



Developers: Kalpataru Properties Pvt. Ltd.

Site Address: Kalpataru Magnus, Opp. Guru Nanak Hospital, Gandhinagar, Bandra (E), Mumbai – 400 051.

Head Office: 101, Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (E), Mumbai – 400 055. | Tel.: +91 22 3064 3065 | Fax: +91 22 3064 3131 | Email: sales@kalpataru.com | Website: www.kalpataru.com

Project: Kalpataru Magnus is registered with MAHARERA bearing No. P51800004029. For details, please refer: <https://maharera.mahaonline.gov.in>

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 KALPATARU  
**MAGNUS**  
OFF BKC  
DOWNTOWN LIVING





THE CORNER OFFICE  
WITH A VIEW.  
LAVISH DECKS  
WITH A VIEW.  
POWER AFTER ALL,  
LIKES THE FAMILIAR.

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SOMETIMES, THE RIGHT ADDRESS IS ALL YOU NEED  
TO SHOW HOW FAR YOU'VE TRAVELLED.

Rare are those who have very little left to accomplish, but a lot to celebrate. Rarer still,  
is a place that creates the perfect setting for living that remarkable success story.  
Keeping this thought in mind, we have crafted Kalpataru Magnus. Designed for those  
with success to celebrate, this is an address that leaves nothing to be desired.

PRESENTING KALPATARU MAGNUS.  
DOWNTOWN LIVING,  
FOR THOSE WHO HAVE TRULY ARRIVED.

