



FOR THOSE WITH  
HIGHER EXPECTATIONS.



PROJECT  
**imperial**

LBS Marg, Bhandup (W)





A LANDMARK IN THE MAKING.

LIVE IN THE HEART OF  
THE CITY.

ENVELOPED IN ALL OF  
LIFE'S LUXURIES.

Move into Project Imperial, and you'll discover the difference great connectivity makes. Located on LBS Marg, just minutes from the proposed Phase II Metro Rail, the property offers easy access to the Eastern Express Highway and the Goregaon-Mulund Link Road. It is also in close proximity to Nahur and Bhandup stations.

**OTHER HIGHLIGHTS:**

- Close to the major IT parks in Vikhroli, Powai, Kanjurmarg, Airoli and on Thane Belapur Road.
- Prominent schools in the vicinity, including the GS Shetty International School, St. Xavier's High School & Junior College and Bombay Scottish, Powai.
- Three major accredited colleges, and several junior and technical colleges in the vicinity.
- 10 minutes away from shopping and entertainment facilities like Nirmal Lifestyle Mall, R-Mall, Dreams Mall & Magnet Mall.
- 10 minutes away from Fortis hospital.





A HOME  
WITH PERHAPS  
EVERY LUXURY.

AN ADDRESS WITH  
ALL THE MAKINGS  
OF A LANDMARK.

Once in a while, there comes an address that redefines the good life.

Set to grace the city's impressive skyline, Project Imperial will be one such landmark address, located right at the heart of Bhandup (W). Here, a grand entrance lobby welcomes you to a life of unrestrained luxury. The windows frame gorgeous views of landscaped gardens. And the sprawling clubhouse invites you to unwind with a massage at the spa, or a dip at the pool. Here, every day is bound to give you a taste of the life less ordinary.





Artist's impression

DESIGN ARCHITECT: HAFEEZ CONTRACTOR

LANDSCAPE ARCHITECT: CRACKNELL, DUBAI

STRUCTURAL CONSULTANT: DR. KELKAR DESIGNS PVT. LTD.

MEP CONSULTANT: AECOM









AERIAL VIEW (NORTH)









AERIAL VIEW (SOUTH-EAST)





The background of the page is an abstract, flowing design. It features several overlapping, curved bands of light blue and white, creating a sense of movement and depth. The bands are smooth and have a slight gradient, giving them a liquid or fabric-like appearance. The overall effect is clean, modern, and serene.

PLANS

# LAYOUT PLAN







**GEND**

- Drop Off Point
- Club House Drop Off
- Club House
- Party Hall
- Outdoor Dining Terrace / Plaza
- Swimming Pool and Jacuzzi
- Pavilion
- Children's Pool
- Party Lawn
- Amphitheatre
- Trim Trail Station
- Jogger's Track / Skating Rink

- 13. Kid's Play Area
- 14. Cricket Pitch
- 15. Multipurpose Court
- 16. Picnic Lawn with Barbeque Area & Raised Planter with Canopy Tree
- 17. Basket Ball Rink
- 18. Senior Citizen Garden
- 19. Meditation Garden
- 20. Pool Deck
- 21. Pool Cabana
- 22. Feature Walls



Tentative complex layout and amenities location subject to change.

