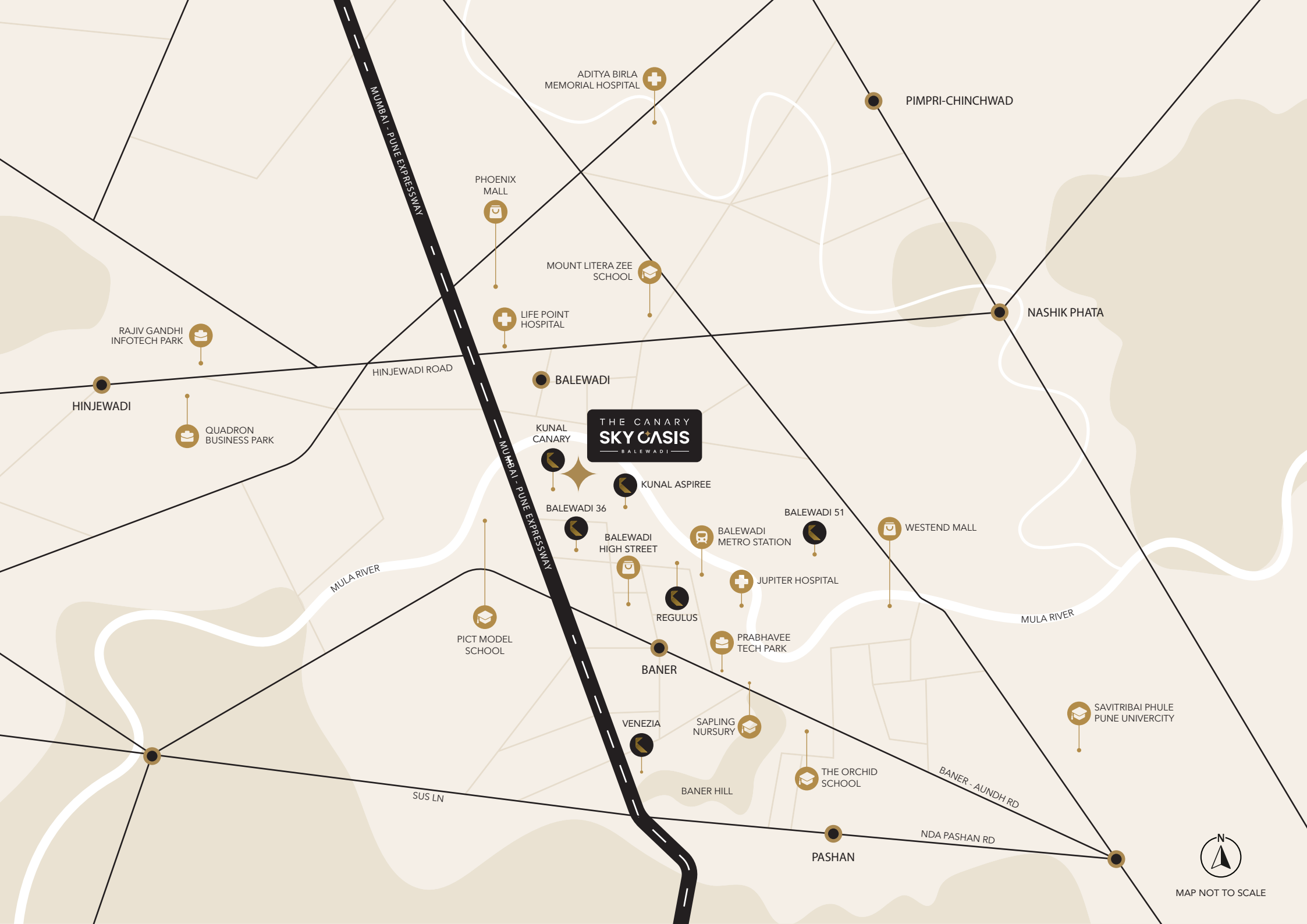
◆ River-to-hill panoramic views

◆ Scandinavian interiors Neo classical design

THE MASTERPLAN

ELEVATION, ENGINEERED.





ADITYA BIRLA
MEMORIAL HOSPITAL

PIMPRI-CHINCHWAD

PHOENIX
MALL

MOUNT LITERA ZEE
SCHOOL

LIFE POINT
HOSPITAL

NASHIK PHATA

RAJIV GANDHI
INFOTECH PARK

HINJEWADI ROAD

BALEWADI

THE CANARY
SKY OASIS
— BALEWADI —

KUNAL
CANARY

KUNAL ASPIREE

BALEWADI 36

BALEWADI
HIGH STREET

BALEWADI 51

BALEWADI
METRO STATION

WESTEND MALL

MULA RIVER

PICT MODEL
SCHOOL

REGULUS

JUPITER HOSPITAL

PRABHAVEE
TECH PARK

MULA RIVER

BANER

VENEZIA

SAPLING
NURSURY

SAVITRIBAI PHULE
PUNE UNIVERSITY

SUS LN

BANER HILL

THE ORCHID
SCHOOL

BANER - AUNDH RD

NDA PASHAN RD

PASHAN



MAP NOT TO SCALE

GROUND LEVEL EXPERIENCES

Ground that rises



Arrival. Community. Continuity.
All without stepping outside your address.



