



**DEVELOPERS: KIYANA VENTURES LLP**

**SITE ADDRESS:** Kalpataru Radiance, next to Prabodhan Krida Bhavan, Siddharth Nagar, Goregaon (W), Mumbai-400 104.

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KALPATARU  
**RADIANCE**  
Goregaon West

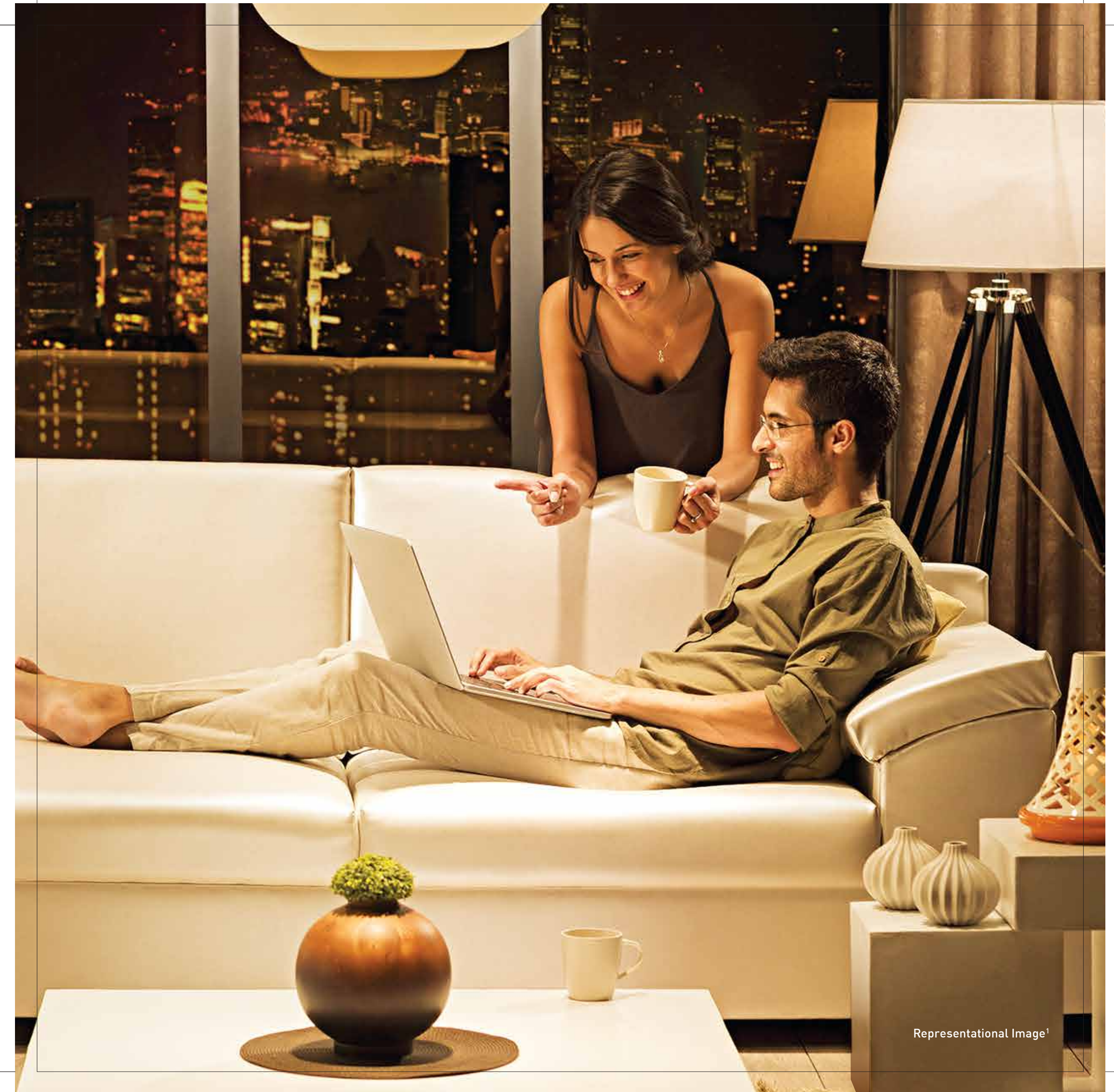


A plush stretch of urban living, the western suburbs can boast of exquisite choices of lifestyle. But when all those choices come together in one place, you can experience a life that one can only describe as truly one of its kind. Here, the latest trends surround you and luxurious amenities are just a stroll away. More importantly, you feel connected to everywhere you wish to be. Flip through these pages to have a glimpse into what it means to live in Kalpataru Radiance.

