

THE
BALMORAL
HILLSIDE

BANER



WHAT'S IN
A NAME?

A lot, especially when it's Kasturi.

With Kasturi, you get a home that is a pure work of art, fuelled by passion, driven by vision. A passion to relentlessly better the best. A responsibility to go the extra mile. To give more than we commit.

With a portfolio that spans across 2 decades, Kasturi Housing has successfully delivered over 3 million square feet with another 5 million square feet of prime real estate in the pipeline.

At Kasturi, every home is a labour of love, a pursuit of perfection, a space meticulously curated with handpicked elements to offer an unparalleled living experience; in a word, a masterpiece.



ROMANCING THE STONE

Designing and constructing fine homes
goes way beyond business for us.

We believe
we have been accorded a rare opportunity.
The opportunity to design a better life for the highly
knowledgeable aesthete.

To imaginatively fuse the most
contemporary of world design into a stylish,
breathing structure, and to achieve that,
we pull out all the stops,
we pour in pure, undiluted passion.

Somewhere in this process the lines blur
and we become a part of what we build...

*We become our brick and mortar, glass
and landscape. Our passion breathes in them.*

THE
ENSEMBLE



The hyper-simple, uber functional prototype of The Balmoral Collection sets the stage for a hyper-efficient building core that blends aesthetics with functionality. From clean cut lines & dramatic glass facades to sprawling, unhindered living spaces, The Balmoral Collection is a residential icon unlike any other. Based on the same definitive platform on which The Balmoral Estate was developed, The Balmoral Collection is a lifestyle that has been scrupulously put together with carefully chosen specifications & features to help build a vibrant community of like minded families.

THE BALMORAL HILLSIDE

Set alongside the majestic Baner Hills, experience the joy of living by the hills and breathing by the hills in the sprawling 4.5 & 5.5 BHK residences at The Balmoral Hillside, Baner

THE BALMORAL RIVERSIDE

Steeped in luxury and adorned with a serene river view, soak in the experience of riverside living in these chic 3 & 4 BHK residences at The Balmoral Riverside, Balewadi

THE BALMORAL TOWERS

Towering above the mundane, discover the life less ordinary in the exciting neighbourhood of Balewadi with the 3 & 4 BHK residences at The Balmoral Towers, Balewadi

ENGINEERED WITH EQ

We've burned the midnight oil, we've moved boulders, we've poured our heart into each and every line and corner of the layout. More than just engineering, our homes are a byproduct of a burning passion fortified with emotion. A home that has been engineered with EQ. A home that thinks like you, for you.



BUILDING ENVELOPE AND CIVIL DETAILING

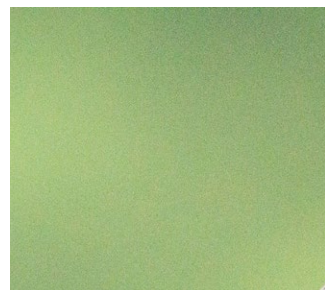
Straight-line modernism, hyper-simplicity & uniformity in design defines the central character of The Balmoral Collection. It allows an equal magnitude of the glass facade, acting as a source for its stark monolithic look, to add further strength and disposition to the overall design.

The residences at The Balmoral Collection are engineered from the inside out rather than outside in. The apartment's civil detailing with 3D modelling ensures extreme precision and accuracy with zero afterthoughts.

The design is intuitively planned ever so slightly to increase the perceived size of the interior spaces. With defining full glass window facades and striking base palettes for the apartment along with pre-planned furniture positioning, you can now enjoy your space without the painstaking process of planning it.

SITE PLANNING CONSIDERATIONS

- » Efficient and safe locations for services such as STP, transformers, under water tanks
- » Final levels of internal roads, building plinths & basement floor relative to the outside road and the topology of the plot itself
- » Setbacks and side margins for the towers as well as basements as per building regulations
- » Maximum parking efficiency
- » Adequate space for amenities
- » Traffic flow management
- » Defined construction stages and stage-wise planning
- » Soil testing and strata analysis
- » Drainage considerations



