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**Kalpataru Avante bearing TS RERA No. P02500002612 available at <http://rera.telangana.gov.in/>**

All specifications, images, plans, designs, facilities, amenities, dimensions, elevations, any other information contained herein are indicative in respect of the projects. The project may be subject to revision/s and/or alteration/s in accordance with the approvals, orders, and/or in compliance with laws/regulation in force from time to time. Unless otherwise stated, all the images, visuals, materials and information contained herein are purely creative/artistic concepts and may not be actual representation of the product and/or any amenities. None of the above may be construed to form any basis of, and/or serve as an inducement or invitation for payment of any advance and/or deposit, to be made by a prospective customer under the relevant provisions of law or otherwise. Kalpataru Avante is secured with Standard Chartered Bank. The No Objection Certificate/Permission would be provided, if required.



KALPATARU  
**AVANTE**  
SANATH NAGAR

There's a life beckoning.  
A life that you have always sought.

Where there's everything  
you've longed for.

Never too little, not too much,  
the scales of comfort tip perfectly  
at the centre here.

The smaller details come together  
to paint the bigger picture  
to roll out a life  
you've always imagined.

And you realise,  
that is what home feels like.

Where you get  
that feeling of belonging.  
Even before you step inside.

KALPATARU

**A V A N T E**  
SANATH NAGAR





## THAT FEELING OF BELONGING.

Unique in shape, and intelligent in design, Kalpataru Avante is a home your heart always wished for. Insightfully crafted to suit your needs and lifestyle, the premium 2 and 3 Bed homes turn living into a blissful indulgence. Vastu-compliant and adorned with a host of amenities spread across 3 different levels, it's located in a bustling neighbourhood that brings the city closer. With a plush clubhouse and a perfect spread of indoor and outdoor comforts, it's a home that lets you indulge in your every desire.



# A WORLD OF CONVENIENCES, RIGHT AROUND THE CORNER.

- > Bharat Nagar Metro Station - 0.4 Kms
- > Erragadda Metro Station - 0.3 Kms
- > Begumpet Railway Station - 5 Kms
- > NH 9 - 0.5 Kms
- > MMTS - 2 Kms
- > Ameerpet - 4 Kms
- > Jubilee Hills - 6 Kms
- > Banjara Hills - 7 Kms
- > HITEC City - 10.5 Kms



Source: Google Maps as on 02/2021. This is an approximate estimate (as per a third party website). Map not to scale.

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## CENTRALLY LOCATED. CENTERED AROUND YOU.

Knowing that your home sits in the middle of a neighbourhood and caters to all your needs, gives that feeling of belonging. Situated in Sanath Nagar, at Kalpataru Avante, you are close to some of the city's finest conveniences. Surrounded by municipal parks, wide-open spaces and bustling markets, it's a part of the city that draws crowds from all over. Accessible by TSRTC buses, easily connected to the railway station and Bharat Nagar and Erragadda metro stations, it puts you close to the rest of the city as well as the corporate hub of Hyderabad – HITEC City.

### HOSPITALS

- > Leela Hospital - 5 mins
- > Omni Hospital - 15 mins
- > Yashoda Hospital - 20 mins
- > Asian Institute of Gastroenterology - 20 mins
- > NIMS - 20 mins

### RESIDENTIAL AREAS

- > Moosapet - 5 mins
- > Motinagar - 5 mins
- > Ameerpet - 15 mins
- > Begumpet - 15 mins
- > Banjara Hills - 20 mins

### HITEC CITY

- > Oracle - 20 mins
- > Deloitte - 25 mins
- > Mindspace - 25 mins
- > Microsoft - 35 mins

### HOTELS & RESTAURANTS

- > Taj Vivanta - 15 mins
- > ITC Kakatiya - 20 mins
- > Ohri's - 20 mins
- > Chutney's - 20 mins
- > Paradise - 20 mins

### SCHOOLS

- > Little Scholar - 5 mins
- > Hyderabad Public School - 15 mins
- > Gitanjali School - 15 mins
- > Sister Nivedita Public School - 15 mins

### MALLS

- > Ratnadeep Super Market (upcoming, around 450 mtrs away) - 2 mins
- > D-mart - 5 mins
- > Hyderabad Central Mall - 10 mins
- > GVK One Mall - 20 mins



## MAKING A STATEMENT. ALL WITHOUT SAYING A WORD.

If first impressions are meant to last, then you'll cherish the one that awaits you at Kalpataru Avante. Contemporary-style elevation, embellished with a special ornate feature, it's built to stand out.

