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KALPATARU

RADIANCE

— GOREGAON (W) —

# FIND BLISS. STAY AWHILE.

## At Kalpataru Radiance.

Contemporary homes with a timeless appeal.

Kalpataru Radiance is a premium residential complex with signature towers located in the heart of Goregaon West. With easy access to the Western Express Highway, commercial hubs, a bouquet of premium facilities and lavish landscapes - it is your gateway to live a better now.

Your home features a choice of 2, 3 & 4 bedroom residences with luxurious floor height of 10 feet 10 inches and home automation system with mood lighting in all rooms.

Stay fit with a state-of-the-art gymnasium, spa, squash court, tennis/basketball court, jogging track, badminton court & large outdoor swimming pool with kids pool and open air jacuzzi.

Enjoy the great outdoors with themed landscapes, barbeque area, sculpture garden, meditation pavilion and rooftop garden with a banquet lounge.

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# LOCATION MAP.

Stay well connected to the city while maintaining distance from the chaos of it. Snuggled in Siddharth Nagar, Kalpataru Radiance is just minutes away from SV Road & Link Road.

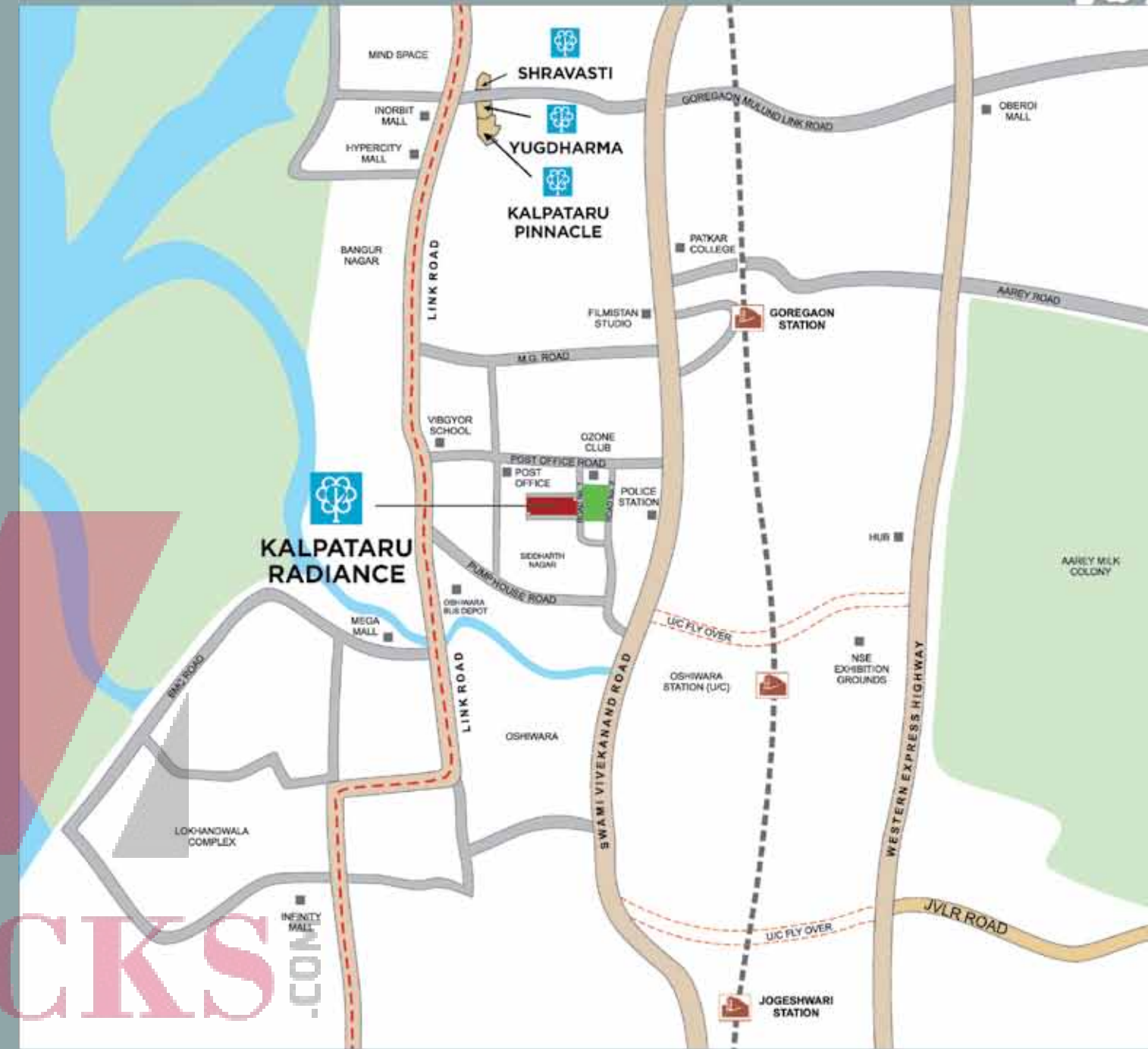
Easy access to the Western Express Highway via Goregaon-Mulund Link Road and the under-construction flyovers at Oshiwara & JVLR