A BALLAD
OF HILLSIDE
LIVING


THE
BALMORAL
HILLSIDE

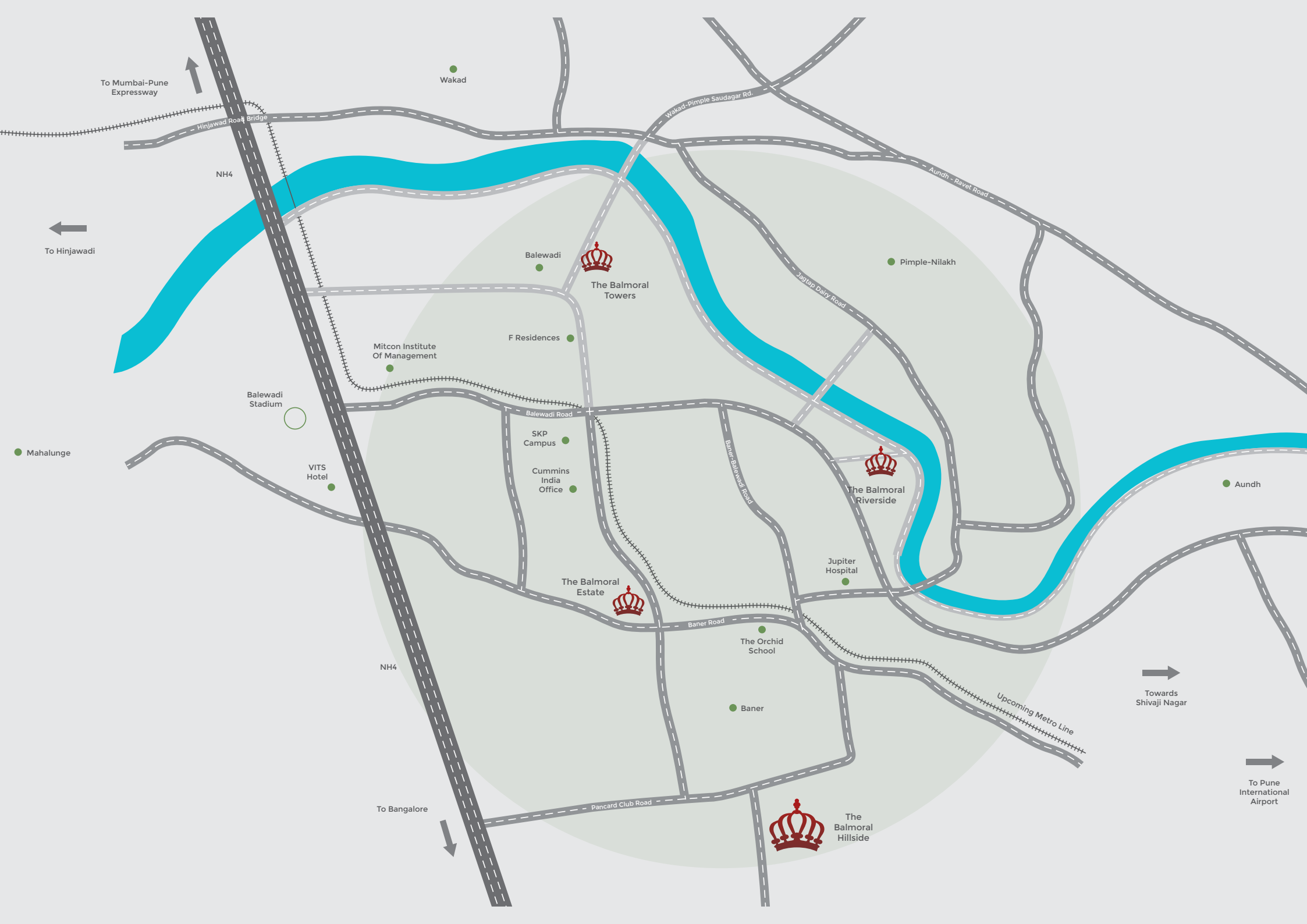
Architectural Rendition

THE
BALMORAL
HILLSIDE

Imagine waking up to a scenic hill view. Imagine the first sip of coffee while the crisp morning breeze caresses you. Imagine an invigorating morning routine or a leisurely stroll amidst the hills. Imagine a life meticulously woven around the hillside. Now live it.

THE TALE OF A CITY

The suburbs of Baner & Balewadi are a touchstone of cosmopolitan living in the city. It embodies a fine contrast of posh residential, and commercial landmarks, from malls, international schools, and energetic main streets, to The Balmoral lineage of luxury residences.



To Mumbai-Pune Expressway

NH4

To Hinjawadi

Wakad

Wakad-Pimple Saudagar Rd.

Aundh - Ravet Road

Pimple-Nilakh

Balewadi



The Balmoral Towers

F Residences

Mitcon Institute Of Management

Balewadi Stadium

VITS Hotel

Mahalunge

SKP Campus

Cummins India Office

Balewadi Road

Baner-Balewadi Road



The Balmoral Riverside

Jupiter Hospital

The Balmoral Estate



Baner Road

The Orchid School

Baner

NH4

To Bangalore

Pancard Club Road



The Balmoral Hillside

Upcoming Metro Line

Towards Shivaji Nagar

To Pune International Airport

An architectural rendering of a modern high-rise residential complex, 'The Balmoral Hillside', set against a twilight sky. The building features four tall, slender towers with glass facades and cantilevered balconies. The ground floor is a brightly lit commercial podium with large windows and palm trees. A road with light trails from cars runs in front of the building, and a lush green hillside is visible in the background.

THE
BALMORAL
HILLSIDE

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BUILT AROUND NATURE

At The Balmoral Hillside, the less is more philosophy takes the driving seat when it comes to planning the landscaping and the amenities. The minimalist form of expression ensures multiple avenues for recreation without grossly altering the natural setting. Like they say, true art is knowing where to draw the line. And let the natural contours decide the landscape.

- » Plazas
- » Sit-outs
- » Amphitheater
- » Yoga & meditation
- » Tree courts
- » Pavilions
- » Usable greens
- » Central lawn
- » Play mounds
- » Pet zone
- » Party lawns



