



POLARIS
BATCO Realty



*Where every detail comes together to create a life
beautifully lived.*

BATCO POLARIS is envisioned as an expression of refined living, where luxury is not simply seen, but experienced in every moment. From the elegance of its surroundings to the sense of calm that welcomes you home, every detail is thoughtfully shaped to create an atmosphere of comfort, privacy, and distinction. It is a place to slow down, savour the little moments, and experience everyday life at a more elevated level.

A location chosen with purpose.
A lifestyle designed without compromise.

At BATCO POLARIS, exceptional living begins with an exceptional address. Thoughtfully positioned within close reach of the city's key destinations, the residence places education, healthcare, business, retail, and leisure effortlessly within your everyday sphere. With seamless connectivity to important landmarks and essential conveniences, every journey becomes simpler. Leaving you more time to enjoy the finer moments of life.

More than simply being well connected, BATCO POLARIS offers the privilege of living amidst a carefully chosen urban context. Seamless access to major roads and everyday conveniences makes each journey effortless, while the surrounding neighbourhood adds to the value and appeal of this distinguished address. Here, connectivity meets convenience, allowing you to spend less time travelling and more time enjoying a lifestyle crafted around you.

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The property enjoys convenient proximity to key commercial hubs, including Tribeca High Street, Dorabjee Paradise, Bizzbay Mall, Clover Plaza, and Royal Heritage Mall.
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The property is conveniently located near leading healthcare facilities, including Ruby Hall Clinic and Lifeline Hospital.
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The property enjoys excellent connectivity, with convenient access to both bus routes and cab services.
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Ideally positioned amidst high-end residential developments, including Clover Highlands, Clover Palisades, and Pinnacle Ridge
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The property is surrounded by top-tier educational institutions, including RIMS International School, VIBGYOR High School, The Bishop's Co-Ed School, and Delhi Public School (DPS).



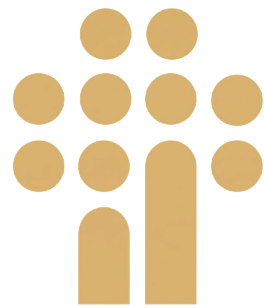
BATCO POLARIS

sophistication comes naturally. Spaces are designed not merely to impress, but to create a feeling—a quiet sense of belonging, warmth, and exclusivity that stays with you long after you arrive.



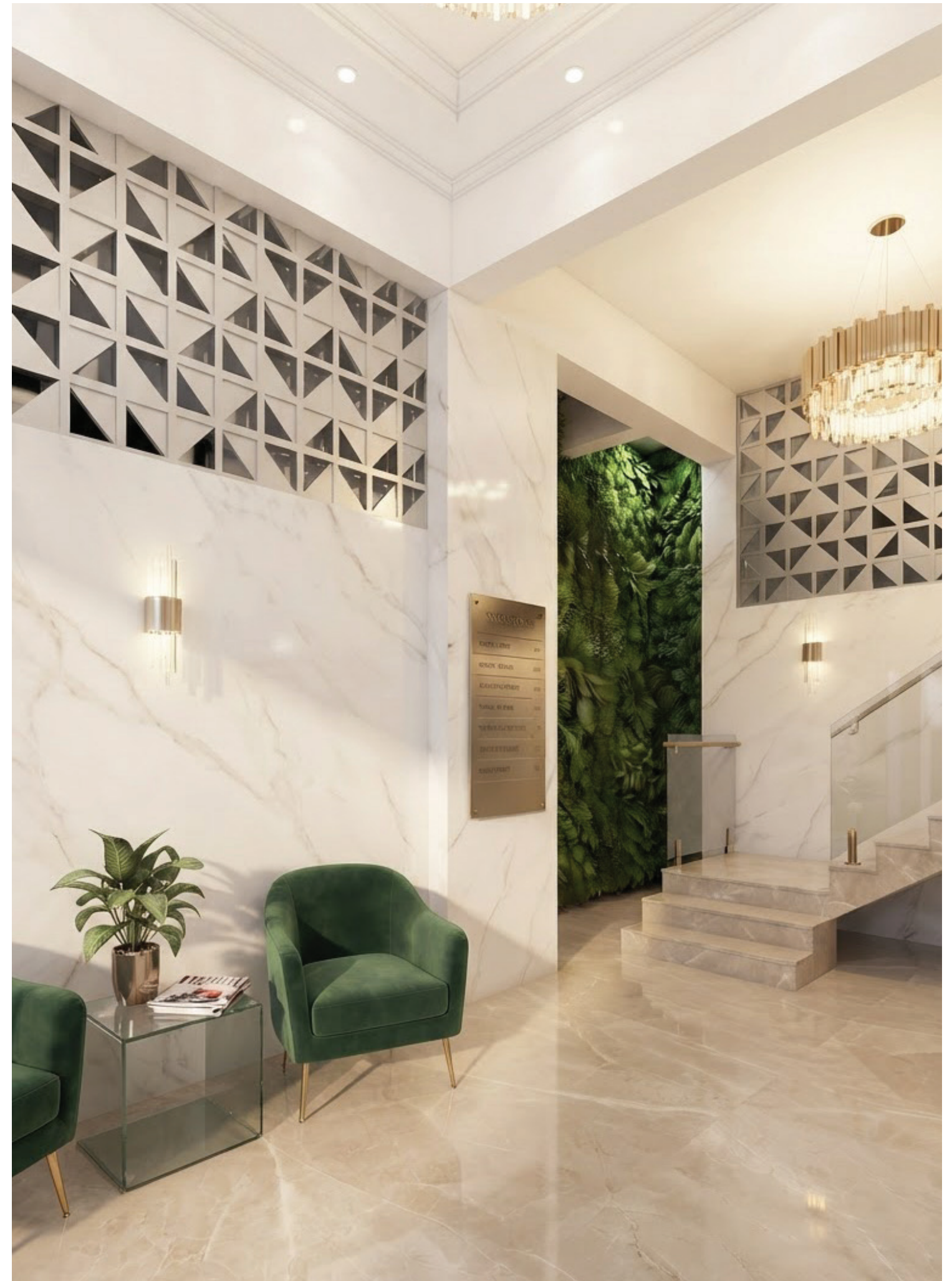
Where every arrival sets the tone for what lies beyond

