



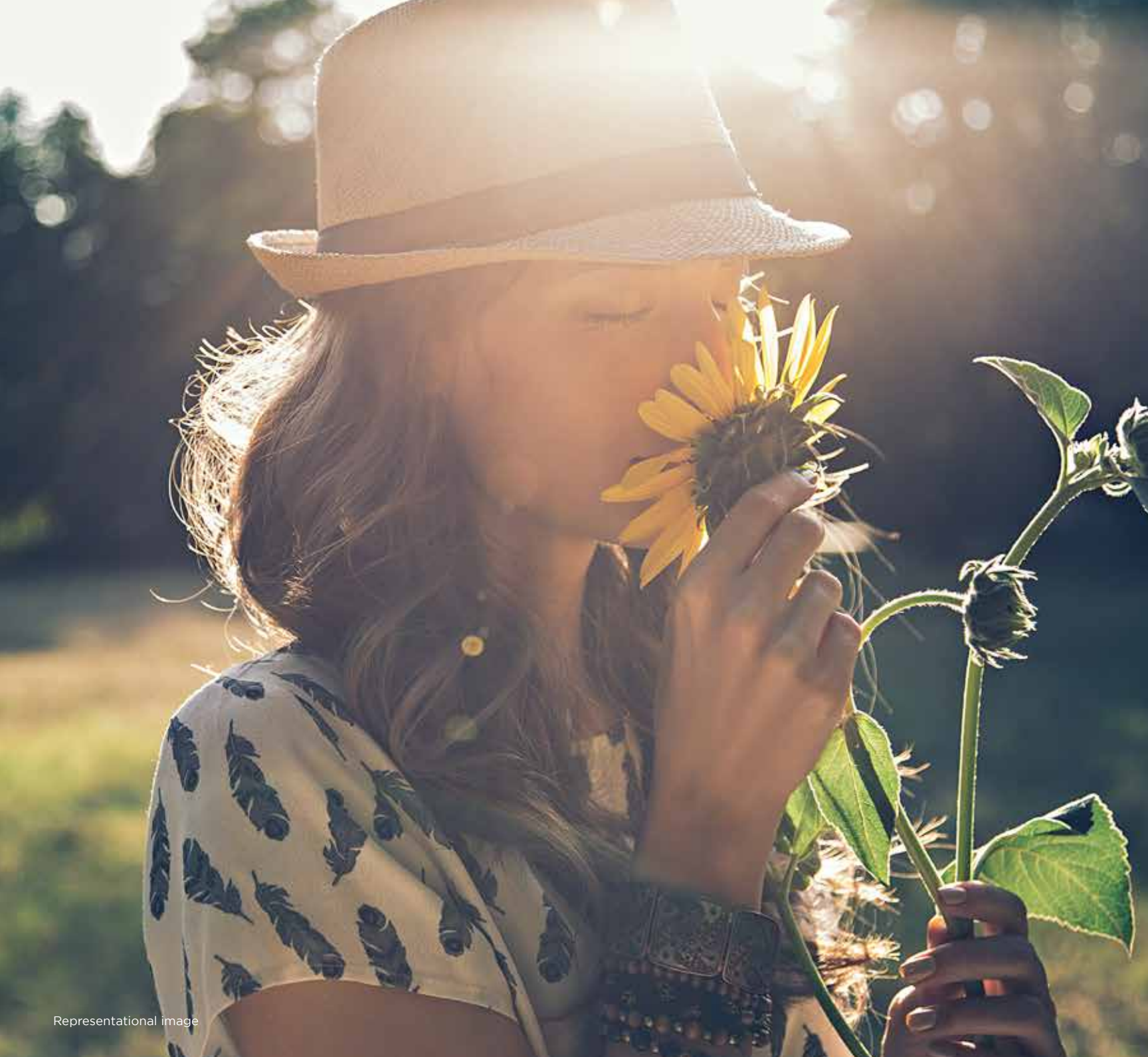
KALPATARU JADE SKYLINE



Near Baner hills



**LIVE A
CHARMED
LIFE**



Representational image

Life's a charm when it's home at first sight

A vibe that makes you feel at home in the heart of buzzing Baner, yet in nature's most serene setting.

