



KOLTE•PATIL
Ivy Nia

Site address:

Ivy Estate, Near Lexicon International School, Pune-Nagar Road, Wagholi, Pune.

Toll Free Number: 1800-266-6654 | www.koltepatil.com/ivynia

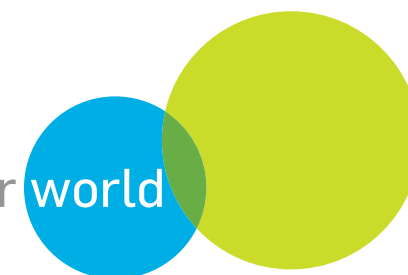
Disclaimer:- While every reasonable care has been taken in preparing this Brochure, the developer and its agents shall not be held responsible or liable for any inaccuracy in its contents. All representations are believed to be correct and as envisaged by the developer. However, since the project is under evolution, there is a possibility that there may be certain changes in the representations made in this Brochure. Every interested purchaser should take note of this express representation. Further, all art renderings, illustrations, photographs and pictures contained in this Brochure are an artist's impression only and the same should be not be construed to be the final image / view of the final project. Photographs do not necessarily represent build standard specifications. Intending purchasers are requested to note that the exact details related to the

Project shall be enumerated in the Sale and Purchase Agreement that shall to be entered into between the Developer and the Interested Purchaser and shall supersede all statements or representations made prior to signing of such sale and purchase agreement and shall in no way to be modified by any statements or representations made by us or any of our representatives or the marketing agent. This Brochure content does not constitute an offer and / or contract of any type between the Developer/Promoter/Owner and the recipient, all intending purchaser(s) in this project shall be governed by the terms and conditions envisaged under MahaRERA. The company/firm is not responsible for the consequences of any action taken by the viewer relying on such material/information provided in the Brochure.

 The project has been registered via MahaRERA registration number P52100017955 as Ivy Estate-Nia and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.



Maximise your world





Generic Image

Discover a world of
MAX HAPPINESS



Generic Image

Max Advantage Homes

What if we help you realise your aspirations? What if you can live a dream lifestyle without worrying about the budget? What if we bring you a destination that is perfect in every way?

Presenting Max Advantage Homes at Ivy Nia - a destination that offers multiple advantages. Get ready to be amazed.



KOLTE-PATIL Ivy Nia

Welcome to Ivy Nia. A destination that is going to make the Ivy Life a reality for some. Located next to a hillock, Ivy Nia promises a life full of advantages. Every facet of your life will be enriched by the features at Ivy Nia. Be it the planning, architecture, facilities, amenities, neighbourhood or connectivity. So embrace the Ivy Life. It's an opportunity like never before. At Ivy Nia, it's not just about owning a 1 BHK or 2 BHK; it's about experiencing a fascinating life.

