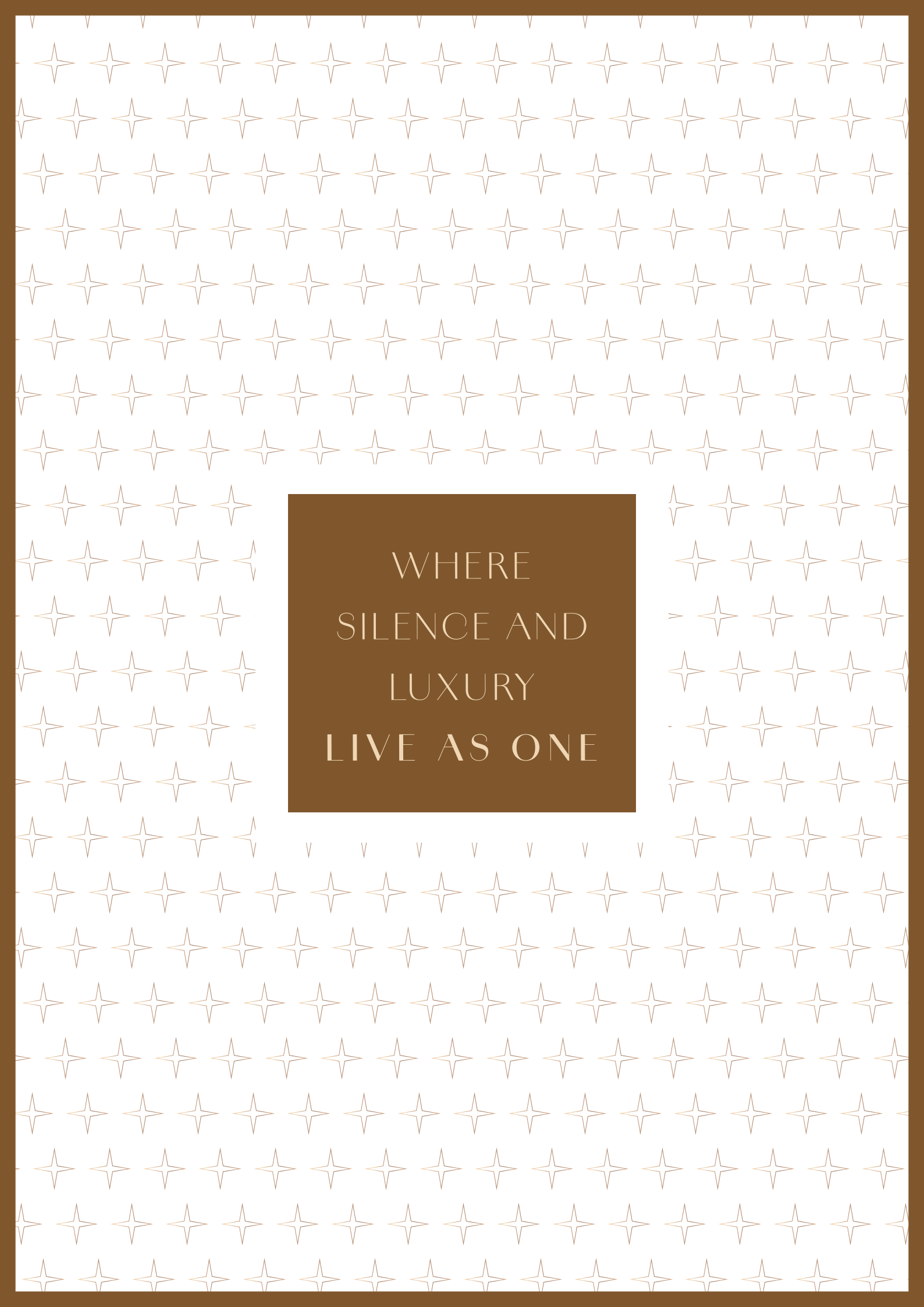




WHERE
SILENCE AND
LUXURY
LIVE AS ONE



Shot on Kalpataru Property

THE SPOTLIGHT OF LOKHANDWALA LIVING

A Circle of the Well-Curated Few

Lokhandwala draws a rare calibre of residents – industry leaders, legacy families, and global citizens. In a neighbourhood where every name carries distinction, your address reflects exactly who you are – without saying a word.

