



THE TERRACES
PHASE II

TIMELESS ELEGANCE



The story of 'The Terraces' embodies passion, timelessness and understated elegance.

We are here to continue this story with equal zeal and added inspiration.

Come walk with us, as we take you on this journey...



WHAT IS LUXURY?

ASPIRATIONAL COMFORTS EVOKING A LIFE
THAT'S BEYOND ORDINARY.

Luxury is an experience. A state of mind.

A feeling of great comfort, happiness and prosperity. A
feeling that is exciting, beyond the essential. Luxury
makes you smile wider.

One of the most enduring facets of luxury is space, a
space that becomes YOU, bringing with it a sense of pride,
prestige and exclusivity.

Luxury, in our world and yours, is a limited-edition comfort
that comes with fine craftsmanship & sophistication.





THE TALE OF INSPIRED SPACES

HOMES CRAFTED WITH PASSION ARE
HOMES CRAFTED TO INSPIRE!

We, human beings, are bundles of passion. When inspired, this passion powers us to stretch our limits and we transform into extraordinary beings!

Spending a vast majority of our lifetime indoors, the spaces we inhabit play a major role in shaping us. An amalgam of our passion & yours, these homes are designed with meticulous thought to imbibe warmth, restfulness and joy in your routine.

This passion permeates into spaces that inspire and come to life at 'The Terraces Phase II'.



A QUINTESSENTIAL HOME

WELCOME TO YOUR TIMELESS WORLD OF JOY!

Introducing 'The Terraces Phase II' - a world that continues the timeless architecture and blissfulness of 'The Terraces Phase I'.

Nestled in the spirited neighbourhood of Balewadi Highstreet, the spacious expanse of your 4 bedroom home at 'The Terraces Phase II' is crafted with love to hold and nurture your aspirations. It is beautifully interwoven with sophistication and a sweeping elegance. It is an elegance that lasts forever, an elegance that manifests love and laughter!

Welcome to your personal utopia - your quintessential home!



THE TERRACES
PHASE II



QUALITY THAT IMPRESSES

FINESSE INTEGRATED WITH FUNCTIONALITY!

Every feature of your home at 'The Terraces Phase II' amplifies your comfort. The functionally sound spaces here are crafted with fine grade materials and elements to multiply the lifespan of your home and joys.

A WORLD CURATED EXCLUSIVELY FOR YOU

A LIMITED-EDITION LIVING EXPERIENCE!

'The Terraces Phase II' introduces you to a limited-edition life. With only two apartments on each floor, it exemplifies low-density living and offers reserved access to indulgences. It is a bold architectural world that seeks to maximise living experiences with abundant inter-residential space and a truly enriching environment. It enhances the delight of community living, where life is shared by a privileged few.



**THE TERRACES
PHASE I**
(Actual Photograph)

**THE TERRACES
PHASE II**
(Artist's Impression)

Artist's Impression



THE TERRACES
PHASE II

THE TERRACES
PHASE I



THE TERRACES
PHASE II

TIMELESS ELEGANCE



THE TERRACES
PHASE I

The Terraces

REFUGE AREA

THE TERRACES
PHASE II

Artist's Impression



THE TERRACES
PHASE II

TIMELESS ELEGANCE





THE TERRACES
PHASE II

TIMELESS ELEGANCE





Artists' Impression



THE TERRACES
PHASE II

TIMELESS ELEGANCE



A LOCALE THAT SPEAKS OF INSPIRED GROWTH

BRINGING YOU CLOSE TO WORK, LIFE
& CONVENIENCES!

Nestled in the coveted locale of Balewadi, the elegant facade of 'The Terraces Phase II' is greeted with the ever-growing spirit of the neighbourhood. The location, already known for its gastronomic indulgences & night life, has today grown to be the Business District of West Pune. It places you in proximity to work, conveniences, education and a fun social life.



Actual photo taken from Balewadi High Street



Image for representation purpose only!

HIGHLIGHTS

- » Close to premium office spaces, commercial hubs, hospitals, schools, colleges, super markets and more
- » A great residential locale with well-equipped lifestyle
- » Easy connectivity to Aundh, Pashan, Hinjawadi, the Mumbai-Pune Expressway and the industrial belts of Bhosari, Chakan, etc.
- » Few minutes away from the glamorous Balewadi High Street - the new commercial, retail & gastronomical hotspot of Pune
- » Close to Metro Station (Proposed)



RESTFUL RECREATION

AMENITY SPACES FOR AN EXCLUSIVELY INDULGENT LIFE!