ENTER ONCE. ARRIVE EVERYWHERE.

An integrated lobby seamlessly connecting all four towers internally.
No stepping out. No switching blocks. No breaking continuity.

DOUBLE-HEIGHT INTEGRATED LOBBY

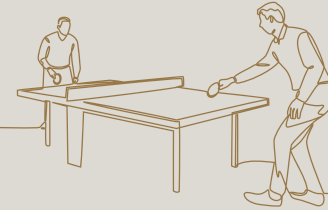
CONNECTED BY DESIGN.
LIVED BY CHOICE.



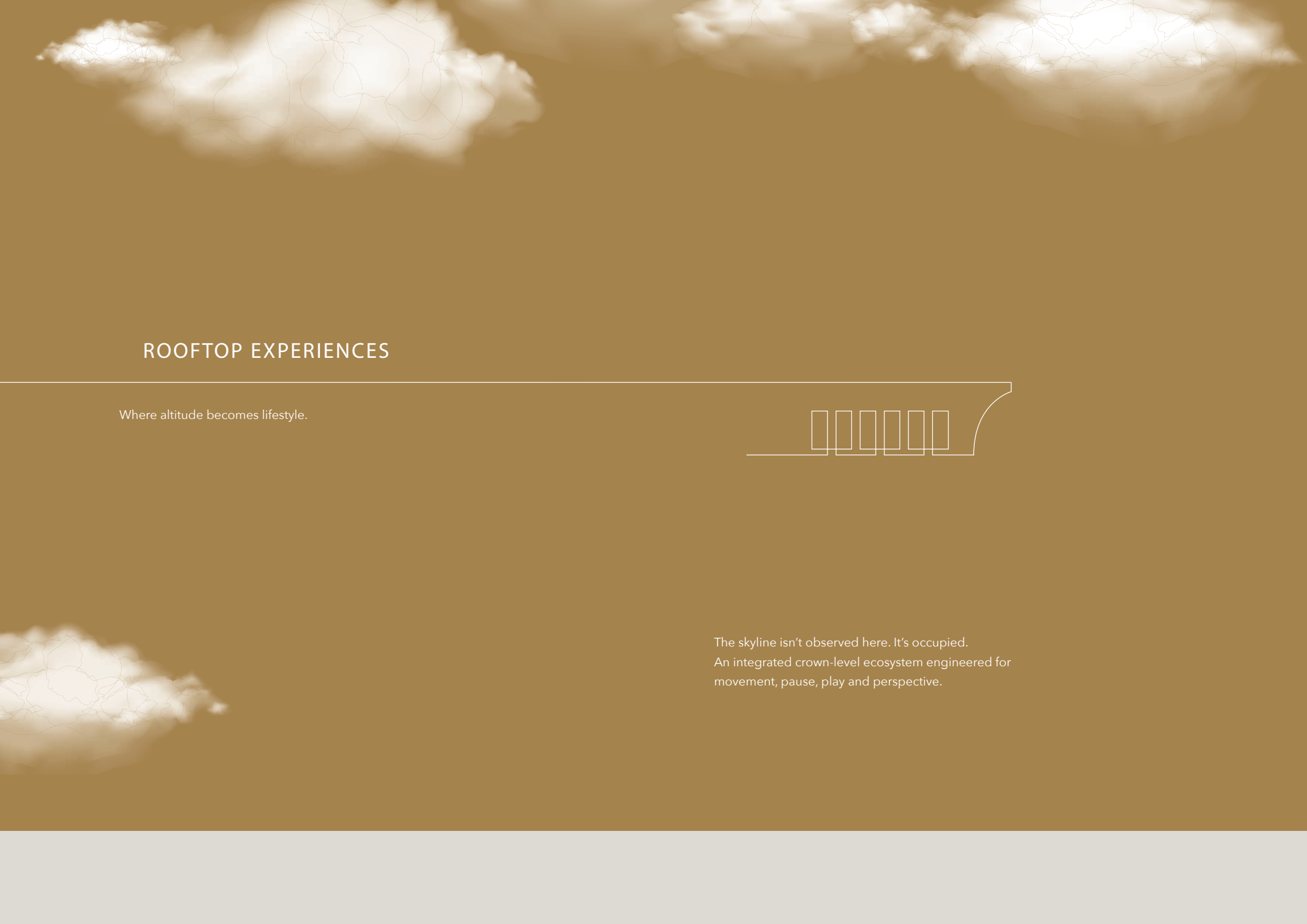
- ✦ Library
- ✦ Guest rooms
- ✦ Tennis court
- ✦ Activity halls



- ✦ Virtual gaming zone
- ✦ Co-working space
- ✦ Creche area



- ✦ Three party halls with kitchen area
- ✦ The social playroom
- ✦ The nexus lobby

The background of the entire page is a solid brown color. At the top, there are two large, horizontal, stylized cloud shapes. These clouds are filled with a light beige color and have intricate, thin, white geometric line patterns overlaid on them, resembling a complex web or a series of interconnected polygons. The bottom left corner features a smaller, similar stylized cloud shape. The overall aesthetic is modern and architectural.

