



A PROJECT BY:  **KALPATARU**® |  **SURAVI**
INFRASTRUCTURE
REDEFINING YOUR REALTY

Kalpataru Oceana is registered with MahaRERA bearing reg. no. P51900034316.
Details available at <http://maharera.mahaonline.gov.in/>. Project by Kalpataru and Suravi Infrastructure.

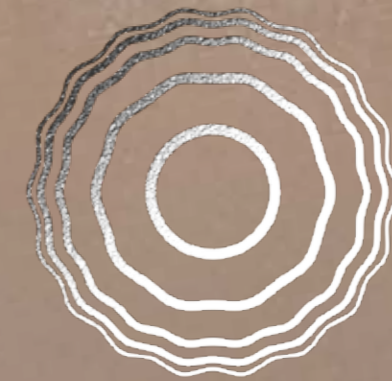


Site Address: Kalpataru Oceana, P Balu Marg, Hatiskar Wadi, Prabhadevi, Mumbai, Maharashtra 400025.

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— LIVE PRIVATE —



— KALPATARU —
OCEANA

— LIVE PRIVATE —



THE WORLD OF PRIVATE LIVING

— ADMITS JUST A FEW. —

THE SEA, THE WIND, THE WAVES,

AND YOU.

The beauty of nature is for everyone to see.

But not all have the same vantage point.

The wind and the breeze are everywhere.

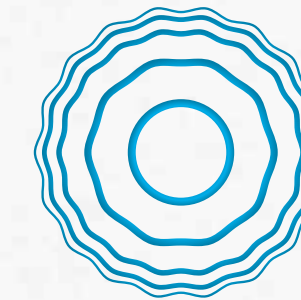
But not everyone will be enveloped in them the same way.

The sea? It belongs to everyone.

But, not everyone will experience it quite like this.

Welcome to the true luxury of private living.

Welcome to KALPATARU OCEANA.



— KALPATARU —
OCEANA

PRESENTING 25 EXCLUSIVE

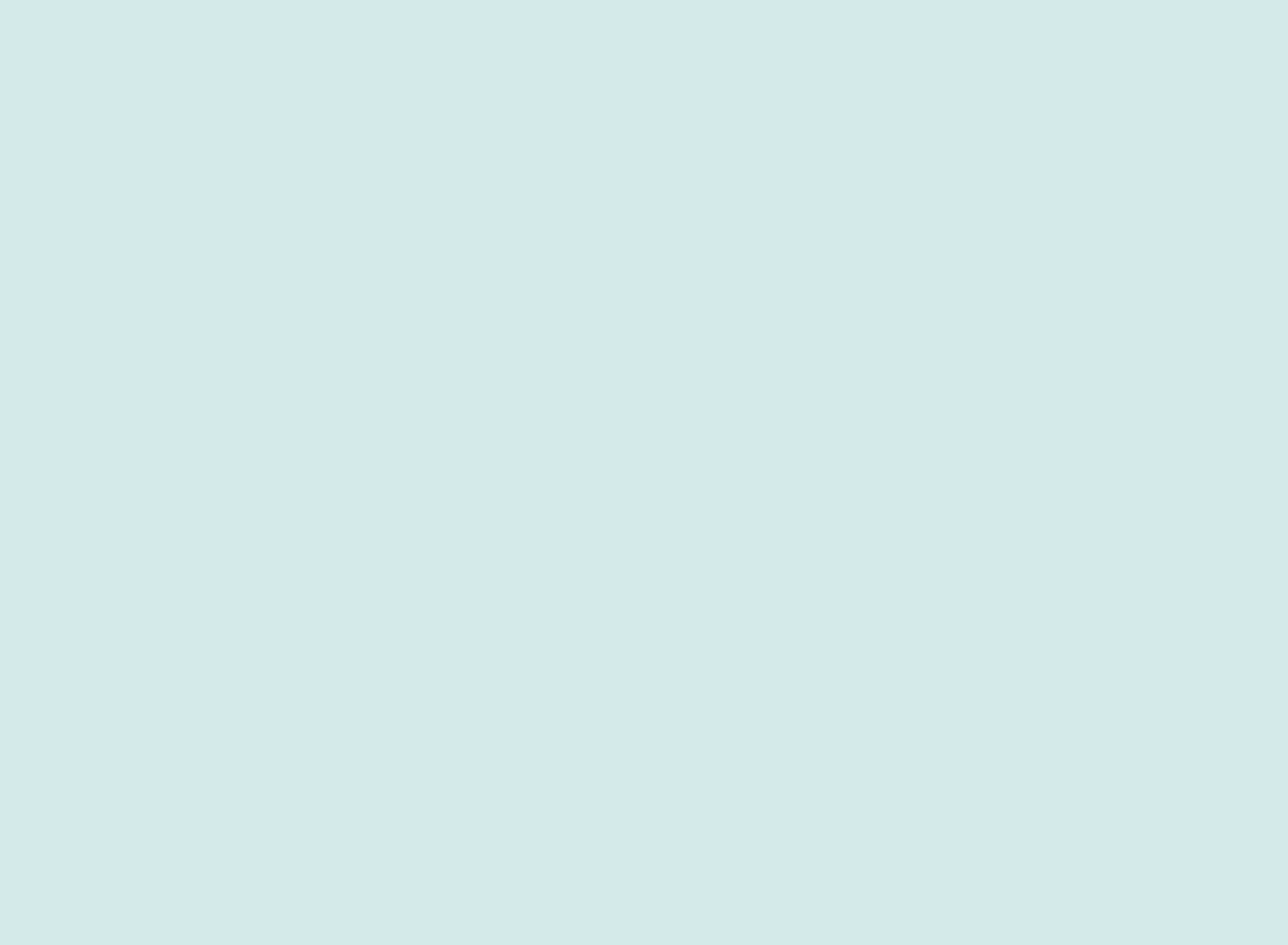
SEA FACING RESIDENCES.

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LOCATION





THE SEA-LINK IN THE BACKDROP.
THE ARABIAN SEA IN YOUR BACKYARD.
THE CITY AND THE SUBURBS
IN YOUR PALMS.

PRIVACY HAS CHOSEN WISELY.



There aren't many locations that bring together so many different advantages all in one place. Prabhadevi is one such location. With the Bandra-Worli Sea Link minutes away, the suburbs and the city in close proximity, and of course the magnificence of the sea to take you away from it all, it really feels intentional. Like this fine life of privacy, luxury, seamlessness and convenience was crafted just for you.



SHREE SIDDHIVINAYAK TEMPLE

A WORLD OF PRIVATE LUXURY.

SURROUNDED BY

CULTURE, HERITAGE AND HISTORY.



LEAFY BYLANES



PRABHADEVI SKYLINE



WORLI FORT

FINE DINING. LUXURY RETAIL.
BESPOKE HOSPITALITY.