- Designed for ample light and ventilation
- Homes with no common walls





## YOUR WORLD OF BLISS. NOW WITH A DOSE OF RETAIL THERAPY.

You know you are living the good life when high-end retail spaces and more are just an elevator ride away from home. From the independent drop-offs to dedicated lifts, the residential, retail and commercial spaces all enjoy absolute privacy.

- One-of-a-kind mixed-use development
- High-end retail and office spaces
- ECBC pre-certification for commercial floors







## WHERE LUXURY WELCOMES YOU HOME.

Kalpataru Avante rolls out a grand welcome that will leave you cushioned in luxury. Step inside, and you will know you've arrived.

- Double-height entrance lobbies for an enhanced experience
- Independent double-height entrance lobby to the clubhouse
- Picturesque landscaped plaza at the ground level designed by renowned architects





## TAKING COMFORT TO A NEW LEVEL. AT THREE DIFFERENT LEVELS.

Kalpataru Avante is a home designed for comfort. With a host of luxuries strategically placed across three levels, you'll find a whim here for your every desire.

- Amenities spread over the ground, 1st and 2nd floors to offer privacy
- Good mix of indoor and outdoor activities for all age groups
- Vehicle-free amenity areas that are shaded all day





## THE BEFITTING VENUE FOR ALL YOUR CELEBRATIONS.

From an insightfully crafted pre-function area to a multipurpose hall, to a landscaped lawn with an open amphitheatre, Kalpataru Avante is perfectly decked up to host all your memorable moments.

- Spacious party area to accommodate community poojas and gatherings
- Comes with a well-designed attached pantry
- Separate entry and exit to keep your celebrations exclusive
- Equipped with guest rooms





## MADE WITH A LOT OF HEART. SURE TO MELT YOUR HEART.

At Kalpataru Avante, we never compromise on luxury. With a dedicated lift for easy entry and a lavish spread of comforts that have been sophisticatedly crafted, you'll feel soaked in bliss the moment you enter. Making it that much harder to step back outside.

- Swimming pool with a separate kids' pool
- Games room, lounge and other fine comforts
- Indoor preview theatre
- World-class gym with state-of-the-art equipment



A woman with her eyes closed and a serene expression is lying on a massage table. Her head is resting on a rolled-up white towel. A pair of hands is gently massaging her forehead. The background is softly blurred, showing a spa environment with warm lighting and greenery.

## STATELY CHARM MEETS A WORLD OF CALM.

The avenues to unwind at Kalpataru Avante are endless. But the one you'll love the most is the spa. Cosily tucked at the 2<sup>nd</sup> level and beautifully designed, it's all decked up to soak you in tranquility. All that's left is for you to step inside.

➤ [Relaxing spa with a salon, massage and steam room](#)



## WHERE HEALTH AND HAPPINESS GO HAND-IN-HAND.

They say a healthy body leads to a happy mind. With an array of comforts, here, you'll be spoilt for choice. Let your kids play with their favourite toys at the crèche, while you play your favourite sport.