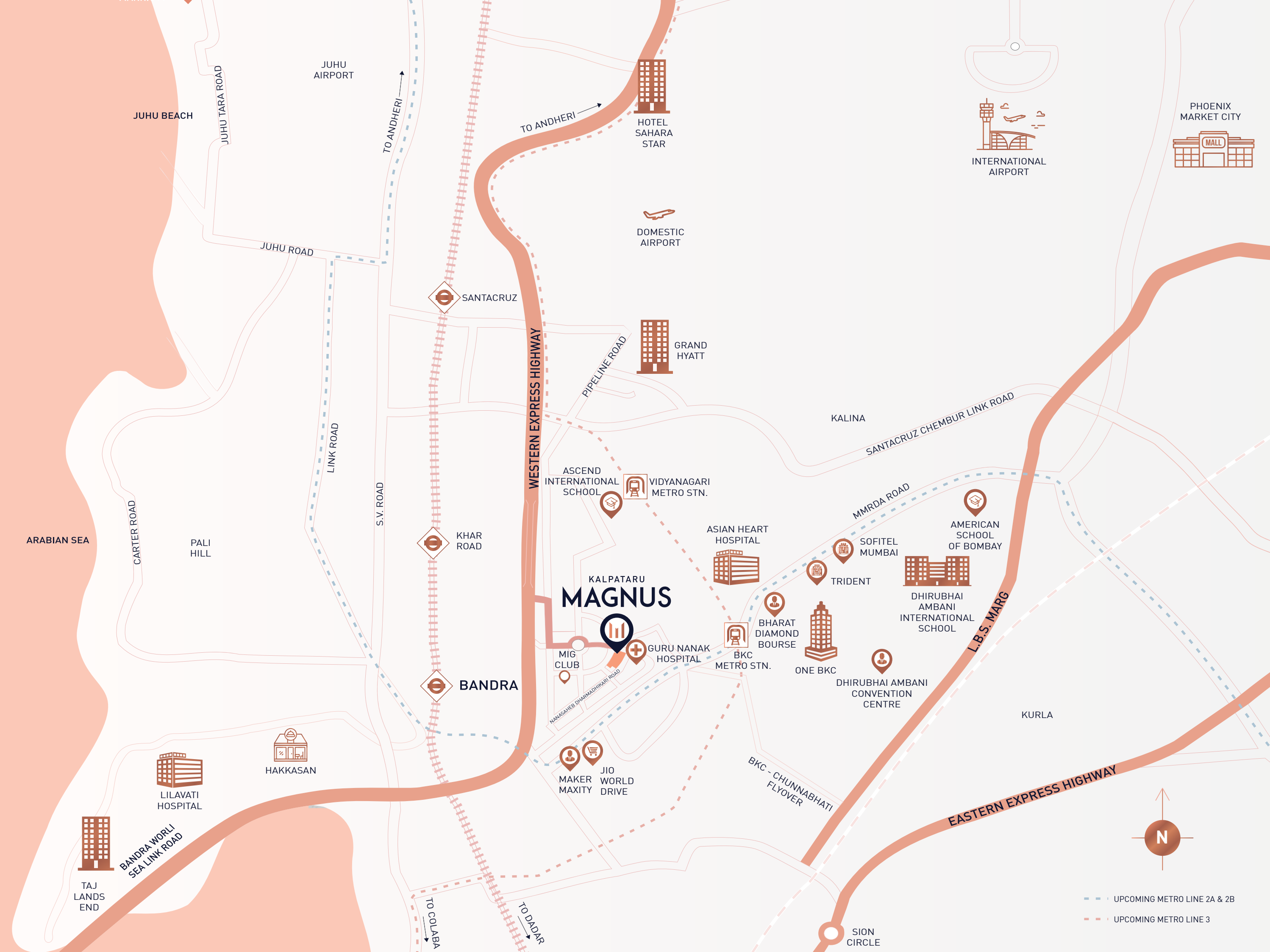




## WELCOME TO POWER LIVING AT KALPATARU MAGNUS.

Set in Bandra East, a vibrant, modern part of the city, Kalpataru Magnus is the ultimate address for those who want to bask in their corporate success. Designed by renowned architect Sanjay Puri, these lavish 3 & 4 bed residences come with a clubhouse, a swimming pool and many more luxuries.

Magnus is located next to the best restaurants, night-life, cultural zones and parks, and is even close to one of the city's popular business districts. It is set to redefine the concept of living well with modern design, landscaping by the acclaimed Burega Farnell and thoughtfully curated amenities for those accustomed to the high life.



## KALPATARU MAGNUS. WHEN ALL ROADS LEAD TO THE SEAT OF POWER.

Over the years, we have crafted several luxury projects which stand as landmarks today. Kalpataru Sparkle is one such address which has redefined luxury with its lavish spaces, fine amenities and excellent connectivity. Today, we present Kalpataru Magnus- an ode to your corporate achievements and success taking shape with stunning homes, excellent connectivity and world-class amenities.

### PROXIMITY TO KEY LANDMARKS

DOWNTOWN BANDRA - A NEIGHBOURHOOD BRIMMING WITH PROMISE.