ROOFTOP EXPERIENCES

Where altitude becomes lifestyle.



The skyline isn't observed here. It's occupied.
An integrated crown-level ecosystem engineered for
movement, pause, play and perspective.

TAKE A WALK IN THE AIR. LITERALLY.

An 800m integrated skywalk, tracing the edge of horizon. Movement, without the ground beneath. Perspective, without interruption.





TRAIN ABOVE THE ORDINARY

Glass. Sky. Perspective.
Where every rep comes with a view.

THE ROOFTOP GYM

ELEVATION UNINTERRUPTED

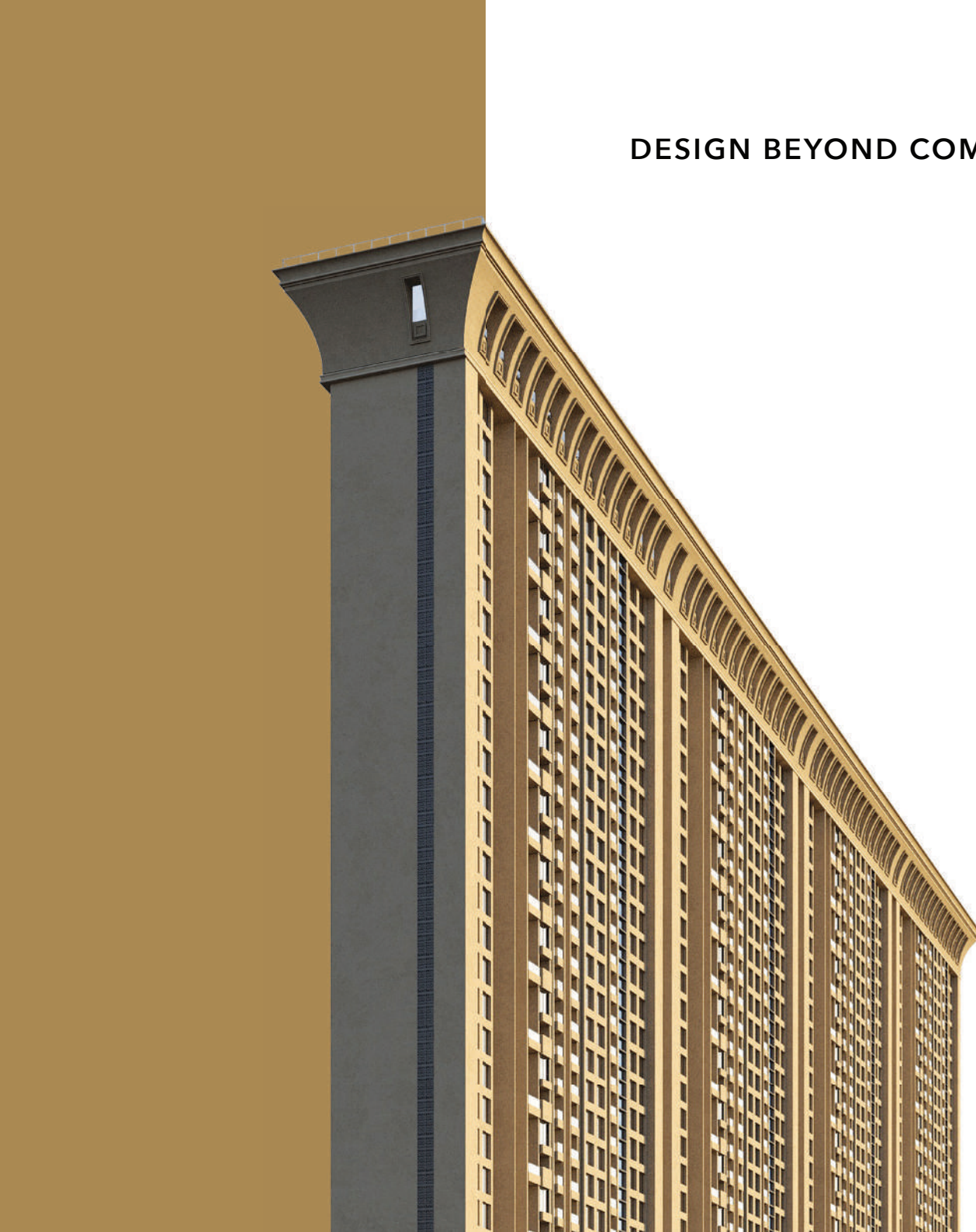
- ✦ Swimming pool
- ✦ Sky fitness studio
- ✦ Sky view gallery
- ✦ Cabanas
- ✦ Crossfit deck

