

24K OPULA

BY KOLTE-PATIL

THE EPITOME
OF
LUXURY LIVING



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24K OPULA

BY KOLTE-PATIL

At 24K Opula, which is spread across 7.77 acres, each home is built to perfection and adheres to the highest standards of quality & efficiency. 24K Opula offers exclusive 3 and 4 Rooms, Living & Kitchen spaces with designer sundecks. Experience the rich 24K Opula lifestyle that offers a plethora of luxurious amenities & features to make your home a dream come true.

24 GOLDEN PRINCIPLES. ONE REASON THEY EXIST.

LIFESTYLE

Thought Principles
Global Benchmark
Design Customisation and Counselling
Development Partners
24K Life
24KEdition

SMART HOMES

Next-gen Technology
Security and Safety

SERVICE

Complete Transparency
Efficient Post Possession Services
Seamless Facility Management
NRK (Non Resident 24K) Services©

ARCHITECTURE

Consistent Design excellence
Robust Research and Development

COMMUNITY

Prime Location
Neighbourhood Development
24K Cosmopolitan Collective

ENGINEERING

Product Warranty
Optimised Processes and Systems for better product delivery
Construction Quality Assurance
Impeccable Work Finishes
Global Material Selection and Sourcing

GREEN HOMES

Sustainable and Eco-Friendly
Green Architecture



24K HOMES

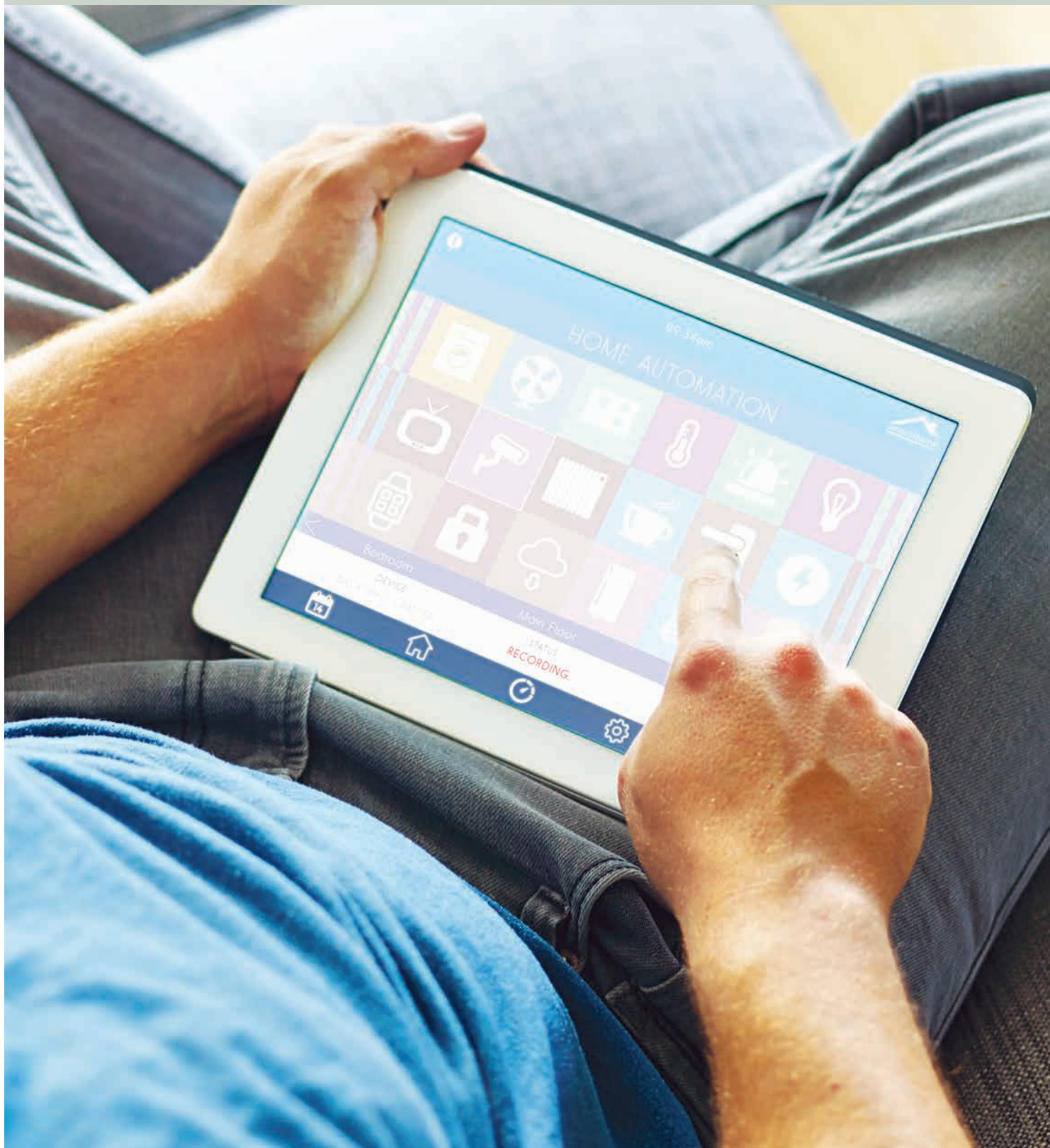
24K Opula presents a rarest of rare opportunity for select individuals. It's truly limited edition luxury, just the way 24K is designed.