A place that seamlessly connects you to bustling hotspots in the city.

A lifestyle that reflects luxury with the choicest rooftop amenities.

A home that perfectly blends intrinsic designs with large spaces enveloped in 2 & 3 BHK configurations.

**Experience the beauty of living a charmed life.
Here, at Kalpataru Jade Skyline.**



Representational image

An opportunity to be charmed for life awaits

Launching Kalpataru Jade Syline – a residential landmark that balances urban sophistication and nature’s simplicity.

At Kalpataru Jade Skyline, a wholesome slice of hillside living meets spacious homes, brimming with magna-interiors that are designed to set your lifestyle a charm apart.





Artist's Impression

It's all uphill from here

Launching Kalpataru Jade Skyline - a new residential landmark in Baner's trendiest locale that embodies the perfect balance between urban sophistication and nature's simplicity.

Built as an architectural ode to Kalpataru Jade Residences, it's where hillside living and magna-interiors turn on the charm for life.

Nestle in spaces so huge that they invite creativity and exploration and let you discover life beyond the ordinary.

Thoughtfully designed homes
2 Beds | starting 775 Sq. Ft.
3 Beds | starting 1,187 Sq. Ft.





Representational image

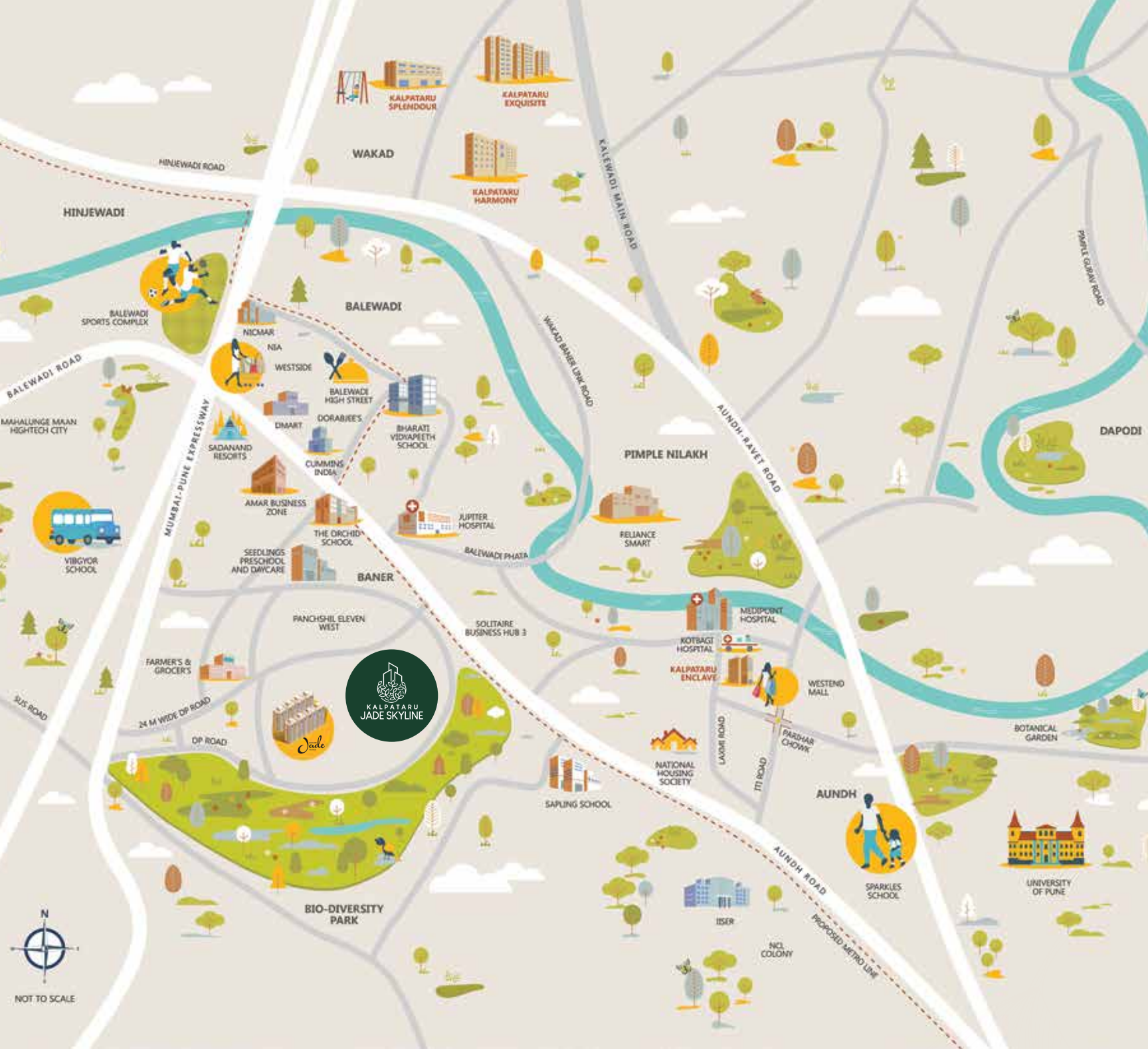


A landmark that puts Baner on the map

Overlooking more than 500 lush acres of the Baner-Pashan Biodiversity Park, Kalpataru Jade Skyline ensures nature's serenity remains omnipresent round-the-clock.

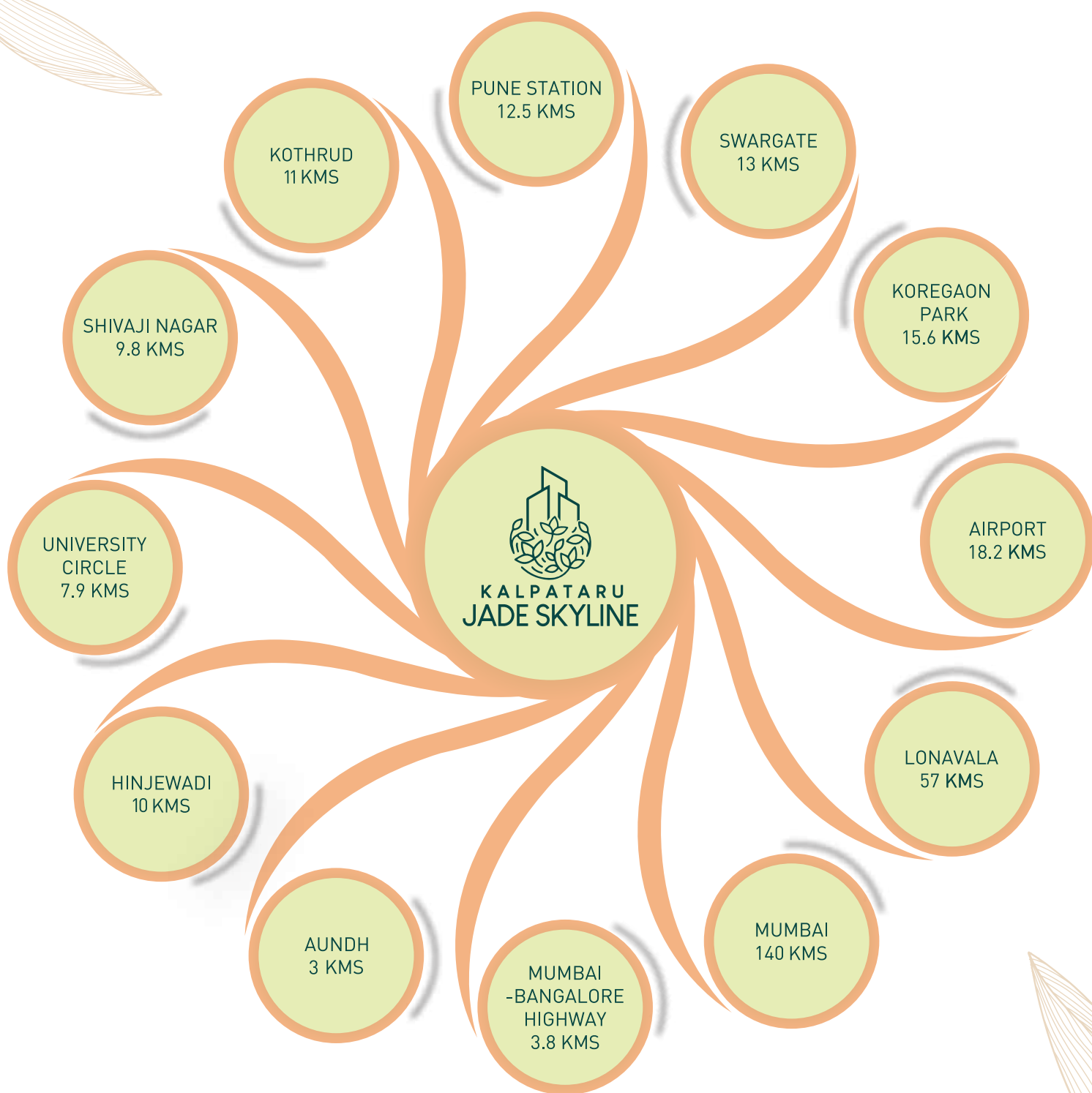
Moreover, with proximity to a host of business & technology hubs as well as an array of fine dining establishments and shopping avenues, accessibility is anything but far-fetched.