# LUXURY HAS A NEW ADDRESS.

With four wings of lavish residences to choose from, **Kalpataru Radiance** introduces you to a luxurious way of living. The sprawling residential complex is strategically located amidst every urban convenience. Carefully crafted keeping your every need in mind, the 2, 3 and 4 BHK residences are a perfect delight. With an abundance of greenery spread across, the complex boasts of a range of fine amenities like a clubhouse, gymnasium, etc., that indulge your every need.

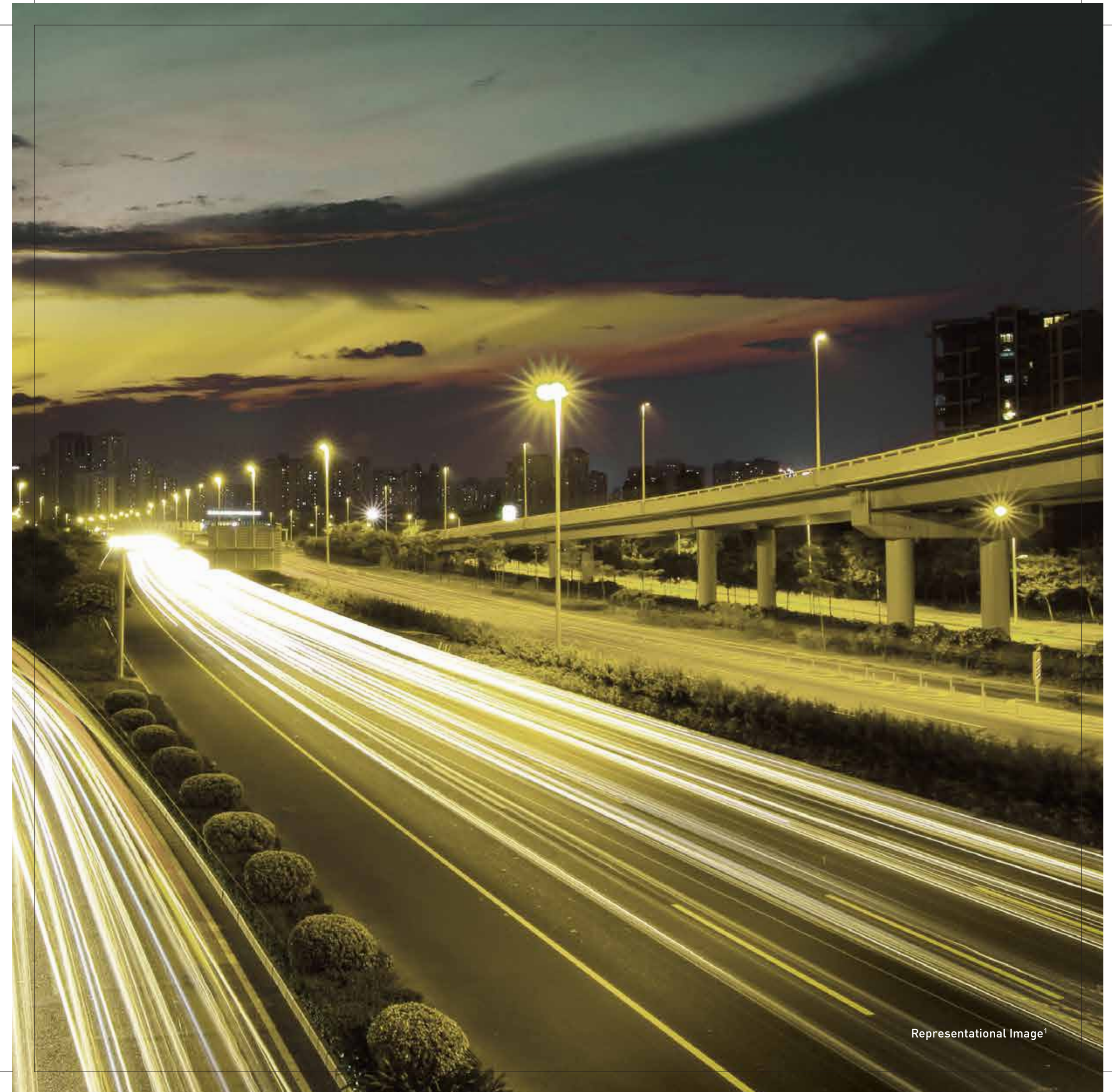
- Spacious 2, 3 and 4 bedroom residences
- Clubhouse/fitness centre
- Landscaped podium/E-deck dedicated for recreational facilities
- Multi-tier security system
- Pre-certified Gold by IGBC under the IGBC Green Homes Rating system