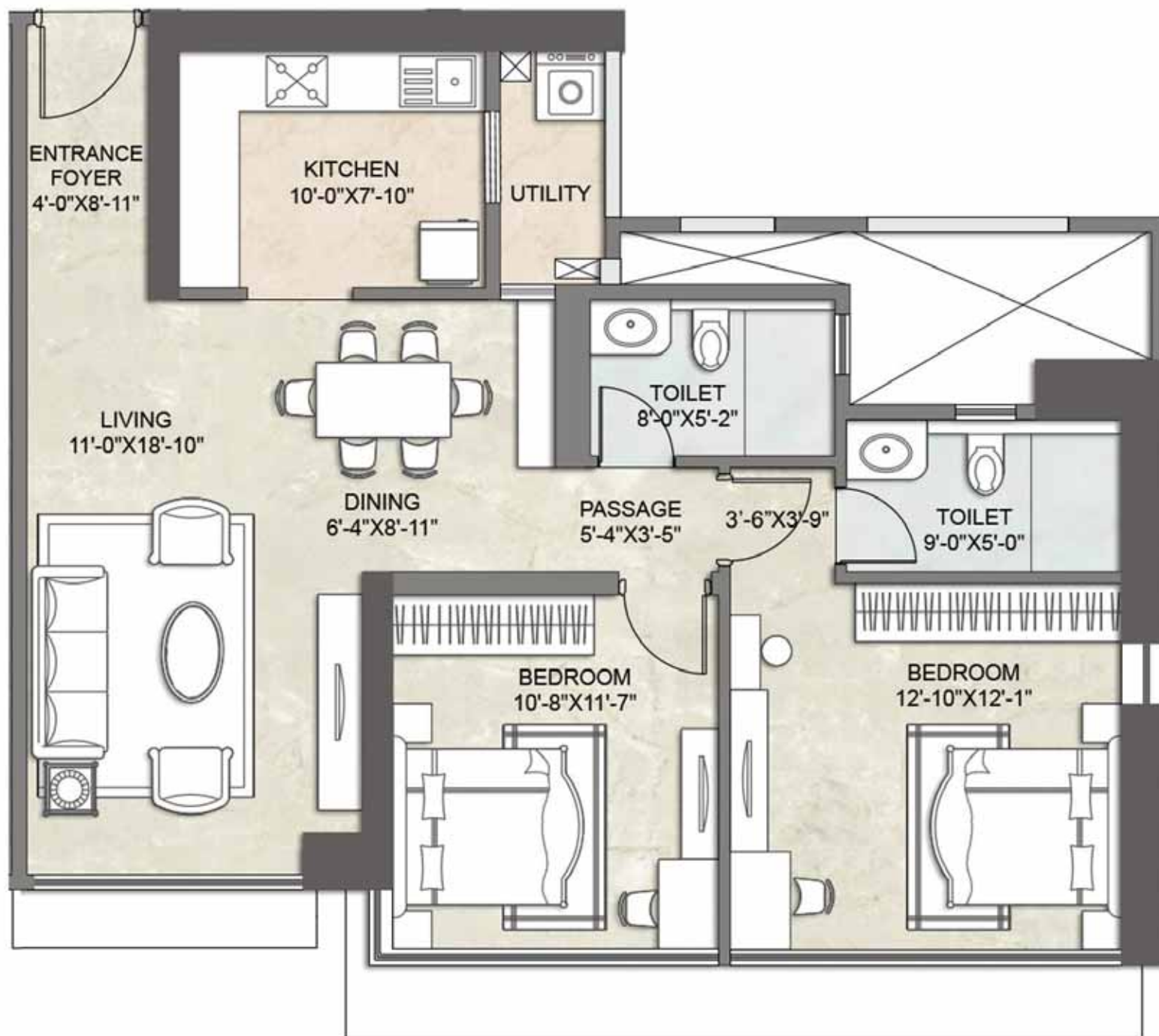


# TYPICAL FLOOR PLAN



THREE DIFFERENT UNOBSTRUCTED VIEWS | APARTMENTS OFFER AMPLE PRIVACY AND OPTIMUM CROSS VENTILATION  
5 LIFTS AND 2 STAIRCASES PER FLOOR FOR YOUR CONVENIENCE | SPACIOUS LOBBY AREA

