

SANTACRUZ WEST:
A MILIEU OF CULTURE,
LUXURY AND
CONNECTIVITY



Representational Image

Only a few locations in Mumbai can harmoniously bring together this trinity, and in this case, Santacruz West comes at the forefront. Here, you'll find that all the possible conveniences are just a quick drive away. A vibrant culture paints every nook and corner of the vicinity. Amid excellent road, air and rail connectivity, here, you come home to enjoy more time with your family and less time grappling Mumbai's traffic.

A WORLD OF CONVENIENCES, RIGHT AROUND THE CORNER

Life at Kalpataru Imperia is crafted to fill yours with ultimate convenience. Here, everything you need is a quick drive away. Premium restaurants, luxury hotels, shopping districts, hospitals, or educational institutes – all your lifestyle needs, right around the corner.



5 STAR HOTELS

- Ramada Plaza - 9 mins
- Hotel Sahara Star - 8 mins
- Grand Hyatt - 9 mins
- Shangri La - 14 mins
- Taj Lands End - 14 mins
- JW Marriot - 14 mins



FINE DINE RESTAURANTS

- Bastian - 7 mins
- Global Fusion - 8 mins
- Olive Bar & Kitchen - 9 mins
- Indigo Delicatessen - 9 mins
- Escobar - 9 mins



SCHOOLS AND UNIVERSITIES

- Billabong International - 7 mins
- Arya Vidya Mandir - 5 mins
- Rose Manor - 5 mins
- R. N. Podar - 4 mins
- Lilavatibai Podar - 4 mins
- Little Angel School - 5 mins
- Mumbai University - 12 mins
- Utpal Shanghvi Global School - 12 mins
- Mount Litera - 15 mins
- L.S. Raheja College - 7 mins
- NM College - 10 mins
- SNDT College - 10 mins



HOSPITALS

- Nanavati Hospital - 7 mins
- Sarla Hospital and ICU - 5 mins
- Kenia Eye Hospital - 5 mins
- Sarla Nursing Home - 7 mins
- Surya Child Care - 4 mins
- RK Hospital - 7 mins
- V N Desai Hospital - 10 mins
- Cooper Hospital - 11 mins
- Lilavati Hospital - 12 mins
- Arogya Nidhi Hospital - 13 mins
- Kokilaben Dhirubhai Ambani Hospital - 20 mins



SPORTS AND RECREATION

- Bandra Gymkhana - 12 mins
- Khar Gymkhana - 6 mins
- Carter Road - 9 mins
- Juhu Beach - 8 mins
- Rotary Park - 5 mins
- Muktanand Garden - 6 mins

- SCHOOL
- HOSPITAL
- LUXURY HOTEL
- TEMPLE
- COMMERCIAL BUILDING
- RECREATIONAL CLUB
- RESTAURANT
- METRO STATION
- BULLET TRAIN STATION
- RAILWAY STATION
- COSTAL ROAD EXIT
- PROPOSED METRO PHASE-II
- PROPOSED METRO PHASE-III
- PROPOSED COASTAL ROAD
- HIGHWAY



IMPRESSIVE
IN EVERY SENSE



Representational Image

Kalpataru Imperia offers everything you ever dreamed of, and more. Intricately designed and thoughtfully adorned, its architectural brilliance casts an imposing presence in the vicinity. These smartly designed 3 BHK homes let you bask in the luxury that begins with a grand entrance and continues all the way up to the sophisticated gym.

- Contemporary 3 BHKs
- 11' long sun decks in select 3 BHKs
- Landscape garden and party lawn
- 4 level basement parking

LIFE WITH AN EXCLUSIVE WELCOME

When you come home after a long day's work, the least we can do is make you feel welcome, which is why, we've built a grand, double-height entrance lobby. Everything from decorative lighting fixtures to gleaming marble floors, set the stage for a grand entrance.

- A grand, fully air-conditioned double-height entrance lobby
- Crafted with the most beautiful marble flooring



Representational Image

A GARDEN OF DELIGHT



Representational Image

Green spaces are hard to find in Mumbai, but not at Kalpataru Imperia. We have thoughtfully designed a vehicular-free landscaped garden to offer you uninterrupted relaxation and rejuvenation. With bespoke lighting fixtures adorning the garden, you'll always feel rejuvenated.

- Landscape garden
- Party Lawn

MEDITATE INTO A STATE OF TRANCE

Designed to make you feel relaxed, the landscaped garden offers the most peaceful ambience. After hustling all day, a meditation session is all you need to calm your mind and soul.

