



A T H E N A

307 & 308, Solitaire Business Hub, Kalyani Nagar, 411006

Kothrud Office:

2nd Floor, Kakade Complex,
Karve Road, Kothrud, Pune - 411038.

Erandwane Office:

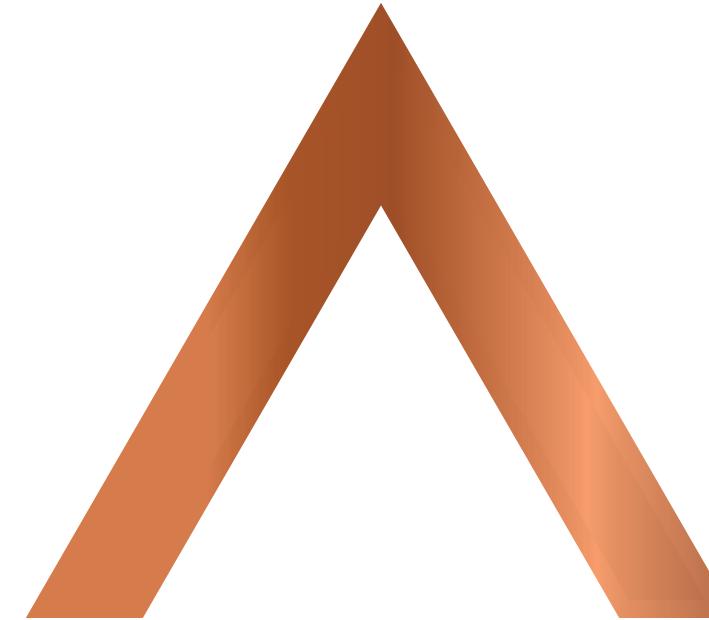
1175/1, 4th Floor, Nirmiti Eminence,
Near Mehendale Garage, Erandwane, Pune - 411004.

7020 205 757 | kalyaninagar@belvalkar.com

Disclaimer: The brochure is an artistic impression of the proposed project and not a legal offering. The developer reserves all absolute rights to change, amend, cancel any plans/layout, number of floors, amenities/specifications, etc. at any time without assigning any prior notice.
The final agreement to sale will supersede all offerings made here.



MAHA RERA NO. P52100077149





A
T H E N A

WHERE TRUST TAKES SHAPE

3 & 4 BED PREMIUM RESIDENCES

A **LEGACY** ADMIRE BY CENTRAL PUNE

3

GENERATIONS

15

ONGOING
PROJECTS

11

UPCOMING
PROJECTS

Built on the vision of creating communities embedded with values and culture, Belvalkar Group is a steadfast pillar of quality and trust. Founded in 1969 in the heart of Pune, our legacy now spans five decades, three generations, and successful delivery of over 50 lac Sq. Ft. of construction. From Kothrud to Baner, from PCMC to Wagholi, we have delivered on our promise in over 50 projects across Pune. Now, with the same "Punekar" charm blended with the optimism and audacity of the new generation, we are currently developing 15+ projects and 10+ upcoming projects in the most revered neighborhoods of the city.



THE
LEGACY
OF PUNE.
THE
PRIDE
OF
KALYANI
NAGAR.

Rooted in Pune's rich legacy, Belvalkar Group brings its finest new creation to Kalyani Nagar, reflecting both heritage and forward-looking living. These homes are designed to offer an elevated living experience, with elegant architecture, refined finishes, and layouts that enhance everyday comfort.

Every detail is carefully considered to bring ease, functionality, and a sense of understated luxury to daily life. Surrounded by a peaceful environment, it offers a balanced lifestyle that feels exclusive yet well-connected. More than just a residential address, it stands as a statement of pride.

KALYANI NAGAR - AN ADDRESS AS DISTINGUISHED AS YOUR LEGACY.

Kalyani Nagar transcends luxury to stand as a true symbol of status. Home to Pune's social and intellectual elite, it blends manicured boulevards with a vibrant cosmopolitan energy. A lifestyle of prestige unfolds here, defined by celebrated fine dining, high-end retail, and a refined blend of global culture and local charm. To live in Kalyani Nagar is to claim the pinnacle of urban elegance. You always dreamt of owning a space here. Access, Granted!