- ✦ The ascent wall
- ✦ Two pickleball courts
- ✦ Yoga room
- ✦ Landscaped sky garden

- ✦ BBQ area
- ✦ Party area
- ✦ Sunken lounge
- ✦ Kids pool

- ✦ Play & work zone
- ✦ Squash court
- ✦ Sit-out zones





DESIGN BEYOND COMPARE

- ✦ **BUILT WITH INTENTION**
Scandinavian-inspired interiors.
- ✦ **NO TWO LIVES. NO TWO LAYOUTS.**
Every residence distinct. Because individuality isn't stacked.
- ✦ **FRAME WHAT OTHERS CHASE**
River to hill panoramas. Cityscapes that bow to altitude.
- ✦ **5 STAR PRESENCE. FOREVER STATURE**
Expansive glass façades. Clean lines. Controlled symmetry.
- ✦ **CHOREOGRAPHED ARRIVALS.**
A circular driveway wraps the estate in quiet theatre.

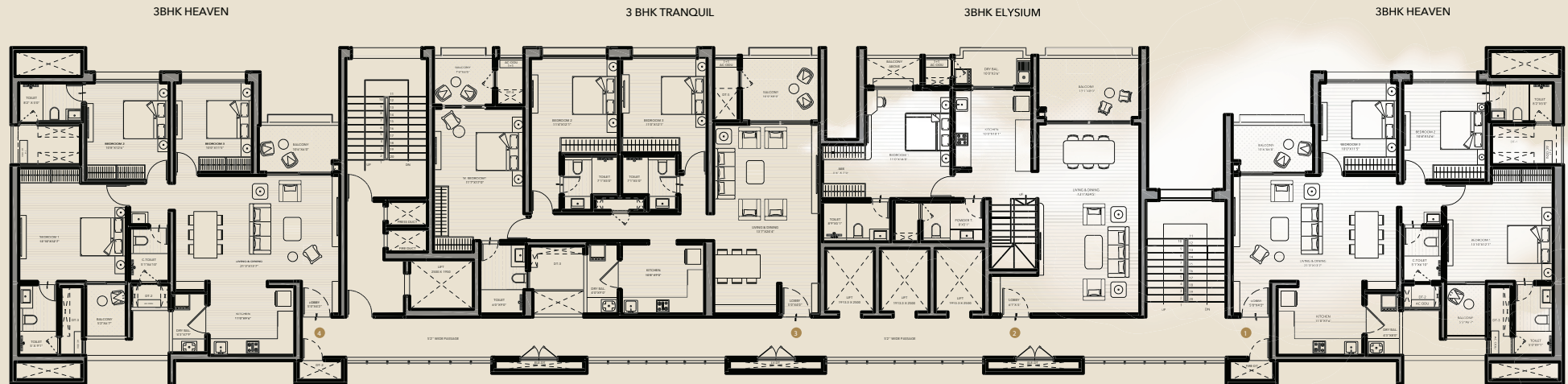




FLOOR PLANS

TYPICAL ODD FLOOR

1,3,5,9,11,15,17,21,23,25,27,29,31

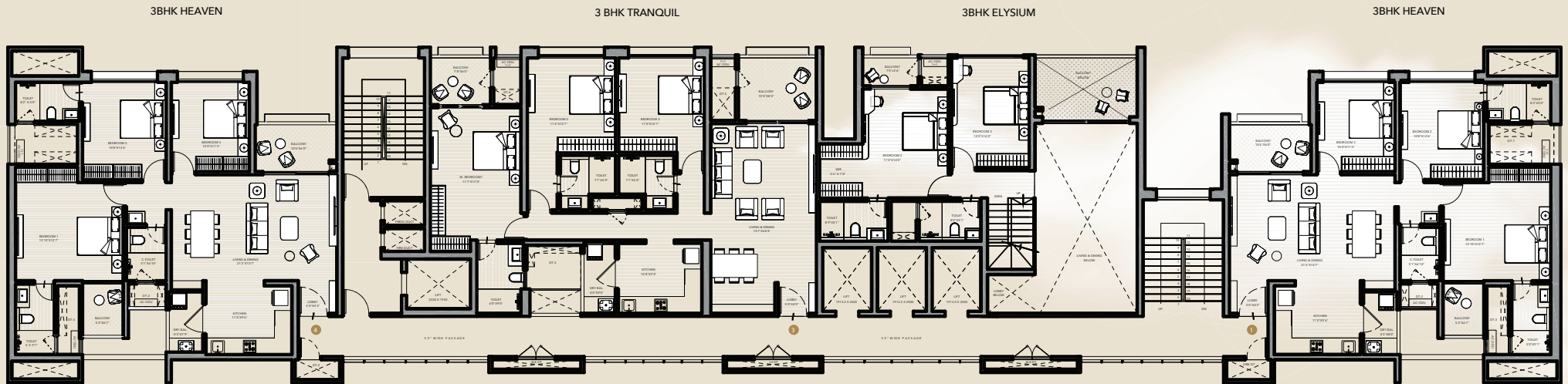


FLOOR	TYPE	Carpet Area		Duplex upper level area excl balcony		Dry balcony area		Open balcony area		Total usable carpet area
