



Actual image

Kalpataru
AURA
L. B. S. Marg, Ghatkopar (W)

A luxury that's just waiting for you to behold.



Artist's Impression

Aerial View



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AURA CLUB

Artist's Impression

Clubhouse View



Artist's Impression

Clubhouse View



Project Highlights

- Complex of 17 multi-storeyed buildings of 18-20 floors
- Located in the heart of central suburb – LBS Marg, Ghatkopar
- Air-conditioned spacious 2 & 2.5 BHK apartments
- Two luxurious clubhouses with state-of-the-art amenities
- Jain temple within the complex
- Swimming pool & toddlers' pool
- Landscaped gardens & children's play area

Location Highlights

- Located at LBS Marg, Ghatkopar (West), Mumbai.
- The project is within close proximity to various commercial destinations like Bandra-Kurla complex, MIDC, SEEPZ, Powai, Vikhroli and popular malls, multiplexes and hospitals.
- It is also within 5 km of Jogeshwari-Vikhroli Link Road (JVLR), Santacruz-Chembur Link Road, and the Eastern Express Highway.
- The upcoming Metro-Rail project connecting Ghatkopar to western suburbs will be an advantage.
- Many educational establishments like Garodia International, Bombay Scottish and Fatima High School are also situated nearby.



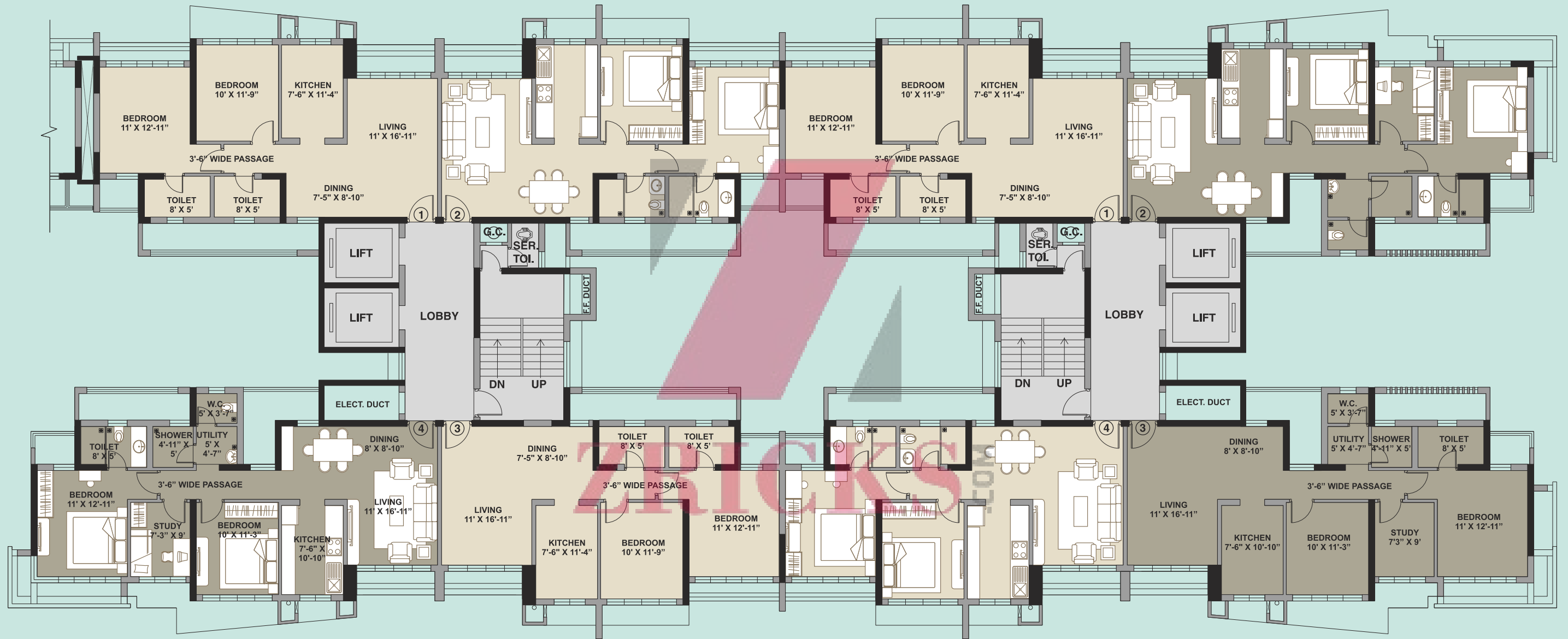
Layout Plan

- 1 Paved driveway
- 2 Feature paving
- 3 Driveway to basement
- 4 Clubhouse
- 5 Water Feature
- 6 Paved deck
- 7 Children's play area
- 8 Fitness area
- 9 Senior citizens alcove & reflexology track
- 10 Swimming pool
- 11 Toddlers' pool
- 12 Half basketball court
- 13 Landscaped garden
- 14 Pool deck
- 15 Green area
- 16 Landscaped garden
- 17 Open plaza
- 18 Timber deck
- 19 Tennis court
- 20 Feature garden
- 21 Amphitheatre seating area