- Meditation Zone



Representational Image



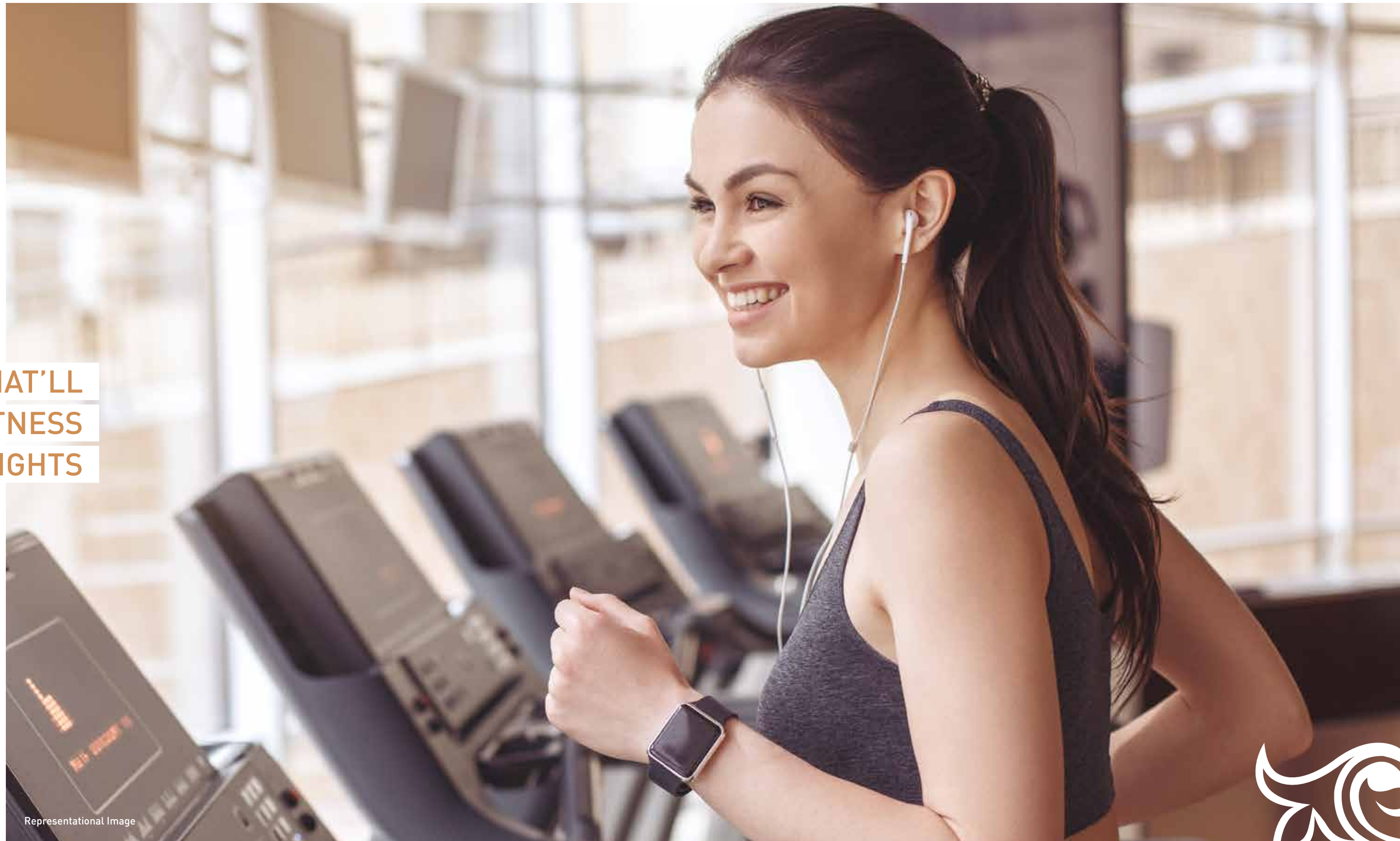


BREATHE IN POSITIVITY BREATHE OUT NEGATIVITY

Since ancient times, yoga has proven to be the best way to de-stress your body and mind. A quiet room makes for the perfect peaceful environment to perform yoga asanas.

- Yoga Room

A SPACE THAT'LL
ELEVATE FITNESS
TO NEW HEIGHTS



Representational Image

Ready to take your workout to new heights?
Head over to the full-fledged fitness centre.
With a range of state-of-the-art equipment,
the fitness centre ensures that you have a happy
mind and a healthy body. And the views of the
calm neighbourhood will nourish your soul.

