



Developers: Kalpataru Properties Pvt. Ltd.

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

ead 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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S



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



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

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.

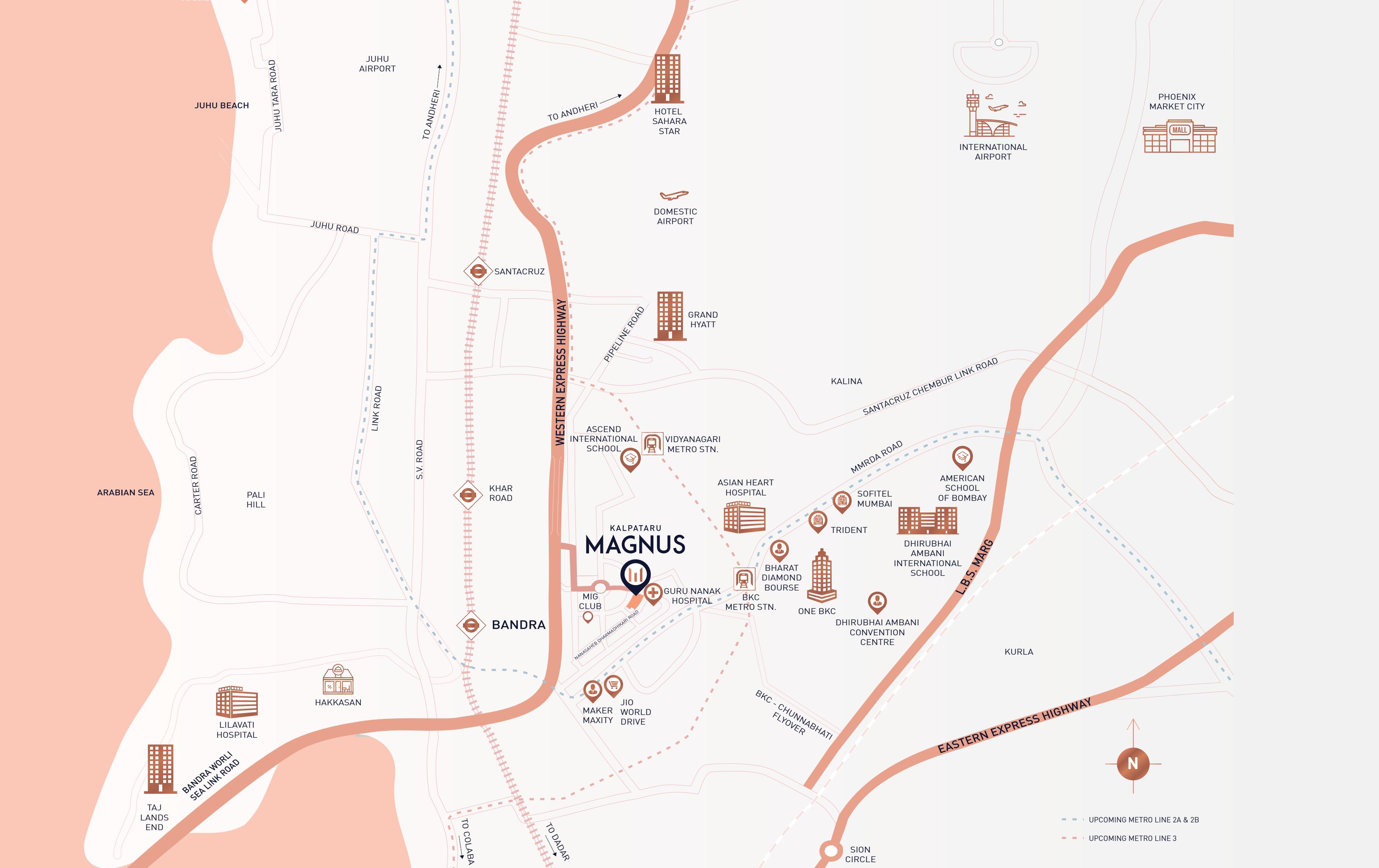


PRESENTING KALPATARU MAGNUS.
DOWNTOWN LIVING,
FOR THOSE WHO HAVE TRULY ARRIVED.



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

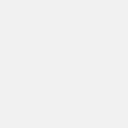
TO THE SOUTH OF THE CITY

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

UPCOMING INFRASTRUCTURE

- Metro Line 2 from Charkop to Mankurd 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.





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.



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.