Floor Plan - 3A & 3B

Garden Facing



BUILDING - 3B

BUILDING - 3A



Floor Plan - 3C

L. B. S. Marg Facing



Floor Plan - 3D

L. B. S. Marg Facing



Garden Facing

Floor Plan - 3E

L. B. S. Marg Facing



Garden Facing

Floor Plan - 3F

L. B. S. Marg Facing



Garden Facing

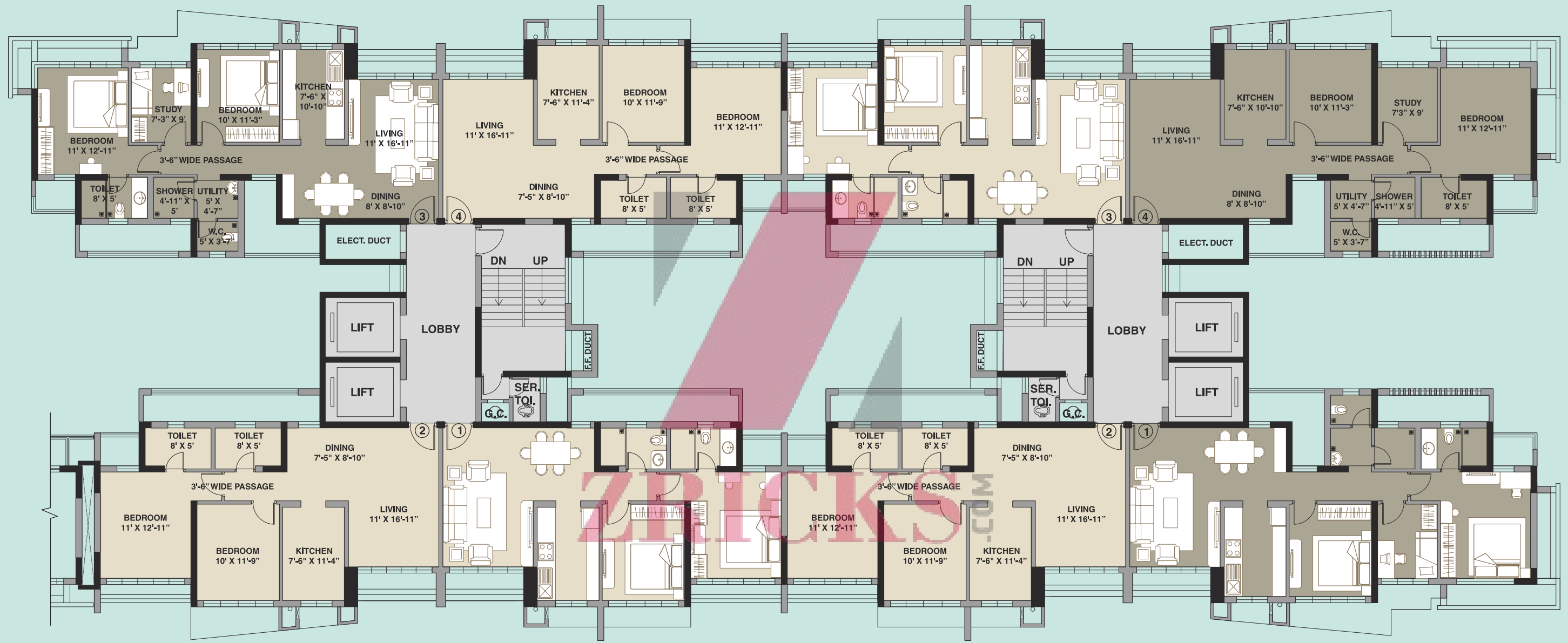
Floor Plan - 3G

L. B. S. Marg Facing



Garden Facing

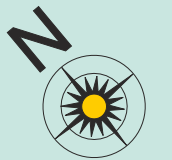
Floor Plan - 3H & 3I



TOWER - 3H

TOWER - 3I

Garden Facing



Amenities

General Amenities

- Well designed entrance lobby decorated with marble
- High speed elevators
- Anti-termite treatment to the foundation
- Servant's toilet at mid-landing
- Garbage chute

Flat Features

- Fully air-conditioned apartments
- Agglomerated marble in living, dining and bedrooms
- Internal walls finished in superior quality paints
- Anodised aluminium sliding windows
- Provision for telephone and cable T.V. points in living room and bedrooms
- Provision for internet point in bedrooms

Kitchen Features

- Modular kitchen
- Granite flooring
- Solid core flush door with paint finish*
- Granite counter with stainless steel sink and drain board
- Additional service platform
- Ceramic tiled dado above platforms
- Exhaust fan
- Provision for water purifier and geyser

Bathroom Features

- Well designed bathrooms with marble flooring
- Imported marble dado upto door height

- Superior quality sanitary fixtures and CP fittings
- Concealed plumbing systems
- Storage water heater
- Exhaust fan

Safety Features

- Earthquake resistant structure
- Generator back-up for elevator and designated common areas
- Fire detectors, sprinklers and heat sensors at designated areas
- Video door phone with intercom system
- Panic button in master bedroom