A refined arrival experience that sets the tone for life at BATCO POLARIS. Thoughtfully planned stack parking provisions offer convenience and effortless vehicle access, while biometric entry adds an enhanced layer of privacy and security. From the moment you arrive, every detail reflects a commitment to understated luxury, seamless comfort, and elevated living.



Where every arrival begins with an elevated experience

Step into an opulent lobby where polished marble floors and walls gleam beneath a sculptural chandelier, while plush emerald velvet seating and sleek brass accents create an atmosphere of refined indulgence; geometric lattice screens and a verdant living wall provide contemporary artistry and serene contrast, and curated lighting highlights bespoke details—conveying timeless elegance and effortless luxury from arrival to ascent.





Thoughtfully curated amenities create an elevated setting to unwind, socialise, and savour every moment above the city.

Floor Plans

- 1 Entry lobby
- 2 Living area
- 3 Master Bathroom
- 4 Master Bedroom
- 5 Bedroom
- 6 Bathroom
- 7 Dining Area
- 8 Kitchen Area
- 9 Utility area
- 10 Balcony



Kitchen



Bedroom



Living Area

Floor Plan 2BHK

Carpet area	968 sq .ft
Sitout area	112 sq .ft
Dry Balcony	46 sq .ft
Saleable area	1126 sq .ft



Where every detail comes together to create a life beautifully lived.

Step into interiors where refined aesthetics meet effortless comfort. Thoughtfully crafted spaces, elegant finishes, warm textures, and considered details come together to create an atmosphere of understated luxury. Every room is designed to feel inviting and sophisticated, offering a private sanctuary where you can unwind, reconnect, and enjoy the finer side of everyday living.



Thoughtfully curated amenities create an elevated setting to unwind, socialise, and savour every moment above the city.



Indulge in the fine art of personal space.

Indulge in bathrooms thoughtfully crafted with luxurious fixtures, premium tiles, and sophisticated finishes that elevate everyday routines into moments of relaxation. Every detail comes together to create a spa-inspired experience of comfort, elegance, and effortless luxury.



A quiet, sunlit sanctuary built for comfort, privacy, and effortless relaxation





Where open skies meet the comfort of home.

Start your day with a breath of fresh air and a warm cup of tea. Designed as an extension of your living space, your private balcony offers the perfect backdrop for quiet morning reflections or unhurried conversations over dusk. Here, every sunset feels like a private view, and every moment invites you to slow down.



Thoughtfully crafted with premium finishes and intuitive layouts, this modern kitchen blends effortless functionality with sophisticated style for every meal.

Parking & Lobby Layout



To maximize spatial efficiency and optimize vertical volume, the project incorporates advanced mechanical stack car parking systems. Designed with heavy-duty structural steel framing and automated hydraulic lift mechanisms, each stack unit effectively doubles available parking capacity within a compact footprint.