All 24K homes are inspired by 24 design principles, which work on different levels to impart its residents, the unique and incredible 24K experience. These apartments are adorned with Europe's biggest brands - Porcelanosa, Noken and Gama Dècor

HOME AUTOMATION

All 24K homes feature cutting edge automation and electronic systems. You can switch-on or switch-off lights, all while you are sitting on the couch.

- ▶ Lighting control with medium range option
- ▶ Motion sensor in all washrooms
- ▶ One tap control from your smartphone / tab in living and master bedroom
- ▶ Video Door Phone





WALK INTO
OPULENCE.





THE AMAZING 24K
LIFESTYLE.



WHERE LUXURY
IS A NECESSITY.



Actual Pictures of Show Flat



AND NOTHING LESS
WILL DO.



AMENITIES AND LANDSCAPING

24K goes miles ahead when it comes to creating spaces around your home. We make the most of available space in terms of nature friendliness, lifestyle and aesthetics. It's an integrated part of every 24K project and your life.

- Hierarchy of open spaces forms an integral part of the design
- Clubhouse and other interactive spaces at podium level
- The clubhouse and other community areas are inward looking, with no nuisance from outside road

Podium Level

- 2,500 sq. mt. (26910 sq. ft.) of landscape areas, with plantation and other interactive spaces
- Arrangement of buildings on podium and Vehicle-free zone creates interesting spaces and pockets which are developed as visually appealing landscapes. These spaces encourage gathering and interaction of people
- Vehicle-free zone ensures accident-free zone for movement of residents, and especially kids and elderly
- Only emergency vehicles like Ambulance and Fire Engine are allowed on podium





24K LIFESTYLE, 24X7.

As a 24K customer, you will live an extraordinary life. We have collaborated with Club Concierge to offer you just that. Any time, your any wish, will be fulfilled.

Personal concierge | Preferred partners
Entertainment | Travel boutique
Home comforts | Personal shopping
Relaxation | Life events
Corporate concierge | Executive relocation

Concierge service by



CLUB

CONCIERGE



CLUBHOUSE

1. Edge pool
2. Gym
3. Indoor games room
4. Video room
5. Yoga terrace
6. Aerobics zone
7. Squash court
8. Steam and sauna room

Other amenities on podium & ground:

Golf putting green | Cricket pitch cum Amphitheatre | BBQ deck |
Tennis court | Half basketball court | Chess sculpture | Party lawn |
Rock climbing wall | Children's play area



Clubhouse



All the images are artistic visualizations. For complete disclaimer, please refer the last page of the brochure.



