



KALPAK

Beautifully Yours!

**3 & 4 BHK Apartments
DAHANUKAR COLONY**



P52100045697



**BELVALKAR
HOUSING**

Future. Culture.



Beautiful living has come to your favourite area. And it has done so with style, elegance and rare sophistication. Welcome to **Kalpak**, one of the finest expressions of what it means to be **Beautifully Yours!**

That first glance!

When passers-by look at it in awe. When visitors fall in love. When you feel this is the place that truly deserves to be called your home. Then you know that the home is truly **beautiful... at first glance!**





Artistic Impression

Beautifully located!

Just as important as how you live is WHERE you live.

Kalpak occupies pride of place in Dahanukar Colony, one of Pune's most affluent, classy and elegant areas. You can access absolutely everything you need or desire from here. And yet, you live in quiet, beautiful serenity. The location is so stunning that it is irresistible!

Those little details we were speaking about? This is what we meant.

Specifications

- Seismic resistant RCC structure
- Eco-friendly masonry with AAC blocks and fly ash bricks
- External walls with acrylic paint
- Internal walls with satin paint
- 800 X 800 vitrified tile flooring in all rooms
- Dado tiles up to lintel level in kitchen, with granite platform and stainless-steel sink
- Coloured glazed tiles up to lintel level in all toilets
- Ceramic anti-skid flooring in toilets and balconies
- Concealed plumbing with hot & cold water-mixing units in all toilets
- Powder coated aluminium three-track sliding windows with mosquito nets and safety grill
- Both side laminated main door with S.S fittings and night latch
- Both side laminated internal doors with cylindrical lock
- S.S hand railing with toughened glass for balconies
- Individual solar water heating system
- App-based home automation system for each apartment

Amenities



**Decorative
entrance lobby**



**Smart card access control
system with biometric lock**



**Charging point
for electric vehicles**



**Well-designed amenities
on top terrace**



**Rain water
harvesting**



**Tremix flooring in
parking area**

Unit plan for 3 BHK


KALPAK



Unit plan for 4 BHK



Typical floor plan 2nd to 5th floor



| FLAT NO. | 203, 303, 403, 503 |
|---------------------|--------------------|
| FLAT TYPE | 3BHK |
| CARPET AREA (SQ.M) | 86.77 |
| OPEN BALCONY (SQ.M) | 9.20 |
| TOTAL AREA (SQ.M) | 95.97 |
| TOTAL AREA (SQ.FT) | 1033 |

| FLAT NO. | 204, 304, 404, 504 |
|---------------------|--------------------|
| FLAT TYPE | 2BHK |
| CARPET AREA (SQ.M) | 57.81 |
| OPEN BALCONY (SQ.M) | 9.20 |
| TOTAL AREA (SQ.M) | 67.01 |
| TOTAL AREA (SQ.FT) | 721 |

| FLAT NO. | 202, 302, 402, 502 |
|---------------------|--------------------|
| FLAT TYPE | 2BHK |
| CARPET AREA (SQ.M) | 57.81 |
| OPEN BALCONY (SQ.M) | 9.20 |
| TOTAL AREA (SQ.M) | 67.01 |
| TOTAL AREA (SQ.FT) | 721 |

| FLAT NO. | 201, 301, 401, 501 |
|---------------------|--------------------|
| FLAT TYPE | 3BHK |
| CARPET AREA (SQ.M) | 86.77 |
| OPEN BALCONY (SQ.M) | 9.20 |
| TOTAL AREA (SQ.M) | 95.97 |
| TOTAL AREA (SQ.FT) | 1033 |



"Note : "Carpet Area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partitions wall of the apartment. Internal columns / shear walls embedded as a part of internal partition walls are included in carpet area.

Floor plan 6th floor

| FLAT NO. | 602 |
|---------------------|--------|
| FLAT TYPE | 4BHK |
| CARPET AREA (SQ.M) | 129.15 |
| OPEN BALCONY (SQ.M) | 2.50 |
| TERRACE AREA (SQ.M) | 25.39 |
| TOTAL AREA (SQ.M) | 157.04 |
| TOTAL AREA (SQ.FT) | 1690 |



| FLAT NO. | 601 |
|---------------------|--------|
| FLAT TYPE | 4BHK |
| CARPET AREA (SQ.M) | 129.15 |
| OPEN BALCONY (SQ.M) | 2.50 |
| TERRACE AREA (SQ.M) | 25.39 |
| TOTAL AREA (SQ.M) | 157.04 |
| TOTAL AREA (SQ.FT) | 1690 |



"Note : "Carpet Area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partitions wall of the apartment. Internal columns / shear walls embedded as a part of internal partition walls are included in carpet area.

Beautifully detailed!

In the manner in which each home has been designed. In the fittings used in each room of every apartment. In the elegance of the layout. In the vibe of every home. In the intangible something that pervades the entire project... **Kalpak** is indeed Beautifully Yours. In every little detail!



Beautiful lifestyle at Kalpak Brought to you by Belvalkar Housing

HOME



All those who know us, and have bought a home with us know the efforts we take to ensure that every home offers the best Future for its residents, while remaining rooted firmly in Culture. When we redeveLOVE a project, every home owner is guaranteed the benefit our 53 year experience and track record in every single aspect of their home – from the additional space, to the design, to the functionality, to the specifications – everything is the perfect blend of 2 elements: **Future. Culture.** Space for a herb garden with a Tulsi Vrindavan, for example.

LEGACY



We bring into play 53 years of documented, process-driven and system-led success in the real estate industry. When we redeveLOVE your project, you are in the hands of experts. Timeliness, quality, speed, regular updates, site management, smooth handovers – you can rest assured about all of these parameters. **Future. Culture. For you.**

VALUE



Make the best use of our **#BelValue** calculator. Our team of experts will guide you through every aspect of calculating the value of your redeLOVED project. It is easy to think that the only things you should consider are extra FSI and rate per square foot. But there's more to it. And our **#BelValue** calculator will help you compute the real value of your new home. That's **Future. Culture**

NEIGHBOURHOOD



We redeveLOVE neighbourhoods. With us you don't merely own a home, you come home to a neighbourhood. Creating spaces for empowering cultural experiences, building communities and not only homes. That's **Future. Culture.**



In **1969**, one man armed with a vision and the kind of intelligence that comes along once in a generation, stood on a piece of land and looked up at the sky. And if you can imagine him today, you already know all there is to know about us – a group that is rooted in **Culture** and focused on the **Future**. That man was our founder, **Shri Sharatchandra Belvalkar** and from the time that he marked out our first land, we have:



**Completed
50+ projects**



**Built
50,00,000+ sqft**



**Built homes for
5,500+ families**



Scan for location
DAHANKAR COLONY



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Disclaimer: The brochure is an artistic impression of the proposed project and not a legal offering. The developer reserves all absolute rights to change, amend, cancel any plans/layout, no. of floors, amenities/specifications etc. at any time without assigning any prior notice. The final agreement - to - sell will supercede all offerings made here.