#### TO THE EAST OF THE CITY

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

#### TO THE WEST OF THE CITY

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

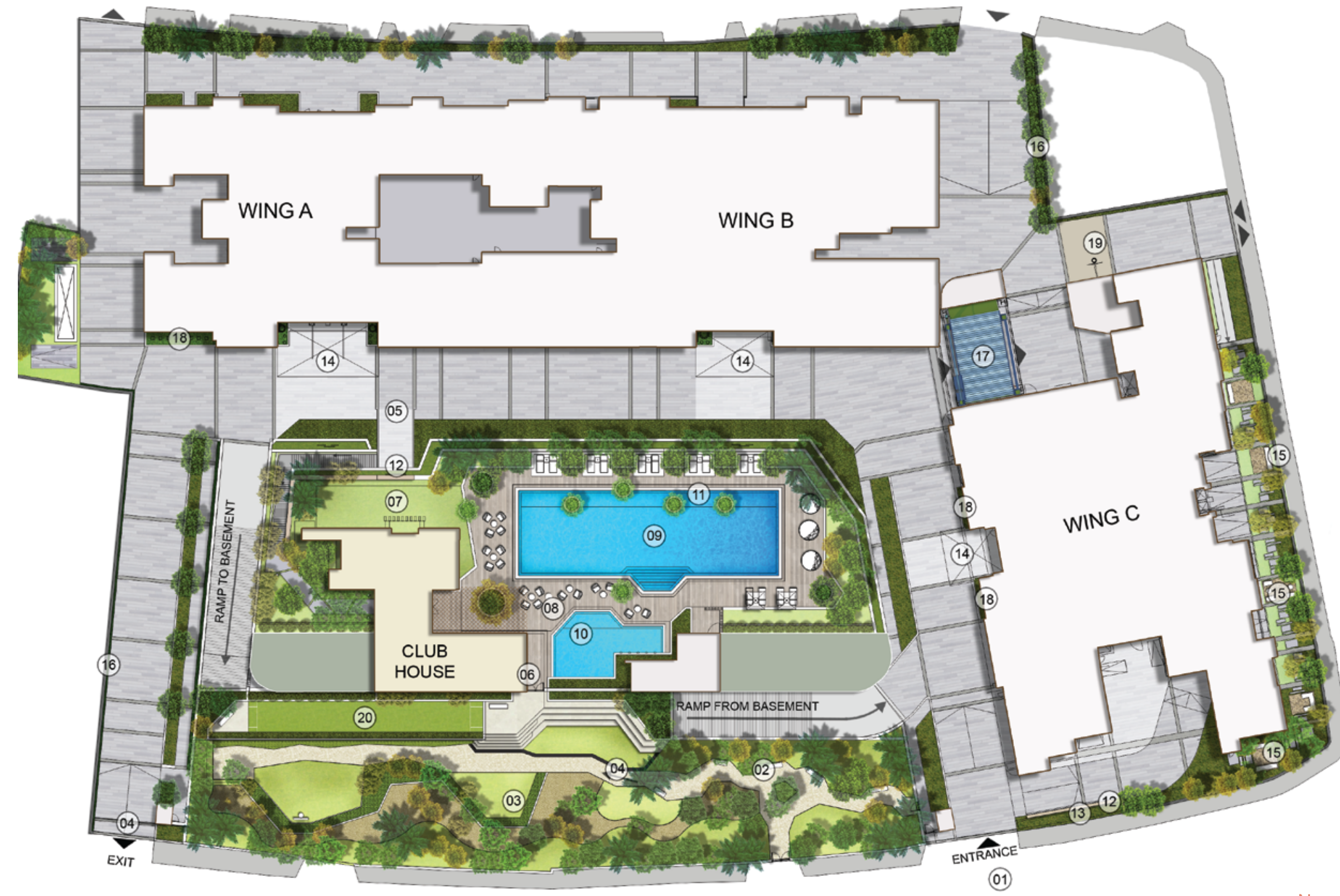
#### TO THE SOUTH OF THE CITY

- Ready infrastructure:
- BKC-Chunabhatti flyover connects to Eastern Express Highway
  - BKC-Bandra-Worli Sea Link Flyover

### UPCOMING INFRASTRUCTURE

- Metro Line 2 from Charkop to Mankhurd will pass through BKC.
- Metro Line 3 from Colaba to SEEPZ will pass through BKC.
- Underpass to Bandra-Worli Sea Link planned from BKC.
- Proposed flyover from BKC to the Western Express Highway.

--- UPCOMING METRO LINE 2A & 2B  
 --- UPCOMING METRO LINE 3



## COMPLEX LAYOUT

- |                             |                        |                         |                        |
|-----------------------------|------------------------|-------------------------|------------------------|
| 01. MAIN ENTRANCE           | 06. CONNECTION TO PARK | 11. POOL SHALLOW EDGE   | 16. PLANTING AREA      |
| 02. WALKING / JOGGING TRAIL | 07. PARTY LAWN         | 12. FEATURE WALL        | 17. PARKING TOWER      |
| 03. PLAY AREA               | 08. POOL DECK          | 13. ENTRANCE SIGNAGE    | 18. FEATURE PLANTATION |
| 04. EXIT / OUT GATE         | 09. SWIMMING POOL      | 14. DROP OFF FOR TOWERS | 19. BASKETBALL HOOP    |
| 05. CLUB ENTRY              | 10. KIDS' POOL         | 15. OUTDOOR SEATING     | 20. TURF PAVE          |





THE FINEST SCHOOLS.  
THE BEST  
WORK-LIFE BALANCE.  
TIME TO TRY  
A DIFFERENT TYPE  
OF ACQUISITION.



Representational Image



Bandra-Kurla Complex (BKC) is now the de-facto central business district of Mumbai and has established itself as one of the city's prominent engines of growth. It has created ample opportunities and has garnered the reputation of being a key commercial district. Besides offices, it is home to the finest schools in the country, hospitals, shopping malls and more—making it a sought-after address to live at.





Representational Image



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



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



SHOPPING: Jio World Drive | Phoenix Market City



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



LUXURY HOTELS: Trident | Sofitel | Grand Hyatt | Taj Lands End  
FINE DINING: Masala Library | Yauatcha | Nara Thai | Tresind | Bayroute | O Pedro



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



A LUXURIOUS CLUBHOUSE  
AND SPA. MANICURED GREENS.  
BEAUTIFUL POOLS.  
CAN THE REWARDS  
FOR YOUR SUCCESS  
BE ANYTHING  
BUT INDULGENT?



