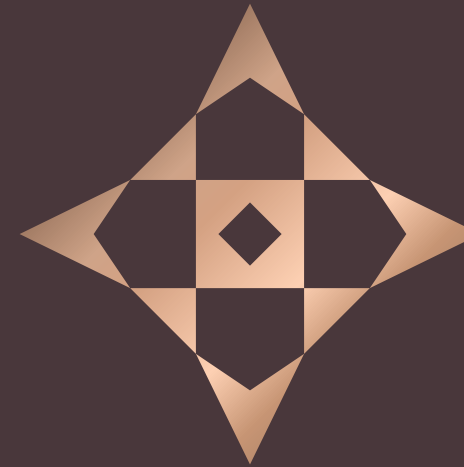




Office Add : Off. No. 4 & 5, Mudra, Above PNG Jewellers,
Pune-Satara Road, Pune - 411037
Site Office : Sr. No. 135/1, Baner - Pashan Link Rd,
Pashan, Pune, Maharashtra 411 021.

+91 77198 92233 contact@kalashproperties.com
KalashProperties.com

MAHARERA Reg. No.: P52100052457
<https://maharera.mahaonline.gov.in>

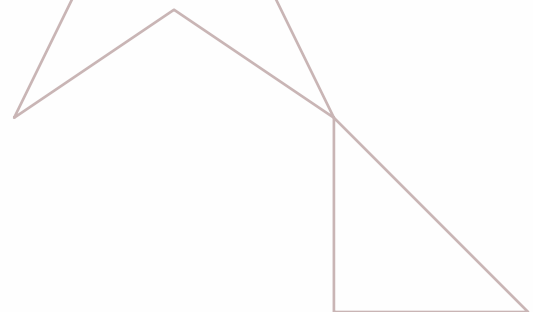
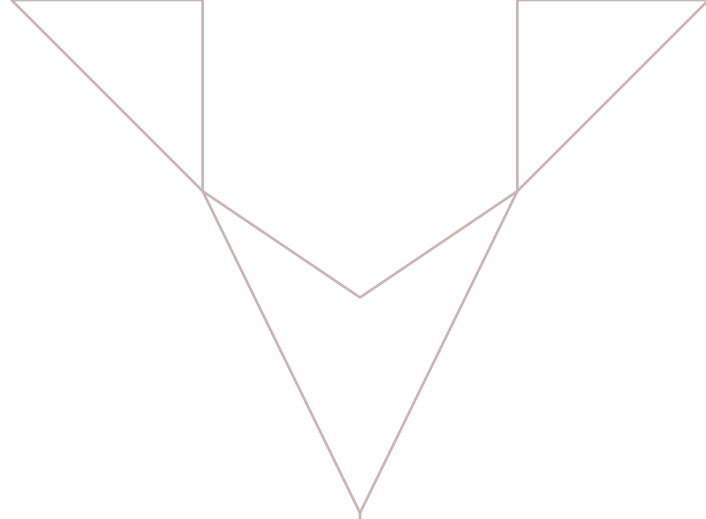


Disclaimer: The plans, specifications, images and other details herein are only indicative and the developer/owner reserves the right to change any or all. The printed material does not constitute a contract/offer of any type between the developer/owner and the recipient. Any purchase/lessee of this development shall be governed by the terms and conditions of the agreement for sale/lease entered into between parties and no details mentioned in this printed material shall in any way govern such transaction.