— PRIVACY OFTEN KEEPS ILLUSTRIOUS COMPANY. —



Representational Images

— LUXURY RETAIL —

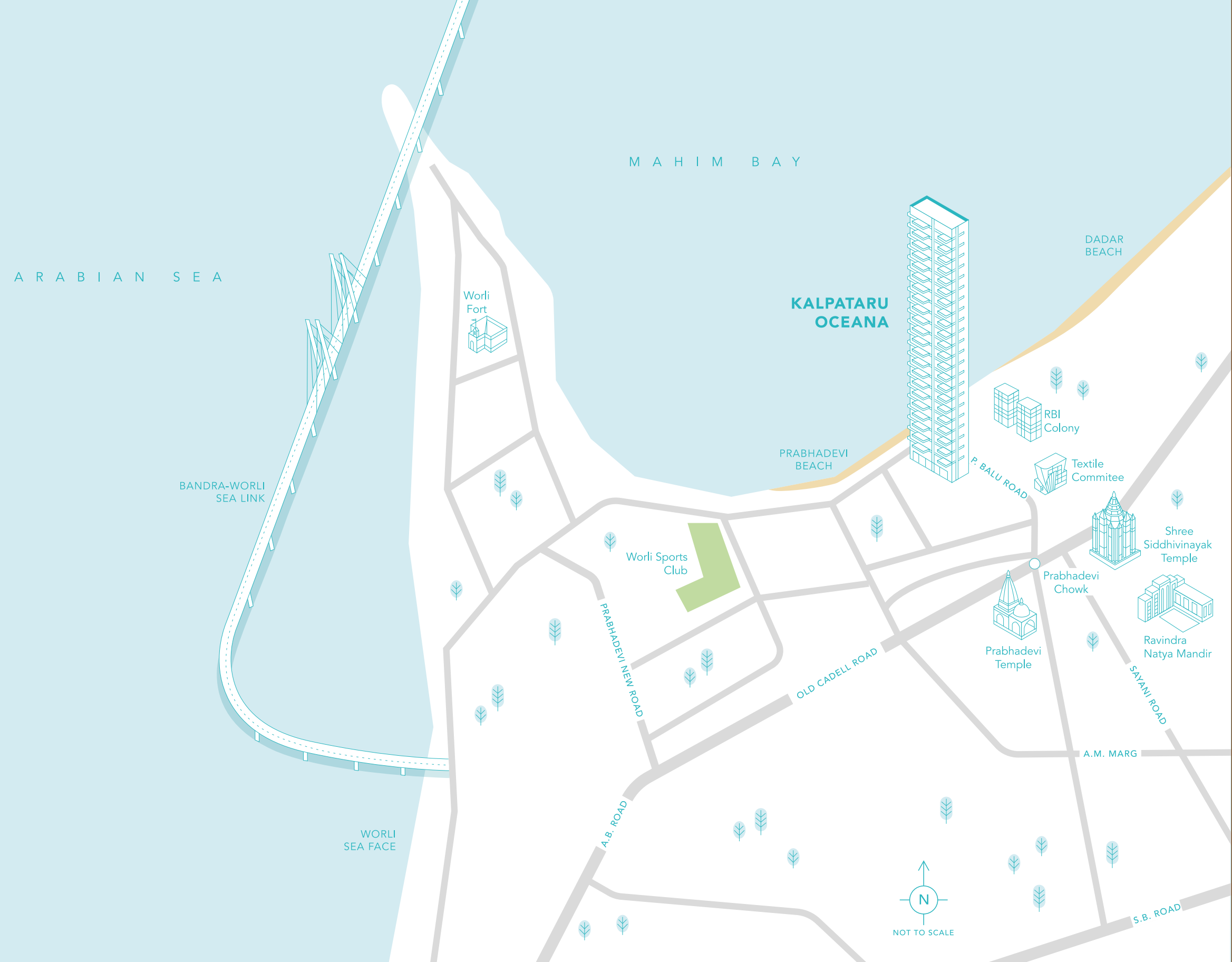
- Palladium Mall – 4.3 Km
- Mercedes - 1.2 Km
- Lamborghini - 1 Km
- Art of Time - 5.9 Km

— HOTELS & FINE DINING —

- Four Seasons – 3.3 Km
- ITC Grand Central – 3.3 Km
- St. Regis – 4.3 Km
- Masque – 4.9 Km

— SERVICES —

- Truefitt & Hill - 1 Km
- Jean Claude Biguine Salon & Spa - 1 Km



CONNECT WHEN YOU WANT TO.

THIS PRIVATE LIFE IS SEAMLESS TOO.

- Upcoming Coastal Road set to reduce commute between Prabhadevi and Marine Drive to 20 minutes
- Upcoming Mumbai Trans-Harbour Link set to reduce commute to Nhava Sheva to 25 minutes
- The domestic airport and the international airport are both within 25 mins

WELL CONNECTED

Financial And Business Hubs

Worli	14 mins
Lower Parel	15 mins
BKC	20 mins
Nariman Point	35 mins
Fort	35 mins

Transportation Hubs

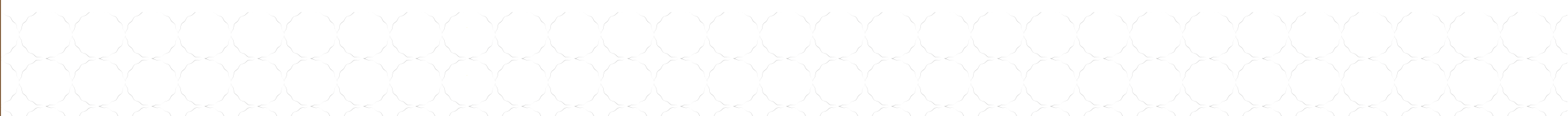
Bandra-Worli Sea Link Entrance	2.1 km
Mahalaxmi Heliport (Blade Lounge)	5.7 km
Mumbai Domestic Airport	11.6 km
Mumbai International Airport	14.3 km



2



DESIGN





RADISSON, BAREILLY.



CORPORATE OFFICE, FOOD CORPORATION OF INDIA, EGMORE.



MQA

MANDIWALA QUTUB & ASSOCIATES
ARCHITECT & INTERIOR DESIGNERS

PRIVACY.

DESIGNED BY THE FINEST PROPONENTS OF THE CRAFT.

The residences at Kalpataru Oceana have been designed by Mandiwala Qutub & Associates: the name behind some of the finest landmarks in the nation. You will discover the beauty of their craftsmanship in the finer details of this project. Like how each residence has been crafted to ensure that nothing comes in the way of your private experience of the sea, the serene surroundings, and the world of luxury around you.



Artist's Impression

WHEN PRIVACY MAKES A STATEMENT, ALL TAKE NOTICE.

Amidst a sea of sameness in downtown Mumbai's skyline, discover a project that makes a lasting impression. A place that stands apart from the rest, effortlessly. Discover luxury, curated for a select few. Discover thoughtfully chosen amenities that you can enjoy with time and freedom. Discover sea views that cannot be replicated anywhere else. Welcome to residences that feel like a world of their own.