Artist's Impression

At Magnus, you have the luxury of choosing from a host of amenities at the clubhouse. Release the stress of all-day meetings at our state-of-the-art gym. Unwind at the spa. Or plan your next business move as you drift in the pool.

- Luxurious clubhouse • Well-equipped gymnasium
- Party lawn • Relaxing spa with steam and massage room • Swimming pool and kids' pool • Pool deck



Representational Image



## THE PERFECT ANTIDOTE TO A DAY SPENT IN CHROME AND GLASS: GREEN.

The Central Landscape, ensconces the residences, not only increasing its premiumness, it is also designed to give you a breathing space away from the chaos of the city. A necessary pause, so that you are ready to face the corporate battles of tomorrow.

- Beautifully landscaped areas which house the Active, Recreational and Serene Zones elevate the luxury quotient of the project. These spaces are designed to take you away from the chaos of the city.
  - The contemporary Leisure Zone comprises the G+1 clubhouse with various landscaped elements. It also features an exquisitely designed swimming pool.
- The Serene Zone is a peaceful space to pause and breathe in fresh air. Here you will find areas with quiet lawns and areas with plants and shrubs to help connect with nature.



LANDSCAPING BY  
WORLD-RENOWNED  
ARCHITECT,  
BUREGA FARNELL.  
IT IS AFTER ALL  
THE PLAYGROUND OF  
THE WELL-TRAVELLED.



For those who have travelled the world- the aesthetically designed green spaces at Kalpataru Magnus will seem familiar. Designed by internationally renowned landscape architect, Burega Farnell, the three towers are woven around central emerald greens. It is an attempt to create an oasis of beauty within the city. Picturesque landscaped gardens have been scattered around the property to give one a feeling of being in lush, manicured international locales that make the city outside dissolve. The landscaping at Kalpataru Magnus seamlessly blends with the living spaces.

- Landscaped garden • Children's play area
- The complex plan has been designed in such a way to create a green oasis nestled in between the towers.
- The thoughtfully designed layout also allows for maximum openness in the development.

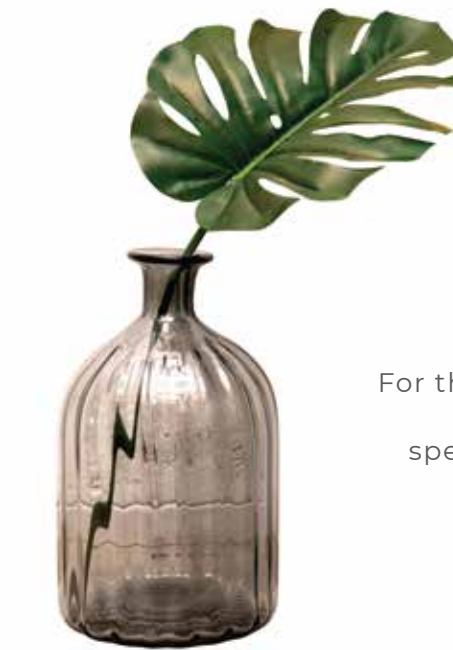


Representational Image





HOMES THAT  
CAUSE A STIR IN  
CORPORATE CORRIDORS  
BY THEIR  
MERE MENTION.



For those at the top of the corporate game, a Kalpataru Magnus residence speaks volumes about your journey. Besides being truly luxurious, it is designed thoughtfully and curated with a keen eye.

- 
- Lavish 3 & 4 bedroom homes
  - Decks\* overlooking the emerald greens
  - Imported marble flooring in the apartment
  - Video door-phone at apartment entrance
  - Smart scenario switches
  - The homes receive ample light, breeze and ventilation because of the thoughtful planning.



WHEN YOU'RE  
AT THE TOP OF YOUR GAME,  
YOU NEED THE  
RIGHT VANTAGE POINT.



Representational Image



Beautiful wide decks are one of the highlights of a home at Kalpataru Magnus.  
Wake up to the brilliance of a sunrise or raise a toast to your achievements  
against a stunning sunset.

