

IN ASSOCIATE WITH



P52100024130

A project has been registered via  
MahaRERA registration number P52100024130 and is available  
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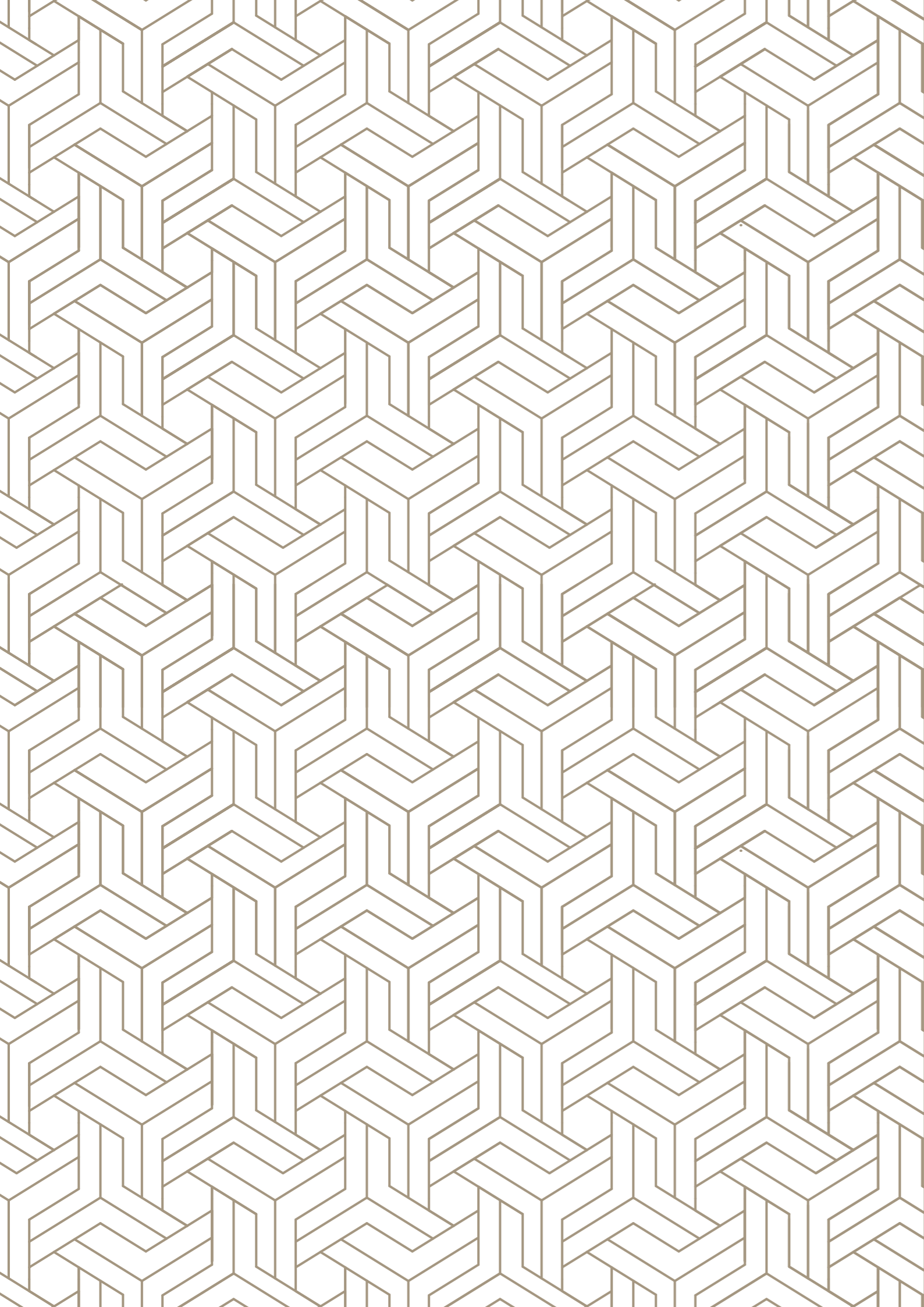
Site Address : Sr.No.4A/1A/1/18A, Opposite Fakhrihills, Kondhwa Khurd Pune - 411048

Contact : 7410078884/7410078883 Email : [sales@kuldeveerealtors.com](mailto:sales@kuldeveerealtors.com) Website : [www.theheritage.in](http://www.theheritage.in)

PROJECT BY: NOBLE HOMES

Disclaimer : Everything contained in this brochure (including plan, specification and amenities) shall take precedence over the final agreement entered into between the customer and the Developer. Materials which are not specified shall be the sole discretion of the Developer. The developer reserves the right to modify the project scheme at their discretion .





