



THE
CANARY
RESIDENCE COLLECTION
BALEWADI

www.thecanary.in

CALL : 7507 44 99 00

SITE ADDRESS

S. NO. 40, NEAR SAI CHOWK, BALEWADI, PUNE - 411 045

CORPORATE OFFICE

KUNAL HOUSE, OFF BHANDARKAR ROAD, OPP KAMLA NEHRU PARK, PUNE - 411 004

T : +91-20-4122 7302

E : info@kunalgroup.in | www.kunalgroup.in

The project has been registered via MahaPERA registration number - P52100031557 and is available on the website www.maharera.mahaonline.gov.in under registered projects.

THE MOST AWAITED
PROJECT LAUNCH OF THE YEAR

ICONIC
TECH-INFUSED
BOLD
AVANTGARDE
MODERN
INTELLIGENT
POISE
SIMPLICITY
EXTRAVAGANCE
LUXURIOUS

An address that exudes luxury with its
critically acclaimed
contemporary architectural design,
iconic apartments and world class facilities.

CREATED WITH ABSOLUTE
PRECISION AND PRESTIGE

An edifice crafted with detailed
perfection to inspire & impress,
exuding exclusivity from every facet
of its magnificence.
Where the choice of amenities and
the very ambience upholds the
uniqueness, just to suit your
world-class lifestyle.



RAISE A TOAST TO
QUINTESSENTIAL LIVING

A lifestyle cultivated with detailed perfection in grace and style, refined with distinct experiences. Live a lifestyle that embraces beauty, with ease and elegance.

We bring the finest to you. Where the foundation lay in excellence and the architecture is bred from modernism. A contemporary lifestyle that embodies the true essence of luxury.

A MASTERPIECE WITH
PLATINUM LIVING AT ITS CORE

A curated collection of the superlative apartments, stands above everything that feels like the usual luxury.

A life that is quintessentially curated for you to live the moments draped in splendour, for the moments that are never-ending.



Images for representational purposes only.

AN ADDRESS THAT EXUDES
THE FINER SIDE OF LUXURY

THE
CANARY
— RESIDENCE COLLECTION —
BALEWADI



GRAND
ENTRANCE COURT

ARRIVE!

YOU'RE ENTERING A WORLD OF
UNIMAGINABLE LUXURY.
NATURALLY, YOU'RE USHERED IN WITH
APPROPRIATE STYLE.



ICONIC
BUILDING FACADE ELEVATION

Architectural rendering

THE
CANARY
RESIDENCE COLLECTION
BALEWADI

An address that exudes luxury with its critically acclaimed contemporary architectural design, iconic apartments and world class facilities.

These residences offer an unmatched lifestyle in the city's beating metropolitan hub with enthralling connectivity near the riverside, the city, and nature, being minutes away from any significant western hub of the city.

PRESENTING
4, 3 AND 2 BEDROOM SIGNATURE RESIDENCES
IN BALEWADI, PUNE

SPACIOUS AND MODERN
4, 3 AND 2 BEDROOM RESIDENCES

VAASTU ENABLED RESIDENCES - EAST/WEST FACING

PROPOSED 8 TOWERS ALONG WITH 30 FLOORS EACH
4 LEVELS PARKING - B + G + P1+P2

ALL RESIDENCES WITH EXTERIOR VIEWING DECKS

WORLD-CLASS CLUBHOUSE WITH GLOBAL AMENITIES,
INCLUDING AN INFINITY POOL & PLAYGROUND

30+ DESIGNER LIFESTYLE AMENITIES

COMMON AREAS WITH USER-FRIENDLY FEATURES

ZERO SPACE WASTAGE PLANNING

BEST IN CLASS FLOOR TO CEILING HEIGHT

MOST EFFICIENT LAYOUTS WITH LARGE BALCONIES

AT CLOSE PROXIMITY FROM BALEWADI HIGH STREET,
CENTRAL LOCATION BETWEEN AUNDH, BANER, WAKAD
AND BALEWADI



EAST-WEST FACING
EIGHT TOWERS INTEGRATED DEVELOPMENT



7 ACRES WITH APPROXIMATELY
60% OPEN SPACES

APPROXIMATELY 1 ACRE
DEDICATED AMENITIES SPACE

THEMED LANDSCAPE GARDENS

MULTIPLE GREEN ZONES

NO VEHICLE ZONE
PODIUM

DEDICATED
CHILDREN'S ZONE

VEHICLE FREE
PODIUM FOR AMENITIES

Architectural rendition
Actual road/driveway width may vary depending on future plantation and roadwork.

