

# 24K GRAZIO

BY KOLTE - PATIL

KOLTE - PATIL DEVELOPERS LTD  
THE ESTATE, NO 121, 10TH FLOOR,  
DICKENSON ROAD, BANGALORE - 560042

## 1800266654

Rera Registration No.: PRM/KA/RERA/1251/310PR/17014/00876

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Please contact our Sales Team at +91 80 4662 4444 (India) / [rera.24kgrazio@koltepatil.com](mailto:rera.24kgrazio@koltepatil.com) for the updated sales and marketing information and collaterals.

# 24K GRAZIO

BY KOLTE - PATIL



## DISCOVER A LEGACY THAT SPANS TWENTY-EIGHT YEARS OF EXCELLENCE.

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**Founded over 2 decades ago and guided by a simple yet profound philosophy; Creation, not construction, Kolte Patil Developers Ltd. is one of the foremost real estate companies which is headquartered in Pune.**

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Listed on NSE and BSE Kolte-Patil is Punes largest developer and has completed 1.5 crore sq. ft. of landmark developments in Pune and Bengaluru. It is also present in Mumbai with some upscale redevelopment projects.

Headed by a team of visionaries and dynamic leaders, Kolte-Patil has till date built projects in multiple segments such as residential, commercial, retail, IT parks, and integrated townships. The long-standing mission of the company is to dedicate itself to create spaces that blend in with the surroundings and exude vitality and aesthetic appeal, making the spaces present-perfect and future-proof.

The core values of the company honesty, innovation, excellence eco-friendliness, technology, sustainability, value and commitment to time schedules are perfectly aligned with the living and working spaces it builds.

# 24K GRAZIO

BY KOLTE-PATIL

## THE CUTTING EDGE OF TRUE LUXURY.

It starts with a hand-picked, prime location.

A place at the heart of it all.

A place where uncompromising design principles manifest.

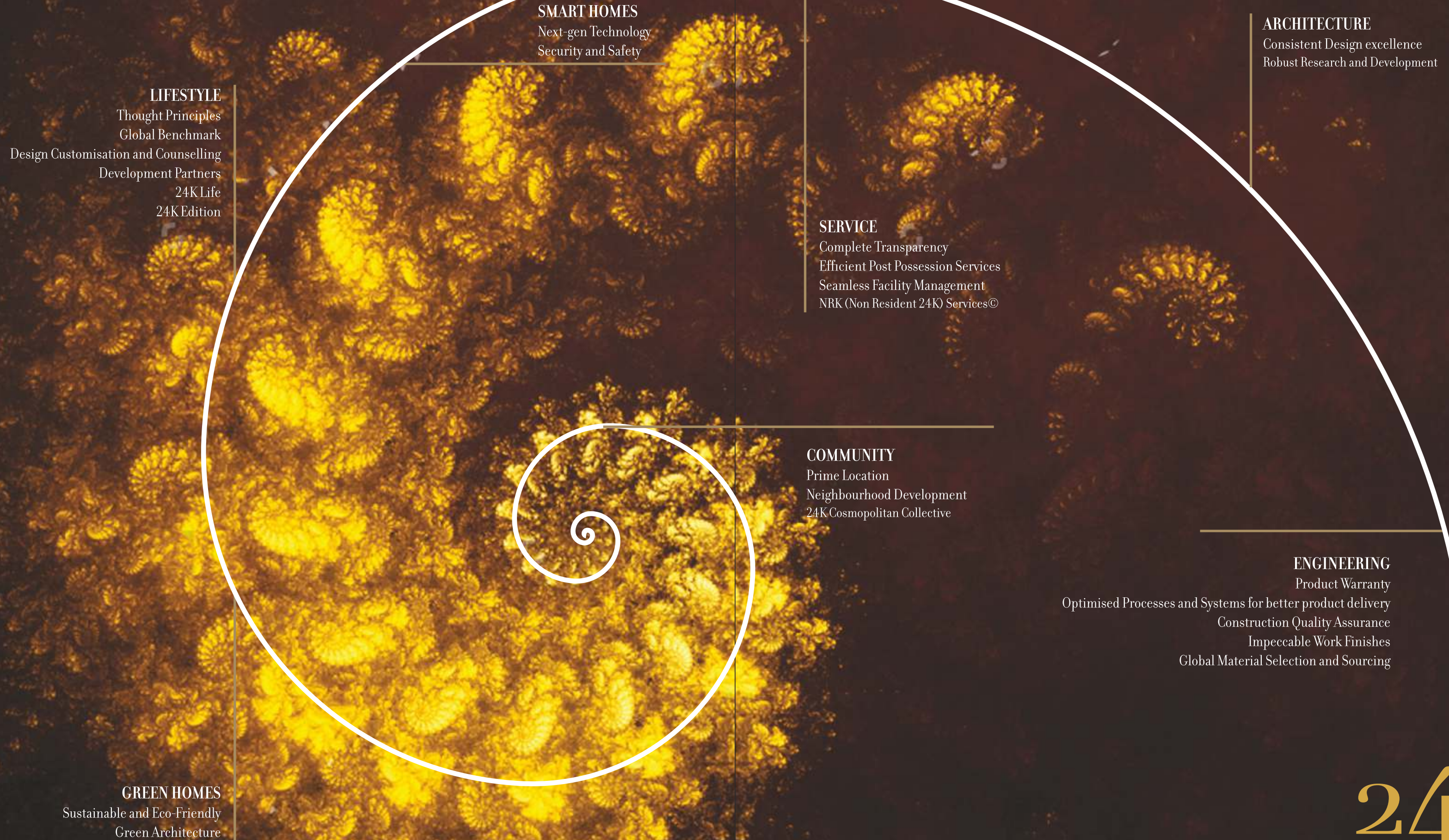
A metamorphosis driven by meticulous engineering,  
inspiring architecture, and legacy of excellence.

Embedded with the finest the world offers.

Here every detail, every amenity, every innovation is envisioned for those who  
have everything, and more.



# 24 GOLDEN PRINCIPLES. ONE REASON THEY EXIST.



**24K** GRAZIO  
BY KOLTE-PATIL

**WHEN GREAT EXPECTATIONS ARE  
WELL EXCEEDED.**

Unfettered like ambition, Grazio is an effervescent crescendo of excellence. A perfect amalgamation of grace, elegance and precision. Born of the 24K legacy, and balanced with every imaginable amenity. Bangalores introduction to the 24K experience.

An experience created for leaders, visionaries, and stalwarts of industry. 24K Grazio is a refinement, the very cutting edge of true luxury.



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# AS PRIME AS YOU WANT IT TO BE

Koramangala 3rd Block: Bengalurus most desired residential locality

Bangalore's innovation hub, start-up central, culture central » Focal point of Bangalore's arterial main roads » Koramangala 3rd Block commands one of the highest property prices in the city



## SHOP

The Forum,  
Tibet,  
Oasis Centre,  
Lifestyle Mall,  
Sri Garuda,  
Meenakshi.



## WORK

Infosys,  
Wipro,  
Tally solutions,  
Texas Instruments,  
Robert Bosch,  
Mindtree,  
Lucent Technologies,  
Toshiba,  
Flipkart.



## STUDY

St. Johns Medical  
College,  
Christ University,  
Jyothi Nivas College,  
NMIMS,  
TAPMI,  
Green Wood  
pre-school,  
National Public,  
Bethany High.



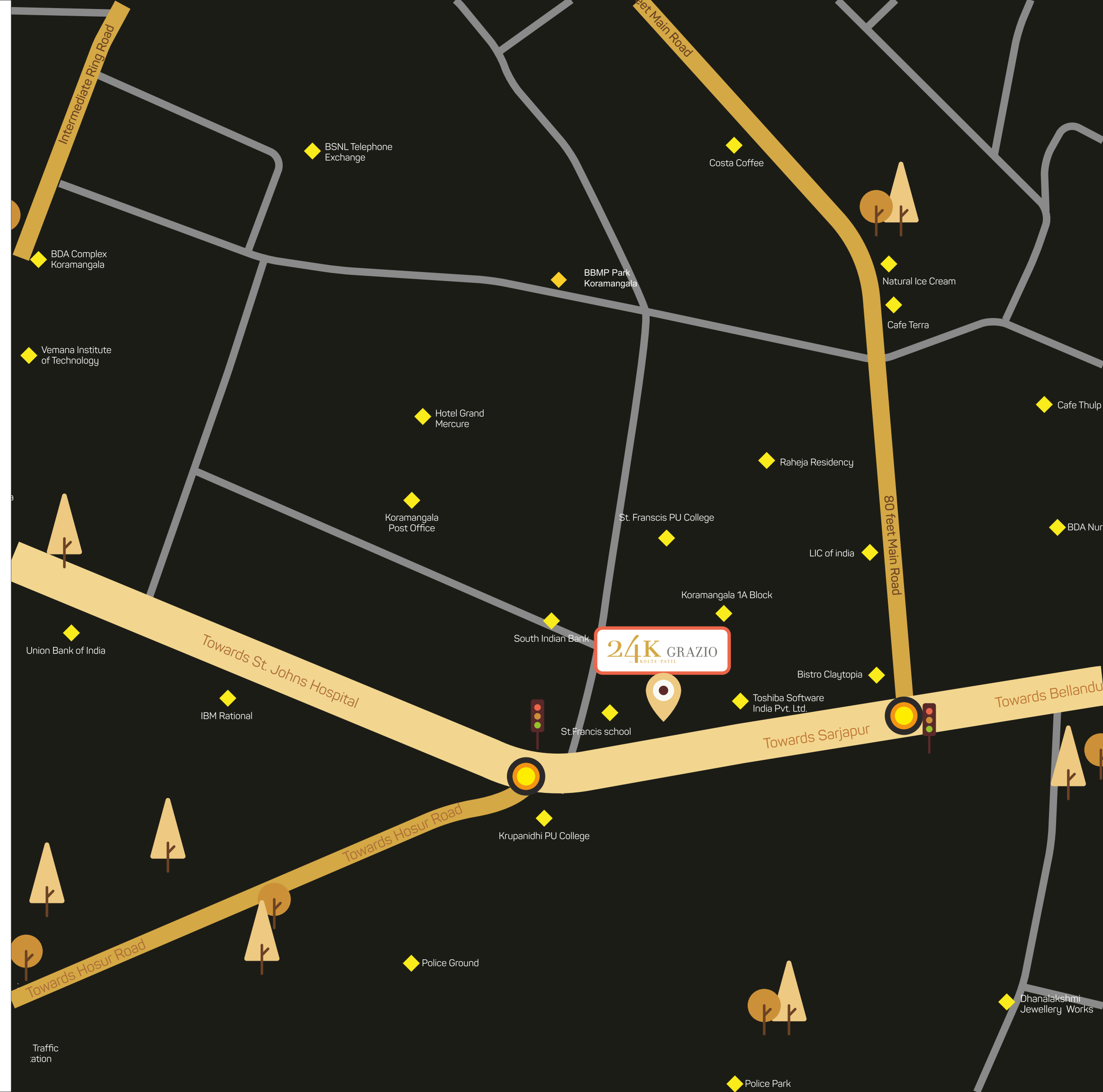
## CARE

St. Johns,  
Manipal,  
Fortis, Apollo.



## DINE

The Black Pearl,  
Koramangala Social,  
Truffles,  
le Charcoal,  
Bistro Claytopia





TIMELESS CONSTRUCTS OF LUXURY,  
ON YOUR TIME.  
FEW OF THE MANY NUANCED DETAILS  
THAT ENHANCE YOUR 24K EXPERIENCE.



## 24K CLUBS THE EPITOME OF INDULGENCE.

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Infinity Swimming pool with toddler pool » A fully loaded Club House » A well-equipped Health Club with Gym »  
Table Tennis and Pool tables » Chess & Carrom boards » Lounge

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(Proposed common amenities on the 12th floor )



# EXPERIENCE INFINITY

More than just an infinity pool with a view, its your citadel in the sky.



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## COME HOME TO TRUE LUXURY

Grand Entrance And Exit Portal » Arrival Plaza With Water Feature/Sculpture » Grand Central Lobby For Each Tower » Childrens Play Areas  
» Jogging Tracks » Gazebos » Serene Water Bodies » Themed Landscape Garden With Seating For Elderly People » Central Lawn  
» Peripheral Tree Planting » Multipurpose Courts (Basketball/Futsal)

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# SPECIFICATIONS





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#### **STRUCTURE:**

- RCC Framed Structure Building with Seismic Zone-II Compliance
- Block Masonry (Internal/External Walls)
- Marble/Granite Flooring for Ground Floor Entrance Lobby & All Upper Floors
- Common Staircase Flooring with Marble/Granite
- Marble/Glass Cladding for Lift Lobbies in All Floors

#### **PLASTERING:**

- All Internal Walls are Smooth Plastered with Wall Putty

#### **PAINTING:**

- Interior: Premium Emulsion Paint with Roller Finish
- Exterior: Weather Proof Exterior Emulsion Paint / Texture Finish

#### **FLOORING & CLADDING:**

- Marble Flooring for Foyer, Living, Dining & Bedrooms
- Laminated Wooden Flooring in Master Bedroom
- Kitchen with Premium Vitrified Tile
- Internal Staircase Flooring with Marble, SS Railing & Glass (only for duplex apartments)
- Anti-Skid Tile Flooring for All Toilets. Wall Tile up to False Ceiling
- Balconies with antiskid Tiles
- Utility Flooring Anti-Skid Tile.

#### **DOORS & WINDOWS:**

- Main Door (8'-0" height) in Teak Veneer Finish with Architrave
- Bedroom Doors (7'-0" height) of Veneer finish
- Toilet Doors (7'-0" height) of Veneer finish on external side and internal painted/laminated
- Windows UPVC with Mosquito Mesh
- Toilet Ventilators of UPVC with Non Transparent Glass and Exhaust Fan
- Glass Partition for shower in All Toilets (except servant toilet)

#### **DOORS HARDWARE:**

- Premium Quality

#### **KITCHEN:**

- Plumbing and electrical provision for Washing Machine & Dish Washer in Utility

### **PLUMBING AND SANITARY**

- CP & Sanitary Fittings of Kohler/Grohe /Roca or Equivalent premium brand
- Wash Basin mounted on a marble/granite counter
- Wall Mounted WC with Concealed Flush Tank and Health Faucet
- Rain & Hand Shower for Master Bedroom Toilet
- Hand Shower for Other Toilets
- Mirror & Towel Rail for All Toilets

### **ELECTRICAL**

- Telephone Point in Living Room.
- TV Point in Living & All Bedrooms
- Data Point in Living Room
- Intercom Facility in Living Room & Master Bedroom
- Modular Switches of Premium Quality
- Split AC Provision in Living Room & All Bedrooms
- Basic Home Automation for living and all bedrooms, light and fan controls

### **LIFT:**

- Lift : 2 nos. in each wing

### **ELECTRICAL SUPPLY**

- 3 BHK: 09 KW
- 3 BHK (Duplex): 10 KW
- 4 BHK : 10 KW

### **BACKUP GENERATOR**

- 100% Backup Power for the Apartments and Common Area

### **OTHER UNIQUE FEATURES**

- Balcony Planter Box



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## INDOOR AMENITIES

1. Indoor Games (Table Tennis, Cards & Carom)
2. Multipurpose hall
3. Library
4. Gym
5. Men's Steam/Sauna
6. Ladies Steam/Sauna
7. Men's Changing Room
8. Ladies Changing Room



## OUTDOOR AMENITIES

1. Entrance Portal with Security Room
2. Arrival Plaza
3. Sculptural Water Feature
4. Outdoor Seating area
5. Linear Access way flanked by Water Body
6. Central Lawn
7. Sculptural Water Spout
8. Tropical Shrub Planting
9. Jogging Track
10. Children's Play Area
11. Practice Basket Ball Post
12. Reflexology
13. Yoga Deck
14. Swimming Pool with Wooden Deck
15. Jacuzzi
16. Barbeque



FOR THOSE WHO UNDERSTAND  
THE SUBTLITIES OF TRUE LUXURY...

**24K** GRAZIO  
BY KOLTE-PATIL

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Perfection,  
is perfection,  
is perfection.

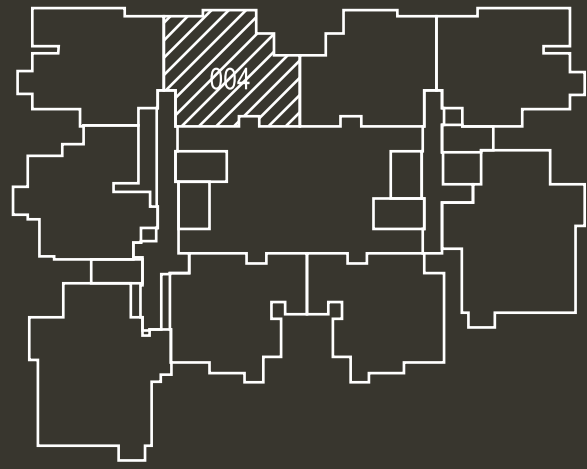
## Master Plan

### LEGEND

1. ENTRANCE PORTAL WITH SECURITY ROOM
2. ARRIVAL PLAZA
3. SCULPTURAL WATER FEATURE
4. OUTDOOR SEATING AREA
5. LINEAR ACCESS WAY FLANKED WITH WATER BODY
6. CENTRAL LAWN WITH SEATER
7. SCULPTURAL WATER SPOUT
8. TROPICAL SHRUB PLANTING
9. JOGGING TRACK
10. CHILDRENS PLAY AREA
11. PRACTISE BASKETBALL PSOT
12. REFLEXLOGY
13. YOGA DECK
14. SWIMMING POOL WITH WOODEN DECK
15. JACUZZI
16. BARBEQUE