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· Wide decks\*

· Serene views of the greens or the cityscape

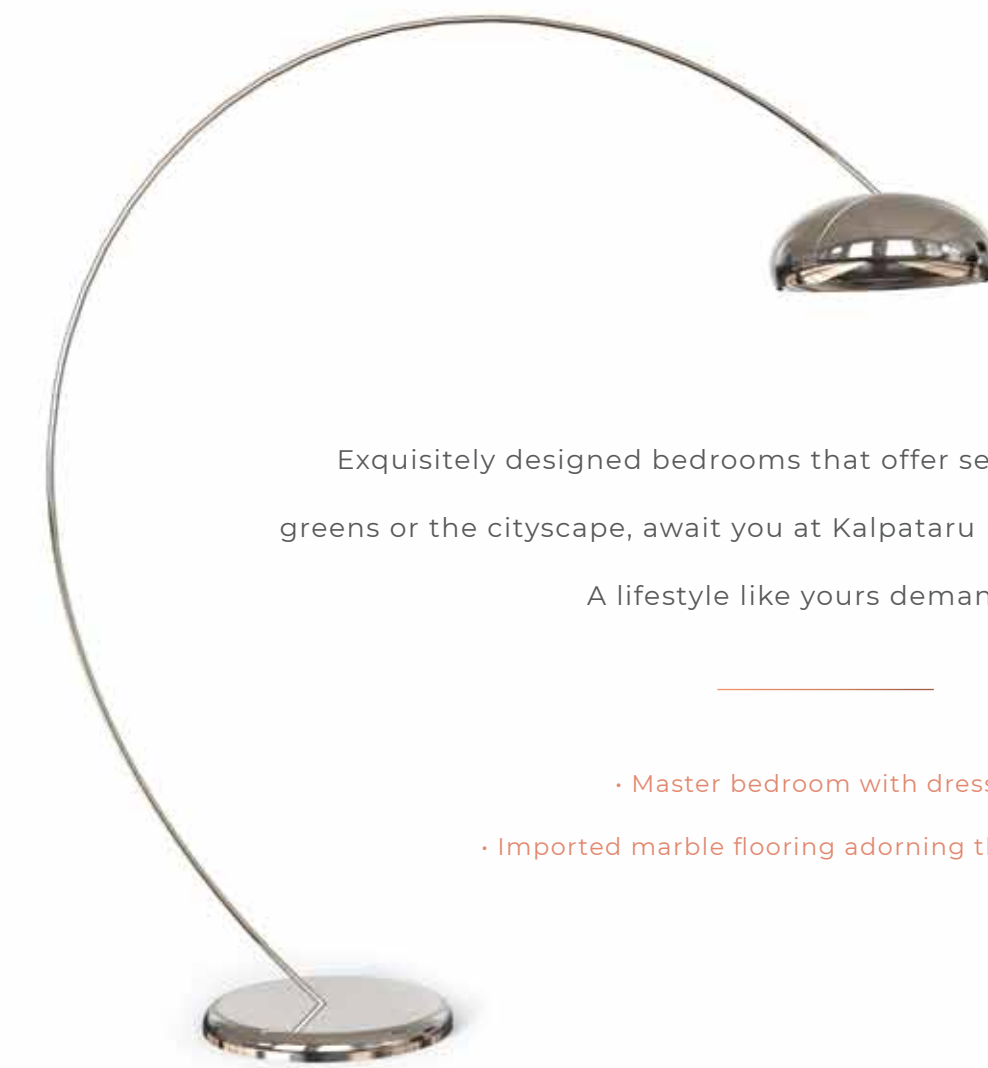
\*Except for 2 BHK residences



GRIT, DETERMINATION  
AND A LUXURIOUS BEDROOM  
TO REST IN.  
ESSENTIALS TO CLIMB  
THE CORPORATE LADDER.



Representational Image



Exquisitely designed bedrooms that offer serene views of the lush greens or the cityscape, await you at Kalpataru Magnus. Rest in elegance.

A lifestyle like yours demands it.

- Master bedroom with dresser\*
- Imported marble flooring adorning the apartment

\*For select apartments only



CELEBRATE THE SMALLER SUCCESSES.  
TOAST TO NEW ONES.  
DISCOVER HIDDEN CULINARY TALENTS.  
A STYLISH KITCHEN CAN BE SO MUCH MORE  
TO A CORPORATE HIGH-FLYER  
THAN JUST A PLACE TO EAT.