‘The Terraces Phase II’ is incredibly planned and designed to offer indulgences that are invigorating yet relaxing. A splash of freshness in the crystal blue pool, a happy stroll around the green & well-maintained lawns or an energetic workout session at the in-house gym - come home to a joyful, unhurried and healthy lifestyle!

RECREATIONAL AMENITIES

- » 17,000 sq ft. of vehicle-free landscaped area
- » Swimming and splash pool with a deck
- » Fitness zone with an equipped gymnasium & yoga area
- » Multi-purpose hall





PROJECT HIGHLIGHTS

Timeless 4 bedroom residences are complemented with exclusive comforts and features:

CONVENIENCES

- » Chauffeur Rest Area
- » Generator Backup
- » Comfortable Vehicular Movement

ENTRY

- » Entrance Gate with Guard's Cabin
- » Vehicle Free Ambience at Entrance Lobby
- » Double Height Entrance Lobby with Passages
- » 2 Automatic Lifts
- » Easy Access to Common Areas & Amenities

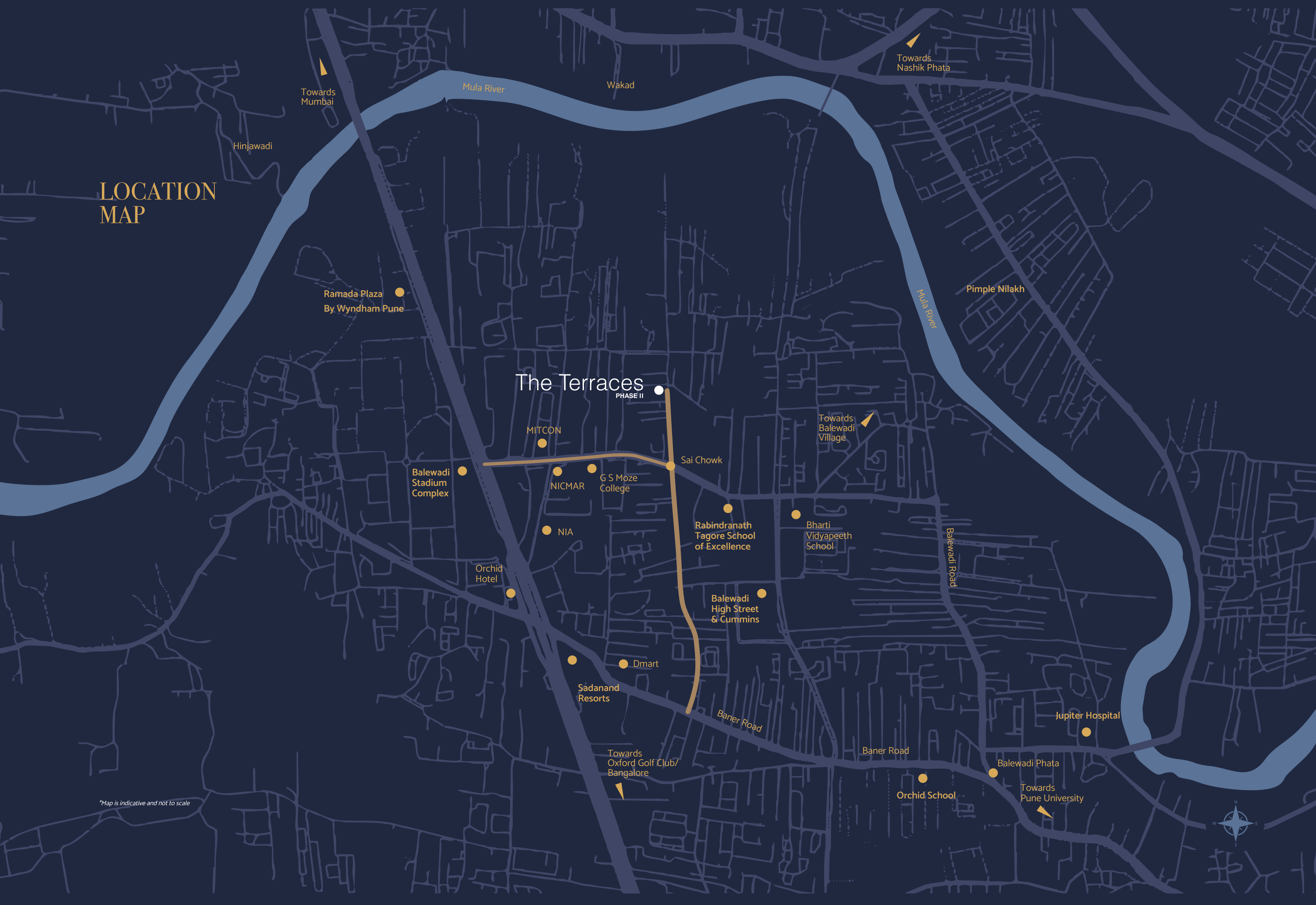
SECURITY

- » Security System with CCTV Cameras
- » Access Control Systems

OTHERS

- » Well-Planned Ramps and Driveways
- » Water Treatment Plant
- » Fire Fighting Equipment