The Iconic Lokhandwala Complex

Iconic for a reason, this landmark neighbourhood has long set the standard for elevated city living. Its charm lies not just in leafy streets or niche retail – but in the people who bring it to life. A self-contained enclave where vibrancy is natural, and everyday living is effortlessly multicultural.

The Charm of the Backroad

A scenic, tree-lined stretch where morning runs meet café hops – and luxury cars often take their first lap. The backroad adds verve to Lokhandwala's vibrant pulse.



—PRESENTING—

KALPATARU
VIAN



A RARE ROUTE. A RARE CORNER.
A REMARKABLE ADDRESS.

Tucked away from Lokhandwala's vibrant rhythm lies a quieter stretch where tree-lined roads meet the calm of mangroves. At its distinguished corner stands Kalpataru Vian — a rare parcel that brings together openness, presence, and privacy. Rooted in one of Mumbai's most established neighbourhoods, it offers the perfect balance of urban energy and serene living.



STILLNESS WITH A SIDE OF STARDUST

- An approx. **4 acre land parcel** on Lokhandwala's most coveted corner
- Palatial **3, 4, 4.5 BHK abodes**, including bespoke **Jodi formats**
- **Panoramic mangrove views** — verdant, unbroken, eternal
- A constellation of **30+ indulgences**
- Rooted in a locale **poised for cosmopolitan transformation**





MOBILITY

Lokhandwala Circle – 2 min
D N Nagar Metro Station – 7 min
Versova Metro Station – 7 min
Western Express Highway – 12 min
International Airport (T2) – 20 min

HOSPITALS

Axis Multispecialty Hospital – 3 min
Kokilaben Dhirubhai Ambani Hospital – 5 min
Bellevue Multispecialty Hospital – 7 min

EDUCATION

RIMS International School – 1 min
Ryan Global School – 2 min
CP Goenka International School – 3 min
Ashok Academy – 4 min
JBCN School – 4 min
Jankidevi Public School – 4 min
Billabong High International School – 5 min
Ecole Mondiale World School – 8 min
Oberoi International School – 9 min
Stellar World School – 8 min
Utpal Shanghvi Global School – 14 min

SHOPPING

Lokhandwala Complex – 1 min
Infiniti Mall – 3 min
PVR Citi Mall – 3 min
Fun Republic Mall – 3 min
Crystal Point Mall – 4 min

CULINARY DELIGHTS

Baoji Asian Home – 3 min
Blue Tokai Coffee Roasters – 4 min
The Little Door – 3 min
Tim Hortons – 3 min
Juliette – 4 min
Yazu – 4 min
Foo – 5 min
Indigo Deli – 5 min
The Homemade Café – 5 min
Era – 7 min
The Tanjore Tiffin Room – 8 min

SPIRITUAL SPACES

Swami Samarth Temple – 1 min
Shiv Shivam Temple – 2 min
Digambar Jain Mandir – 2 min
Gurdwara Sri Guru Singh Sabha – 6 min
Shri Vallabhnidhi Trust (Haveli) – 12 min
ISKCON Temple – 14 min

PARKS, ARTS & CULTURE

Lokhandwala Garden – 2 min
Cult Lokhandwala – 3 min
Joggers Park – 4 min
Celebration Sports Club – 6 min
Cricfit Cricket Academy – 7 min
Versova Beach – 10 min
Andheri Sports Complex – 10 min
The Club Mumbai – 10 min

ENTERTAINMENT STUDIOS

Yash Raj Films – 4 min
Balaji Telefilms Limited – 4 min
Reliance Entertainment Studios – 4 min