AS WE EVOLVE,  
*our homes* SHOULD TOO.



CREATE THE HIGHEST,  
GRANDEST VISION POSSIBLE,  
BECAUSE

*WE become what YOU believe!*

CRAFTED  
TO PERFECTION

It is often said, the best things in life come to those who wait. We understood and have saved the best for last. It's time to celebrate your success and what better celebration than a perfect home?

YOUR *dream home* : THE HERITAGE

An address that celebrates your success-in the heart of Pune. Luxury Residences, Rooftop Amenities thoughtfully designed with the finest finishes fulfill every dream of yours.

IN THE HEART OF THE CITY.  
 BUT *in the world* OF YOUR OWN.

THE HERITAGE – situated in Kondhwa is among Pune most recently developed residential areas, which is said to be a fast growing suburb. It shares proximity to Camp and the Cantonment areas. Kondhwa has linkages to the Pune Railway Station, Pune Airport, Swargate Bus Stand, Kalyani Nagar, Hadapsar which are eminent and important areas in the city. Over the last few years, Kondhwa and NIBM Road have emerged as prominent residential destinations for the workforce employed in central areas like the Cantonment/Camp area as well as areas like Kalyani Nagar and Hadapsar. Its proximity to the Mumbai-Bangalore Highway through the Katraj Pisoli Road is an added factor.

### CONVENIENCES & CONNECTIVITY



Well connected.

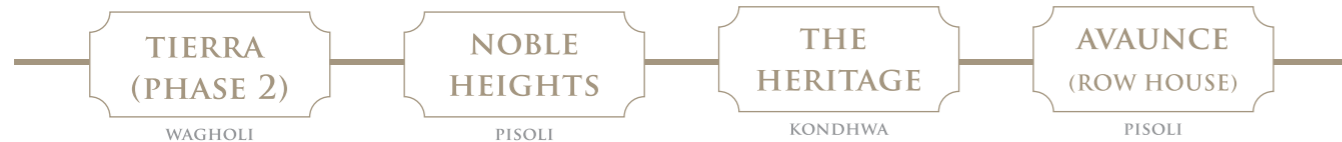


Educational institutions in close proximity.

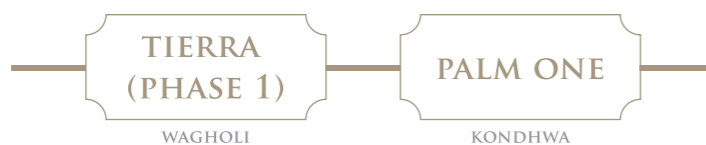


Schools & Colleges, Malls, Hospital, Fire Station and Banks etc within the vicinity