Close to the commercial centres of the city - Mindspace, Andheri Link Road, SEEPZ, MIDC & other commercial complexes along the Western Express Highway

Proposed Oshiwara railway station & proposed Metro Rail Phase-II along the Link road which will boost the connectivity to the city

Inorbit mall, Mega mall & Infinity-II mall within a radius of 3 kms

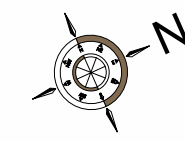
Well-developed social infrastructure with leading schools and hospitals in the vicinity



- Metro Phase I
- Metro Phase II
- Metro Phase III
- Mono Rail
- Trans Harbour Link



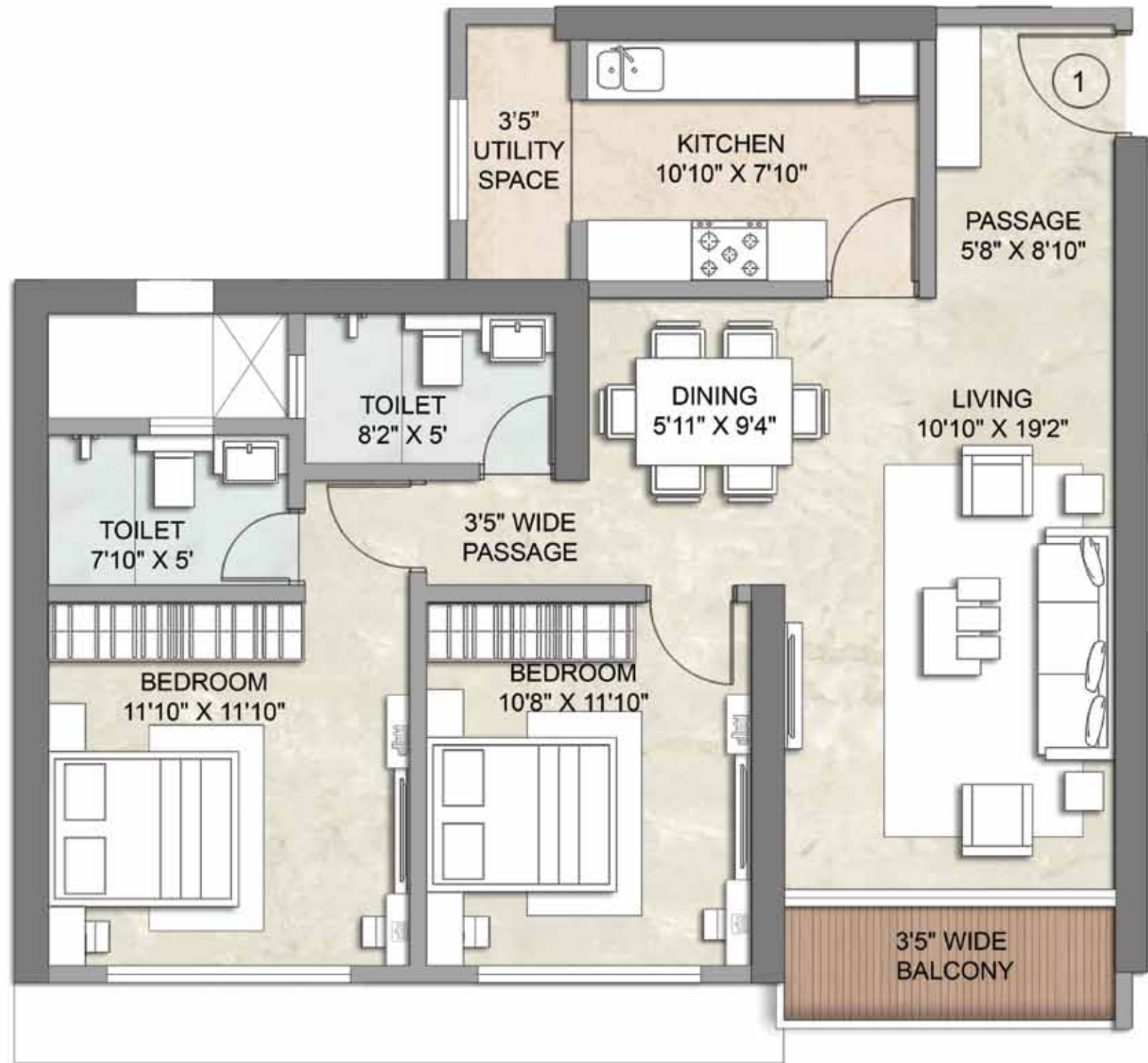
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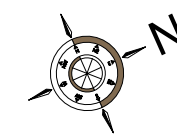
**TYPICAL FLOOR PLAN - WING A**