THE ICON OF KALYANI NAGAR

Presenting, Athena by Belvalkar- your opportunity to own the pride of living in Kalyani Nagar. Featuring 3 & 4 Bed premium residences, exclusive rooftop amenities and smartly designed layouts, Athena offers a life filled with sheer comfort and joy. Standing tall in the heart of Kalyani Nagar, Athena will not only redefine convenience; it will be a sense of prestige to belong to Kalyani Nagar's iconic landmark.

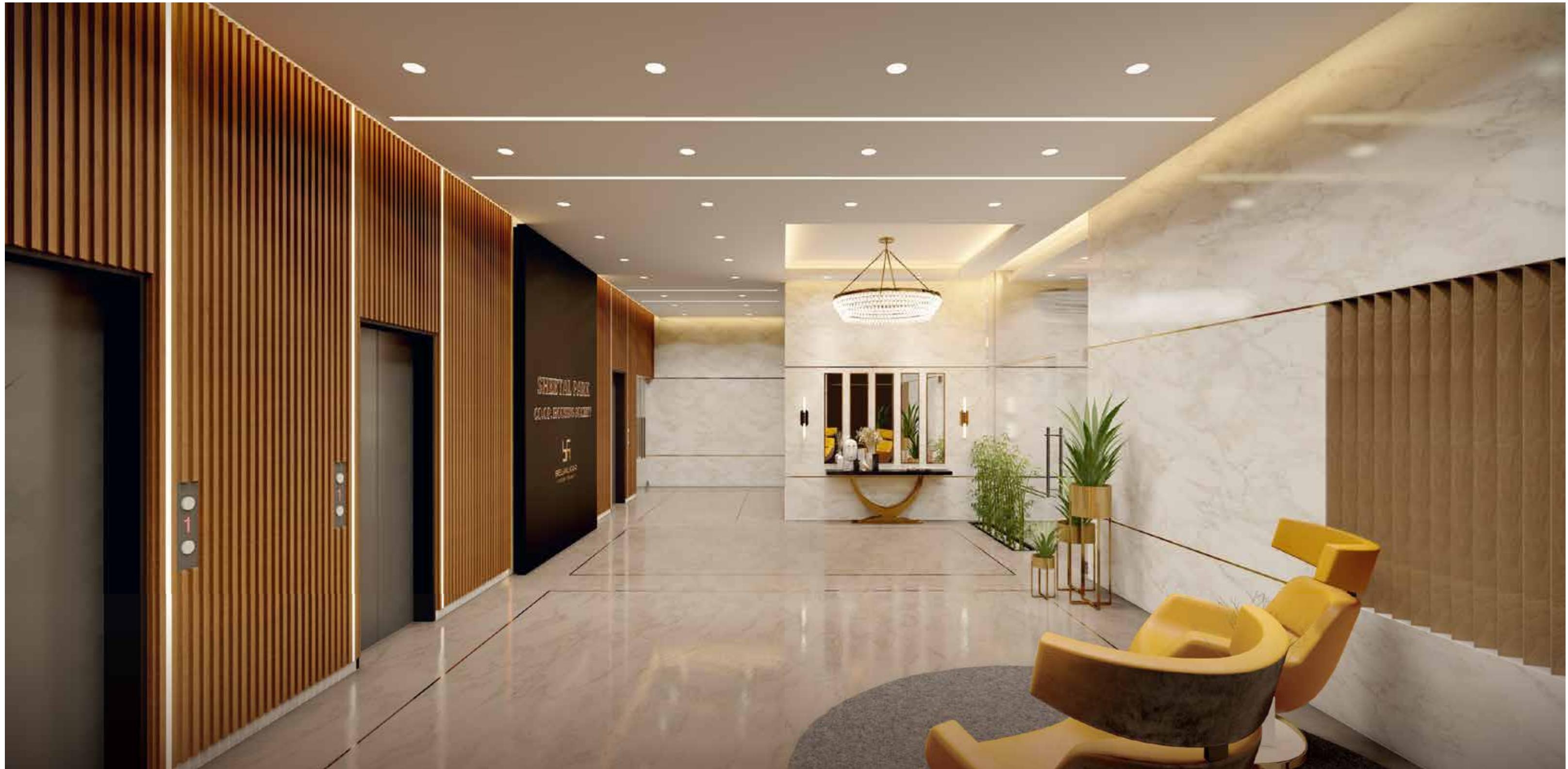
A T H E N A



Artist's Impression