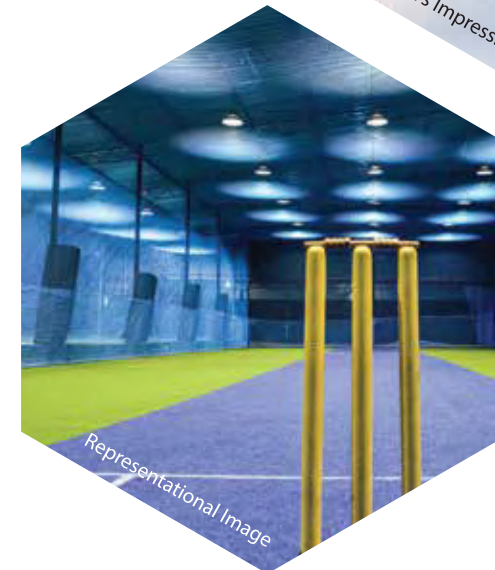
- > Cricket practice pitch
- > Crèche with a shaded kids' play area
- > Outdoor fitness area
- > Jogging/ walking track
- > Senior citizens' corner



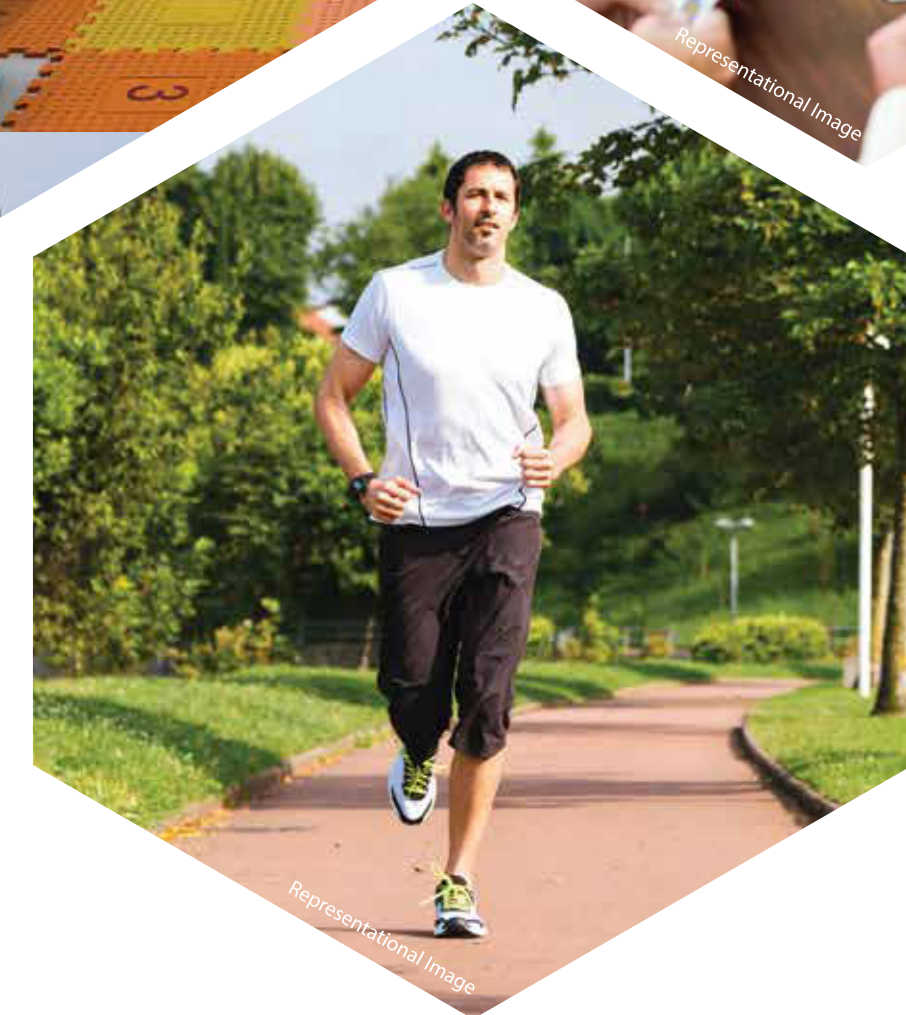
Artist's Impression



Representational Image



Representational Image