Welcome to a private home, unlike any other.

ACTUAL IMAGE



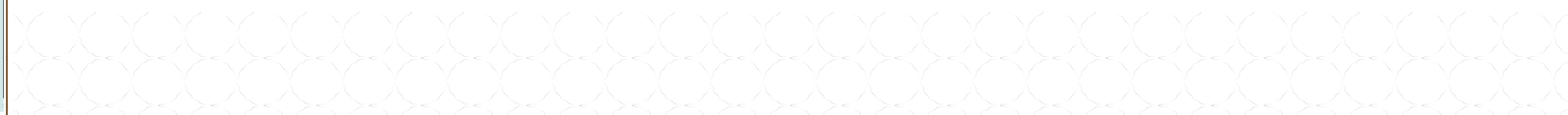
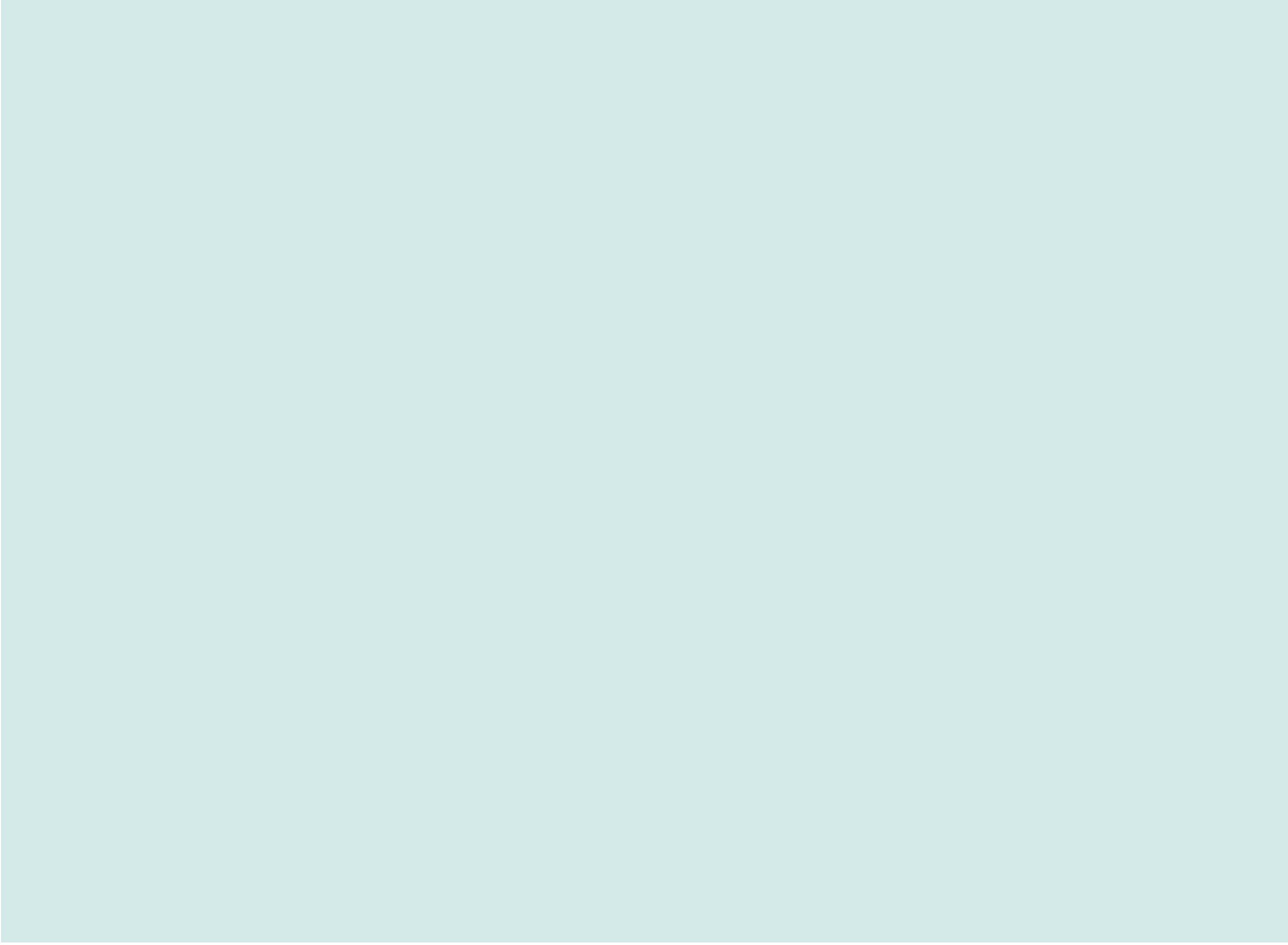
From the expansive bespoke homes to the unrestricted, private views. From luxurious amenities crafted for a select few, to luxurious homes that span the length and breadth of an entire floor. From the private decks, to your private experience of the sea. At Kalpataru Oceana, you will discover that even in design, privacy remains the main guiding principle. Resulting in the creation of homes that truly heighten your experience and immersion in your world of private luxury.

-
- Single tower • 25 exclusive residences • 1 residence per floor

3



RESIDENCES



PRIVATE UNRESTRICTED VIEWS OF THE INFINITE SEA.

— ANOTHER LUXURY —

YOU WON'T HAVE TO SHARE WITH ANYONE ELSE.



Artist's Impression



Artist's Impression

LIVING ROOM SUNDECK

From the melting horizon to the crashing waves. From the soft sand to the sublime sea. The views at Kalpataru Oceana have been crafted only for your eyes. So while everyone has access to the sea, the way your life is tailored around it will be truly unique. With your own private deck that overlooks the coast, you will always find your comfort zone within your home.

It's a picture perfect setting that cannot be replicated anywhere else.

After all, in this world of private luxury, nothing less would do.

-
- Large sundeck in the living room and bedroom
 - Private sunset views, 365 days a year

IF PRIVACY IS AN ART,
YOUR HOME WILL BE
ITS ULTIMATE EXHIBITION.

MASTER BEDROOM

- Walk-in wardrobe
- Spacious bedroom with attached sea-facing balcony





The residences at Kalpataru Oceana have been designed with one thing in mind, your private experience of the sea, and this world of luxury around you. With an entire floor dedicated to your home and private decks with private views overlooking the sea. With customisable layouts that let you create the home you desire, and subtle design aspects that amplify your comfort even further. Here, you will discover a life that seems tailored to the pursuit of privacy.

-
- Spacious interiors with floor to floor height of 11'8"
 - Column-free residences for better customization



THE SOUND OF THE WAVES.
YOUR FOREVER LULLABY.