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](#)



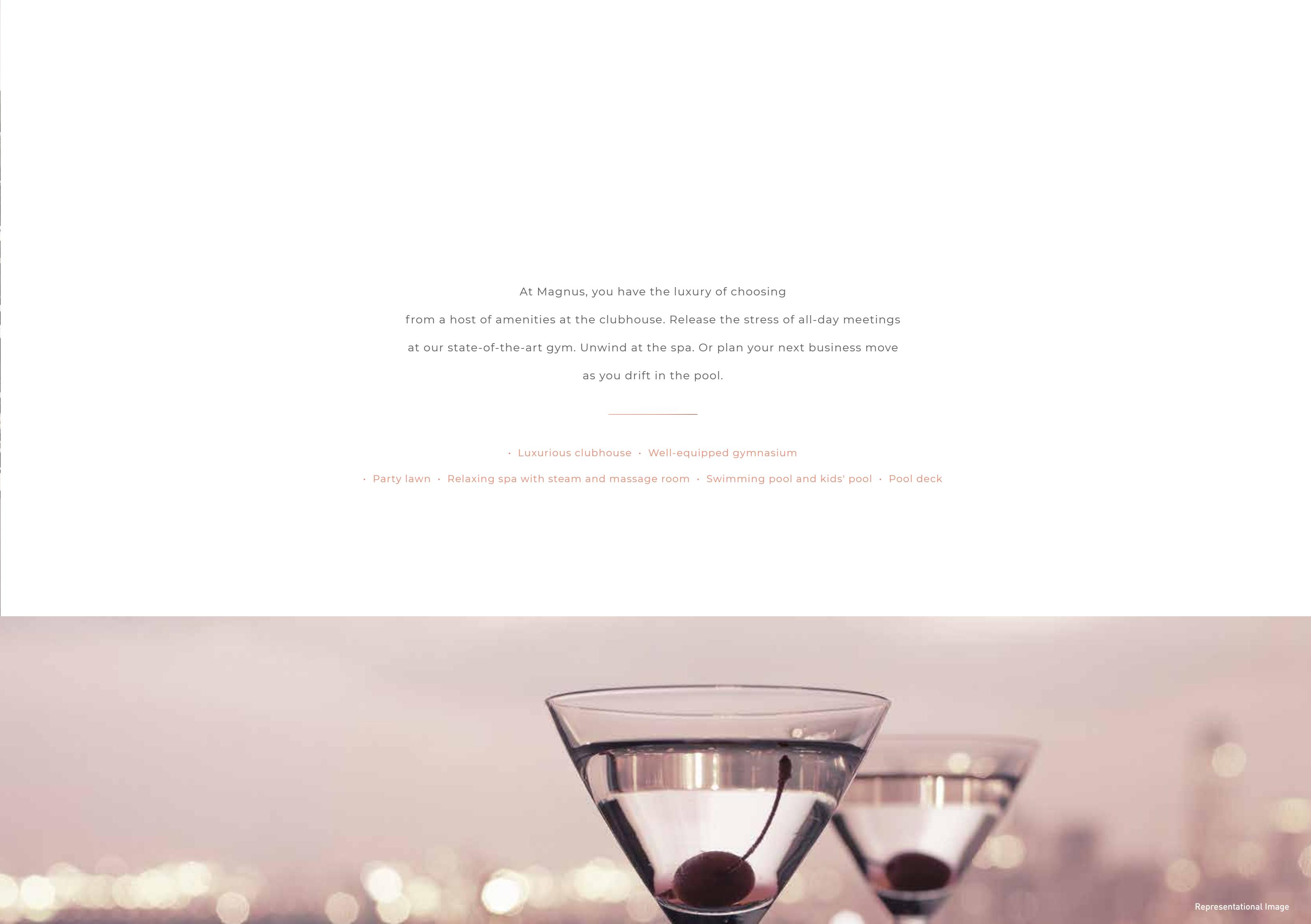
A LUXURIOUS CLUBHOUSE
AND SPA. MANICURED GREENS.
BEAUTIFUL POOLS.
CAN THE REWARDS
FOR YOUR SUCCESS
BE ANYTHING
BUT INDULGENT?



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-REOWNED
ARCHITECT,
BUREGA FARNELL.
IT IS AFTER ALL
THE PLAYGROUND OF
THE WELL-TRAVELED.



Artist's Impression



Representational Image

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.



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.



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.