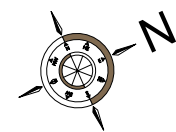
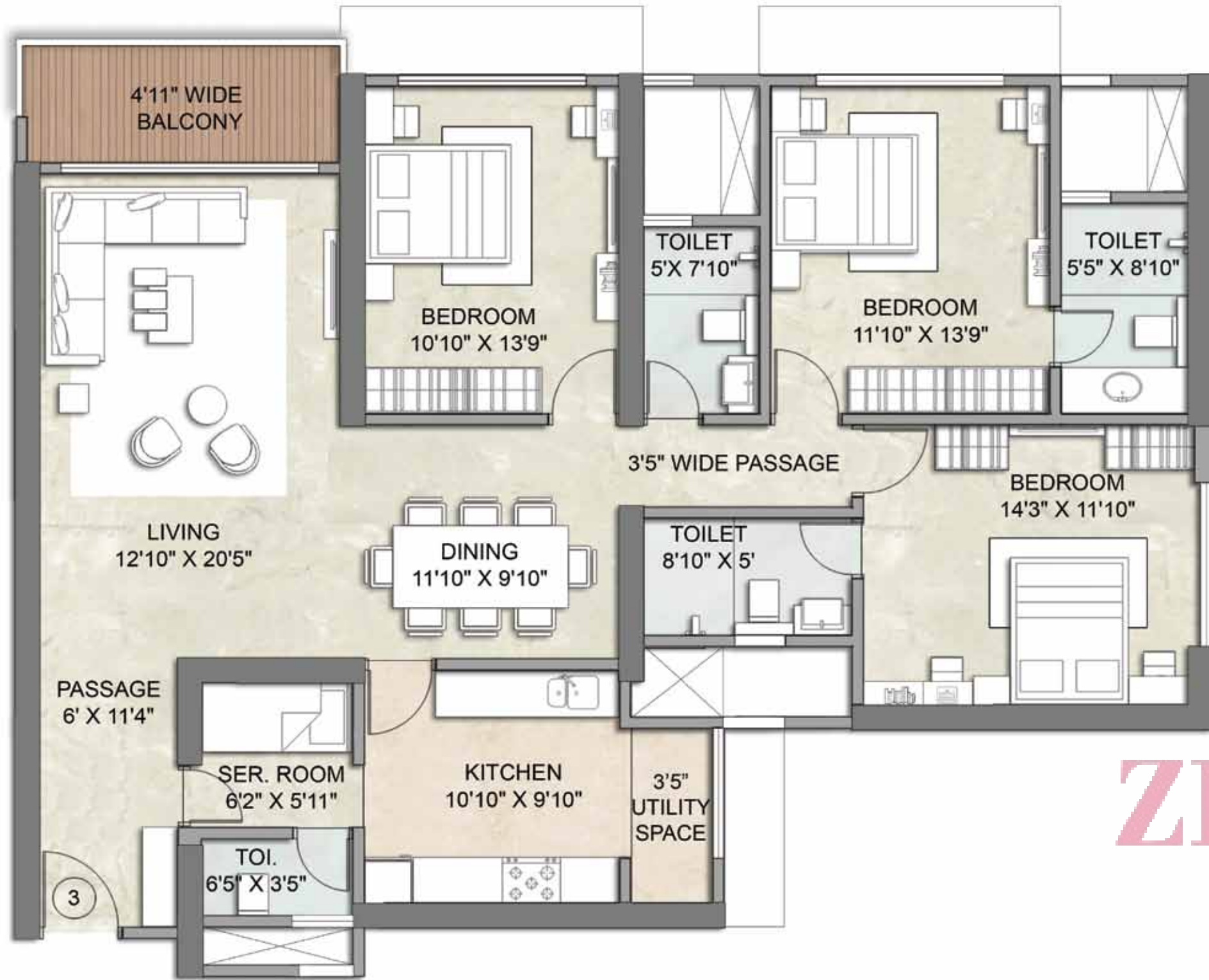
**TYPICAL FLOOR PLAN - WING C**