**A PRIVATE
WORLD OF UNIMAGINABLE LUXURY**

ONE OF A KIND HIGH RISE
DEVELOPMENT WITH
4, 3 AND 2 BEDROOM CONFIGURATIONS
OF APARTMENTS ALONG WITH
BREATH-TAKING URBAN VIEW, LARGE
OPEN SPACES AND DESIGNER LIFESTYLE
AMENITIES.

SPACIOUS
AND LARGE SIT-OUT BALCONIES





GRAND
ENTRANCE AND VISITOR'S LOBBY

Architectural rendition

A GRAND WELCOME AWAITS!

DESIGNER ENTRANCE LOBBY
WITH VISITOR'S WAITING LOUNGE

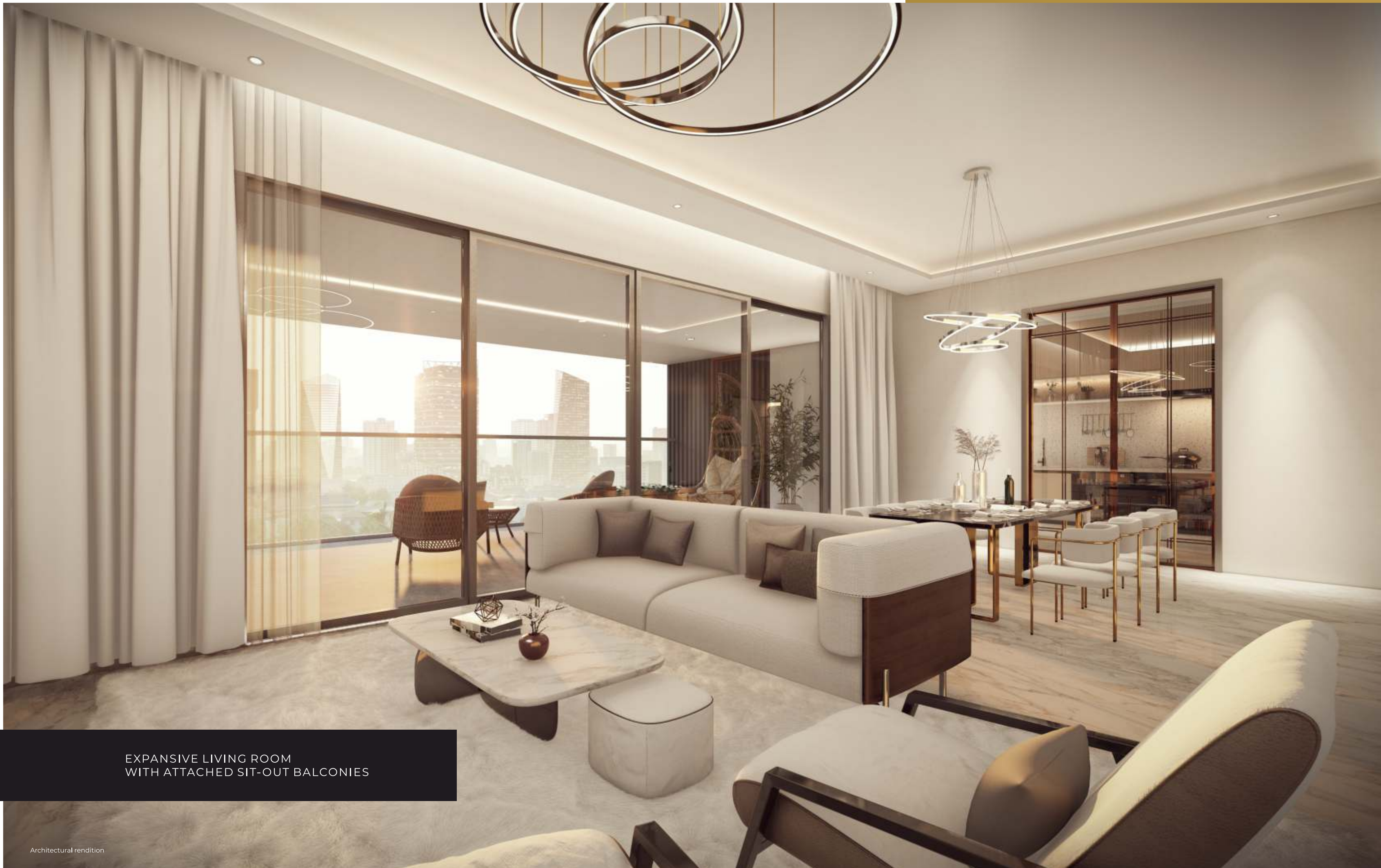
DEDICATED 2 HIGH SPEED ELEVATORS
IN EACH TOWER FROM MITSUBISHI OR EQUIVALENT

ROUND-THE-CLOCK 3-TIER
SECURITY SYSTEM WITH
VIDEO DOOR PHONE FOR
EVERY APARTMENT

A DEDICATED SEPARATE SERVICE ELEVATOR

FACILITY MANAGEMENT SERVICES
FROM A REPUTED OPERATOR

DG POWER BACK-UP FOR
COMMON AREA



EXPANSIVE LIVING ROOM
WITH ATTACHED SIT-OUT BALCONIES

Architectural rendition

Your new home at The Canary Residences is passionately crafted and designed to match your unparalleled lifestyle and stature.

A space curated elegantly with handpicked materials, where every corner defines grace to create an everlasting experience.