		Sq. m.	Sq. Ft.	Sq. m.	Sq. Ft.	Sq. m.	Sq. Ft.	Sq. m.	Sq. Ft.	Sq. Ft.
TYPICAL ODD FLOOR	HEAVEN	99.39	1,070		NA	3.22	34.66	8.95	96.34	1,200.83
	ELYSIUM (Duplex)	80.94	871	50.03	539	3.32	35.74	11.94	128.52	1,574.02
	TRANQUIL	118.89	1,280		NA	3.36	36.17	11.79	126.91	1,442.81
	HEAVEN	99.37	1,070		NA	3.22	34.66	8.95	96.34	1,200.62



TYPICAL EVEN FLOOR

2,4,6,8,10,12,14,16,18,22,24,28,30,32

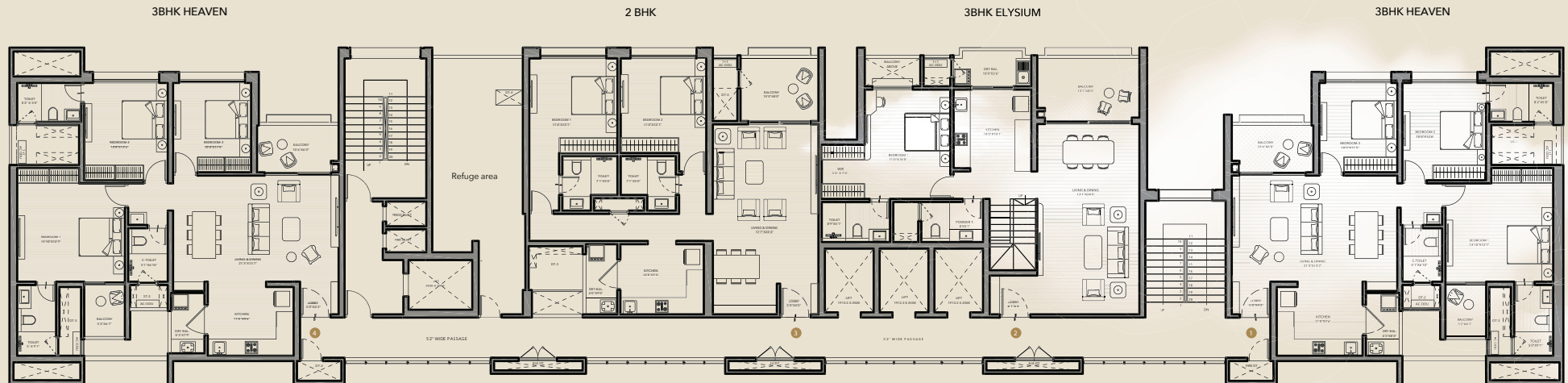


FLOOR	TYPE	Carpet Area		Duplex upper level area excl balcony		Dry balcony area		Open balcony area		Total usable carpet area
		Sq. m.	Sq. Ft.	Sq. m.	Sq. Ft.	Sq. m.	Sq. Ft.	Sq. m.	Sq. Ft.	Sq. Ft.
TYPICAL EVEN FLOOR	HEAVEN	99.39	1,070		NA	3.22	34.66	8.95	96.34	1,200.83
	Duplex upper floor									
	TRANQUIL	118.89	1,280		NA	3.36	36.17	11.79	126.91	1,442.81
	HEAVEN	99.37	1,070		NA	3.22	34.66	8.95	96.34	1,200.62