G1 - G8: 2 BHK | H1 - H3: 1 BHK

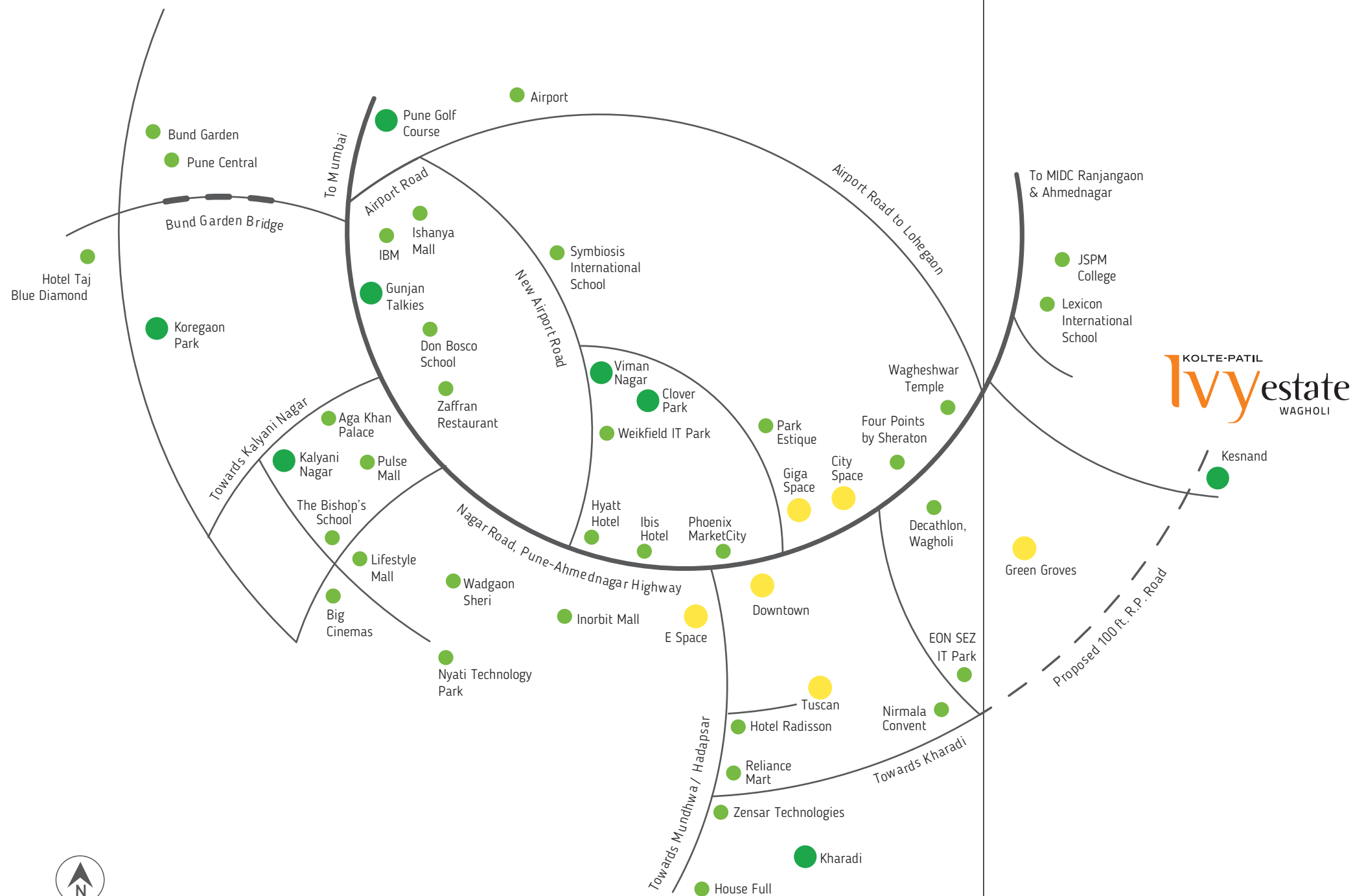
The rendered artist's impression of Ivy Nia has been super imposed on the actual aerial view of Ivy Estate township to have a better understanding of the project placement.



Generic Images

Making life effortless

Wagholi is one of the fastest growing suburbs in the eastern part of Pune. Its phenomenal rise can be attributed to the connectivity to Kharadi, Magarpatta, Keshav Nagar, Mundhwa, Koregaon Park, etc. Even the Ranjangaon industrial hub is conveniently located. What's more, Ivy Estate is just a few meters away from the Nagar Road. Besides, it's proximity to good schools, Pune Airport, offices, healthcare & conveniences makes it the most preferred destination.



Key Distances

Ivy Estate is nestled in Wagholi - East Pune's hottest investment location. Prime areas like Kalyani Nagar, Hadapsar, Magarpatta, Kharadi, Viman Nagar, Airport Road, Mundhwa, Chandan Nagar are in proximity.

- The Lexicon International School - 800 m
- International Airport - 11.8 Km
- Pune Railway Station - 15 Km
- Phoenix Marketcity - 12.1 Km
- EON IT Park - 08 Km
- Koregaon Park - 12 Km
- Panchshil Tech Park - 10 Km
- Decathlon, Wagholi - 2.7 Km

The above mentioned distances are approximate figures.

Map not to scale



Generic Image

RENEW. EVERYDAY.

At Ivy Nia, there is no possibility of a dull moment. Indulge in your favourite activity within the Ivy premises. Meditate while the sun rises or work out after the tiring office hours. You can also enjoy a game or two with your kids.