MONTAGE

PASHAN

3 & 4 BHK Palatial Homes



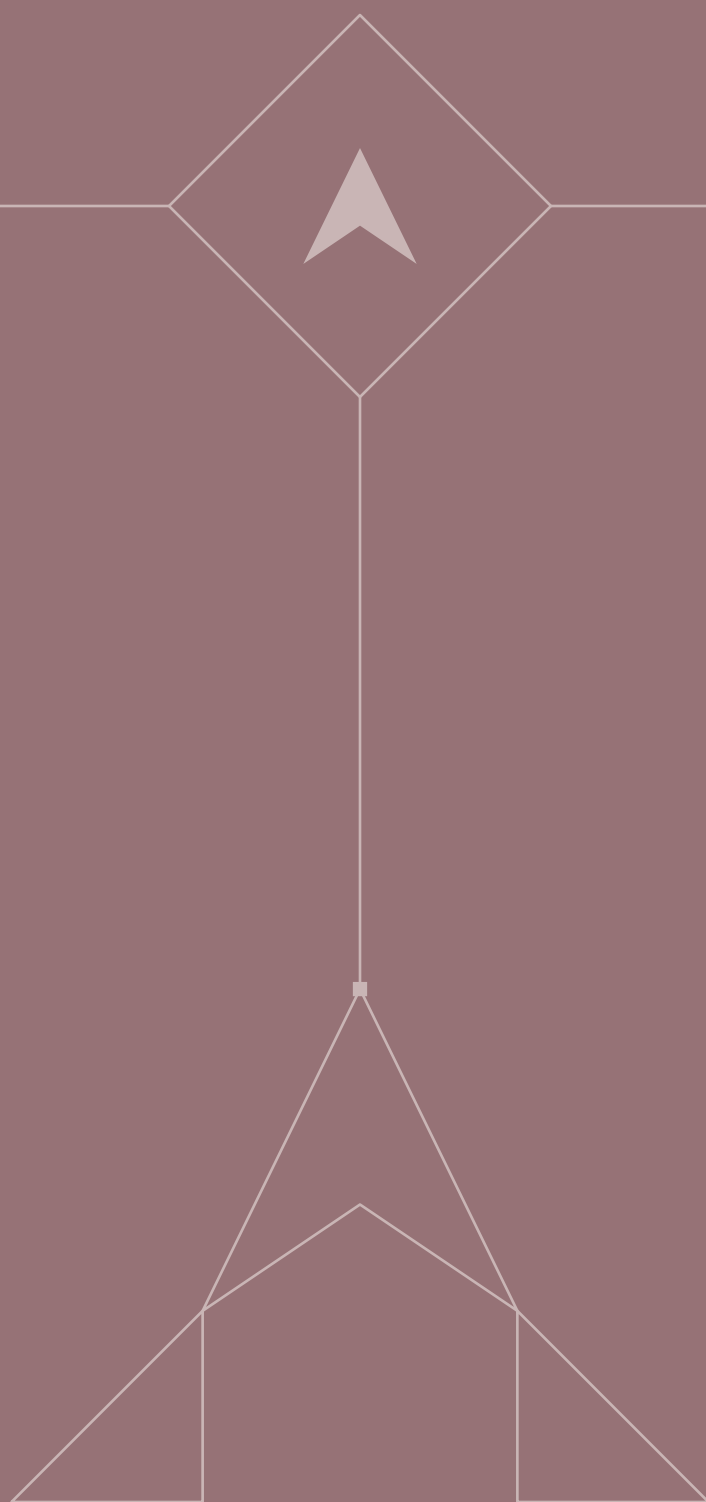


WE EVOLVE FUTURE

With a decade's worth of experience in delivering superior quality homes and innovative construction solutions, Kalash Properties has carved a niche in the luxury real estate market. Customer comfort has been our foremost priority in all our endeavors. At Kalash, every property is curated to take you closer to nature, enhance your social scape, and captivate everyone with breathtaking design and finishing. It is your continued trust that empowers us to create astonishing projects, every time.



THE
LINK
TO
YOUR
FUTURE





3 & 4 BHK Palatial Homes

IN THE LAP OF SUPREME COMFORT

Experience refined elegance and artistic brilliance in every detail, creating timeless and beautiful living spaces.

Step into a life of boundless possibilities in our methodically created paradise. Enjoy contemporary comforts, personalized services, and a strong sense of community. Each day brings captivating moments and treasured memories, turning the ordinary into the extraordinary. We have envisioned a residential utopia to start your new beginnings.