TYPICAL REFUGE FLOOR

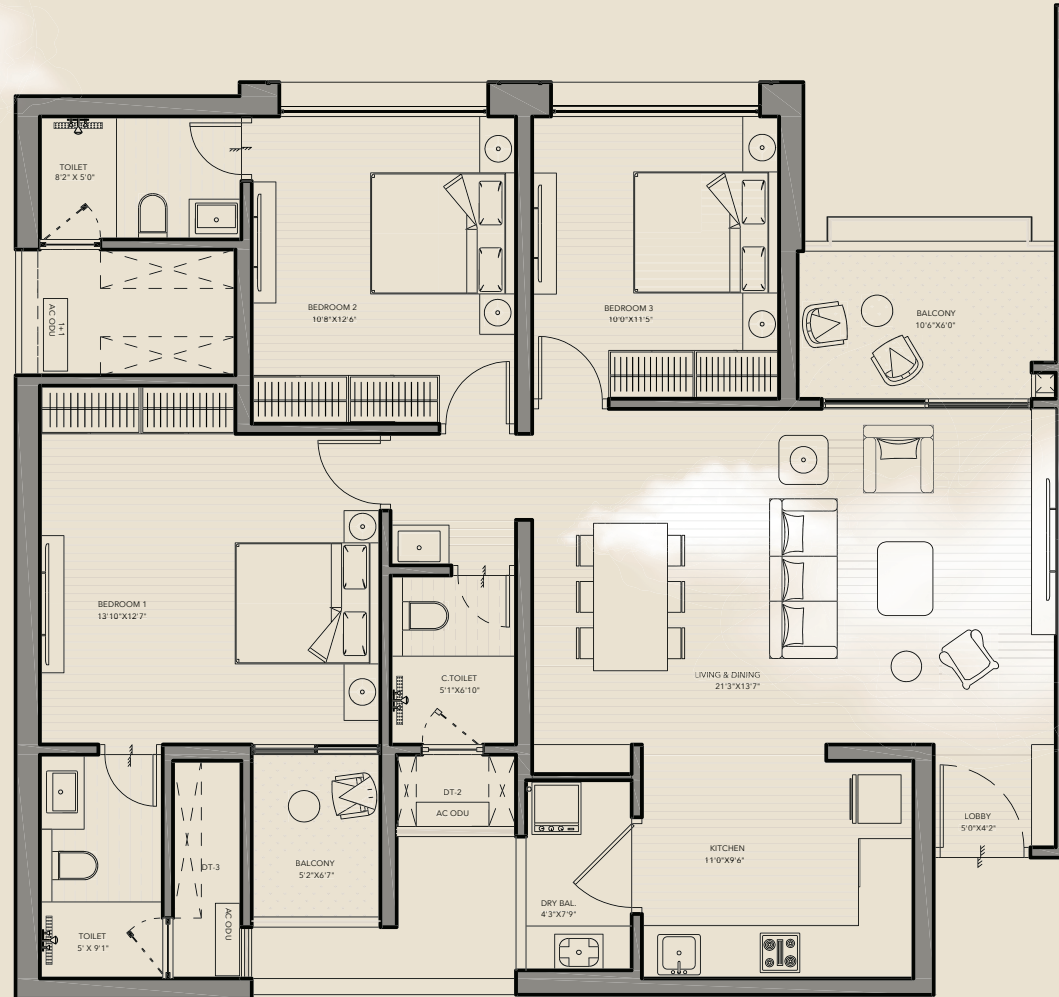
7,13,26,31



FLOOR	TYPE	Carpet Area		Duplex upper level area excl balcony		Dry balcony area		Open balcony area		Total usable carpet area
		Sq. m.	Sq. Ft.	Sq. m.	Sq. Ft.	Sq. m.	Sq. Ft.	Sq. m.	Sq. Ft.	Sq. Ft.
TYPICAL REFUGE FLOOR	HEAVEN	99.39	1,070		NA	3.22	34.66	8.95	96.34	1,200.83
	ELYSIUM (Duplex)	80.94	871	50.03	539	3.32	35.74	11.94	128.52	1,574.02
	2 BHK	91.29	983		NA	3.36	36.17	7.47	80.41	1,099.22
	HEAVEN	99.37	1,070		NA	3.22	34.66	8.95	96.34	1,200.62