Basketball Court



Senior Citizens' Area



Generic image



Generic image



Children's Play Area



Cove Sit-out



Skating Rink



Clubhouse



Amphitheatre

All the above images are an artist's impression.

Amenities

- Senior citizens' pavilion
- Yoga / Meditation zone
- Jogging track
- Children's play area
- Cove sit-out
- Amphitheatre
- Party lawn
- Clubhouse: Multipurpose hall + Gym
- Pergola with sit-out
- Outdoor exercise area
- Cricket practice net
- Skating rink
- Futsal court / Basketball court



Generic Image

MASTER PLAN

Floor plans | Unit plans

Master plan



Project is registered with MahaRERA with provision of upper floors on buildings G1, G2, H1, H2 and H3.



Ivy Nia Master Plan Legend

- 1 Visitors' Car Parking
- 2 Senior Citizens' Plaza
- 3 Cove Sit-out
- 4 Children's Play Area
- 5 Amphitheatre
- 6 Party Lawn
- 7 Community Hall
- 8 Gymnasium
- 9 Jogging Track
- 10 Parking Building
- 11 UGWT
- 12 STP
- 13 Cricket Practice Net
- 14 Skating Rink
- 15 Outdoor Exercise Area
- 16 Pergola With Sit-out
- 17 Basketball Or Futsal Court

KOLTE-PATIL
Ivy Nia



Generic Image

FLOOR PLANS UNIT PLANS

Building H - Typical Floor Plan

1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 9th, 10th & 11th Plan

1 BHK



1 BHK
Bldg. H1, H2 & H3 - Carpet area (in Sq.M) as per RERA

Carpet	Enclosed Balcony	Open Balcony
37.95	0.00	4.58
101, 201, 301, 401, 501, 601, 701, 901, 1001, 1101 106, 206, 306, 406, 506, 606, 706, 906, 1006, 1106 107, 207, 307, 407, 507, 607, 707, 907, 1007, 1107 112, 212, 312, 412, 512, 612, 712, 912, 1012, 1112		

1 BHK
Bldg. H1, H2 & H3 - Carpet area (in Sq.M) as per RERA

Carpet	Enclosed Balcony	Open Balcony
35.05	2.90	4.58
102, 202, 302, 402, 502, 602, 702, 902, 1002, 1102 103, 203, 303, 403, 503, 603, 703, 903, 1003, 1103 104, 204, 304, 404, 504, 604, 704, 904, 1004, 1104 105, 205, 305, 405, 505, 605, 705, 905, 1005, 1105 108, 208, 308, 408, 508, 608, 708, 908, 1008, 1108 109, 209, 309, 409, 509, 609, 709, 909, 1009, 1109 110, 210, 310, 410, 510, 610, 710, 910, 1010, 1110 111, 211, 311, 411, 511, 611, 711, 911, 1011, 1111		



Building H - 8th Floor Plan



1 BHK
Bldg. H1, H2 & H3 - Carpet area (in Sq.M) as per RERA

Carpet	Enclosed Balcony	Open Balcony
37.95	0.00	4.58
801, 806, 807, 812		

1 BHK
Bldg. H1, H2 & H3 - Carpet area (in Sq.M) as per RERA

Carpet	Enclosed Balcony	Open Balcony
35.05	2.90	4.58
802, 803, 804, 805, 808, 809, 810, 811		



Building H1, H2 & H3 - Parking

1 BHK



Building H - 1 BHK



Bldg. H1, H2 & H3 - Carpet area (in Sq.M) as per RERA

Carpet	Enclosed Balcony	Open Balcony
37.95	0.00	4.58

Bldg. H1, H2 & H3 - Carpet area (in Sq.M) as per RERA

Carpet	Enclosed Balcony	Open Balcony
35.05	2.90	4.58



ISOMETRIC VIEW: H Type Building

1 BHK



Bldg. H1, H2 & H3 - Carpet area (in Sq.M) as per RERA

Carpet	Enclosed Balcony	Open Balcony
37.95	0.00	4.58

Bldg. H1, H2 & H3 - Carpet area (in Sq.M) as per RERA

Carpet	Enclosed Balcony	Open Balcony
35.05	2.90	4.58



Building G - Typical Floor Plan

1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 9th, 10th & 11th Plan

2 BHK



2 BHK
Bldg. G1, G2, G3, G4 & G5 - Carpet area (in Sq.M) as per RERA

Carpet	Enclosed Balcony	Closed Balcony
48.39	3.81	4.58
101, 201, 301, 401, 501, 601, 701, 901, 1001, 1101 102, 202, 302, 402, 502, 602, 702, 902, 1002, 1102 103, 203, 303, 403, 503, 603, 703, 903, 1003, 1103 104, 204, 304, 404, 504, 604, 704, 904, 1004, 1104		

