



Site address:
Survey no.131 / 132, next to Ford motors showroom, near Sayaji Hotel,
Pune-Mumbai bypass, Wakad, Pune - 411 057.

Mumbai office address:
501 & 502, B wing, The Capital, G-Block, Behind ICICI Bank,
BKC, Mumbai - 400051.

Corporate office:
201, City Point, Dhole Patil Road, Pune - 411 001.

Sales Enquiry: +91-20-6689 9205

www.koltepatil.com

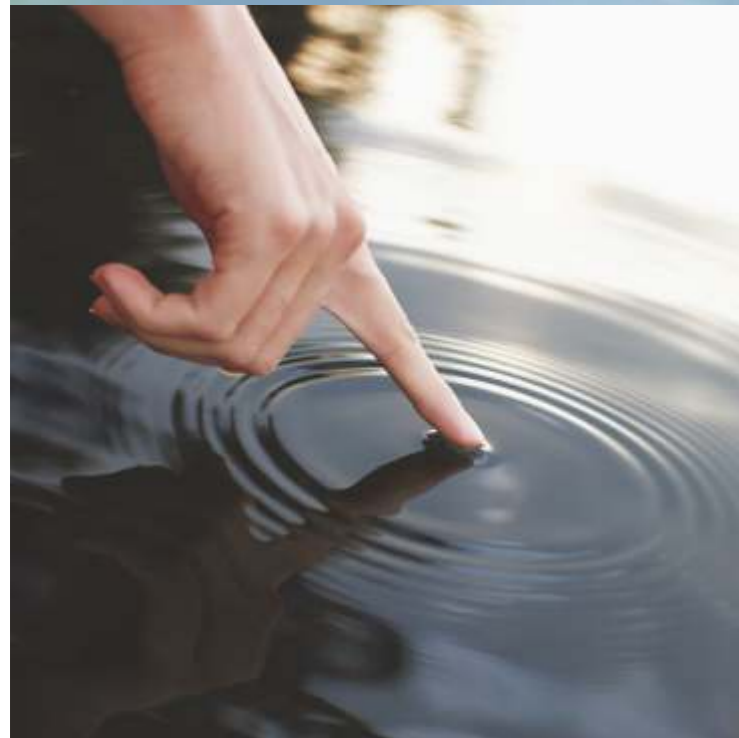
Disclaimer : This brochure is indicative. The developers reserve the rights to amend the layouts, plans, number of floors, amenities, elevation, colour scheme, etc. without prior notice.



WESTERN AVENUE
— WAKAD —
WESTERN PUNE'S
FIRST PATIO HOMES



KOLTE-PATIL DEVELOPERS LTD.



The synergy of modern architecture and beautifully carved out collaborative community spaces, uncompromising quality and environmental sensitivity with the blend of excellent amenities are present in these beautiful patio homes.

Located along the Pune - Mumbai highway at Wakad, the proposed project is accessible by 12m to 24m wide DP roads on all three Sides.

Spread across over 16 acres, the overall development is mix residential with added convenience of high street shopping with an integrated approach towards making a balanced sector development in its vicinity.

These unique residences are the very embodiment of your personality and lifestyle. For those who always have aspire to live a fuller life.