TOWER A

TOWER B

THE
BALMORAL
HILLSIDE

ENTRY
EXIT

EXIT

TOWARDS BANER HILLS

TOWARDS BANER ROAD

MULTI-SPORT COURT

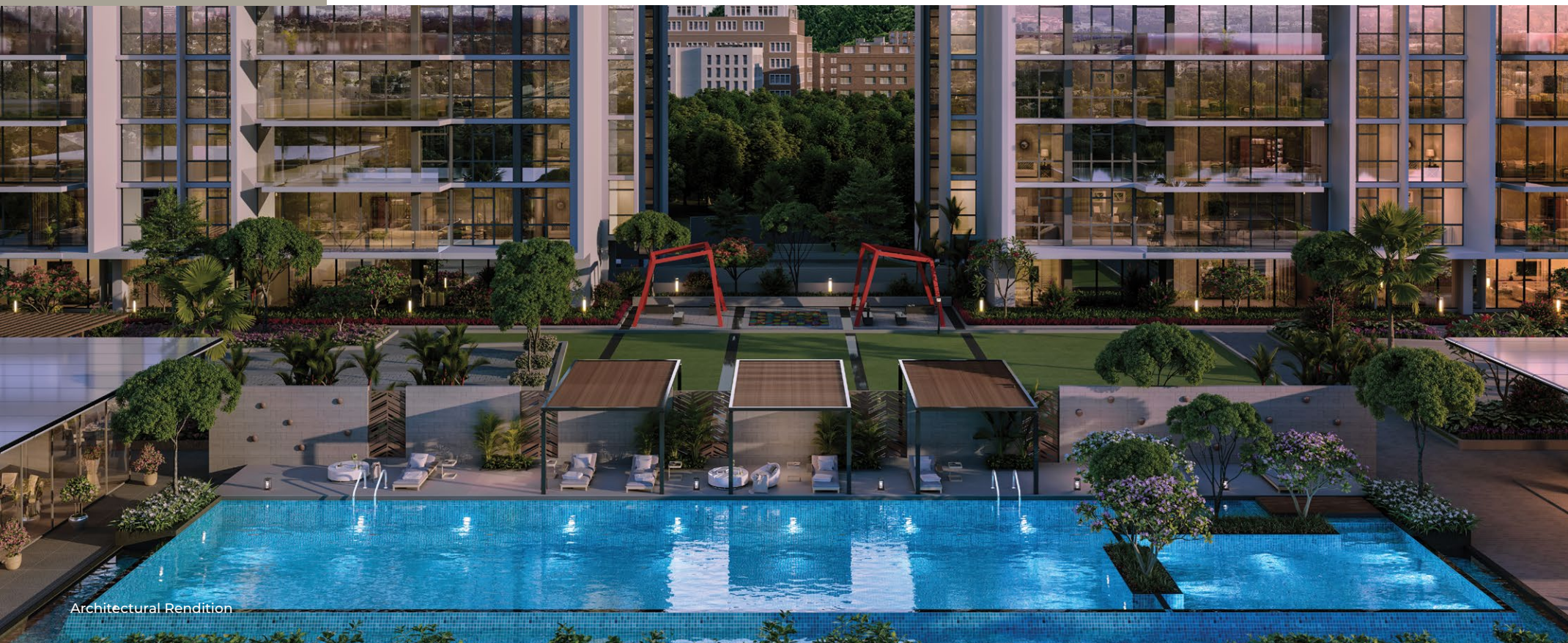
SKYLIGHT

CLUBHOUSE

SWIMMING POOL

CLUBHOUSE

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PURE INDULGENCE

CLUB BALMORAL AMENITIES

- » Swimming pool + Kids pool
- » State-of-the-art gymnasium
- » Kids play area
- » Multi-sport floodlit court
- » Indoor badminton court
- » Squash court
- » Billiards room
- » Card room
- » Table tennis
- » Community center + Banquet zone
- » Executive workspaces

THE SENSE IN SENSUOUS

We believe that the pursuit of quality gives birth to luxury. Embellished with handpicked elements and finished to perfection, every corner in a Kasturi home is a personification of elegance.

Add to this the fact that the entire apartment layout has been astutely pre-planned with furniture layouts so what you get is an unencumbered open space with optimised utility. A ready space you can simply mould to your taste with artifacts and movable furniture.





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FOR US, IT IS
WORK OF ART.
NOT JUST A WORK
OF CONSTRUCTION.

The vast living room is part of the decompartmentalised layout that evokes a sense of openness and leaves an everlasting first impression.

The dramatic high ceilings and full height glass windows accentuate the open, flowing layout, while the fully retractable doors bring the outdoors indoors.



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Architectural Rendition

MASTER BEDROOM

An intricate balance of finesse and functionality, the soothing colour palette and mood lighting all blend in together to offer spaces to please your senses. The wood alike flooring adds to the warmth while the cassette AC units ensure that even your walls stay clutterfree.



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BEDROOM TWO



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GUEST BEDROOM

This bedroom has been carefully planned right alongside the entrance as a perfect extension to the apartment to serve as a guest bedroom.

MASTER BATHROOM

Designed to pamper and fully accessorised with some of the world's best luxury brands, the bathrooms here exude an atmosphere of finesse. The marble clad walls only add to the sense of awe.



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The fully furnished kitchen, with built-in appliances from some of the finest brands is sure to appeal to your impeccable taste.



APARTMENT SPECIFICATIONS

LIVING & DINING

- Handpicked Italian Botticino marble flooring in living room, dining area and passages
- False ceiling with concealed lighting

BEDROOMS

- Engineered wood alike flooring in master bedroom
- Handpicked Italian Botticino marble flooring in bedrooms

BATHROOMS

- Fully finished bathrooms with best-in-class imported fittings
- Water heaters, accessories & shower enclosures
- Rimless antibacterial finish WC fittings

KITCHEN

- Polished porcelain large format tiles in kitchen
- Imported high quality designer modular kitchens fully fitted with built-in appliances like microwave, oven, dishwasher etc.
- Piped gas
- Well-designed utility area with retractable easy dry system and provision for washer/dryer

COMMON SPECIFICATIONS

- VRV air-conditioning with ceiling cassette units
- Lighting and curtain control automation enabled homes
- Slab to slab aluminium window systems with specialised high performance glass
- Prefabricated high-quality doors and doorframes
- High-quality interior paint
- DG backup for the entire apartment
- Fiber-to-home high-speed internet provision
- DTH



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COMMON PROJECT SPECIFICATIONS

- Firefighting system with sprinklers and smoke detectors in each home
- Garbage chute on each floor
- BMS system and control room
- High-quality aluminium formwork
- Sleek & offset-free structural design
- Non-corrosive 3-layer plumbing system
- FRLS electrical wiring
- High-speed elevators with LANDIC system (Battery powered automatic landing operation)
- 3-tier security
- Automatic biometric main door lock
- Smart Video Door Phones with access control for tower entrances
- SOS function
- CCTV surveillance system

YOUR WORLD AT YOUR COMMAND

The automated homes at The Balmoral Hillside come with intuitive learning. You can now voice automate your lights, curtains, fans, and air conditioning. Add media & entertainment pre-sets to this mix and you can create an ambience to suit your mood.