Carpet	Enclosed Balcony	Closed Balcony
48.39	3.81	4.58
105, 205, 305, 405, 505, 605, 705, 905, 1005, 1105 106, 206, 306, 406, 506, 606, 706, 906, 1006, 1106 107, 207, 307, 407, 507, 607, 707, 907, 1007, 1107 108, 208, 308, 408, 508, 608, 708, 908, 1008, 1108		

Building G - Typical Floor Plan

1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 9th, 10th & 11th Plan



2 BHK
Bldg. G6 - Carpet area (in Sq.M) as per RERA

Carpet	Enclosed Balcony	Closed Balcony
48.39	3.81	4.58
101, 201, 301, 401, 501, 601, 701, 901, 1001, 1101 102, 202, 302, 402, 502, 602, 702, 902, 1002, 1102 103, 203, 303, 403, 503, 603, 703, 903, 1003, 1103 104, 204, 304, 404, 504, 604, 704, 904, 1004, 1104		

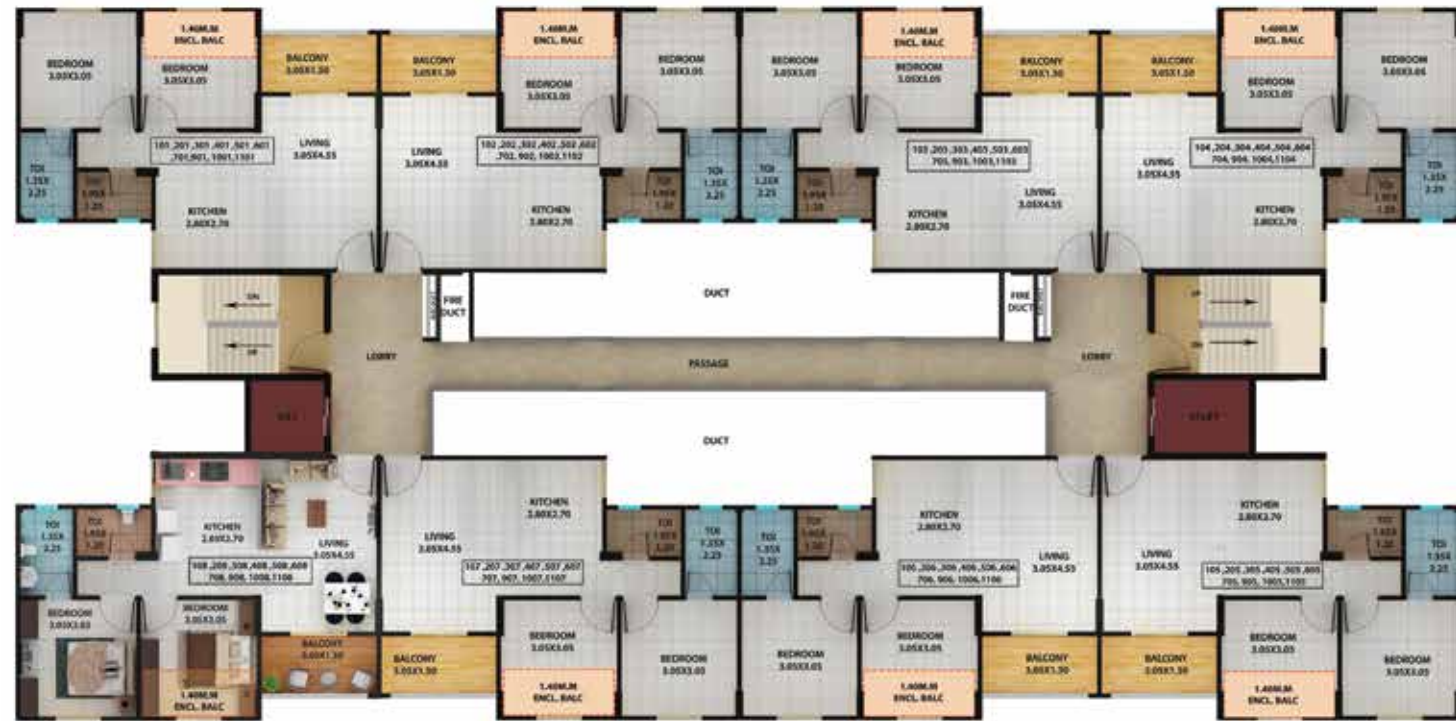
Carpet	Enclosed Balcony	Closed Balcony
48.39	3.81	4.58
105, 205, 305, 405, 505, 605, 705, 905, 1005, 1105 106, 206, 306, 406, 506, 606, 706, 906, 1006, 1106 107, 207, 307, 407, 507, 607, 707, 907, 1007, 1107 108, 208, 308, 408, 508, 608, 708, 908, 1008, 1108		