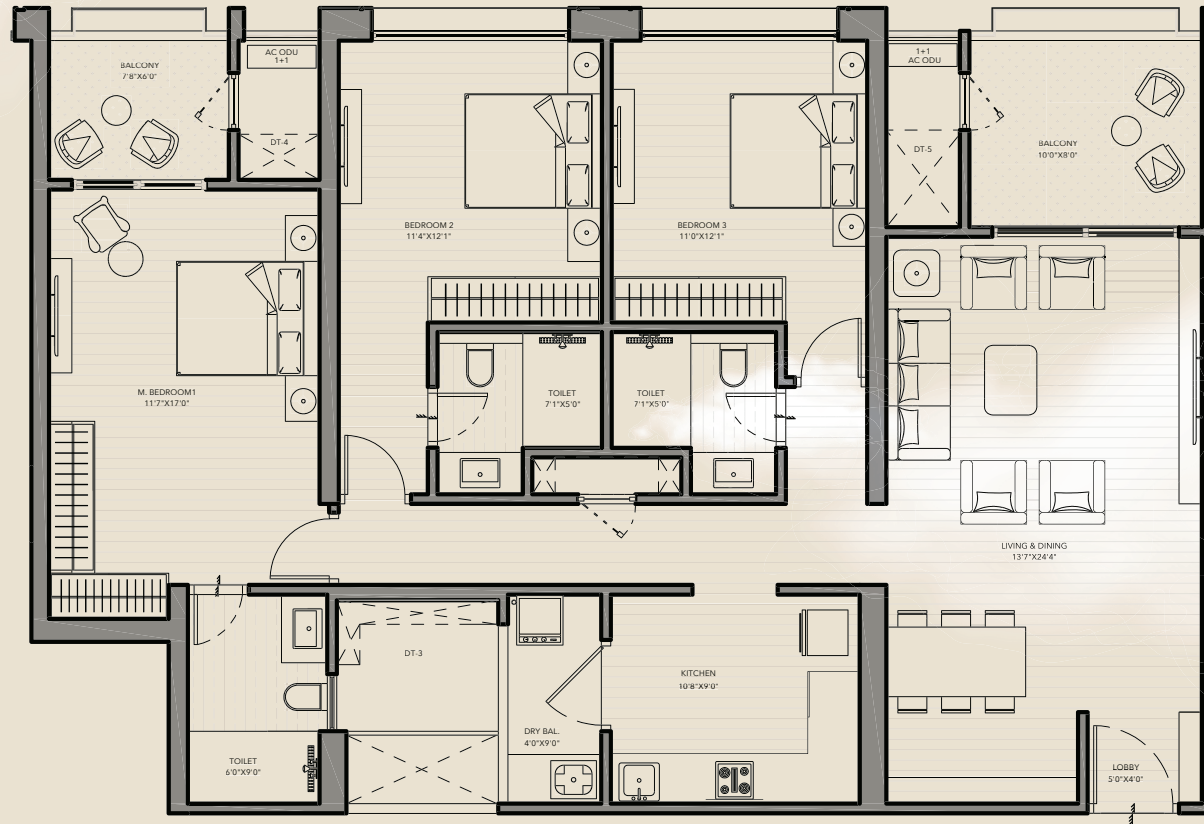
3 BHK HEAVEN



TYPE	Carpet Area		Dry balcony area		Open balcony area		Total usable carpet area
	Sq. m.	Sq. Ft.	Sq. m.	Sq. Ft.	Sq. m.	Sq. Ft.	Sq. Ft.
HEAVEN	99.37	1,070	3.22	34.66	8.95	96.34	1,200.62



3 BHK TRANQUIL

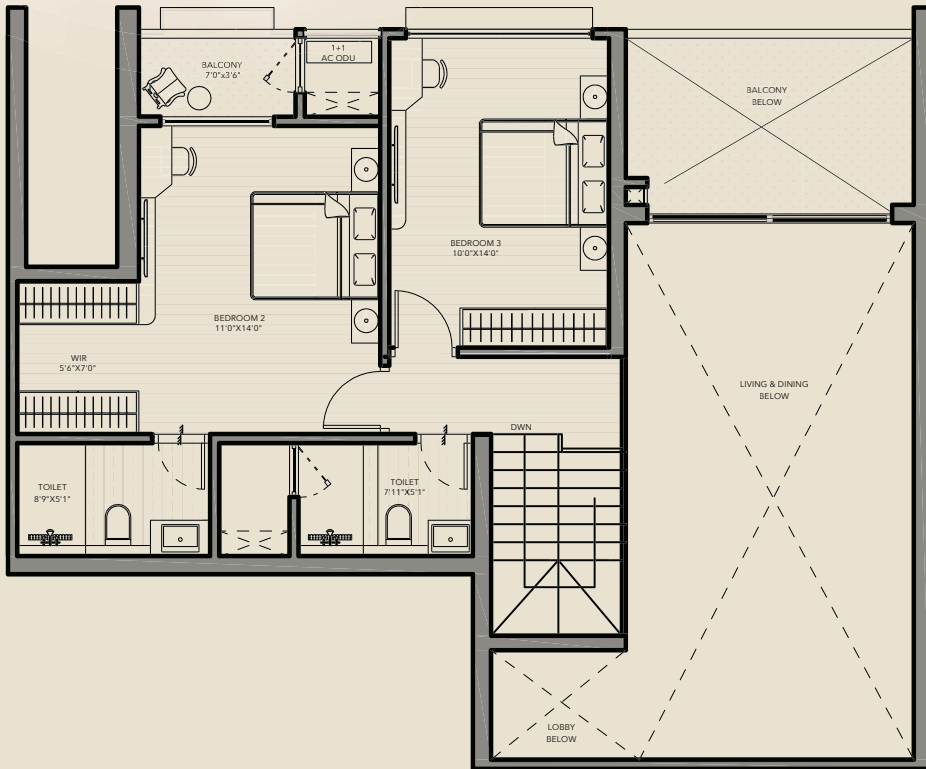


TYPE	Carpet Area		Dry balcony area		Open balcony area		Total usable carpet area
	Sq. m.	Sq. Ft.	Sq. m.	Sq. Ft.	Sq. m.	Sq. Ft.	Sq. Ft.
TRANQUIL	118.89	1,280	3.36	36.17	11.79	126.91	1,442.81