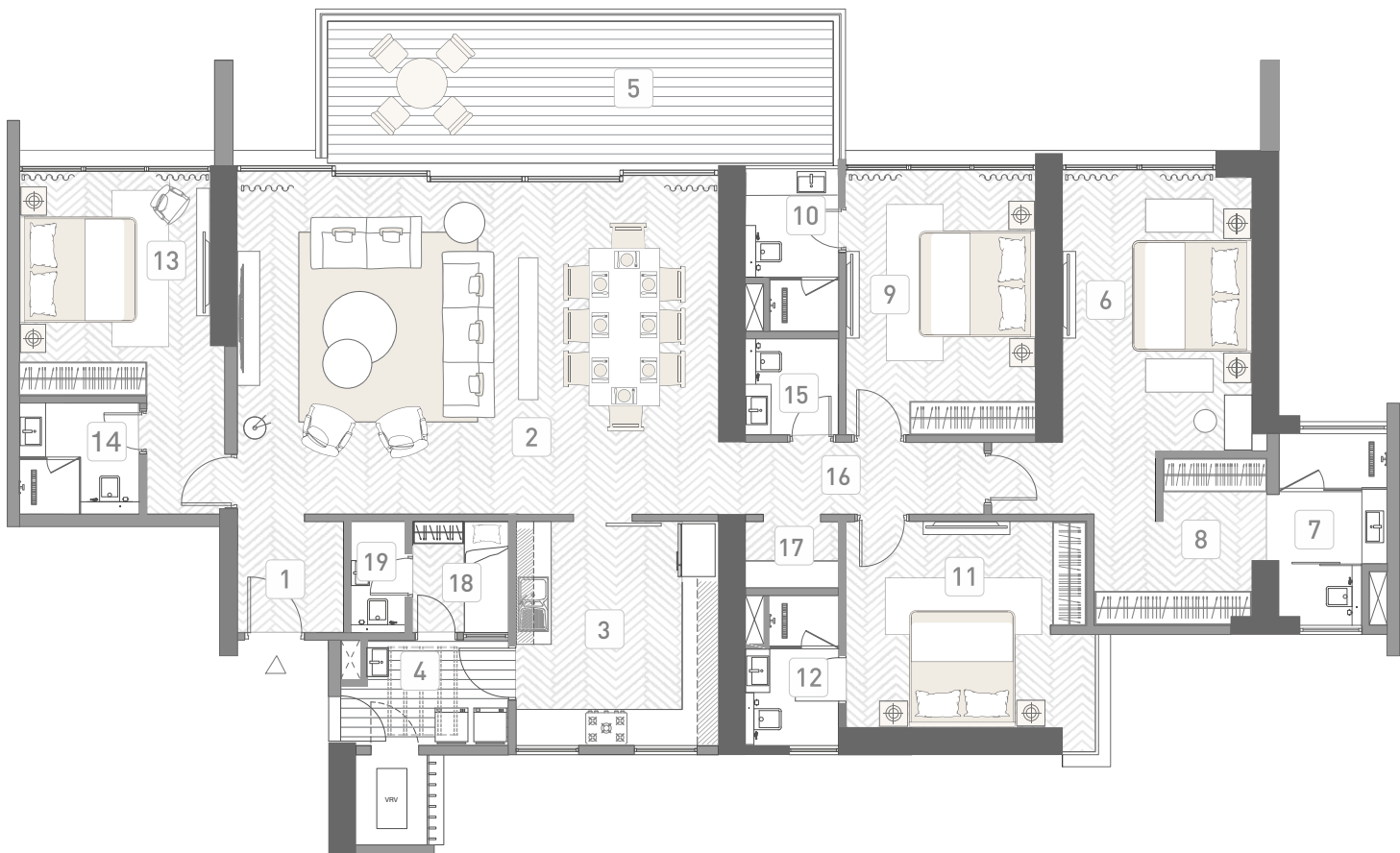
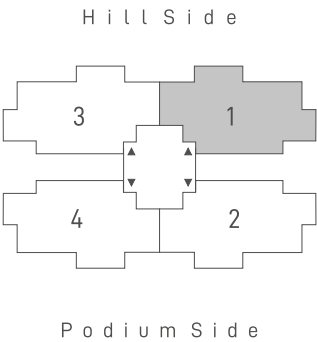
- Plug and play automation system with provision for expansion
- Lighting and curtain control automation enabled homes
- VDP access control systems with smartphone integration, digital door lock integration, and touch monitors
- Centralised VRV air-conditioning
- False ceiling with concealed lighting
- Smart switches with home automation
- Automatic privacy blind in master bathroom



AT THE
HEART OF
IT ALL



Tower A 4.5 BHK
Queen



1	Entrance lobby	1.67 x 1.90 meter
2	Living/Dining	8.05 x 5.65 meter
3	Kitchen	3.42 x 3.73 meter
4	Utility	2.84 x 1.71 meter
5	Balcony	8.50 x 2.40 meter
6	Master Bedroom	4.60 x 3.20 meter
7	Master Bathroom	1.80 x 3.19 meter
8	Walk-in wardrobe	2.68 x 2.78 meter
9	Bedroom Two	4.38 x 3.20 meter
10	Bathroom Two	1.55 x 2.66 meter

11	Bedroom Three	4.00 x 3.48 meter
12	Bathroom Three	1.55 x 2.50 meter
13	Bedroom Four	3.73 x 3.18 meter
14	Bathroom Four	2.00 x 1.85 meter
15	Powder Toilet	1.55 x 1.60 meter
16	Passage Area	4.37 x 1.20 meter
17	Store	1.55 x 1.11 meter
18	Staff Room	1.60 x 1.90 meter
19	Staff Bathroom	0.90 x 1.90 meter