— LIVING ROOM —

- Large sun decks to enjoy sunset views
- Double glazed windows for better insulation and soundproofing
 - Well lit and ventilated spaces
- Fire-rated entry door with elegant veneer finish

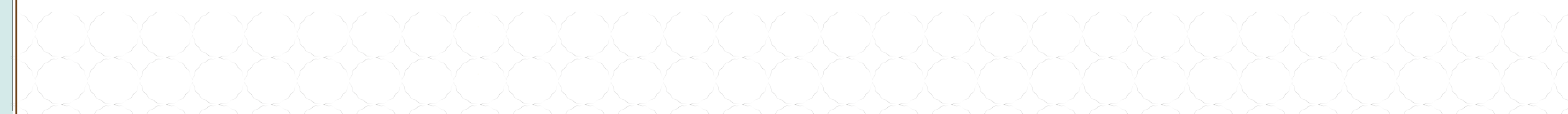
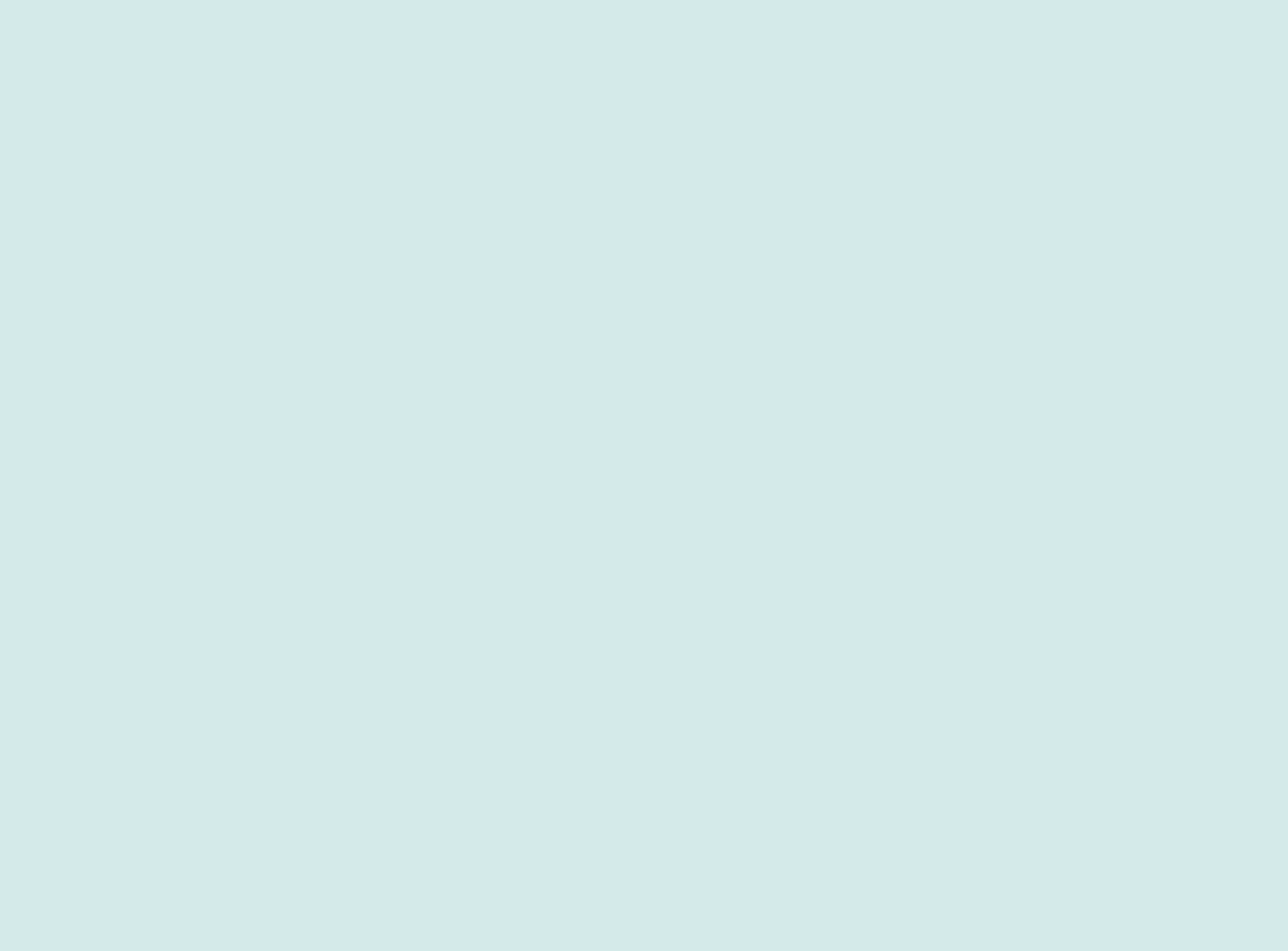
— KITCHEN —

- Large Vaastu compliant kitchen with adequate space for an island counter
 - Bare shell for design flexibility
- Sunk slab allows for customization
 - Attached utility space
 - Well ventilated kitchen
- Fire rated veneer finished doors

4



AMENITIES



LEISURE.

EXPERIENCED BEST WITH THE LUXURY OF PRIVACY.





ENJOY QUIET STROLLS
THROUGH THE LANDSCAPED GARDEN.
WITH ONLY THOUGHTS FOR COMPANY.

- Biophilic inspired outdoor living
- Green landscape with thoughtful integration of amenities

Representational Image

GROUND LEVEL



1. MAIN ENTRANCE 2. SECURITY CABIN 3. BESPOKE SCULPTURE 4. DROP OFF AREA 5. CAR PARKING
6. KIDS' PLAY AREA 7. BASKETBALL HOOP 8. CRICKET PITCH



PROPOSED GROUND FLOOR PLAN UNDER APPROVAL

A POOL SO PRIVATE,
 YOU'D BE FORGIVEN FOR THINKING YOU'RE
 SWIMMING IN THE SEA.