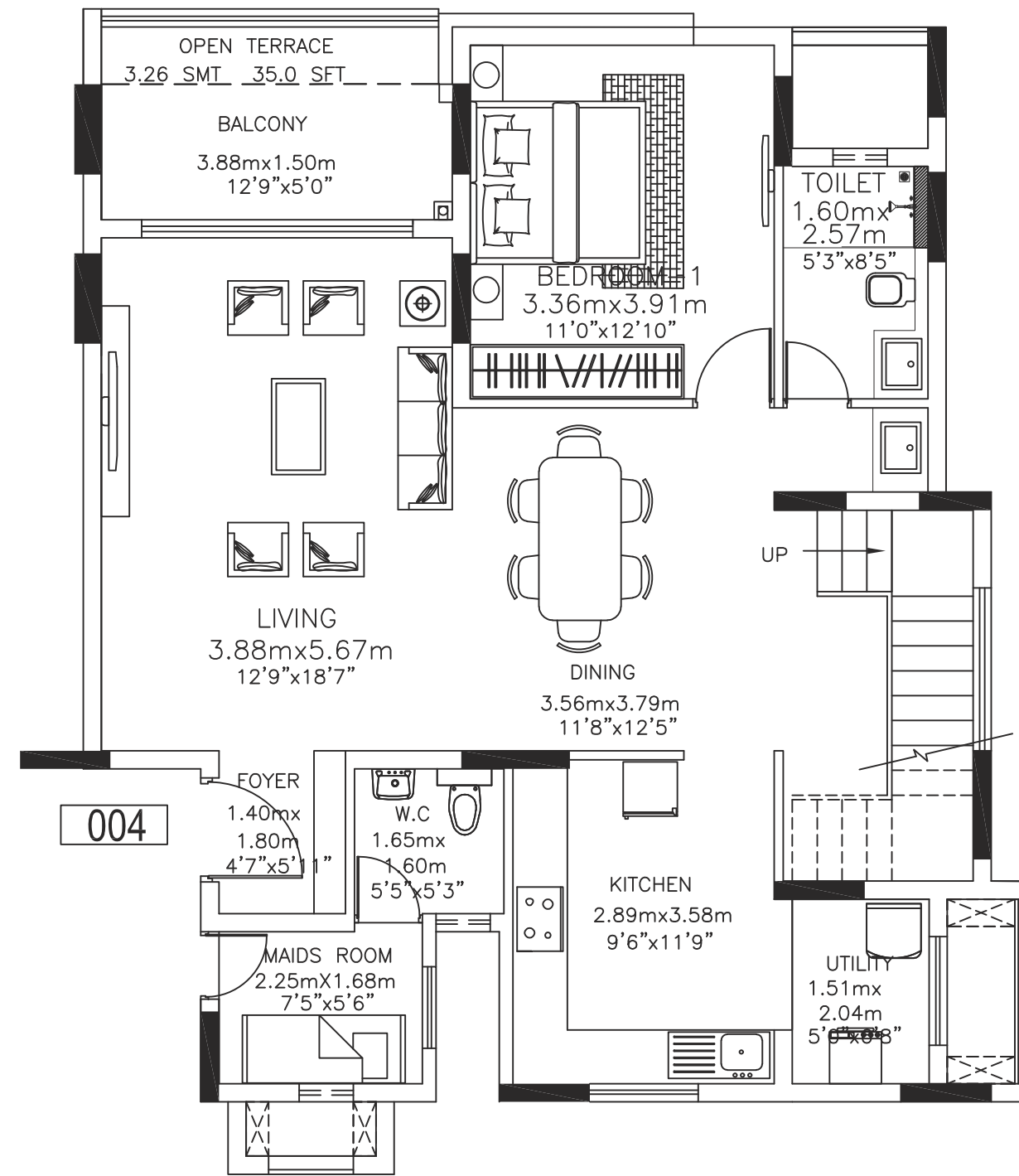


**KEY PLAN**

**3 BHK DUPLEX APARTMENT**

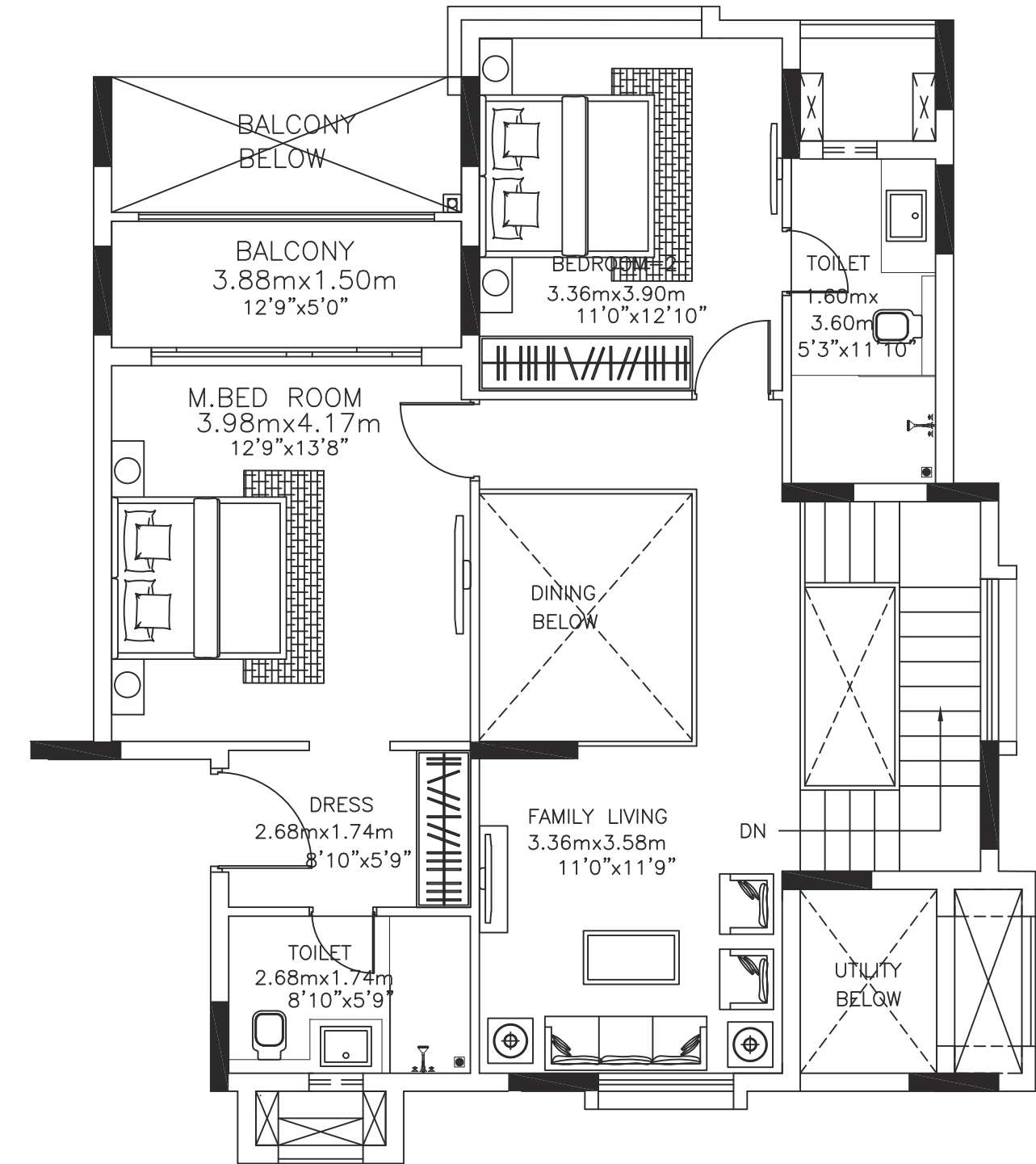
**FLAT NO : 004**

**Carpet Area : 1763 sqft**



**GROUND FLOOR**

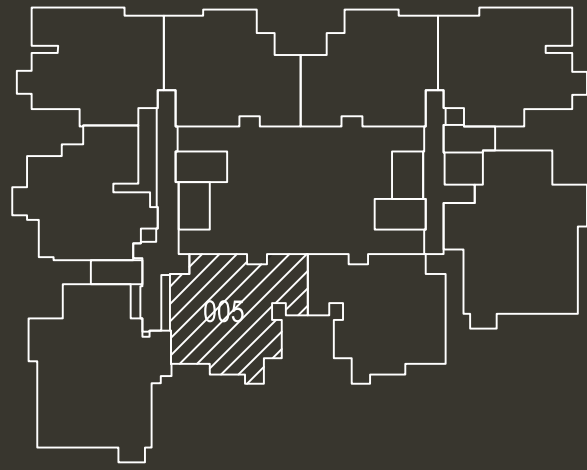
Disclaimer: Furniture and fixtures shown in the plan are only for illustration of space usage and do not constitute part of the actual offering



**FIRST FLOOR**

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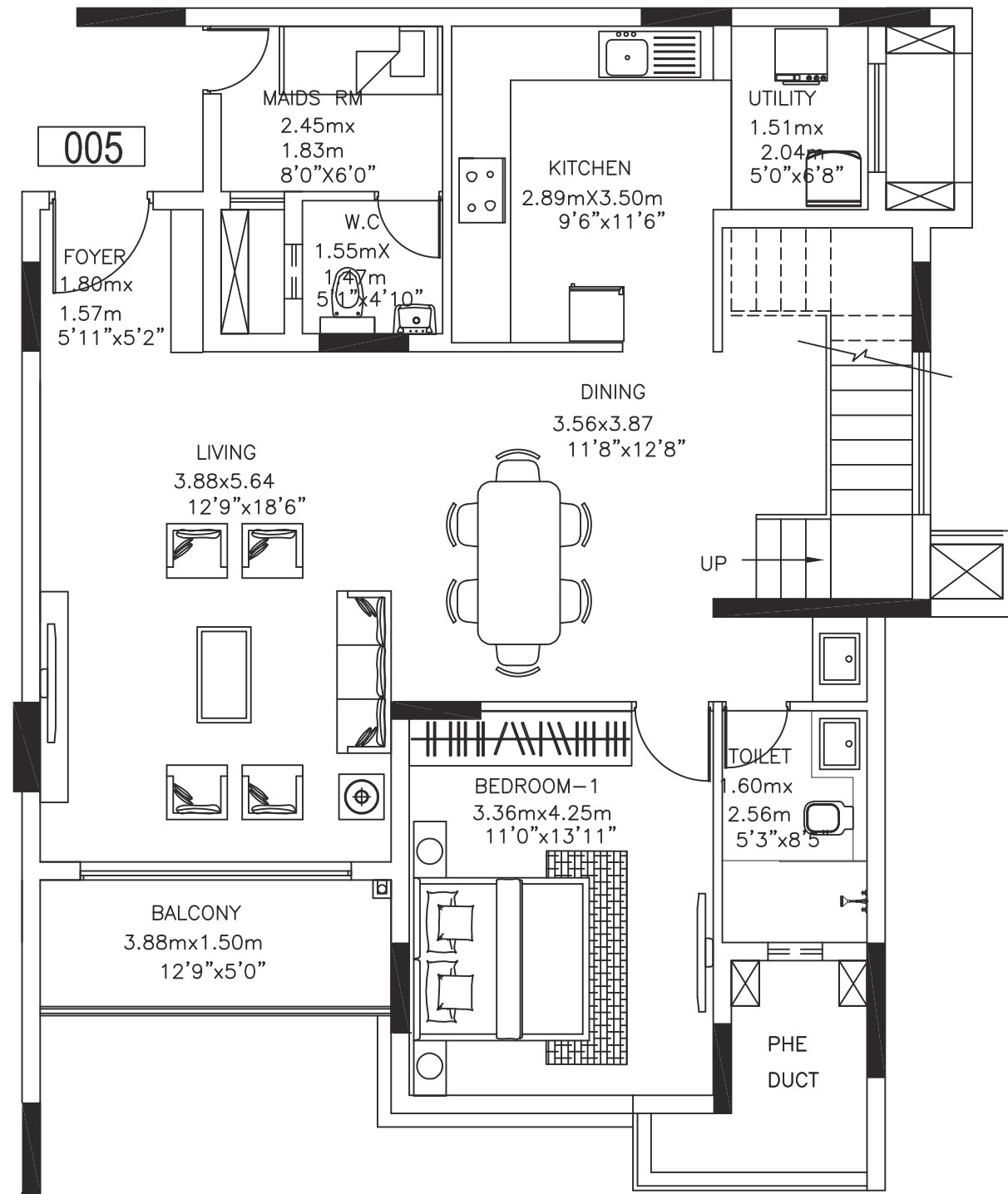


**KEY PLAN**

**3 BHK DUPLEX APARTMENT**

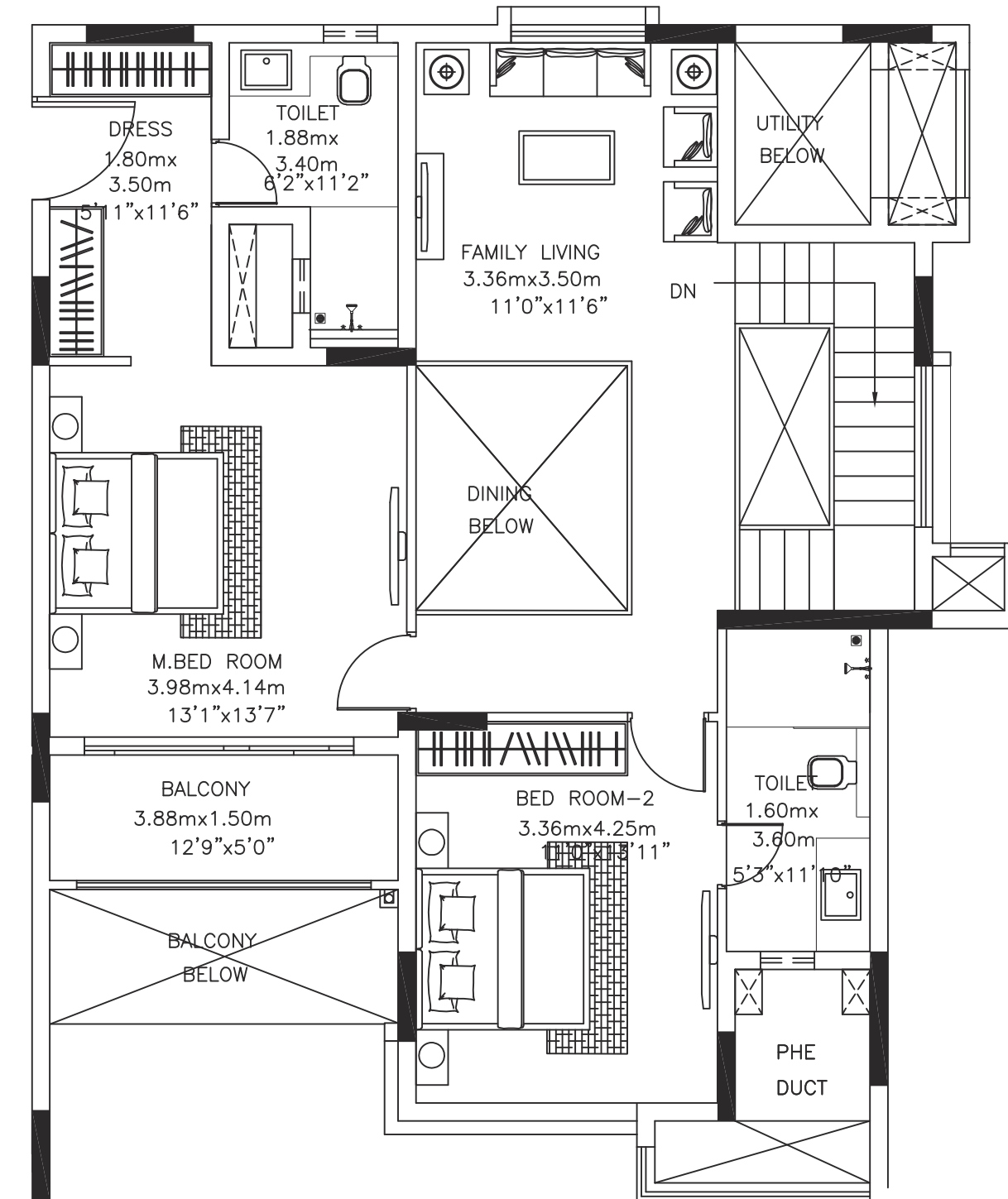
**FLAT NO : 005**

**Carpet Area : 1837 sqft**



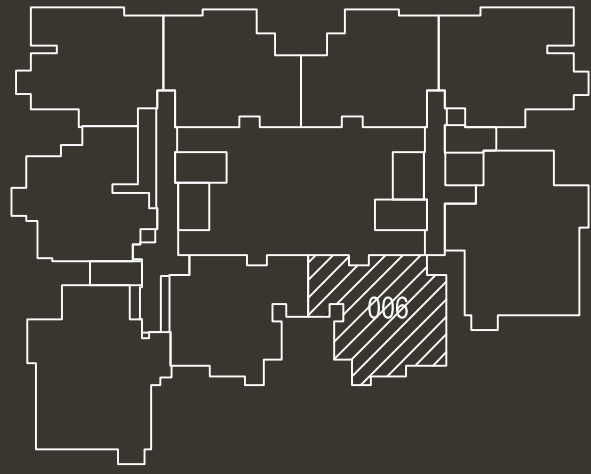
**GROUND FLOOR**

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**FIRST FLOOR**

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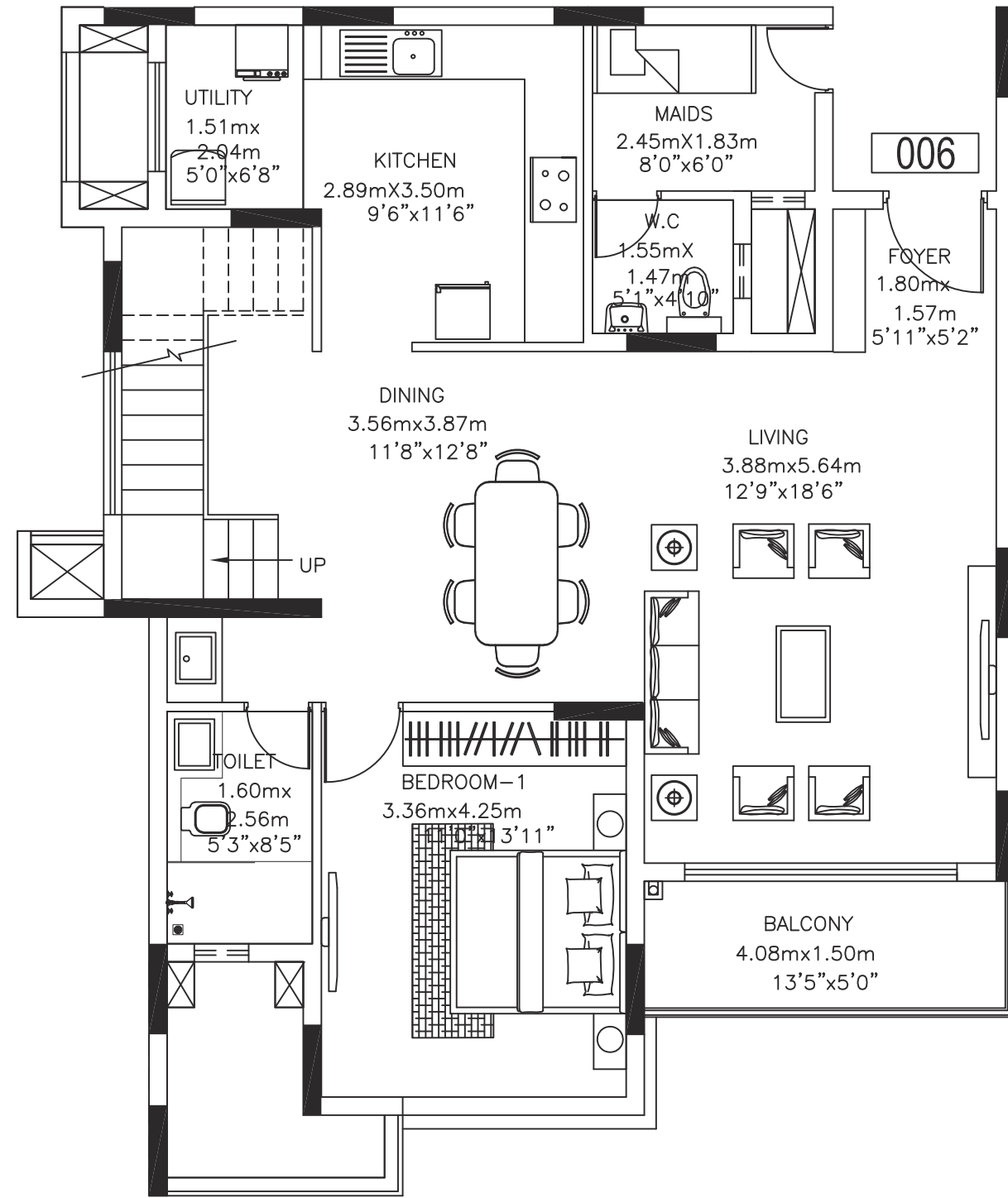


