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MahaRERA  
Registration No:  
P51700053830



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 The project Balaji Aqua is registered via MahaRERA registration number: P51700053830 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

THE  
**SKYDOM**  
OF  
**KALYAN**



**KHADAKPADA, KALYAN**

PREMIUM 2, 3 & 4 BHK RESIDENCES



Artist's Impression

# A LIFE HIGH IN THE SKY

REDEFINING HEIGHTS  
OF LUXURY



KHADAKPADA, KALYAN

**Project Highlights**

- Kalyan's Tallest G+37 Storey Landmark
- Premium Luxury 2, 3 & 4 BHK Residences
- Sky Indulgences with Unique Air-Pool on 38<sup>th</sup> Level
- Landscaped Lifestyle Features on Ground & Podium Level
- Lavish Club Life Extravagances
- Retail Arcade and Boutique Office Spaces in Premises
- Posh & Privileged Address of Khadakpada, Kalyan
- Advanced Security & CCTV Surveillance
- Ample Vehicle Parking Spaces

An aerial, dusk-time rendering of a modern 37-story skyscraper. The building features a distinctive facade with vertical white structural elements and a grid of windows, many of which are illuminated from within. The top of the building is a lush rooftop garden with a swimming pool, lounge seating, and other amenities. The surrounding area includes a multi-lane road with cars, green trees, and other residential buildings in the background.

# A VIEW CURATED FOR THE PRIVILEGED FEW

37 Storey Landmark with Mesmerizing City Vistas

# KHADAKPADA, KALYAN

THE ADDRESS OF PRIDE,  
PRESTIGE & PRIVILEGES.



## Location Advantages

### HOSPITALS

Pulse Hospital - 350 Mtr  
Medihope Hospital - 1.6 Km  
Vedant Hospital - 3.9 Km  
Fortis Hospital - 3.4 Km

### MALLS

Reliance Smart - 1.8 Km  
Dmart - 2.7 Km  
Sarvoday Mall - 3.3 Km  
Metro Mall - 4.3 Km

### SCHOOLS

Podar International School - 1.1 Km  
Vani Vidyalaya - 600 Mtr  
Birla School - 1 Km  
Old Lourdes School - 1.3 Km  
Holy Cross School - 1.2 Km

### COLLEGES

Birla College - 1 Km  
K.M. Agarwal College - 2 Km

### GYM & FITNESS

Muscle Prime Gym - 1.4 Km  
Gravity Fitness - 800 Mtr

### RESTAURANTS

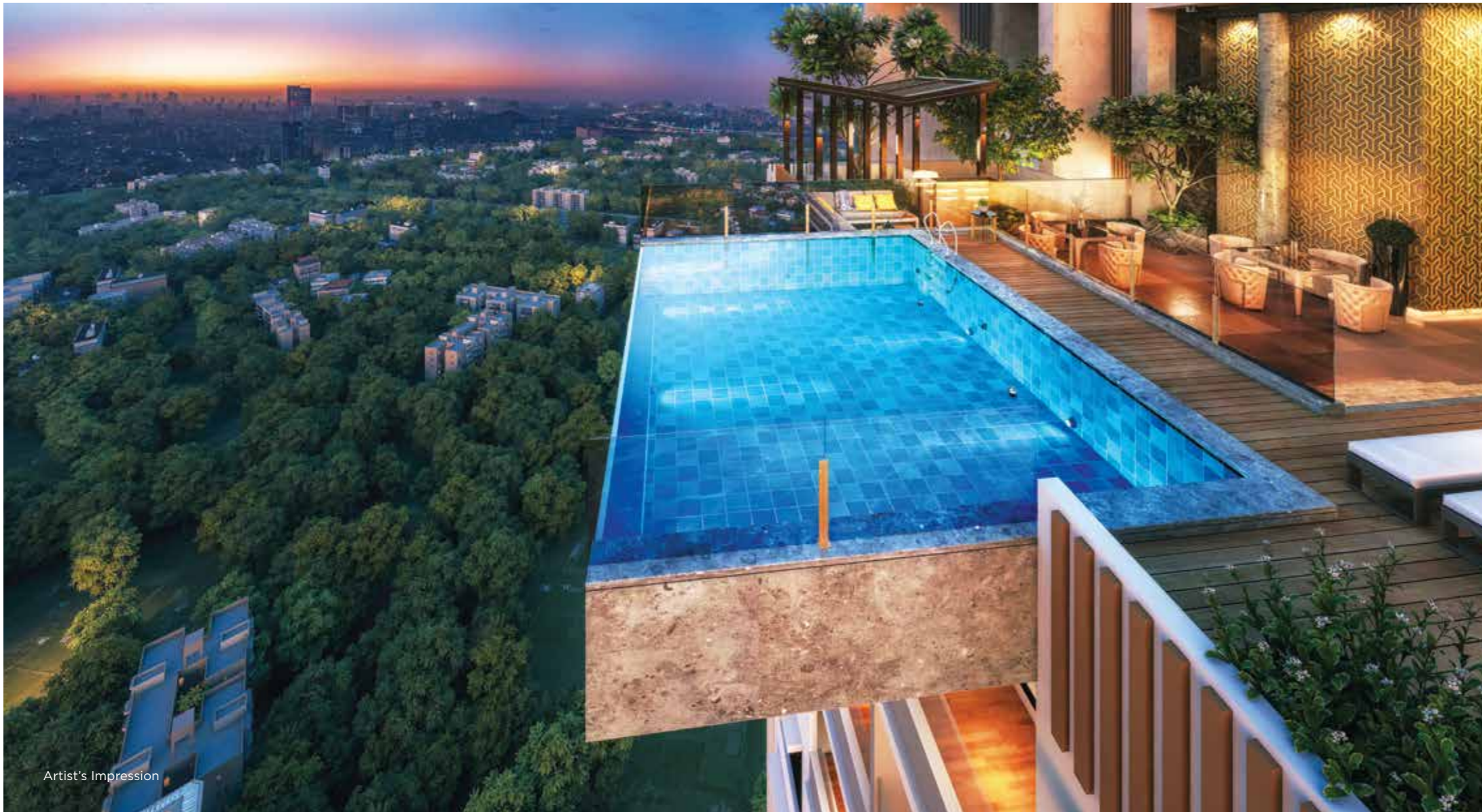
Gurudev NX - 650 Mtr  
Indigo - 800 Mtr  
Sai Prasad - 1.9 Km  
Heritage Hotel - 1.9 Km