## A LOCATION THAT IS A PREFERRED CHOICE.

Situated in the bustling suburb of Goregaon West, life at Kalpataru Radiance offers a host of conveniences. Its excellent proximity to S.V. Road, JVLR, and Goregaon-Mulund Link Road ensures ease of access to the central and western suburbs. It's a location that has one eye on the future. With the new flyover at Oshiwara, the functional Ram Mandir Station, and the upcoming Metro Phase II, commuting will be minus all hassles, and you'll find more time for life.

- Close to the Ram Mandir Station and the upcoming Metro Phase II



Representational Image<sup>1</sup>

## BEST MALLS AND SCHOOLS IN THE VICINITY. EVERY CONVENIENCE IS CLOSE BY.

Nothing is out of reach for those who reside at **Kalpataru Radiance**. A great location makes sure that you're always close to your heart's desires. You'll find many a mall to satisfy your inner shopaholic; while the high-street shopping zones at Lokhandwala and Versova give you front row access to all the international brands. For the foodie and connoisseur in you, there's everything from famous local street eats to fine dining experiences to treat your palate. And with major commercial zones just around the corner, you're all set for an exceptionally balanced lifestyle.

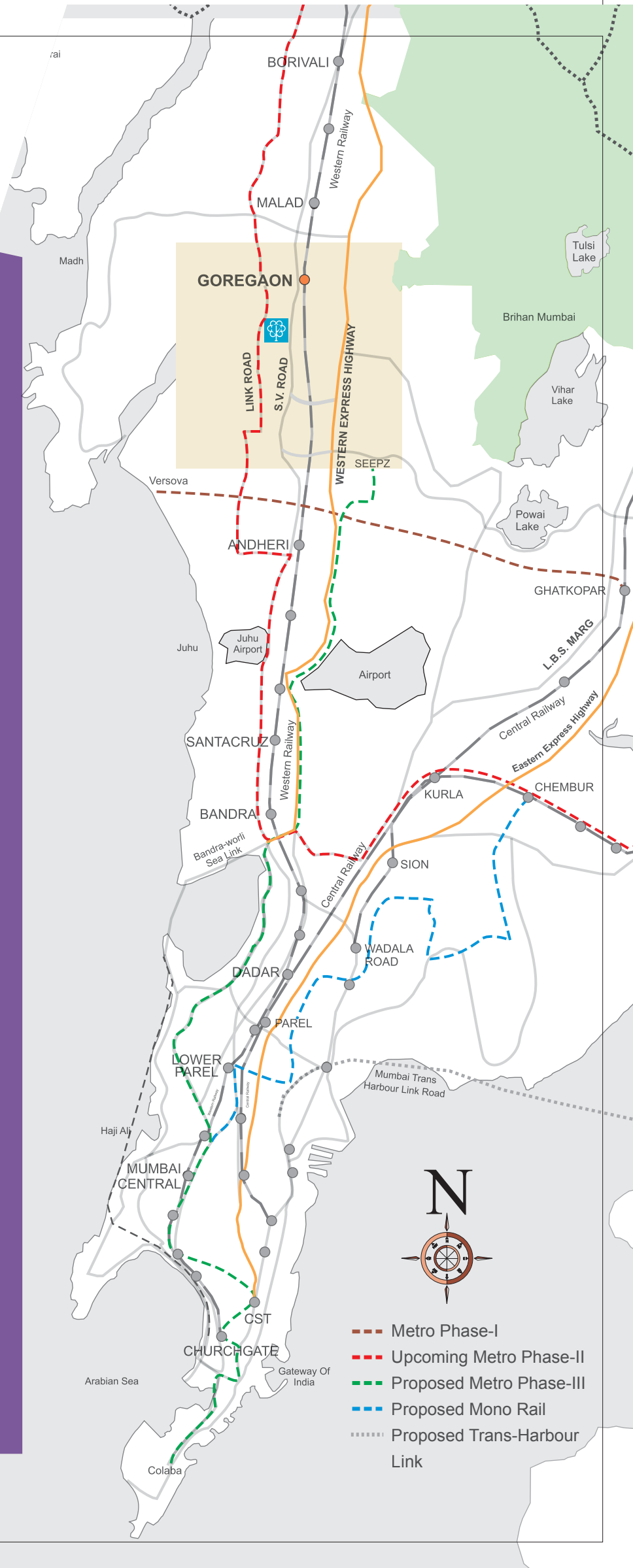
- Shopping – Inorbit, HyperCITY, Infiniti II & Mega Mall
- Business Centres – Mindspace, Andheri Link Road, SEEPZ, MIDC & other commercial complexes along the Western Express Highway