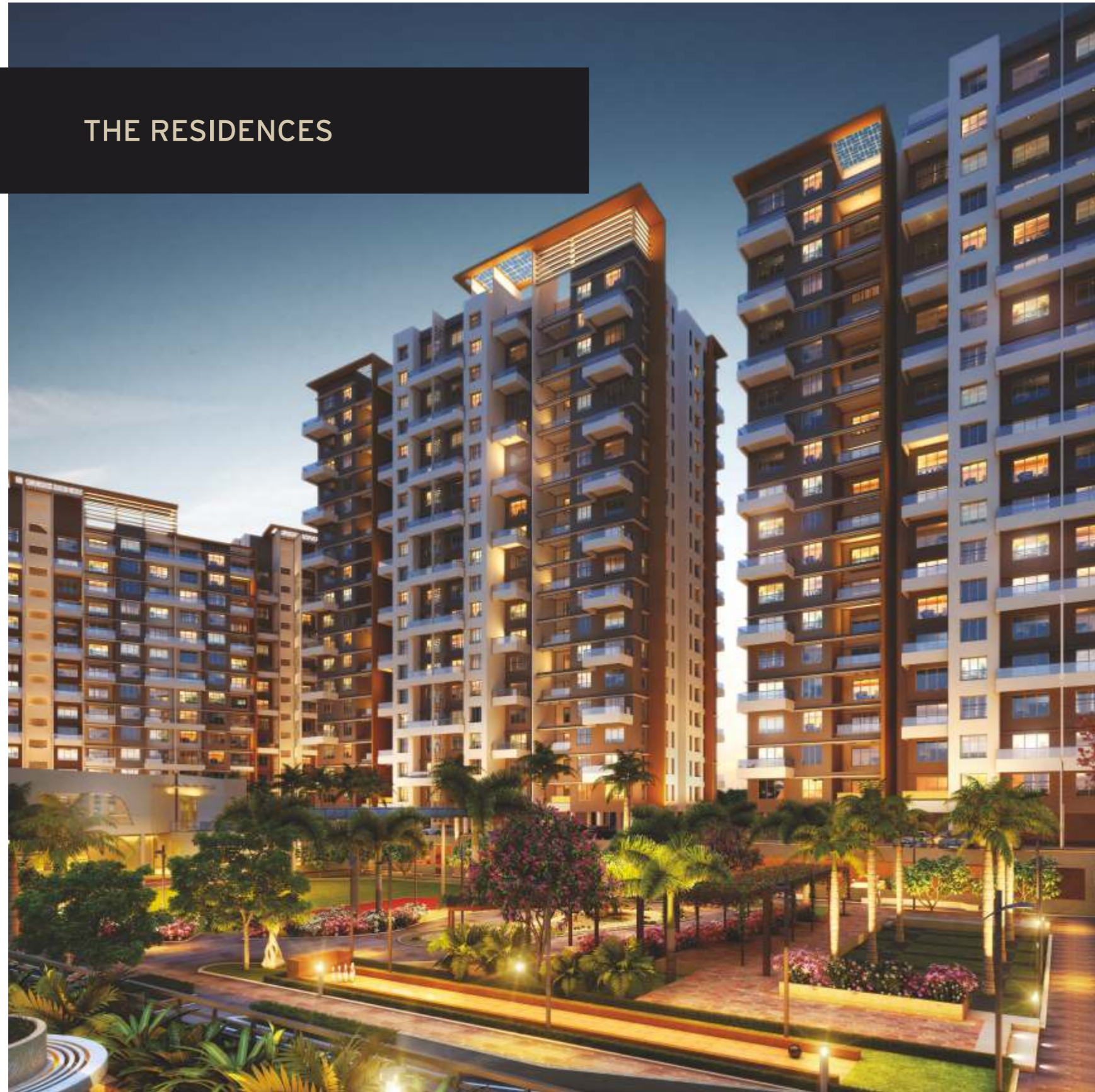
Indulgent living as nature intended. We call it living the six senses lifestyle.



#PATIOLIVING

- 16 ACRES OF INTEGRATED AND HOLISTIC DEVELOPMENT AT WAKAD.
- 2 AND 3 BEDROOM PATIO HOMES.
- HIGH STREET SHOPPING.
- 60,000 SQ. FT. OF CENTRAL PATIO FOR COLLABORATIVE COMMUNITY SPACES COMPRISING OF :
 - CABANA POOL
 - ZEN GARDEN
 - YOGA AND MEDITATION DECK
 - WINDCHIME PARK
 - KIDS PLAY AREA
 - KIDS DAY CARE CENTRE AND OTHERS

THE RESIDENCES



2 BEDROOM APARTMENT : 1,131 SQ. FT. - 1,150 SQ. FT.
3 BEDROOM APARTMENT : 1,517 SQ. FT. - 1,537 SQ. FT.

Live a truly holistic and well-being lifestyle.