A world of convenience
that revolves around you

Disclosure: This is an artist's impression created basis the information available as in Nov. 2022.



Where connectivity works like a charm

Kalpataru Jade Skyline ensures all roads conveniently lead to Pune's key destinations.

With Jade Skyline connecting to the Mumbai-Pune Expressway via an 18m-wide proposed road on the south side, a 24m wide road on the north side and a 12m-wide internal road on the north-west side, traveling in and out of Pune is as easy-breezy as it gets.



Representational image



Keeping your finger on the hypersocial pulse of Baner

Strategically located to ensure your convenience comes first, Kalpataru Jade Skyline goes to maximum lengths to un-limit your lifestyle within the vicinity of high-end malls & hypermarkets as well as reputed schools & hospitals, making it the ideal place to be.





Hospitals

- Jupiter Hospital, Baner: 5 mins
- Medipoint, Baner: 7 mins
- Kotbagi, Aundh: 10 mins
- Metro Hospital, Baner: 20 mins
- Oyster & Pearl, Aundh: 20 mins



Hospitality

- Balewadi Highstreet: 8 mins
- The Orchid: 10 mins
- Sayaji: 12 mins
- Holiday Inn, Hinjewadi: 15 mins
- Courtyard by Marriott: 15 mins
- The Oxford Golf and Country Club: 20 mins



Malls & Hypermarkets

- Farmers & Grocers: 3 mins
- Reliance Smart: 6 mins
- Dorabjee's: 8 mins
- Godrej Nature's Basket: 9 mins
- Westend Mall: 10 mins



Academic Institutions

- Eurokids Preschool: 4 mins
- The Learning Curve Preschool & Daycare: 4 mins
- The Orchid School: 5 mins
- Seedlings Preschool & Daycare: 5 mins
- Vibgyor International School: 10 mins
- Symbiosis International University: 18 mins
- Vidya Valley World School: 20 mins

Source: Google Maps as on 11/2022. This is an approximate estimate (as per a third party website).
All images on this page are representational in nature.





Master Plan Layout



LEGENDS:

1. MAIN ENTRY/EXIT
2. PEDESTRIAN ENTRY/EXIT
(TOWARDS AMENITY AREA)
3. VEHICULAR ENTRY/EXIT
4. TERRACE LEVEL LANDSCAPE
5. TOWER A1 DROP OFF
6. TOWER A2 DROP OFF
7. TOWER A3 DROP OFF
8. TOWER A4 DROP OFF
9. TOWER A5 DROP OFF





Representational image

Spacing it out behind closed doors

From carefully taking every square foot of the carpet area into account to thoughtfully optimizing its usable space, rest assured there's plenty of room in every 2 & 3 BHK for your home story to effortlessly unfold.



