



Where Parkside Charm Meets City Life



Park 91
BY KAUSTUBH GROUP



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CORPORATE OFFICE

Kaustubh Construction Private Limited,
401, Gundecha Solitaire Premises Co-op Soc. Ltd.,
W.E Highway, Magathane, Borivali East,
Mumbai - 400 066.

T: +91 22 6502 3556, M: +91 73045 40118

SITE ADDRESS

Kaustubh Park 91, Rail Nagar CHSL,
Chandavarkar Road, Borivali West,
Mumbai - 400 091.

CONTACT

E: sales@kaustubhgroup.com
T: +91 99675 21385
W: kaustubhgroup.com

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kaustubhgroup.com/park91



Escape the city,
embrace the green,
the rustling leaves,
the peaceful scene.

Take a deep breath,
feel the fresh air,
leave the concrete,
find solace there.

A parkside life,
a simpler pace,
a chance to unwind,
and find your space.

So let go of stress,
let nature heal,
escape the city,
embrace what's real.

Premium Apartments available in 1, 2 & 3 BHK configurations



Park 91
CHANDAVARKAR ROAD

INTRODUCING KAUSTUBH PARK 91 AT BORIVALI WEST.

A new residential tower conveniently located between two primary roads, Chandavarkar Road & Lokmanya Tilak Road and offering access to the Borivali West Metro and Borivali Railway Station for easy travel within the Western Suburbs and the rest of the city.

With Kaustubh Park 91, you can own a smartly planned residence with serene lifestyle in the midst of Borivali West and necessary amenities surrounding your home.

KEY HIGHLIGHTS OF KAUSTUBH PARK 91



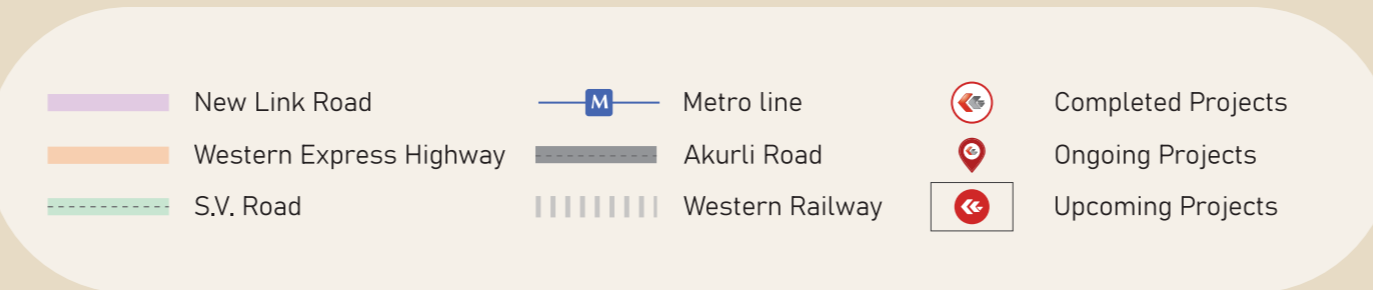
Representative Image

- ✦ A premium residential multi-storey tower comprising four wings.
- ✦ Smartly planned 1, 2 & 3 BHK homes with maximum livable space due to zero wastage.
- ✦ An environmentally responsible residential development surrounded by gardens, featuring eco-friendly amenities.

- ✦ Spacious and thoughtfully designed entrance lobby.
- ✦ Fitness centre and indoor games room within the premises.
- ✦ A carefully planned dense urban forest approach integrated within the residential complex.
- ✦ 2 minutes to Borivali West Metro Station & 7 minutes to Borivali Railway Station.



With easy access to important roads and transportation hubs, including the Borivali West Metro Station just 2 minutes from the project, getting around Mumbai is now a lot easier than you think. You can now experience reduced commute times and spend more quality moments with your loved ones.



EXPERIENCE SEAMLESS TRAVEL AND UNPARALLELED CONVENIENCES FROM KAUSTUBH PARK 91.



Educational Institutes

- Dr. Pillai Global Academy
- Matusri Kashiben Vrajlal Valia I. Vidyalaya
- Dr. S. Radhakrishnan International School
- Ajmera Global School
- JBCN International School
- Don Bosco High School
- St. Francis D'Assisi High School and College



Sports Complexes

- Veer Savarkar Garden
- Bhaichung Bhutia Football School
- TSG Sports Arena
- Eskay Resorts
- MCF Club
- MCA Sachin Tendulkar Gymkhana
- Poisar Gymkhana



Food & Beverages

- Zaika Fun Dining | Club Aquaria
- K Bhagat Tarachand
- Food Lord
- Starbucks
- McDonald's
- Burger King
- Times Square



Transport

- Borivali West Metro Station
- New Link Road
- S.V. Road
- Borivali Railway Station
- Western Express Highway
- Upcoming Coastal Freeway
- Upcoming Borivali - Thane Twin Tunnel