SECURE

Security and well-being of resident families is the first of all our concerns



SMART

We weave in the latest technology and automation into our housing design



SENSIBLE

Our understanding of buyer needs is comprehensive – we provide only what you truly desire



SOCIAL

We provide socially cohesive amenities which promote a pleasing atmosphere and community living



SERVICES

Our projects offer stand-by help and excellent services to make for a splendid urban living experience

EVERY MORNING, MESMERISING

Greet the day with a sense of renewal as you wake up to fresh mornings amidst green hilly surroundings. Let the serene environment infuse your mornings with positivity, creating the perfect start to your day. Savor a pristine noise-free environment that revitalizes your senses and sets the tone for a peaceful and productive day ahead.





THE
LINK
TO
YOUR
EPITOME
OF LIVING



AFFLUENT ABOVE ALL

Elevate your lifestyle to new heights, as we weave together the threads of comfort, elegance, and exclusivity into a seamless tapestry of unrivaled luxury, waiting to embrace you. With a relentless pursuit of excellence, we have redefined opulence.





A MAJESTIC WELCOME LOBBY

A magnificent entrance lobby carefully designed to be a grandiose marvel. More than just an entryway; it is an experience that welcomes you to a world of luxury and prestige. Whether you are arriving home or hosting guests, the lobby is an enchanting prelude to the splendor that awaits within.





TRUE BLUE INDULGENCE

Located on a massive podium, the swimming pool is planned to be a fluid masterpiece. It offers the luxury of utmost privacy, a tranquil spot for leisure and recreation. Amidst its inviting charm, a sunken bar awaits, promising not just refreshment, but a tangible embrace of leisurely indulgence. This aquatic zone promotes a leisurely lifestyle; where time slows down, and every moment is a celebration of relaxation and refined repose.