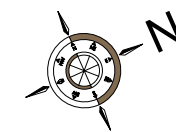
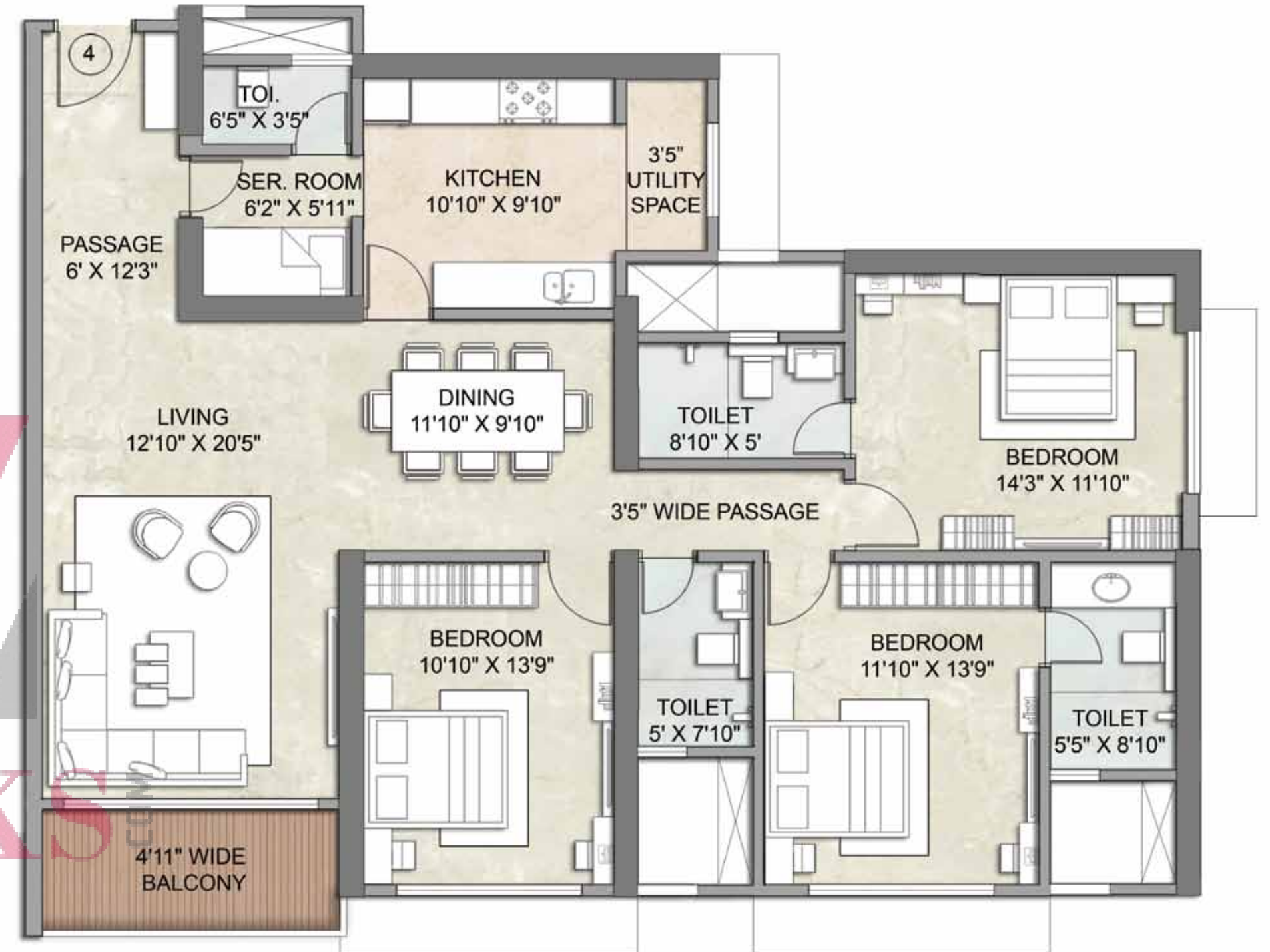
**UNIT 1 - WING A**