Representational image

Offering two private decks with a one-of-a-kind charm

As if homes here weren't spacious enough, every 3 BHK also extends onto two private decks, set against a picturesque backdrop of nature's serenity.

Invite those charming hillside views indoors and soak in every moment of time passing like a breeze.



Representational image



Redefining what it means to be truly magnanimous

Live a charmed life from day one with built-in magna interiors at home. Set the stage for every mood with concealed lights. Cook up a storm with a built-in chimney. Quench your thirst with cool, purified water. Drown the outside bustle with glass partitions in the bathroom. Step out onto premium flooring tiled to reflect grandeur.



Magna-Interiors*



Digital lock for main entrance door



Split inverter AC in all bedrooms



Gypsum false ceiling (excluding kitchen area, utility & attached balcony)



Electrical light fixtures in false ceiling



Modular kitchen equipped with chimney & hob



Water Purifier (RO)



Glass partition with openable door in all bathrooms (except children's bathroom)



Suspended false ceiling in all bathrooms



25-litre boiler in all bathrooms (except children's bathroom)



Shower panel in all bathrooms (except children's bathroom)



Glass partition without door in children's bathroom only

*Disclosure: The above-stated specifications are made available upon request and at an additional cost to all apartments under the configuration of 2 BHK, 3 BHK and 4 BHK.



Representational image

Rooftop amenities engulfed by scenic hills

Dance under the stars in an open party area. Kick up your heels in a rooftop hammock. Pump that iron in a well-equipped gym. Zumba away to a new summer bod. Make a splash in the pool with your kids. Take a leisurely pause in the landscaped terrace garden.

It's all part and parcel of a charmed life at Kalpataru Jade Skyline.





Doubling down on the perks of living it up

Enjoy the opulence of two clubhouses, designed to inspire a luxurious lifestyle.

Waltz between one clubhouse custom-built for everyday essentials like health, fitness, family and work, and another where mingling with your social tribe takes the lead at barbeque parties and gala celebrations.

Clubhouse Amenities

Wi-Fi enabled clubhouses

Multipurpose hall with spillover lawn

Indoor games

Toddlers activity area

Mini amphitheater

Multipurpose sports court

Barbecue area





Wi-Fi enabled clubhouses



Senior citizen area



Mini amphitheater



Multipurpose sports court



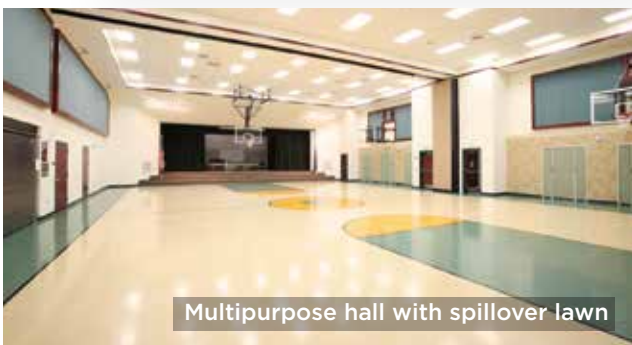
Barbecue area



Indoor games



Party lawn



Multipurpose hall with spillover lawn



Kids' play area




Toddlers' activity area

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Leisure Amenities


- ▶ Gymnasium
 - ▶ Lounge area
 - ▶ Multipurpose hall
 - ▶ Indoor games
 - ▶ Spa for gents & ladies
 - ▶ Yoga & zumba room
 - ▶ Terrace landscape garden
 - ▶ Swimming pool and kid's pool
 - ▶ Pool deck with lounge seating
 - ▶ Lawn area
 - ▶ Meditation area
 - ▶ Yoga deck
 - ▶ Senior citizen area
 - ▶ Party lawn with spillover area
 - ▶ Kids play area
 - ▶ Fitness court
 - ▶ Alfresco dining
 - ▶ Walking track
 - ▶ Reflexology path
 - ▶ Viewing gallery
 - ▶ Hammock plaza
- 