A collage of images showing modern interior spaces: a bathroom with a glass shower enclosure, a kitchen with a sink and fruit, a living area with a white sofa, a bedroom with a bed and nightstand, and a closet with hanging clothes. The images are arranged in a grid-like fashion, with some overlapping. The overall aesthetic is clean, bright, and contemporary.

2 BHK



3 BHK

APARTMENT SPECIFICATIONS

- 600 X 600 Vitrified Flooring in entire flat.
- Anti skid ceramic flooring for terrace & Dry balcony.
- Gypsum finished walls.
- OBD paint for all internal walls in flat.
- Glass railing for attached terrace.
- Granite kitchen platform with SS Sink & glazed dado tiles above the platform.
- Granite window sill.
- Aluminium sliding windows with provision for mosquito net.
- Laminated shutter with frame for main door & other bedrooms.
- Granite frame with laminated shutter for all toilets.
- Jaquar or equivalent CP fitting in all toilets.
- Kohler or equivalent sanitary fitting in all toilets.
- Corrosion resistance concealed plumbing.
- AC electrical point provision in living & bedroom.
- TV & Telephone electrical points provision in living & bedrooms.
- Modular switches with concealed copper wiring.
- Video door phones & gas leak detector.
- Acrylic paint for external.
- Decorative entrance lobby.
- Automatic passenger & stretcher lift.
- DG backup for lift & common areas.
- Recycled water for flushing.

A,B,I & J TYPE

2P+13



AREA STATEMENT					
FLAT NO.	TYPE	CARPET AREA (SQ.M.)	TERRACE AREA (SQ.M.)	SALEABLE AREA (SQ.M.)	SALEABLE AREA (SQ.FT.)
701,704 1101,1104	3 BHK	90.76	8.64+5.48	141.59	1524.00
702,1102	FLAT CANCELLED FOR REFUGE AREA				
703, 1103	2 BHK	66.65	7.48+3.99	105.46	1135.00

TYPICAL 7TH & 11TH FLOOR PLAN



A,B,I & J TYPE
2P+13



TYPICAL 2ND,4TH,6TH,8TH, 10TH & 12TH FLOOR PLAN

AREA STATEMENT					
FLAT NO.	TYPE	CARPET AREA (SQ.M.)	TERRACE AREA (SQ.M.)	SALEABLE AREA (SQ.M.)	SALEABLE AREA (SQ.FT.)
201,204 401,404 601,604 801,802 1001,1004 1201,1204	3 BHK	90.39	14.02	140.95	1517.00
202,203 402,403 602,603 802,803 1002,1003 1202,1203	2 BHK	66.26	11.60	105.11	1131.00



A,B,I & J TYPE
2P+13



TYPICAL 1ST, 3RD,5TH,9TH & 13TH FLOOR PLAN

AREA STATEMENT					
FLAT NO.	TYPE	CARPET AREA (SQ.M.)	TERRACE AREA (SQ.M.)	SALEABLE AREA (SQ.M.)	SALEABLE AREA (SQ.FT.)
101,104 301,304 501,504 901,904 1301,1304	3 BHK	90.76	8.64+5.48	141.59	1524.00
102,103 302,303 502,503 902,903 1302,1303	2 BHK	66.65	7.48+3.99	105.46	1135.00



C & D TYPE
2P+13



AREA STATEMENT

FLAT NO.	TYPE	CARPET AREA (SQ.M)	TERRACE AREA (SQ.M)	SALEABLE AREA (SQ.M)	SALEABLE AREA (SQ.FT)
201,204,401,404,601,604,801,802,1001,1004,1201,1204	3 BHK	91.26	14.02	142.13	1530.00
202,203,402,403,602,603,802,803,1002,1003,1202,1203	2 BHK	67.30	11.60	106.52	1147.00

TYPICAL 2ND,4TH,6TH,8TH, 10TH & 12TH FLOOR PLAN



C & D TYPE
2P+13



AREA STATEMENT

FLAT NO.	TYPE	CARPET AREA (SQ.M)	TERRACE AREA (SQ.M)	SALEABLE AREA (SQ.M)	SALEABLE AREA (SQ.FT)
101,104,301,304,501,504,701,704,901,904,1101,1104,1301,1304	3 BHK	91.63	8.64+5.48	142.76	1537.00
102,103,302,303,502,503,702,703,902,903,1102,1103,1302,1303	2 BHK	67.69	7.48+3.99	106.87	1150.00

