

WHEN
THE PAINTING IS
BY A GREAT
MASTER AND THE
PIANO IS AN
HEIRLOOM
THE HOUSE HAS
GOT TO BE
KALISTAA
ULTRA LUXURY RESIDENCES



THE BEAUTY OF A MORNING
THE BEAUTY OF THE SETTING SUN
THE BEAUTY OF LIGHT PLAYING WITH SHADE
IT'S THERE IN EVERY GRASS BLADE

THE BEAUTY OF LIFE
THE BEAUTY OF LIVING
THE BEAUTY OF LONGING
IT'S THERE IN EVERY SONG THE WIND IS SINGING

THE BEAUTY OF FLOWERS IN GAY ABANDON
THE BEAUTY OF BUTTERFLIES
THE BEAUTY YOU COME UPON BY SURPRISE
IT'S IN EVERY CORNER OF KALISTAA ULTRA LUXURY RESIDENCES
AND IN EACH SIGH

THE
JEWELLERY IS
FRENCH



THE
TABLE IS
CHIPPENDALE



THE
SILVER IS
VINTAGE



HOW
DO YOU FIND
A HOUSE TO
MATCH?



WELCOME
TO
KALISTAA
ULTRA LUXURY RESIDENCES

KALISTAA
ULTRA LUXURY RESIDENCES

IS THE PLACE WHERE YOUR
CRYSTALS, GRECIAN SCULPTURES,
CHIPPENDALE TABLES AND HAND
CRAFTED POTTERY WILL FINALLY BE
AT HOME. AFTER ALL YOU HAVE TO
MATCH UP TO THE SPECTACULAR
EXTERIORS, THE LUXURIOUS
INTERIORS, MEDITATION COURT,
NATURE PARK, AMPHITHEATRE, CLUB,
SWIMMING POOL AND SO
— MUCH MORE. —

SPACIOUS INTERIORS

— KALISTAA —

ULTRA LUXURY RESIDENCES

TRULY EPITOMIZES SPACE.
THE SHEER BIGNESS OF THE
INTERIORS IS BOUND TO TAKE YOUR
BREATH AWAY AND GIVE
YOU THE FEELING OF EXPANSE
WHILE STILL BEING INDOORS.
CAREFULLY DESIGNED, EACH CORNER
WILL BEAR WITNESS TO THE
THOUGHTFULNESS THAT HAS GONE
IN THE IDEATION
STAGE.





LANDSCAPED GREENS

— KALISTAA —

ULTRA LUXURY RESIDENCES

MEANS TRULY BEAUTIFUL
AND YOU WOULDN'T BE ABLE TO
HELP THE SIGH THAT WILL ESCAPE
FROM YOUR LIPS, THE MOMENT YOU
CHANCE UPON THE LUSH GREEN
EXPANSE, SURROUNDING THE
PROPERTY. PAINSTAKINGLY
LANDSCAPED, THE GREENS AT
KALISTAA ARE TRULY
— BLISSFUL. —

THE ROOFTOP POOL

— KALISTAA —
ULTRA LUXURY RESIDENCES

HAS INFINITE BEAUTY IN EVERY INCH OF ITS SPREAD. THE ROOFTOP POOL BECKONS YOU TO ITS BLUE EXPANSE. THE SHEER LUXURY OF IT, THE BEAUTY OF IT IS BOUND TO MAKE YOU FEEL AT HOME AT KALISTAA. SO, WHEN ARE YOU COMING HOME?





