KALASH
GROUP

KALASH HEIGHTS 3

BOUTIQUE 2 BHK RESIDENCES

Manish Nagar – Besa Road
Before Haldiram, Beside Balaji Temple, Nagpur

Live Better.
Live Brighter.



12 EXCLUSIVE HOMES

2 HOMES PER FLOOR

G+6 STOREY ELEGANT TOWER

PRIME AND WELL CONNECTED

KALASH
GROUP
BUILDING BETTER LIVES

THE RIGHT LOCATION CONNECTS YOU TO EVERYTHING

Perfectly positioned for convenience,
peace and a better lifestyle.
Everything you need is just minutes away.

KALASH HEIGHTS 3

BOUTIQUE 2 BHK RESIDENCES

TYPICAL FLOOR PLAN

Manish Nagar – Besa Road
Before Haldiram, Beside Balaji Temple, Nagpur

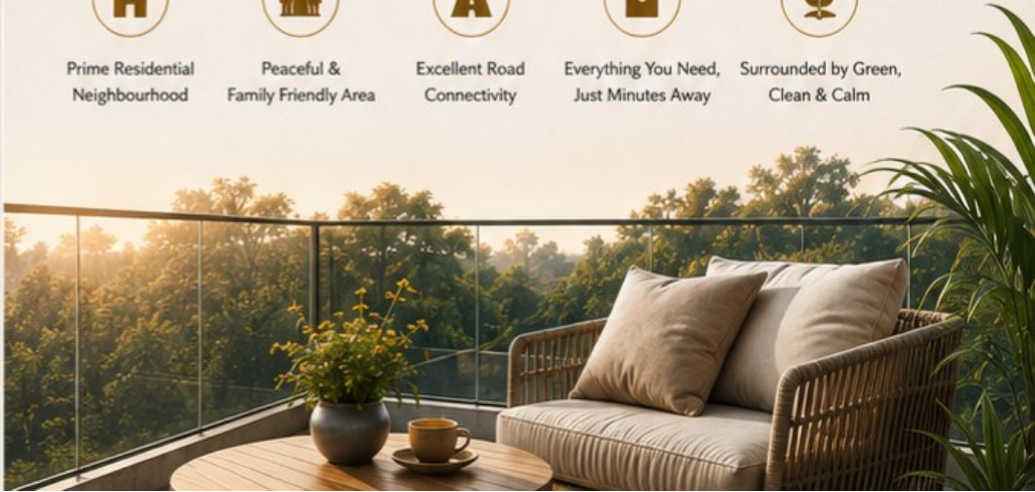


CONNECTED TO WHAT MATTERS MOST

Haldiram's	1 min
Balaji Temple	1 min
School	3–5 min
Hospital	4–6 min
Besa Garden	5 min
Metro Station	8–10 min
Airport	–
Ghogli Road	7 min

WHY THIS LOCATION?

- Prime Residential Neighbourhood
- Peaceful & Family Friendly Area
- Excellent Road Connectivity
- Everything You Need, Just Minutes Away
- Surrounded by Green, Clean & Calm



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BOUTIQUE 2 BHK RESIDENCES

Thoughtfully Planned PARKING SPACES

Spacious. Secure. Seamless.
Every detail is planned for your convenience and peace of mind.

STILT FLOOR PLAN (PARKING LAYOUT)



PARKING THAT PUTS YOU FIRST

Our well-planned stilt parking ensures ease of movement, safety and hassle-free access for every resident and visitor.

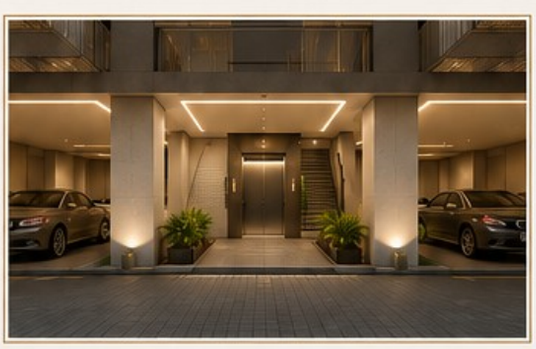
SPACIOUS LAYOUT
Ample parking space for all residents with easy drive-in & drive-out access.

SECURE & SAFE
CCTV surveillance and gated entry for complete security.

LIFT & LOBBY ACCESS
Direct access from parking to lobby and lift for your convenience.

WELL LIT AREA
Adequate lighting for safety during day & night.

GREEN TOUCH
Beautiful planter areas for a refreshing and pleasant environment.