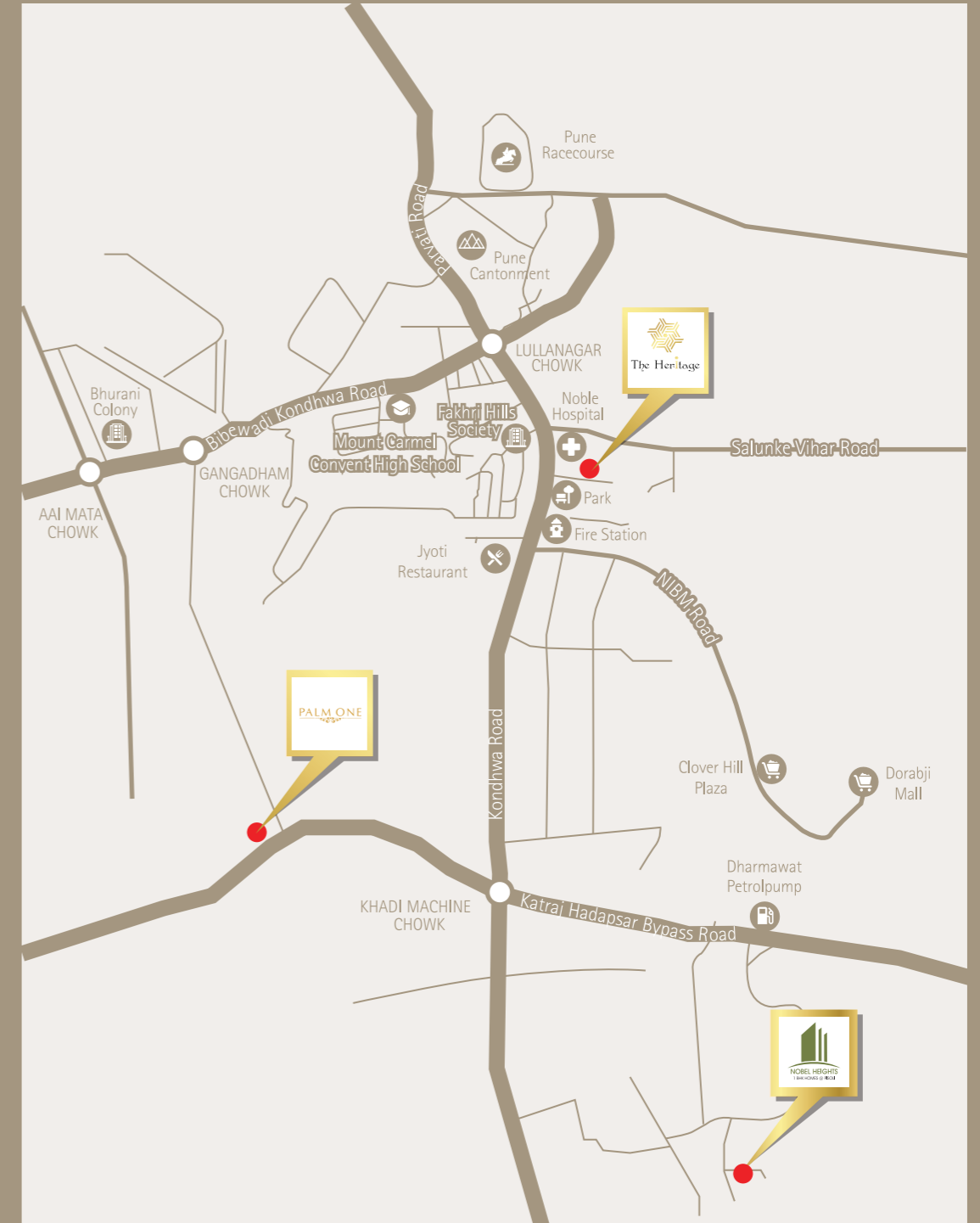
### ONGOING PROJECTS



### COMPLETED PROJECTS



### LOCATION MAP





FRONT VIEW



The Heritage  
*live the legacy*

WHERE  
LIFESTYLE & HAPPINESS  
WILL  
*achieve new heights!*

LET'S START THE TOUR

*to your dream home...*



ENTRANCE GATE VIEW



COVETED LOCATION



DRAMATIC SETTING



CONTEMPORARY DESIGN



TOP VIEW



## PROJECT HALLMARKS

- Prime Location
- G + 5 storeyed -2 wings
- 1 BHK & 2 BHK Spacious apartments
- Basement & stack parking
- Roof top landscape offering recreation
- Contemporary architecture

THERE ARE TWO THINGS THAT MAKE A SPACE TIMELESS

A SENSE OF *history* & A PIECE OF *future!*



The Heritage  
*welcomes you  
in a grandest manner..*

The spacious and well lit up lobby adds a touch of class to the residences.

It also makes for a

*great first impression!*



EXPERIENCE INFINITE  
*moments of happiness!*



KIDS PLAY AREA VIEW



AMENITIES



Yoga Et Meditation Space



Jogging Track



Outdoor Kids Play Area with Modern Play Equipment



Senior Citizen's Sit-outs



Huge Et Spacious Landscape



Landscaped Terrace Garden



Buffet Area



Outdoor Party Lawn



Outdoor Gym Area (Rubber Flooring)



Pergola Sit-outs



Sculpture

THE PERFECT HOST FOR ALL  
*of life's celebrations!*



Every occasion ,no matter how small or big ,  
finds its perfect host at the HERITAGE.  
Celebrating some of *life's best moments!*