EVERY CORNER OF MUMBAI, CLOSER THAN EVER

✦ Reach Dahisar, Mira Road, and Bhayandar in under 20 mins*

Seamless connectivity to North Mumbai

✦ Metro connectivity to SEEPZ, Jogeshwari, Powai, and Kanjurmarg

Well-connected across key business hubs

✦ Direct access to Powai and the Eastern Express Highway

Effortless connectivity to Central and Eastern Mumbai

✦ Reach Bandra in 10 mins* | Reach BKC in under 20 mins*

Stronger connectivity to South Mumbai and key business districts

✦ Enhanced connectivity across Juhu, Versova, and Andheri

Helping ease everyday traffic congestion

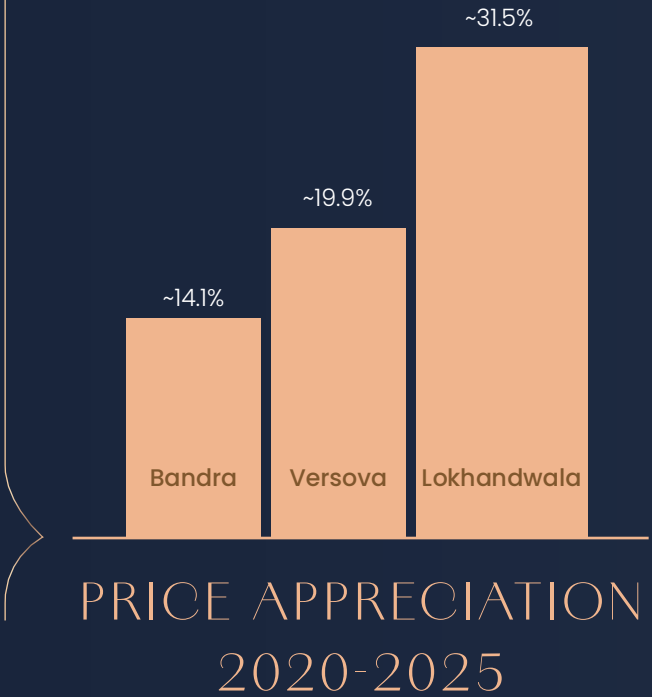
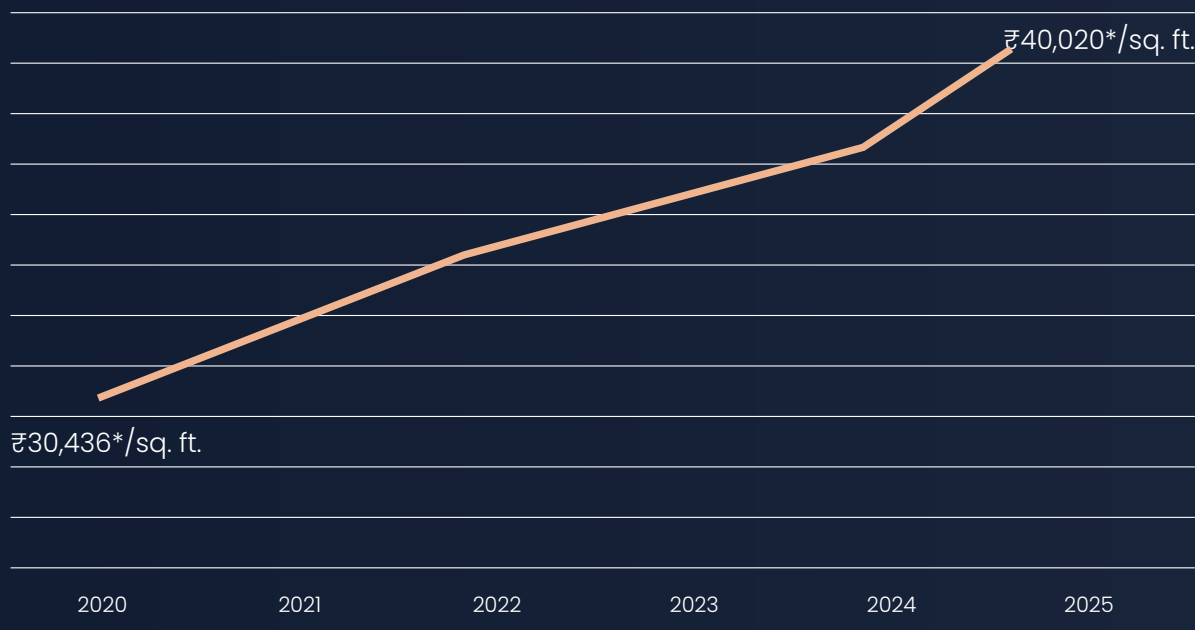
WHY INVEST IN LOKHANDWALA?