ICONIC LIVING SPACES

HIGH QUALITY ALUMINIUM FRAMEWORK CONSTRUCTION TECHNOLOGY

HOME AUTOMATION WITH MODULAR TOUCH KEYPADS FOR EVERY RESIDENCE

VOICE AUTOMATE YOUR LIGHTS, FANS, ETC. AND CREATE MOODS & PRESETS

ELECTRONIC DOOR LOCK WITH MULTIPLE ENTRY OPTIONS FROM YALE FOR THE MAIN DOOR

VITRIFIED TILES FROM REPUTED BRAND IN INDIA

DTH & BROADBAND PROVISION FOR EVERY APARTMENT

SPECIALLY ENGINEERED FULL HEIGHT TOP QUALITY SLIDING DOORS AND WINDOWS

LAMINATED GLASS RAILINGS

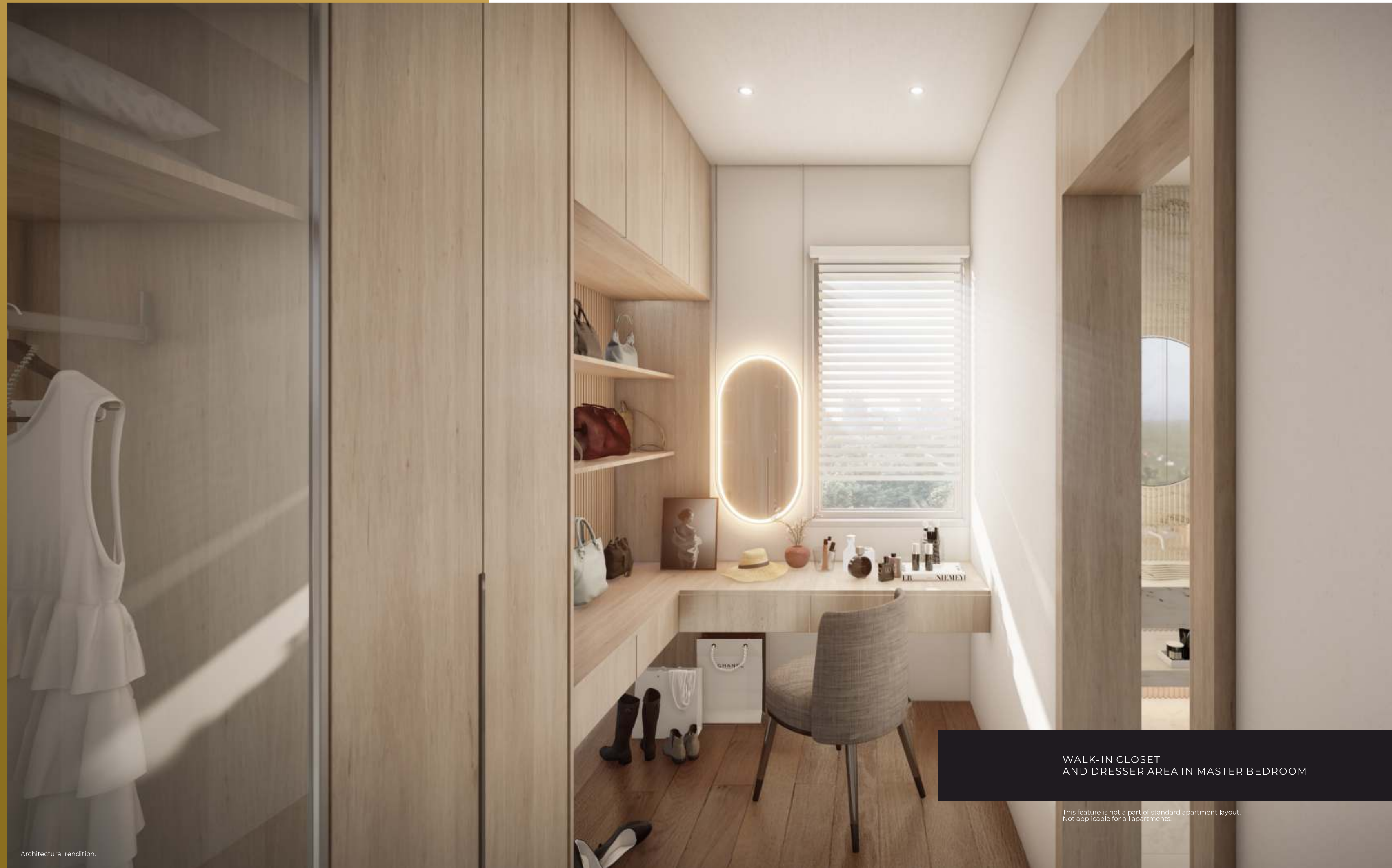
A PRIVATE WORLD
OF UNIMAGINABLE LUXURY

GERMAN CP FITTINGS FROM
GROHE & EQUIVALENT

JAPANESE SANITARY FROM
TOTO & EQUIVALENT

SOLAR WATER HEATING SYSTEM

WOODEN DOOR FRAMES



Architectural rendition.

WALK-IN CLOSET
AND DRESSER AREA IN MASTER BEDROOM

This feature is not a part of standard apartment layout.
Not applicable for all apartments.



SIT-OUT TERRACES
ATTACHED TO BEDROOMS

Architectural rendition

BESPOKE
LIVING EXPERIENCES!

10 FEET CLEAR FLOOR TO CEILING
HEIGHT FOR EVERY APARTMENT

HIGH END FINISH INTERIORS

SCIENTIFICALLY ENGINEERED SOUNDPROOF
SYSTEM DOOR & WINDOWS DESIGNED

WOODEN MATT FINISH VITRIFIED TEXTURED
TILES IN THE MASTER BEDROOM

HI-END PAINT AND TEXTURES FROM
JOTUN OR EQUIVALENT



SPACIOUS KITCHEN WITH
WELL DESIGNED PLATFORM AND UTILITY AREA
ADDITIONAL SINK IN THE UTILITY AREA



RELAX IN A SANCTUARY MADE FOR LEISURE

Discover various facilities for relaxation and healthy activities at our Recreational Club.