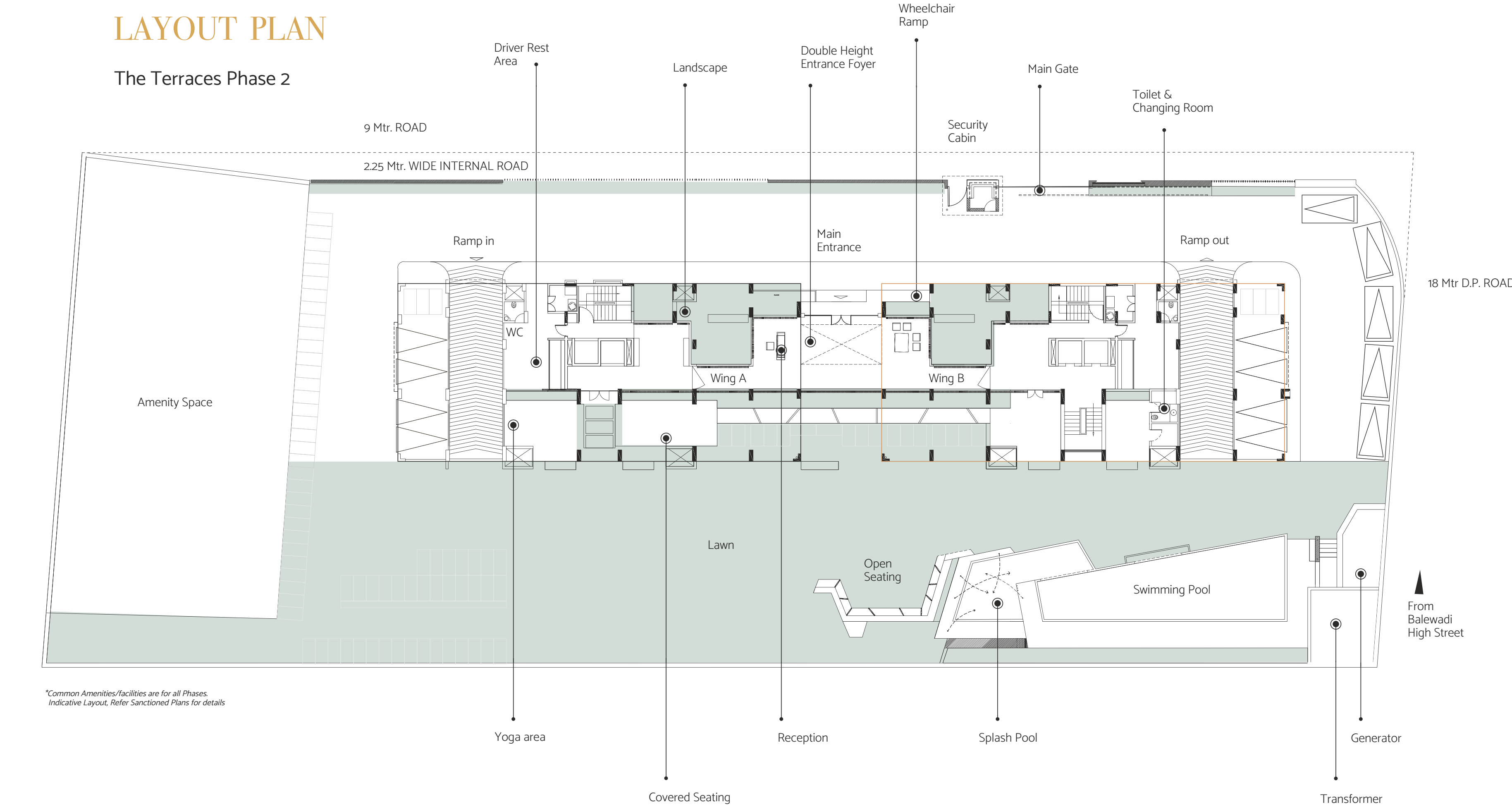
LOCATION
MAP



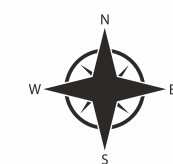
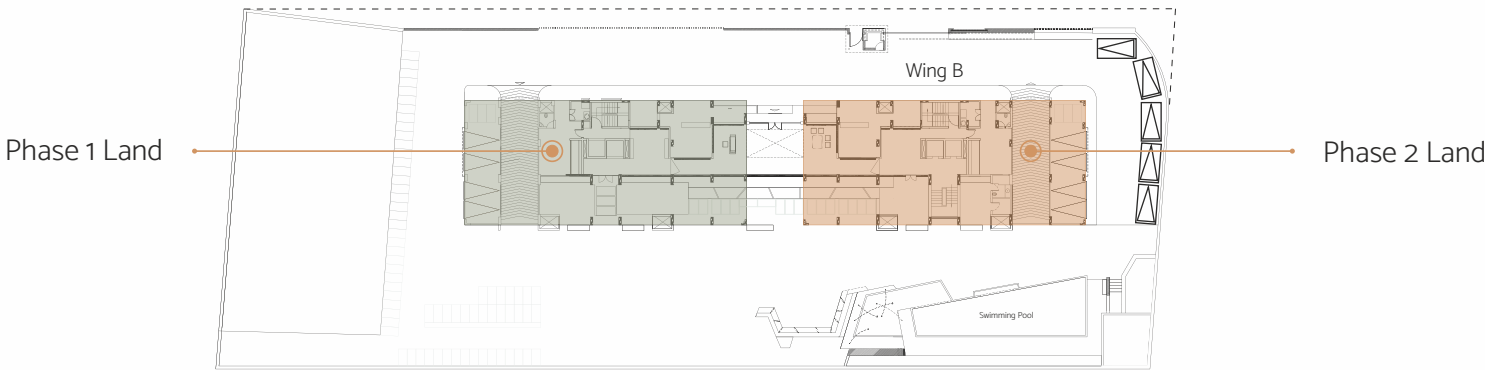
*Map is indicative and not to scale

