



KALPATARU
MAGNUS
BANDRA (E)



KALPATARU MAGNUS. AN EXCLUSIVE ADDITION TO BANDRA'S SKYLINE.

Conceptualised by renowned architect, Sanjay Puri and landscaping designed by Burega Farnell, this address offers stunning 2, 3, 4 & 4.5 bedroom residences with a clubhouse, swimming pool and a host of other fine luxuries.

Located in Bandra East, an uptown neighbourhood marked with wide tree-lined avenues and a network of by-lanes carved in European style, its close proximity to BKC has enticed urban cosmopolitans. With the influx of high-end restaurants, recreational zones, parks and more, it has fast become the preferred choice of corporate bigwigs.





**WHEN YOU'RE AT THE TOP, IT'S ONLY NATURAL
THAT YOU ENJOY THE PERFECT VIEW.**





Kalpataru Sparkle
Residential Project
of the Year Award



YET ANOTHER LUXURY LANDMARK FROM THE MAKERS OF KALPATARU SPARKLE.

Over the years, we have crafted several luxury projects which stand as landmarks today. Kalpataru Sparkle is one such address. With lavish living spaces, fine amenities and excellent connectivity, Kalpataru Sparkle has redefined luxury living. Today, the makers of this exquisite address have come together to bring to you another luxury offering – Kalpataru Magnus. Offering palatial homes adorned with fine comforts, this plush address is sure to live up to the high standards of luxury you're accustomed to or perhaps surpass them.



Artist's Impression?



Representational Image¹



BANDRA EAST - A NEIGHBOURHOOD BRIMMING WITH PROMISE.

Bandra East first tasted luxury with the launch of Kalpataru Sparkle. Today, it has become one of Mumbai's most sought after residential addresses. An affluent neighbourhood, its quaint tree-lined avenues and well-planned roads make it easily accessible to the arterial roads which connect it to the rest of the city. Owing to its excellent planning, coupled with the influx of corporates, Bandra East has attracted a crowd of like-minded professionals who enjoy the privilege of walking to work, while enjoying a luxurious lifestyle.