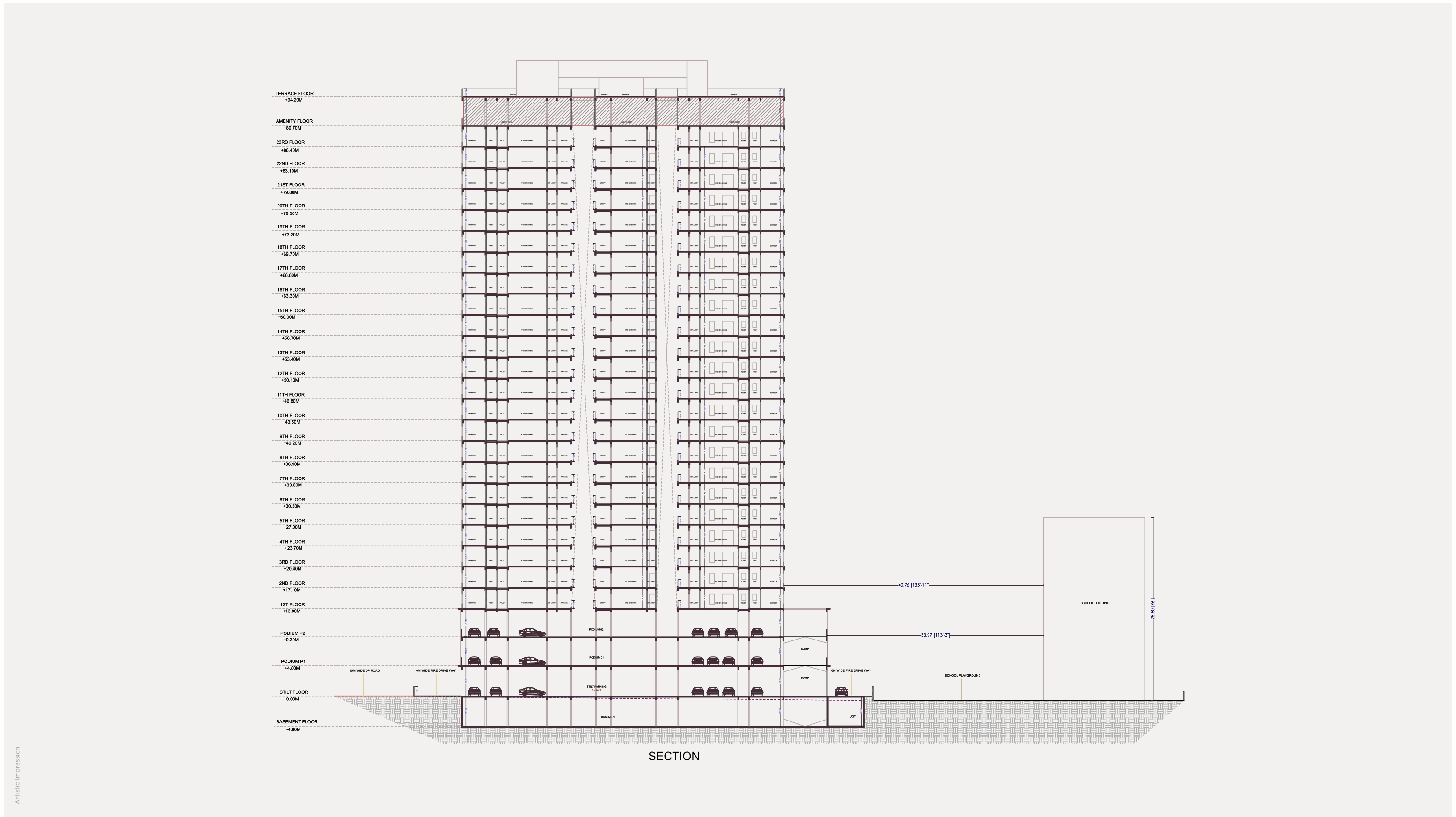
THE LINK TO YOUR DESIGN AESTHETIC



A FINE BALANCE

Located at the center of lush greenery, our development stands tall, offering breathtaking hill views that will leave you in awe. Adding to the appeal, the adjacent building is a proposed school, which will be a low-rise building. This will ensure that your views will remain unobstructed, allowing you to relish the beauty of nature forever! This unique location perfectly combines the bounty of nature with the convenience of urban living.





PLANNED TO PERFECTION

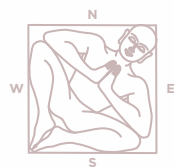
Our magnificent development soars 27 stories high, a true architectural marvel in the vicinity. With a huge basement and two levels of parking, convenience is at the heart of our project. The beautifully planned podium adds a touch of elegance, while the top two recreational floors provide a perfect retreat for relaxation and leisure. A wide array of amenities will ensure that every day spent here becomes a cherished experience.





LIGHT TECH

Introducing our revolutionary "Light Tech" innovation, where efficiency is fused into design to redefine how you experience illumination. Bask in the abundance of natural lighting that bathes your living spaces, creating a seamless harmony with the outdoors. Welcome enhanced brightness and clarity which makes your home filled with warmth and inspiration.



VASTU TECH

Our exclusive "Vastu Tech" integration presents a harmonious alignment that blends ancient wisdom with a modern lifestyle. Begin anew with the auspicious North-facing orientation, inviting positive energies and prosperity into your abode. Discover the art of balance as our design adheres to Vastu principles, ensuring optimal flow of pleasant energies and fostering tranquility.

AIR TECH

Enter a home that breathes with good ventilation, infusing every corner with fresh, invigorating air. Each unit offers an airy and open space that fosters a sense of freedom and tranquility. This innovation facilitates a harmonious flow of air which revitalizes your surroundings; uplifts the vibe and promotes a sense of contentment.