Project Highlights

- ▶ Well-designed entrance lobbies
- ▶ Balcony in each apartment
- ▶ Elegantly-designed terrace with modern facilities
- ▶ Two clubhouses

Complex & Building Amenities


- ▶ Separate covered drop-off for each tower
 - ▶ Elevators including auto-rescue device (ARD)
 - ▶ DG backup for elevator and designated common areas
 - ▶ Energy-efficient LED lighting in designated common areas & garden
 - ▶ Vehicle access control system with boom barrier for parking area
 - ▶ Rainwater harvesting
 - ▶ STP (sewage treatment plant)
- 



Apartment Amenities

- ▶ Main door with both side laminate finish
- ▶ Internal doors with both side laminate finish
- ▶ Vitrified tiled flooring in the living/dining & bedrooms
- ▶ Video door phone (VDP) with inbuilt intercom facility at apartment entrance
- ▶ Electrical point provision for air conditioning in bedrooms
- ▶ Aluminium sliding windows
- ▶ Skid-resistant tiles in balcony
- ▶ Toughened glass for balcony railing
- ▶ Provision for inverter backup

Bathroom Amenities

- ▶ Tiled flooring with dado up to door height
 - ▶ Premium sanitary and CP fittings
 - ▶ Hot & cold water mixer in the wash basin of master bathroom
 - ▶ Exhaust fan
- 



Kitchen Amenities

- ▶ Vitrified tiled flooring
- ▶ Granite platform with stainless steel sink
- ▶ Tiled dado above the platform
- ▶ Kitchen equipped with PNG cum heat detector
- ▶ Provision for water purifier
- ▶ Provision for piped gas connection
- ▶ Exhaust fan

Safety and Security

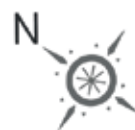
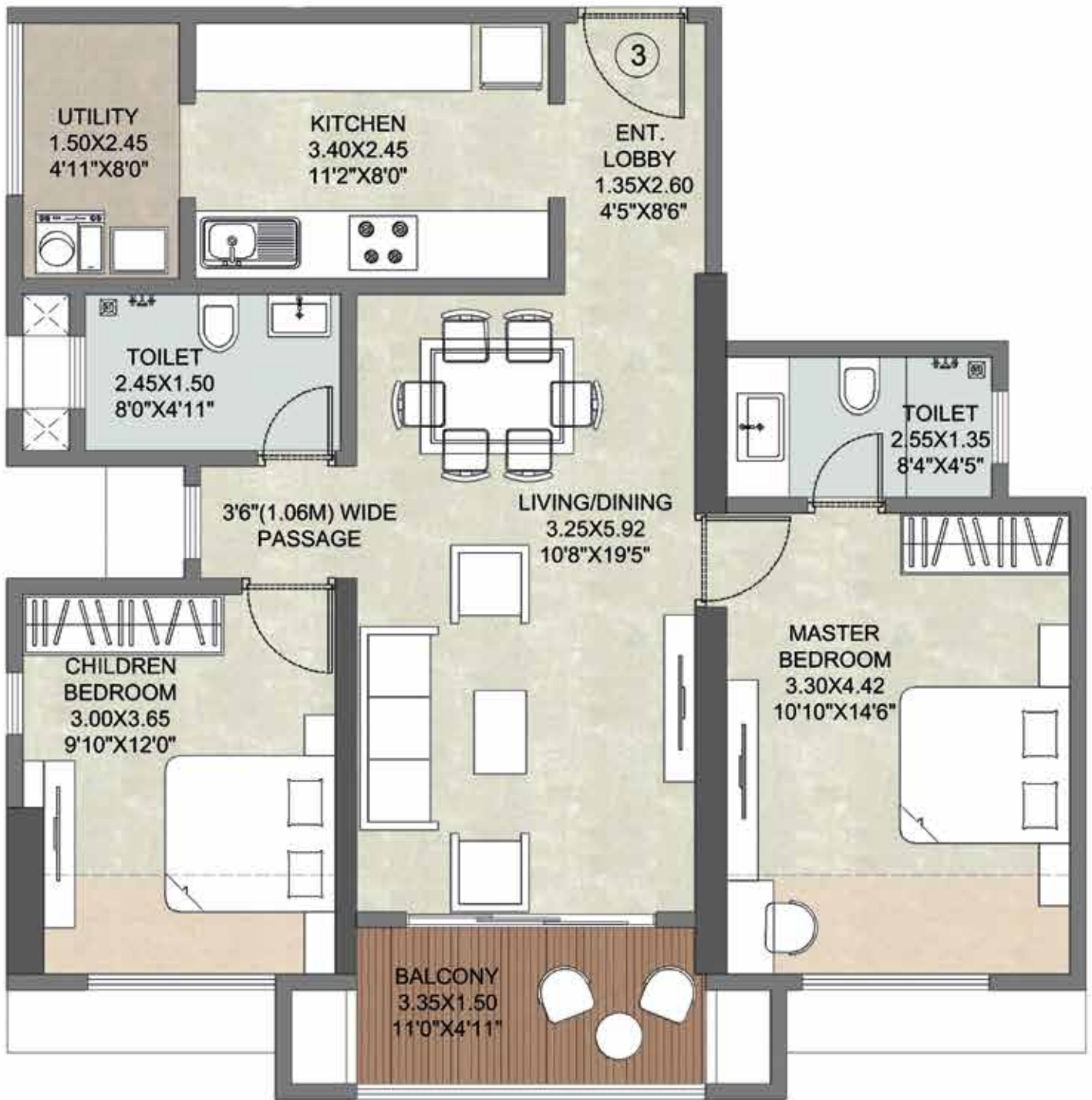
- ▶ Intercom facility integrated with VDP
 - ▶ DG power backup for select common areas
 - ▶ Multi-tier security and firefighting systems
 - ▶ Public address system
 - ▶ Sprinkler system & mechanical ventilation in the basement
 - ▶ CCTV surveillance in designated common
- 