LAYOUT PLAN

The Terraces Phase 2

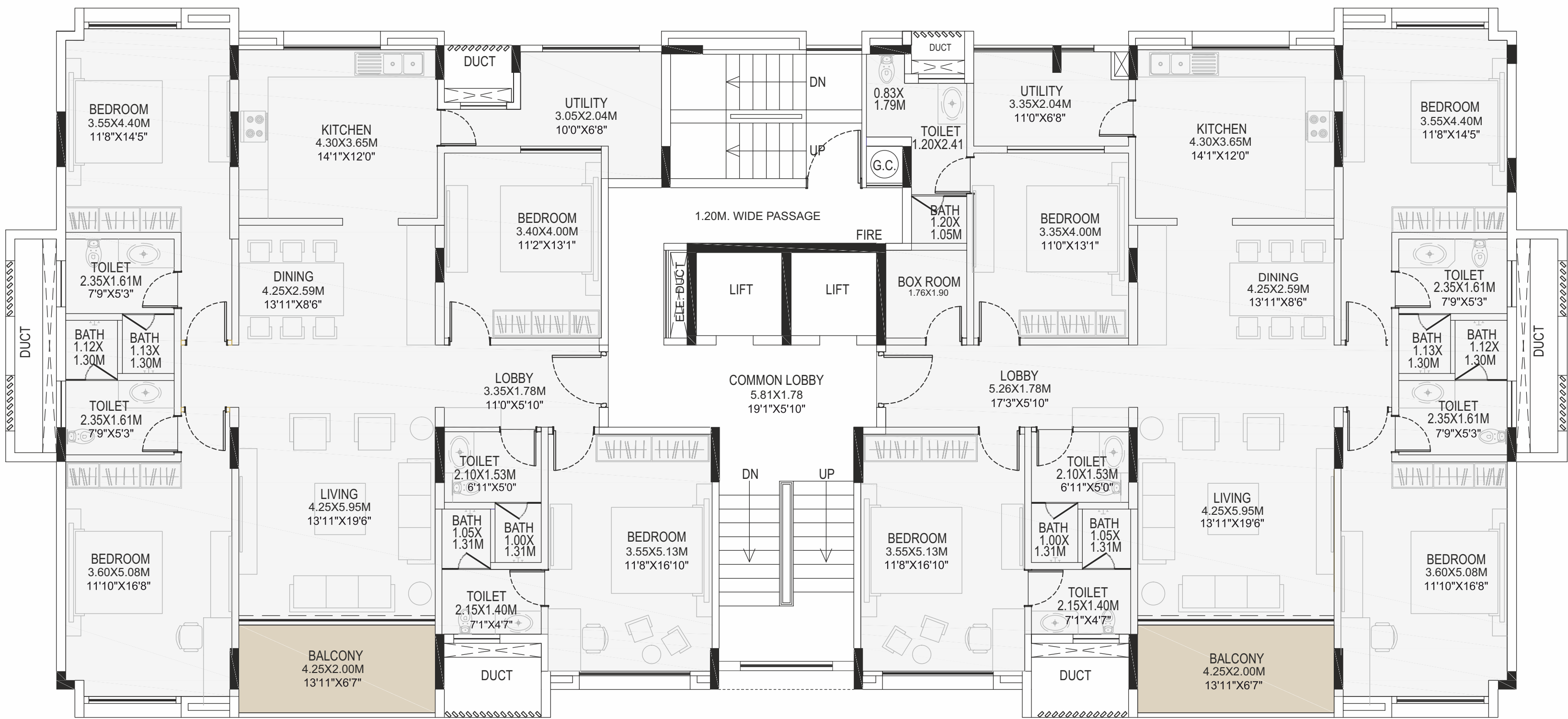


**Common Amenities/facilities are for all Phases.
Indicative Layout, Refer Sanctioned Plans for details*



TYPICAL FLOOR PLAN

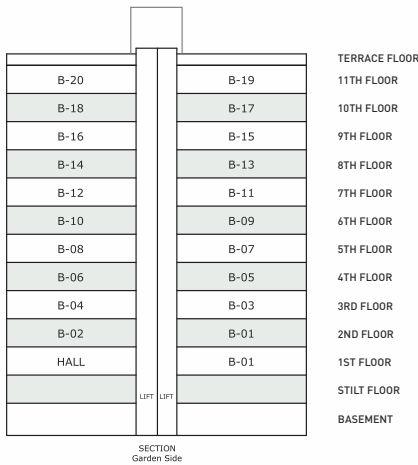
Note: Unit Nos. B-01 (Duplex), 02 (4BHK), B-14 (3BHK at Refuge Level)
Floor plan will be available on request



Area Statement:

Carpet Area: 166.83 Sq Mtrs
Balcony Area: 8.07 Sq Mtrs
Total: 174.90 Sq Mtrs (1,883 Sq ft)

B-04, 06, 08, 10, 12, 16, 18 & 20



*Details given in feet & square feet are approximate conversions from Metric, only for customer convenience.
All dimensions mentioned are from the unfinished surfaces of walls.

Area Statement:

Carpet Area: 178.97 Sq Mtrs
Balcony Area: 8.07 Sq Mtrs
Total: 187.04 Sq Mtrs (2,013 Sq ft)

B-03, 05, 07, 09, 11, 13, 15, 17 & 19



ABOUT ALMAL

CRAFTED WITH LOVE, PASSION & EXCELLENCE!

Almal, a boutique real estate brand, is passionate about developing spaces that enrich experiences and augment lifestyles. These are inspired spaces that exude our love for design, fine craftsmanship and subtlety. Amalgamated with the desires and aspirations of our clients, we build limited-edition landmarks which stand the test of time.

Passionate towards crafting exceptional living experiences since 1967, we have weaved many stories in Kolkata with our beautiful projects - Central Plaza, Park Plaza, Duckback House, Astor Court, White House and more. In Pune, we began our journey with ‘Cascade’ - a well-developed bungalow project in Wakad. Our recent offering, ‘The Terraces Phase I’, redefines elegance at Balewadi, Pune, with homes that reflect a distinctive, serene & reserved lifestyle. We continue this legacy ahead with 4 bedroom exclusive homes at ‘The Terraces Phase II’.