Building G - Typical Floor Plan

1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 9th, 10th & 11th Plan

2 BHK



Bldg. G7 & G8 - Carpet area (in Sq.M) as per RERA

Carpet	Enclosed Balcony	Open Balcony
48.39	3.81	4.58
101, 201, 301, 401, 501, 601, 701, 901, 1001, 1101 102, 202, 302, 402, 502, 602, 702, 902, 1002, 1102 103, 203, 303, 403, 503, 603, 703, 903, 1003, 1103 104, 204, 304, 404, 504, 604, 704, 904, 1004, 1104		

Carpet	Enclosed Balcony	Open Balcony
48.39	3.81	4.58
105, 205, 305, 405, 505, 605, 705, 905, 1005, 1105 106, 206, 306, 406, 506, 606, 706, 906, 1006, 1106 107, 207, 307, 407, 507, 607, 707, 907, 1007, 1107 108, 208, 308, 408, 508, 608, 708, 908, 1008, 1108		

Building G - 8th Floor Plan



2 BHK

Bldg. G1, G2, G3, G4 & G5 - Carpet area (in Sq.M) as per RERA

Carpet	Enclosed Balcony	Open Balcony
48.39	3.81	4.58
801, 802, 803, 804 & 808		

Carpet	Enclosed Balcony	Open Balcony
48.85	3.35	4.58
805 & 806		



Building G - 8th Floor Plan

2 BHK



2 BHK

Bldg. G6 - Carpet area (in Sq.M) as per RERA

Carpet	Enclosed Balcony	Open Balcony
48.39	3.81	4.58
801, 802, 803, 804 & 808		

Carpet	Enclosed Balcony	Open Balcony
48.85	3.35	4.58
805 & 806		

Building G - 8th Floor Plan



2 BHK

Bldg. G7 & G8 - Carpet area (in Sq.M) as per RERA

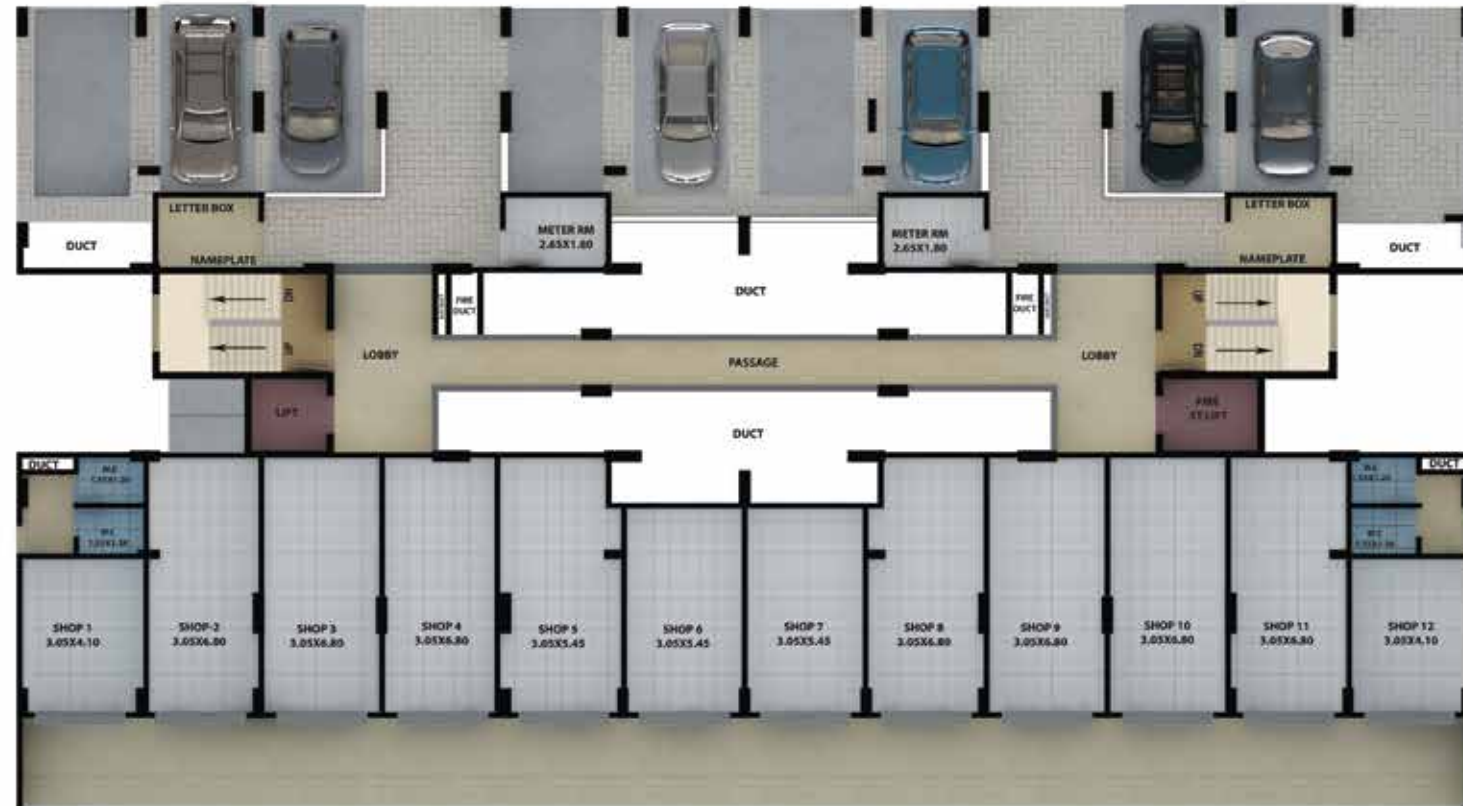
Carpet	Enclosed Balcony	Open Balcony
48.39	3.81	4.58
801, 802, 803, 804 & 808		