Venture up the undulating stairs, past an exquisite infinity pool featuring a breathtaking sunset, enjoy picturesque view of the city accompanied by an exclusive Side Deck.

ACCENTED WITH THE CANTILEVERED DECK AND PERGOLAS PROVIDING SHADE, THE POOL IS INTEGRATED WITHIN THE LANDSCAPE TO SERVE ADULTS AND CHILDREN ALIKE.

INFINITY POOL
WITH GAZEBOS AND DECKS

An exclusive on campus workspace to adapt & accommodate a new work culture.

With a contemporary yet sophisticated interior, our on-campus workspaces has been designed for professionals, freelancers, entrepreneurs and students alike.

HIGH SPEED WI-FI
MEETING ROOMS
MULTIPLE SEATING OPTIONS
(CASUAL AND FORMAL)
VARIED CO-WORKING OPTIONS
LIBRARY ACCESS



DEDICATED PODIUM INDOOR AMENITIES
CO-WORKING, GAMES ROOM, CRECHE,
MULTI-PURPOSE HALL ETC.





Architectural rendition

DEDICATED GYM,
FITNESS CENTRE AND A SPORTS CLUB

DISCOVER AN ADVENTURE HAVEN

An exclusive State-of-the-art clubhouse
with all the facilities to
encompass your lifestyle needs.

From recreation to wellness, to work
and more.

It's all right here.



STATE-OF-THE-ART FITNESS CENTER INCLUDING:
WEIGHT SECTION
CARDIO SECTION
MULTIUSE FITNESS SECTIONS FOR SPIN
CYCLING
DANCE AND YOGA CLASSES

Designed to surpass expectations,
the recreational club offers a haven of soulful
relaxation with a playful twist of energy.

Revel in a full complement of designer lifestyle
facilities to refresh your day, host gatherings at
the Multipurpose-Hall, get down to business at
the executive business center or keep the kids
entertained in the Games and Recreation Rooms.

Be it family time, or me-time, good times await at
The Canary.