Kalpataru Magnus residences have exceptionally planned kitchens. Quartz based agglomerated marble platform and flooring, stainless steel sinks, and a host of thoughtful additions make this space beautiful and functional.

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



## THE PERFECT SPACE TO UNWIND AFTER A GRUELLING DAY OF OFFICE POLITICS.

While designing your home at Kalpataru Magnus, we've ensured that even the most mundane space is crafted to perfection. Bathrooms here are tastefully done to appeal to the discerning palette.

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





**TRADE SECRETS OR YOUR PRIVACY,  
BOTH DESERVE  
STATE-OF-THE-ART PROTECTION.**

Kalpataru Magnus is under 24x7 surveillance with CCTV monitoring in common areas. Your apartment is equipped with a host of state-of-the-art safety features - a video door phone at the 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.

- 
- Structures designed for earthquake loads as per applicable I.S. Code
  - CCTV covering designated common areas
  - Firefighting systems
  - Public address system

## PROJECT AMENITIES\*

### PROJECT HIGHLIGHTS

- Contemporary design multi-storied towers, featuring 3 BHK, 4 BHK and 4.5 BHK residences.
- Grand air-conditioned entrance lobby with premium finishes.
- Multi-tier safety and security system.
- Clubhouse with a gymnasium and state-of-the-art equipment.
- Landscape designed by international architects.
- Swimming pool and kids' pool with pool deck.

### COMPLEX & BUILDING FEATURES

- Elevators with Auto Rescue Device (ARD).
- D.G. power backup for select/identified utility areas.
- Rain Water Harvesting System and Sewage Treatment Plant (STP).

### APARTMENT FEATURES

- Imported marble flooring adorning the apartment.
- Elegant laminate finished entrance door and paint finished internal doors.
- Gypsum finished internal walls with acrylic paint.
- Aluminum 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.
- Fixed glass partition in all bathrooms.
- Premium sanitary and CP fittings.
- Hot & cold water mixer in wash basins 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 for 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 a gymnasium and state-of-the-art equipment.
- Landscaped garden designed by international architects.
- Swimming pool and kids' pool with pool deck.
- Spa with steam & massage room.
- Multi-function party lounge.
- Party lawn.
- Indoor games area.

\*Warranty/Guarantee of the 3rd party product/amenity is subject to the concerned supplier's/manufacturer's corresponding warranty/guarantee terms and conditions.

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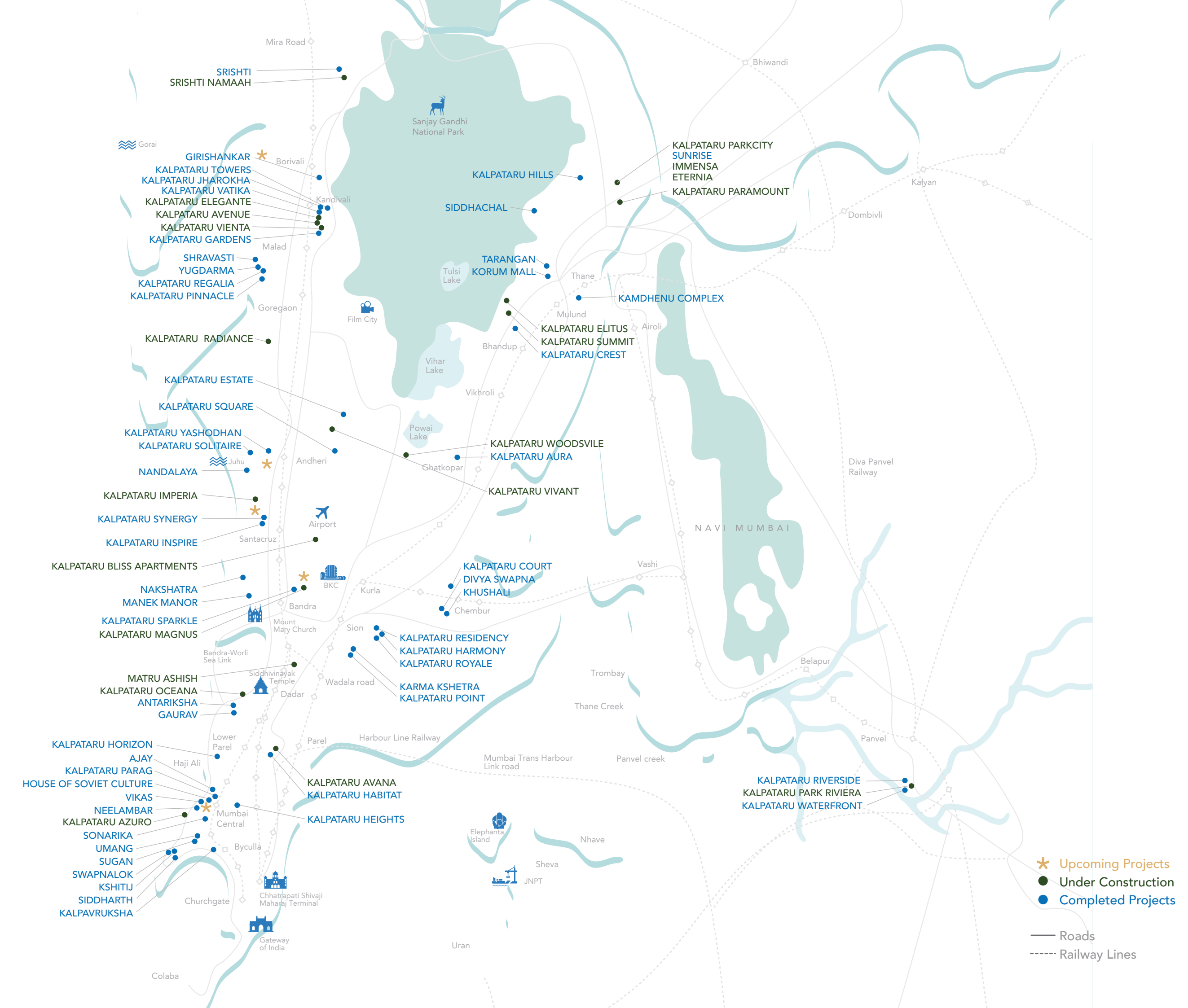