- Cardio room
- Gym with shower



ADDING FUN TO YOUR DAILY WORKOUTS

At Kalpataru Imperia, your health matters. A very well-equipped gymnasium with a panoramic neighbourhood view to accompany, awaits you. Boost your energy levels and build your muscles through weight training to maintain fitness.

- Weight Training

Representational Image



YOUR KIDS' HAPPY PLACE

Keeping kids entertained at all times is a task. Here's where the play area for kids comes to your rescue. Now your kids don't have to venture out for some fun time, they can play to their heart's content right within the compound.

- Kids' play area

Representational Image



WHERE THE SKY IS YOUR CANVAS

Catch nature merge with the sky.
For those times when you want to
unwind and feel on top of this world,
just head up here and relax.

- Terrace Garden

Representational Image



4 LEVEL PARKING TO ACCOMMODATE GROWING AMBITIONS

Spread across four basements, this fully covered ramp parking is a space unique to the vicinity and intends to make life hassle-free for you.

- 4 level basement parking

COME HOME TO
AN AWE-INSPIRING
SETTING



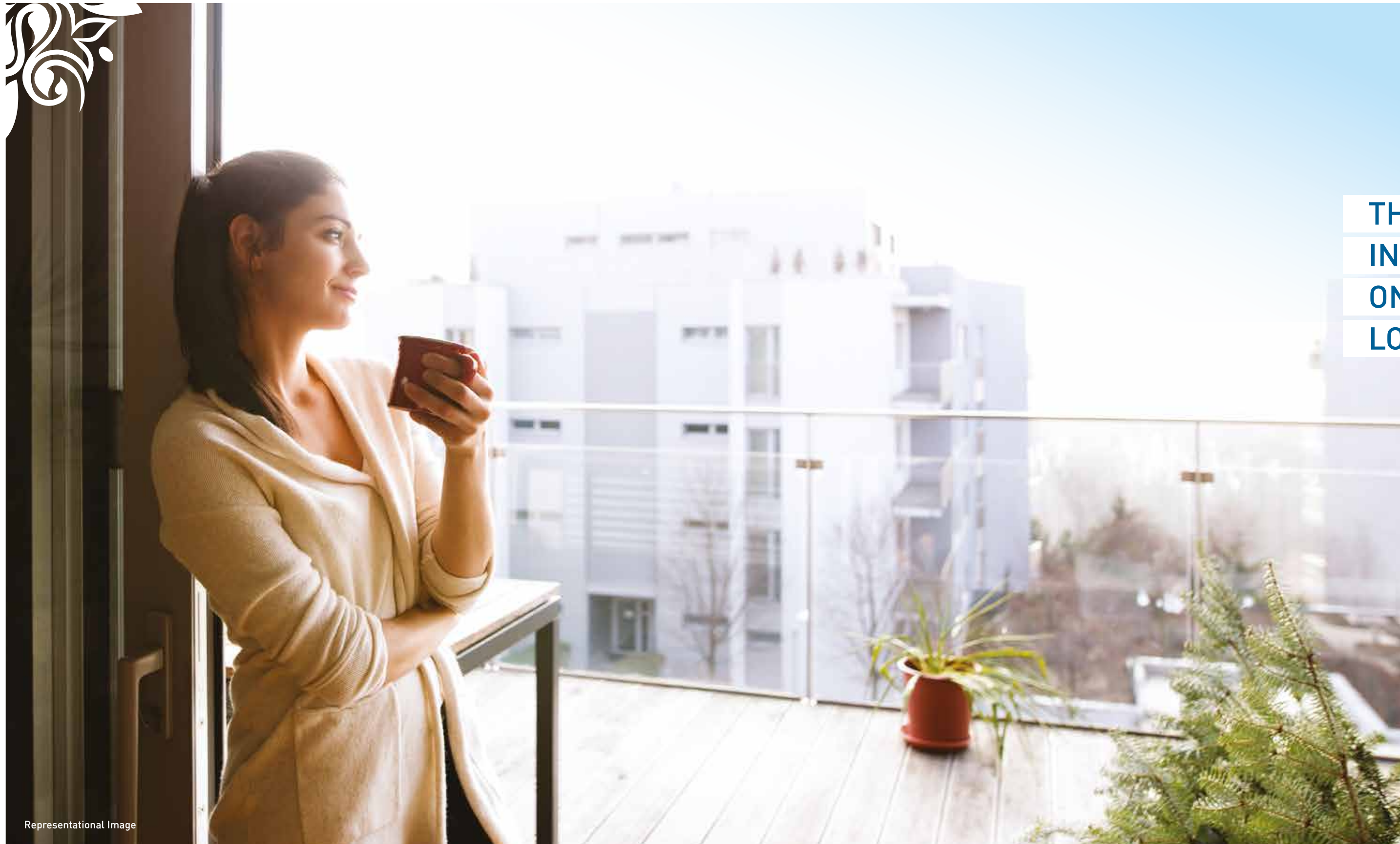
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Spacious and brightly-lit, the L-shaped* layout of the living room lets natural light in and ensures maximum ventilation. The well-designed residences come adorned with marble flooring and glass railings.