**KEY PLAN**

**3 BHK DUPLEX APARTMENT**

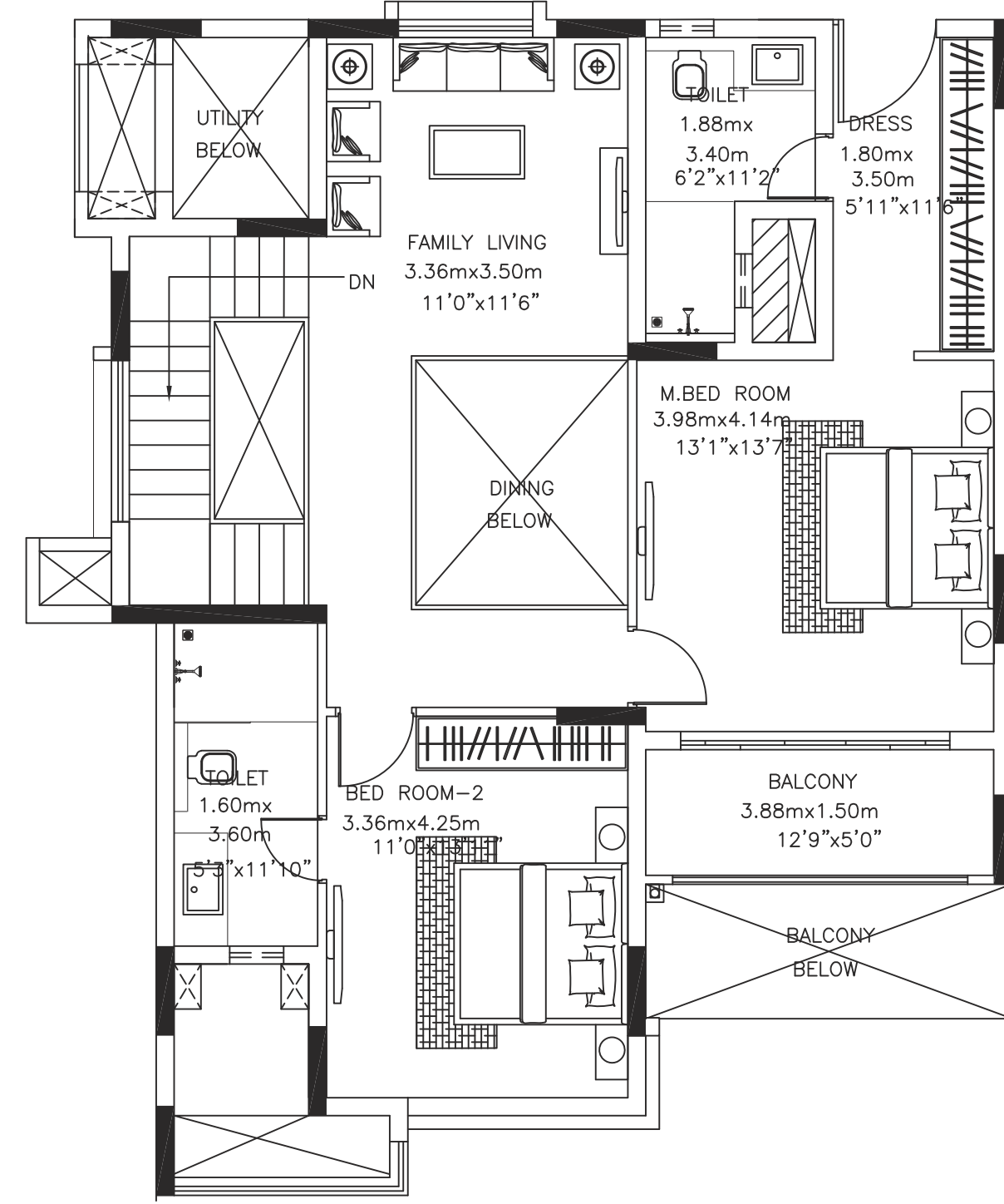
**FLAT NO : 006**

**Carpet Area : 1837 sqft**



**GROUND FLOOR**

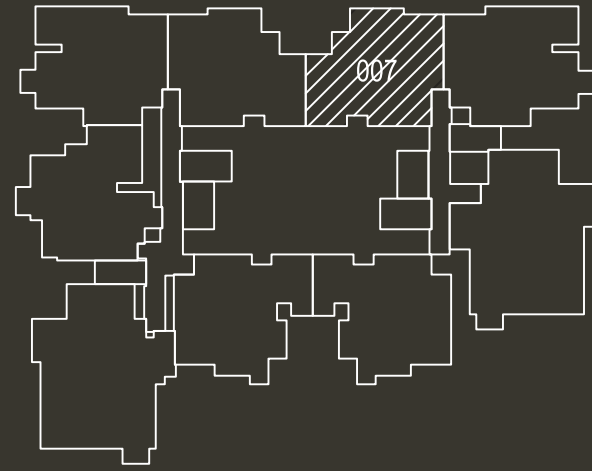
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**FIRST FLOOR**

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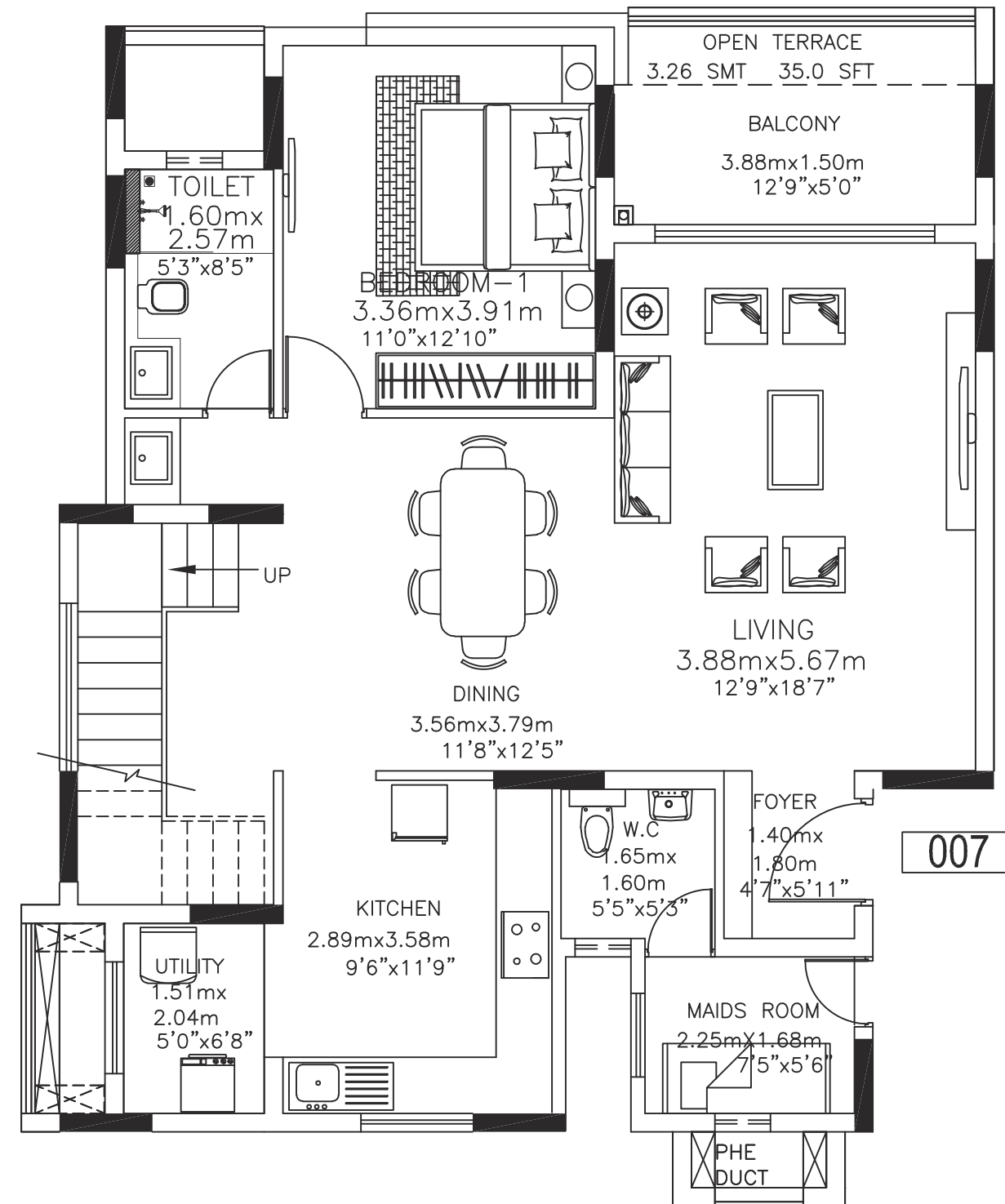


**KEY PLAN**

**3 BHK DUPLEX APARTMENT**

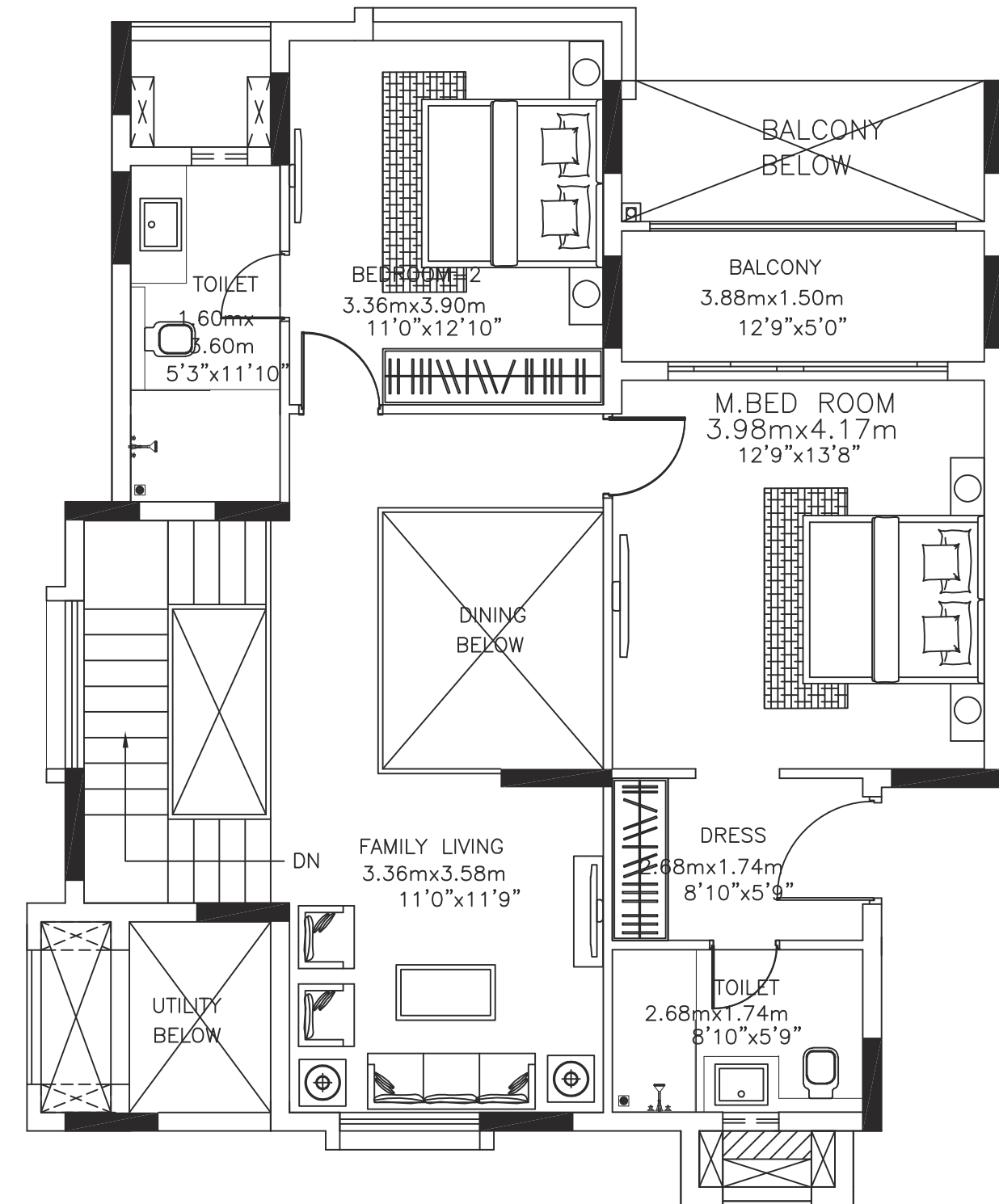
**FLAT NO : 007**

**Carpet Area : 1763 sqft**



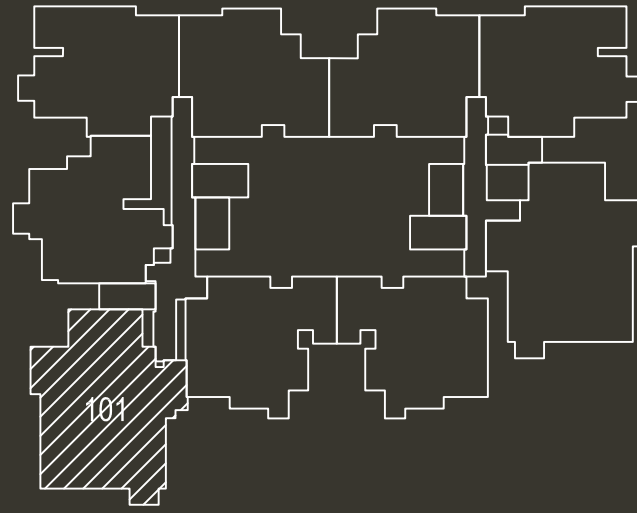
**GROUND FLOOR**

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**FIRST FLOOR**

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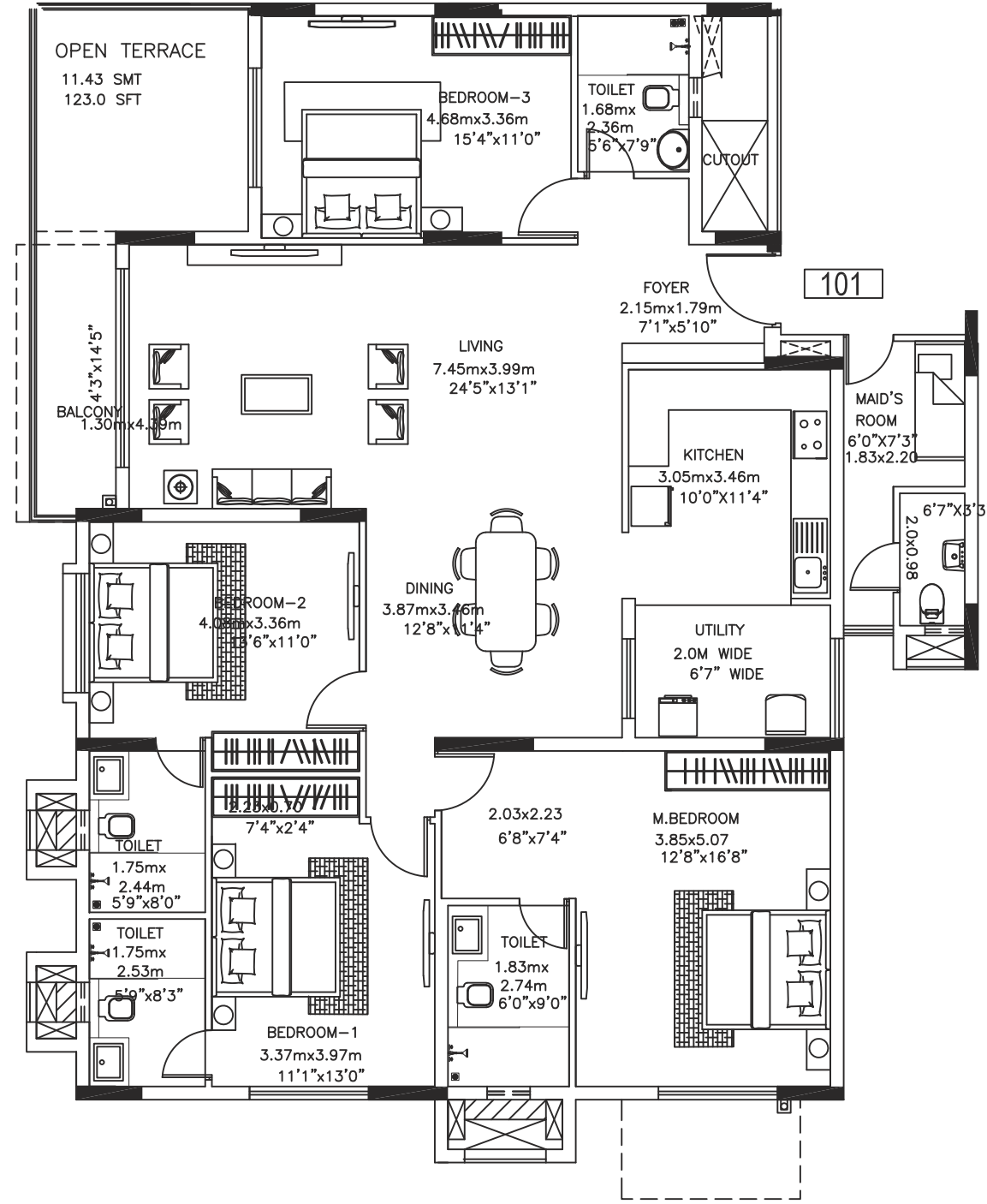