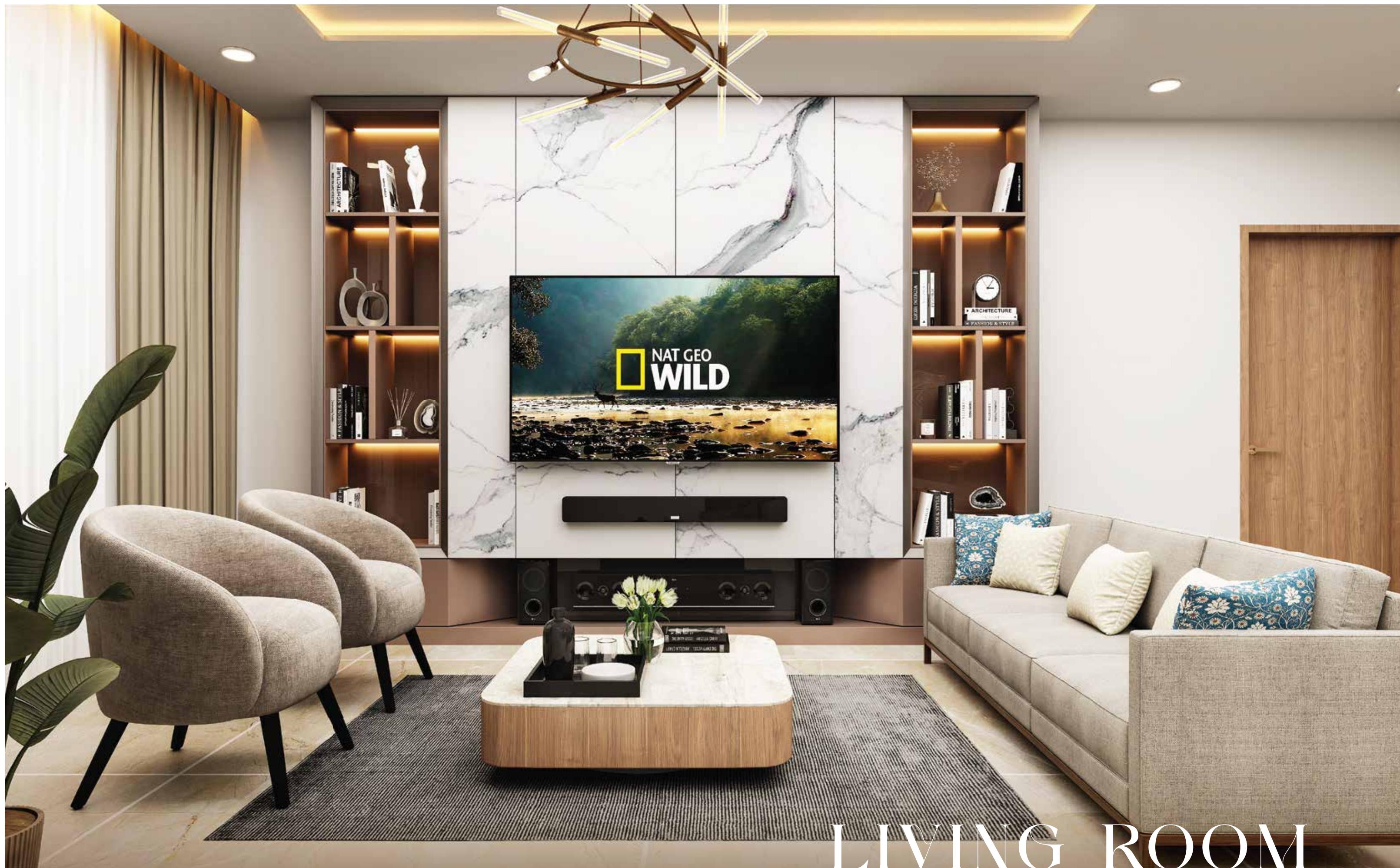


MAKE A
GRAND
FIRST IMPRESSION



GRAND ENTRANCE

The grand entrance lobby at Athena offers a sophisticated first impression, balancing modern design with a welcoming, tranquil atmosphere. Defined by clean lines and high ceilings, the space utilizes a palette of premium materials that feel both - timeless and contemporary. Thoughtful lighting and plush seating areas create a sense of understated luxury, ensuring the entrance feels more like a private lounge.