Representational Image



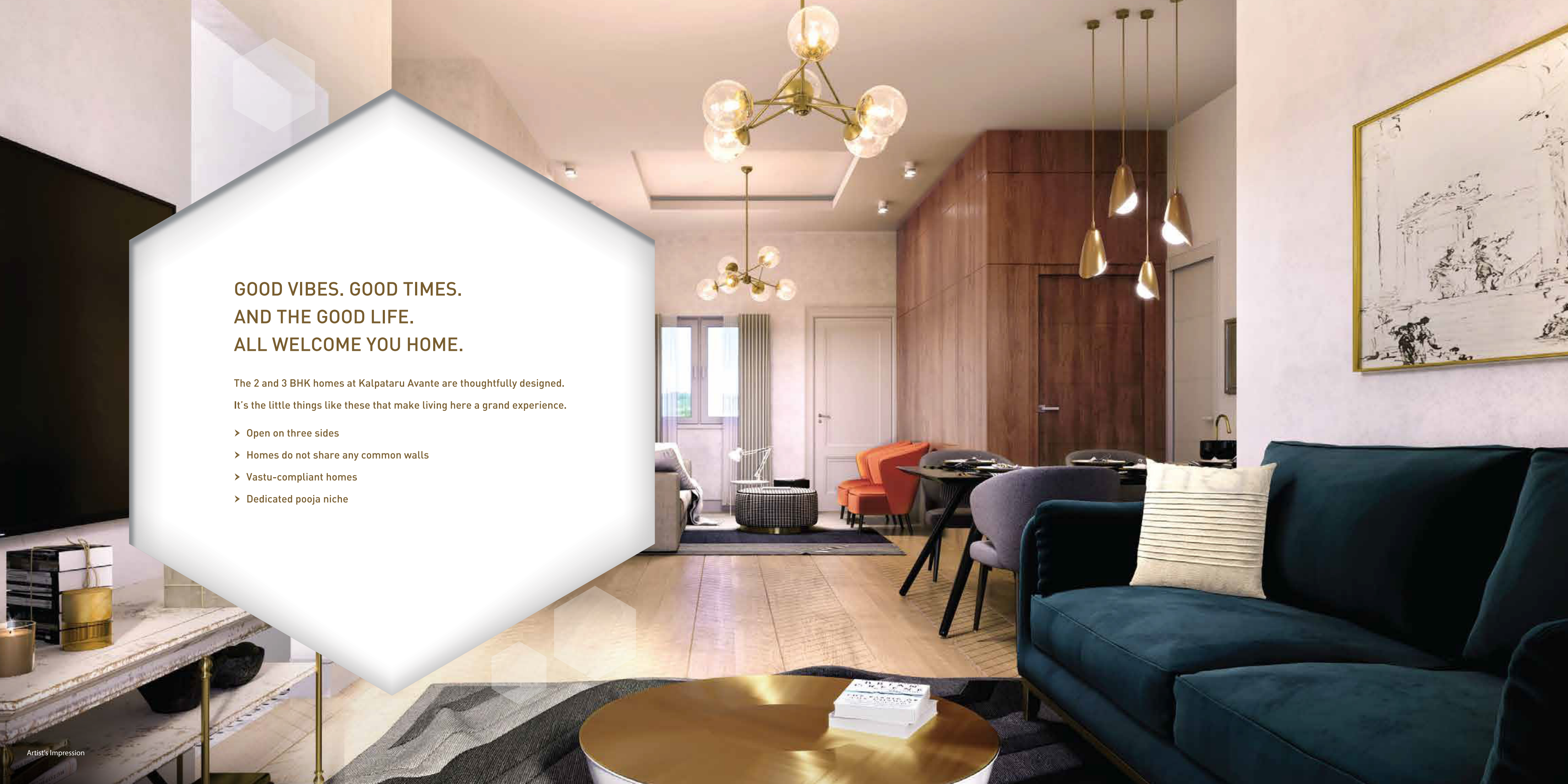


## A WORLD OF BLISS. INSIDE AND OUT.

From an expansive badminton court opening up to a viewing gallery, to a games room, a meditation area and more, a world of bliss unfolds for you here. Soak in and let the mind, body and soul unite.