- 

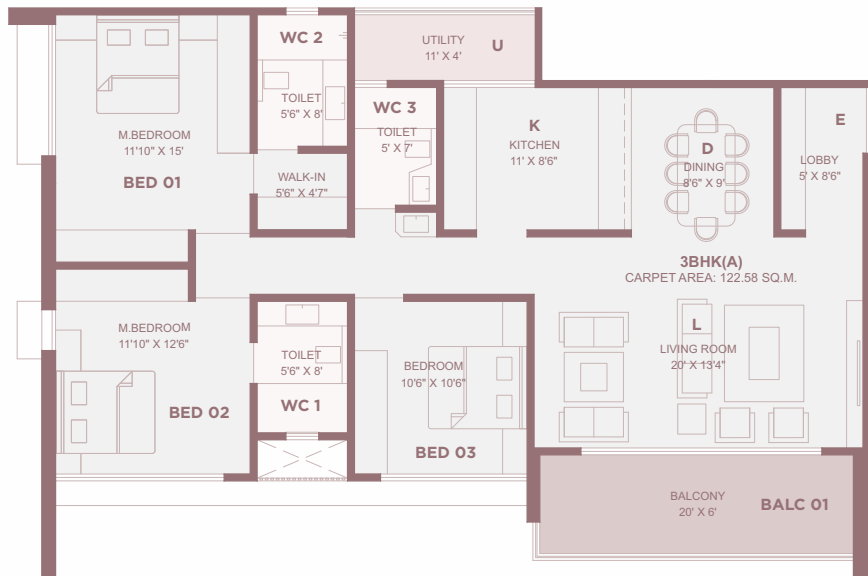
Wind Path
Oriented Homes
- 

More Air Changes
per Hour (ACH)
- 

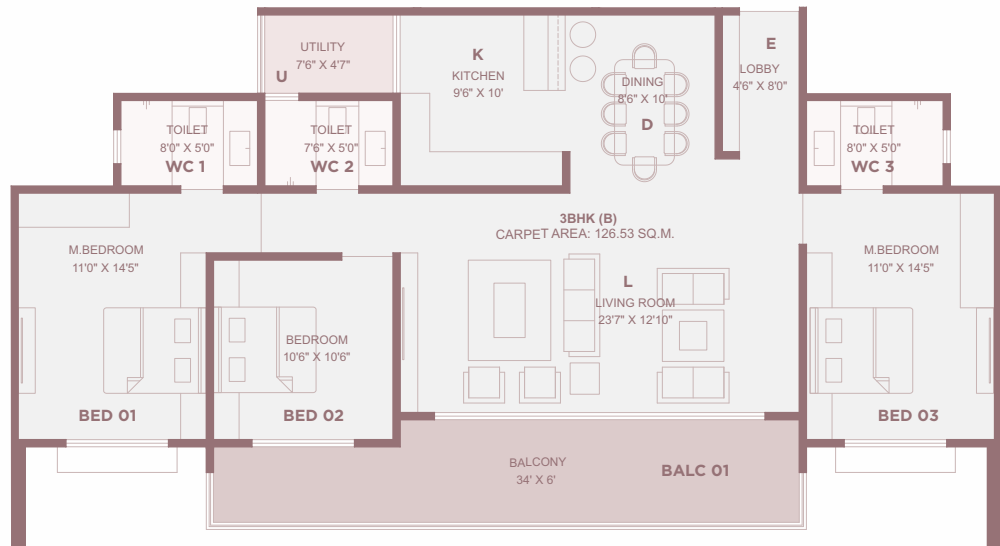
Large Windows
& Balconies



UNIT PLANS



3BHK(A)



3BHK(B)