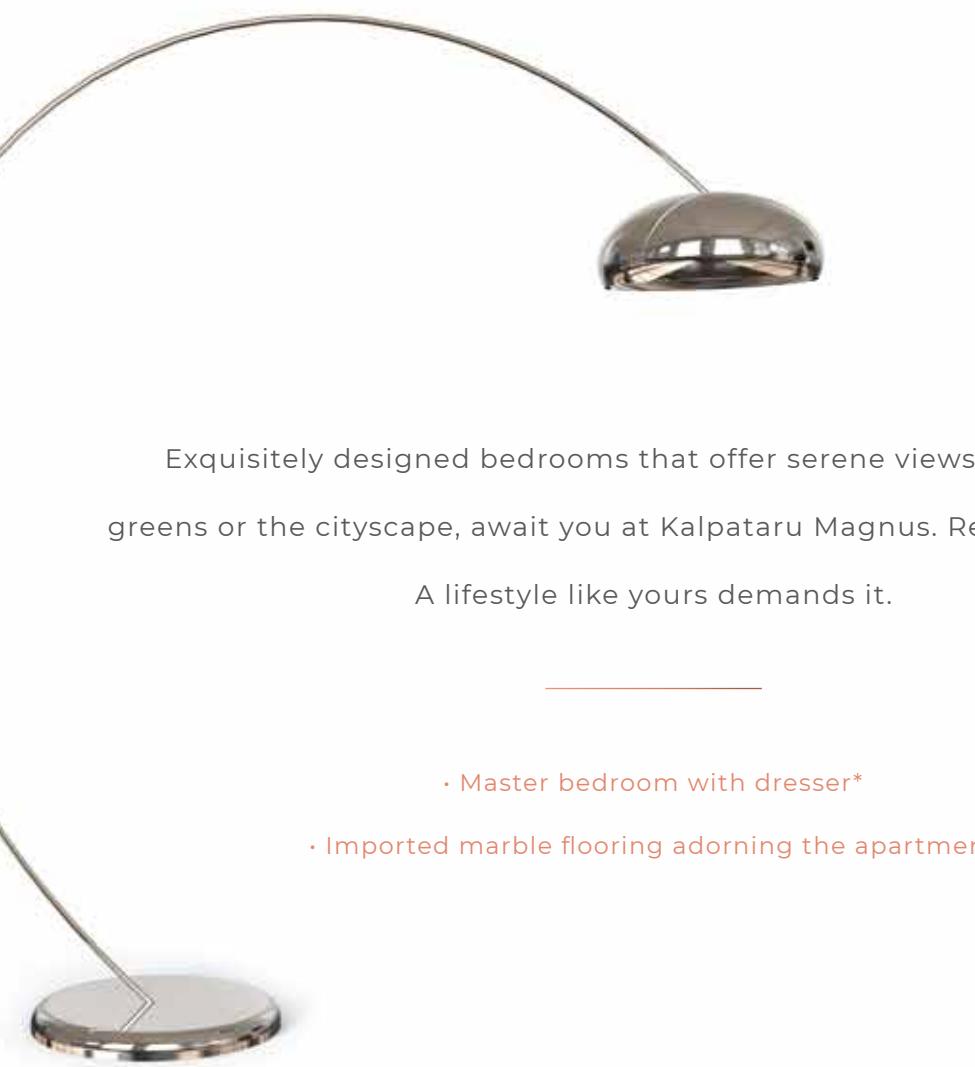
- Wide decks*

- 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.



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



Representational Image

THE PERFECT SPACE
TO UNWIND AFTER A GRUELING 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.
- Water purifier.