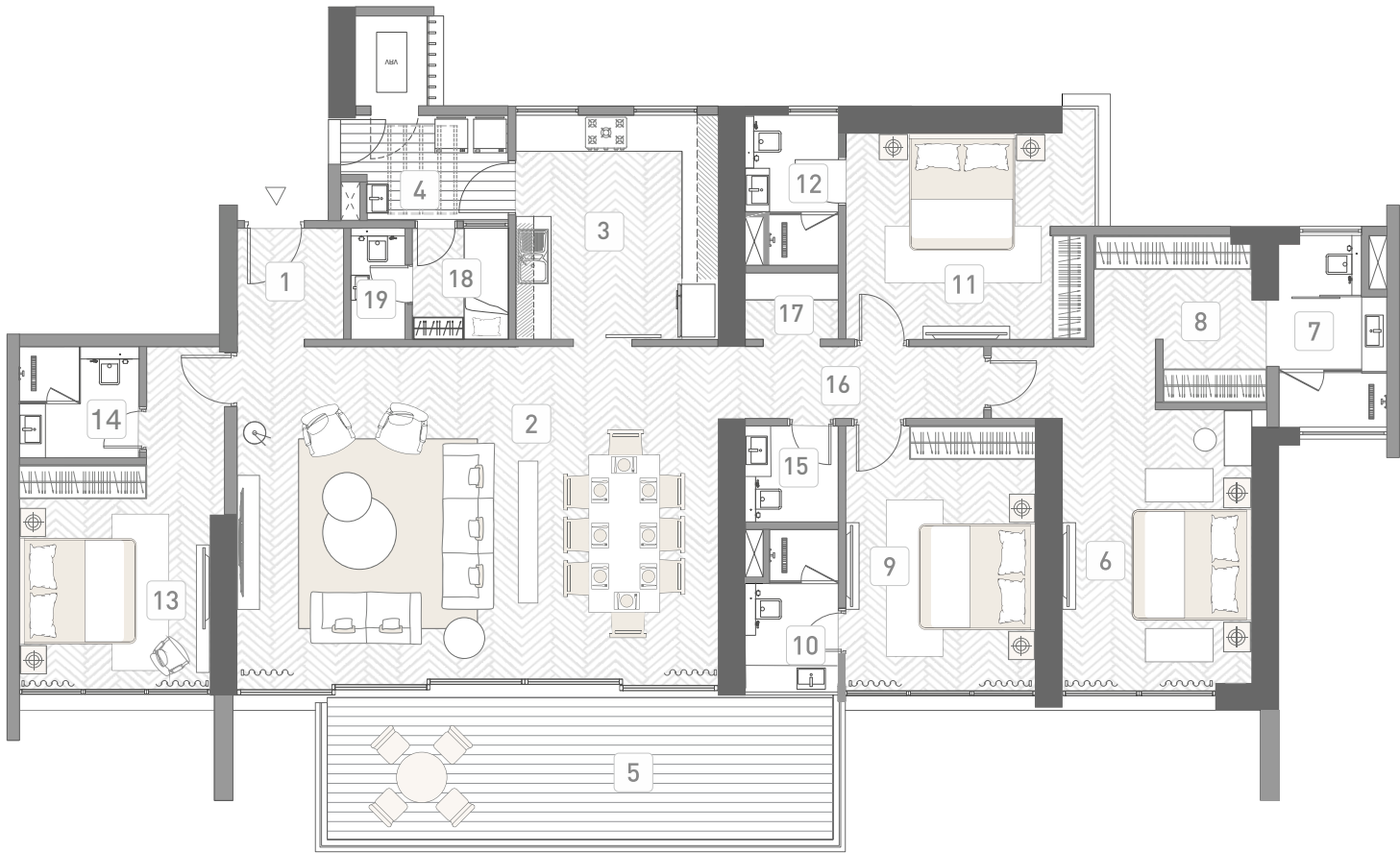
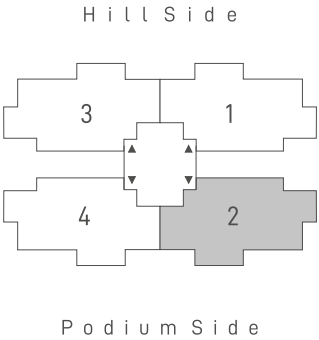


Carpet Area (in Sq.Mtr.)

Flat Area	Balcony / Terrace
175.12	24.92

Area mentioned above is approximate carpet area as per RERA.

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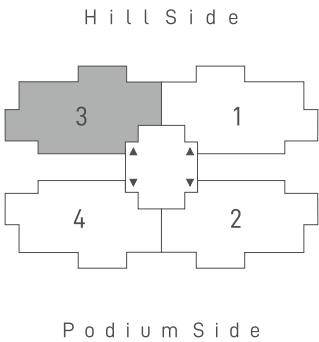


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Tower A 4.5 BHK
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1	Entrance lobby	2.40 x 1.95 meter
2	Living/Dining	8.55 x 6.30 meter
3	Kitchen	3.47 x 4.18 meter
4	Utility	3.24 x 2.06 meter
5	Balcony	8.90 x 2.40 meter
6	Master Bedroom	6.25 x 3.40 meter
7	Master Bathroom	1.80 x 4.35 meter
8	Walk-in wardrobe	3.00 x 2.23 meter
9	Bedroom Two	4.98 x 3.25 meter
10	Bathroom Two	1.55 x 2.66 meter

11	Bedroom Three	3.93 x 3.93 meter
12	Bathroom Three	1.55 x 2.65 meter
13	Bedroom Four	4.33 x 3.20 meter
14	Bathroom Four	2.33 x 1.85 meter
15	Powder Toilet	1.55 x 1.60 meter
16	Passage Area	4.37 x 1.20 meter
17	Store	1.55 x 1.41 meter
18	Staff Room	1.70 x 2.00 meter
19	Staff Bathroom	1.00 x 2.00 meter

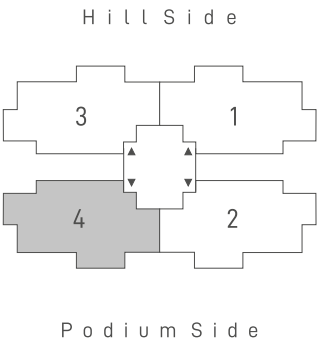


Carpet Area (in Sq.Mtr.)