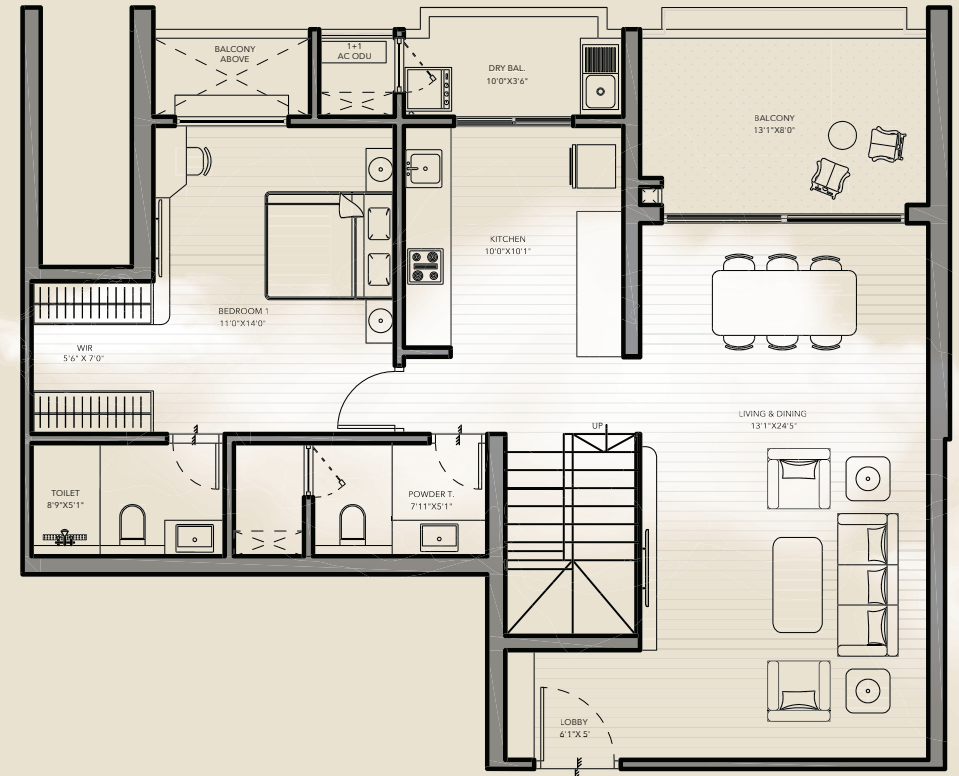


3 BHK ELYSIUM

UPPER FLOOR



LOWER FLOOR



TYPE	Carpet Area		Duplex upper level area excl balcony		Dry balcony area		Open balcony area		Total usable carpet area
	Sq. m.	Sq. Ft.	Sq. m.	Sq. Ft.	Sq. m.	Sq. Ft.	Sq. m.	Sq. Ft.	Sq. Ft.
ELYSIUM (Duplex)	80.94	871	50.03	539	3.32	35.74	11.94	128.52	1,574.02



SPECIFICATIONS

STRUCTURE

- RCC framed structure built using advanced Alu-formwork technology for superior strength and precision.

FLOORING

- Premium vitrified tile flooring from RAK Ceramics or equivalent across residences.

KITCHEN

- Fully fitted modular kitchen equipped with:
 - Chimney
 - 4-burner hob
 - 2-in-1 microwave oven
- Specialised ceiling lighting system designed to simulate natural daylight within the kitchen space.

BATHROOMS

- Hansgrohe make CP fittings paired with TOTO sanitaryware for superior functionality and design.

WINDOWS & DOORS

- Sound-resistant system aluminium windows and balcony doors, finished with premium powder coating.
- Multi-function electronic door lock from Yale for enhanced security and convenience.

HOME AUTOMATION

- Integrated home automation system featuring touch-enabled modular keypads.

ELEVATORS

- 3+1 high-speed elevators per tower from Schindler or equivalent, ensuring efficient vertical mobility.

SECURITY

- Three-tier security system with access control at entrance lobbies and CCTV surveillance across common areas.

FINISHES

- Premium external and internal wall finishes using Jotun paints.





www.thecanaryskyoasis.com

Disclaimer: The images shown are artist's impressions and are for representation purposes only and should not be construed as a promise made by the developer for amenities in the building/apartment.
The delivery of the product will be as per the mutually agreed list of amenities, which will be finalized with the purchaser individually and mentioned in the agreement.



BUILDING TRUST. CREATING VALUE.

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