

EVOLVE



ABOUT THE PROJECT

Balmatta has always moved with purpose.

Businesses open early. Conversations begin over coffee and continue through offices, clinics, storefronts and boardrooms. It is one of the city's busiest business districts, where every day begins with momentum and rarely slows down.

Yet home has always asked for something different. Not another place to keep pace with the city. A place to step away from it.

That belief became NorthernSky EVOLVE.



NorthernSky EVOLVE is a boutique collection of seven homes, designed for a quieter way of living in the heart of Balmatta.

Its contemporary architecture is guided by a simple idea: one residence per floor. Every home enjoys an entire level to itself, creating a rare sense of privacy, space and exclusivity in the middle of the city.



A building that values privacy over density and every residence feels distinctly its own.

Here, privacy isn't an added feature. It's part of the architecture.

THE RESIDENCES

APARTMENT CONFIGURATIONS

3 BHK

2,505 sq. ft

BUILDING COMPOSITION

- Lower Ground – Parking
- Upper Ground – Commercial
- Six Residential Floors

TYPICAL FLOOR PLAN :

2,505 SQ.FT



PROJECT SPECIFICATIONS

PROJECT HIGHLIGHTS

- Earthquake-resistant RCC framed structure designed as per relevant IS codes
- Landscaped green spaces
- Weather-resistant terrace roofing
- Fire safety compliant building



SAFETY & SECURITY

- 24×7 security
- CCTV surveillance in common areas
- Fire detection and firefighting system
- Lightning protection system

APARTMENT FEATURES

BALCONIES

- Landscaped balconies with an automatic drip irrigation
- Elegant toughened glass balcony railings with premium stainless steel/aluminium handrails and fittings

DOORS

- **Main Entrance Door:** Premium flush door with natural veneer and melamine finish on solid timber frames, equipped with a digital biometric smart lock for secure, keyless access.
- **Internal Doors:** Premium flush doors with laminate/veneer finish, solid timber frames, premium hardware and cylindrical locks.

WINDOWS

- Powder-coated aluminium sliding windows with premium hardware and provision for mosquito mesh.
- Aluminium sliding French doors with large glass panels for ample natural light and easy balcony access.

FLOORING

- Living, dining, bedrooms and kitchen finished with premium vitrified tiles (Sympolo or equivalent) of 1600 × 800 mm
- Toilet walls finished with premium vitrified wall tiles (Sympolo or equivalent) up to door height in 1200 × 600 mm.
- Toilet floors finished with premium anti-skid vitrified tiles (Sympolo or equivalent) of 600 × 600 mm.
- Balcony flooring with premium exterior-grade anti-skid tiles of 1200 × 200 mm.



ELECTRICAL & COMMUNICATION

- Provision for TV, telephone and high-speed internet connectivity through Optical Fibre Cable (OFC), with DTH connection point.
- Provision for air conditioning in the Living Room and all Bedrooms
- Generator backup for common areas and apartments

PLUMBING & BATHROOM FITTINGS

- 24-hour water supply through underground and overhead water storage systems.
- Premium white sanitary ware of Kohler, Grohe, or equivalent make.
- Premium chrome-plated brass CP fittings for bathrooms
- Premium basin mixers of Kohler & Grohe



THE NEIGHBOURHOOD

- Healthcare, education, business, dining and recreation—all within easy reach



SCAN TO VIEW THE LOCATION

NORTHERNSKY



At NorthernSky, we believe the best homes are those that remain relevant long after they are built. Every project is shaped by considered design, enduring quality, and a commitment to creating spaces that age with grace and enrich everyday living.

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