



DOWNTOWN

# Xenia

KHARADI



KOLTE-PATIL

# DOWNTOWN

Welcome to Downtown. A world renowned concept of destination bustling with life! Taking inspiration from the best of Downtowns in the world, we are giving shape to Downtown in Pune. Where cool street side Café's will be the place to unwind, where world renowned brands will be put in the finest malls, where music at the amphitheater will enliven every mood , where high-street life redefines the lifestyle of the city. A45 acre mixed use development with the perfect blend of residential and commercial spaces , surrounded with schools, restaurants and the many more opportunities to make the most of every moment.

## A 45 ACRE MIXED USE DEVELOPMENT



**RESIDENTIAL**  
1, 2 & 3 BHK APARTMENTS  
AND PENTHOUSES  
IN MULTIPLE PROJECTS



**COMMERCIAL**  
SHOPS, SHOWROOMS,  
RESTAURANTS AND  
BOUTIQUE OFFICES



**RECREATIONAL**  
WAYSIDE CAFES, HIGH STREET LIFE,  
GARDENS, CLUBHOUSE AND  
LOADS OF AMENITIES IN EACH CLUSTER



**EDUCATIONAL**  
OPERATIONAL VICTORIOUS  
KIDSS IB SCHOOL AND  
PROPOSED CBSE SCHOOL

Skyline of a newly defined Western Lifestyle Hub - **Downtown.**

Way above the rest.



Langston

City Vista

**Xenia**

Meryl

Senona

Proposed  
CBSE School

Victorious Kidss  
IB School

Cheryl

Beryl

Arrisa Avenue

An enviable hotspot that will keep buzzing forever!



An elegant architectural canvas that emanates a true International appeal.





# DOWNTOWN Xenia

Xenia comprises of retail shops on the ground floor and 1 & 2 BHK apartments from level 1 ranging from 625 to 1000 Sq. Ft.

The brilliant display of landscapes in the surrounding and nearby water stream adds to the pleasing attraction to Xenia.

# Specifications

## Living Room

- 800\*800 Vitrified Flooring
- Gypsum finish for walls and ceiling
- Provisions for TV , Telephone, Wi-Fi/Broadband connection
- Electrical provisions for AC
- Internally plastic paint to walls and ceiling OBD

## Bedroom

- Vitrified flooring 600\*600
- Provisions for TV , Telephone, Wi-Fi/Broadband connection
- Electrical provisions for AC

## Kitchen

- Modular kitchen with HOB chimney
- Dry balcony space for washing machine
- Water purifier
- Reticulated piped gas system
- Stainless steel(SS) sink with drain board
- Gas leak detector

## Bathroom

- Ceramic tiles
- Granite counter tops for wash basins
- Glass partition in master bathroom
- Finest quality CP fittings and sanitary ware from Jaguar or equivalent
- Solar water heating connections (for master bathrooms)

## Others

- Video door phones
- Electrical provision for invertors
- Laminated flush doors with frames, SS fittings and locks
- Windows- superior quality aluminum, powder coated with mosquito net and safety grills
- Sliding door for terrace with mosquito net
- Glass railing for terrace
- internal paint- plastic emulsion for living/dining, rest of apartment with OBD

## Commercial specifications

- Commercial space for retails, restaurant, banks and ATM, coffee bar, business center
- Automatic high speed elevators with SS finish interior
- CCTV surveillance
- Elegantly finish entrance and floor lobbies with seating area at entrance lobby
- Building management for all utility management like water, STP, fire, lifts etc.
- Fire alarm system in common areas and parking
- Landscape lighting
- Recycled water for flushing and gardening

# Master Plan



- 1 ENTRY
- 2 WALKING PLAZA
- 3 BROAD WALK
- 4 UPPER PLAZA
- 5 CLUB HOUSE
- 6 PARTY LAWN
- 7 BASKETBALL COURT
- 8 DECK AREA & PERGOLA
- 9 STEPPED SEATING
- 10 ENTRANCE WATER FEATURE



1 Bedroom Home



Unit Plan



2 Bedroom Home

# Typical 2nd & 4th Even Floor Plan



(AREA IN SQ.FT.)

TYPE	FLAT	CARPET	TERRACE	SALABLE
1BHK	201	425	46	636
2BHK	202	639	83	974
2BHK	203	643	73	966
1BHK	204	415	48	625
1BHK	205	419	46	627
2BHK	206	642	72	964
2BHK	207	642	83	978
1BHK	208	434	46	647

(AREA IN SQ.FT.)

TYPE	FLAT	CARPET	TERRACE	SALABLE
1BHK	401	425	46	636
2BHK	402	639	83	974
2BHK	403	643	73	966
1BHK	404	415	48	625
1BHK	405	419	46	627
2BHK	406	642	72	964
2BHK	407	642	83	978
1BHK	408	434	46	647

# Typical 3rd & 5th Odd Floor Plan



(AREA IN SQ.FT.)