EXPERIENCE PEACE

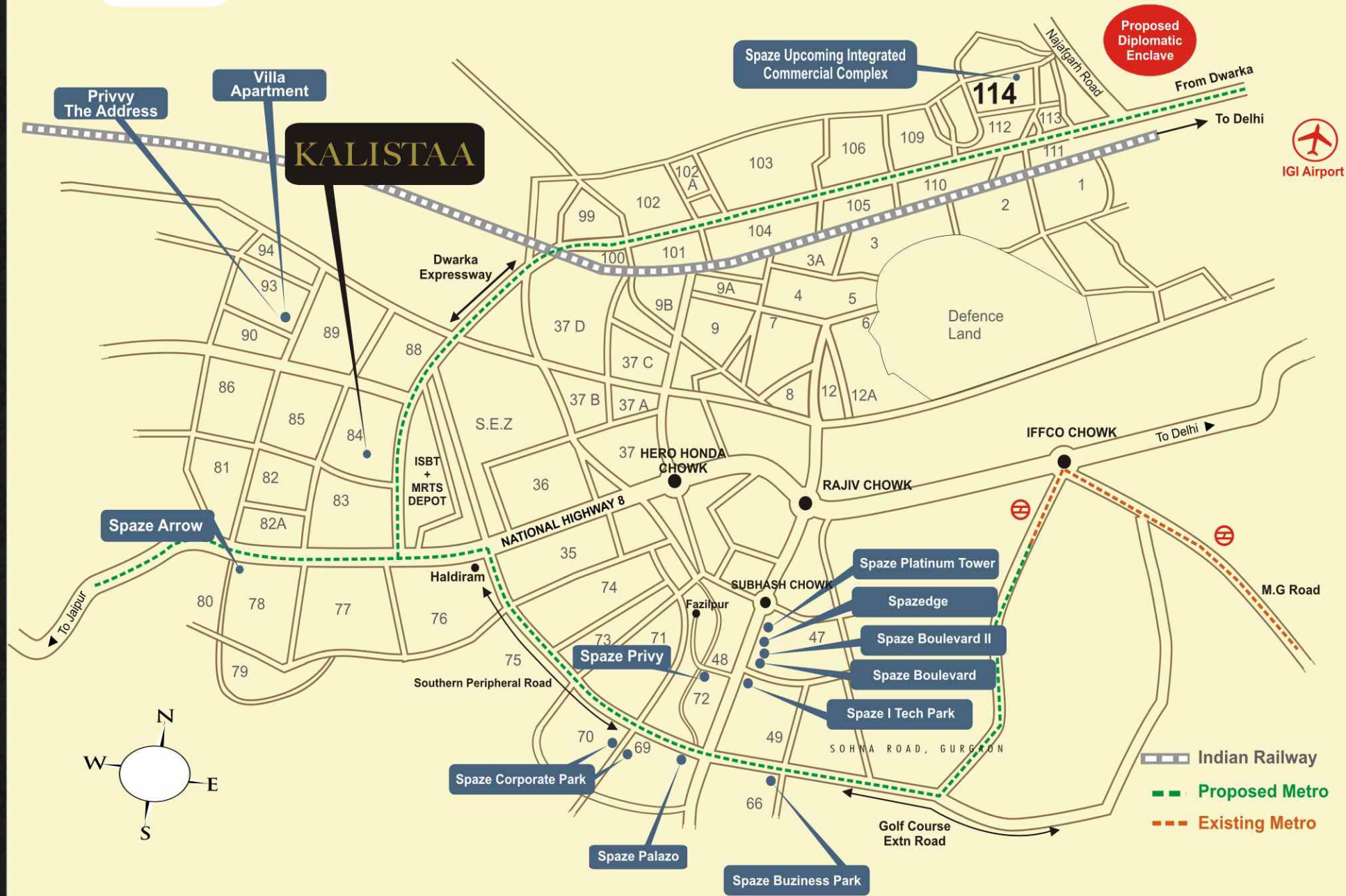
— KALISTAA —
ULTRA LUXURY RESIDENCES

IS LOVELY NO DOUBT, BUT WE BELIEVE TRUE BEAUTY COMES FROM WITHIN AND THAT IS WHY THE MEDITATION COURT AND NATURE PARK HAVE BEEN CRAFTED. THE PROPERTY HAS FACTORED IN EVERY INFINITESIMAL NEED OF YOUR HECTIC LIFESTYLE. GO ON, BREATHE DEEPLY.

THE CLUB
KALISTAA
ULTRA LUXURY RESIDENCES

IS DESIGNED FOR SHEER LUXURY.
THE FABULOUS CLUB AND THE
SPECTACULAR SWIMMING POOL ARE
BUT TWO SUCH ASPECTS THAT
CONTRIBUTE TO MAKING KALISTAA
THE MASTERPIECE IT IS. IT IS
AN EXPERIENCE WORTH HAVING.
SO, WHAT ARE YOU
WAITING FOR?





A COVETOUS LOCATION

IDEALLY LOCATED AT SECTOR 84, GURGAON,
YOU CAN BE SURE THAT THE WHOLE
WORLD IS INTIMATELY CLOSE TO YOU.

KALISTAA LOCATION ADVANTAGES

- JUST 20 MINUTES DRIVE TO IGI AIRPORT
- CLOSE PROXIMITY TO DWARKA EXPRESSWAY AND NH8
- CONVENIENTLY PLACED OPPOSITE THE PROPOSED ISBT
- CLOSE TO PROPOSED METRO CORRIDOR* (DWARKA METRO CORRIDOR AND MEHRAULI - GURGAON METRO CORRIDOR)
- PROPOSED MRTS CORRIDOR VIDE FINAL DEVELOPMENT PLAN 2021 FOR THE CONTROLLED AREA OF GURGAON MANESAR URBAN COMPLEX.