Beyond its glamour and celebrity appeal, Lokhandwala holds strong investment merit. With consistently appreciating property values, Lokhandwala offers not just a prestigious address, but a sound financial decision.

31%* Growth Over Five Years

driven by its evolving residential profile, growing demand from affluent buyers, and early-stage impact of upcoming infrastructure in and around Andheri West.

PROPERTY VALUE
MOVEMENT



In comparison with other affluent markets

like Bandra and Versova, Lokhandwala has shown stronger price appreciation over the last five years. It's a positive indicator for those considering the location for both premium living and capital growth.

WHY NOW IS THE MOMENT FOR LOKHANDWALA?

- New developments today rarely offer large 3, 4 & 4.5 BHK residences, making expansive formats in Lokhandwala increasingly scarce.
- Most redevelopment parcels within Lokhandwala Complex are already absorbed—leaving limited scope for large-scale luxury developments.
- The backroad is among the last stretches that can support this scale and openness—making it exceptionally rare.
- Improving infrastructure and strong lifestyle appeal continue to drive rising HNI demand in Lokhandwala.

*Source Magic bricks

MASTER PLAN



- LEGEND**
- A. TOWER 1 DROP OFF
 - B. TOWER 2 DROP OFF
 - C. LOBBY - WING A & B
 - D. LOBBY - WING C & D
 - 1. PET PARK
 - 2. PET SEATING CORNER
 - 3. MULTIPLAY COURT
 - 4. PARTY LAWN
 - 5. PARTY HALL
 - 6. TRELLIS
 - 7. SEATING POCKET
 - 8. LAWN
 - 9. NATURAL TRAIL



THE WORLD FULL OF YOU



Some homes are designed for show.
Yours is designed for self — a quiet, expansive reflection of
who you are when no one's watching.

Every residence at Kalpataru Vian is more than just generous in space
it's a stage for your taste, your story.
The art you collect, the scent that lingers, the fabric that moves with morning light
— they don't define the space. The space defines them.