2 BHK

Tower A2 Unit 3

1st - 21st Floor

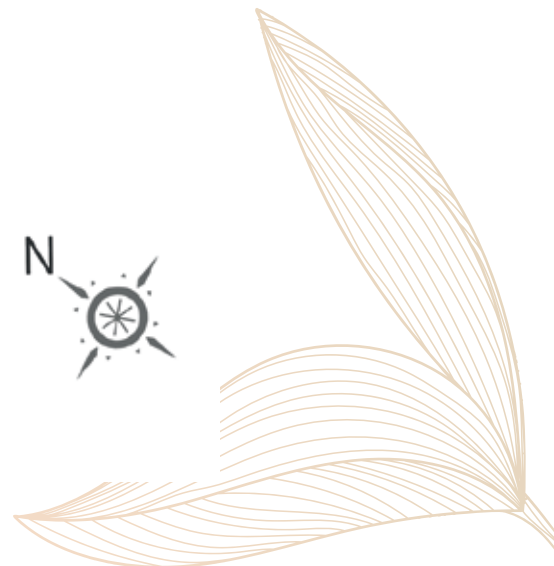
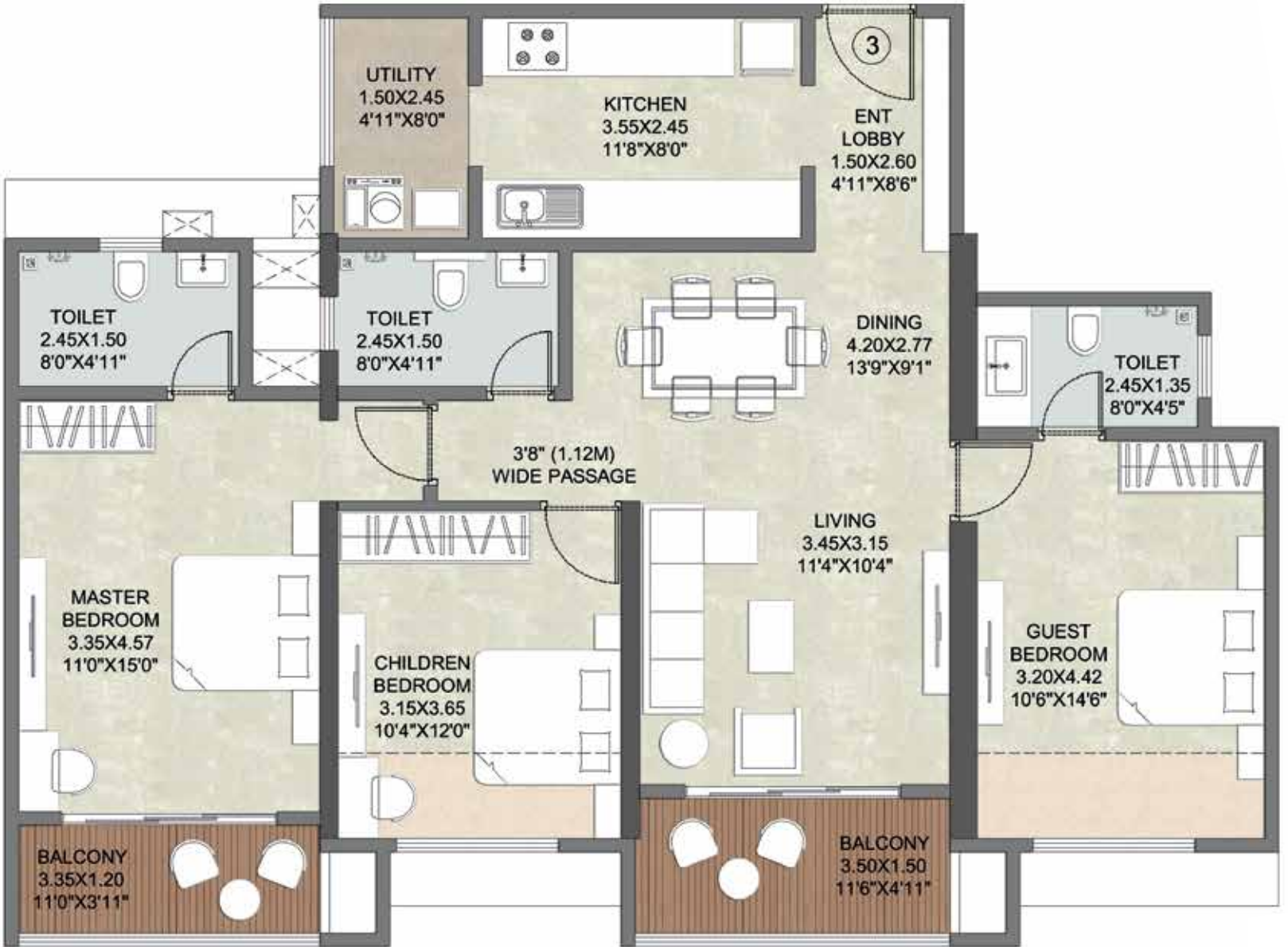




3 BHK

Tower A3 Unit 3

1st - 21st Floor





Artist's impression of Kalpataru Jade Residences

A benchmark in Baner set by Jade Residences

A charmed life at Kalpataru Jade Skyline seems too good to be true?

The proof lies in its inspiration derived from Kalpataru Jade Residences – a previous landmark project in Baner wherein 280 happy homes have already been delivered across four towers, that too with ready-to-experience amenities.



Navigate to Kalpataru Jade Residences today because seeing is believing!



A legacy proudly built on housing dreams

Established in 1969, Kalpataru prides itself on building residential, commercial and retail projects that stand the test of time with impeccable architecture.

Delivering numerous dream homes over the years, Kalpataru is synonymous with trust and quality in the world of real estate today.





KALPATARU[®]

Kalpataru Jade Skyline, S. No. 12 (P), Near Kalpataru Jade Residences, Baner, Pune – 411045
Call: 1800 3000 0114 | www.kalpataru.com

**Kalpataru Jade Skyline is registered with MAHARERA as Kalpataru Aurum bearing
MahaRERA Registration No. P52100033791, details available on <https://maharera.mahaonline.gov.in>**

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