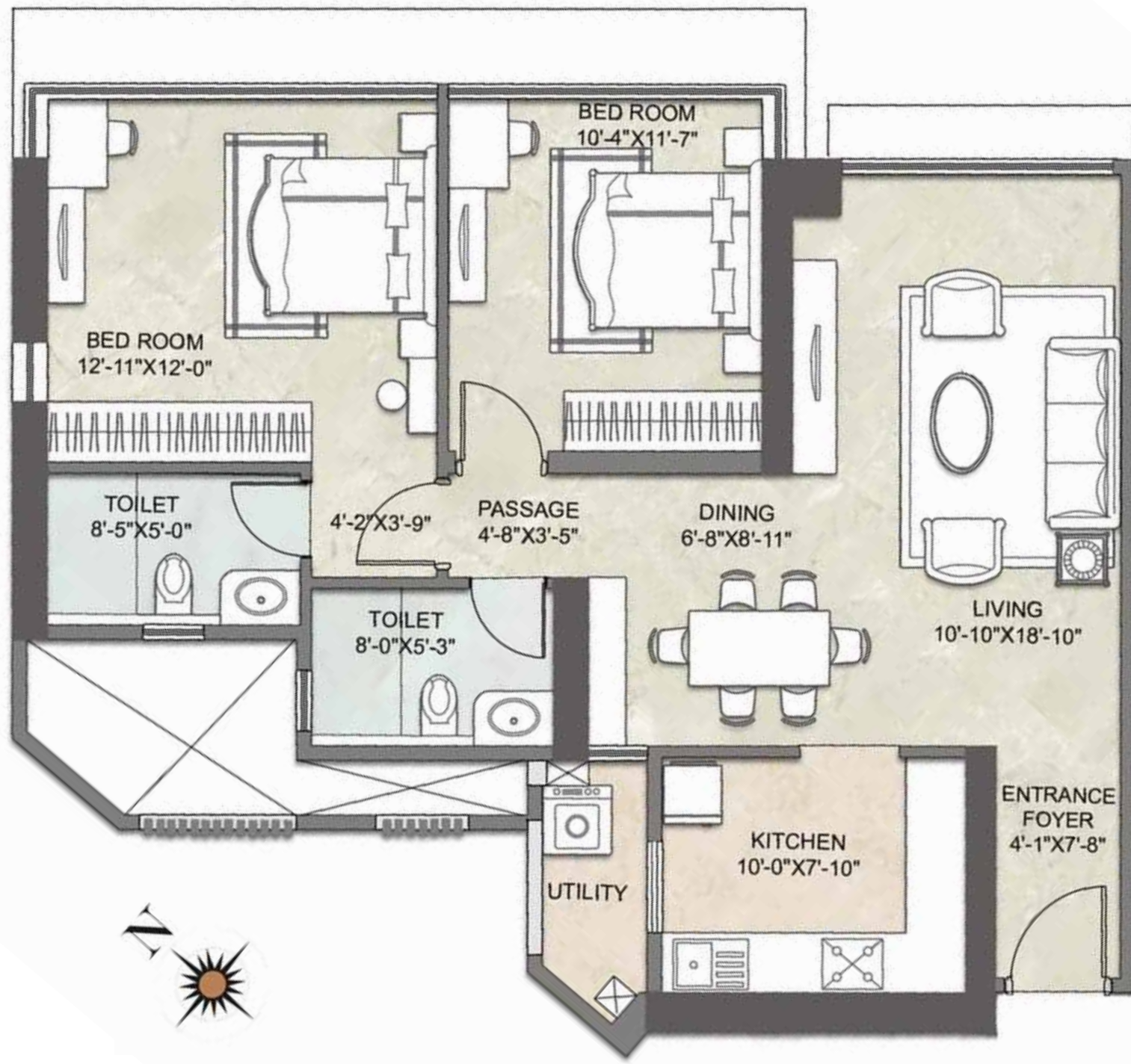
# UNIT PLAN 2 BHK



FULL AIR-CONDITIONED SPACIOUS ROOMS | FLOOR TO CEILING WINDOWS | L-SHAPED WINDOWS, WITH 270 DEGREE VIEWS  
IMPORTED MARBLE FLOORING