TO THE EAST OF THE CITY

Eastern Express Highway: 14 km
SCLR: 3.3 km
LBS Marg: 3.6 km

TO THE SOUTH OF THE CITY

Bandra-Worli Sea-link: 4.1 km
Eastern Freeway: 13.3 km

TO THE WEST OF THE CITY

Western Express Highway: 0.65 km
S.V. Road: 3.5 km





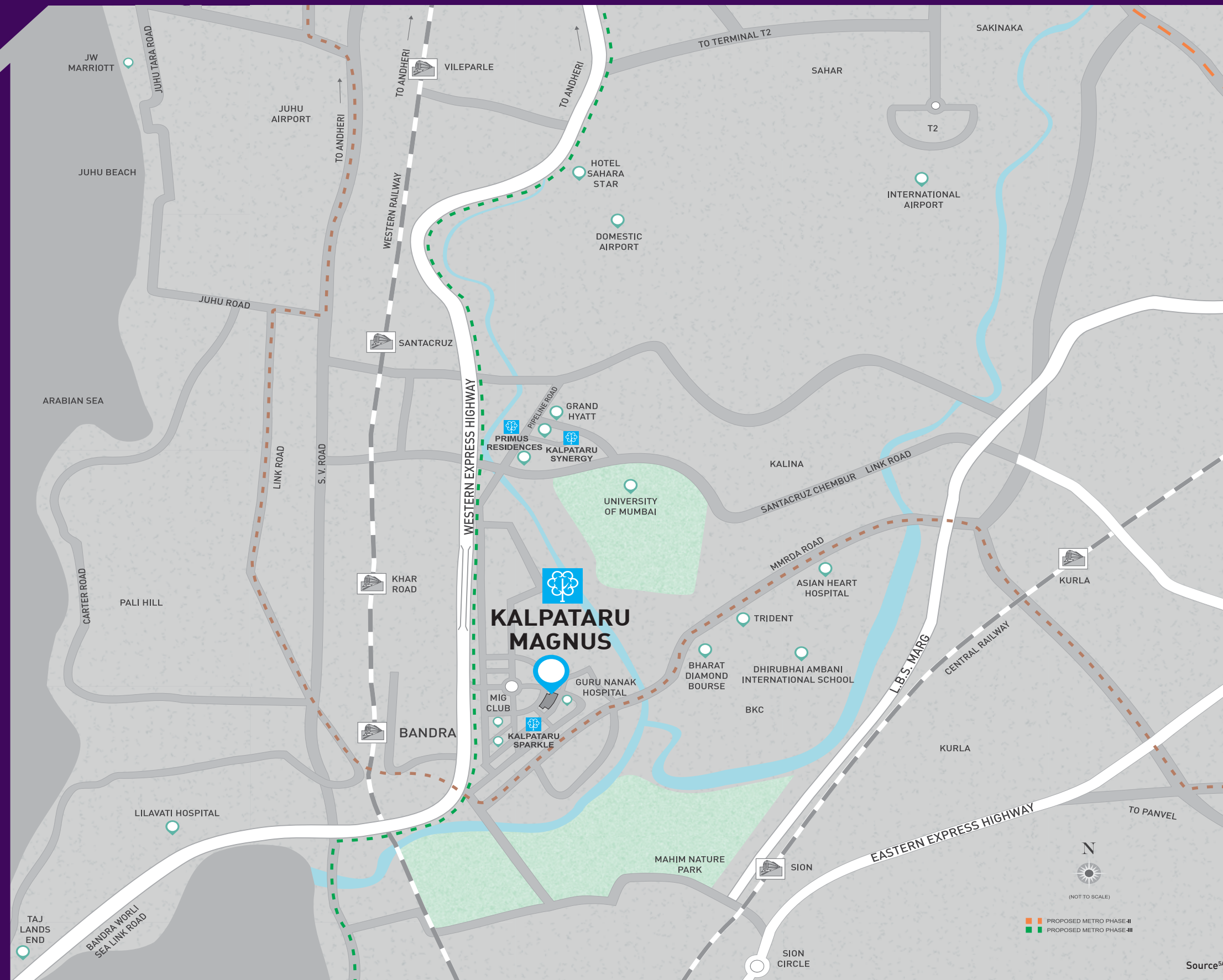
BKC: THE SMART NEIGHBOURHOOD OF MUMBAI.

Bandra-Kurla Complex (BKC), the CBD of the country's financial capital, has established itself as one of Mumbai's prominent engines of growth. It has created ample opportunities and has garnered the reputation of a key commercial district. Owing to its excellent town planning and infrastructure; several banks like SBI, ICICI and others, corporate giants like Google, Facebook, JP Morgan, and many consulates have set up their offices in this plush locality. To add to this, several 'Smart BKC' initiatives like smart-parking, smart-traffic systems and more have been envisioned to make BKC the best CBD, not just in India, but world over.

- 24 lakh sq. mts. of office space
- Well-planned with lush greenery amid corporate spaces
- MMRDA Grounds has become a cultural centre hosting mega level events like Make In India, various international music concerts, etc.
- City park that spreads over 13,000 sq. mts.
- Dedicated cycling track
- Dedicated lane for buses
- Wide 8-lane road



Representational Image¹



ALL YOUR LONG COMMUTES WILL BECOME SHORTER.

UPCOMING INFRASTRUCTURE*

- Metro Phase-II from Charkop to Mankurd will pass through BKC
- Metro Phase-III from Colaba to SEEPZ will pass through BKC
- The eastern corridor will connect BKC & the Eastern Express Highway
- Underpass to Bandra-Worli Sea Link planned from BKC
- Proposed flyover from BKC to the Western Express Highway




*Source: <https://mmrda.maharashtra.gov.in>
<https://www.mmrci.com>

Source^{5A}





IT FEELS LIKE THE WORLD IS IN YOUR PALM.