Flat Area	Balcony / Terrace
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Tower A 4.5 BHK
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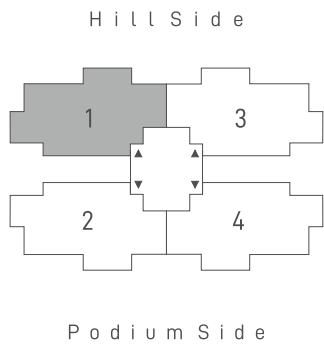


Carpet Area (in Sq.Mtr.)

Flat Area	Balcony / Terrace
204.34	27.73

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Tower B 4.5 BHK
King



1	Entrance lobby	2.08 x 1.95 meter	11	Bedroom Three	3.93 x 3.93 meter
2	Living/Dining	8.55 x 6.30 meter	12	Bathroom Three	1.55 x 2.65 meter
3	Kitchen	3.47 x 4.18 meter	13	Bedroom Four	4.33 x 3.20 meter
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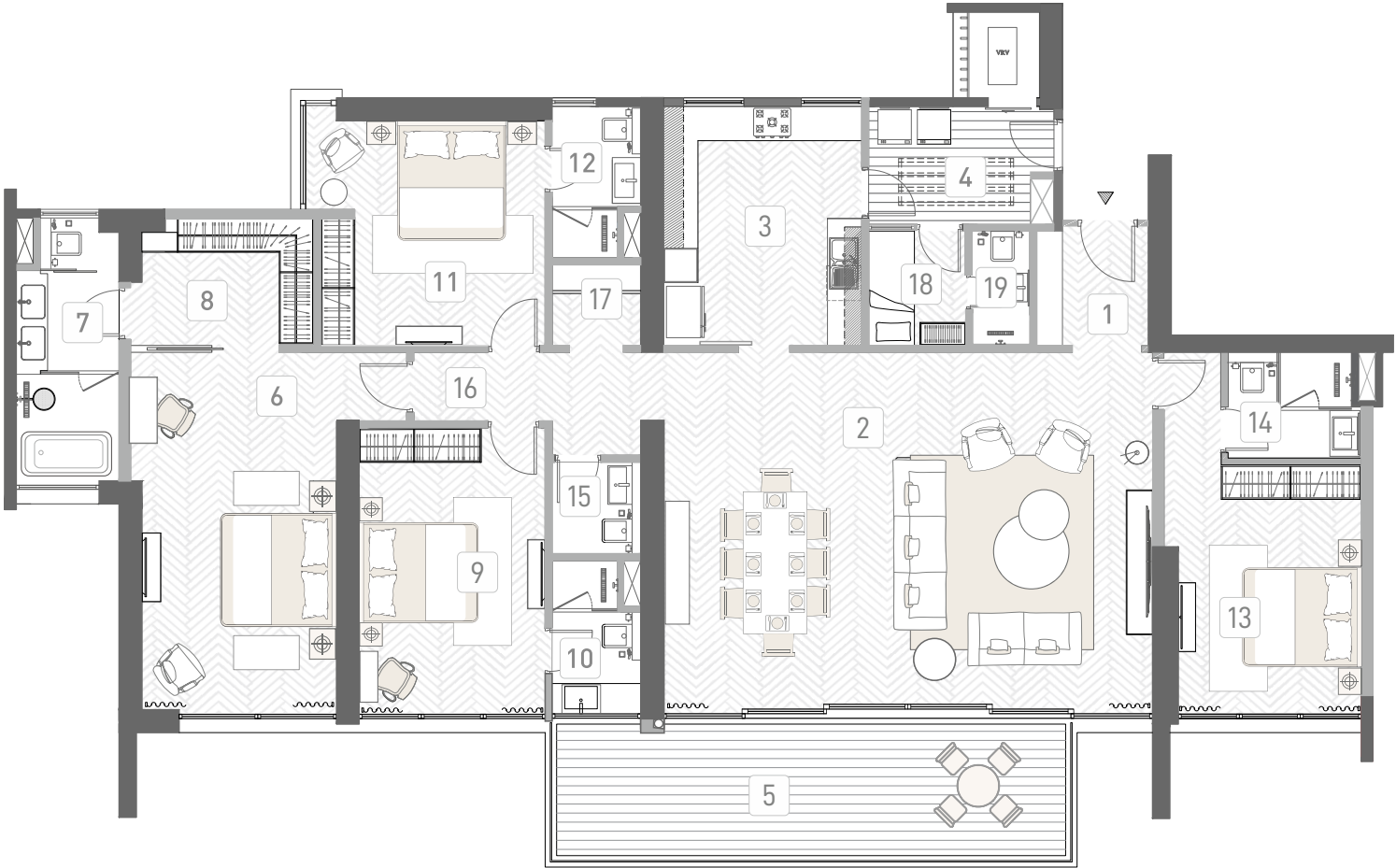
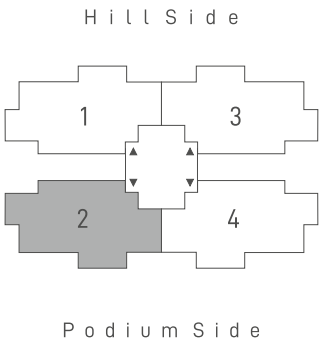


Carpet Area (in Sq.Mtr.)