4BHK

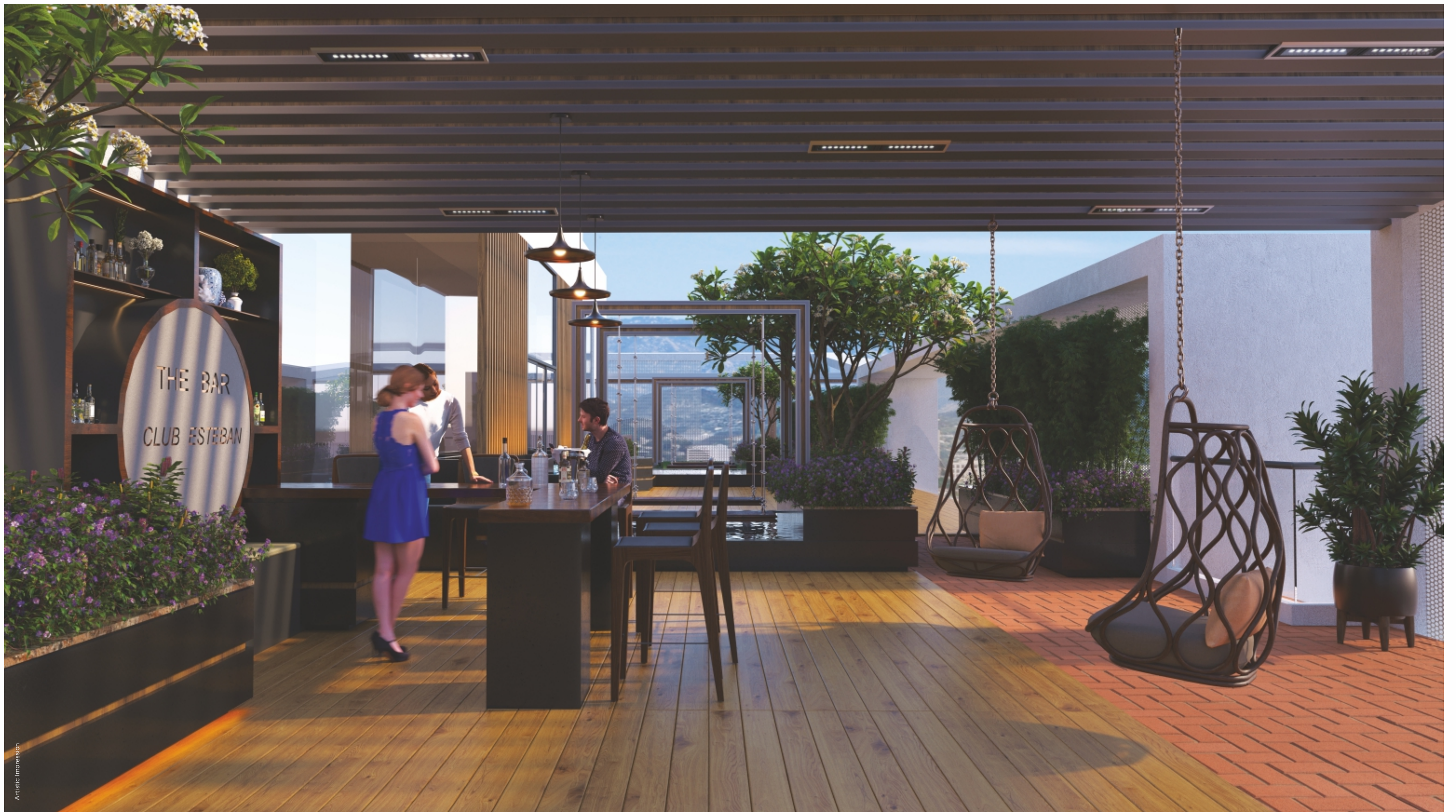
E Entrance Lobby **L** Living **D** Dining **BALC** Balcony **K** Kitchen **U** Utility **BED** Bedroom **WC** Toilet

3BHK(A) : Carpet Area : 1319 Sq. Ft.
3BHK(B) : Carpet Area : 1361 Sq. Ft.
4BHK : Carpet Area : 1684 Sq. Ft.





THE
LINK
TO
CLUB
ESTEBAN



CAREFULLY CURATED COMFORTS

Introducing Club Esteban - an epitome of lavish living at Montage, soaring a breathtaking 100 meters above ground on a luxurious rooftop. Indulge in meticulously curated comforts that redefine recreation. Experience an array of thoughtfully designed amenities, each catering to the diverse tastes and desires of all age groups.

Engage in friendly competition within the indoor gaming lounge, all while relishing panoramic views that elevate your experience to new heights. Club Esteban is more than just a clubhouse; it is a harmonious symphony of experiences, carefully curated to create a haven of relaxation and joy for our cherished residents.