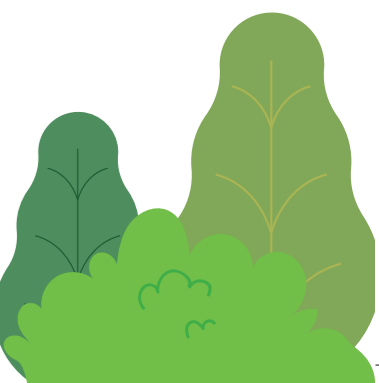
Healthcare Facilities

- Phoenix Hospital Pvt. Ltd.
- Apex Superspeciality Hospital
- Lotus Multispeciality Hospital
- Galaxy Healthcare
- Karuna Hospital
- Mangal Murti Hospital



Malls & Retail Avenues

- Reliance Mall
- Maxus Cinemas
- Croma
- D-Mart
- Star Bazaar
- Garden Grove Mall
- Sky City Mall



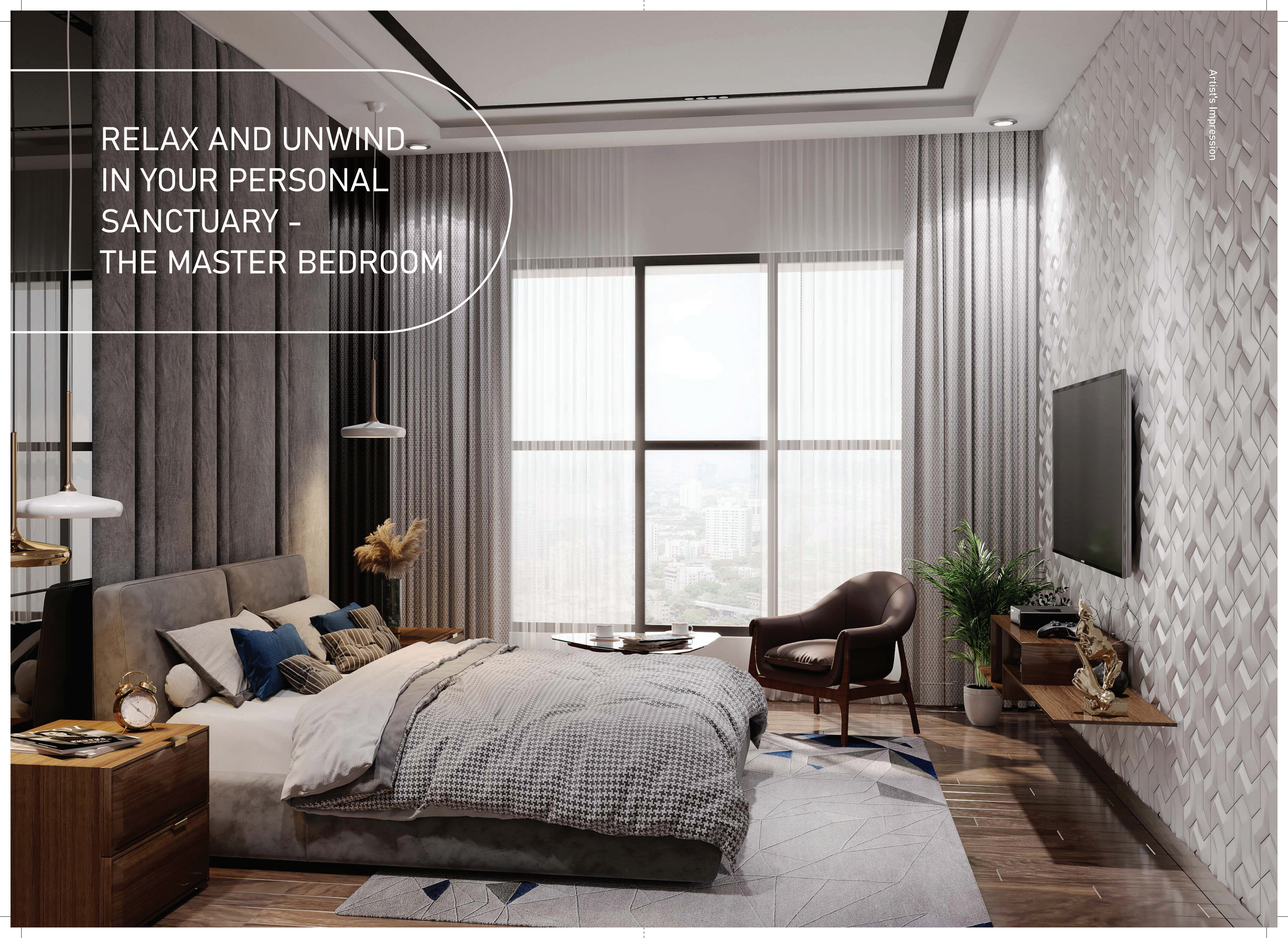
GRAND ENTRANCE LOBBY-
A TRUE REFLECTION OF ELEGANCE
& BEAUTY





STEP INTO YOUR
DREAM LIVING ROOM,
WHERE COMFORT
MEETS STYLE

RELAX AND UNWIND
IN YOUR PERSONAL
SANCTUARY –
THE MASTER BEDROOM



CURATED FITTINGS AND FIXTURES

Enduring quality & timeless comfort for your home.