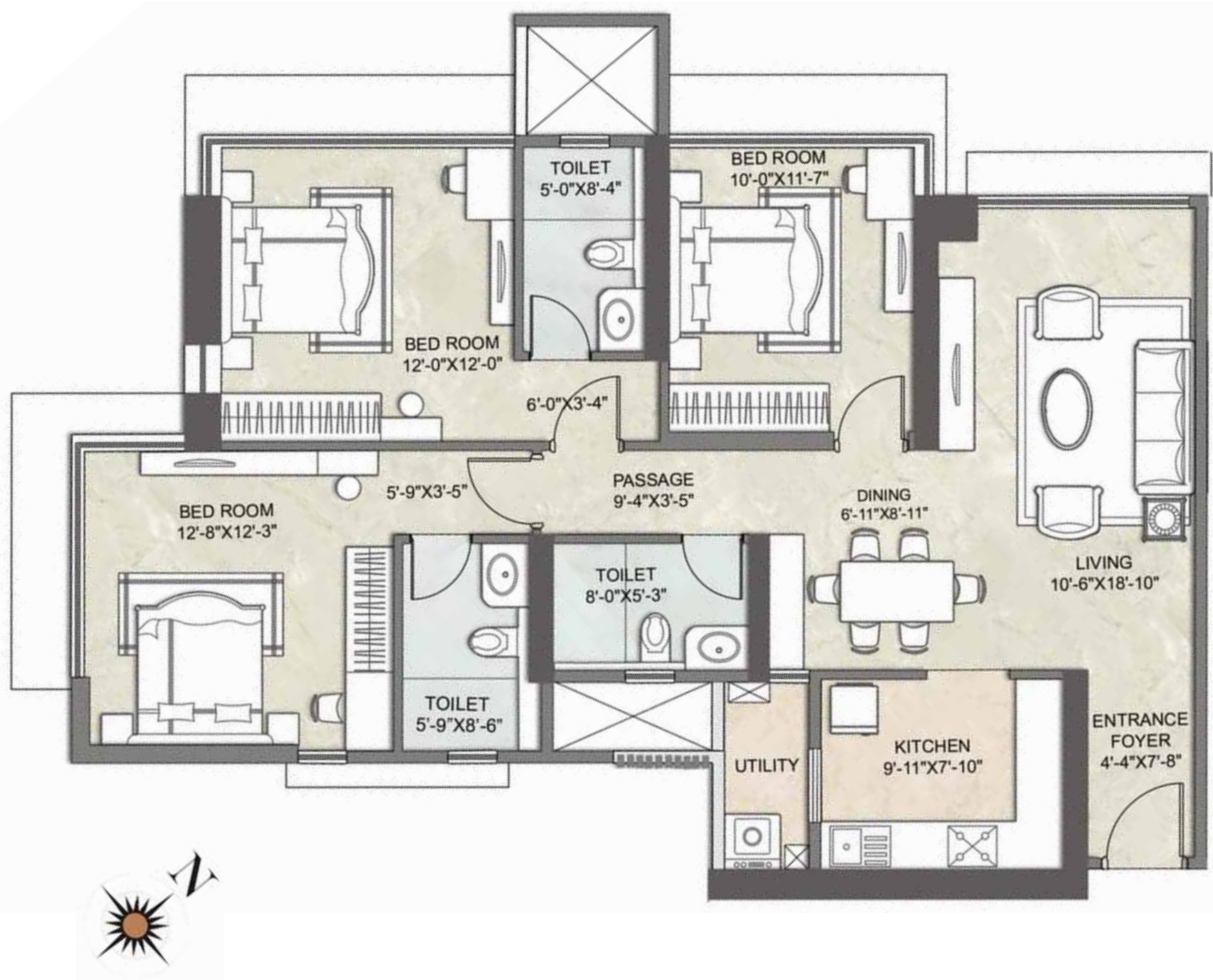
## UNIT PLAN 2 BHK



FULL AIR-CONDITIONED SPACIOUS ROOMS | FLOOR TO CEILING WINDOWS | L-SHAPED WINDOWS, WITH 270 DEGREE VIEWS  
IMPORTED MARBLE FLOORING