**KEY PLAN**

**4 - BHK  
APARTMENT**

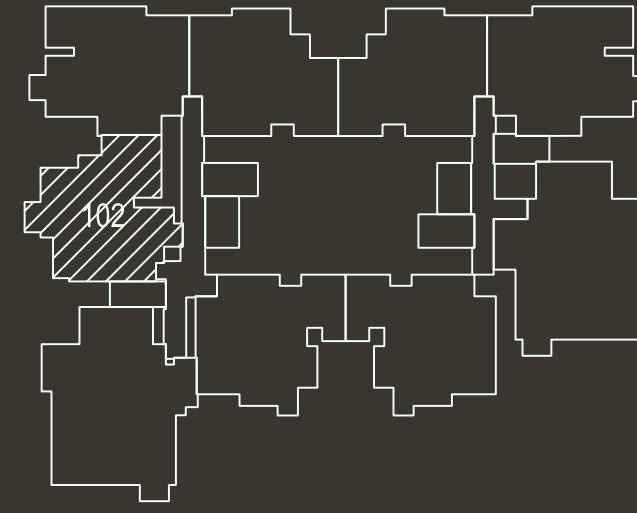
**FLAT NO : 101**

**Carpet Area : 1830 sqft**



**FIRST FLOOR**

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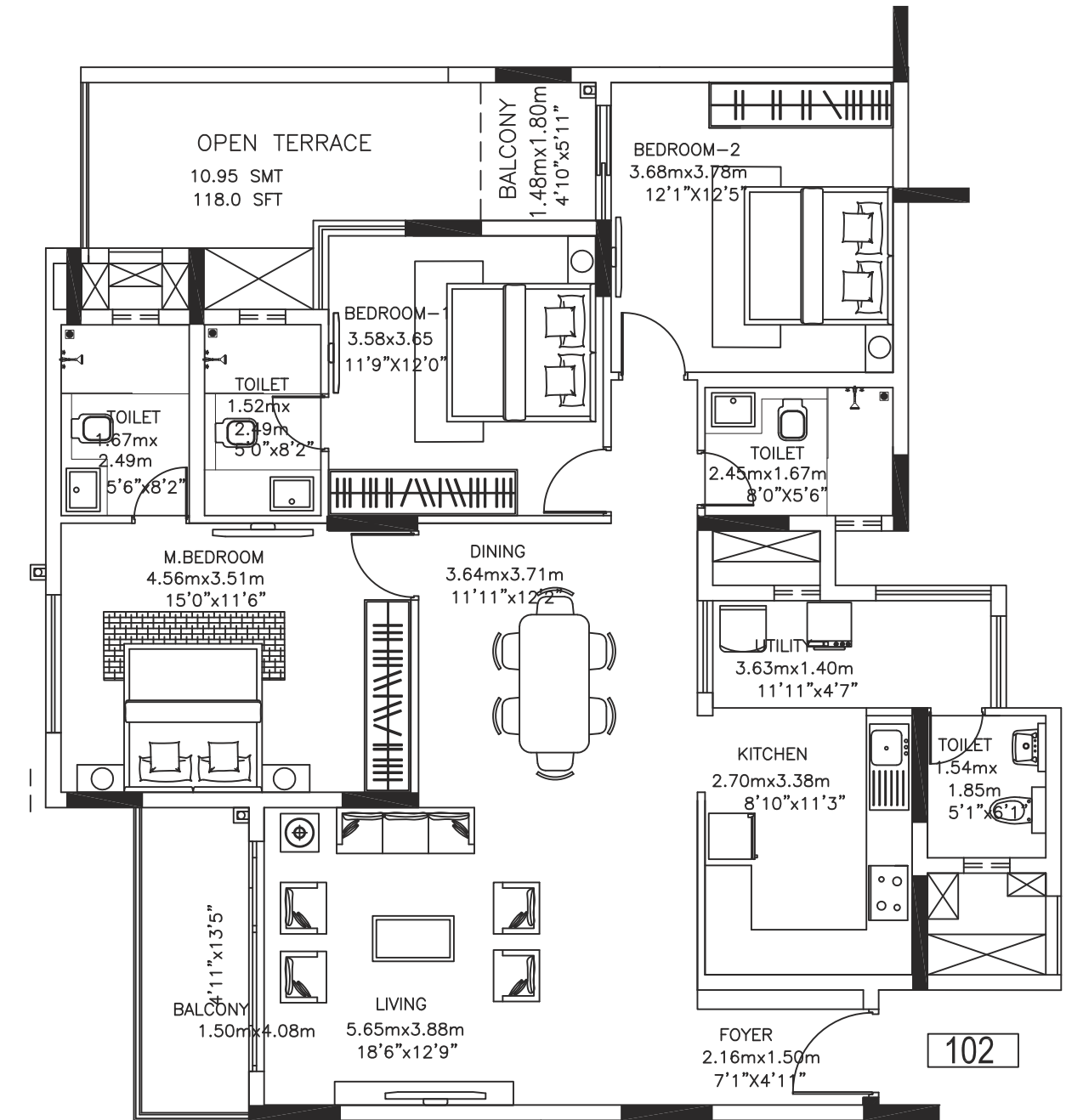


**KEY PLAN**

**3 - BHK  
APARTMENT**

**FLAT NO : 102**

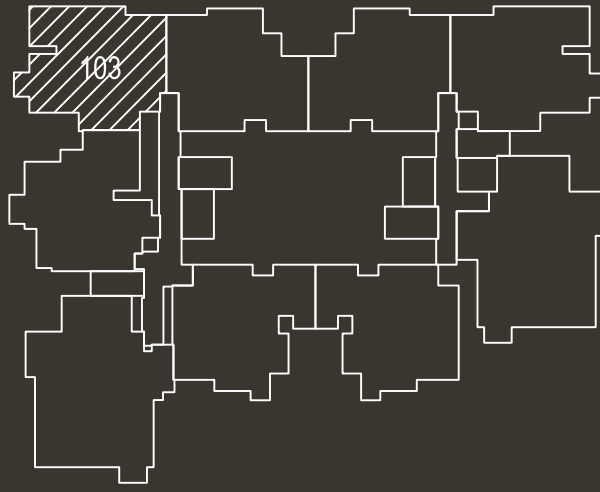
**Carpet Area : 1283 sqft**



**FIRST FLOOR**

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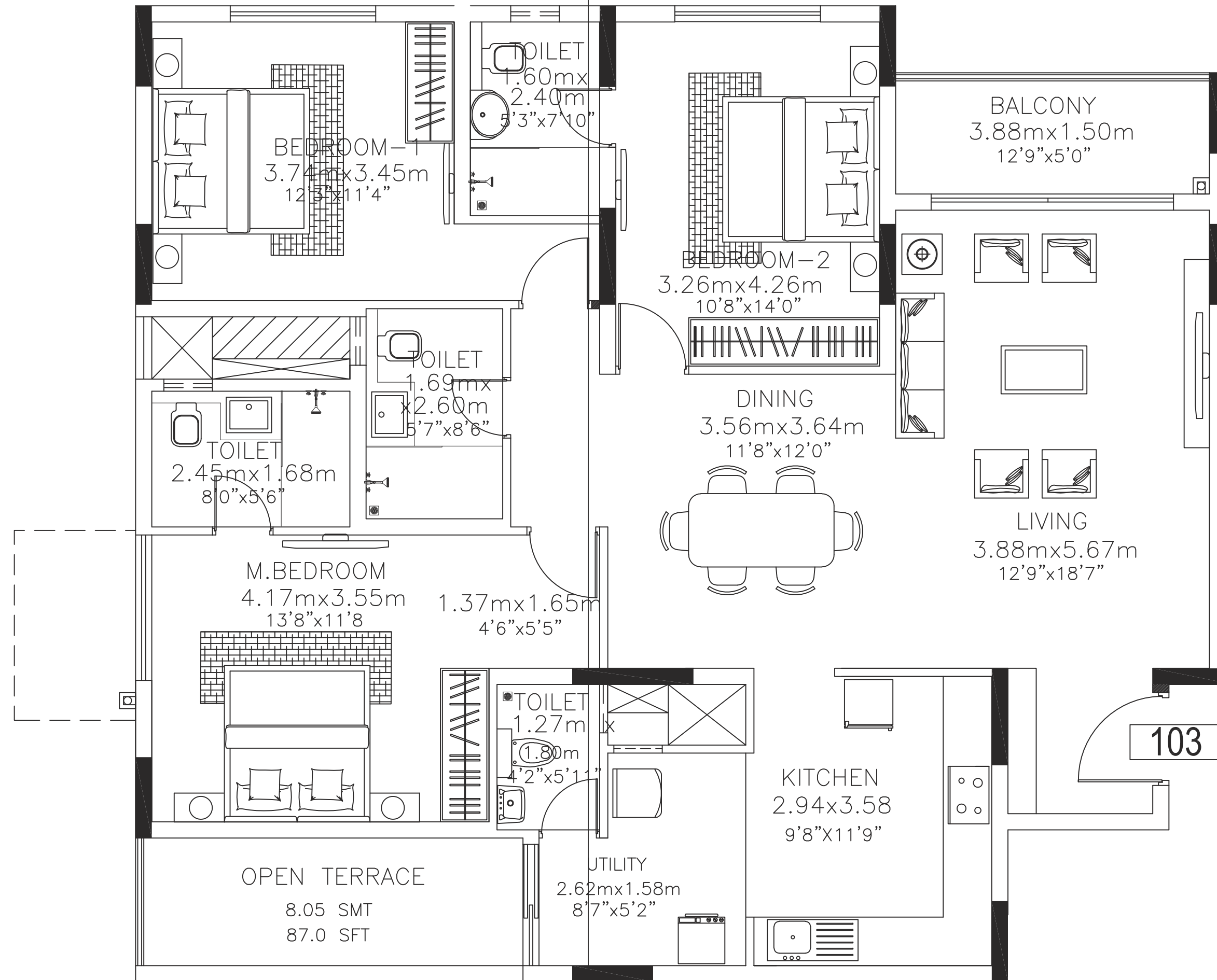


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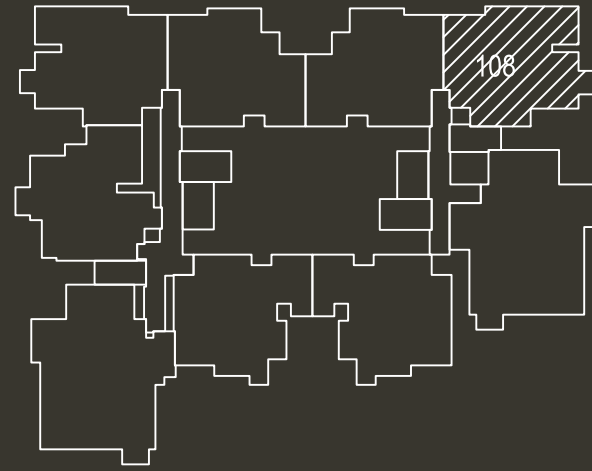
**3 - BHK  
APARTMENT**

**FLAT NO : 103**

**Carpet Area : 1349 sqft**



**FIRST FLOOR**

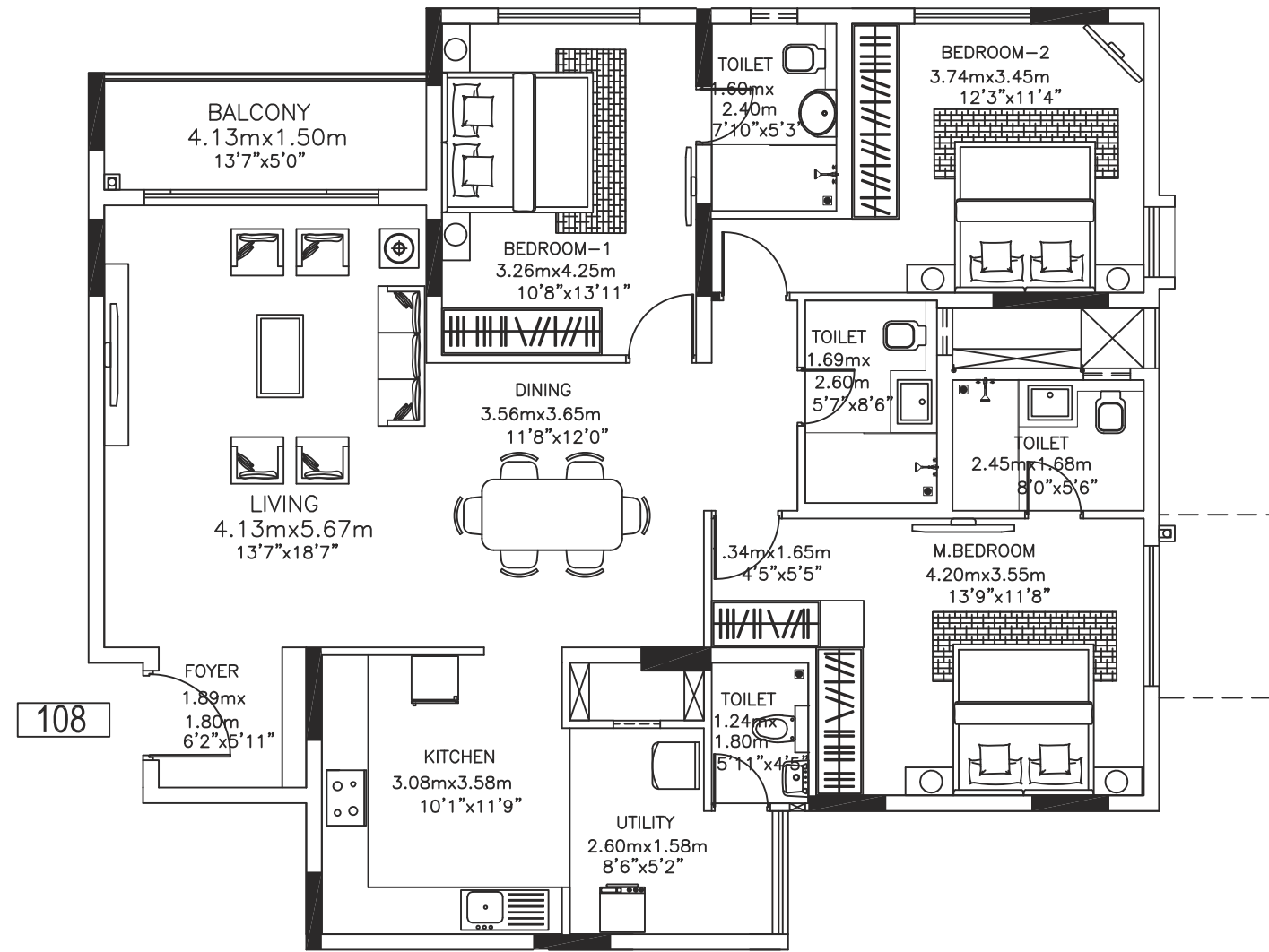


**KEY PLAN**

**3 - BHK  
APARTMENT**

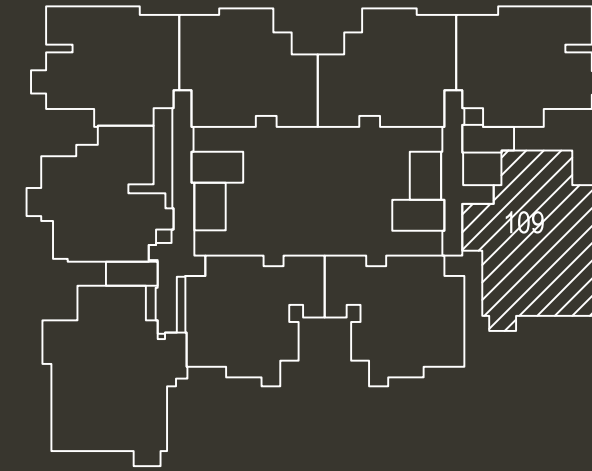
**FLAT NO : 108**

**Carpet Area : 1370 sqft**



**FIRST FLOOR**

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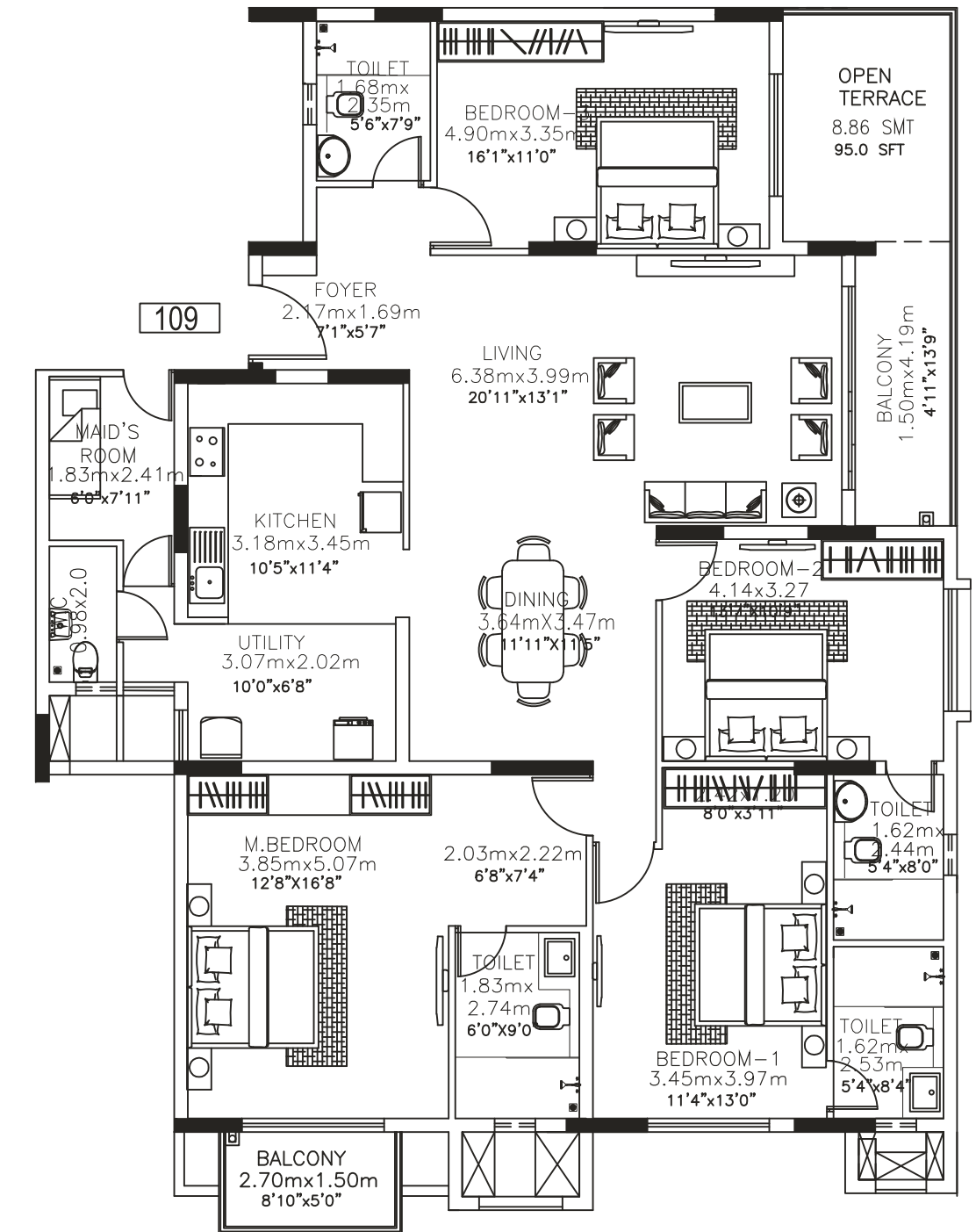