# KALPATARU GROUP: CREATING LANDMARKS SINCE 1969.

From Mumbai's first genuine skyscrapers to landmark luxury projects, over the last 5 decades, the Kalpataru Group has been at the forefront of positive change in the Indian real estate landscape.

Our projects have raised the standards in modern living and transformed India's urban residential landscape forever.

Our greatest success however, is in the smiles and satisfaction of thousands of families who have chosen a Kalpataru Group project as their home.



## OUR BENCHMARKS

1975



**KSHITIJ**  
NEPEAN SEA 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 14<sup>th</sup> 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.

All images have been shot on location | Kalpataru Pinnacle - Artist's impression\*

## AWARDS AND ACCOLADES



**Kalpataru Magnus**  
Asia Pacific Property Awards Development 2020-21



**Kalpataru Serenity**  
11th Realty Plus Excellence Awards Pune 2020



**Kalpataru Solitaire**  
CIA World Construction Awards 2020



**Kalpataru Magnus**  
Asia Pacific Property Awards 2020



**Kalpataru Parkcity**  
Asia Pacific Property Awards 2020



**Kalpataru Vista**  
Asia Pacific Property Awards 2020



**Kalpataru Limited**  
Construction Week India Awards 2019



**Kalpataru Avana**  
11th Annual Estate Awards Franchise India 2019



**Kalpataru Group**  
Golden Brick Awards 2019



**Kalpataru Group**  
2<sup>nd</sup> CII National Kaizen Circle Competition 2019



**Kalpataru Avana**  
Realty Plus Excellence Awards 2018



**Kalpataru Vista**  
The Realty Plus Excellence Awards 2018 - North



**Kalpataru Jade Residences**  
The Realty Plus Excellence Awards 2018



**Kalpataru Sparkle**  
The Realty Plus Excellence Awards 2018



**Kalpataru Jade Residences**  
Golden Brick Awards 2018 - Zonal West Category



**Kalpataru Amoda Reserve**  
Golden Brick Awards 2018 - National Category



**Kalpataru Limited**  
Navabharat Realty Business Achievers Awards 2016



**Kalpataru Avana**  
Asia Pacific Property Award 2016



**Kalpataru Limited**  
The Construction Week Architect and Builder Awards 2016



**Kalpataru Avana**  
The Times Real Estate Icon Award 2016



**Kalpataru Sparkle**  
Asia-Pacific Property Awards 2015