ACUPUNCTURE PARK &
JOGGING TRACK

PARTY LAWN &
BARBEQUE LAWN

MULTIPLE GREEN ZONES
AND THEMED LANDSCAPE
GARDENS

VARIOUS ZONES DEDICATED
TO CHILDREN AND SENIOR CITIZENS

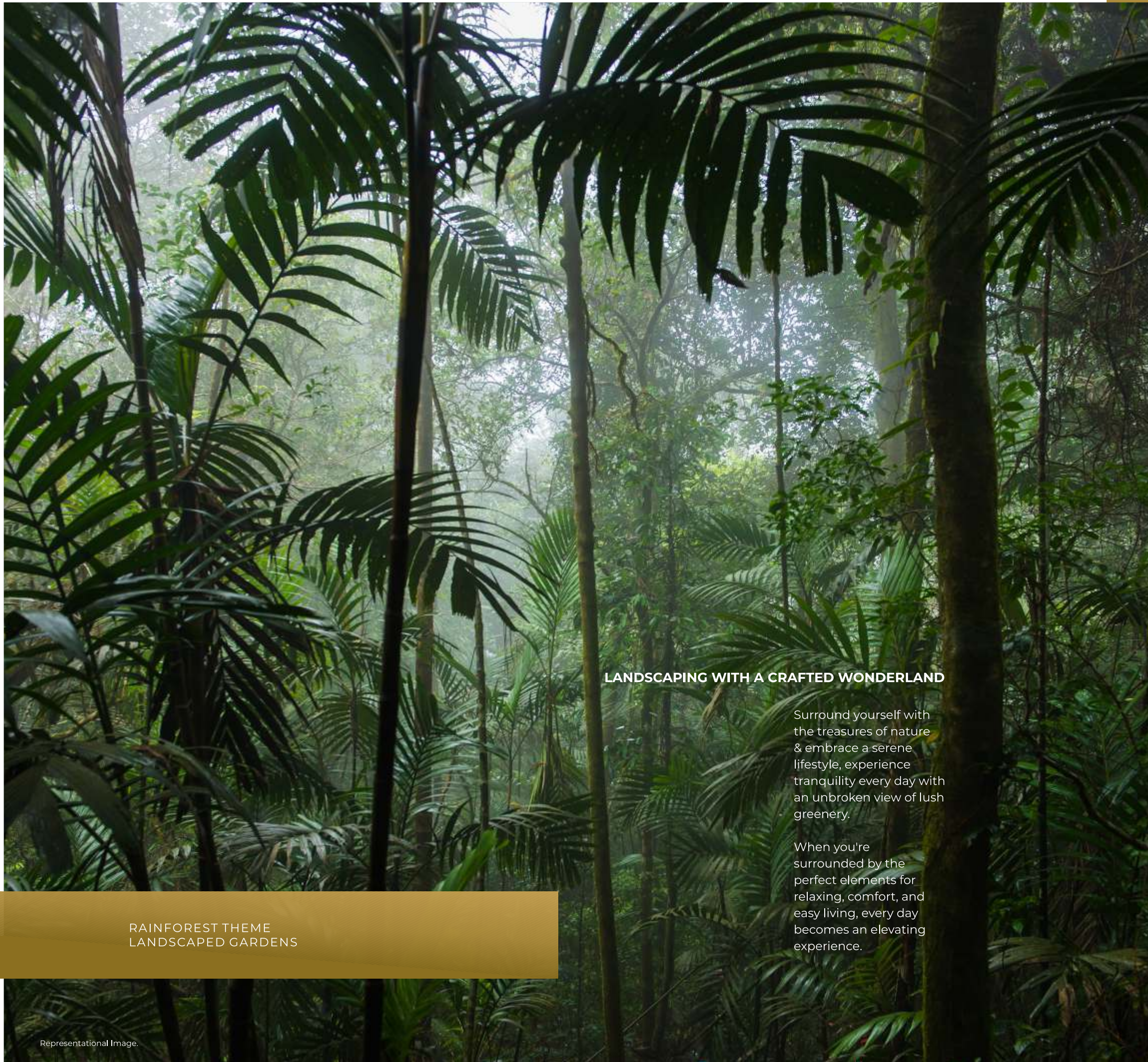
APPROXIMATELY 1 ACRE OF
AMENITIES SPACE

The designer lifestyle offers an
idyllic escape from the hustle and
bustle of the city life.

After all, home should be where you feel
safe, relaxed, and completely
yourself.

60% OF RECREATIONAL
OPEN SPACES





RAINFOREST THEME
LANDSCAPED GARDENS

Representational Image.

LANDSCAPING WITH A CRAFTED WONDERLAND

Surround yourself with the treasures of nature & embrace a serene lifestyle, experience tranquility every day with an unbroken view of lush greenery.

When you're surrounded by the perfect elements for relaxing, comfort, and easy living, every day becomes an elevating experience.