 AMENITIES FLOOR AREA

- Banquet Hall
- Zipline & Jungle Gym
- Pool Table
- Hammock Garden
- Foosball Court
- Table Tennis
- Swing Sit-out
- Designer Lounge
- Kids Play Area
- Library
- Gym Area
- Garden Sit-out



TERRACE AMENITIES AREA

- Multi-purpose Play Court
- Meditation Area
- Open Gym
- Yoga Deck Area
- Designer Sit-out Area
- Cafeteria Lounge
- Elevated Skydeck
- Party Lawn
- Sr. Citizen Sit-out



SPARING NO ROOM FOR WASTAGE

We have given due thought to planning every common space to be utilized by residents for leisure and relaxation. Even the refuge area has planned amenities to enhance your lifestyle quotient.



EVERY EVENING, ENCHANTING

As the sun gently sets, embrace the enchanting evening views unfold vividly. The surroundings transform into a haven of serenity, offering you a tranquil escape from the bustling world. Relish the serene ambiance as you unwind, creating a perfect backdrop for moments of reflection and relaxation, making every evening a soothing retreat.





ENTERTAINMENT

- | | |
|-----------------|--------|
| • Westend MALL | 3.4 KM |
| • Sunny's World | 7.6 KM |



CENTRAL BUSINESS DISTRICT

- | | |
|------------------------|--------|
| • Aundh IT Park | 6.7 KM |
| • Amar Tech Park | 6.3 KM |
| • Hinjawadi | 11 KM |
| • Balewadi High Street | 4.9 KM |



DAILY NEEDS

- | | |
|------------------|--------|
| • Star Bazaar | 1 KM |
| • Reliance Fresh | 2.5 KM |
| • D Mart | 3.8 KM |



EDUCATION

- | | |
|---------------------------------|--------|
| • Orchid School | 3.5 KM |
| • National Insurance Academy | 5.6 KM |
| • MITCON International School | 6.4 KM |
| • Ryan International School | 6 KM |
| • VIDYA Valley School | 6.5 KM |
| • VIBGYOR High School | 5.7 KM |
| • Infinity International School | 4.4 KM |



METRO

- | | |
|-----------------|--------|
| • Metro Station | 1.4 KM |
|-----------------|--------|



RESTAURANTS

- | | |
|--------------------|--------|
| • The Orchid Hotel | 5.4 KM |
| • Darshan | 5.3 KM |
| • The Lallantop | 2.2 KM |
| • Hotel Green Park | 2.3 KM |