- Indoor preview theatre
- A two-level indoor badminton court
- Cards room
- Indoor games room with table tennis, pool table and foosball





**GOOD VIBES. GOOD TIMES.  
AND THE GOOD LIFE.  
ALL WELCOME YOU HOME.**

The 2 and 3 BHK homes at Kalpataru Avante are thoughtfully designed.  
It's the little things like these that make living here a grand experience.

- Open on three sides
- Homes do not share any common walls
- Vastu-compliant homes
- Dedicated pooja niche





## THE KEY INGREDIENT TO ALL YOUR FAMOUS FAMILY RECIPES.

Here's a kitchen that has a fine taste of living that boasts of all the right conveniences. All that's left for you to do is host memorable get-togethers and lunch parties to cherish them.

- Kitchen is placed in the south-east corner as per vastu
- Orientation of the kitchen platform is as per vastu
- Enclosed utility area for easy maintenance





**A WARM, REFRESHING SHOWER.  
JUST WHAT YOU NEED  
AFTER A LONG DAY.**

Be it getting ready for an exciting new day or de-stressing after a hectic one.

Let the comfort of these plush bathrooms soak you in luxury.

- Naturally ventilated bathrooms complemented with exhaust fan
- Premium CP fittings
- Ceramic tile dado and acid-resistant tile flooring
- Solar water heating in common toilets in every home





## A HOME THAT CARES FOR NATURE AS MUCH AS IT CARES FOR YOU.

While the homes at Kalpataru Avante ensure you live the good life, The eco-friendly features of the complex have been put in place keeping Mother Nature's best interest in mind. So live with great pride knowing that you are doing your bit in making this world a better place.

- > Rainwater harvesting
- > Sewage treatment plant
- > Organic waste compost
- > Energy-efficient lighting in common areas
- > Charging provision for e-vehicles in the parking areas



## ALL THE COMFORT YOU NEED. WITHOUT ANY COMPROMISES.

Kalpataru Avante rolls out a life of bliss, one that's without any worries, just for you. We have gone to great lengths to make sure that the safety and comfort of you and your family is always taken care of.

- Intercom facility
- Video door phone for all apartments
- Elevators with Auto Rescue Device (ARD), audio assistance and braille assistance
- Public address system





## PROJECT HIGHLIGHTS

- Vastu-compliant apartments in contemporary designed mix use multi-storied tower
- Commercial showrooms and offices on ground floor and 1<sup>st</sup> floor
- Designed with emphasis on natural lighting and optimum cross ventilation
- ECBC pre-certification for commercial floors
- Spacious 2 BHK and 3 BHK residences with premium finishes
- Well-designed entrance lobbies and drop-off
- Landscape open spaces with themed design and recreational facilities
- Multi-tier safety and security system
- Clubhouse within the building

## COMPLEX & BUILDING FEATURES

- Elevators with Auto Rescue Device (ARD), audio assistance and braille assistance
- Separate designated parking area for residential and commercial
- Charging provision for electrical vehicles
- DG power backup for designated common areas
- Rain water harvesting and Sewage Treatment Plant (STP)
- Solar water heating system with supply to common toilet in apartments
- Energy efficient lighting in common areas
- Organic Waste Compost to recycle waste
- Garbage chutes at each floor with garbage collection room in basement
- Utility Services Areas for driver's room and facility manager
- Society office
- Car wash area in basement

## SECURITY & SAFETY FEATURES

- Seismic resistant structure
- Sprinkler system in every apartment, at car parking areas and common areas
- Fire hydrants provided at all parking levels
- Public address system for fire fighting in common area
- Video door phone and intercom facility at apartment entrance

## RESIDENTIAL APARTMENT ONLY\* APARTMENT FEATURES

- Spacious and well-designed 2 BHK and 3 BHK apartments with emphasis on natural lighting and cross ventilation
- Vitrified tile flooring adorning the apartment
- Main door: Teakwood frame with shutter having laminate finish on both sides. Other doors: Doors with laminate finish on both sides.
- Gypsum finished internal walls with plastic paint
- Balcony with skid resistant tile flooring and M.S. railing
- UPVC sliding windows with provision for mosquito net
- DG backup for all apartments except for ACs and geysers
- Concealed copper wiring with modular switches of reputed make
- Television points in drawing room, living room and all bedrooms