**UNIT 2 - WING A**

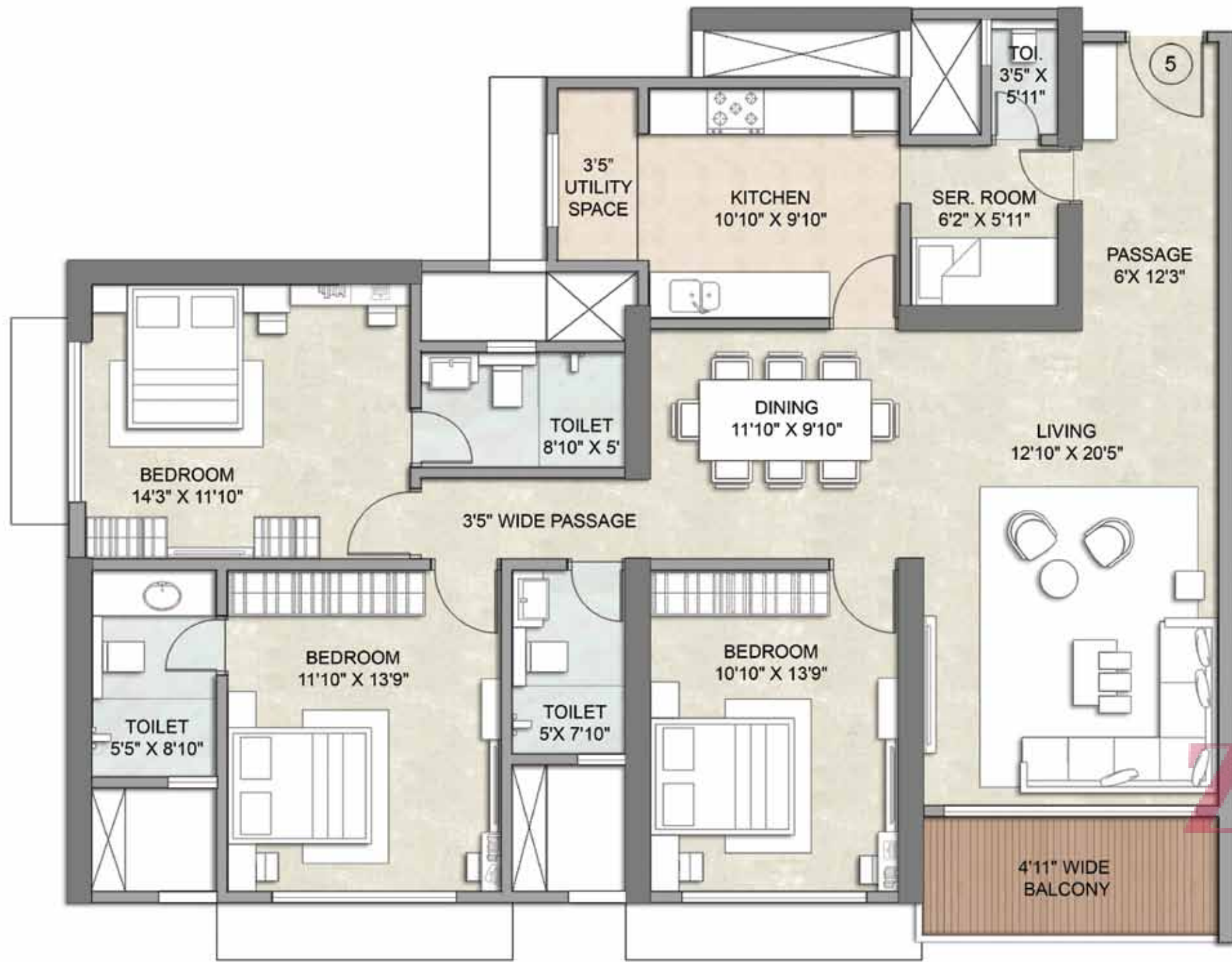


**UNIT 3 - WING A**

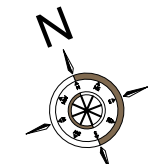


**UNIT 4 - WING A**