DISCOVER THE BEST OF  
*planning, designing & architecture*





WING-A



WING-B

TYPICAL FLOOR PLAN - 1ST, 2ND, 3RD, 4TH & 5TH FLOOR

TYPICAL FLOOR PLAN - 1ST, 2ND, 3RD, 4TH & 5TH FLOOR



AREA STATEMENT (SQ.M.) - 2 BHK

FLAT NO.	FLAT TYPE	CARPET AREA		TOTAL CARPET AREA	TOTAL CARPET AREA (SQ.FT.)
		FLAT CARPET	OPEN BALC.		
101	2 BHK	59.33	10.20	69.53	748.00
102	2 BHK	62.73	10.31	73.04	786.00
103	2 BHK	62.73	10.31	73.04	786.00
104	2 BHK	59.33	10.20	69.53	748.00



AREA STATEMENT (SQ.M.) - 1 BHK

FLAT NO.	FLAT TYPE	CARPET AREA		TOTAL CARPET AREA	TOTAL CARPET AREA (SQ.FT.)
		FLAT CARPET	OPEN BALC.		
101	1 BHK	39.35	5.94	45.29	488.00
102	1 BHK	39.35	5.94	45.29	488.00
103	1 BHK	39.35	5.94	45.29	488.00
104	1 BHK	39.35	5.94	45.29	488.00

# The Heritage AT A GLANCE

## PROJECT HIGHLIGHTS



Contemporary design



Five storeyed (2 wings)



1 BHK Et 2 BHK spacious apartments



Roof top landscape



Well designed entrance experience



Exclusive entrance lobby enhanced with premium finishes



Covered car parking

## COMPLEX & BUILDING AMENITIES



Automatic elevators from schindler or Johnson in each wing.



Power backup for lifts and common essential, inverter provision for residential floors.



Solar heating system for water heating.



Common light for staircase / passages / parking – as per standard LED.

## SAFETY & SECURITY FEATURES



CCTV surveillance in designated common areas.



Firefighting systems



Video door phone and intercom facility .

## ROOFTOP LEISURE AMENITIES



Yoga Et Meditation Space



Jogging Track



Outdoor Kids Play Area with Modern Play Equipment



Senior Citizen's Sit-outs



Huge Et Spacious Landscape



Landscaped Terrace Garden



Buffet Area



Outdoor Party Lawn



Outdoor Gym Area (Rubber Flooring)



Pergola Sit-outs



Sculpture

## APARTMENT FEATURES

- Italian finish flooring adoring the apartments.
- Laminate finished doors.
- Gypsum finished internal walls with premium emulsion paint (OBD).
- Aluminum system window with tufa glass and mosquito net.
- Balcony with skid resistant tile flooring and glass railing.
- Energy efficient light fixtures.
- Concealed wiring, elaborated electrical layout with modular GM switches.
- Fire retardant –Legrand / Schneider – switches
- Pre-installed set top box – Tata sky.
- Exterior in acrylic paint

## KITCHEN FEATURES

- Italian finish flooring.
- Granite platform Et additional service platform.
- Designer tiled dado till lintel level.
- Stainless steel sink.
- Designer tile for dry balcony.
- Exhaust fan
- Dry balcony with electric point for washing machine

## BATHROOM FEATURES

- Tile flooring with designer tile dado up to door height in all bathrooms.
- Premium sanitary and CP fittings.
- Solar connection in common and master bathroom.
- Exhaust fan.
- Geyser provision

EVERY *landmark*,  
NEEDS VISIONARIES TO MAKE *it possible*.



CONCEIVED WITH INSPIRATION.  
PLANNED WITH PASSION.  
FINISHED WITH PERFECTION.

The Kuldevee Realtors carries a rich legacy of over 8 Years ,built on trust and belief of customers. The group is renowned for creating residential spaces in premium locations. The group focuses primarily in the Pune area. Timely completion of projects, coupled with strong planning and design innovation makes the group stand out.

## C R E D I T S

Design Architect & Lead Consultant  
**CUBIXS ARCHITECT ASSOCIATES**  
Mr. Imran Shaikh

Elevation Architects & Interior Consultant  
**STUDIOS INDIA**  
Mr. Sachin D. Khatpe

Landscape Consultant  
**MAHESH CHINCHALKAR**

Structural Consultant  
**STRUCTURE VISION**

Advocate  
**MR. ANIL HIRVE**

IN ASSOCIATE WITH