PROPOSED SPECIFICATIONS FOR Kalistaa SECTOR 84 Gurgaon

- For better safety, structure is designed for the highest seismic considerations of Zone V for high rise structures, against Zone IV as stipulated by the Indian codes.
- Air-Conditioned apartments, with energy efficient VRV / VRF system excluding kitchen, toilets & S. room.
- Eco-friendly environment with Rain Water Harvesting system to recharge aquifer, and use of treated water from STP for flushing and horticulture.
- Hot water supply through geysers in Toilets, Kitchens in addition to pre-heated water supply through Solar Water Heaters to geysers in Kitchens.
- 11.5ft. floor to floor height for better natural light and more voluminous homes.
- Private Splash Pool exclusively with 4BHK apartments.
- Concierge Services.

Living / Dining / Lobby / Passage	
Floor	Imported Marble
Walls	Acrylic Emulsion Paint on POP punning
Ceiling	Acrylic Emulsion Paint

Master Bedroom	
Floor	Imported Laminated Wooden Flooring
Walls	Acrylic Emulsion Paint on POP punning
Ceiling	Acrylic Emulsion Paint
Wardrobes	Modular wardrobes

Other Bedrooms	
Floor	Imported Marble Flooring
Walls	Acrylic Emulsion Paint on POP punning
Ceiling	Acrylic Emulsion Paint
Wardrobes	Modular wardrobes

Kitchen	
Walls	Tiles up-to 2' above counter and Acrylic Emulsion paint in balance area
Floor	Anti-skid Tiles
Ceiling	Acrylic Emulsion Paint
Counter	Made in Marble / Granite
Fitting / Fixtures	CP fittings, Double bowl single drain board SS Sink.
Kitchen Appliances	Modular Kitchen with Hob, Chimney, Microwave, Dishwasher, Refrigerator, Washing Machine of reputed manufacturer.

Balcony	
Floor	Anti Skid Ceramic Tiles
Ceiling	Exterior Paint

Toilets	
Walls	Combination of Tiles, Acrylic Emulsion Paint & Mirror
Floor	Anti-skid Tiles
Ceiling	Acrylic Emulsion Paint
Counter	Imported Marble / Granite
Fixtures / Exhaust Accessories	Glass Shower-partition in toilets (7'Ht), Fan, Towel rail / ring, Toilet paper holder & Soap dish. All of hi-end standard.
Sanitary ware/ fittings, CP fittings	Bathtub in Master bed. Single Lever CP Wash Basin, Floor mounted

Plumbing	
CPVC & UPVC piping for water supply inside the toilet & kitchen and vertical down takes.	
Fire Fighting System	
Fire Fighting System with sprinklers, smoke detection system etc. as per NBC norms	

S. Room	
Floor	Vitrified Tiles Flooring
Walls / Ceiling	Oil bound Distemper
Toilets	Ceramic Tile Flooring & Cladding, Conventional

External Glazings	
Windows / Aluminum / External Glazing	Clear glass with powder coated UPVC Frames in habitable rooms and Aluminum / UPVC Glazing with clear /

Doors	
Internal Doors	Veneer Finished Flush Doors
Entrance Doors	Double Leaf Doors

Electrical Fixtures/Fittings	
Modular switches of North West / Crabtree or equivalent make, copper wiring, ceiling fans in all rooms (except toilets) and ceiling light fixtures in	

Power Back-up	
100 % DG Power back-up as mentioned below:-	
a) 3 BHK + S. Room	Not exceeding 9 KVA per apartment

Security System	
Secured Gated Community with access Control at entrances. CCTV in driveway of Parking Basements, Ground Floor and Basement Entrance Lobbies and inside the car of elevators.	

Lift Lobby	
Lifts	High Speed Elevators
Lift Lobby Floors	Combination of Granite /Marble/Tiles
Lift Lobby Walls	Combination of Granite/Acrylic Emulsion Paint

Staircases	
Floor	Stone Finish
Walls	Flat Oil Paint

Special Features (2 Clubs Membership) One Exclusive and One Main	
CLUB Exclusive	Swimming Pool on Roof Top, Gym, Steam
	Sauna and Juice Bar
Main CLUB Room,	Party Lawn, Card Room, Snooker
with	Aerobics / Yoga Centre, Gymnasium
	Modern Equipments, Steam & Sauna, Badminton Court, Tennis Courts,



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