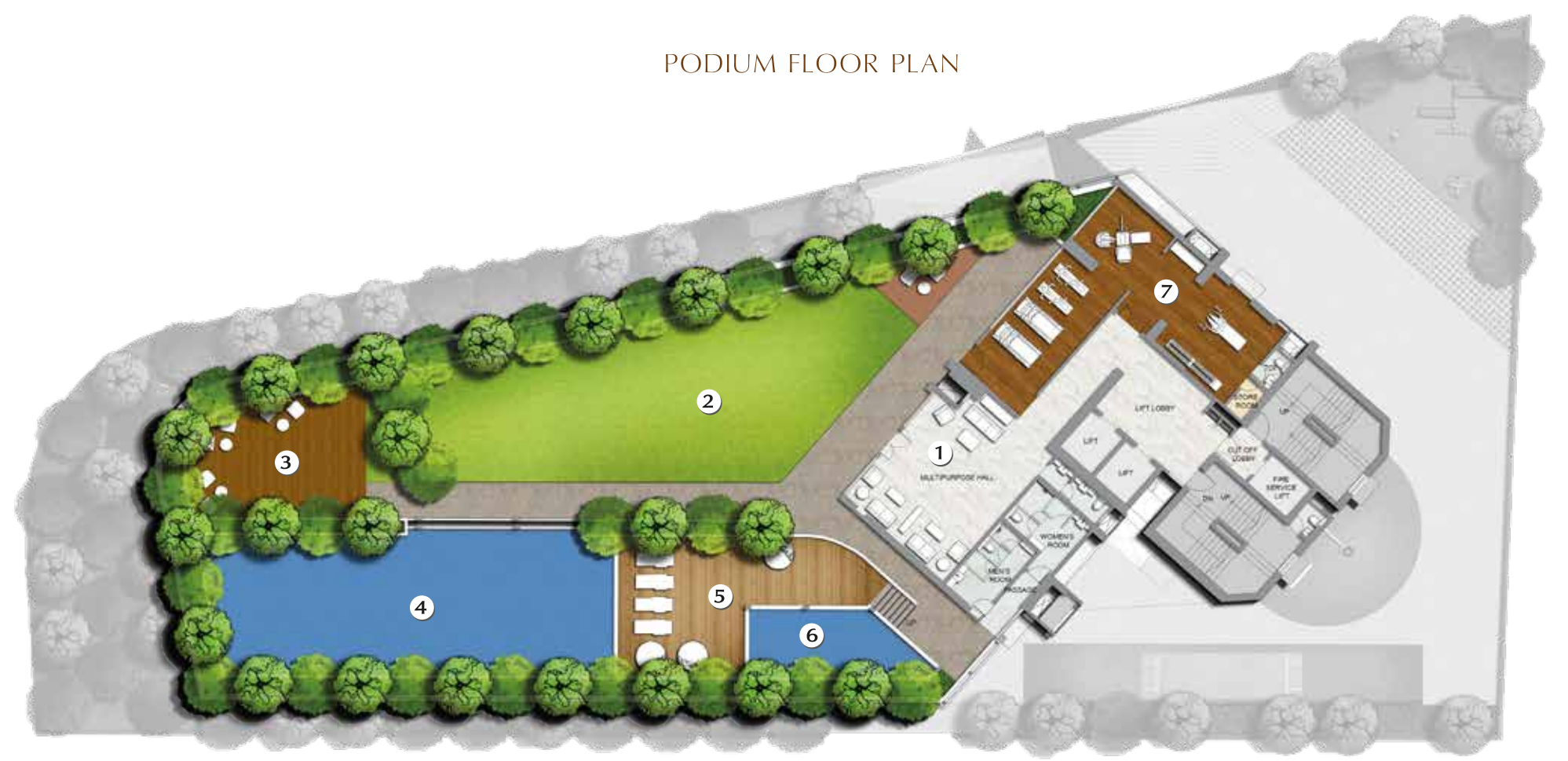
- Elevated podium deck • Breezy, open surroundings
- Podium level swimming pool



Representational Image

PODIUM LEVEL

PODIUM FLOOR PLAN



1. MULTIPURPOSE HALL 2. SPACIOUS PARTY LAWN 3. AUTHENTIC BBQ DECK 4. SWIMMING POOL
 5. POOL DECK 6. KIDS' POOL 7. STATE-OF-THE-ART GYM



PROPOSED PODIUM PLAN UNDER APPROVAL

A PRIVATE DATE WITH THE SKY.

EXCLUSIVITY DOESN'T GET
ANY HIGHER THAN THIS.

- Majestic views of the skyline and sunsets
- Rooftop lounge • Rooftop elevator access
- Thoughtfully designed seating and lounging areas