**KEY PLAN**

**4 - BHK  
APARTMENT**

**FLAT NO : 109**

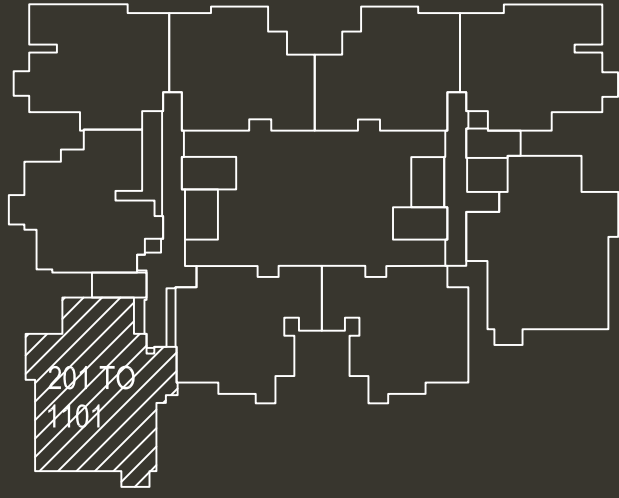
**Carpet Area : 1799 sqft**



**FIRST FLOOR**

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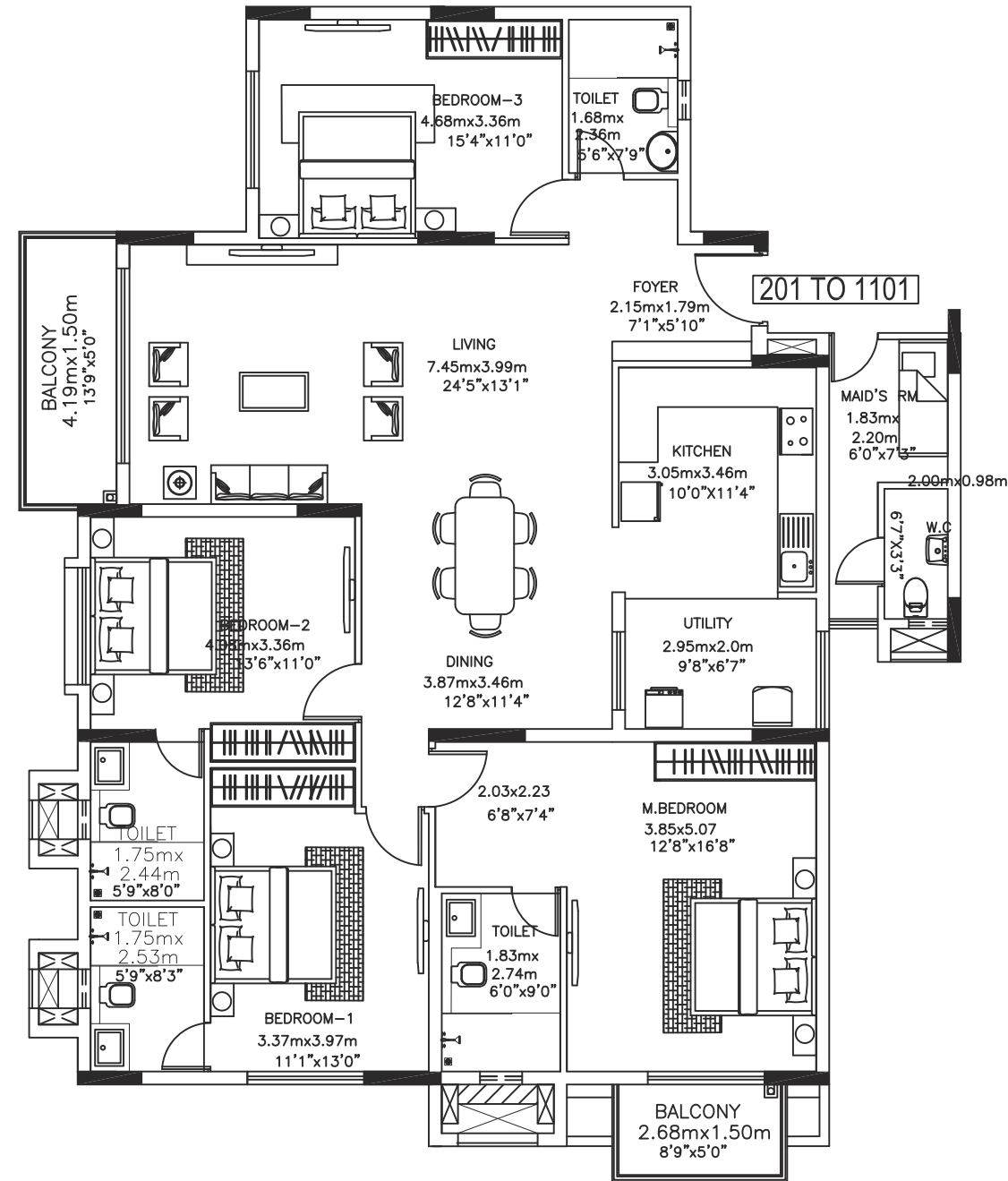


**KEY PLAN**

**4 - BHK  
APARTMENT**

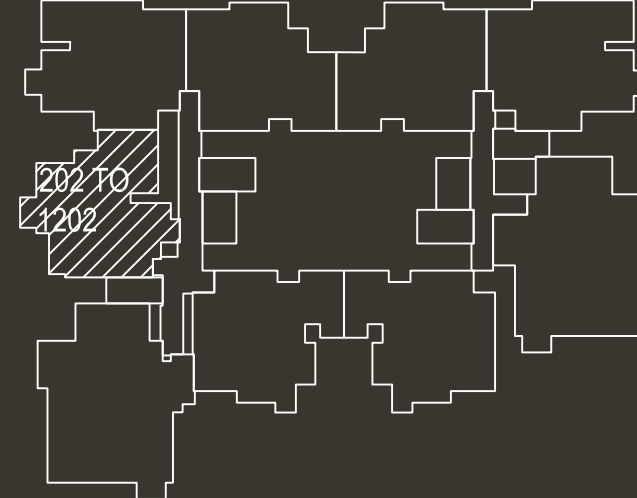
**FLAT NO : 201 to 1101**

**Carpet Area : 1834 sqft**



**TPICAL FLOOR  
2nd to 11th**

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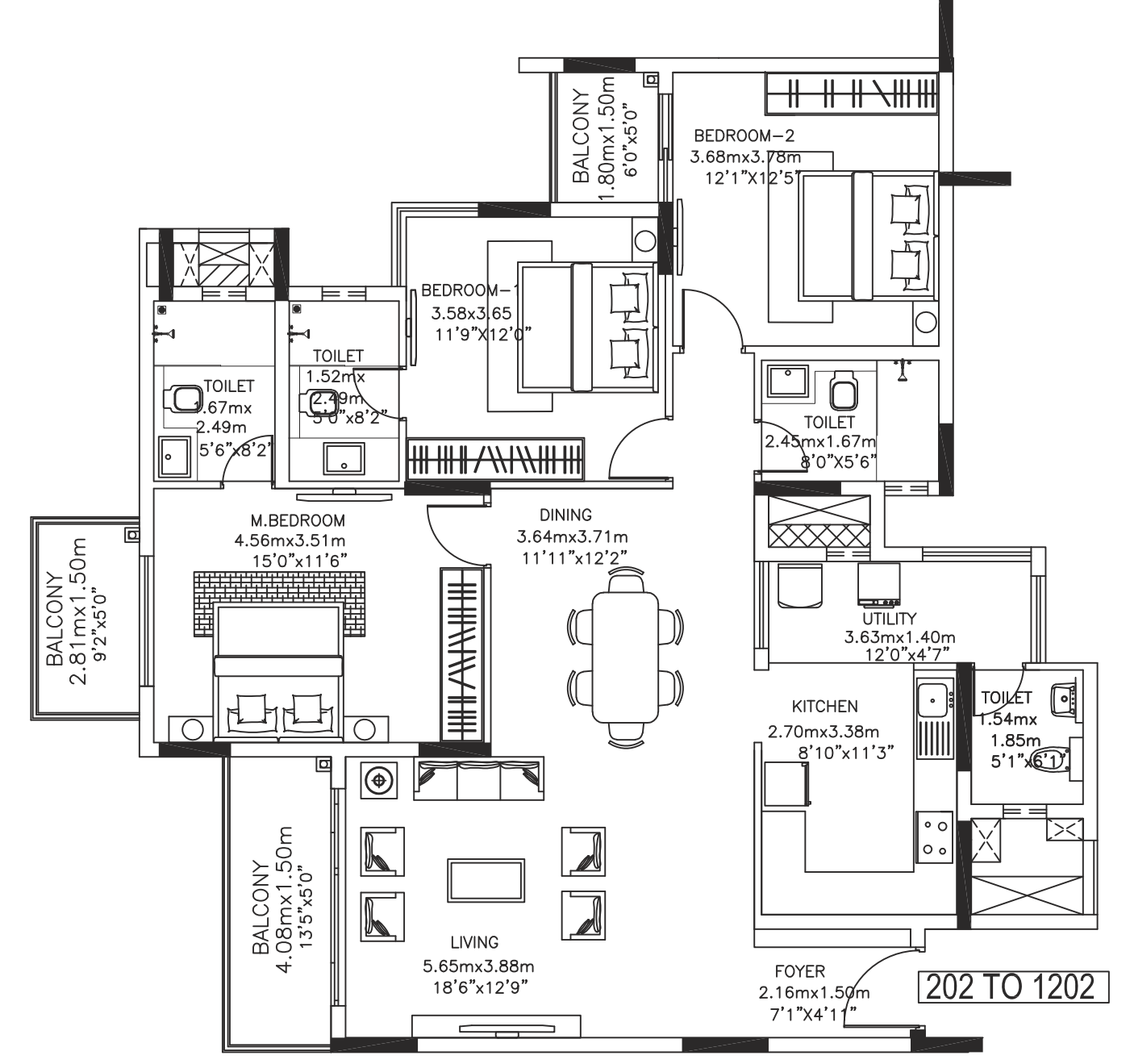


**KEY PLAN**

**3 - BHK  
APARTMENT**

**FLAT NO : 202 to 1202**

**Carpet Area : 1286 sqft**

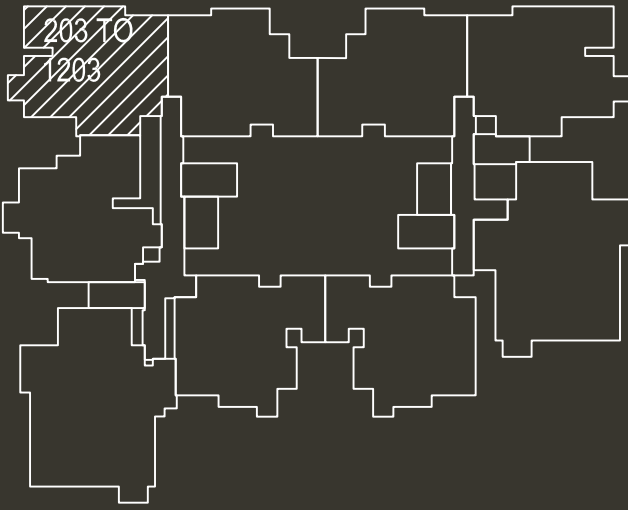


**TPICAL FLOOR  
2nd to 11th**

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KEY PLAN

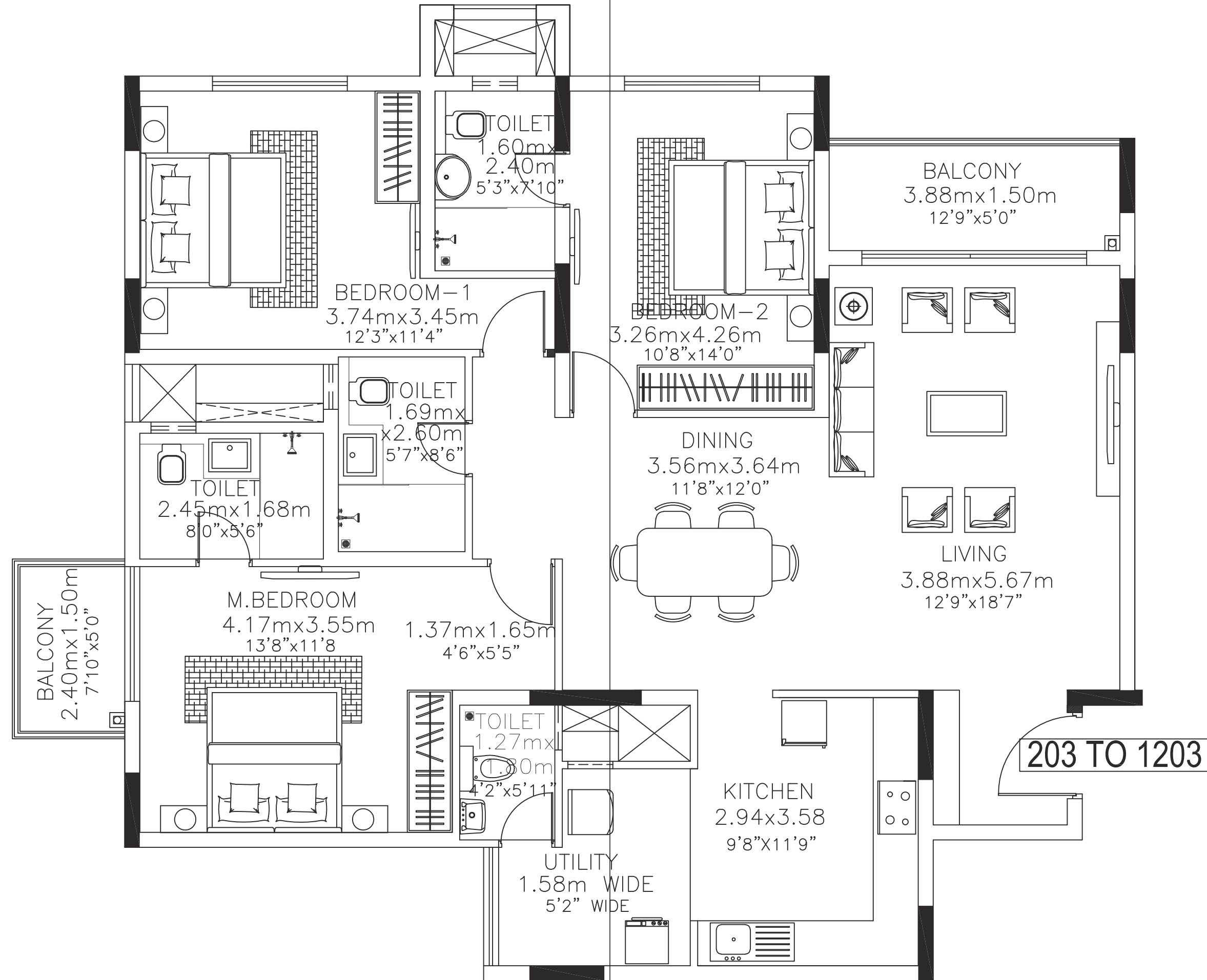
3 -BHK  
APARTMENT

FLAT NO : 203 to 1203

Carpet Area : 1350 sqft

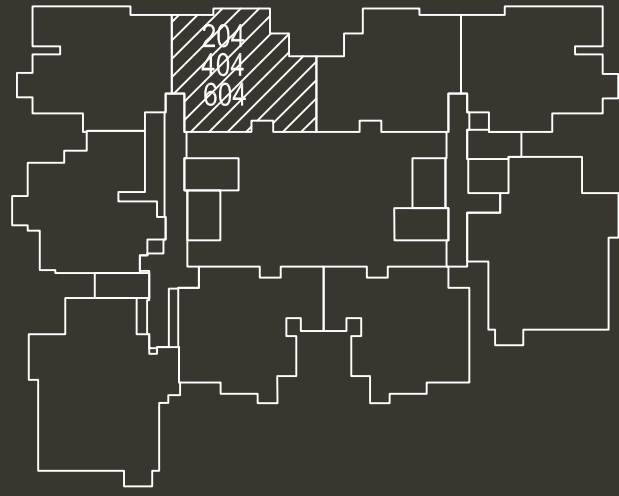


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TPICAL FLOOR  
2nd to 12th

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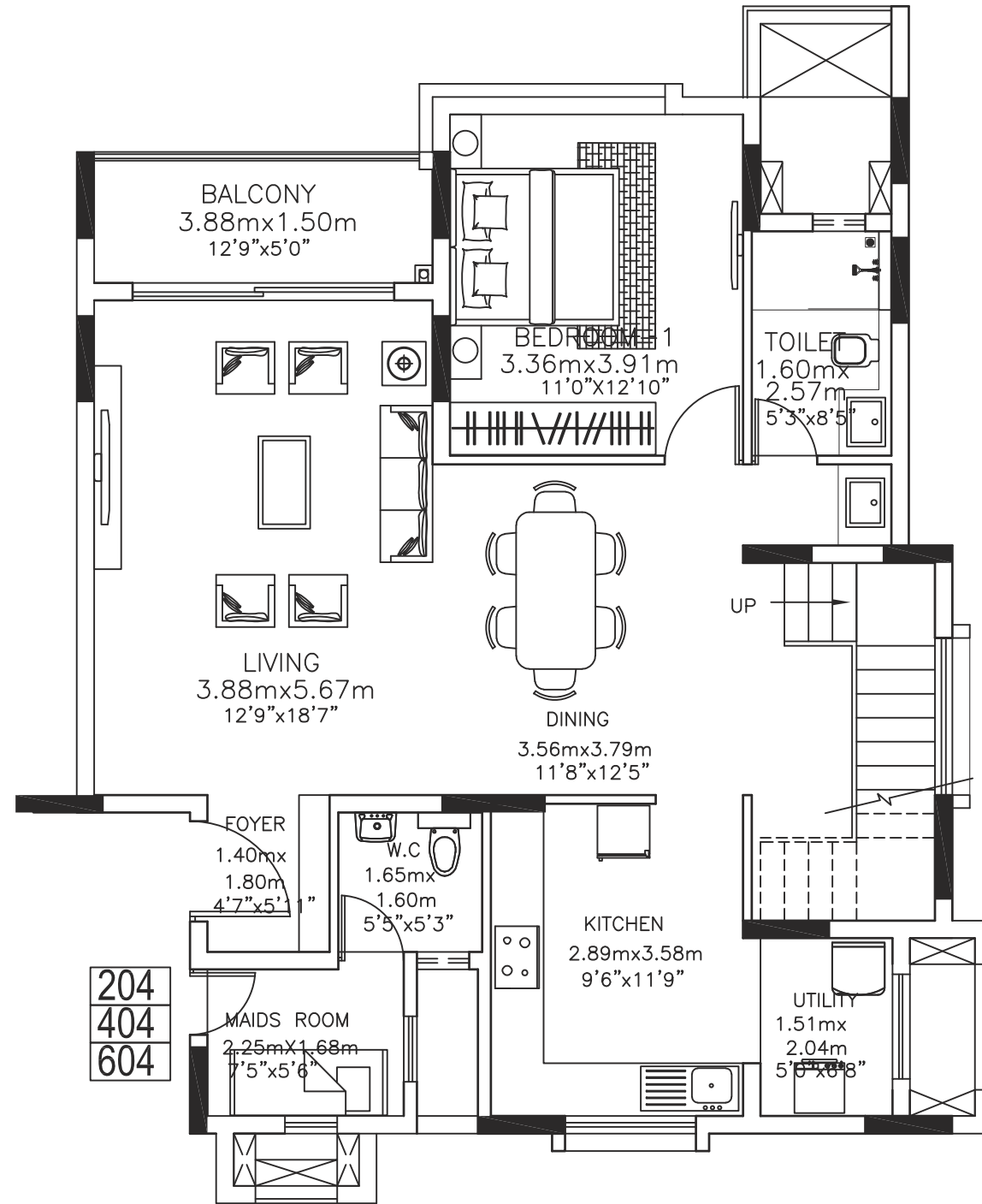