### MULTIPLEXES

Cinemax - 750 Mtr  
SM 5 - 3.3 Km  
Inox - 4.2 Km

### BANKS

Bank of Baroda - 2.6 Km  
Indusind Bank - 280 Mtr  
State Bank of India - 1.7 Km  
Kotak Mahindra - 2.1 Km



## CITY'S AQUA MARVEL IN THE SKY

Kalyan's Unique Rooftop Air-Pool with Deck & Loungers

## SAVOUR THE MOMENTS IN SKY

Sky Cafeteria with Sit-Outs



# ASCEND TO THE ELEVATED PLEASURES OF LIFE

One-of-a-kind Podium Lifestyle Features

1. ZEN GARDEN & WALKWAY
2. MULTIPURPOSE LAWN WITH AMPHITHEATRE
3. WELL-EQUIPPED KIDS PLAY AREA
4. INDOOR GAMES ARENA
5. YOGA & MEDITATION AREA
6. REFLEXOLOGY PATHWAY
7. SOCIETY OFFICE
8. BANQUET HALL
9. ZUMBA & AEROBICS STUDIO
10. CRECHE ROOM
11. WORLD-CLASS FITNESS CENTRE
12. LAP POOL WITH CASCADING WATERFALL
13. KIDS POOL WITH LOUNGERS
14. WORSHIP PLACE
15. MULTIPURPOSE COURT
16. FAMILY PERGOLA WITH SENIOR CITIZEN'S SEATING
17. JOGGING TRACK



## THE GREEN WONDER OF SERENITY

Zen Garden & Walkway on Ground Floor

Artist's Impression

## FRESH WAVES OF REJUVENATION

Lap Pool with Cascading Waterfall



Artist's Impression

# CHOOSE YOUR OWN GAME

Multipurpose Sports Court



# WHERE EVERY MOMENT IS AN EVENT

Multipurpose Lawn with Amphitheatre



# A REALM FOR YOUR ROYAL ARRIVAL

Fully Air-Conditioned Triple Height Grand Lobby



# SHOPPING WORLD AT YOUR DOORS

Retail & Lifestyle Stores in Premises





KHADAKPADA, KALYAN

## AT A GLANCE

### PROJECT HIGHLIGHTS

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### SKY LIFESTYLE AVENUES ON THE ROOFTOP

- Kalyan's Unique Rooftop Air-Pool with Deck & Loungers
- Sky Party Lawn with Sit-Outs
- Sky Barbeque Area
- Open-To-Sky Gymnasium
- Sky Cafeteria with Sit-Outs
- Sky Games Arena with Life-Size Chess & Ludo

### PODIUM LIFESTYLE AMENITIES AND CLUB-LIFE

- Zen Garden & Walkway on Ground Floor
- Lap Pool with Cascading Waterfall
- Kids Pool with Deck & Loungers
- Jogging Track
- Multipurpose Lawn with Amphitheatre
- Well-Equipped Kids Play Area
- Yoga & Meditation Area
- Multipurpose Sports Court
- Worship Place
- Senior Citizen's Seating
- World-Class Fitness Centre with Cardio & Weight Training
- Zumba Studio
- Reflexology Pathway
- Indoor Games Arena
- Celebration Hall for Parties & Get-Togethers
- Crèche for Infants & Kids

### PREMIUM LUXURY APARTMENT FEATURES

- Lavish Living Room with Dining Area
- Ultramodern Kitchen with Sink in Quartz Material
- Comfortable Bedroom Spaces
- Luxury Bath Spaces with Branded Sanitaryware

### BEST-IN-CLASS TOWER FACILITIES

- Fully Air-Conditioned Triple-Height Grand Lobby
- Retail & Lifestyle Stores in Premises
- Advanced Security & CCTV Surveillance
- Ample Vehicle Parking Spaces
- LED Lighting in Common Areas
- World-Class Fire Safety Features
- Well-Managed Society Office



Artist's Impression



FLOOR  
PLANS