Representational Image<sup>1</sup>

# LOCATION

- Its proximity to S.V. Road, JVL and Goregaon-Mulund Link Road ensures ease of access to the central and western suburbs
- With the new flyover at Oshiwara, and the upcoming Metro Phase-II, commuting will be minus all hassles and you'll find more time for life



Source<sup>5a</sup>



Source<sup>5a</sup>

# OVER 3 ACRES OF BEAUTIFUL LANDSCAPES. MOST OF THIS PLACE IS BREATHING SPACE.

With an elevated podium and carefully crafted spaces, **Kalpataru Radiance** gives you the better life you have always dreamt of. You'll love coming home to acres of lush greenery and being surrounded by the beauty of open spaces, where you can enjoy a quiet moment and let your kids roam and play. If you love making a grand entrance, you'll love the one we have made for you. That's not all. There are lush gardens and recreational spaces that everybody will enjoy, especially the kids. Here, it's easy for an evening to turn into a night of reading or simply unwinding. Adding to that, with all the space you need sprawled across verdant greens, you'll find a life as relaxing as a gentle breeze here.

- Landscaped gardens spread across the ground, podium
- E-deck for recreational facilities
- Outdoor children's play area
- Outdoor seating

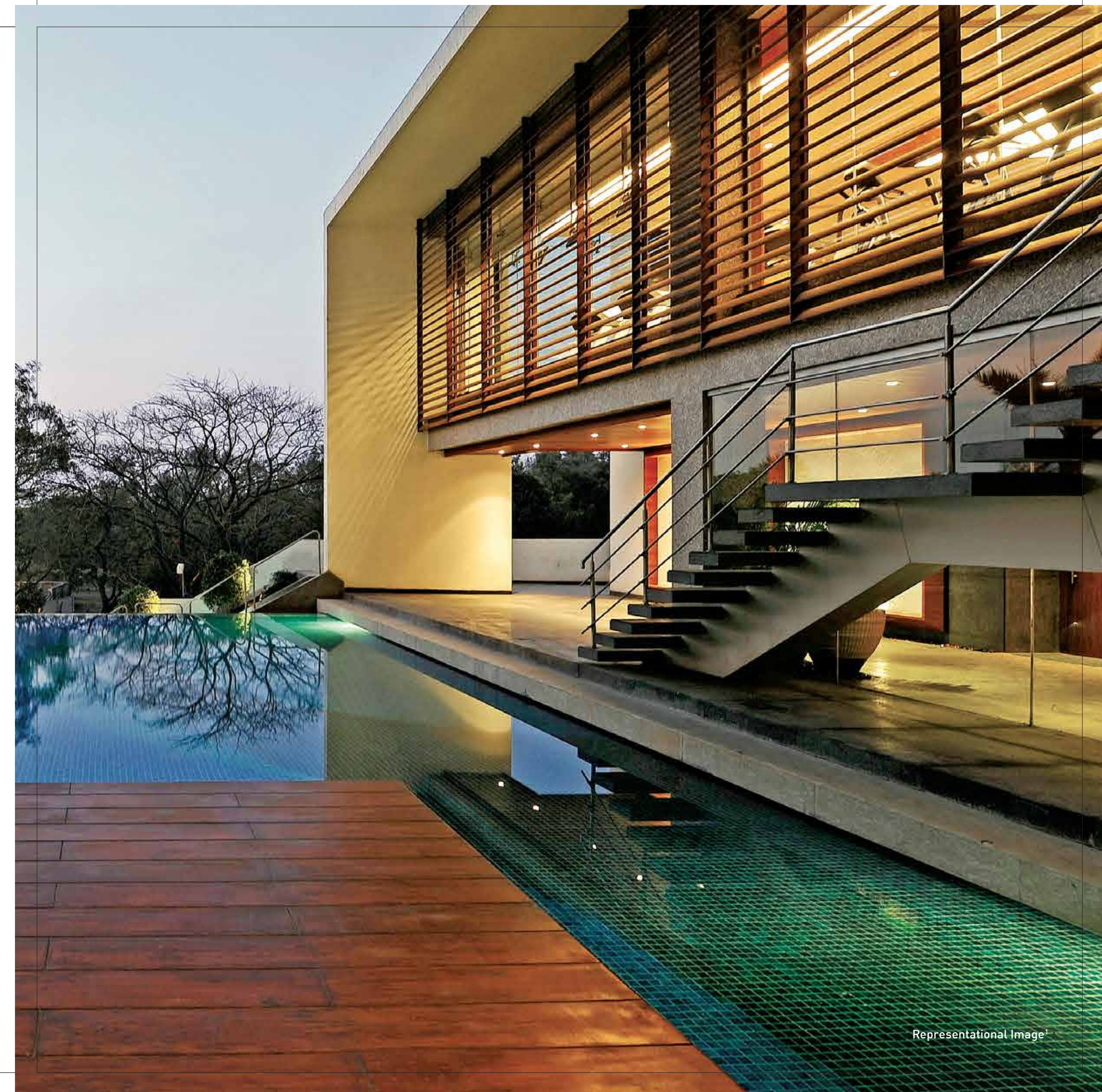


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# A CLUBHOUSE TO GET YOUR PULSE RACING. AND TO SLOW IT DOWN.

There are times when you need to pick up the pace and there are times when you'd like to take it slow. Luckily, **Kalpataru Radiance** offers a well-appointed clubhouse that offers a host of amenities for your every mood. When you're ready to work off a lazy day and run the hard miles, there's nothing like an evening spent working out in the gymnasium to help you push your limits. When you're looking for a more laidback way to spend your day, you can relax with friends in the leisure of the swimming pool or the spa. Here, there's always something to brighten your day.

- Clubhouse/fitness centre
- Gymnasium with state-of-the-art equipment