**KEY PLAN**

**3-BHK DUPLEX APARTMENT**

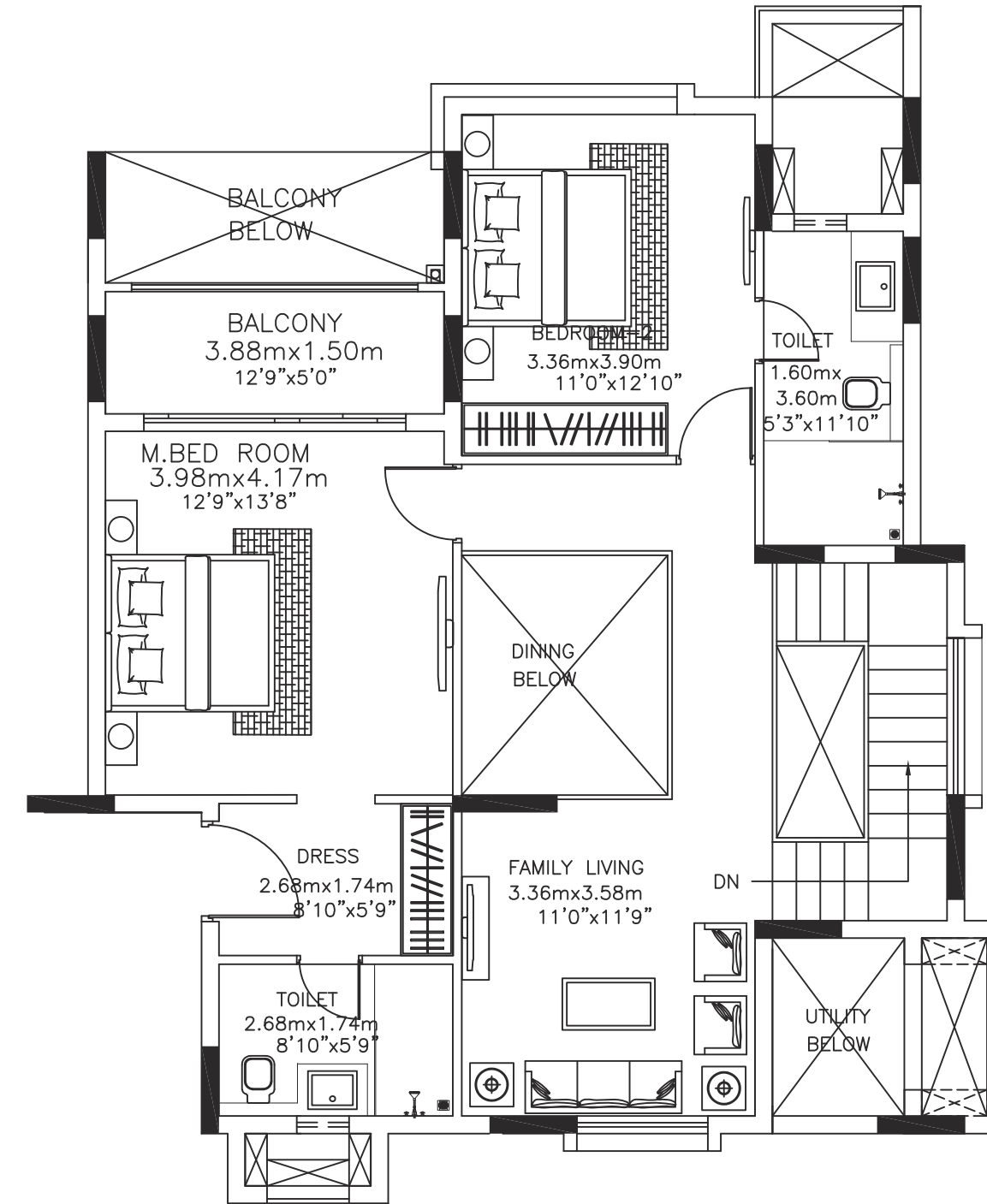
**FLAT NO :204,404&604**

**Carpet Area : 1763 sqft**



**2nd, 4th & 6th FLOOR**

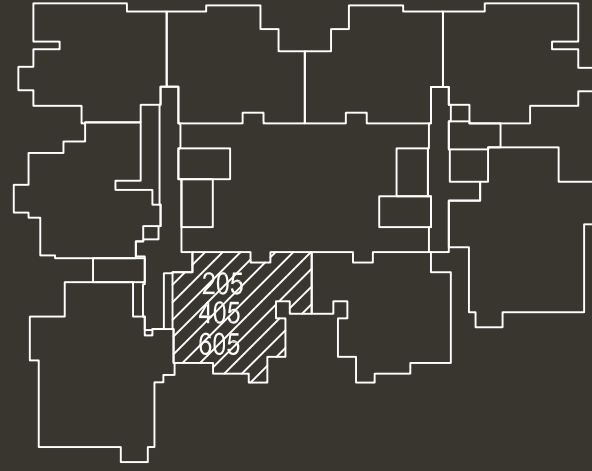
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**3rd, 5th & 7th FLOOR**

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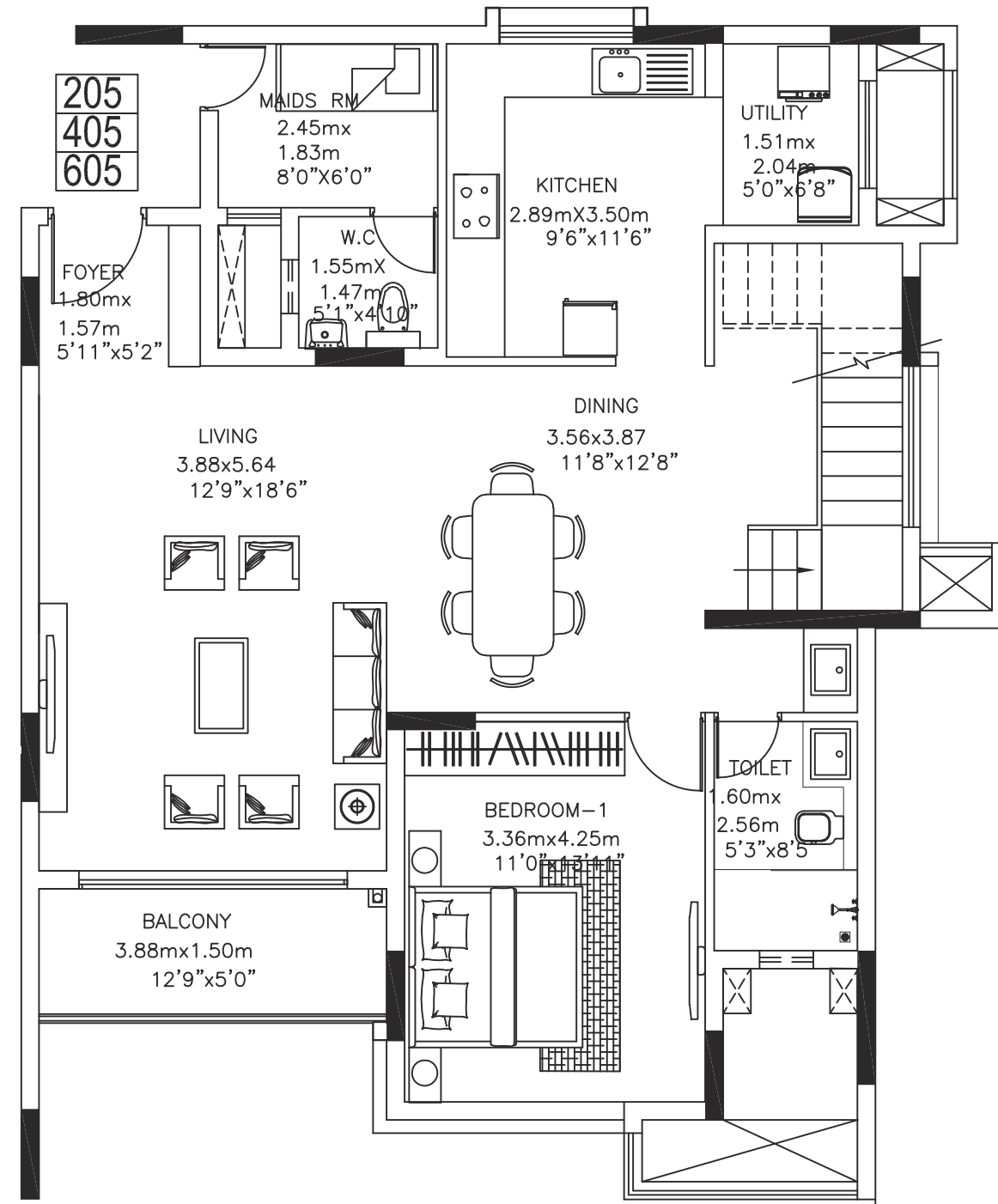