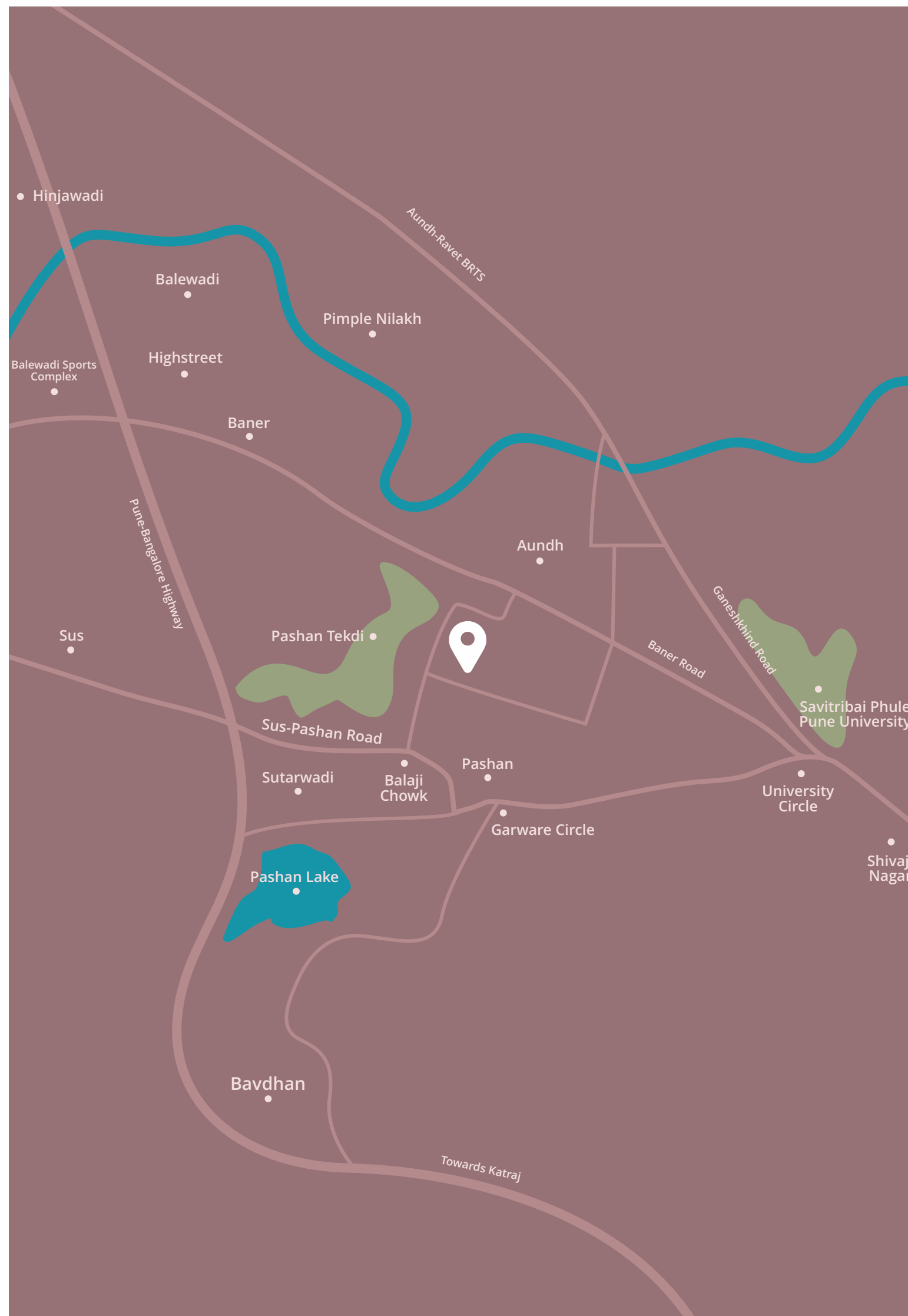
HOSPITALS

- | | |
|---------------------|--------|
| • Jupiter Hospital | 3.6 KM |
| • Manipal Hospital | 4.7 KM |
| • Lopmudra Hospital | 1.3 KM |



SPORTS/HOBBIES

- | | |
|---------------------------|--------|
| • Sunny Sports Complex | 1.4 KM |
| • Sanjay Sports Academy | 1.5 KM |
| • Balewadi Sports Complex | 6.2 KM |



CREDITS



Principal Architect
Vinod Dhusia Architects - VDA

Working with Kalash has been a truly inspiring experience. Their dedication to innovation and attention to detail allowed us to advance our architectural vision. Together, we've created a masterpiece that seamlessly blends aesthetics, modern design, and functionality.



Landscape Architect
Designterra Landscape Consultants

We like to collaborate with Kalash as they present us with a creative challenge to think out of the box. Their appreciation for the natural environment and dedication to sustainable landscaping allows us to craft splendid outdoor spaces that enhance the overall beauty of the project.



RCC Consultant
Strudcom Consultants Pvt. Ltd.

The Kalash team has an exceptional grasp of structural engineering principles. Their commitment to ensuring the safety and durability of every project is commendable. It's been a privilege to contribute to their projects, knowing that each structure will stand the test of time.



HVAC/MEP Consultant
Arihant Consultant And Associates

We have had the privilege of working alongside Kalash Properties on numerous projects, and there is always so much to learn. Their meticulous approach to site planning and development ensures that every project is not just a success but a true masterpiece of urban design.



Project Management Consultant
Fidesto India Pvt. Ltd.

Kalash Properties sets the gold standard when it comes to construction excellence. The team has strong ethics. Their dedication to quality, safety, and timeliness is highly satisfying to measure and record. It's been an honor to be part of their team, turning vision into reality.



3D Design Consultant
Impact Design

Kalash is a visionary in the real estate industry. Their insistence on high quality work inspires us to push the boundaries of design and technology. Collaborating with them on Kalash Montage was a great experience, and we're proud to have it in our portfolio.