- Mini-theatre
- Squash court
- Indoor games room and play area
- Party hall with attached pantry



Representational Image<sup>1</sup>



# FOR YESTERDAY'S SPORTING HEROES. AS WELL AS TOMORROW'S.

We all carry memories of our curious and beautiful childhoods - from running around freely and playing, to letting our imaginations run wild. For a child, there's nothing more refreshing than a space where they can be themselves. That's why, in the midst of this development, we've made sure to leave space for your kids and the child within you. Here, you will find a tennis court where you can play together or have fun with friends. When your child is looking for something a bit different, there's always a fun evening at the rock-climbing wall or the challenge of a game of chess in the open-air chess area to make their time outdoors truly memorable.

- Tennis court
- Outdoor chess court
- Rock climbing wall
- Squash court



Representational Image<sup>1</sup>

# DIVE INTO PURE BLISS AFTER A ROUGH DAY AT WORK.

Life is easy at **Kalpataru Radiance**: simply plunge into the swimming pool and watch your worries float away. Here, spend the evening relaxing by the pool and watch the sun go down, while your kids splashing around in the clear waters keep you company. If you get home after a tiring day, or if you're looking to laze away on a Saturday afternoon, you'll find that rest and relaxation are always on the day's agenda.

- Swimming pool with a pool deck



Representational Image<sup>1</sup>



## GREENERY THAT DOUBLES UP AS THE PERFECT MEDITATION ZONE.

Everyone seeks a life of bliss, but only a few find it so close to home. At **Kalpataru Radiance**, you can bask in the stillness of each moment amidst serene surroundings. Here, you will always find the space to relax - just take a deep breath and let nature envelop you in a state of tranquility. And when you're looking for the perfect start to the day, you'll find that the E-deck with recreational facilities doubles up as the perfect yoga and aerobics deck. Just what you need to bring your mind, body and soul together.