**KEY PLAN**

**3 - BHK DUPLEX  
APARTMENT**

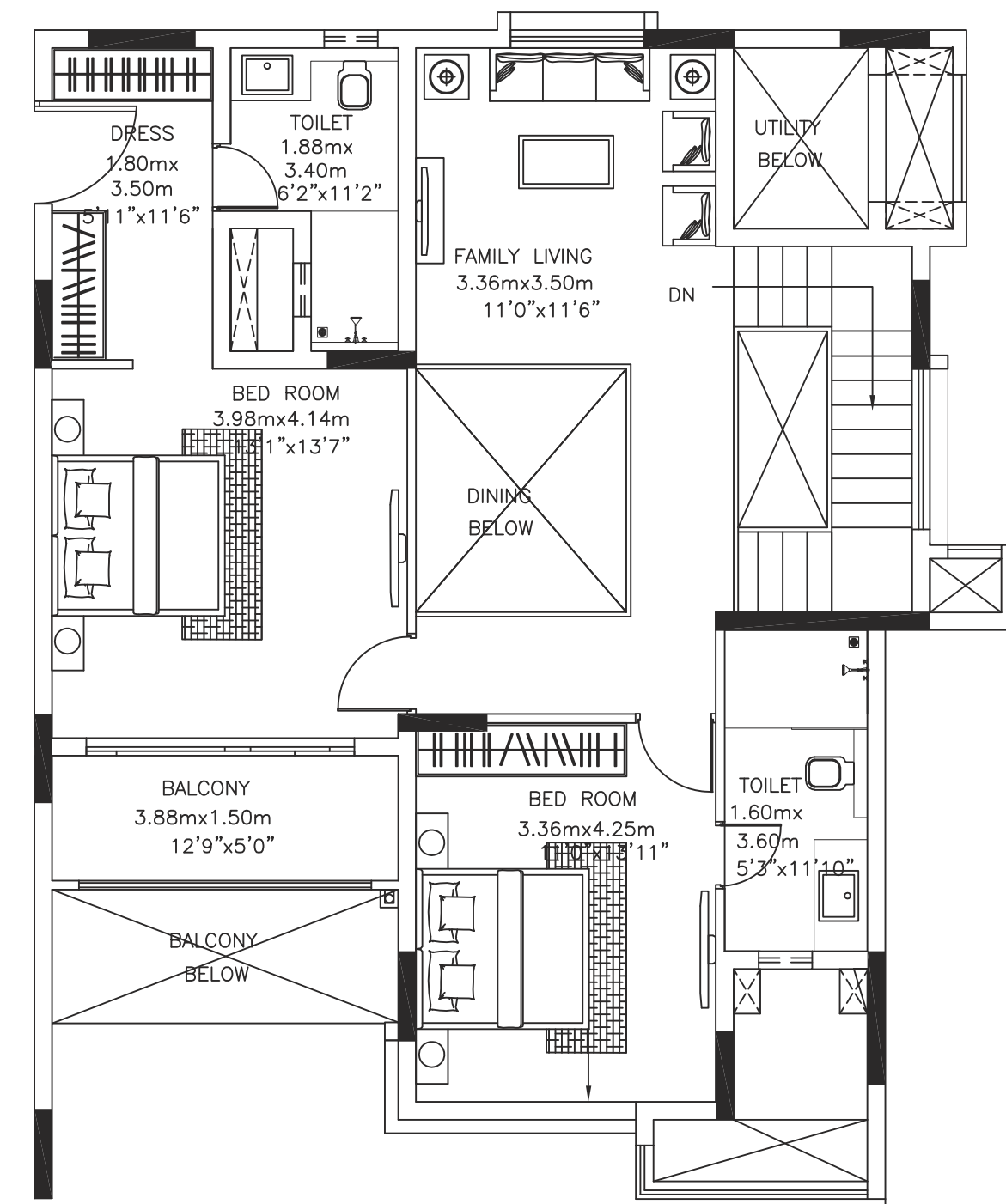
**FLAT NO :205,405&605**

**Carpet Area : 1837 sqft**



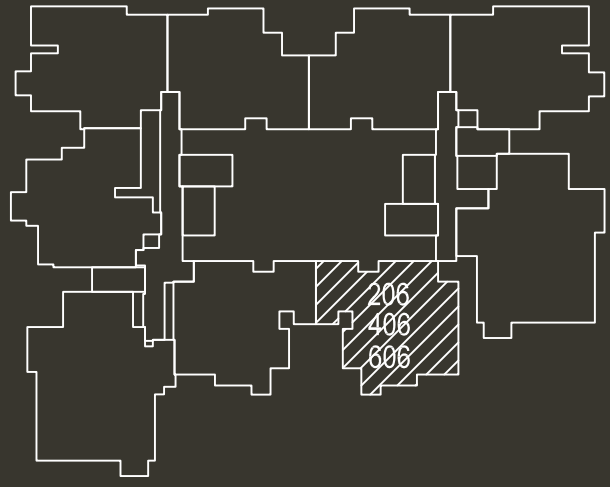
**2nd, 4th & 6th FLOOR**

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**3rd, 5th & 7th FLOOR**

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**KEY PLAN**

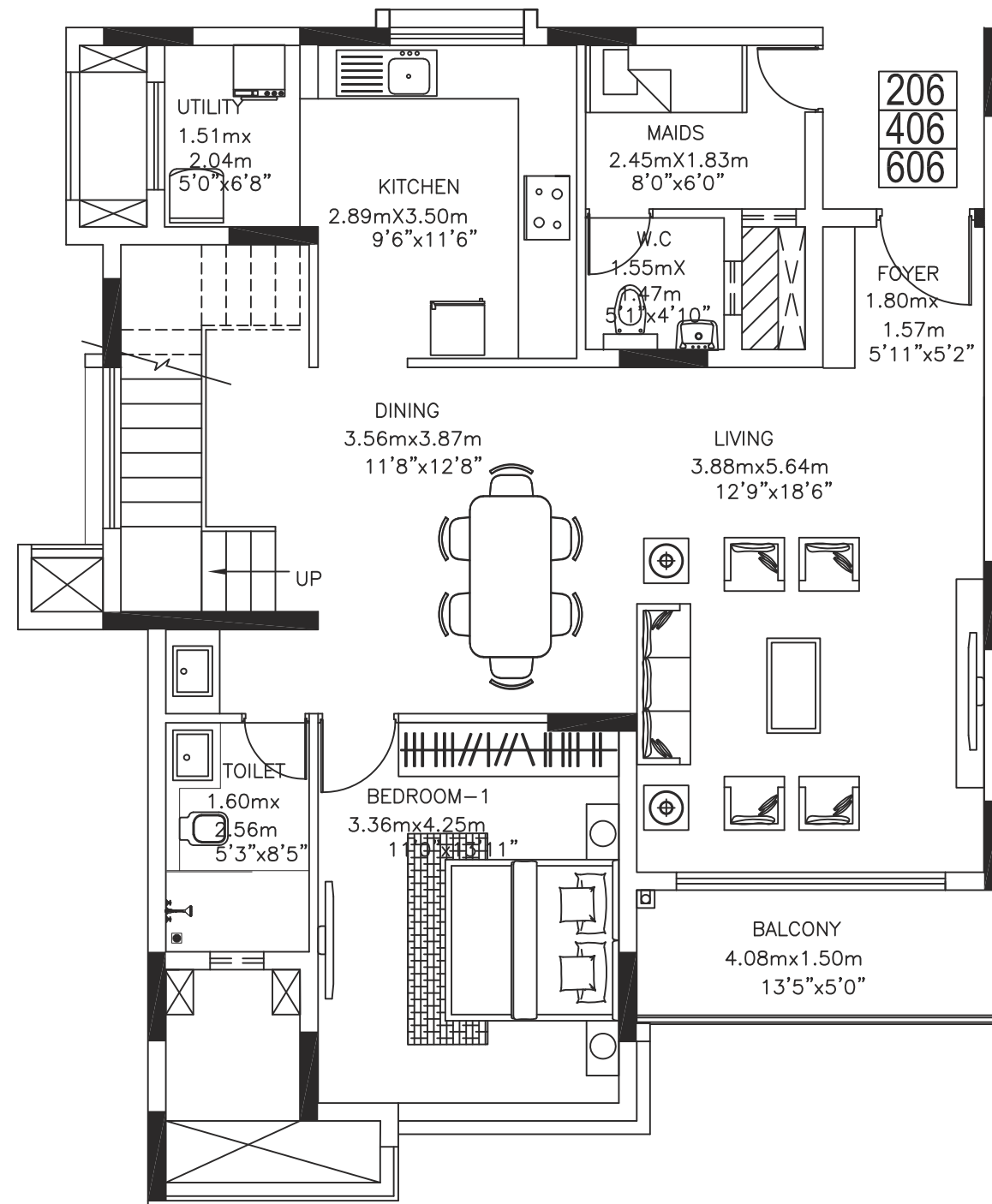
**3-BHK DUPLEX  
APARTMENT**

**FLAT NO :206,406&606**

**Carpet Area : 1837 sqft**

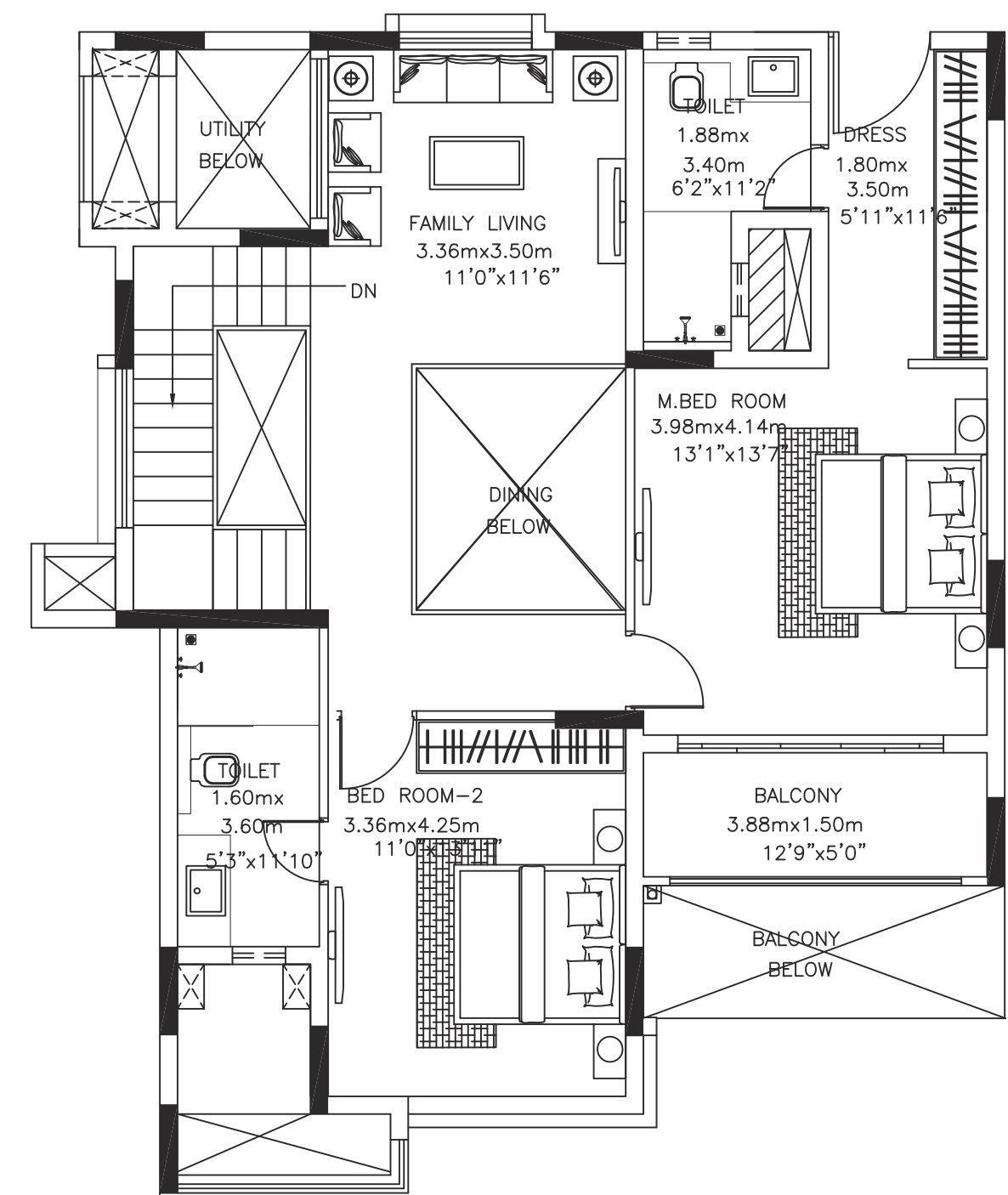


**24K GRAZIO**  
BY KOLTE-PATIL



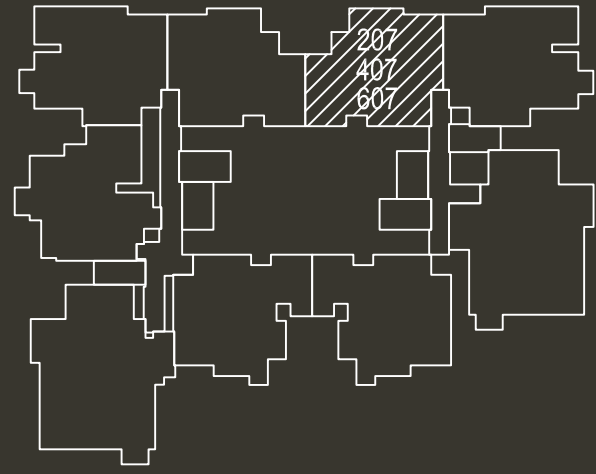
**2nd, 4th & 6th FLOOR**

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**3rd, 5th & 7th FLOOR**

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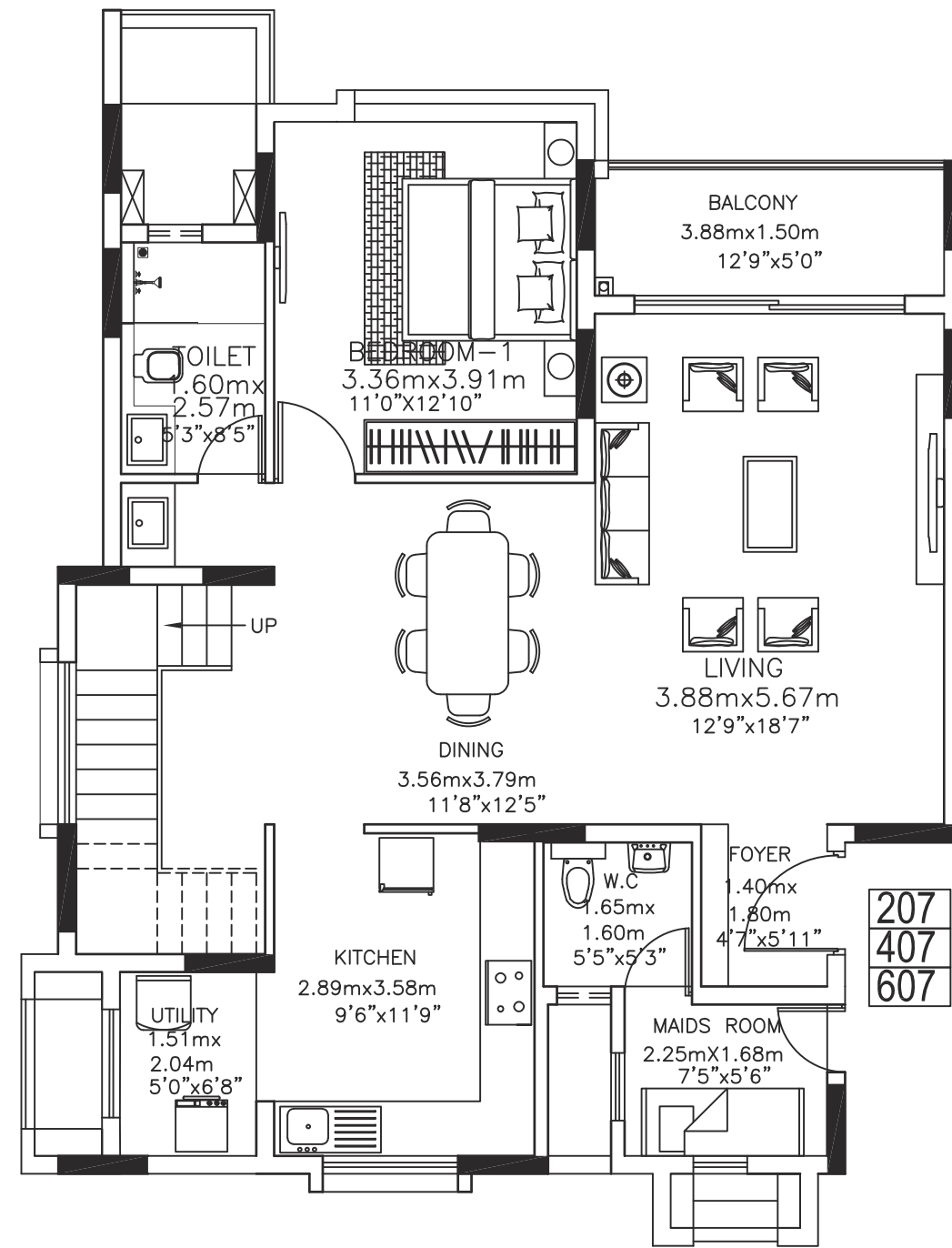


**KEY PLAN**

**3-BHK DUPLEX APARTMENT**

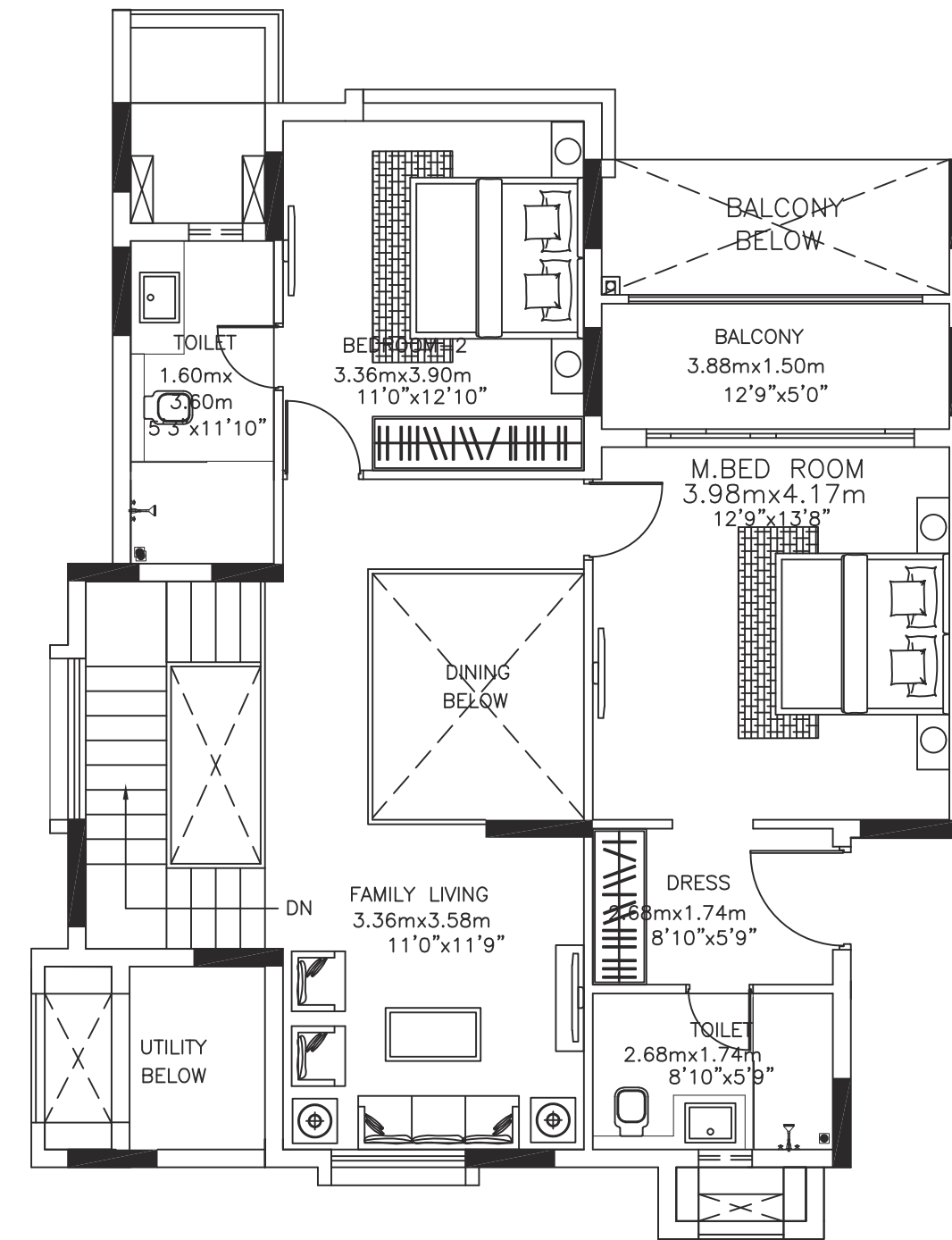
**FLAT NO :207,407&607**

**Carpet Area : 1762 sqft**



**2nd, 4th & 6th FLOOR**

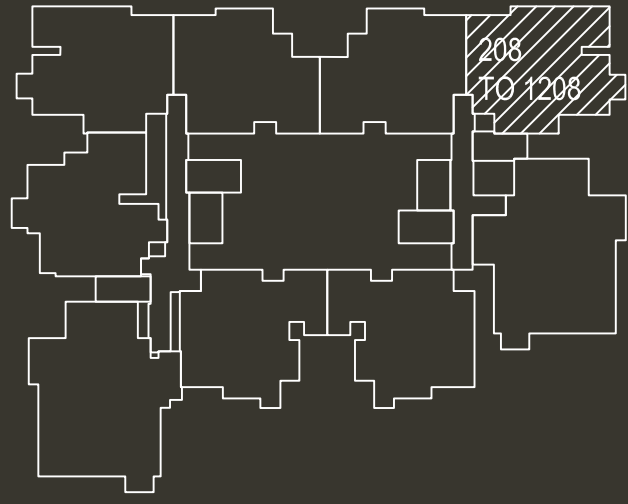
Disclaimer: Furniture and fixtures shown in the plan are only for illustration of space usage and do not constitute part of the actual offering



**3rd, 5th & 7th FLOOR**

Disclaimer: Furniture and fixtures shown in the plan are only for illustration of space usage and do not constitute part of the actual offering



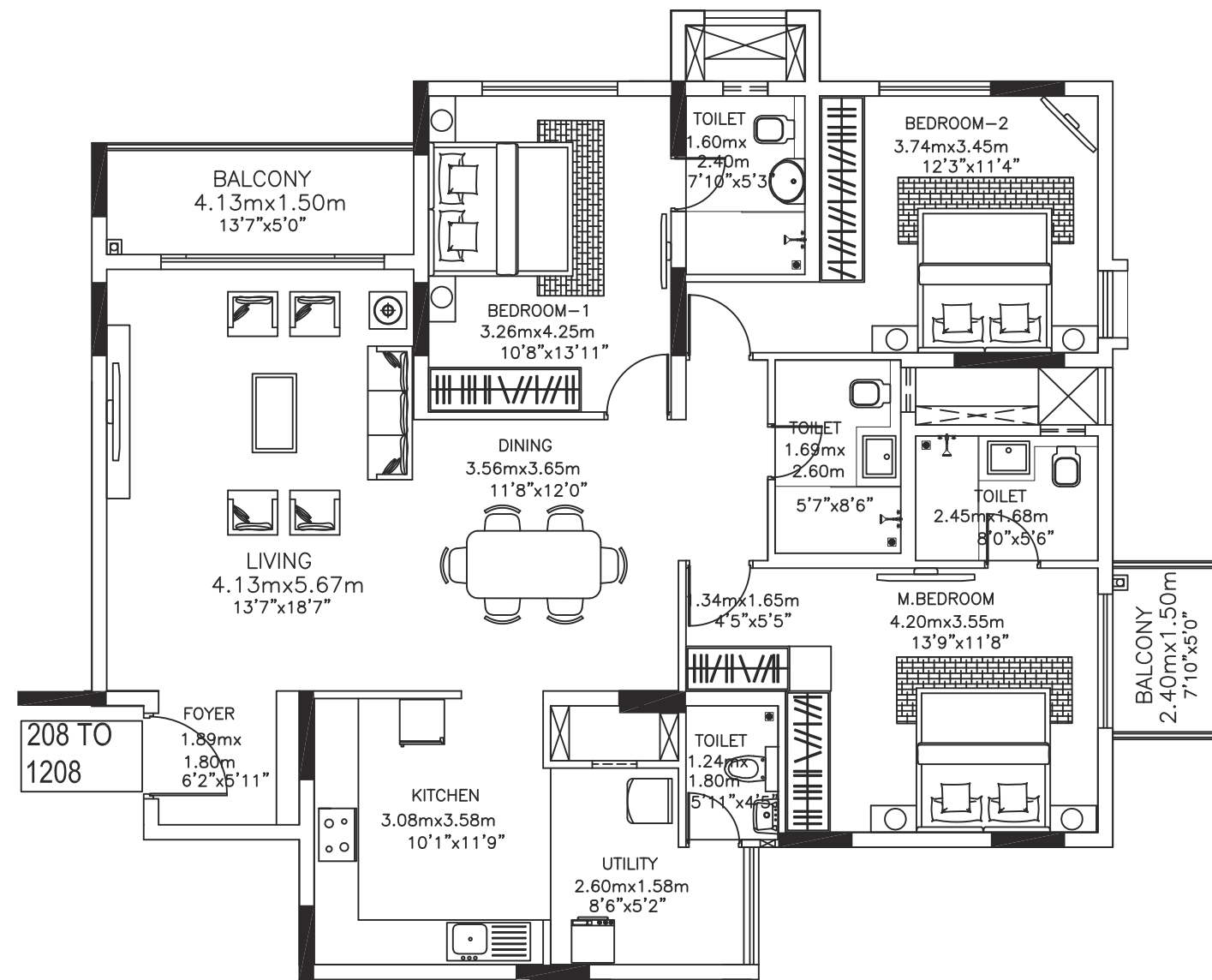


**KEY PLAN**

**3 - BHK  
APARTMENT**

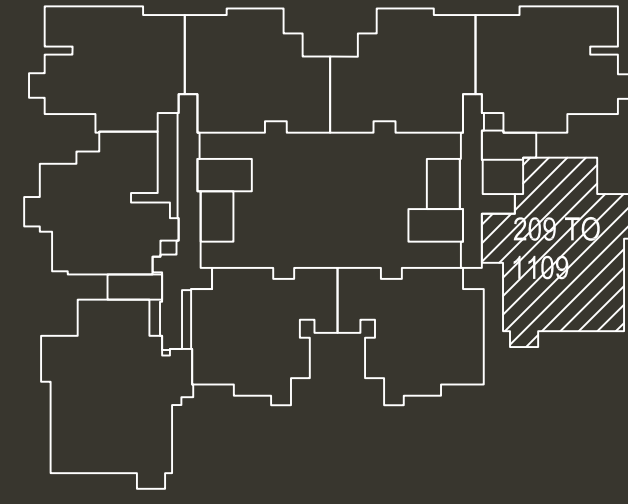
**FLAT NO :208 to 1208**

**Carpet Area : 1374 sqft**



**TPICAL FLOOR  
2nd to 12th**

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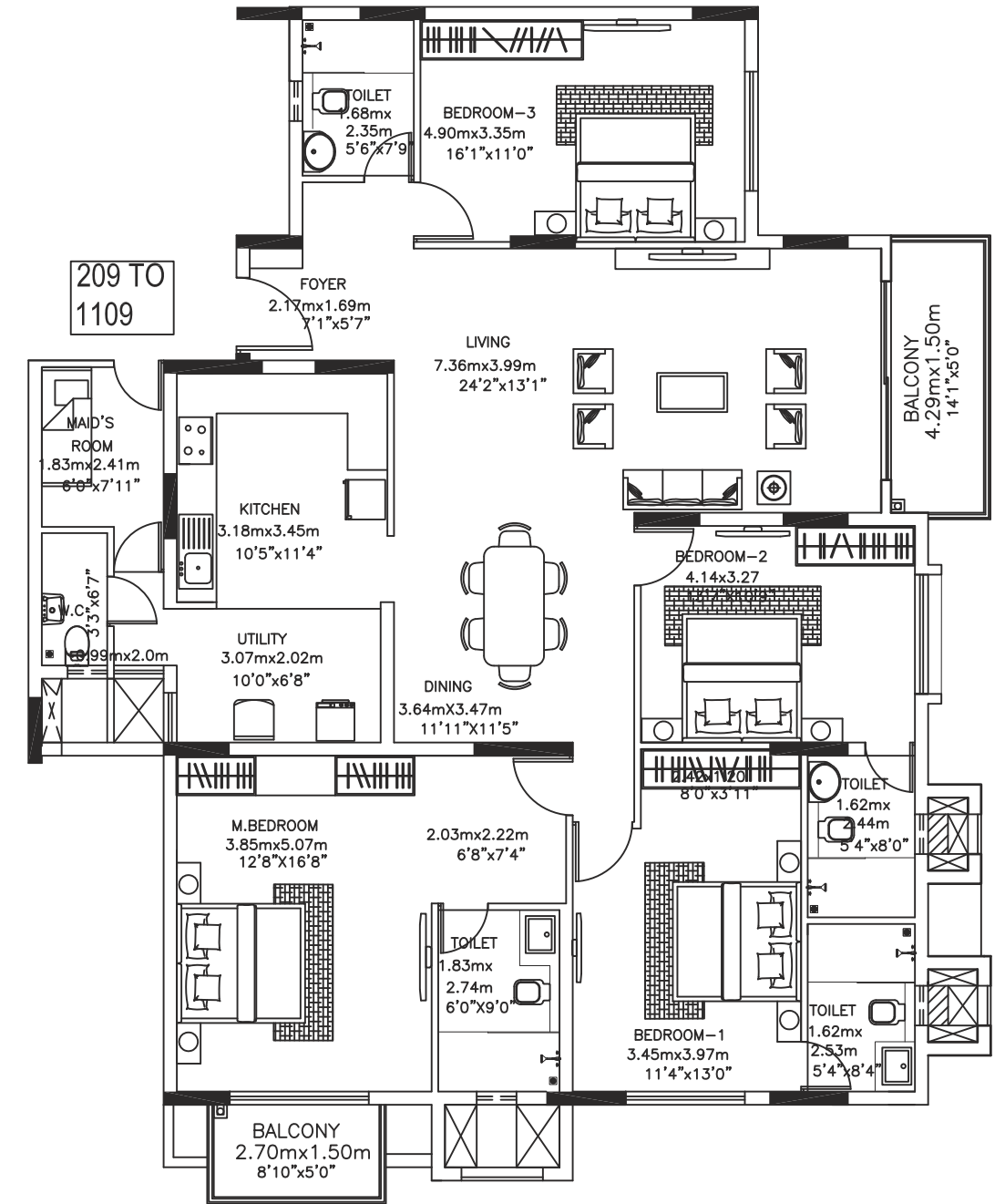