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**UNIT 5 - WING A**

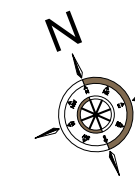
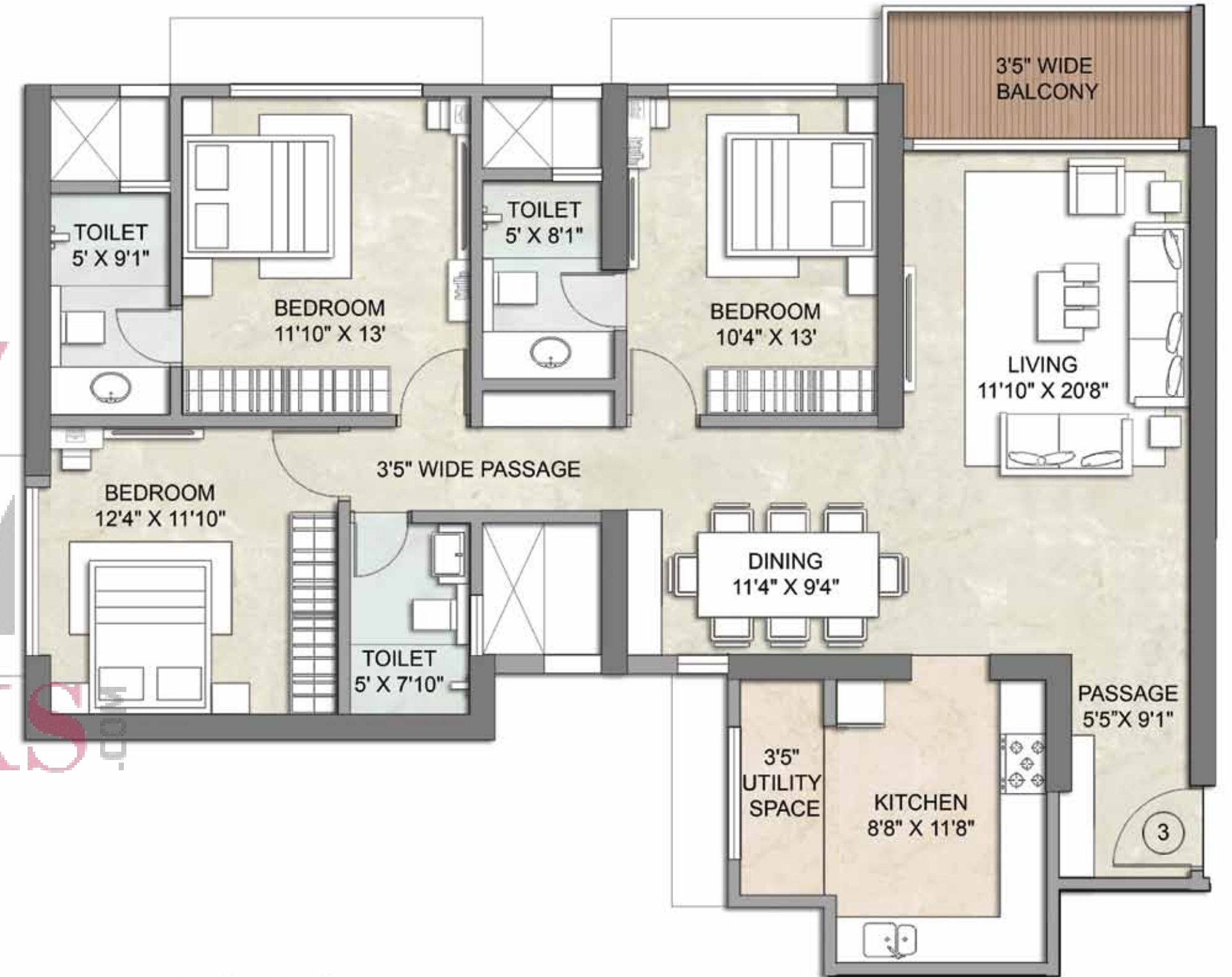