## KITCHEN FEATURES

- Vitrified tile flooring
- Tiled dado for platform
- Exhaust fan
- Provision for water purifier
- Provision for hob and chimney
- Piped gas supply

## LEISURE FEATURES

- Enhanced arrival experience and entrance feature
- Landscape plaza on ground floor for commercial area
- Separate drop-off for commercial and club
- Kids' play area with soft fall finishing
- Open amphitheatre
- Open lawn
- Yoga and meditation area
- Senior citizens corner
- Outdoor fitness area
- Cricket practice pitch
- Covered seating near kids' play area
- Walking/ jogging track

## DIFFERENTLY ABLED

- Parking slots for the differently abled
- Access ramp provided at all areas for the differently abled
- Separate washrooms for facility team
- Separate washrooms for the differently abled

## BATHROOM FEATURES

- Acid resistant ceramic tile flooring and ceramic tile dado in bathrooms
- Premium sanitary and CP fittings
- Boilers provision for all bathrooms
- Exhaust fan

## CLUBHOUSE AND OTHER AMENITY FEATURES

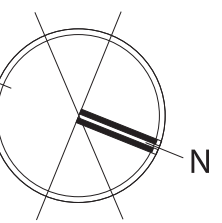
- Guest rooms
- Indoor preview theatre
- Multi-purpose hall with pantry
- Indoor games room (for Cards, Table Tennis, Pool Table, Chess and Foosball)
- Indoor badminton court
- Gymnasium with state-of-the-art equipments and changing rooms
- Spa with salon, massage, steam room and indoor jacuzzi
- Swimming pool with pool decks, separate covered kids' pool, changing rooms, showers and toilets etc.
- Crèche



# COMPLEX LAYOUT



- 1 - Drop off Plaza for Commercial
- 2 - Landscape Plaza
- 3 - Entry to Commercial Parking
- 4 - Pedestrian entry exit
- 5 - Exit From Commercial Parking
- 6 - Residential Entrance
- 7 - Cricket practice Pitch
- 8 - Pet Park
- 9 - Residential Drop off Plaza
- 10 - Residential Amenities Drop off
- 11 - Residential Exit
- 12 - Landscape at Second floor

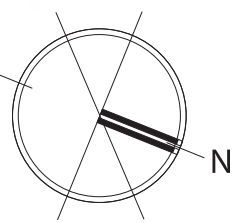




# GROUND FLOOR PLAN



- 1 - Drop off Plaza for Commercial
- 2 - Landscape Plaza
- 3 - Entry to Commercial Parking
- 4 - Pedestrian entry exit
- 5 - Exit From Commercial Parking
- 6 - Residential Entrance
- 7 - Cricket practice Pitch
- 8 - Pet Park
- 9 - Residential Drop off Plaza
- 10 - Residential Amenities Drop off
- 11 - Residential Exit
- 12 - Entry to Residential Parking
- 13 - Exit from Residential Parking
- 14 - Entrance Lobby for Commercial
- 15 - Showrooms
- 16 - Lift for commercial
- 17 - Passage
- 18 - Offices
- 19 - Male & PH rest Room
- 20 - Female Rest room
- 21 - Residential Entrance Lobby
- 22 - Residential Amenities Lobby
- 23 - Badminton Court





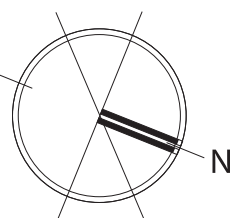
# FIRST FLOOR RESIDENTIAL AMENITIES



- |                                |                              |                   |
|--------------------------------|------------------------------|-------------------|
| 1. Lift Lobby for Amenities    | 9. Card Room Area            | 17. Ladies Toilet |
| 2. Reception /Lounge           | 10. Pool Table               | 18. Gents Toilet  |
| 3. Guest rooms                 | 11. Foosball                 | 19. Store Room    |
| 4. Pre-function Area           | 12. Board Games              |                   |
| 5. Multi Purpose Hall          | 13. Table Tennis             |                   |
| 6. Pantry                      | 14. Viewing Gallery          |                   |
| 7. Indoor Preview Theatre      | 15. Entry to Badminton Court |                   |
| 8. Indoor Games - Waiting Area | 16. Badminton Court Below    |                   |