**KEY PLAN**

**4 - BHK  
APARTMENT**

**FLAT NO :209 to 1109**

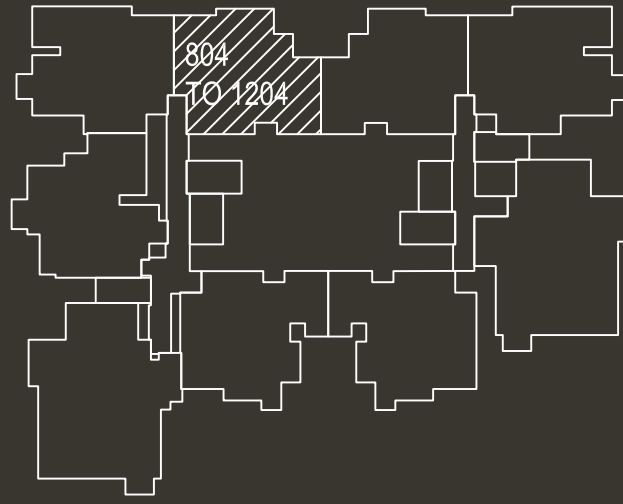
**Carpet Area : 1842 sqft**



**TPICAL FLOOR  
2nd to 11th**

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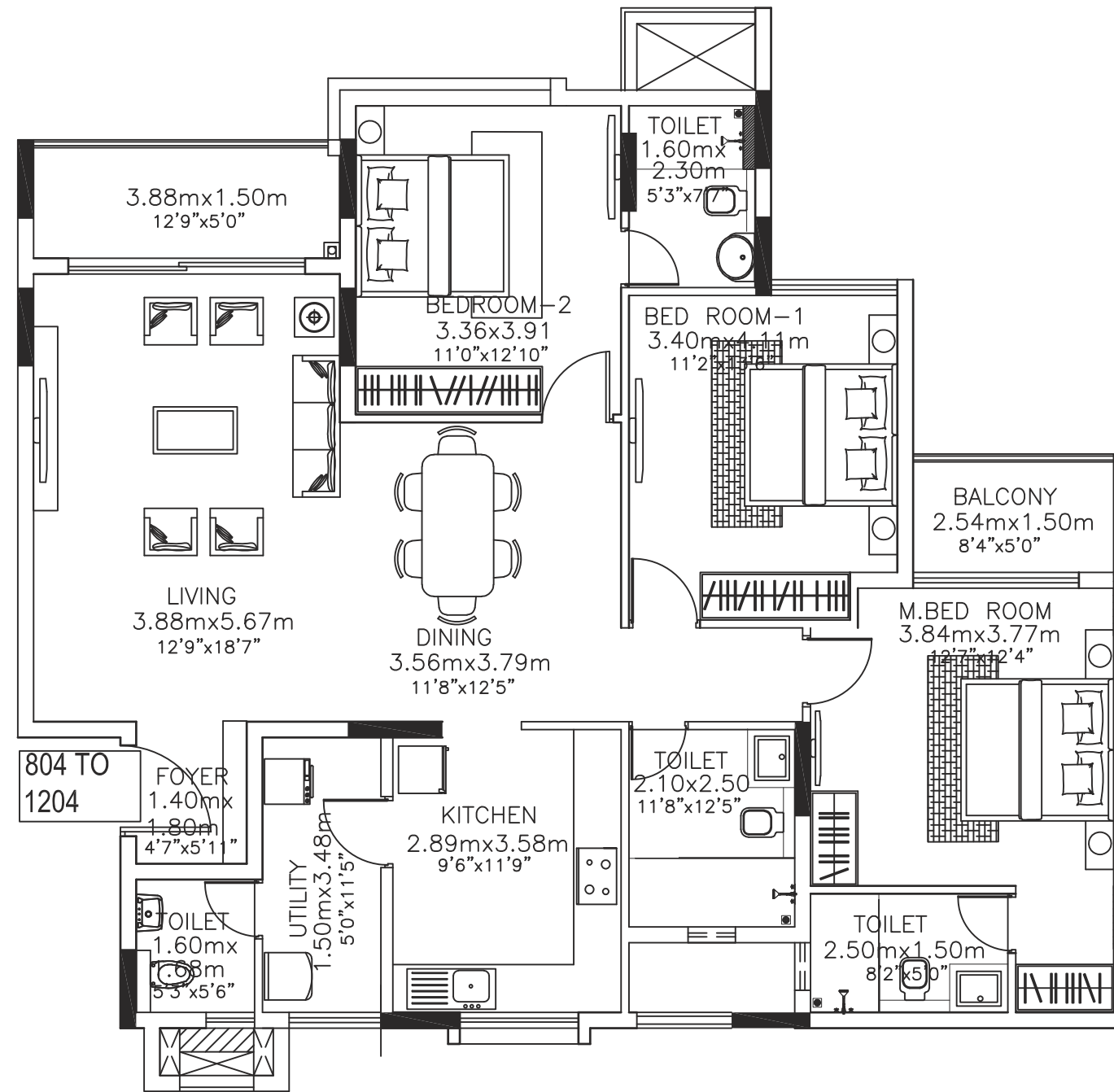


**KEY PLAN**

**3 - BHK  
APARTMENT**

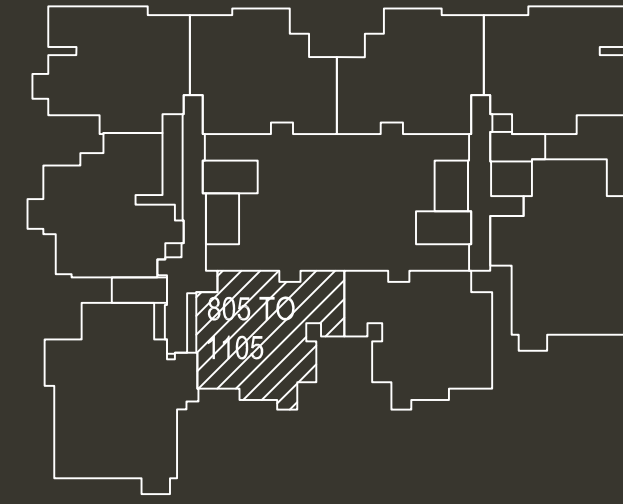
**FLAT NO :804 to 1204**

**Carpet Area : 1304 sqft**



**TPICAL FLOOR  
8th to 12th**

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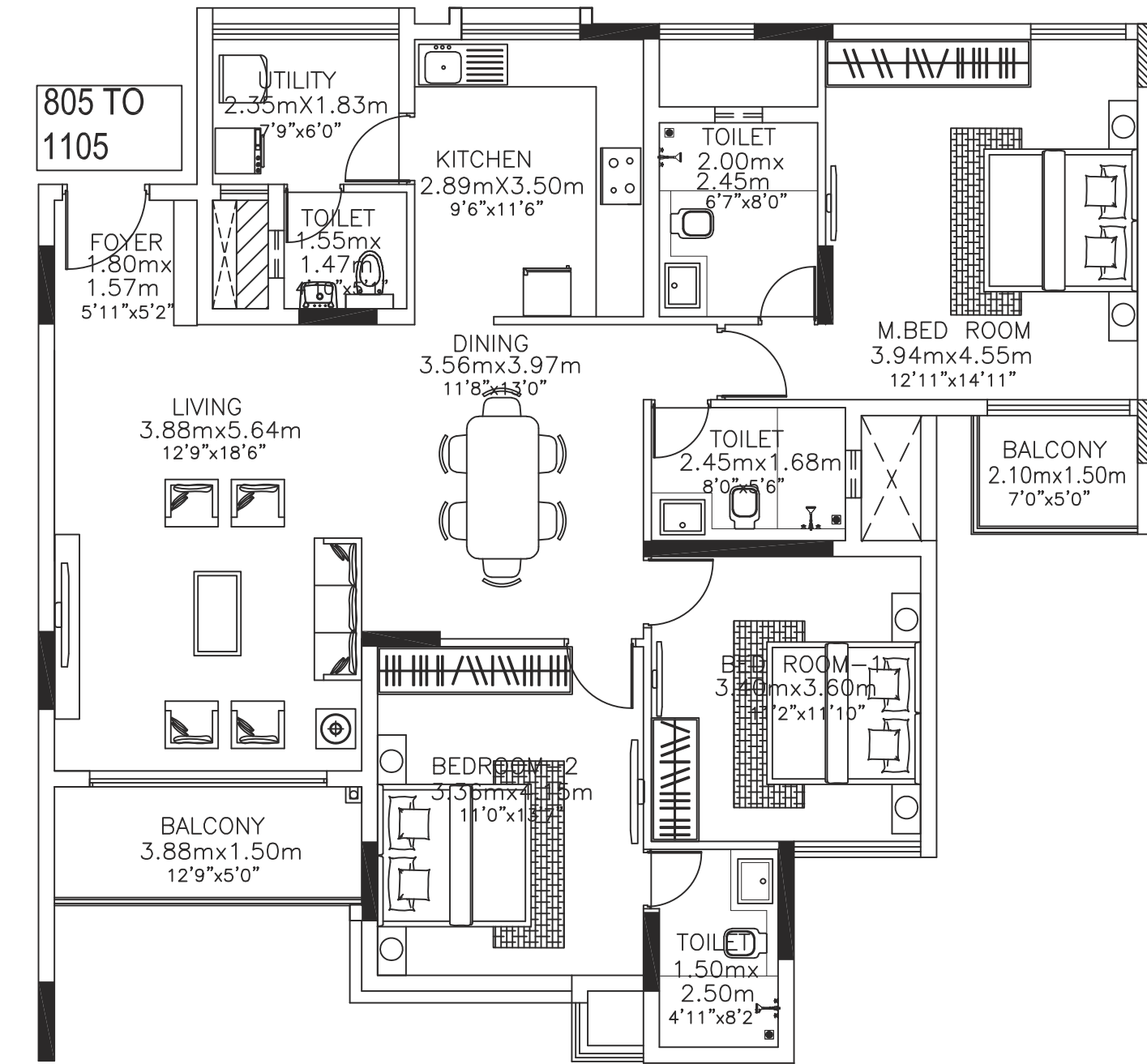


**KEY PLAN**

**3 - BHK  
APARTMENT**

**FLAT NO :805 to 1105**

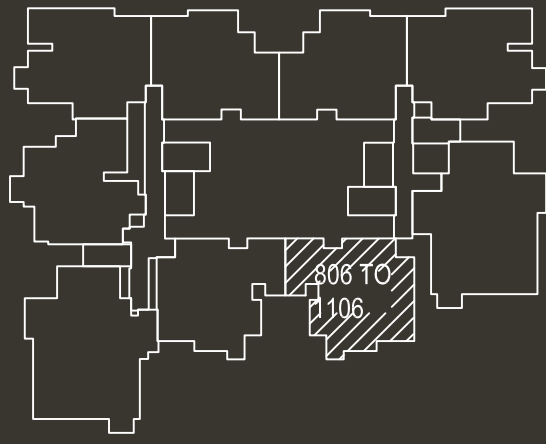
**Carpet Area : 1307 sqft**



**TPICAL FLOOR  
8th to 11th**

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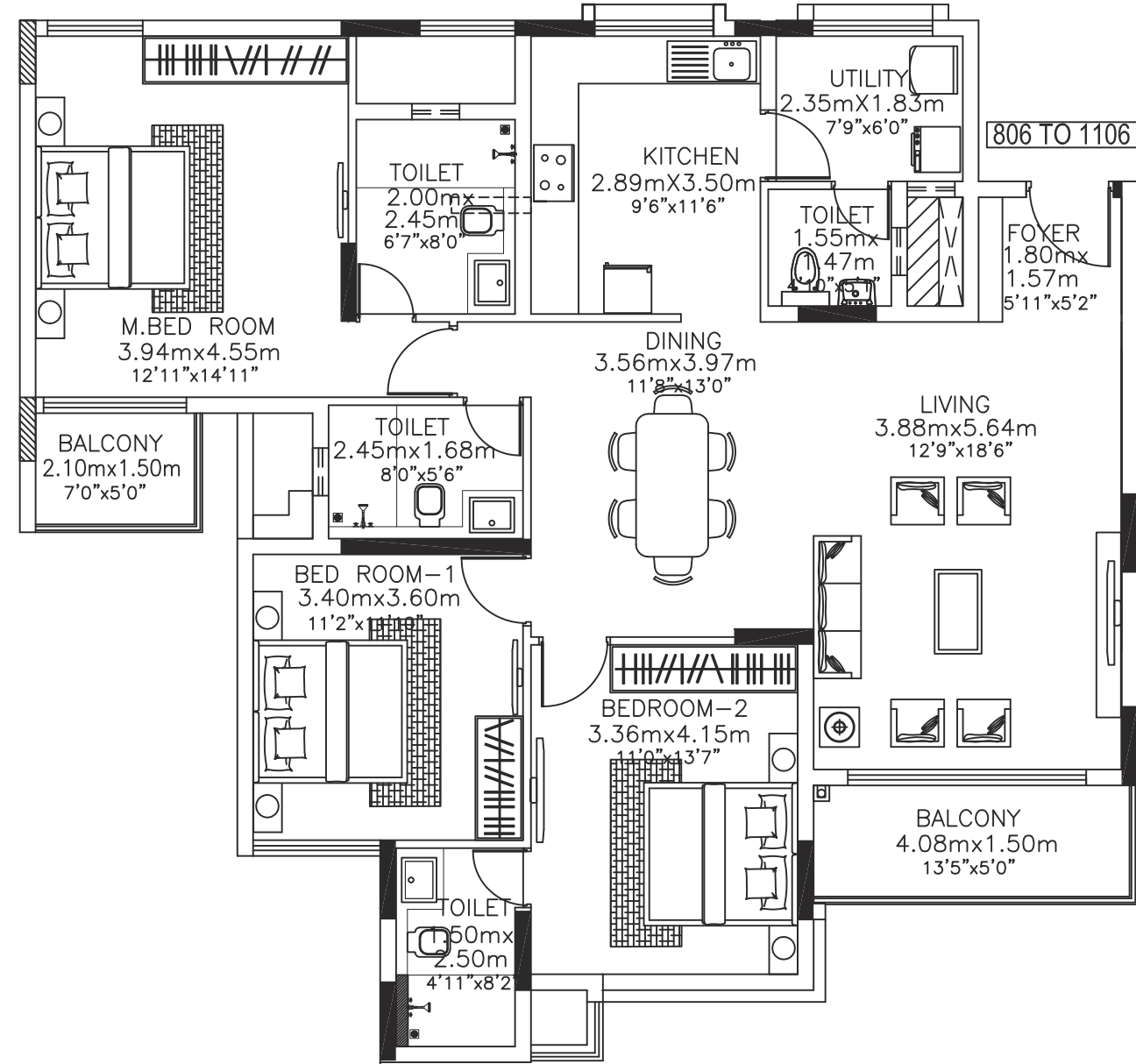


**KEY PLAN**

**3 - BHK  
APARTMENT**

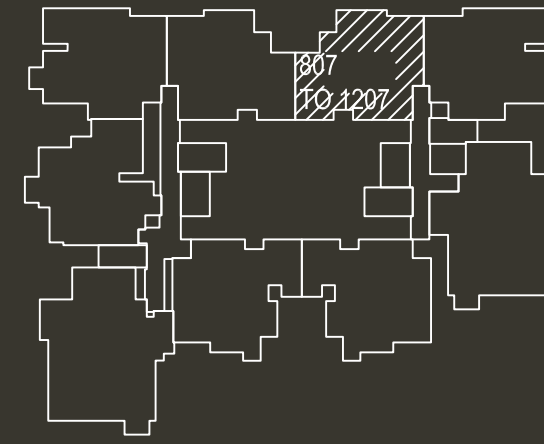
**FLAT NO : 806 to 1106**

**Carpet Area : 1307 sqft**



**TPICAL FLOOR  
8th to 11th**

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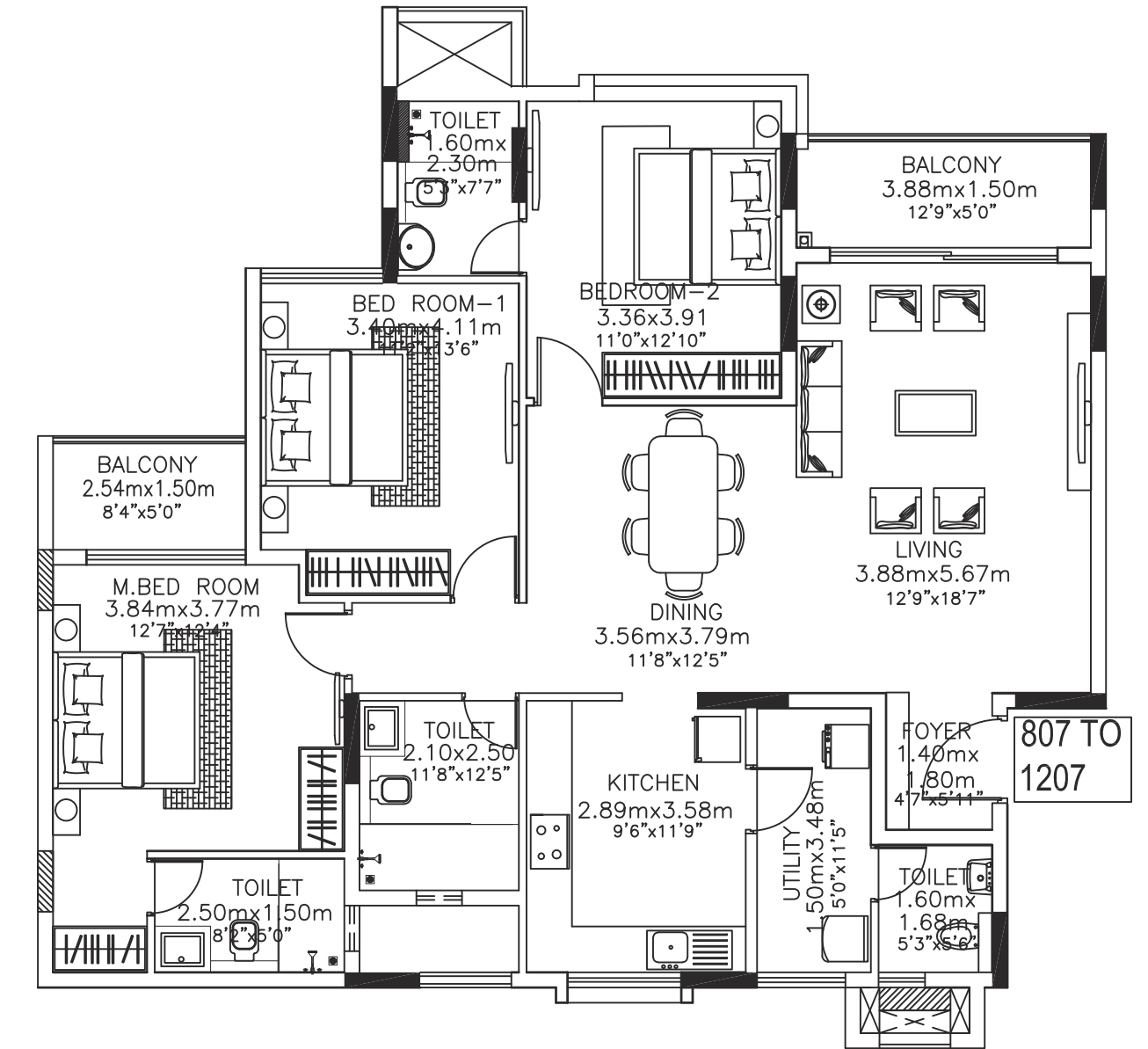


**KEY PLAN**

**3 - BHK  
APARTMENT**

**FLAT NO : 807 to 1207**

**Carpet Area : 1304 sqft**



**TPICAL FLOOR  
8th to 12th**

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