- Landscaped podium/E-deck for recreational facilities
- Clubhouse/fitness centre

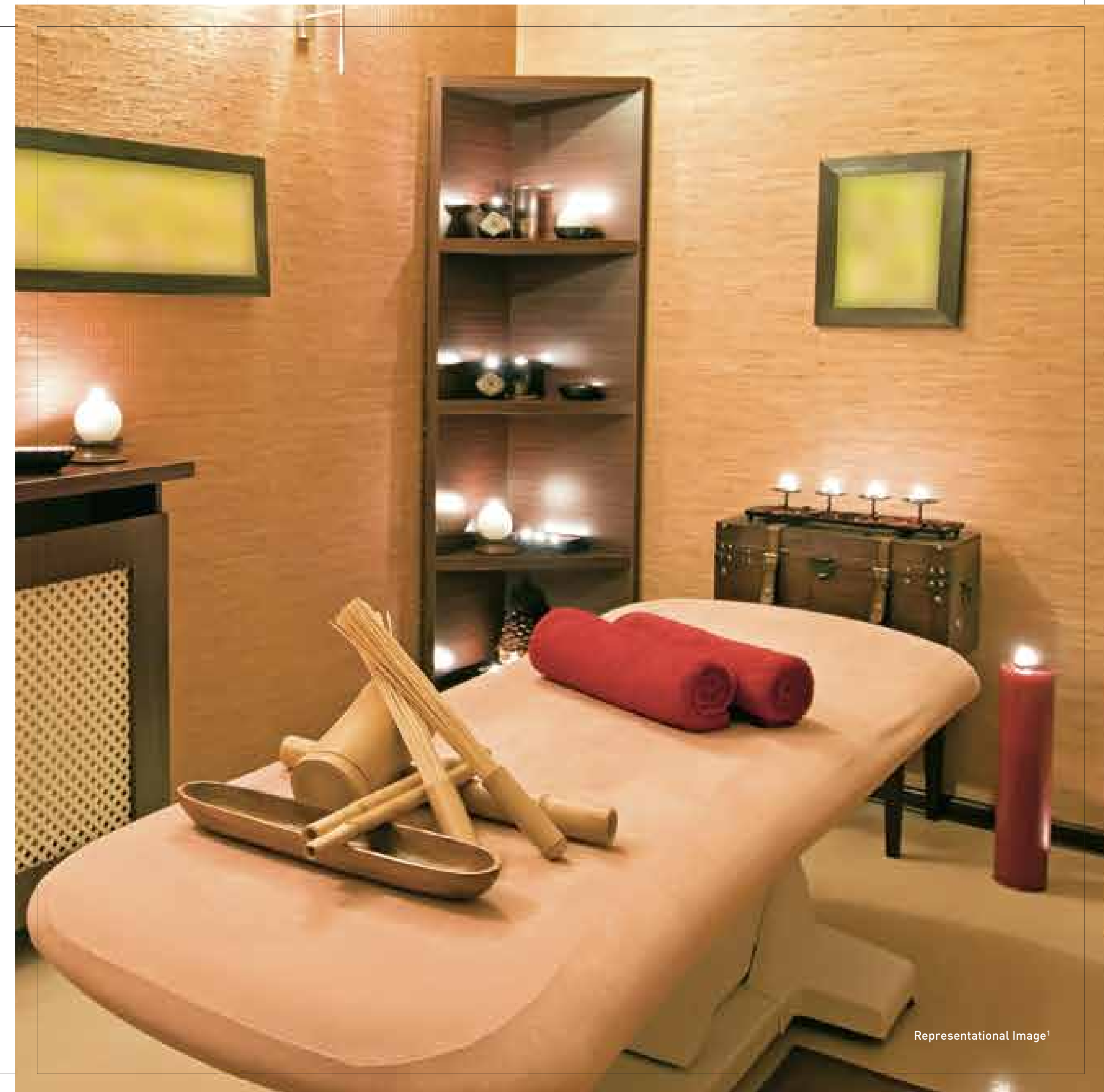


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## REJUVENATION WILL NOW BE AN EVERYDAY AFFAIR.

It's hard to carry home the stress of work when you reside at **Kalpataru Radiance**. You'll find it easy to let loose and be yourself within the ample privacy and comfort provided by the separate spas for men and women. When you're in the mood to relax, simply walk in to your spa for calming massages and relaxing therapies. If you're thinking about keeping in shape, you won't have to look far. The gymnasium with state-of-the-art equipment is all designed to make your daily workouts, work out.