MAKE TIME FOR YOUR WELL-BEING
WITH OUR WELLNESS-CENTRIC FACILITIES
TO INSPIRE A GOOD LIFE

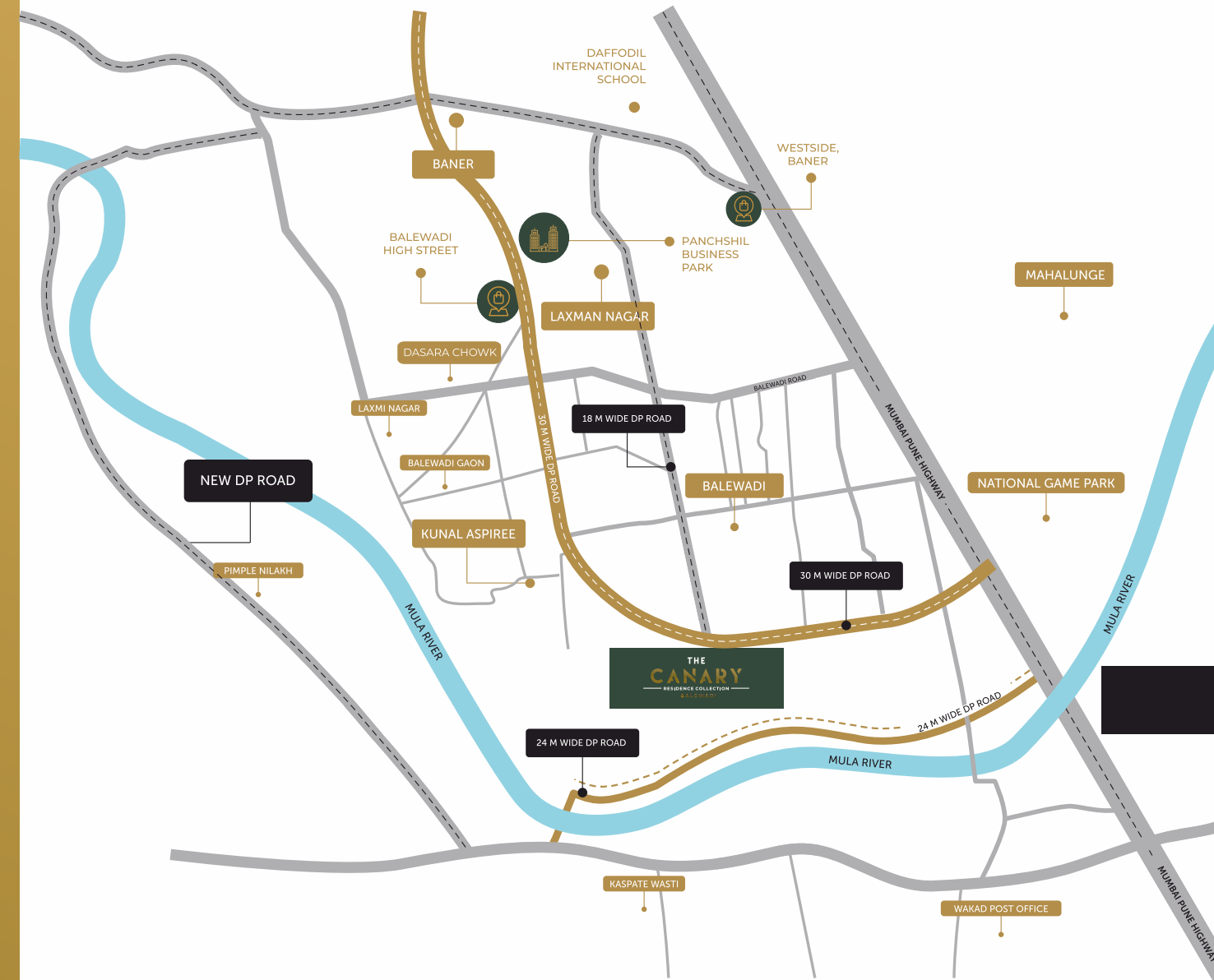
Holistic well-being is the foundation of a happy and meaningful life.

Thoughtfully designed facilities such as Acupuncture Park, Dedicated Yoga Deck Zones or our Jogging Track, help you make time for every aspect of your well-being.

While you kick back, relax and tuck into some fresh grill at the BBQ Pavilion, your kids can now enjoy and have fun at a dedicated Playground, Functional Lawn space along with a Multipurpose Court.

Experience open spaces like never before along with wonderful features, redefining community living in its entirety.





THREE SIDE
ACCESS/APPROACH ROAD
OF
100 FEET, 80 FEET
AND
60 FEET.