We couldn't think of a more affluent location for this opulent abode. A stone's throw away from premium hospitals and shopping malls, these plush residences make life easy for everybody in the family.

 **SCHOOLS:** Dhirubhai Ambani International School | American School of Bombay | Mt. Litera School International

 **SHOPPING:** Phoenix Market City | High Street Phoenix

 **HOSPITALS:** Asian Heart Institute | Hinduja Hospital | Lilavati Hospital & Research Centre | Guru Nanak Hospital

 **BANKS:** SBI | Reserve Bank of India | Standard Chartered Bank | Deutsche Bank | RBS | Royal Bank of Canada | Punjab National Bank | Bank of India | Bank of Baroda



Representational Image'




Representational Image¹




EVERY LUXURY IS JUST A SHORT DISTANCE AWAY.

From the poshest hotels to the most high-end restaurants, every fine luxury is now just a short distance away.

 LUXURY HOTELS: Trident | Sofitel | Grand Hyatt | Taj Lands End

 FINE DINING: Masala Library | Yauatcha | Nara Thai | La Pain Quotidien | SodaBottleOpenerWala | The Good Wife

 RECREATION: MCA Club | MIG Club | Jio Garden | Indus Club





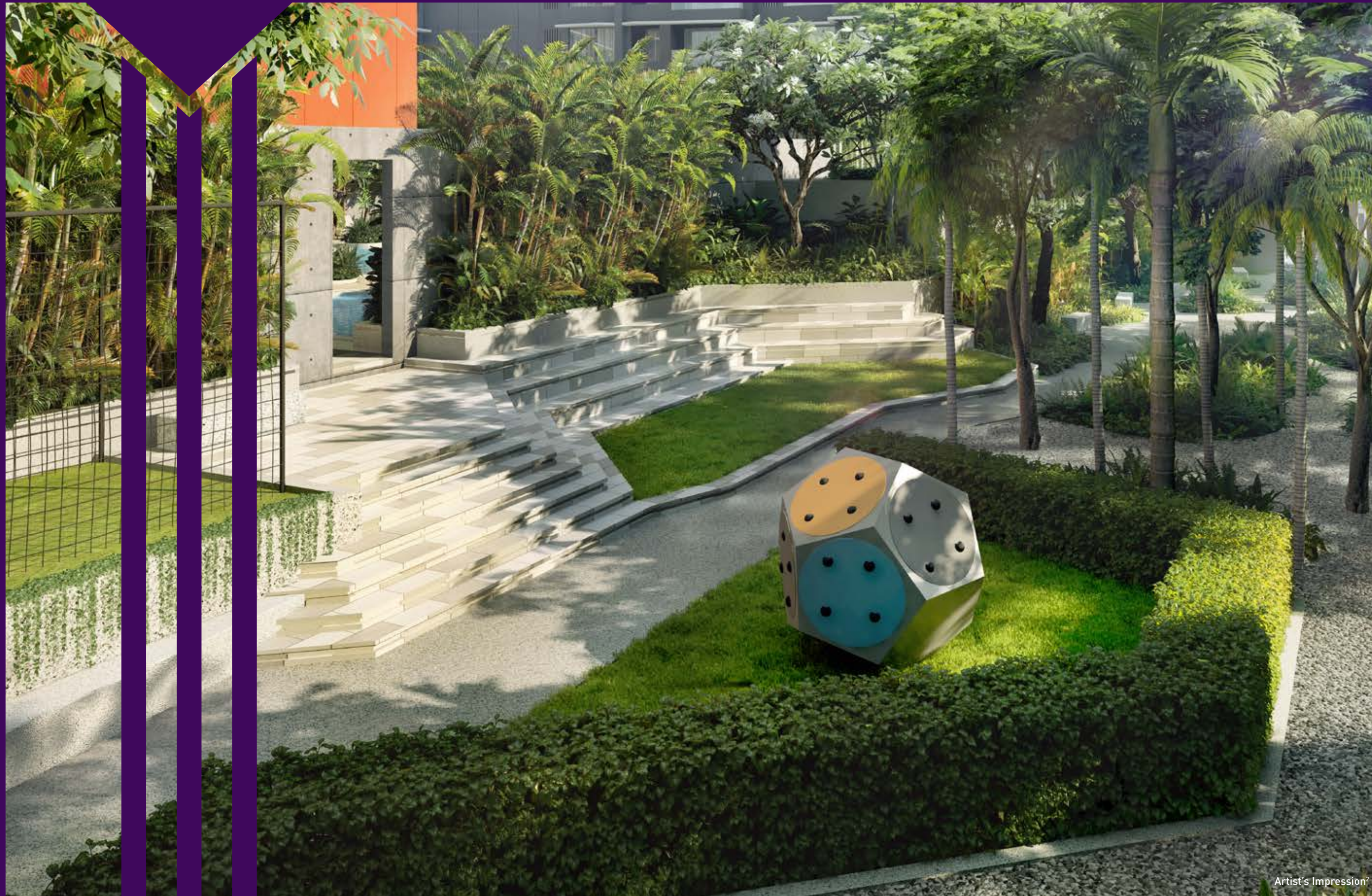
A GRAND WELCOME. JUST WHAT YOU'RE ACCUSTOMED TO.