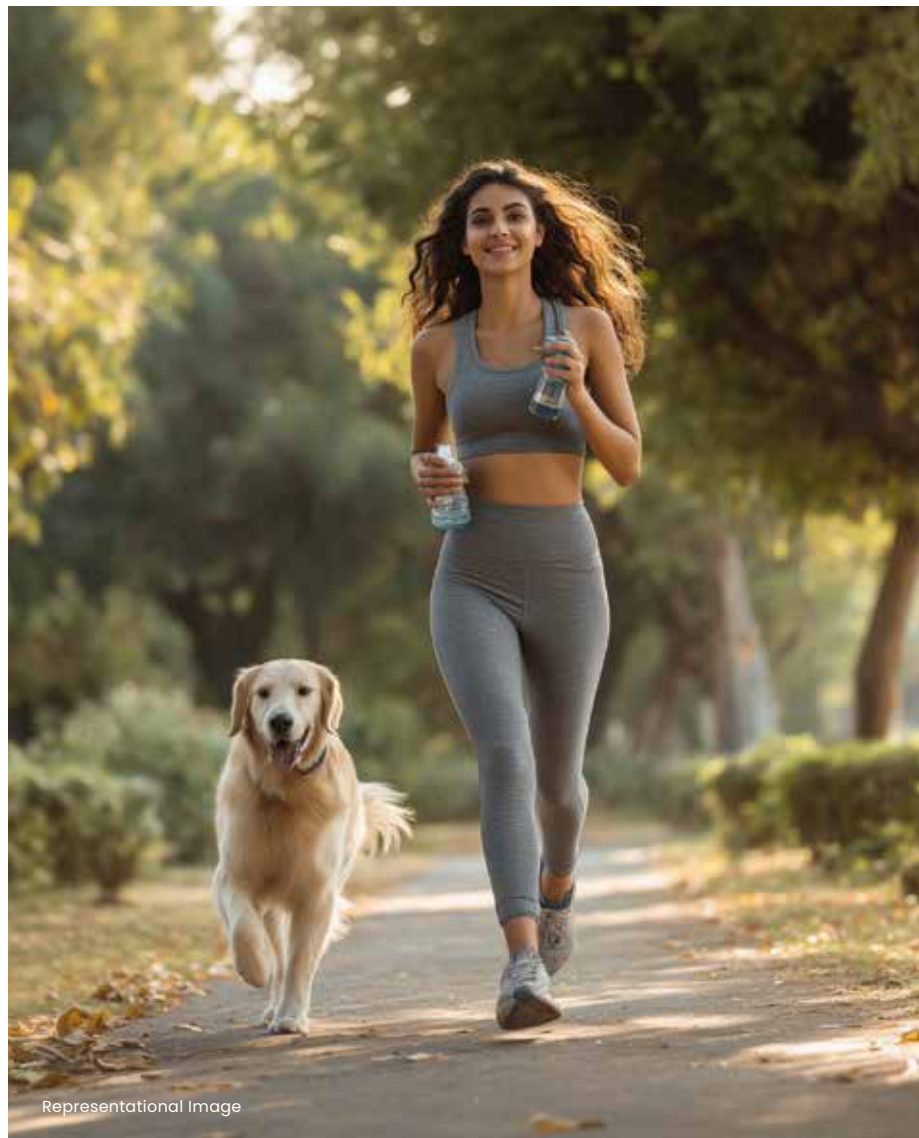


- **Imported marble flooring** in living and dining
- Full-length **aluminum sliding windows**
- **Fire-rated main door** with premium veneer finish
- **Private balcony**** in the master bedroom
- **Walk-in wardrobe** designed for exclusivity
- **In-room workstations** across all bedrooms
- Dedicated space for an **intimate powder room**
- **Smart lighting scenarios** with simple, modern switch systems
- **Kitchen** equipped with **PNG line and heat detector**
- Provision for **double-door refrigerator***
- Provision for **dishwasher**
- **Dedicated utility space** with washer + dryer provision
- Exhaust fan and **water purifier provision**

WHERE LIFE SPILLS OUT GENTLY

Morning swims beneath open skies. Sunset conversations beside still waters.
Moments designed not just for leisure — but for living well.





Wellness & Fitness

- Gym
- Yoga room
- Pilates room
- Spa and salon
- Jacuzzi
- Swimming pool and kids' pool
- Walking / jogging tracks
- Martial arts

Social & Celebration Spaces

- Party hall
- Banquet hall
- Café
- Interactive lounge
- Party lawn
- Barbeque / picnic area
- Amphitheatre

Creative & Cultural Spaces

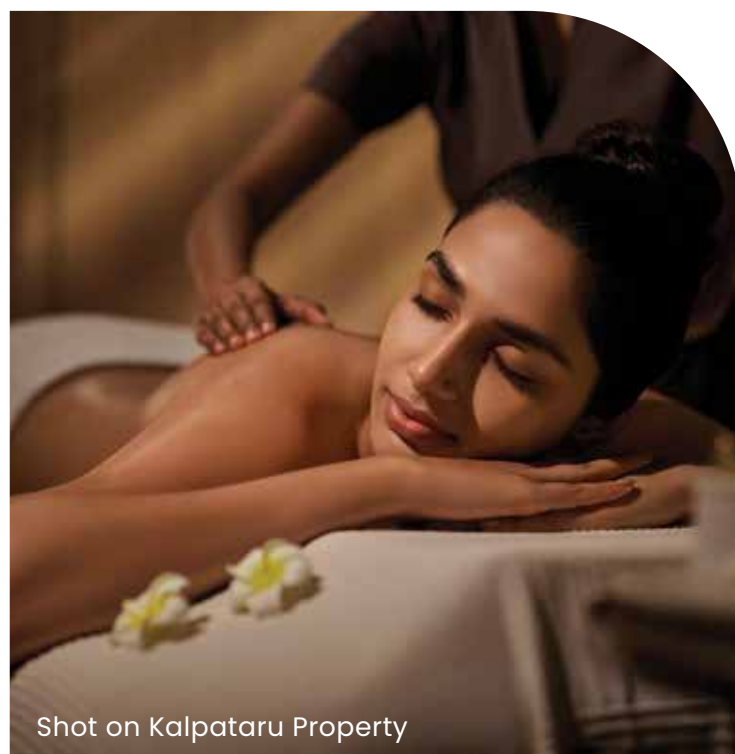
- Dance studio
- Music studio
- Art gallery / exhibition center
- Reading lounge / library
- Learning center