THE TEAM

DEVELOPER

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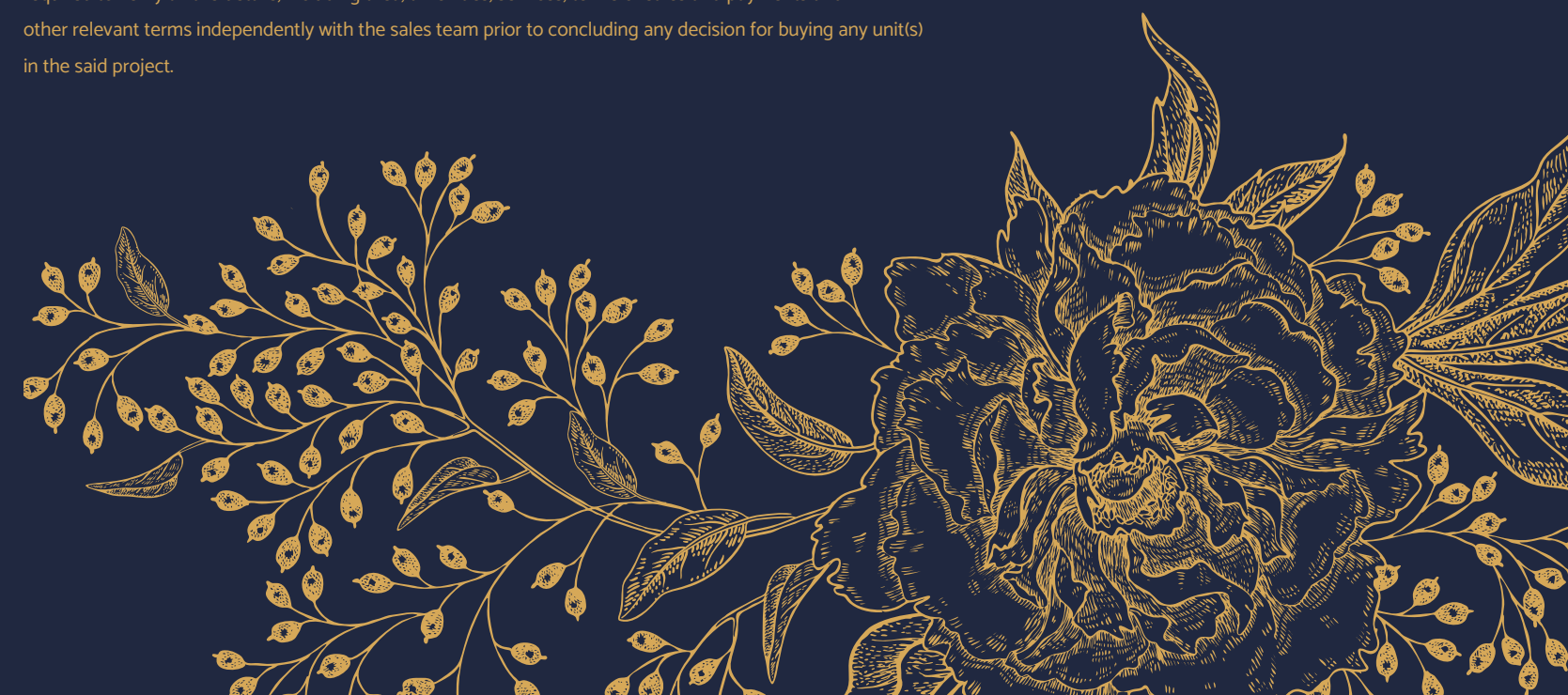
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ADVOCATE

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DISCLAIMER

- This brochure covers the project "The Terraces Phase 2" registered with MahaRERA at no. P52100004039 and is purely conceptual and not a legal offering.
- The common amenities will be shared by the occupants of all phases in the project, including "The Terraces Phase 1" (a completed project).
- All dimensions in feet and square feet are approximate conversions from metric, only for customer convenience.
- All dimensions mentioned are from the unfinished surfaces of walls.
- No furniture / accessories / light fittings shown in the visuals are provided with the unit.
- Images in the brochure are a mix of actual site images, artist's impressions and representational images.
- The developer reserves the right to add, delete or alter any details and any specifications and floor plans in its endeavour to make improvements as and when required.
- This brochure supersedes any previous brochure / offer made by the developer and the Purchaser/s are required to verify all the details, including area, amenities, services, terms of sales and payments and other relevant terms independently with the sales team prior to concluding any decision for buying any unit(s) in the said project.





SITE ADDRESS : The Terraces, S.No. 36/4 (Part), Balewadi, Pune – 411045

 The Terraces Phase 2 - MahaRERA No.: P52100004039 | maharera.mahaonline.gov.in

A PROJECT BY



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