LIVING ROOM

OPULENTLY CRAFTED



BEDROOM
MADE FOR COSY MOMENTS

KITCHEN

MODERN AND INVITING



DINING

DESIGNED TO SERVE JOY



INDULGE

IN SMARTLY CURATED FEATURES

The rooftop at Athena is adorned with handpicked features that offer you the best of both worlds - indulgence and serenity. High above the vibrant crowd, the city's dynamic energy dissolves into a curated rhythm of effortless poise and open air. Transition seamlessly from the vibrant pulse of a social evening to the quiet, panoramic gravity of the horizon. It is an elevated sanctuary where the thrill of the heights is matched only by a deep, lingering sense of peace.





ROOFTOP
ADORNED WITH INDULGENCES



Artists impression



Artists Impression



NOTHING BUT BEST-IN-CLASS

SPECIFICATIONS

STRUCTURE

- ▲ Earthquake-resistant RCC frame
- ▲ 125mm AAC blocks for internal & external walls

PLASTER

- ▲ External Walls: Double-coat plaster with chemical waterproofing
- ▲ Internal Walls: Back-coat plaster
- ▲ Ceiling: Gypsum finish
- ▲ Balcony Ceiling: WPC false-ceiling

PAINT

- ▲ External Walls: Acrylic paint (Asian/Nerolac)

- ▲ Internal Walls: Luster paint (Asian/Nerolac)

TILING

- ▲ Living, Dining, Kitchen, Common Bed: 1200x800
Marble-looking vitrified tiles
- ▲ Master Bed: Wooden flooring
- ▲ Bathrooms & Dry Balcony: 300x600 anti-skid flooring
- ▲ Terrace/Balcony: 300x600 anti-skid ceramic tile
- ▲ 300x600 Dado: Upto 2' above kitchen platforms, up to
full height in bathrooms, up to sill height in dry
balcony
- 75mm skirting in all rooms
- ▲ Kitchen platform with stainless steel sink & drain board

DOORS

- ▲ Main Door: Veneer door with SS fittings, night latch & magnetic stopper
- ▲ Safety door for main door
- ▲ Bedroom Doors: Veneer door with cylindrical lock
- ▲ Main & Bedroom Door Frames: Ply + Veneer door frames
- ▲ Bathroom Doors: Laminate door with cylindrical lock
- ▲ Bathroom Door Frames: Granite door frames
- ▲ UPVC Windows: 3-track sliding windows with 2 glass panels & 1 mosquito net
- ▲ Window Frames: Granite frame on all sides
- ▲ Windows: Internal railing with fixed glass
- ▲ Balcony: 12mm toughened-glass with SS railing

FITTINGS & PLUMBING

- ▲ CP Fittings (Jaquar or equivalent)
- ▲ Wall-hung water closet with concealed flush tank (Jaquar or equivalent)
- ▲ Plumbing: Internal concealed plumbing (CPVC), external lines (PVC) & external water supply line (PVC)
- Glass partition in all bathrooms

ELECTRIFICATION

- ▲ Modular switches of (Legrand/Roma or equivalent)
- ▲ Concealed wiring (Polycab/Finolex)
- ▲ Provision for installation of water heater in all bathrooms
- ▲ Exhaust fan in all bathrooms & kitchen
- ▲ Chimney point in kitchen
- ▲ Video door phone for each flat

AMENITIES

- ▲ Furnished entrance lobby with biometric access
- ▲ Top-terrace with amenities & landscaping
- ▲ Solar PV panels with net metering on top terrace
- ▲ Provision for rainwater harvesting
- ▲ CCTVs for parking, driveways, entrance lobby & top-terrace



Artist's Impression

4 BHK



4 BHK



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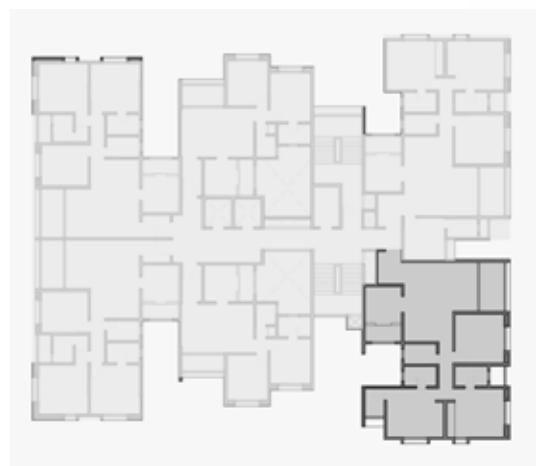