BUILT FOR COMFORT. DESIGNED FOR YOU.

Because every journey home should begin with ease.

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BOUTIQUE 2 BHK RESIDENCES

DESIGNED FOR COMFORT. BUILT FOR BETTER LIVING.

Thoughtfully curated amenities that elevate your lifestyle and bring convenience, comfort and peace to your everyday living.

PREMIUM AMENITIES

ROOFTOP GARDEN & SIT OUT AREA



Unwind in the serene rooftop garden with a beautifully designed sit out area – perfect for relaxation and gatherings.

FULLY AUTOMATIC 8 PASSENGER LIFT WITH BACKUP



Experience smooth and effortless access with a fully automatic 8 passenger lift with power backup for uninterrupted convenience.

CCTV SECURITY IN ALL COMMON AREAS



Your safety is our priority. Advanced CCTV surveillance in all common areas ensures round-the-clock security and peace of mind.

ELEGANTLY DESIGNED FALL CEILING IN ALL COMMON AREAS



Stylish and contemporary fall ceilings in all common areas add a touch of elegance and sophistication to every space.

EV CHARGING POINT



Future-ready living with dedicated EV charging points for sustainable and eco-friendly convenience.

EXCLUSIVE ROOFTOP SIT OUT VIEW



A perfect rooftop escape to relax, unwind and enjoy beautiful views with your loved ones.

SAFE. SECURE. SMARTER LIVING.

EVERY DETAIL. EVERYDAY COMFORT.

SUSTAINABLE CHOICES FOR A BETTER FUTURE.

WHERE LIFESTYLE MEETS LUXURY.

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BUILDING BETTER LIVES

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BOUTIQUE 2 BHK RESIDENCES

QUALITY THAT YOU CAN TRUST.

Every detail is chosen with care to deliver a home that is not only beautiful but built to last.

SPECIFICATIONS

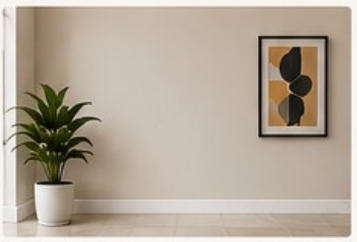
FLOORING

Premium quality Vitrified Tiles 2ft x 4ft for entire apartment.



INNER WALL PAINT

Asian Royal emulsion paint for smooth and elegant finish on inner walls.



EXTERIOR WALL PAINT

Ultima exterior emulsion paint for long lasting protection and superior weather resistance.



PLUMBING & SANITARY FITTINGS

Premium Jaquar plumbing and sanitary fittings for durability and style.



ELECTRICAL FITTINGS & WIRING

Havells premium wiring with modular switches for safety, reliability and long life.



INTERNAL DOORS

Flush doors with Mica Laminate finish with high quality hardware fittings.



WINDOWS

Premium Aluminium Windows with Mosquito Mesh for better ventilation and protection.



KITCHEN

Granite platform with SS sink and designer wall tiles up to lintel level.



WATER SUPPLY

Automatic water supply with overhead and underground concrete water tanks.



LIFT

Fully automatic 8 passenger lift with power backup.



CCTV SECURITY

CCTV surveillance in all common areas for 24x7 safety and monitoriing.



ELEGANT FALL CEILING

Elegantly designed fall ceiling in all common areas for a premium look.



EV CHARGING POINT

Dedicated EV charging point for a sustainable and future-ready living.



GENERAL SPECIFICATIONS

RCC STRUCTURE
Earthquake resistant RCC framed structure designed for safety and durability.

WATERPROOFING
High quality waterproofing in bathroom, terrace and exterior walls for leak-free living.

TERRACE FINISH
China mosaic flooring on terrace with waterproofing treatment.

SECURITY
CCTV surveillance in all common areas for 24x7 safety and monitoring.

SOLAR SYSTEM
Solar system for common area electricity to save energy and cost.

LEGAL COMPLIANCE
All approvals as per Nagpur Municipal Corporation norms and RERA compliant.

KALASH GROUP

8329815245

kalashnirman.in

17 Atrey Layout, Pratap Nagar, Nagpur.



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www.kalashnirman.in

17 Atrey Layout, Pratap Nagar,
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DISCLAIMER

All plans, specifications, images and other details are purely indicative and subject to change at the sole discretion of the developer / contractor / architect or any other competent authority. This brochure does not form part of any legal document or agreement. Dimensions may vary during construction.
The furniture, fixtures and fittings shown are for representation purpose only.

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