**UNIT 1 - WING C**

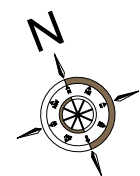
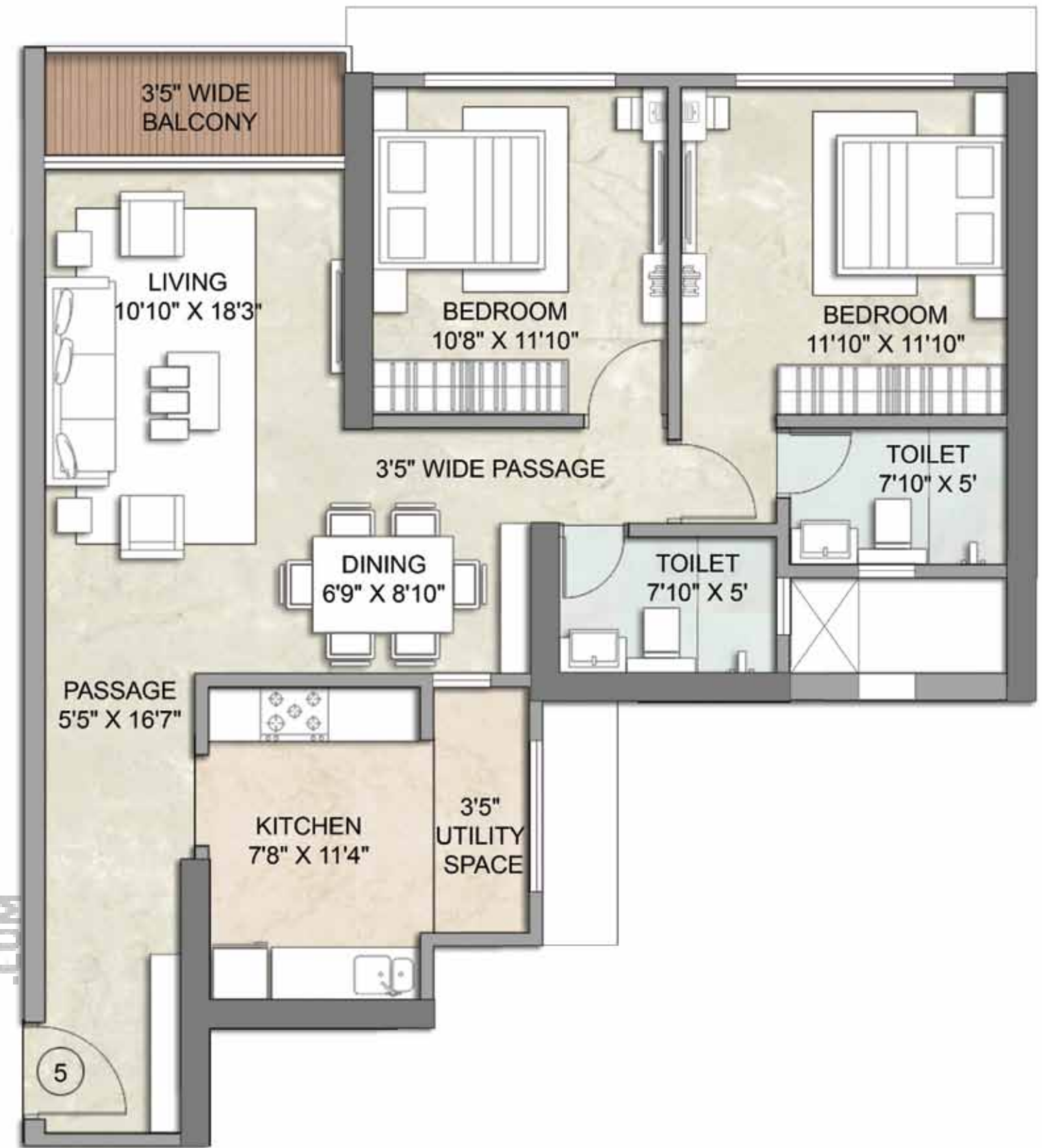




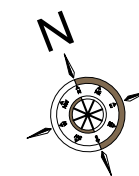
**UNIT 2 - WING C**



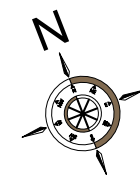
**UNIT 3 - WING C**



**UNIT 4 - WING C**



**UNIT 5 - WING C**



**UNIT 6 - WING C**



**PROJECT FEATURES.**

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## HIGHLIGHTS

- Contemporary multi-storeyed towers
- Designed with emphasis on optimum natural lighting and ventilation
- Spacious 2 & 3 BHK apartment in tower C; 3 & 4 BHK with servant room in tower A
- Spacious apartments complemented with floor to floor height of 10 feet 10 inches
- Sun deck with aluminium and glass railing in living room with full height window
- Clubhouse with world class gymnasium
- Landscaped podium of around 1.6 acres for recreational facilities
- Large swimming pool with ozonised water, kids pool, splash pool and open air Jacuzzi with pool decks
- 4 tier advanced and integrated security system
- Wi-fi system in every apartment and in common areas
- LEED certified project