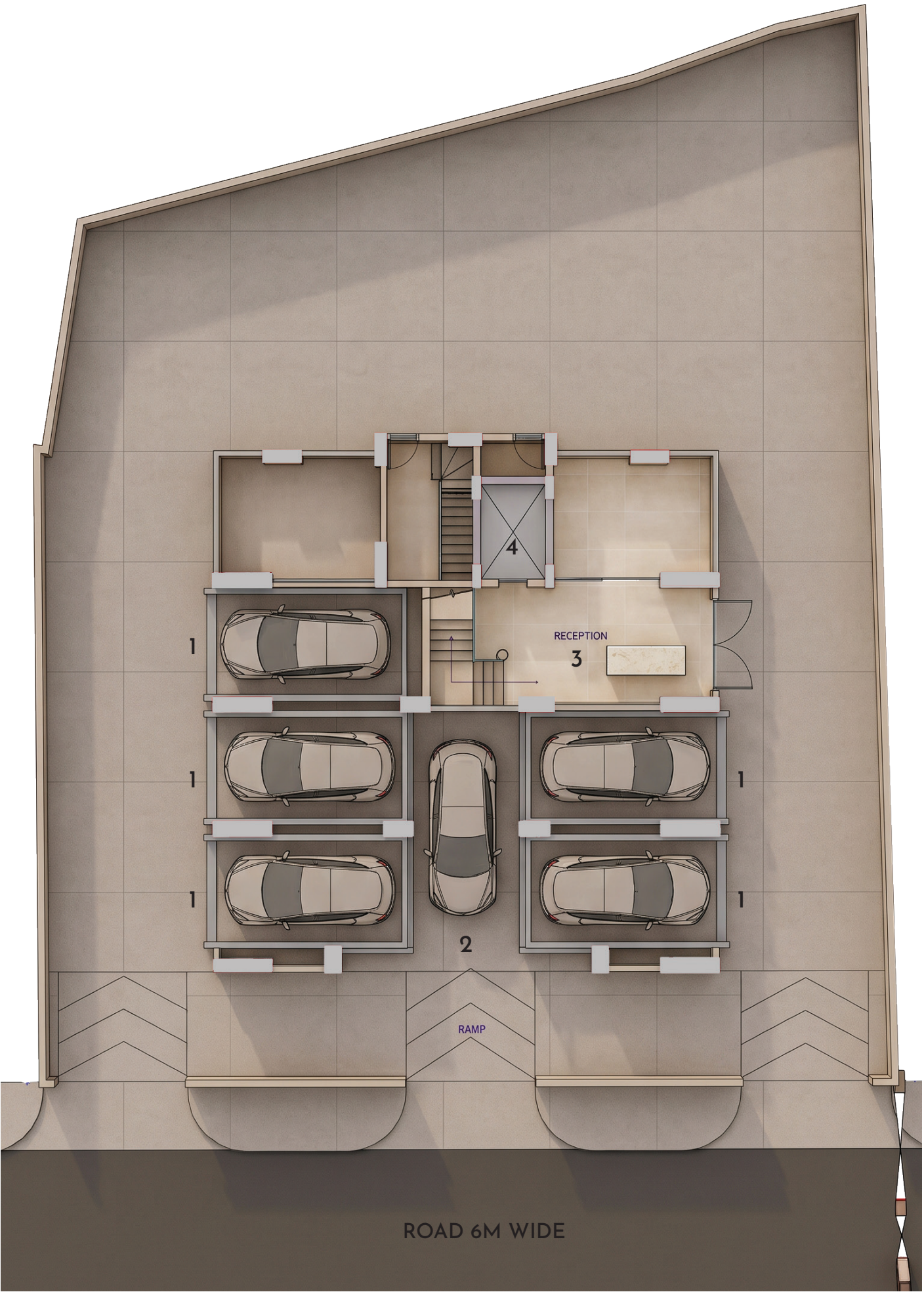


The project incorporates an advanced biometric security system to ensure multi-layered access control, enhanced resident safety, and seamless building entry. Integrated at key access points—including main entry gates, lobby doors, and high-security amenity zones—the system utilizes high-precision fingerprint scanners and AI-powered facial recognition technology.

Parking area

No of open parking Spaces	xxx
No of stack parking	xxx
No of two wheeler Parking	xxx

- 1 Stack Parking
- 2 Parking
- 3 Reception Lobby
- 4 Lift



Specifications

We deliver projects built to the highest architectural standards, utilizing premium construction materials and engineered specifications for long-lasting structural integrity. We partner exclusively with industry-leading, trusted brands for all hardware, electrical systems, and sanitaryware fixtures to ensure superior performance, aesthetic elegance, and enduring reliability across every property.

Living room

Walls	Finished with low-VOC premium acrylic emulsion paint
Floor	Large-format glazed vitrified tiles with a muted satin finish
Doors & windows	Heavy-duty powder-coated aluminum sliding windows
Other	False ceiling with indirect LED ,concealed wiring, and modular switches.