Flat Area	Balcony / Terrace
203.32	27.66

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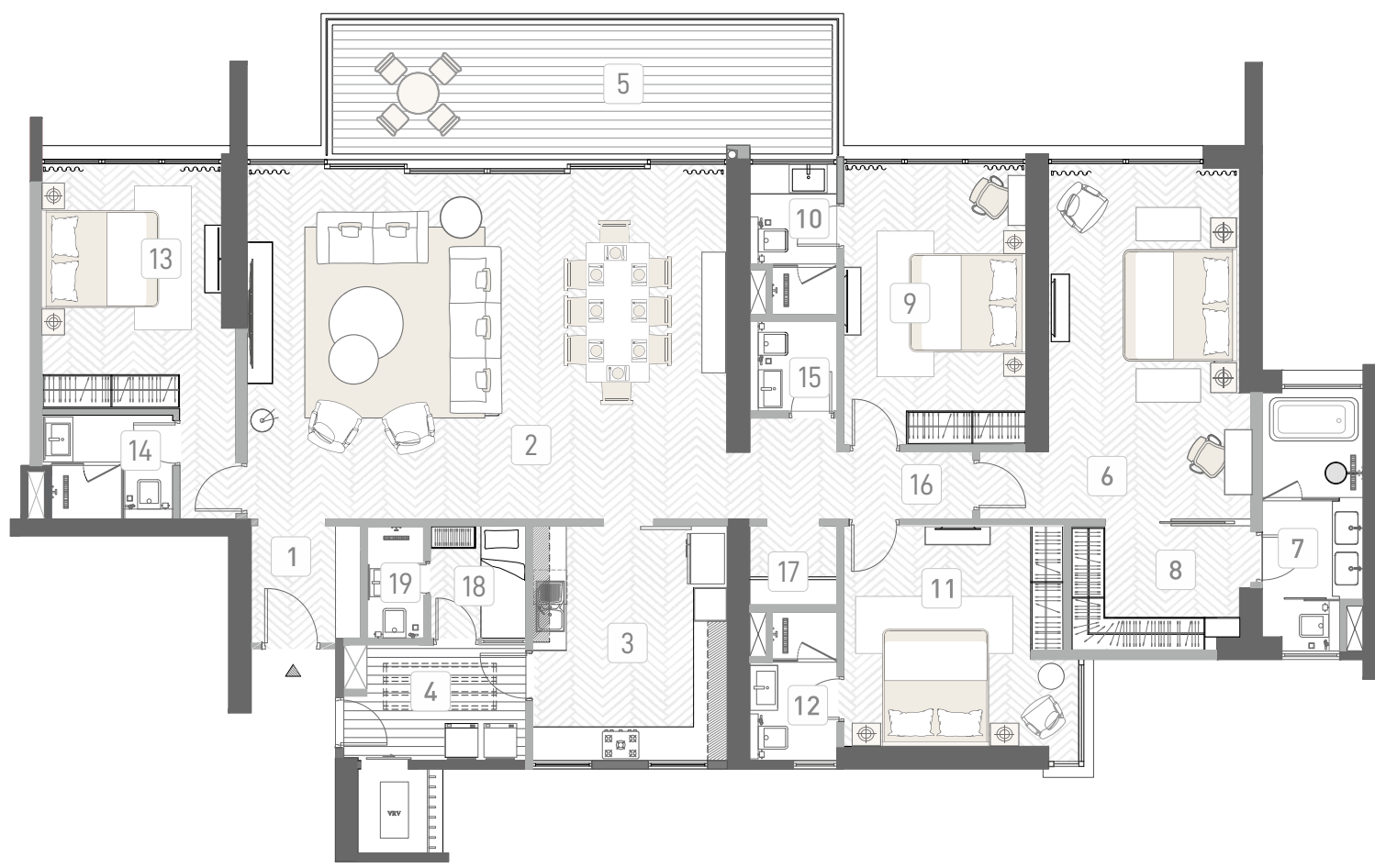
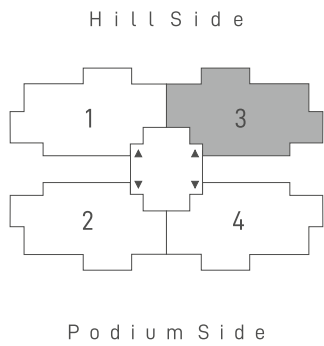


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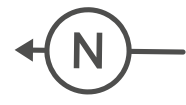
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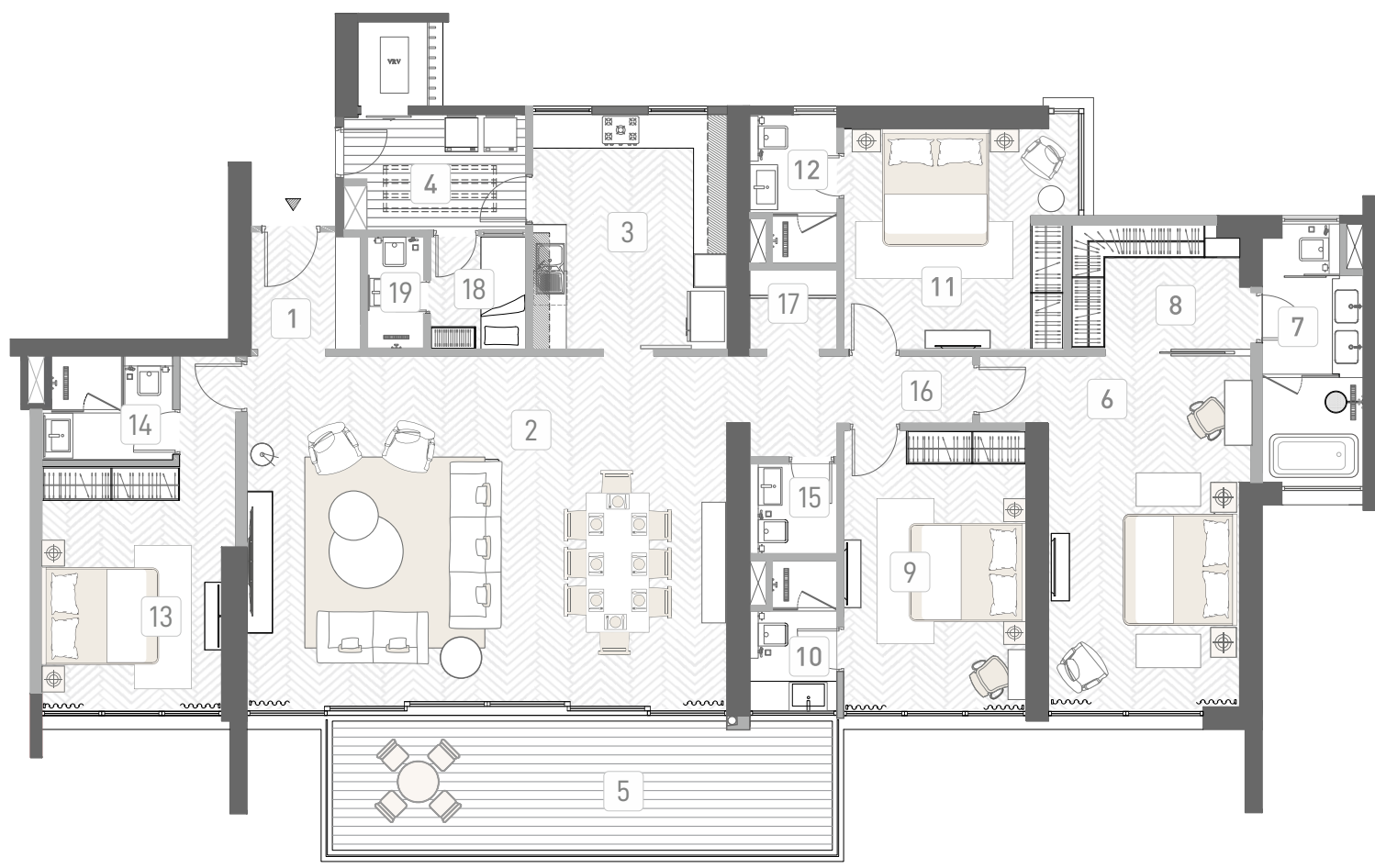
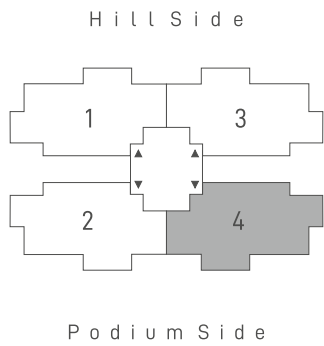