# UNIT PLAN 3 BHK



FULL AIR-CONDITIONED SPACIOUS ROOMS | FLOOR TO CEILING WINDOWS | L-SHAPED WINDOWS, WITH 270 DEGREE VIEWS  
IMPORTED MARBLE FLOORING

# AMENITIES

## PROJECT HIGHLIGHTS

- Exquisitely-designed multi-storeyed towers
- An eco-friendly design that accentuates the natural lighting, and allows for cross-ventilation
- Ample privacy, with a wide spacing of approx. 80 metres between the towers
- Scenic views of the creek, the mountains and the city
- Eco-friendly building structure
- Natural lighting and optimum cross-ventilation
- Grand entrance lobby with premium finishes
- Spacious apartments with 10' 6" floor-to-floor height
- Clubhouse with state-of-the-art gymnasium
- Large swimming pool and toddlers' pool with pool deck
- 4-tier integrated safety and security systems

## GENERAL AMENITIES

- High-speed elevators including service elevator
- Multi-level car parking space
- Power back-up for elevator and key utility areas
- Rainwater Harvesting System
- Sewage Water Recycling Plant (SWRP)
- Energy-efficient motion sensor LED lighting in designated common areas

## APARTMENT

- Air-conditioned spacious 2 and 3 BHK apartments
- Abundant natural light and optimum cross-ventilation
- Vitrified / imported marble flooring in living room and dining area
- Vitrified tile flooring in bedrooms
- Elegant laminate-finished entrance door and painted internal doors
- Synchronised light at the main door
- Gypsum-finished internal walls with acrylic paint
- Anodised aluminium sliding windows

## KITCHEN

- Well-planned kitchen with separate utility space
- Granite flooring
- L-shaped granite platform with ceramic-tiled dado above the platforms
- Scratch-resistant stainless steel sink with drain board
- Exhaust fan
- Provision for water purifier

## BATHROOM

- Granite flooring
- Granite / designer tiled dado up to door height
- Premium international sanitary fixtures and CP fittings
- Hot & cold water mixer in wash basins
- Naturally-ventilated bathrooms with an exhaust fan and mirror
- Storage water heater