Master Bedroom

Walls	Finished with low-VOC premium acrylic emulsion paint
Floor	Large-format glazed vitrified tiles with a muted satin finish
Doors & windows	Heavy-duty powder-coated aluminum sliding windows
Other	False ceiling with indirect LED ,concealed wiring, and modular switches.

Bedroom

Walls	Finished with low-VOC premium acrylic emulsion paint
Floor	Large-format glazed vitrified tiles with a muted satin finish
Doors & windows	Heavy-duty powder-coated aluminum sliding windows
Other	False ceiling with indirect LED ,concealed wiring, and modular switches.

Dining area

Walls	Finished with low-VOC premium acrylic emulsion paint
Floor	Large-format glazed vitrified tiles with a muted satin finish
Doors & windows	Heavy-duty powder-coated aluminum sliding windows
Other	False ceiling with indirect LED ,concealed wiring, and modular switches.

Kitchen

Walls	Finished with low-VOC premium acrylic emulsion paint
Floor	Large-format glazed vitrified tiles with a muted satin finish
Doors & windows	Heavy-duty powder-coated aluminum sliding windows
Other	False ceiling with indirect LED ,concealed wiring, and modular switches.

Utility area

Walls	Finished with low-VOC premium acrylic emulsion paint
Floor	Large-format glazed vitrified tiles with a muted satin finish
Doors & windows	Heavy-duty powder-coated aluminum sliding windows
Other	False ceiling with indirect LED ,concealed wiring, and modular switches.

Balcony

Walls	Finished with low-VOC premium acrylic emulsion paint
Floor	Large-format glazed vitrified tiles with a muted satin finish
Doors & windows	Heavy-duty powder-coated aluminum sliding windows
Other	False ceiling with indirect LED ,concealed wiring, and modular switches.

Parking area

Walls	Finished with low-VOC premium acrylic emulsion paint
Floor	Large-format glazed vitrified tiles with a muted satin finish
Doors & windows	Heavy-duty powder-coated aluminum sliding windows
Other	False ceiling with indirect LED ,concealed wiring, and modular switches.

Building exterior

Walls	Finished with low-VOC premium acrylic emulsion paint
Floor	Large-format glazed vitrified tiles with a muted satin finish
Doors & windows	Heavy-duty powder-coated aluminum sliding windows
Other	False ceiling with indirect LED ,concealed wiring, and modular switches.

Elevator & Entrance lobby

Walls	Finished with low-VOC premium acrylic emulsion paint
Floor	Large-format glazed vitrified tiles with a muted satin finish
Doors & windows	Heavy-duty powder-coated aluminum sliding windows
Other	False ceiling with indirect LED ,concealed wiring, and modular switches.

Building services

Walls	Finished with low-VOC premium acrylic emulsion paint
Floor	Large-format glazed vitrified tiles with a muted satin finish
Doors & windows	Heavy-duty powder-coated aluminum sliding windows
Other	False ceiling with indirect LED ,concealed wiring, and modular switches.

About BATCO Realty

Realty is dedicated to shaping exceptional living spaces defined by uncompromising structural integrity, thoughtful architectural design, and meticulous craftsmanship. Driven by a commitment to excellence, every project is built using premium materials, innovative planning, and trusted industry-leading fixtures. From concept to completion, we seamlessly blend aesthetic elegance with enduring reliability, creating lasting value for our communities

our projects are thoughtfully designed to harmonize modern aesthetics with practical, human-centric layouts. Each development features meticulously planned residential enclaves and commercial spaces engineered with high-grade materials, precision finishes, and premium fixtures. From strategic location selection with seamless connectivity to green building practices and rich community amenities, our properties are crafted to offer an elevated lifestyle and an exceptional standard of living..

Our Vision

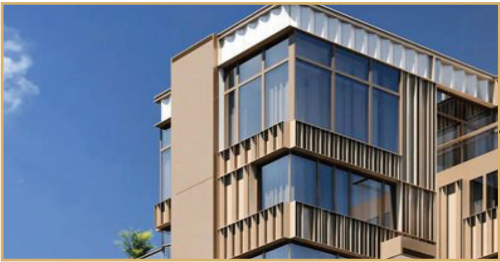
our vision is to redefine modern urban living through architecturally inspiring, sustainable, and future-ready spaces that elevate everyday lives. We aspire to set the benchmark for quality and innovation in real estate by seamlessly blending aesthetic excellence with uncompromising structural integrity. By building with integrity and customer-centric design at our core, we aim to shape vibrant communities and deliver enduring value across generations..



Project Name
Project date



Project Name
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