TYPICAL 1ST, 3RD,5TH,9TH & 13TH FLOOR PLAN



C & D TYPE
2P+13



AREA STATEMENT					
FLAT NO.	TYPE	CARPET AREA (SQ.M.)	TERRACE AREA (SQ.M.)	SALEABLE AREA (SQ.M.)	SALEABLE AREA (SQ.FT.)
701,704 1101,1104	3 BHK	91.63	8.64+5.48	142.76	1537.00
702,1102	FLAT CANCELLED FOR REFUGE AREA				
703, 1103	2 BHK	67.68	7.48+3.99	106.85	1150.00

TYPICAL 7TH & 11TH FLOOR PLAN



G & H TYPE
2P+13



AREA STATEMENT					
FLAT NO.	TYPE	CARPET AREA (SQ.M.)	TERRACE AREA (SQ.M.)	SALEABLE AREA (SQ.M.)	SALEABLE AREA (SQ.FT.)
701,704 1101,1104	3 BHK	91.63	8.64+5.48	142.76	1537.00
702,1102	FLAT CANCELLED FOR REFUGE AREA				
703, 1103	2 BHK	67.68	7.48+3.99	106.85	1150.00

TYPICAL 7TH & 11TH FLOOR PLAN



G & H TYPE
2P+13



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TYPICAL 2ND,4TH,6TH,8TH, 10TH & 12TH FLOOR PLAN



G & H TYPE
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TYPICAL 1ST, 3RD, 5TH, 9TH & 13TH FLOOR PLAN

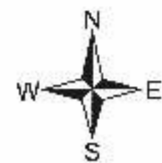


PROJECT LAYOUT



LEGEND

- | | | | | |
|----------------------|---------------------------|--------------------------|-----------------------------|-------------------------|
| 1. Main Entrance | 9. Yoga Garden | 17. Screen Wall | 25. Sunken Bonfire | 33. Commercial Building |
| 2. Entrance Avenue | 10. Zen Garden | 18. Dance Floor | 26. Swimming Pool | 34. Sen or Citizen Zone |
| 3. Waiting Zone | 11. Amphitheatre | 19. Party Lawn | 27. Walking Pool | 35. Parking |
| 4. Clubhouse | 12. Outdoor Bowling Alley | 20. Multipurpose Court | 28. Kid's Pool | 36. Skating Rink |
| 5. Shopping Plaza | 13. Lounge | 21. Chi. Chat Patio | 29. Jacuzzi | |
| 6. Jogging Track | 14. Acupressure Path | 22. Children's Play Zone | 30. Senior Citizen Pavilion | |
| 7. Sculpture | 15. Rock Sculpture | 23. Pavilion | 31. Shower | |
| 8. Meditation Corner | 16. Golf Putting | 24. Herbal Garden | 32. Outdoor Gym | |



PROJECT LOCATION

Wakad, is one of the top real-estate investment hot spots in India with chances of rising in two-fold real estate prices in near future. Strategically located in proximity to the Hinjewadi IT Park, Pimpri-Chinchwad and Chakan's Maharashtra Industrial Development Corporation (MIDC) corridor, it is readily available for both the IT and automobile or manufacturing population who are working in this part of the city.

Well-connected to the Mumbai-Pune Expressway, Wakad has all the conveniences like offices, colleges, schools, banks, hospitals and shopping centres in its vicinity offering a holistic city life. It is also an emerging sports suburb since there are 2 international level stadiums in close to the project.

1. Chatrapati Shivaji Stadium for athletics wherein government has already started sports academies for Shooting, Archery, Swimming, Hockey & Other sports.
2. Gahunje Cricket Stadium

The Real estate price graph has been on the rise almost consistently from the year 2008 to 2015. The prices have doubled and in some cases even tripled in the past six years. It has become a new focus for property investors and continues to benefit from demand drivers such as good civic infrastructure and vast improvements in connectivity to the city's key projects. **Source- Magicbricks*