Artist's Impression

TERRACE

TERRACE FLOOR PLAN



1. MULTIPURPOSE LAWN 2. BBQ COUNTER 3. MULTIPURPOSE DECK 4. STAR GAZING DECK 5. ROOFTOP PERGOLA



PROPOSED TERRACE PLAN UNDER APPROVAL





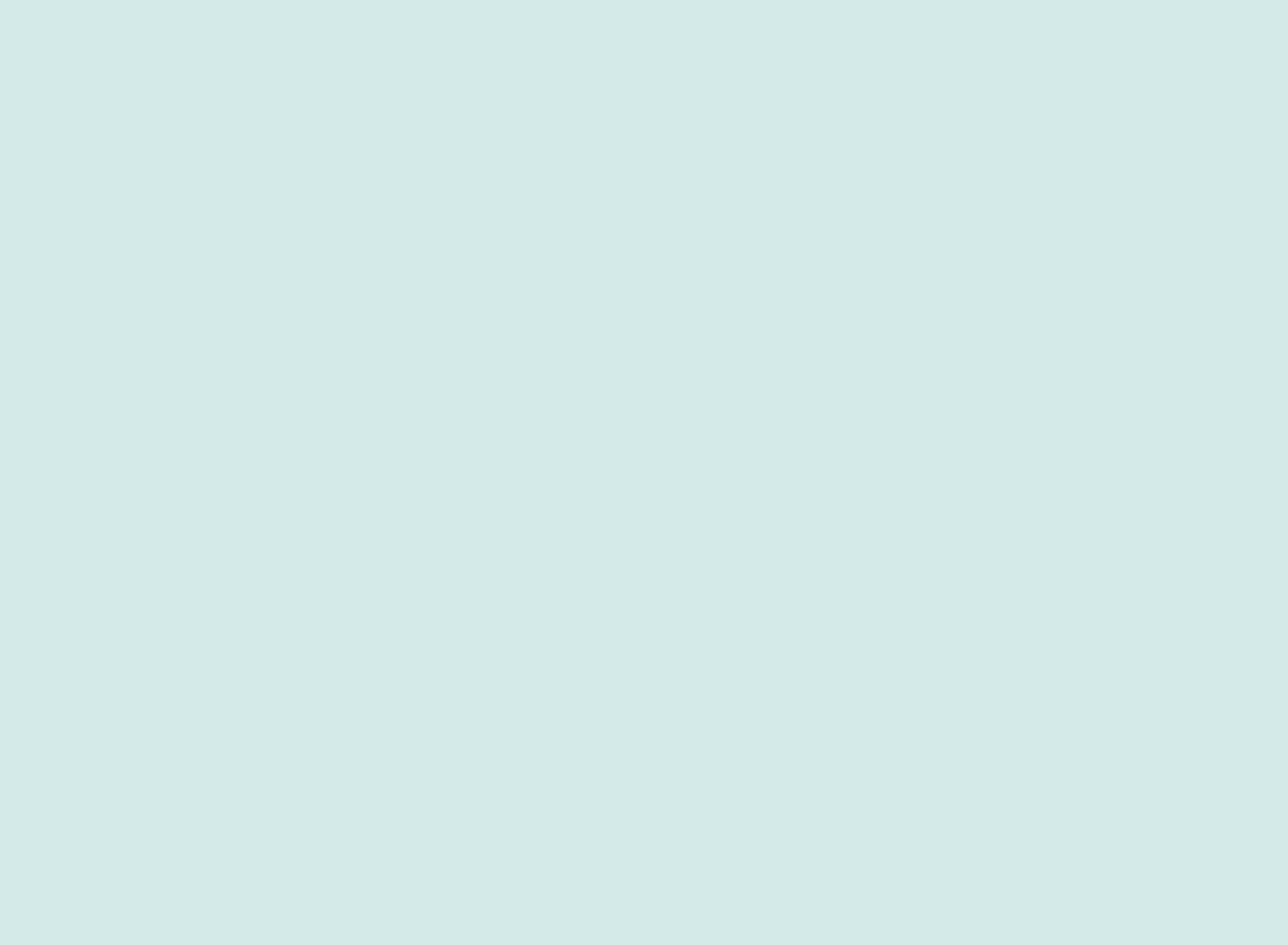
YOUR FITNESS GOALS ARE

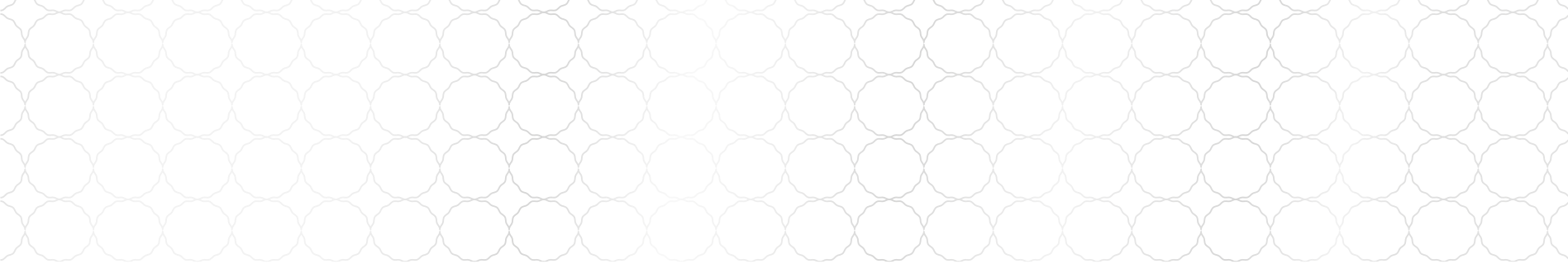
— PRIVATE. —

AND SO IS OUR WORLD CLASS GYM.

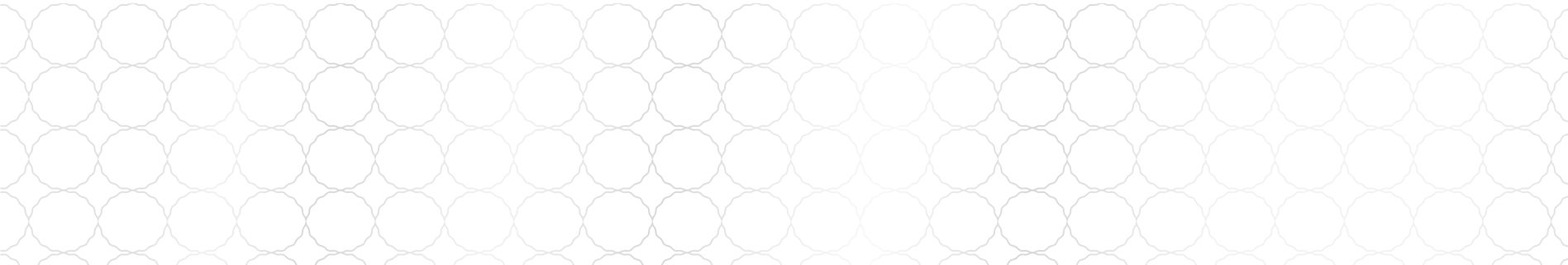
5.

PROJECT FEATURES





A PLACE WHERE EVERY LITTLE DETAIL,
CONFORMS TO YOUR
PREFERENCE FOR PRIVACY.





Representational Image

PRIVACY.

NOT JUST FOR YOU. BUT FOR YOUR CARS TOO.

-
- Ample parking
 - Ramp based parking for ease of access

MULTI-TIER SECURITY.

BECAUSE PRIVACY LIKE THIS

IS WORTH PRESERVING.

-
- Vehicular access control with boom barrier
 - 24x7 CCTV surveillance in designated areas
 - VDP (Video Door Phone)
 - Biometric access control for enhanced security in designated areas



PROJECT HIGHLIGHTS

- Privacy and exclusivity: One residence per floor with private lobby
- 25 exclusive sea-facing residences
- Spacious interiors: Floor to floor height for all apartments is 11’ 8”
- Flexible spaces: Large column-free interior spaces ensuring customizable interiors for all apartments
- Large decks attached to the living/dining room
- Full-length double-glazed windows in the living room and bedrooms
- Thoughtfully designed spaces with ample light and ventilation
- The kitchen and all the bathrooms feature a sunken-slab. This enables you to customize the layout of fixtures as per your preference
- Staff room + bathroom attached to every unit with a separate entrance to maintain privacy & safety
- Additional staff toilet at the mid-landing level for domestic help

LEISURE AMENITIES

- Outdoor kids’ play area at ground level
- Cricket pitch at ground level
- Fitness centre at podium level
- Swimming pool, kids’ pool with deck at podium level
- Landscaped lawn at podium level
- Multi-function lawn and activities at terrace level

COMPLEX FEATURES

FIRE SAFETY

- Fire alarms, sprinklers, smoke and heat detectors in designated common areas
- Advanced fire panel in fire control room at ground floor connected to PA system
- Carbon Monoxide (CO) sensors in basement
- Kitchen equipped with PNG leak detector and heat detector
- Separate fire lift and fire escape staircase
- Sprinkler system & mechanical ventilation in the basements

ELECTRICAL

- DG power back up for lifts and common areas
- Energy efficient LEDs in designated common areas and amenities

PLUMBING

- Hydro-pneumatic system with DG back-up
- Water pressure on all floors monitored by pressure reducing valves (PRV).
- Separate supplies for drinking water, domestic use and flushing

SAFETY

- Designed for earthquake loads as per the applicable I.S. Code
- Lightning protection system
- Public address system in designated common areas
- Elevators featuring Auto Rescue Device (ARD)

SECURITY

- Multi-tier security
- CCTV surveillance at designated common areas
- Video Door Phones (VDP) at each individual residence
- Access control for the parking area as part of the multi-tier security system

OTHER

- Rainwater recharge pits
- 5 star rated VRV/VRF air conditioning system in designated common areas