Better still, an entire space set apart for dining, make these living rooms the perfect backdrop for a grand lifestyle.

- Floor layout to maximize furniture space
- Emphasis on natural-lighting
- Laminate finished internal and external doors

* L-shaped design only for 3 BHK apartments



Representational Image

THE STAGE IS SET. IN THIS CASE, ON A 11 FEET LONG SUNDECK*

The living room opens out to a grand private sundeck that brings alive all the fun and laughter. Savour beautiful moments with your loved ones, spend a quiet evening reading or perhaps, relax over a cup of coffee.

- Spacious 4'7" wide and 11' long sundecks in select 3 BHKs
- Aluminium railings and vitrified tile flooring

*Only for 3 BHK apartments

WHERE LUXURY MEETS COMFORT

A private retreat in itself, the bedroom envelops you in luxury as soon as you enter.

Furnished using sleek designs, polished marble finishes and other thoughtful features, every bedroom is tucked away in a corner of the house to ensure that every family member enjoys their personal space. It won't be long before this plush corner takes away your daily stress and cradles you to sleep.

- All bedrooms tucked-away to ensure private space
- Imported marble flooring



Representational Image



WHERE EVERYDAY
MEALS TURN
INTO LAVISH
DINNER PARTIES



Representational Image

With beautiful flooring and other contemporary finishes, the kitchen here combines utility and lavishness to please the connoisseur.

It is thoughtfully placed next to the dining space to save time on service, while the triangle platform planning assists in dishing out an extravagant five-course meal.

- Agglomerated quartz stone flooring, dado and platforms
- Working triangle platform planning for maximum convenience
- Gas/smoke detector





WHERE EVERY SHOWER IS A BLISSFUL EXPERIENCE

Imported marble flooring bless the interiors of this master bathroom. The premium sanitary fittings make sure you're soaked in luxury right from the moment you step in.

- Imported marble flooring
- Imported marble dado in master bathroom and designer tiles dado in other bathrooms
- Glass partition in master bathroom
- Premium sanitary and chrome plated fittings

Representational Image

PROJECT SPECIFICATIONS



SUSTAINABILITY

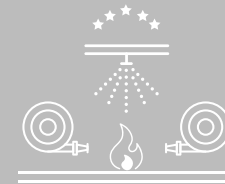
Lavish windows for optimum light and ventilation.

Electrical charging points to encourage the use of electrical powered vehicles.

Use of low VOC substances to safeguard the environment.

Use of organic composting to treat manure and use it to build the landscape.

Rain water harvesting.



FIRE SAFETY

Fire Sprinkler System and heat detectors are installed at common areas for detection and protection, in case of a fire.

Fire rated doors for elements in the common lobby to reduce the spread of fire and give protection time of 1-2 hours approximately.

Smoke seals in wooden doors.



SAFETY

Fire Alarm System (F.A.S) for common areas of the entire project.

A Public Address System (PASS) for common areas of the entire project.



SECURITY

Access Control System (ACS) shall be provided at all lift lobbies and the gym.

CCTV cameras provided everywhere from the ramp entries, lobbies, gym and kid's play area to the entry/exit gates for Vehicle Access Systems.



HUMAN ACCESS

Human Access Control- Card readers accept card inputs of registered people to help avoid intrusion.

Vehicle Access Control- At vehicle level, UHF readers on boom barriers at main entry and exit gates, prevents intrusion and helps with security.