- Gas leak detector and heat detector in the kitchen
- Concealed copper wiring
- MCB and ELCBs

Leisure Features

- Two luxurious clubhouses
- Fully equipped gymnasium
- Swimming pool and toddlers' pool
- Luxurious spa with showers, changing rooms, steam, massage rooms and Jacuzzi
- Multi-function lounge
- Indoor games room and yoga room
- Squash court, tennis court and half basketball court
- Mini-theatre and amphitheatre
- Landscaped garden and children's play area

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Actual Image

Clubhouse







Actual Image

Party Lounge



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Actual Image

Dining Area



Actual Image

Kitchen



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Actual Image

Bedroom





Actual Image

Bathroom



Developers: Kalpataru Limited

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The above amenities are indicative, based on the construction of the building as is proposed at present and it is issued in good faith, subject to the approval of the authorities or in the interest of the continuing improvement and development of the Complex, the Developers reserve the right to alter the layout, plans, specifications or features without prior notice or obligation. The details contained in the leaflets/brochures or any other printed material, are only indicative and artistic imagination, may not be exact or accurate, and the same does not form either the basis or part of the offer or contract. Guidelines are enforced for not allowing grills, flower pots etc. to be fixed outside windows or any changes to be made in external elevations. This property is secured with Standard Chartered Bank. The No Objection Certificate/Permission would be provided, if required.