PARKING

- Ample parking spaces for luxury cars
- Parking spaces accessible via ramps

INTERIOR FINISHES & DETAILS

ENTRANCE AREA AT GROUND FLOOR

- Air conditioning in designated common areas
- Flooring – Imported marble
- Wall/Dado- Imported marble with veneer paneling & emulsion paint
- Ceiling – Gypsum false ceiling with emulsion paint
- Façade – Glazing

AMENITY LOBBY AT PODIUM LEVEL

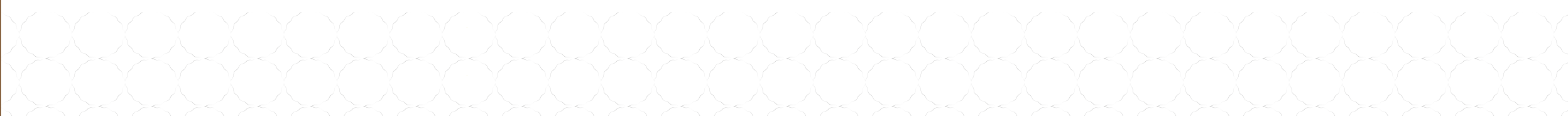
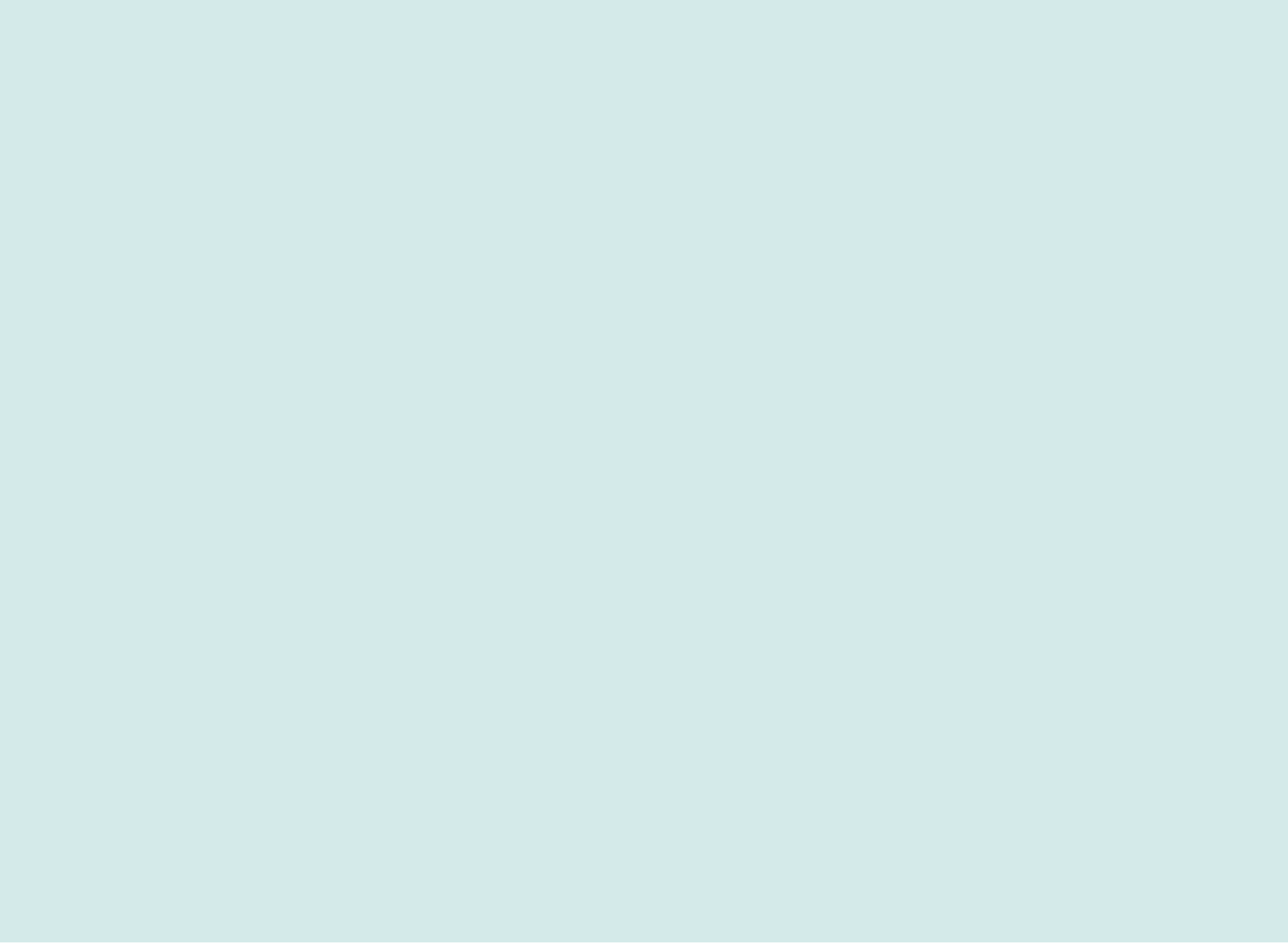
- Flooring - Imported marble
- Wall/Dado - Imported marble with veneer paneling and emulsion paint
- Ceiling - Gypsum false ceiling with emulsion paint

RESIDENCES

- Bare-shell intent
- Fire rated veneer finished doors for the entrance and the kitchen
- Customizable private elevator lobby at every residential level
- Aluminum double glazed sliding windows in the living room, bedrooms & kitchen

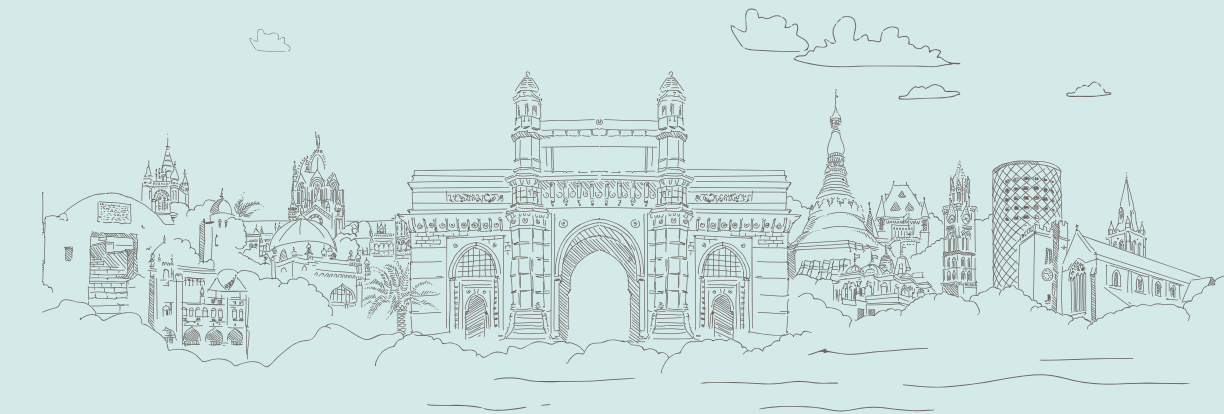
6.