Outdoor & Nature Spaces

- Calm garden
- Garden lounge
- Observatory deck
- Multi-purpose lawns
- Outdoor seating
- Pet park
- Pet seating spaces

Recreation & Activity

- Games room
- Pickleball / badminton courts
- Kids' play area



DECADES OF TRUST.
LANDMARKS THAT DEFINE THE SKYLINE.

MORE THAN
56
YEARS OF
BUILDING TRUST

OVER
32.74
LAKH SQ. M.
OF DELIVERED AREA

PRESENCE IN
12
CITIES

MORE THAN
125
PROJECTS DELIVERED

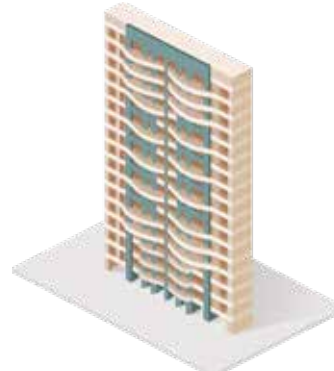
OVER
26,500
HAPPY FAMILIES

1999



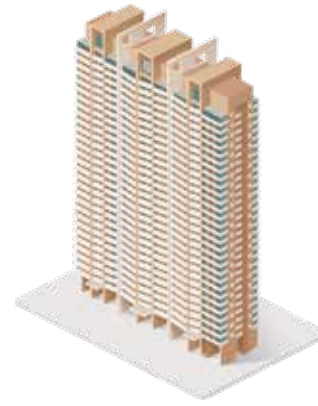
KALPATARU HEIGHTS
CENTRAL MUMBAI

2008



KALPATARU ESTATE
JVL R

2012



KALPATARU GARDEN
KANDIVALI

2014



KALPATARU PINNACLE
GOREGAON WEST

2016



KALPATARU REGALIA
GOREGAON WEST

2017



KALPATARU SPARKLE
BANDRA

2018



KALPATARU YASHODHAN
ANDHERI WEST

2018



KALPATARU SOLITAIRE
JUHU



The Project "Kalpataru Vian" is registered with MahaRERA as "Kalpataru Hrushikesh" under registration no. PR1180002600863. Details available at: <http://maharera.mahaonline.gov.in>. | Site Address: Kalpataru Vian, Back road, Lokhandwala Complex, Andheri West, Mumbai, Maharashtra 400053

The photographs, aesthetics, images, renderings, 3D model, pictorial representations, specifications, illustrations, other details shown herein are purely indicative and for representational purposes only and may vary upon receipt of approved plans and actual construction. The plans, layout, design, facilities, amenities are subject to approval of the competent authorities. The Project may be subject to revision/s and/or alteration/s in accordance with the approvals, orders and/or in compliance with laws/regulation in force from time to time. The plans and images are not to scale and are for illustration purpose only. The furniture, fixtures or fittings shown herein do not form part of the Project offerings and the same is just for the reference and indicative purpose only. The printed materials do not constitute an offer or an inducement or invitation for payment of any advance and/or deposit to be made by a prospective customer/ allottee under the relevant provisions of law or otherwise. The details, specifications and particulars with respect to unit shall be as indicated in the registered Agreement for Sale to be entered between the Promoter and the Allottee. *This project is secured with Vistra ITCL (India) Limited. *T&C apply.