APARTMENT FEATURES



Imported marble flooring in Dining, Living Room, Bedrooms and Passages



Internal walls treated with low VOC Paint

KITCHEN FEATURES



Agglomerated Quartz Stone flooring



Agglomerated Quartz Stone platform with stainless steel sink and drain board



Agglomerated Quartz Stone dado above platform



Exhaust fan



Provision for water purifier

BATHROOM FEATURES



Laminate finish external and internal doors



Aluminium sliding windows with fixed aluminium bottom panel



Balconies with skid resistant tile flooring and aluminium glass railings



Imported marble flooring in toilets



Imported marble dado up to door height for master toilet



Designer tiles dado up to door height for other toilets



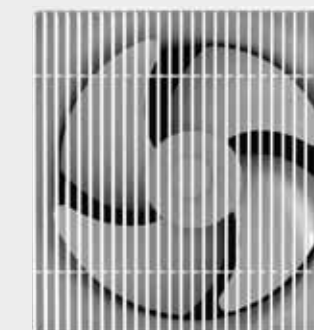
Glass partition in master toilet



Premium sanitary and chrome plated fittings



Storage water heater



Exhaust fan

PROJECT FEATURES



- Premium entrance lobby
- Elevators with Auto Rescue Device (ARD)



- Rain Water Harvesting



- Exclusive outward looking apartments for better views
- Designed for cross ventilation in apartments and common areas*

SAFETY FEATURES



- Firefighting System
- D.G. Power back-up for select/identified utility areas



- Public address system in designated common areas
- Access Control System



- CCTV covering designated common areas
- Video door phone with intercom system



- Kitchen with CNG/LPG/Heat detector
- MCB and ELCBs

OUR BENCHMARKS

1975



KSHITIJ
NAPEANSEA ROAD

Mumbai's first and tallest skyscraper

1985



SRISHTI
MIRA ROAD

First 200-acre township in Mira Road

1999



KALPATARU HEIGHTS
MUMBAI CENTRAL

The then tallest residential tower in Mumbai

2006



KALPATARU HORIZON
WORLI

Trend-setting innovation with the first residential floor starting from the 14th level

2008



KALPATARU SQUARE
ANDHERI (E)

The first commercial property outside the US with Platinum LEED certification by USGBC.

2009



KALPATARU AURA
GHATKOPAR (W)

Received the 'Best Architecture Award' (Multiple Units) at the Asia Pacific Property Awards

2014



KALPATARU PINNACLE
GOREGAON (W)

'Luxury Project of the Year' at The Real Estate Awards 2012 by the Stars of the Industry Group

2017



KALPATARU SPARKLE
BANDRA (E)

Awarded for Luxury Project of the Year at the Realty Plus Excellence Awards 2017

AWARDS AND ACCOLADES



Kalpataru Avana
5-Star Award, Best Residential High-Rise Architecture in India



Kalpataru Sparkle
Residential Project of the Year Award



Amoda Reserve - South Park
Villa Project of the Year



Kalpataru
Recognized among India's Top 10 Builders



Siddhachal Elite
Adjudged the Best Residential Project of the Year



Kalpataru Pinnacle
Best Residential Project in MMR, Ultra-Luxury Segment



KORUM Mall
Retail Excellence - Retailer of the Year



Mr. Mofatraj P. Munot
Conferred with The Lifetime Achievement Award



Kalpataru Limited
Best Residential Real Estate Developer 2011 - Indian Subcontinent



Kalpataru Square
Excellence in Commercial Segment (Eco-friendly Initiatives)



Kalpataru Aura
5-star rating, Best Architecture (Multiple Residences), India



Kalpataru Horizon
Best High-Rise Architecture, India

A LEGACY OF BUILDING ASPIRATIONS.

Established in 1969 and with a strong presence in Mumbai, Thane and Pune, over the last 49 years, Kalpataru has built residential, commercial and retail projects that are today a testimony for impeccable architectural standards. Credited with re-defining the skyline of Bandra East with its luxury project, Kalpataru Sparkle - that has won several acclaimed awards like the Best Luxury Residential Project award at the 11th CNBC AWAAZ Real Estate Awards and the Best Residential Redevelopment Project at the Asia-Pacific Awards 2015, Kalpataru has upgraded the living standards of urban India and pioneered the concept of lifestyle living. Working with the best in the industry, today, the company's success is reflected in the several awards and accolades it has won. But more importantly, Kalpataru's true success lies in the trust that it has earned from millions of Indians. Fulfilling the aspirations of numerous home buyers and ensuring the timely delivery of their dream homes, Kalpataru has become synonymous with trust and quality construction. And it is in this achievement that the company takes most pride in.

50

YEARS OF
BUILDING TRUST

105

LANDMARK PROJECTS
& STILL GROWING

OVER
19

LAKH SQ.MT.
OF AREA DELIVERED

17,500

HAPPY
FAMILIES