LEGACY



THE PIONEERS OF SOUTH MUMBAI

Breaking away from the usual low rise towers that dotted the South Mumbai cityscape, in 1969, our Group Founder Mr. Mofatraj P. Munot introduced a new way to look at luxury living. His vision transformed South Mumbai from a collection of stuffy mid-sized buildings to new residential properties that reflected an evolved aesthetic.



MUMBAI'S FINEST LUXURY PROJECTS.
HAVE ONE DEFINING FACTOR. OUR NAME.

1972

KSHITIJ
NEPEAN SEA ROAD



With its creation, this 33-storey luxury tower transformed modern living and set lifestyle standards for others to follow.

1973

NEELAMBAR
PEDDAR ROAD



Built in the early 70's with 21 storeys, this was one of Mumbai's tallest buildings and a pioneering project.

1999

KALPATARU HEIGHTS
MUMBAI CENTRAL



Featuring 45 storeys, this was India's tallest residential tower and an icon of the Mumbai skyline.

2003

KALPATARU HABITAT
PAREL



Mumbai's first rooftop putting green and tennis courts changed the way the city looked at recreation and living.

2005

KALPATARU HORIZON
WORLI



The only address at the time with its first residential floor at the 14th level with each apartment offering a sea view.

2016

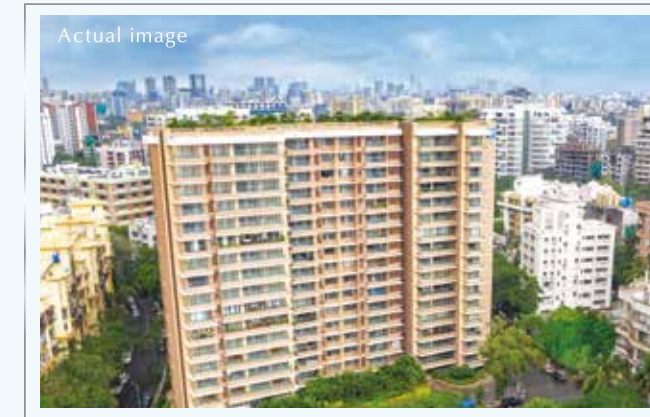
KALPATARU SPARKLE
BANDRA (E)



Located in Bandra East, Kalpataru Sparkle is a sanctuary of luxury, comfort and serenity in the heart of Mumbai's most sought after business district.

2018

KALPATARU SOLITAIRE
JUHU



Kalpataru Solitaire is a shining landmark in the glittering skyline of Juhu, one of the most affluent and highly sought after locations in Mumbai.

Ongoing

AMODA RESERVE
LONAVALA



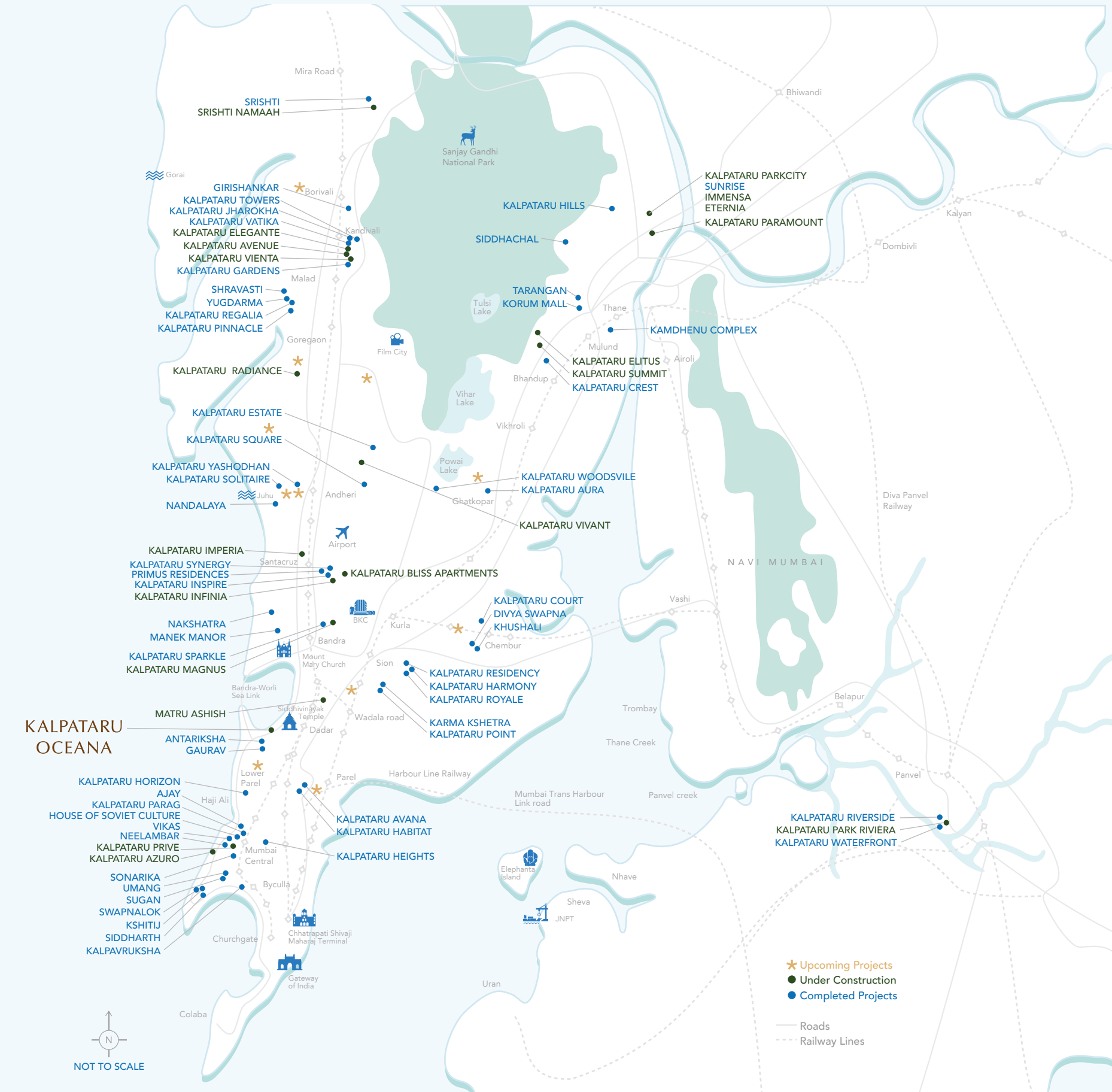
Nestled amidst lush hills, Amoda Reserve is surrounded by all the modern comforts one could ask for, while also being the ideal escape for residents.

KALPATARU GROUP: CREATING LANDMARKS SINCE 1969.

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

ARABIAN SEA



NOT TO SCALE