## SAFETY & SECURITY

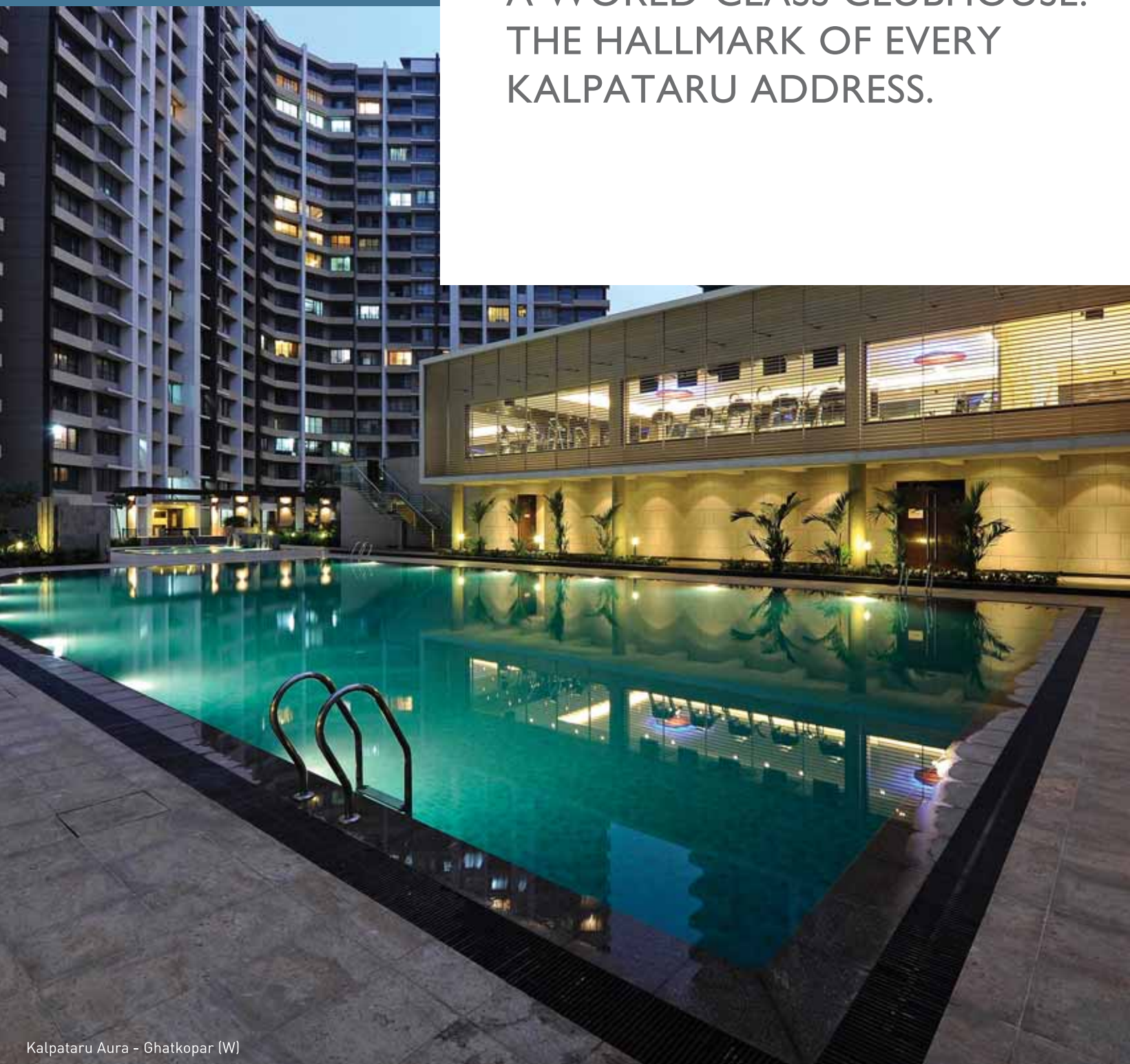
- Seismic-resistant structure
- 24-hour surveillance by CCTV covering designated common areas including children's play area
- Advanced fire-fighting systems
- Public address system
- Sprinkler system & mechanical ventilation for the basement
- Video door phone and integrated intrusion alarm system
- Secured kitchen equipped with CNG, LPG and heat / smoke detector

## LEISURE

- Clubhouse with state-of-the-art gymnasium
- Large swimming pool and toddlers' pool with spacious pool deck and open-air Jacuzzi
- Relaxing spa with changing room, massage room, shower and steam room
- Squash court
- Multipurpose court
- Half Basketball rink
- Indoor games area
- Amphitheatre in the garden area
- Lush landscaped gardens with children's play area designed by international architects
- Multi-function party lounge overlooking the party lawn
- Barbecue area
- Peaceful alcove for senior residents
- Jogging track
- Picnic lawn
- Cricket pitch
- Trim trail stations
- Entry water feature
- Raised planter with canopy tree
- Poolside cabana
- Wi-Fi connectivity in clubhouse



A WORLD-CLASS CLUBHOUSE:  
THE HALLMARK OF EVERY  
KALPATARU ADDRESS.



Kalpataru Aura - Ghatkopar (W)



Kalpataru Riverside - Panvel



Kalpataru Gardens - Kandivali (E)







Kalpataru Horizon - Worli



Kalpataru Pinnacle - Goregaon (W)



Kalpataru Horizon - Worli



Kalpataru Aura - Ghatkopar (W)



Kalpataru Towers - Kandivali (E)



Kalpataru Pinnacle - Goregaon (W)





**Developer:** Kiyana Properties Private Limited. **Site Address:** Kalpataru Crest, LBS Marg, Near Asian Paints, Bhandup (W), Mumbai - 400 078.

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