LOCATION PROXIMITY

CONNECTIVITY
Mumbai-Pune Expressway: 12 km | 15 min
Pune-Bengaluru highway: 1 km | 2 min
Pimpri-Chinchwad: 15 km | 25 min
Railway Station: 14 km | 30 min
Pune International Airport: 20 km | 40 min

BUSINESS PARKS
Rajiv Gandhi Infotech Park: 12 km | 15 min
Quadron Business Park: 14 km | 20 min
Nanospace IT Park: 6.5 km | 15 min
Prabhatee Tech Park: 3.4 km | 9 min

RETAIL
Balewadi High Street: 1 km | 1min
Westend Mall : 7.5 km | 15 min
Phoenix Mall : Upcoming

EDUCATION
Daffodil International School : 2.8 km | 6 min
The Orchid School: 4.0 km | 8 min
Mount Litera Zee School: 7.5 km | 20 min
PICT Model School: 4.0 km | 10 min
Sapling Nursery: 2.9 km | 8 min

HEALTHCARE
Jupiter Hospital: 4.4 km | 10 min
Aditya Birla Memorial Hospital : 9.9 km | 12 min
Life Point Multi specialty Hospital: 5.4 km | 10 min

Distances mentioned herein may vary.
Approx. travel time by car in normal traffic condition.

A LOCATION SO WELL
CONNECTED,
EVERYTHING IS JUST AROUND
THE CORNER.

Located at the cusp of Mumbai-Pune Expressway and Pune-Bengaluru Highway, and just minutes away from well-known locations within Pune (like Hinjawadi, Aundh, and Pimpri-Chinchwad), Balewadi offers an unmatched connectivity to its residents and admirers alike.

Representational Image

THE
CANARY
RESIDENCE COLLECTION
BALEWADI



PROJECT LAYOUT

AMENITIES AND SPECIFICATIONS

INFINITY SWIMMING POOL
CLUB HOUSE WITH GYM AND INDOOR GAMES
CHILDREN'S PLAY AREA
THEMED LANDSCAPE GARDEN
MULTIPURPOSE COURT
JOGGING TRACK
MULTIPURPOSE HALL
SENIOR CITIZEN NOOK
PARTLY SOLAR POWERED COMMON AREAS
DESIGNER ENTRANCE GATE/LOBBIES
ACCUPUNCTURE PARK
DEDICATED NO VEHICLE ZONE
PARTY LAWN
BARBEQUE AREA
3-TIER SECURITY SYSTEM

ENERGY EFFICIENT LED FIXTURES FOR COMMON AREA
KOTA TILES/STONE FOR STAIRCASE TREADS, RISERS AND SKIRTING
INTERNAL DRIVEWAYS IN TRIMIX CONCRETE/PAVER BLOCKS
RAIN WATER HARVESTING FOR ENTIRE PROJECT
GARBAGE CHUTE FOR DRY AND WET WASTE MANAGEMENT
COMMON SOLAR WATER HEATING SYSTEM PER BUILDING
CCTV FOR COMMON AREAS
VIDEO DOOR PHONE WITH INTERCOM SYSTEM
3-TIER SECURITY WITH ACCESS CONTROL IN ENTRANCE LOBBY/IES
PIPED GAS
INVERTER PROVISION FOR EACH FLAT (FOR 1 LIGHT AND 1 FAN PER ROOM)
COMMON DTH AND BROADBAND CONNECTION PROVISION PER BUILDING
FIRE FIGHTING SYSTEM WITH SPRINKLERS, SMOKE DETECTORS AND HEAT DETECTORS

CREDITS

POWERED BY
SELLABILITY SALES AND MARKETING SOLUTIONS LLP

DESIGN ARCHITECT
AMIT BHAT ARCHITECTS

LIASONING ARCHITECT
A DESIGN STUDIO

STRUCTURAL DESIGN
SATISH MARATHE CONSULTING ENGINEERS

LANDSCAPE ARCHITECT
NILIMA AND VIKAS BHOSEKAR

MEP CONSULTANTS
MCLIN AQUA CONSULTANTS

BRAND CONSULTANT
FREEMINDWORKS COMMUNICATION DESIGN LLP

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