KEY PLAN

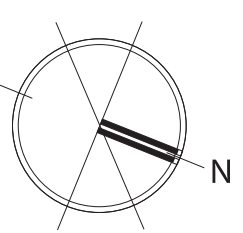




# SECOND FLOOR RESIDENTIAL AMENITIES



- 1 - Amenities lift Lobby
- 2 - Gym
- 3 - Outdoor Fitness Area
- 4 - Kids Play Area
- 5 - Crèche
- 6 - Covered Seating
- 7 - Male Spa
- 8 - Female Spa
- 9 - Swimming Pool
- 10 - Covered Kids Pool
- 11 - Open Lawn
- 12 - Yoga & Meditation Area
- 13 - Senior Citizen Corner
- 14 - Open Amphitheatre
- 15 - Walking/Jogging Track
- 16 - Residential Lift Lobby





## A LEGACY OF BUILDING ASPIRATIONS.

Established in 1969 with a strong presence in Mumbai, Thane and Pune, over the last 50 years, Kalpataru has built residential, commercial and retail projects that are today a testimony to impeccable architectural standards. 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 its global recognition with the 100+ 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.

OVER  
50

YEARS OF  
BUILDING TRUST

MORE THAN  
105

LANDMARK PROJECTS  
& STILL GROWING

OVER  
20

LAKH SQ.M.  
OF AREA DELIVERED

MORE THAN  
18,000

HAPPY  
FAMILIES



## AWARDS AND ACCOLADES

### 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 14<sup>th</sup> level

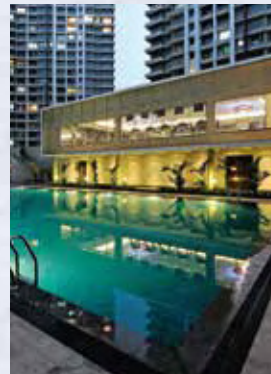
2008



**KALPATARU SQUARE**  
ANDHERI (E)

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

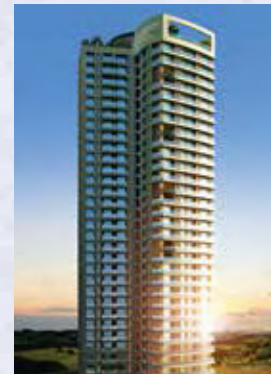
2009



**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



**Kalpataru Jade Residences**  
Realty Plus Excellence Awards, Pune 2018



**Amoda Reserve**  
Realty Plus Excellence Awards 2017



**Kalpataru Avana**  
Asia Pacific Property Awards 2017



**Kalpataru Sparkle**  
Construction Week India Awards 2017



**Kalpataru Solitaire**  
Times Realty Icon Awards 2017



**Kalpataru Yashodhan**  
Mid-day Real Estate Icon Awards 2017



**Kalpataru Solitaire**  
Golden Brick Awards 2017



**Kalpataru Limited**  
Construction World Architect and Builders Awards 2016



**Mr. Mofatraj P. Munot**  
NDTV Property Awards 2014



**Mr. Parag Munot**  
Construction Week Awards 2014



**Kalpataru Pinnacle**  
CNBC Awaaz Real Estate Awards 2014



**KORUM Mall**  
The Realty Plus Excellence Awards 2013



**Kalpataru Harmony**  
CNBC Awaaz Real Estate Awards 2013



**Kalpataru Limited**  
Asia Pacific Property Awards 2012



**Kalpataru Square**  
Commercial Property Excellence Awards 2011



**Kalpataru Square**  
The Eco-friendly Project of the Year category at the Property Awards 2011



**Kalpataru Limited**  
World Finance Real Estate Awards 2011

All images have been shot on location | Kalpataru Pinnacle- Artist's impression<sup>2</sup>