This sprawling address' first impression is one you will never forget. Air-conditioned, spacious and adorned with plush interiors, the grand entrance sets the stage.

- Grand air-conditioned entrance lobby with premium finishes
- Elevators with Auto Rescue Device (ARD)



Representational Image¹



LANDSCAPING BY WORLD-RENOWNED ARCHITECTS, BUREGA FARNELL. NEED WE SAY MORE?

The landscaping at Kalpataru Magnus seamlessly blends with the living spaces. Designed by internationally renowned landscape architects, Burega Farnell, the three towers woven around the central emerald greens are like an oasis within the city. With picturesque landscaped gardens thoughtfully planned to drown away the city's humdrum, you'll find the cozy corner you've always yearned for here.

- Landscaped garden
- Children's play area
- Outdoor seating area



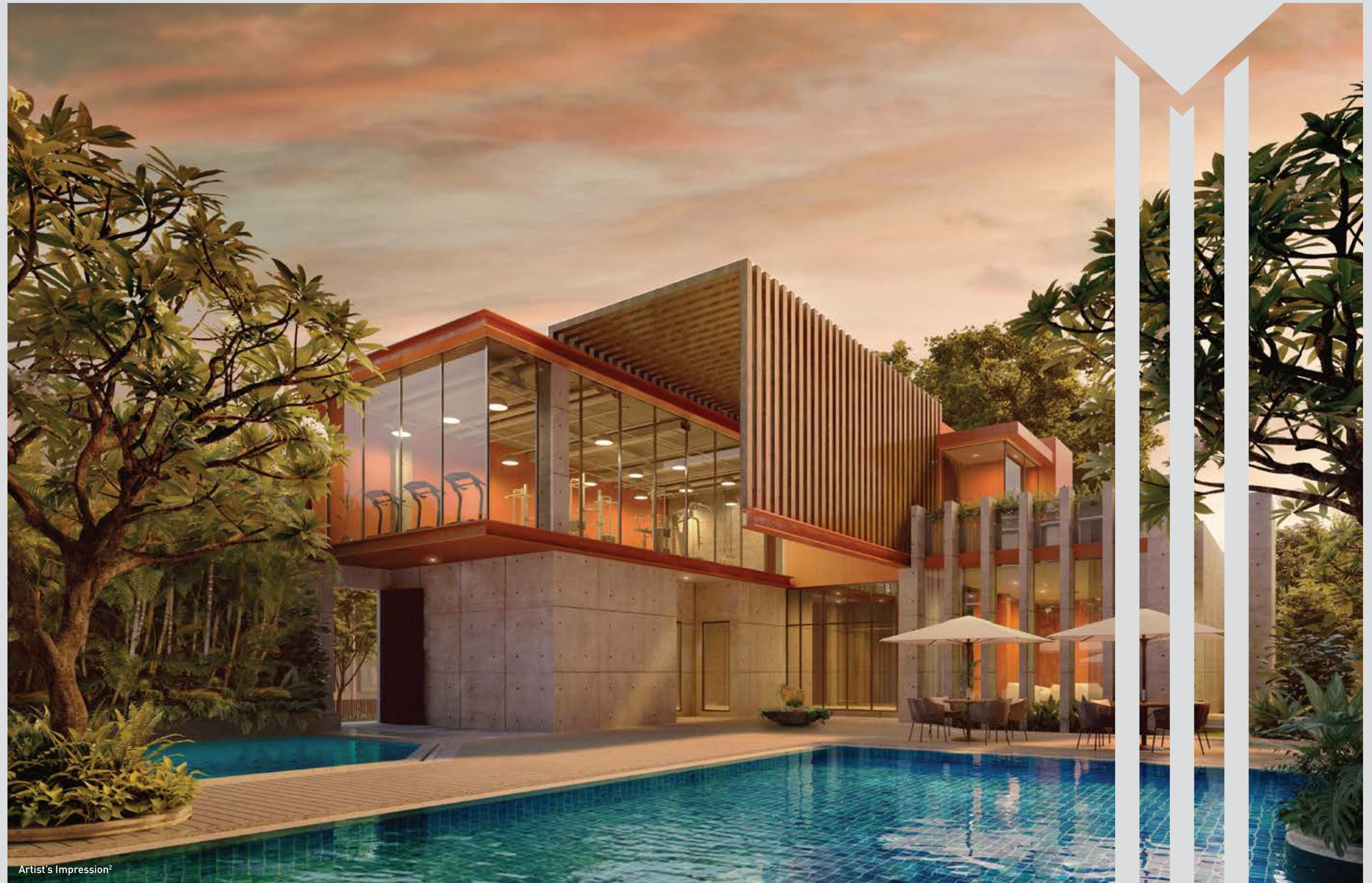
Artist's Impression



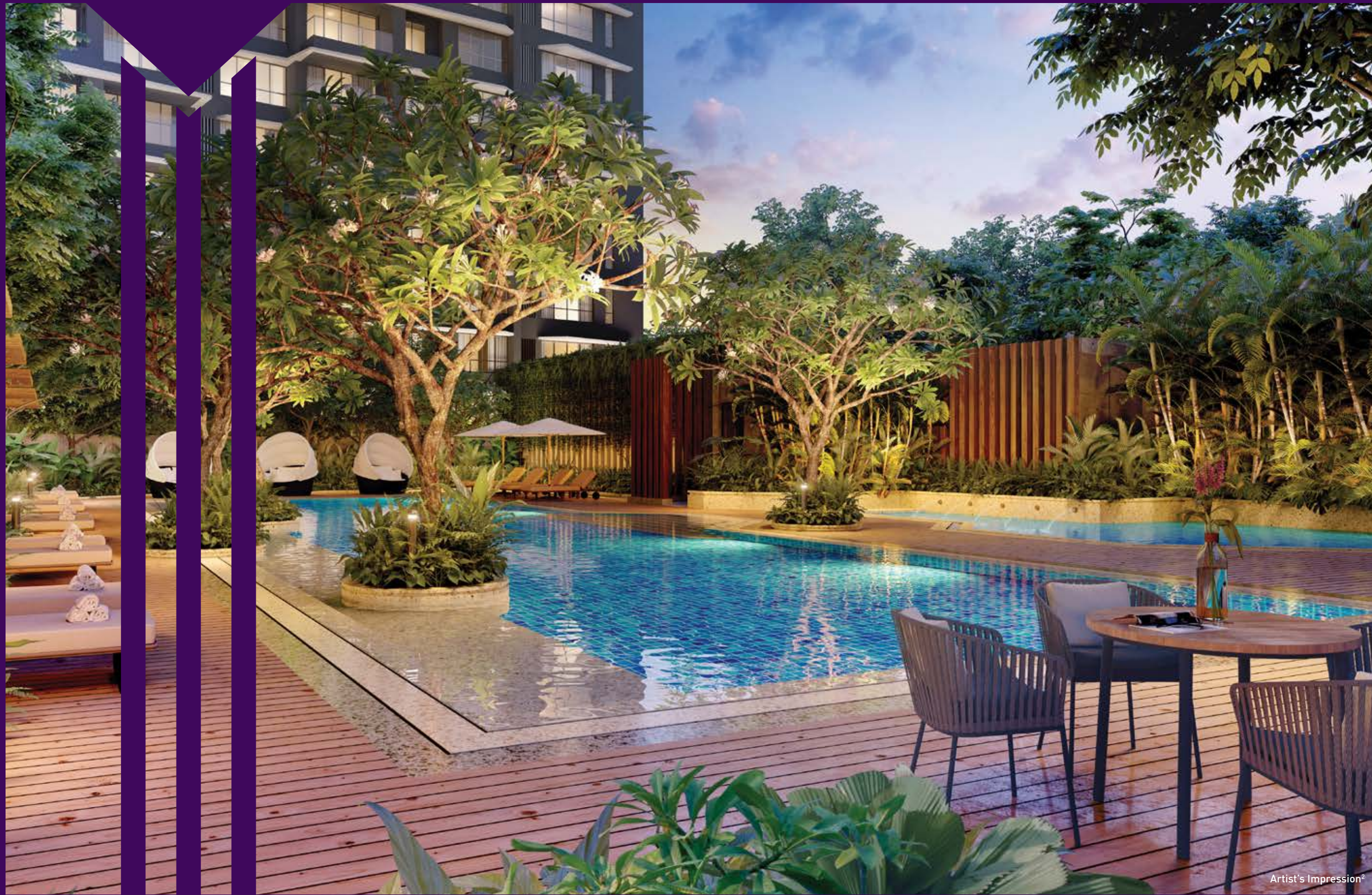
EXCHANGE THE DAY'S STRESS FOR SOME BLISS.

