



**T H E
B A L S A M**

2 & 3 BHK HOMES

Rising above expectations

SITE : R.S. NO. 1007, TULAJA BHAVANI COLONY, SANEGURUJI VASAHAAT, KOLHAPUR- 416011.

PROJECT BY

 **JOTIRADITYA BUILDERS**

☎ 9730049882

*Rising above
expectations...*



WHERE LUXURY FINDS ITS HIGHEST EXPRESSION



●● More than just a residential address, The Balsam represents a new chapter in the transformation of this thriving locality, setting new benchmarks in scale, architecture, and lifestyle while contributing significantly to the area's real estate growth. ●●

*Introducing **The Balsam**, a landmark residential development by Jyotiraditya Builders, thoughtfully designed to redefine the skyline of Sane Guruji Vasahat. **Set to become the tallest and most prestigious residential project in the locality**, The Balsam offers an elevated lifestyle amidst one of Kolhapur's most sought-after neighbourhoods.*

*Surrounded by an established and affluent residential community, the project enjoys exceptional connectivity to the city's most prominent destinations. **The sacred Mahalakshmi (Ambabai) Temple, Rankala Lake, D. Y. Patil College of Engineering-Salokhe Nagar, and Tapovan Garden, Chh. Sambhaji Maharaj Divisional Sports Complex** are all conveniently located within minutes from the site. Upcoming developments including the **New CPR Hospital, and the proposed Circuit Bench** further enhance the region's growth potential and future value.*



SCAN FOR LOCATION

AMENITIES



**TERRACE RELAXATION
AREA**



WALKING TRACK



SOCIETY OFFICE



DRIVERS ROOM AREA



**FITNESS CENTRE OR
MEDITATION ROOM**



**CHILDRENS PLAY
AREA**



GANESH TEMPLE



ELEVATORS



24 HRS. SECURITY



MANY MORE..

SPECIFICATIONS *that no one can match..*

LIVING

- Flooring of 2x2 GVT Tiles with skirting
- Internal walls with smooth Gypsum finished and high quality paint
- 2"x2" tiles for Balconies/Utility
- TV points
- Sufficient light points

BATHROOM

- Neat toilet design for best space utilisation
- GVT Tiles upto 7"
- Premium fittings and sanitary wares
- Single lever hot and cold mixer with overhead
- Shower
- Provision for exhaust fan and geyser electrical point in all Toilets

SECURITY

- Fire fighting equipment
- CCTV surveillance in common areas
- Access control door to main lobby

FEATURES

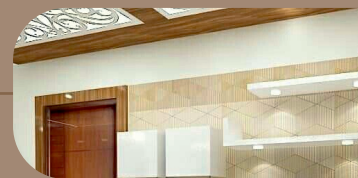
- Impressive main entrance & lobbies
- Ample car parking
- Clean water supply
- Sufficient electricals points
- Automatic High Speed elevators with power backup
- Concealed copper wiring
- Branded modular electrical fittings
- UPVC sliding windows

BEDROOM

- Glazed / Vitrified tile flooring
- TV points in the master bedroom
- AC point in the bedroom

KITCHEN

- Granite kitchen platform with sink
- 2"x2" GVT Tiles with skirting
- GVT tiles upto 4" above the platform
- Additional electrical points for appliances
- Provision for washing machine



LOCATED IN *HEART OF* THE KOLHAPUR *CITY*



Nearby Places

- | Mahalaxmi Temple
10 Min
- | D. Y. Patil Engineering College, Salokhenagar
3 Min
- | Rankala Lake
5 Min
- | Tapowan Play Ground
4 Min
- | Kolhapur Krida Sankool
11 Min
- | New CPR Hospital
10 Min
- | Proposed Circuit Bench
10 Mins
- | Virangula Kendra, Salokhe Nagar
5 Min Walking Distance

0 Mile Access

- | Kalamba-Gargoti Main Road
2 Mins
- | Kolhapur-Radhanagari Main Road
2 Mins
- | KMT Bus Stop: Opp. to Site
0 Mins



SCAN FOR
LOCATION



PROJECT ARCHITECT
GAP ASSOCIATES

STRUCTURAL ENGINEER
AB KULKARNI & ASSOCIATES

LEGAL CONSULTANT
ADV. SHIVPRASAD S. VANDURE-PATIL

PROJECT BY



Site: R.S. No. 1007 A Ward, Saneguruji Vasahat, Tulaja Bhavani Colony, Kolhapur-416011.

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Note : The images and material contained in the brochure are conceptual illustrations. Only the Actual Agreement (to be entered into between the flat purchaser and the developers) shall be binding on the parties and the actuals layouts, and specifications of the individual flat and any amenities to be provided, states there in shall be final and conclusive of the agreed terms. Offered to the Purchaser by the Developer, The Developer reserves all right to make alterations, modifications and changes in the sanctioned plan, layout, specifications, flats/units, elevations, designs and amenities that will be made available in the project. The flats are sold on the basis of carpet area and the saleable area is for illustration purpose only.