- Separate spas for men and women with a changing room, massage room and steam



Representational Image<sup>1</sup>

## A MINI- THEATRE THAT LOOKS LIKE IT'S STRAIGHT OUT OF A MOVIE.

If you're a movie buff, you'll know that nothing engrosses you more in a movie than the ambience of the theatre. At **Kalpataru Radiance**, you'll get to experience your favourite flicks in the comfort of your mini-theatre. With roomy seats and ample legroom for a comfortable evening of fun, all you need to do is sit back, stretch your legs and let the show begin.

- Mini-theatre



Representational Image<sup>1</sup>

# SPACIOUS ROOMS, AIR-CONDITIONING AND PEACE OF MIND COME STANDARD.

Life at **Kalpataru Radiance** is a real breath of fresh air. Designed to let in natural light and air, your home will always feel bright and fresh. Here, you will get used to the comfort of a cosy life, as the plush air-conditioned homes make life cool and fresh at the flip of a switch.

- Spacious 2, 3 & 4 bedroom residences
- Entrance passage/foyer in each apartment
- Balcony in the living room\*
- Imported marble flooring in living, dining, passage, and bedrooms

\*In wings Allura, Lumina and Ora.



Living Room - Shot on location<sup>3</sup>

# PLENTY OF ROOM FOR YOUR THOUGHTS. PERHAPS, EVEN A CHANDELIER.

Welcome to a home that feels fit not only for royalty, but also feels as intimate as the home you spent your childhood in. With a grand living space to call your own, you will experience the freedom that only a high ceiling can offer. Every morning will feel bright and airy and each evening, refreshing and relaxing. Its ingenious design lets in the perfect amount of light and ventilation into your home. So, all you have to do is fill it with good memories.



## THE LIGHTING CHANGES WITH YOUR MOOD. AND NO, IT'S NOT A COINCIDENCE.

Changing the mood in your home is now as easy as flipping a switch. The intelligently designed mood lighting helps you change the ambience inside your home in an instant. Sometimes, it's these little things that make a world of difference.

- Lighting scenario smart switches in living, dining and all bedrooms
- Synchronised light at the main door\*
- Split AC in living/dining and bedrooms\*
- HDMI port in the master bedroom\*





# NOW, AN AMBIENCE AS IMPRESSIVE AS YOUR COOKING.

From your little ones to your loved ones, everyone likes this part of your home more than any other. A magical place where you can prepare everything from gourmet dishes to the humble family recipes you love, it's an inspiring space with smartly designed platforms.

- Granite flooring<sup>#</sup>
- Imported quartz-based agglomerated marble kitchen platform, dado, and flooring<sup>##</sup>
- Additional service platform<sup>##</sup>
- Twin-bowl stainless steel kitchen sink with drainboard<sup>\*\*</sup>

<sup>#</sup>Only in 2 & 3 BHK of Wing A, B, C and D  
<sup>\*\*</sup>Only in 4 BHK of Wing A



Kitchen - Shot on location<sup>3</sup>



## ADD A SPLASH OF INDULGENCE TO YOUR DAILY SHOWER.

You can truly feel luxury enveloping you when you step into the meticulously crafted bathrooms. A gleaming marble finish and fine fixtures make these spaces a delight to spend time in. Whether it's a quick changeover as you head for a party or an indulgent shower to wash away the stress of the day, you will feel refreshed, and at ease in your own private cocoon.

- Imported marble flooring in all bathrooms
- Glass partition & rain shower in the master bathroom
- Premium sanitary & CP fittings\*
- Combination of imported marble dado and designer tile dado up to door height in the master bathroom
- Designer tile dado up to door height in all other bathrooms



## YOUR SAFETY IS IN SAFE HANDS.

When it comes to safety, we've left no stone unturned. With modern CCTV cameras and video-door phones that adhere to established safety standards that cover all designated common areas, you will feel safe anywhere in this gated community.

- Building/s designed for earthquake loads as per applicable I.S. Code
- Firefighting systems
- Kitchen equipped with CNG/LPG leak detector and heat/smoke detectors
- CCTV surveillance in key designated common areas such as lobbies, children's play area, etc.