Carpet	Enclosed Balcony	Open Balcony
48.85	3.35	4.58
805 & 806		



Building G1, G2, G3, G4 & G5 - Shops & Parking

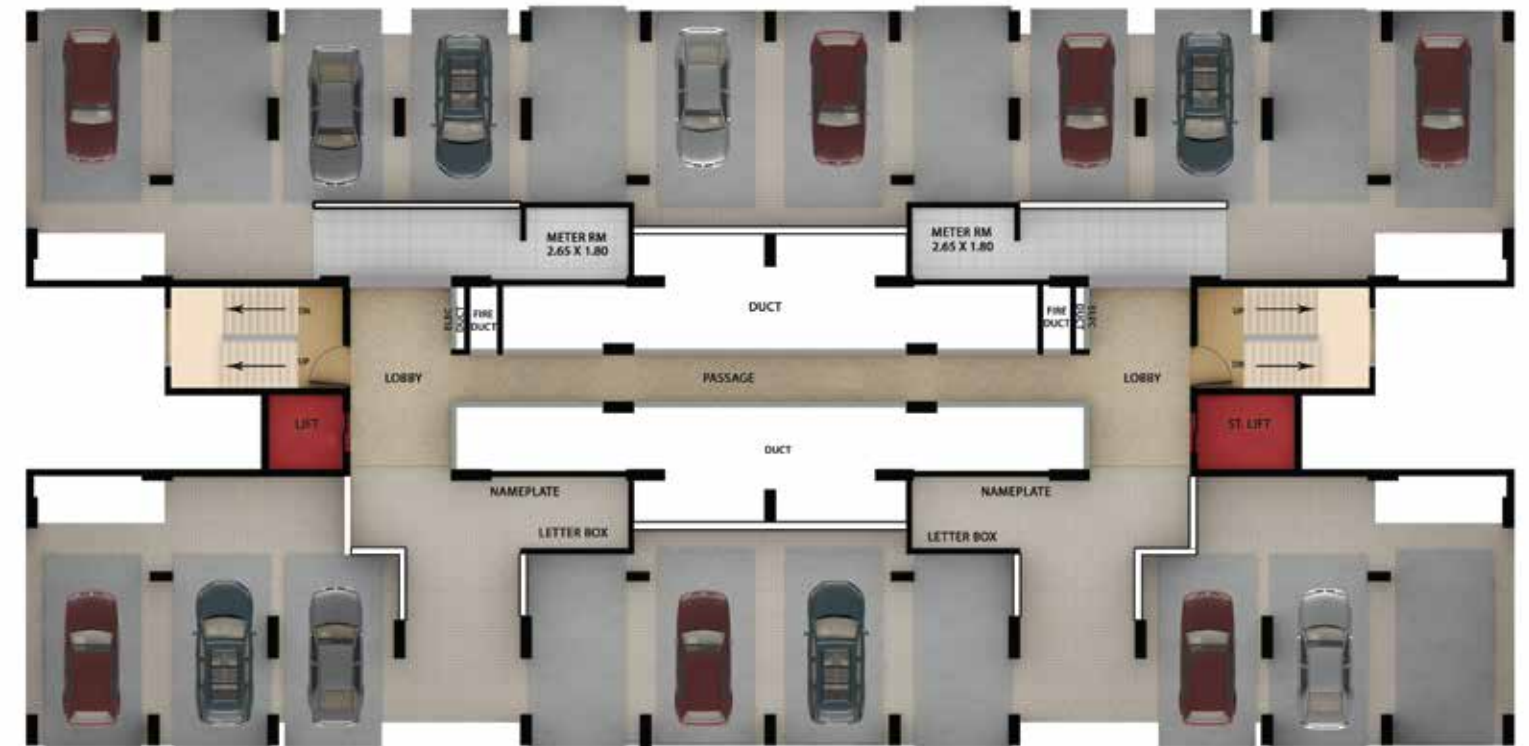
2 BHK



Bldg. G1, G2, G3, G4 & G5 - Carpet area (in Sq.M) as per RERA

Shop	Carpet
1, 12	12.51
2, 3, 4, 9, 10, 11	20.74
5, 8	20.20
6, 7	16.62

Building G6, G7, G8 - Parking



Building G

1st, 2nd, 3rd, 4th, 5th, 6th, 8th, 7th, 9th, 10th & 11th Plan

2 BHK



Bldg. G1 to G8 - Carpet area (in Sq.M) as per RERA

Carpet	Enclosed Balcony	Open Balcony
48.39	3.81	4.58



ISOMETRIC VIEW: G Type Building

2 BHK



Bldg. G1 to G8 - Carpet area (in Sq.M) as per RERA

Carpet	Enclosed Balcony	Open Balcony
48.39	3.81	4.58





Generic Image

SPECIFICATIONS



Generic Image



STRUCTURE

- RCC framed structure
- AAC block masonry
- Internal gypsum on plaster wall
- External sand faced plaster



FLOORING

- 600 x 600 mm vitrified flooring in hall, kitchen and passage
- 600 x 600 mm vitrified flooring in bedroom
- 600 x 600 mm ceramic flooring in attached terrace



BATH & WC

- Green marble door frame in bath and WC
- Green marble window frame in bath and WC
- 300 x 300 mm antiskid ceramic tiles in bath and WC
- 300 x 600 mm glazed tile dado up to 7 ft. in bath and 4 ft. in WC
- Solar water connection in master toilet
- Premium brand CP and sanitary fittings
- Provision of exhaust fan in toilet
- Wall mounted commode
- Granite counter top WHB
- False ceiling in toilet for under slung plumbing