At Kalpataru Magnus, you have the luxury of choosing from a host of amenities at the clubhouse. You can sweat it out in the gym or de-stress in the spa, depending on your mood. Or you could just let the azure evening sky keep you company while you unwind by the shallow pool.

- Luxurious clubhouse
- Well-equipped gymnasium
- Party hall with lawn
- Relaxing spa with steam and massage room



Artist's Impression²



CHASE AWAY THE BLUES AFTER A TIRING DAY.

Even though the whole of Kalpataru Magnus exudes serenity, there's one place where you can really find your inner peace - the swimming pool. So, wash away your everyday stress and envelop yourself in a state of tranquility.

- Swimming pool with separate kids' pool
- Pool deck



Artist's Impression[®]



A TOUCH OF LUXURY, A DASH OF CONVENIENCE AND A WHOLE LOT OF PERFECTION MAKE THIS THE IDEAL HOME.

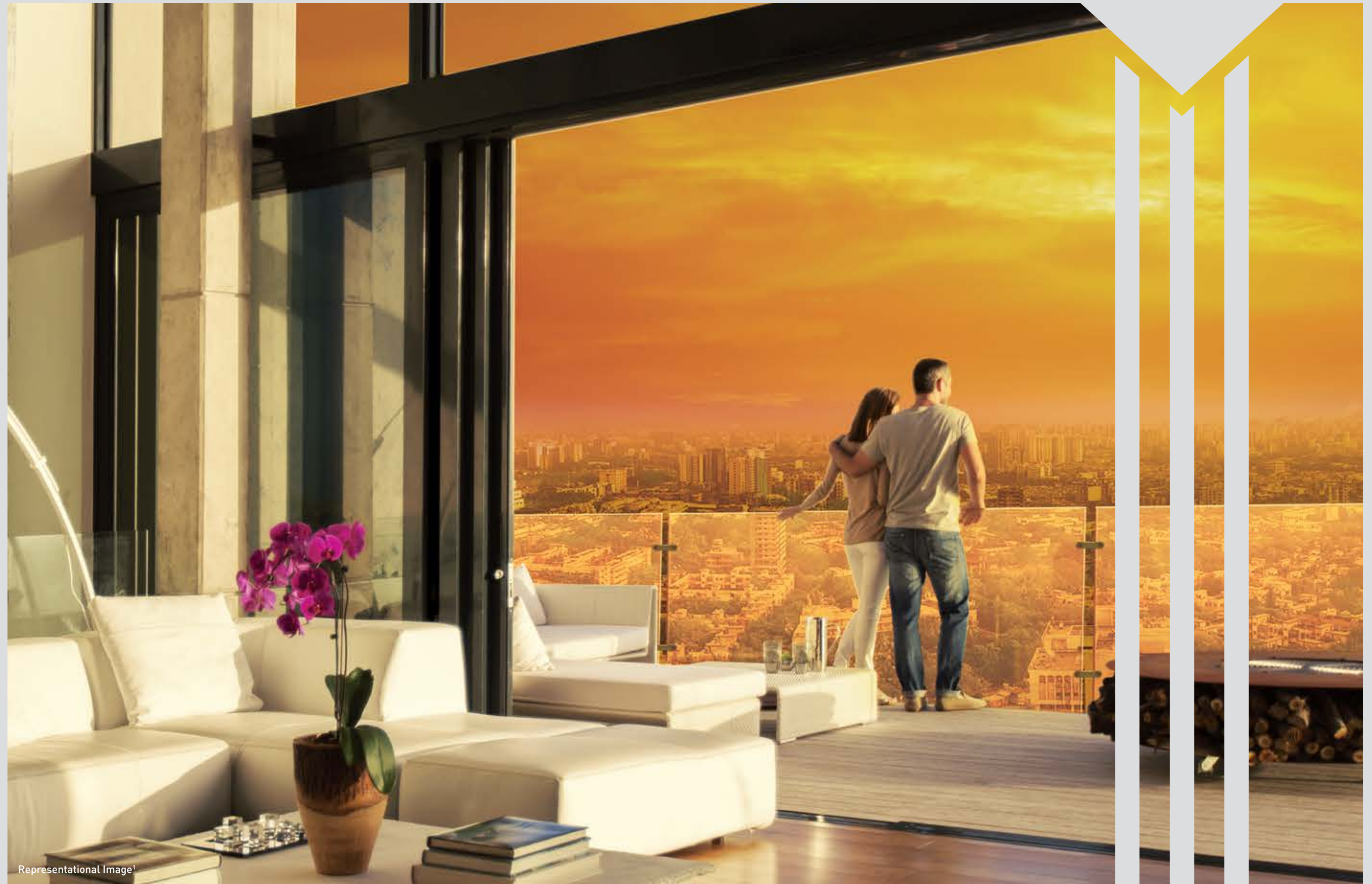
At Kalpataru Magnus, your lavish air-conditioned residence is an ensemble of the finest embellishments. Built thoughtfully and appointed with several fine comforts, a truly memorable life awaits you. With spacious rooms, decks* and other exquisite amenities, the homes at Kalpataru Magnus are truly perfect.

- Spacious 2, 3, 4 & 4.5 bedroom air-conditioned homes**
- Decks* overlooking the emerald greens
- Imported marble flooring in the apartment
- Video door phone at apartment entrance
- Smart scenario switches



*Except 2 BHKs
**Except servant's room

Representational Image!





Representational Image¹



A PIECE OF SKY. RESERVED JUST FOR YOU.

The well-designed residences come with wide decks that stretch out to offer you a serene view. While the orange tinted morning sky soothes your body and soul, the greens below and the skyline will cuddle you in luxury. What better way to kickstart the day?

- Wide decks
- Serene views of the greens or the cityscape





BREATHTAKING VIEWS. BLISSFUL INTERIORS.

At Kalpataru Magnus, luxury will welcome you home.

With well-designed bedrooms that offer serene views of the lush greens or the cityscape, it won't be long before this plush corner takes away your daily stress and cradles you to sleep.