CARPET AREA STATEMENT (IN .SQ.FT.)							
FLAT NO.	CARPET AREA	OPEN BALC. AREA	ENCLOSED BALC. AREA	DRY AREA/UTILITY AREA	SIT-OUT AREA	TERRACE AREA	TOTAL AREA
106	1140.23	70.72	155.86	36.27	-	-	1403

3BHK



3 BHK



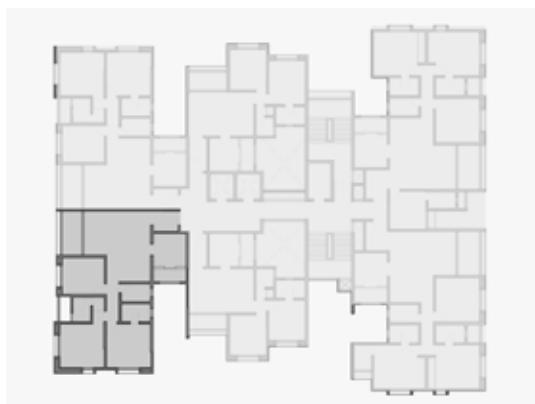
CARPET AREA STATEMENT (IN .SQ.FT.)							
FLAT NO.	CARPET AREA	OPEN BALC. AREA	ENCLOSED BALC. AREA	DRY AREA/UTILITY AREA	SIT-OUT AREA	TERRACE AREA	TOTAL AREA
501	996.53	70.72	150.91	36.27	33.26	-	1288

N

3 BHK



3BHK



CARPET AREA STATEMENT (IN .SQ.FT.)							
FLAT NO.	CARPET AREA	OPEN BALC. AREA	ENCLOSED BALC. AREA	DRY AREA/ UTILITY AREA	SIT-OUT AREA	TERRACE AREA	TOTAL AREA
403	938.51	64.80	140.69	32.61	-	-	1177

KALYANI NAGAR-

THE CONVENIENCE HOTSPOT

Kalyani Nagar places you at the refined intersection of lifestyle and location, where Pune's finest dining and boutiques are just a leisurely stroll away. As a resident, you enjoy seamless proximity to the airport and major business hubs, ensuring that travel and work are never more than a few minutes from home. It is a prestigious address that balances a serene residential atmosphere with the ultimate urban convenience, designed for those who value their time as much as their comfort.



LOCATION MAP





KEY DISTANCES

RESTAURANTS & PUBS

Independence Brewing Company	1.3 km
Elephant and Co.	1.6 km
Paashh	1.7 km
Toit Pune	2.6 km
Malaka Spice	2.9 km

HOSPITALS

Cloudnine Fertility & IVF Center	0.75 km
Sahyadri Super Speciality Hospital	1.0 km
Inlaks & Budhrani Hospital	3.6 km
Jehangir Hospital	4.2 km
Ruby Hall Clinic	4.5 km

SCHOOLS

Dr. Erin N. Nagarvala School	0.7 km
The Bishop's School	1.1 km
Finland International School Pune	1.8 km
The Lexicon International School	1.9 km
Heritage International Xperiential School	2.1 km

IT PARKS

WeWork Co-working Space	0.3 km
Panchshil Tech Park	0.8 km
Cybage Software Pvt. Ltd.	1.8 km
Cerebrum IT Park	2.0 km
Weikfield IT Citi Info Park	2.3 km
Commerzone IT Park	3.5 km
EON IT Park	8.0 km



PRESCHOOLS / EARLY LEARNING

Little Millennium Preschool	1.0 km
Mindseed Preschool	1.1 km
Ducktales Preschool	1.2 km
KLAY Preschool	1.2 km
Vivero International Preschool	1.3 km

COLLEGES

Symbiosis College	2.7 km
Don Bosco College	3.3 km
Christ College	3.9 km

PARKS & OPEN SPACES

Kalyani Nagar Joggers Park	0.9 km
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MALLS & ENTERTAINMENT

Mariplex Metro Square	2.9 km
Phoenix Marketcity	3.6 km
KOPA Mall	4.9 km

PUNE INTERNATIONAL AIRPORT IS 4.2 KM AWAY FROM THE PROJECT.



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FLOOR PLANS