TYPE	FLAT	CARPET	TERRACE	SALABLE
1BHK	301	425	53	645
2BHK	302	639	103	1001
2BHK	303	643	86	984
1BHK	304	412	54	629
1BHK	305	419	47	628
2BHK	306	633	85	969
2BHK	307	627	103	985
1BHK	308	434	46	647

(AREA IN SQ.FT.)

TYPE	FLAT	CARPET	TERRACE	SALABLE
1BHK	501	425	53	645
2BHK	502	639	103	1001
2BHK	503	643	86	984
1BHK	504	412	54	629
1BHK	505	419	47	628
2BHK	506	633	85	969
2BHK	507	627	103	985
1BHK	508	434	46	647

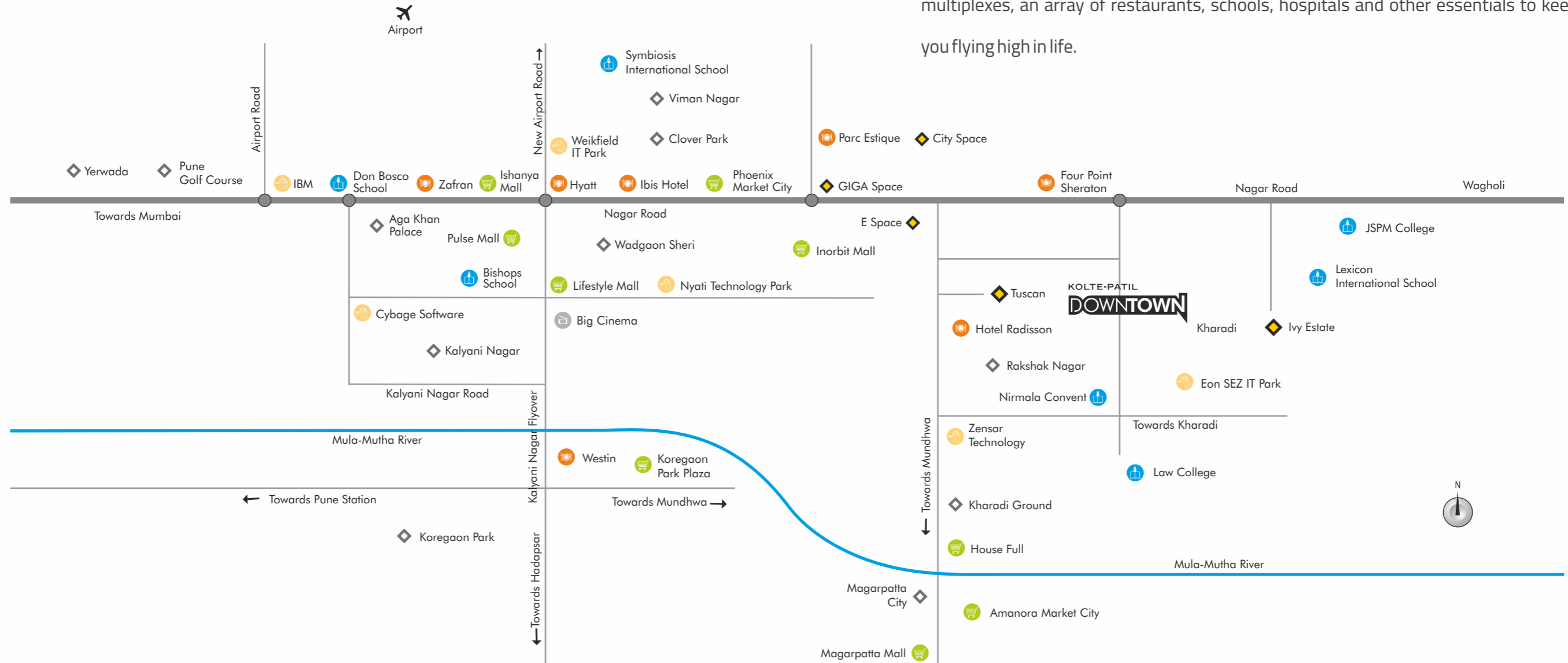
# Ground Floor Plan









# DOWNTOWN LOCALE

## LOCATION ADVANTAGE HAS NEVER EXHIBITED SUCH AN ATTRACTIVE APPEAL.

The surrounding development here displays an enthusiastic blend of everything you thought was a distant reach. Experience a superlative location which provides easy connectivity to the airport and Ahmednagar, Solapur and Pune national highways. Just within a circumference of 5 kms. you'll discover a plethora of shopping malls, multiplexes, an array of restaurants, schools, hospitals and other essentials to keep you flying high in life.



-  SCHOOLS
-  LOCALITY
-  SHOPPING MALLS
-  IT PARKS
-  HOTELS
-  KOLTE-PATIL PROJECTS