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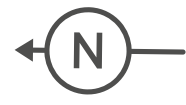
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Architectural Rendition

PROMISE.



At Kasturi, our creations are not just buildings; we think of them as beings that we need to be treated with diligence. This is why we take utmost care in nurturing them in every way.

We truly believe that we always become a part of what we build, and Kasturi's Home Care system keeps our commitment thereafter. Home Care provides our homeowners with a wide range of services that nurture their apartment, even when they are not at home.

Home Care has an array of systems designed solely for regular overall maintenance & upkeep of the projects we create.

At Kasturi we go to great lengths to make sure that our passion is shared by a like-minded community. A community that thinks alike and truly appreciates the genuine efforts that have gone into providing you with a place you can truly call home. Hence, we also go to great lengths to find them. Home Care also helps our clients seek the appropriate tenant for renting out their apartment. We believe that your home is not just your investment, but our responsibility too.



A FINE BALANCE

“Often when you think you are at the end of something, you’re at the beginning of something else.”

Sustainable development and manufacturing practice has always been at the heart of our work. We at Kasturi stand as outliers and take extraordinary measures to balance the scales by taking a number of steps to help minimise the harm that is caused to the environment due to construction activities.

Most of the manufactured products that we use in our buildings, like wiring, plumbing, fittings, doors, flooring materials etc. are all imported from EU countries which adhere to strict EU environmental norms with some of the best sustainability and environmental standards. The pre-fabricated doors that come standard in all our apartments are FSC and BIS certified, and contain wood responsibly sourced from forests with adherence to strict environmental, social and economic standards.

Even electronic products like A/C, lifts and lighting that we use all have the highest energy ratings. We also use fly-ash bricks which have a much lower carbon footprint than regular clay bricks.

We design a structure on the assumption that it will stand for at least a 100 years. To make our projects sustainable for their entire lifespan, they are designed with rainwater harvesting, solar water heating technologies, efficient garbage processing and disposal, and state of the art sewage treatment plants. Architecturally speaking, we ensure our spaces are designed with emphasis on utility of natural light and ample cross ventilation thereby reducing energy consumption. Our use of special UV reflective glass in all our projects also reduces cooling requirements in the long term.

We at Kasturi have also put in place mindful construction practices. These include controlled water usage during construction and strict monitoring of noise & air pollution. Even the debris from construction and packaging waste are disposed off in adherence to government norms.

SOMETIMES THE ONLY WAY TO SEE
A PLACE IN LIGHT IS THROUGH
THE EYES OF SOMEONE ELSE -
SOMEONE WHO HAS SPENT YEARS
IN PLANNING.



A city's allure is its buildings, but another equal significance of these landmarks is the symbolic real estate they occupy in our minds. The greatest pursuit of architecture and construction is an attempt, to bring into existence a vision of what a better world should be.

In a better world, buildings are more than a city's infrastructure, or its skyline, they are a symbol and a legacy of what once was and how far and high we have dared to go. A building is a legacy, and an owner's home a statement of their life.

In an attempt to pursue this noble endeavour, Kasturi aims to create an unparalleled haven of comfort, at prime addresses, with architecture, interiors and landscaping to bring into existence a quality of life that exemplifies nothing but the best. A symbol of pride for its owners. A dream you have entrusted us with.

We take your dream and make it happen. Like promised.

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Corporate Office

1 Adams Court, 2nd Floor, Opp. Hotel Mahabaleshwar,
Baner Road, Pune - 411 045, India

Site Office

The Balmoral Hillside, Pan Card Club Road, Baner, Pune - 411 045

@kasturi.com



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FOR ENQUIRIES, CONTACT:



ATHARV

+91 98609 13838



MAHENDRA

+91 98609 83434



**MAHARERA REGISTERED
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A011262400509



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Pune, Maharashtra