



BALAJI
EXOTICA
KALYAN



WHERE EACH DAY IS AN EXOTIC MANIFESTATION OF

EMOTIONS



WHERE EVERY EMOTION IS AN EXOTIC EXPRESSION OF

ECSTASY



WELCOME TO THAT AFFLUENT WORLD OF LUXURY.

WELCOME TO
THE GRANDIOSE REALM OF



BALAJI
EXOTICA

THE HAVEN THAT FEELS LIKE HEAVEN

Located at one of the most coveted addresses of Kalyan, Balaji Exotica is the host to a lifestyle of inimitable elegance epitomised by grand amenities. Not restricted to the layout, the grandeur of Balaji Exotica spills over into the apartments. Spacious, cosy, comfortable the homes of Balaji Exotica are truly the haven that feels like heaven.



Artist's Impression



IN THE HEART OF A HEARTLAND







Occupying a plum location in Kalyan - a prime location in itself - Balaji Exotica boasts of a purposeful neighbourhood underscored by infrastructural domains like station, school, college, shopping, healthcare institutions etc., within a radius of 2 kms. With no new construction coming up in the vicinity in near future, the exclusivity of Balaji Exotica shall remain unchallenged for long time to come.



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BE BEST PLACED

-  Kalyan Station - 1.6 Kms.
-  Birla College - 0.5 Km.
-  Holycross Convent School - 0.5 Km.
-  Kalyan RTO - 0.5 Km.
-  D Mart & Cinemax - 0.5 Km.
-  Shahad Station -1.4 Kms.



WELL LAID-OUT LUXURY

The layout plan of Balaji Exotica is unlike the ordinary. The placement of towers, the distance between towers, the appointment of amenities... everything about the layout is well-thought out, precise and meticulous. The accuracy and the exactness create a feeling of spaciousness and freedom, something rare in today's day and age.



RECREATION IS EXOTIC AGAIN



LIFESTYLE FEATURES



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THE ONE-STOREY OF REVELRY



No sooner you step into the magnificent ambience of Balaji Exotica's one-storey clubhouse, a profound feeling of amusement and fun envelops you. And it's not something that's in any way passing or fleeting. Every time you visit the clubhouse, you relive this unique feeling all over again, elevating the experience manifold.





EXPANSIVE ENTERTAINMENT





SUBLIME WORLD OF PLEASURE



WATER THERAPY FOR YOUR SENSES



SWIMMING POOL WITH WOODEN DECK





FULLY-EQUIPPED GYMNASIUM



INDOOR GAMES ROOM



AN ELEGANT EMBODIMENT OF HAPPINESS



KIDS PLAY AREA



GARDEN WITH PERGOLA



JOGGING TRACK

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ENTER THE EXOTIC



INTERNAL FEATURES



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FIRST IMPRESSION IS GRAND IMPRESSION



Even before you reach your apartment, the entrance lobby of Balaji Exotica catapults you into a different world of grandeur. It is easily the most exotic homecoming experience you will ever come across - an experience which is like none other. Not just for the first time, but every time.



A GLIMPSE OF THE SPLENDOUR
YOU WILL LIVE IN



SPACIOUS LIVING ROOM



ELEGANT BEDROOM



MODERN KITCHEN

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THE IMPECCABLE MISCELLANY



DECORATIVE ENTRANCE

Artist's Impression



HIGH SPEED LIFTS



SURVEILLANCE CAMERAS



POWER BACKUP

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AT A GLANCE

Making Your Lifestyle, Exotic.

- Designer entrance gate with security cabin
- Children's play area
- State of the art clubhouse
- Yoga and meditation area
- Indoor games & Gymnasium
- Swimming pool
- Spacious and decorative entrance lobby
- Generator back up for common areas
- Compound flooring in Tri-Mix / Pavers
- Temple
- Lobby interiors to have a POP finish with concealed lighting & indirect lighting

MAKING YOUR APARTMENT, EXOTIC.

- Sand-faced plaster finish with Sandtex matt paint
- External plumbing using branded PVC
- Well lit and well ventilated apartments
- 32" x 32" vitrified flooring in 1 BHK apartments
- 32" x 32" vitrified flooring in 2 BHK apartments
- Living room to have decorative false ceiling in POP
- Bathroom flooring in ceramic / anti-skid / matt vitrified tiles
- Dado in designer glaze tiles in bathroom up to lintel level
- Branded sanitaryware
- Wooden door frames with laminated door panels
- Anodized / powder coated sliding windows with clear / tinted glass
- Concealed piping in kitchen and toilet
- Branded and quality CP fittings (Jaquar or equivalent)
- Granite kitchen platform with stainless steel sink
- Glazed tiles in kitchen up to lintel level
- Provision for integrating inverter installation in each flat
- Concealed copper wiring with adequate electrical points and branded modular switches

 **TYPE A** (1ST, 3RD & 5TH FLOOR)



FLAT NO. 506 IS REFUGE FLAT

 **TYPE A** (2ND, 4TH & 6TH FLOOR)



 **TYPE A** (7TH, 9TH, 11TH & 13TH FLOOR)



 **TYPE A** (8TH, 10TH, 12TH & 14TH FLOOR)



FLAT NO. 804 & 1204 IS REFUGE FLAT




 **TYPE B** (1ST, 3RD, & 5TH FLOOR)




FLAT NO. 504 IS REFUGE FLAT



 **TYPE B** (2ND, 4TH, & 6TH FLOOR)



 **TYPE B** (7TH, 9TH, 11TH & 13TH FLOOR)



 **TYPE B** (8TH, 10TH & 14TH FLOOR)



FLAT NO. 803 & 1203 IS REFUGE FLAT



THE INNOVATORS OF TOMMOROW

Foreseeing the potential of real estate in Navi Mumbai a decade ago, we entered the business under the name Balaji Associates. The intent at that point of time was to identify futuristic prime areas and build homes that offered the quality lifestyle. Growing steadily, We successfully launched projects in Nerul, Seawood, Kharghar, Ulwe, Kalamboli, Neral, Lonavala, Pune and so forth. We soon realised that the time has come to reach the next level, to aim higher and go further.

To pursue our new-found ambition, our first step was to change ourselves. Today as Balaji World, we are seeing ourselves as innovators of tomorrow. We are envisioning a future where, state-of-the-art homes that are offering exquisite lifestyles, will define the skylines. Balaji World is now spreading its wings and venturing into New territories like Kalyan, Alibaug and Dronagiri.



www.balaji-world.com



Site Add.: Survey No. 16, H No. 8/2, Plot No. 2, At Chikanghar, Kalyan West.

Call: 7261 973 973 / 974 974 | Email: sales@balajisexotica.com

Corp. Off.: Balaji World - 904, Satra Plaza, Plot No:19 & 20, Sector 19D, Vashi, Navi Mumbai.

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The project Balaji Exotica Phase 1 is registered via MahaRERA registration number: P51700015155 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

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