KITCHEN

- Granite kitchen platform with stainless steel sink with exhaust fan provision
- 2 ft. glazed dado tiles above kitchen platform



DOORS & WINDOWS

- Laminated main entrance door with SS hardware fitting
- Internal laminated door with SS hardware fitting
- Aluminium windows with mosquito net provision & sliding door for attached balcony, safety grill for windows only



FINISH

- External: Texture paint
- Internal: Acrylic Emulsion
- All M.S: Oil Paint

COMMON SPECIFICATIONS

- Electrical energy meter
- Provision for inverter
- Provision for intercom facility
- Decorative main entrance lobby
- DG backup for common areas and lift
- TV & telephone point provision for hall
- AC, TV & telephone point provision for master bedroom



Actual view of Ivy Estate

KOLTE-PATIL
Ivyestate
WAGHOLI



Generic Image



Actual Image



Actual Image

The Ivy Advantage

- A product shaped by decades of experience
- Exceptionally planned green spaces, amenity zones and conveniences
- Dedicated space for landscapes and amenities
- Proximity to schools like Lexicon, Sanskriti, etc.
- Ready infrastructure within the project
- Captive water source at Ivy Estate for ample water supply
- Proximity to prime locations like Kharadi, Viman Nagar, Koregaon Park, Magarpatta
- Multiple Real Estate awards for excellence



All the above images are shot on location at Ivy Estate

An invitation to Wagholi's most vibrant community

Spanning over 85 acres, Ivy Estate is one of the glorious townships crafted by Kolte Patil. Located in the eastern part of Pune, Ivy Estate has become a significant landmark. More than 3500+ families are already experiencing a superior lifestyle. Ivy Estate is a meticulously planned destination that takes care of all the needs and desires. Today, it has become a fine blend of cultures. Residents rejoice at Ivy Estate and home-seekers aspire to be a part of it.



Generic Image

Stay delighted

A project of such scale is impossible without great planning. The facilities complement the beauty of the apartments well. As a part of the Ivy Estate, you can enjoy a number of exclusive features and facilities. We've taken care of every aspect, right from healthcare to your convenience. Because we believe in making life simple for you.

Ivy Awards

- Developer of the Year 2018 Township (Ivy Estate) By Realty Plus
- Pride of Maharashtra - Residential project of the year, 2017
- National awards for excellence in real estate and infrastructure - residential project of the year, 2016
- Residential project of the year 2013 - by Realty Plus
- Best Budgeted Housing Developer (West India) to Umang Homes 2012 - by Bloomberg TV Group
- Best Budgeted Housing Project 2012 - by CNBC Awaaz Group



KOLTE-PATIL
Developers of the year- township -
Ivy Estate 2018 - by realty+.



IVY ESTATE
Residential Property 2013
Realty Plus



KOLTE-PATIL
Pride of Maharashtra -
Residential project of the year, 2017



KOLTE-PATIL
Developer of the year 2014
Estate Awards



KOLTE-PATIL
Developer of the year 2014
Estate Awards



UMANG HOMES
Best Housing Developer 2012
Bloomberg TV Group



UMANG HOMES
Best Housing Project 2012
CNBC Awaaz

THINK PUNE THINK KOLTE-PATIL

**OVER 2 CR. SQ. FT. OF LANDMARK DEVELOPMENTS
ALREADY DELIVERED**

Largest developer in Pune.
Now emerging across India

Over 20 ongoing projects across
Pune, Mumbai & Bengaluru

Creations include integrated
township, luxury residential,
commercial, retail and IT spaces

Insightful designs executed with
latest construction technology

NSE and BSE Listed
PUNE | MUMBAI | BENGALURU

Crisil A+ Rating | Pune's No. 1 Reputed Real Estate Brand - bluebytes and Tra Research | Asia's Greatest Brand
2017-United Research Services | Promising Brand of 2018 By The Economic Times

Founded almost 3 decades ago and guided by the simple, yet profound philosophy of 'creation, not construction'; Kolte-Patil Developers Ltd. is one of India's foremost real estate companies over 20 million sq. ft. of landmark developments in Pune, Mumbai & Bengaluru. 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.