Representational Image<sup>1</sup>

# AMENITIES\*

## HIGHLIGHTS

- Contemporary multi-storeyed wings
- Spacious 2, 3 & 4 BHK apartments
- Balcony with glass and aluminium railing
- Aluminium sliding windows
- Clubhouse/fitness centre
- Gymnasium with state-of-the-art equipment
- Landscaped podium/E-deck for recreational facilities
- Swimming pool with pool deck
- Retail shops
- Multi-tier security system
- Pre-certified Gold by IGBC under the IGBC Green Homes Rating system

## BUILDING FEATURES

- Separate drop-off for each wing
- Double-height entrance lobby
- Elevators with Auto Rescue Device (ARD)
- D.G. power backup for elevator and key utility areas
- Rain water harvesting and Sewage Treatment Plant (STP)
- Garbage chute for easy disposal of waste
- Emergency evacuation fire chute
- Washroom facility for domestic help at each staircase mid-landing
- Landscaped terrace

## CLUBHOUSE & RECREATIONAL AREAS

- Clubhouse
- Spa for men and women with a changing room, massage room and steam
- Gymnasium with state-of-the-art equipment
- Play area
- Indoor games room
- Squash court
- Mini-theatre
- Party hall with attached pantry
- Swimming pool with pool deck
- Rock climbing wall
- Tennis court
- Outdoor seating
- Barbecue area

- Outdoor chess court
- Outdoor children's play area
- Piped music in the landscaped garden and entrance lobbies

## SAFETY FEATURES

- Building/s designed for earthquake loads as per applicable I.S. Code
- Firefighting systems
- Sprinkler system and mechanical ventilation to the basement
- Public address system
- Kitchen equipped with CNG/LPG leak detector and heat/smoke detectors
- CCTV for monitoring key designated common areas such as lobbies, children's play area

## FOR 2 & 3 BHK IN WINGS - A, B, C & D APARTMENT FEATURES

- Entrance passage/foyer in each apartment
- Split AC in living/dining and bedrooms
- Imported marble flooring in living, dining, passage and bedrooms
- Laminate-finished entrance door and paint-finished internal doors
- Gypsum-finished internal walls with low Volatile Organic Compound (VOC) acrylic paint
- Powder coated aluminium sliding window with glass railing
- Lighting scenario smart switches for living, dining and all bedrooms
- HDMI port in the master bedroom
- Synchronised light at the main door
- VDP system at the apartment's entrance

## KITCHEN FEATURES

- Granite flooring
- Granite main platform
- Additional service platform
- Tile dado above the platforms
- Single bowl stainless steel kitchen sink with drainboard
- Exhaust fan
- Utility balcony

## BATHROOM FEATURES

- Imported marble flooring in all bathrooms
- Combination of imported marble dado and designer tile dado up to door height in the master bathroom
- Designer tile dado up to door height in all other bathrooms
- Glass partition and rain shower in the master bathroom
- Premium sanitary and CP fittings
- Hot & cold water mixer in all washbasins
- Exhaust fan
- Storage water heater in all bathrooms

## FOR 4 BHK IN WING - A APARTMENT FEATURES

- Entrance foyer/passage in each apartment
- Split AC in living/dining and bedrooms
- Servants' room with attached toilet
- Imported marble flooring in living, dining and passage
- Living room balcony with aluminium glass railing
- Laminate finish entrance door with digital lock and paint finished internal doors
- Skid-resistant tile flooring in the balcony
- Vitrified tile flooring in the servants' room and toilet
- Wooden flooring in the bedrooms
- Gypsum-finished internal walls with low Volatile Organic Compound (VOC) acrylic paint
- Powder coated aluminium sliding window with glass railing
- Lighting scenario smart switches for living, dining and all bedrooms
- HDMI port in the master bedroom
- Synchronised light at the main door
- VDP system at the apartment entrance
- Premium brand switches

## KITCHEN FEATURES

- Imported quartz-based agglomerated marble kitchen platform, dado and flooring
- Additional service platform
- Twin-bowl stainless steel kitchen sink with drainboard
- Modular kitchen with water purifier, hob, chimney, microwave and oven
- Utility balcony
- Equipped with CNG, LPG leak detector & heat/smoke detectors
- Exhaust fan

## BATHROOM FEATURES

- Imported marble flooring and dado in all the bathrooms except servants' toilet
- Fixed glass partition with glass door in all the bathrooms except servants' toilet
- Premium sanitary and CP fittings
- Hot & cold water mixer in all washbasins except servants' toilet
- Exhaust fan
- Storage water heater in all bathrooms and geyser in servants' toilet

\*For third party equipment(s)/appliance(s): Warranty/Guarantee of the 3rd party product/amenity is subject to the concerned supplier's/manufacturer's corresponding warranty/guarantee terms and conditions.