LEISURE FEATURES

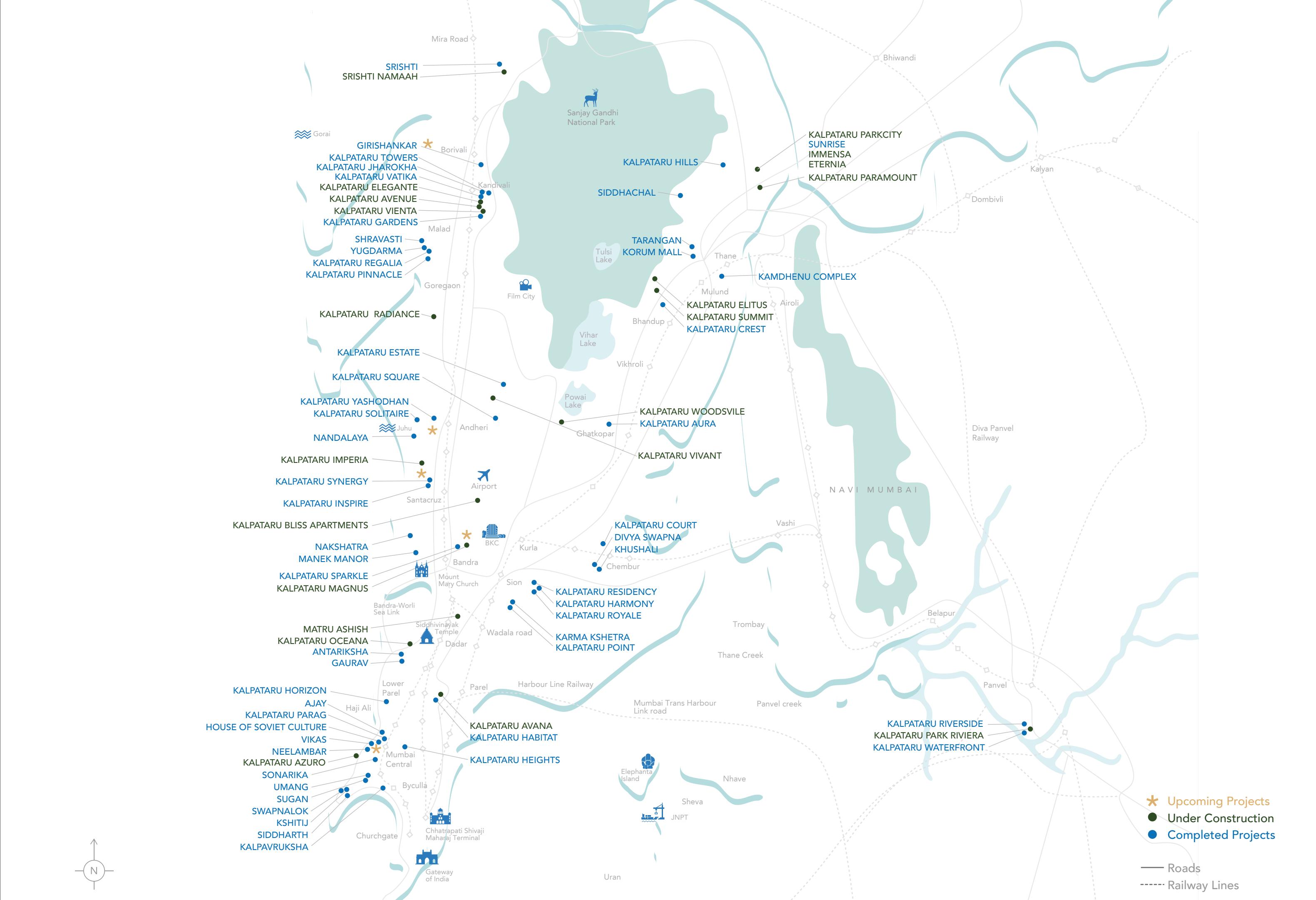
- Clubhouse with a gymnasium and state-of-the-art equipment.
- Landscaped garden designed by international architects.
- Swimming pool and kids' pool with pool deck.
- Spa with steam & massage room.
- Multi-function party lounge.
- Party lawn.
- Indoor games area.

*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



**KSHITIJ
NEPEAN SEA ROAD**
Mumbai's first
and tallest skyscraper.



**SRISHTI
MIRA ROAD**
First 200-acre township
in Mira Road.



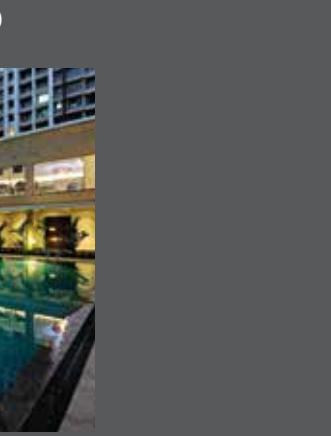
**KALPATARU HEIGHTS
MUMBAI CENTRAL**
The then tallest residential tower
in Mumbai.



**KALPATARU HORIZON
WORLI**
Trend-setting innovation with
the first residential floor
starting from the 14th level.



**KALPATARU SQUARE
ANDHERI (E)**
The first commercial
property outside the US
with Platinum LEED certification
by USGBC.



**KALPATARU AURA
GHATKOPAR (W)**
Received the
'Best Architecture Award'
(Multiple Units)
at the Asia Pacific Property Awards.



**KALPATARU PINNACLE
GOREGAON (W)**
'Luxury Project of the Year' at
The Real Estate Awards 2012
by the Stars
of the Industry Group.



**KALPATARU SPARKLE
BANDRA (E)**
Awarded for
'Luxury Project of the Year' at the
Realty Plus Excellence Awards 2017.

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 Estates
Franchise India 2019



Kalpataru Group
Golden Brick Awards 2019



Kalpataru Group
2nd 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
Awards 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