INTERIOR - FRIENDLY LIVING ROOM & BEDROOM

- Vitrified flooring tiles
- Granite window sill
- Gypsum finished walls with premium quality plastic paints
- Provision for cabling of television and internet
- Powder coated aluminium windows



BATHROOM FIXTURES

- Designer bathrooms with branded sanitaryware Jaquar or equivalent fixtures
- Anti-skid flooring
- Laminated door
- Granite window sill
- Western water closet
- Ceramic dado tiles



KITCHEN

- Vitrified flooring tiles
- Granite top kitchen platform with stainless steel sink
- Ceramic dado tile above counter
- Jaquar or equivalent fixtures
- Provision for water purifier, exhaust fan, washing machine & refrigerator
- Granite window sill
- Powder coated aluminium windows

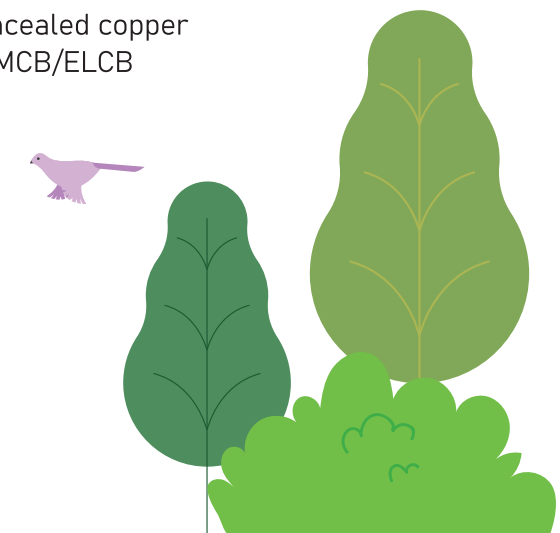


ELECTRICAL

- Branded modular switches
- Branded concealed copper wiring with MCB/ELCB



Artist's Impression



LOCATION MAP



BUILT FOR COMFORT. BACKED BY CARE.



24/7 CCTV surveillance

Video door phone system



Charging station for Electric Vehicle

Adequate car parking space



High-speed elevators

Earthquake-resistant structure conforming to Indian Standard codes



Fire compliant premises

Complete power back-up facilities for common areas and elevator

TIME-TESTED BY YEARS. TRUSTED BY GENERATIONS.

30+

Years Of Real
Estate Experience

9

Projects
Completed

10+

Lakhs Sq.Ft. Of
Development Done

3

Ongoing
Projects

15+

Lakhs Sq.ft Of
Upcoming Development

COMPLETED PROJECTS



KAUSTUBH VANRAI

Kandivali East

1 & 2 BHK
Apartments



KAUSTUBH PRIMROSE

Kandivali West

1, 1.5 & 2 BHK
Apartments



KAUSTUBH PLATINUM

Borivali East

1, 2 & 3 BHK
Apartments



KAUSTUBH PARADISE

Kandivali East

1 & 2 BHK
Apartments



KAUSTUBH VISTARIS

Kandivali East

1, 2 & 3 BHK
Apartments



KAUSTUBH SUN & MOON

Borivali East

1 & 2 BHK
Apartments



VISAMO CHSL

Borivali West

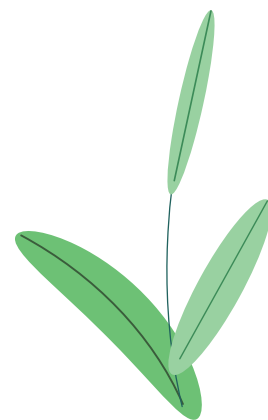
1 & 2 BHK
Apartments



FRIENDS CHSL

Borivali West

2 BHK
Apartments



Actual shots of completed projects



MODERN CREATIONS. AGE OLD VALUES.

Kaustubh Group is a name that stands for quality, reliability and innovation. What sets us apart from other projects is our focus on smart and practical design, maximizing living spaces and minimizing wastage with a focus on providing the essential amenities.

WHERE INTELLIGENT DESIGNS ARE BACKED BY THE PROVEN CONSTRUCTION STANDARDS OF KAUSTUBH GROUP



Vaastu Compliant Homes

Living spaces designed to inspire you to live a positive, healthy and a luxurious life.



Brand Assurance

Assurance of a 30+ year old group with a name that evokes trust.



Cut Travel Time, Enjoy Family Time

Come back quicker from work, then relax and create quality time for your loved ones.



Conveniently Located

Enjoy the ease of mobility through infrastructure projects like Borivali Metro Station & the proposed Coastal Freeway.





Artist's Impression