- Air-conditioning in living-dining and bedrooms
- Imported marble flooring adorning the apartment





Representational Image'



A STYLISH KITCHEN. AN ESSENTIAL INGREDIENT IN EVERY RECIPE.

To delight the connoisseur in you, we've provided an exceptionally planned kitchen. Quartz based agglomerated marble platform and flooring, stainless steel sink and a drain-board are just some of the inclusions that tempt you to whip up a gourmet delicacy.

- Quartz based agglomerated marble flooring and platform
- Piped gas connection





BATHE IN ABSOLUTE LUXURY.

While designing your home at Kalpataru Magnus, we've ensured that even the most mundane space is crafted to perfection. Your bathroom too, is tastefully done – marble flooring and dado, premium bath fittings, and body jets in master bathroom are just some of its many fine embellishments.

- Imported marble flooring and dado
- Body jets in master bathroom
- Fixed glass partition in all bathrooms
- Premium sanitary and CP fittings



Representational Image¹



Representational Image¹



A SECURE FORTRESS.

Kalpataru Magnus is under 24x7 surveillance with CCTV monitoring at strategic locations. Your apartment too is equipped with a host of state-of-the-art safety features - a video door phone at apartment entrance and a CNG leak detector in the kitchen are just some of the measures we've taken to ensure that you're always safe and secure.

- Building/s designed for earthquake loads as per applicable I.S. code
- CCTV covering designated common areas
- Firefighting systems
- Video door phone at apartment entrance





PROJECT AMENITIES*

PROJECT HIGHLIGHTS

- Contemporary designed multi-storeyed towers featuring 2, 3, 4 & 4.5 bed residences
- Clubhouse with gymnasium & state-of-the-art equipment
- Landscape designed by Burega Farnell
- Swimming pool and kids' pool with pool deck
- Multi-tier safety and security system

COMPLEX & BUILDING FEATURES

- Grand air-conditioned entrance lobby with premium finishes
- Elevators with Auto Rescue Device (ARD)
- D.G. power backup for select utility areas
- Rain water harvesting system and Sewage Treatment Plant (STP)

APARTMENT FEATURES

- Air-conditioning in living-dining and bedrooms
- Imported marble flooring adorning the apartment
- Elegant laminate finished entrance door and paint finished internal doors
- Gypsum finished internal walls with acrylic paint
- Aluminium sliding windows with railing
- Smart scenario switches
- Video door phone at apartment entrance

KITCHEN FEATURES

- Quartz based agglomerated marble flooring
- Quartz based agglomerated marble platform and dado above the platforms
- Additional service platform
- Stainless steel sink & drain board
- Piped gas connection
- Water purifier

BATHROOM FEATURES

- Imported marble flooring
- Imported marble dado
- Body jets in master bathroom
- Fixed glass partition in all bathrooms
- Premium sanitary and CP fittings
- Hot & cold water mixer in wash-basin in master bathroom
- Storage water heater and exhaust fan

SECURITY & SAFETY FEATURES

- Building/s designed for earthquake loads as per applicable I.S. code
- CCTV surveillance in designated common areas
- Firefighting systems
- Sprinkler system & mechanical ventilation to the basement
- Public address system
- Video door phone at apartment entrance
- Kitchen equipped with CNG/PNG leak detector

LEISURE FEATURES

- Clubhouse with gymnasium and state-of-the-art equipment
- Swimming pool and kids' pool with pool deck
- Spa with steam & massage room
- Landscaped garden designed by Burega Farnell
- Party hall with lawn
- Multipurpose hall
- Outdoor seating





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 homebuyers 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.



49

YEARS OF BUILDING TRUST

MORE THAN

97

LANDMARK PROJECTS
& STILL GROWING

OVER

19

MILLION SQ. FT.
OF AREA DELIVERED

15,000

HAPPY FAMILIES



OUR BENCHMARKS

1975



KSHITIJ
NAPEANSEA ROAD

Mumbai's first and tallest skyscraper

1985



SRIшти
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



All images have been shot on location | Kalpataru Pinnacle - Artist's impression²