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## BUILDING FEATURES

- Separate drop off porch for each tower
- Double height entrance lobby
- High speed elevators including service elevator with 2 hours fire rated doors & Auto Rescue Device (ARD)
- Multi-level car parking space
- Energy efficient motion sensor LED lighting in designated common areas & garden
- Power backup for fire elevator and key utility areas
- Rain water harvesting and Sewage Water Recycling Plant (SWRP)
- Garbage chute for easy disposal of waste
- Emergency evacuation fire chute
- Driver's area with rest room
- Wash room facility for domestic help at each mid landing
- Landscaped terrace garden with party facilities, bar counter, meditation lawn, seating zone, viewing deck, feature wall, water cascades, seating under pergola, star gazing terrace decks
- Car calling facility

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## LEISURE FEATURES

- Double height spacious reception lounge in the clubhouse
- Separate spa for men and women with change room, massage room, shower, steam & lockers
- World class gymnasium with state-of-the-art equipment

- Pilates in gymnasium
- Terrace for yoga/aerobics
- Toddlers' room/multipurpose room
- Indoor games room
- Squash court with viewing gallery
- Mini-theatre with sound lock entrance foyer and digital room
- Multi-function party lounge with attached pantry, spilling over the landscaped lawn
- Guest suites with attached toilet
- Wi-fi connectivity in clubhouse
- Large swimming pool and kid's pool with spacious pool decks and open air Jacuzzi
- Splash pad
- Rock climbing wall
- Barbeque area
- Seating pods
- Multi-purpose court (tennis court/ basketball court)
- Open badminton court
- Amphitheatre located in the garden
- Fountain plaza
- Themed landscape garden
- Children's play area
- Cricket practice pitch
- Seating plaza
- Rubberised jogging track
- Art work & feature walls
- Sculpture garden
- Water cascade at the entrance and drop off porch
- Piped music in landscaped garden and entrance lobbies
- Solar/LED lighting in landscaped garden

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## SAFETY FEATURES

- Fire sprinkler in every apartment
- Seismic resistant structure
- 24 hour surveillance by CCTV covering designated common areas including children's play area
- Advanced secure fire fighting systems with fire chute
- Sprinkler system & mechanical ventilation to the basement
- Public address system
- Video door phone and integrated intrusion alarm system
- Secured kitchen equipped with CNG, LPG & heat/smoke detector
- BMS along with CCTV for monitoring key designated common areas such as lobbies, children's play area, exit entry, ramp-entry exit, clubhouse entry, centralised control parking lights, CO sensor for parking areas, monitoring water level of tanks, ventilation system in basement, addressable fire alarm system
- Smart card access control to the clubhouse

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## APARTMENT FEATURES

- Air-conditioned apartments
- Entrance vestibule in each apartment
- Imported marble flooring
- 8 feet high laminate finished entrance door and paint finished internal doors
- Gypsum finished internal walls with low Volatile Organic Compound (VOC) Paint
- Anodised aluminium sliding window with MS Grill from inside
- Synchronised light at the main door
- Home automation system comprising of mood lighting in all rooms
- Multimedia panel in the master bedroom

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## KITCHEN FEATURES

- Spacious kitchen with attached utility space
- Granite flooring
- Granite main platform
- Additional service platform
- European tile dado above the platforms
- Scratch resistant stainless steel sink with drain board
- Exhaust fan
- TV point in the kitchen

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## BATHROOM FEATURES

- Imported marble flooring in all bathrooms
- Imported marble/European designer tile dado up to door height
- Glass partition and rain shower in the master bathroom
- Premium international sanitary and CP fittings
- Hot & cold water mixer in wash basins
- Naturally ventilated bathrooms complemented with an exhaust fan
- Storage water heater
- European drainage system in the master bathroom

# CONSULTANTS.

**Design Architect** Hafeez Contractor, Mumbai

**Interior Designer** PIA Interior Co. Ltd., Thailand

**Landscape Architect** Cracknell, Dubai

**Structural Design Consultant (International)** Arup, Hong Kong

**Structural Design Consultant (India)** Pravin Gala Consulting Engineers, Mumbai

**Services MEP** AECOM, Mumbai

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**Developers** Kiyana Ventures LLP

**Site address** Kalpataru Radiance, Next to Prabodhan Krida Bhavan, Off Post Office Road, Siddharth Nagar, Goregaon (West), Mumbai – 400 104

**Head office** 101, Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (East), Mumbai – 400 055

**Tel.** +91 22 3064 3065 **Fax** +91 22 3064 3131 **Email** sales@kalpataru.com **Website** www.kalpataru.com

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