WELCOME TO THE COTERIE



GREEN HOMES

- The whole of 24K Province reflects our philosophy of building sustainable and at the same time outrageously luxurious spaces.
- Project is pre-certified with IGBC Green Homes - Silver rating and 3 star rating under GRIHA pre-certification
- Buildings are oriented to maximise natural light and ventilation in all apartments
- Positioning of the towers on podium and its inherent orientation with reference to the river ensures natural wind flow around the buildings
- Parking at ground and podium level is naturally ventilated and uses maximum daylight
- Natural ventilation through ample openings

- Natural cooling and pleasant ambient temperatures due to a river abutting the project
- Solar water heating for one bathroom
- Garbage chute available at each floor along with on-site garbage segregation and conversion to manure
- Water conservation through recycling STP-treated water for flushing and gardening purposes
- Rainwater harvesting system with recharge pits, for recharging the natural ground water table



BUILDING SERVICES

- Water treatment through WTP, prior to supply for domestic use
- Water supply through hydro-pneumatic system, to ensure equal pressure at all taps in all units
- Hot water supply from solar water heater to master toilet in each unit
- Garbage chute with wet and dry selector for garbage collection system
- Garbage rooms at parking level for hygienic and efficient handling and management of garbage and its disposal
- Generation of organic manure from wet garbage through organic waste converter (OWC)
- Sewage handling and treatment through dedicated STP
- Water conservation through use of STP treated water for flushing and gardening purposes
- Security system with CCTV cameras at all important locations and manual boom-barriers
- Dedicated washrooms for drivers, maintenance and security staff
- Gas leak detectors, alarm system with hooters, sprinklers, wet-risers, hydrants and fire-extinguishers
- Lightning arrester for protection of building against lightning
- BMS control and monitoring system for fire alarms, CCTV, Parking and common area lighting, Service Utilities like STP, WTP, UGWT, OHT, Lifts, DGs, Transformer/substation, Pumps and Hydro-pneumatic system
- D.G. back-up for common service utilities and common area lighting loads

MASTER PLAN



LEGEND

- | | |
|---------------------------------------|-------------------------------------|
| 1. Entry Gateway With Paved Boulevard | 12. Swimming Pool |
| 2. Seating Alcoves | 13. Children's Pool |
| 3. Entry Garden | 14. Club House |
| 4. Resting Pavilion | 15. Tennis Court |
| 5. Reading/Music Garden | 16. Half Basketball Court |
| 6. Interactive Plaza/Chess Sculpture | 17. Rock Climbing Wall |
| 7. Children's Play Area | 18. Cricket Pitch With Amphitheatre |
| 8. Barbeque Deck | 19. Open Viewing Deck |
| 9. Party Lawn | 20. Open Plaza With Trellis |
| 10. Reflexology Corner | 21. Golf Putting |
| 11. Fitness Court With Pavilion | 22. Dry Garden |

APARTMENT SPECIFICATIONS

FLOORING

Entrance Foyer, Master Suite, Bedrooms, Living, Kitchen, Dinning & Passages - Vitrified tiling

Servant room and dry balcony – Matt Finished Ceramic Tiles

Attached Terrace – Matt Finished Ceramic Tiles

Window sill – granite

TOILETS

CP Fittings (Single lever) – Noken/equivalent CP fittings in all toilets, additional accessories Jaquar/equivalent.

Flooring Dado – Matt finished ceramic tiles

Sanitary ware – Noken or equivalent wall hung commode with concealed flush tank and granite for basin counter

Shower panel for master bathroom (for buildings A & B only)

Shower system with rain shower & hand shower (for buildings C&D only)

Servant toilet – Orissa pan – parry ware or equivalent

Dry and wet area – Glass partition with glass door for all bathrooms except servants toilet

False Ceiling – modular except servants toilet

Mirror

Exhaust Fan

Boiler – Provided in all toilets except servants toilet

Solar water connection only for Master toilet.

DOORS & WINDOWS

Main door – Veneer finish door with architraves

Internal doors – Laminated flush door

Windows - Aluminum sliding windows with mosquito net

KITCHEN

Modular Kitchen with overhead cabinets – Gama décor or equivalent

4 burner hob and chimney

Granite top for kitchen platform

SS Sink with drain Board.

Ceramic/glazed tiles above kitchen platform

Water purifier – Aqua guard

Piped gas reticulated system

ELECTRIFICATION

Switches – modular – Schneider or equivalent

Wiring – concealed copper wiring – Polycab or equivalent

Electrical points – adequate electrical points with TV and telephone points in each room except servants rooms

AIR-CONDITIONING:

Bedrooms– Split AC for all bedrooms. Make LG/Samsung or equivalent-3 star rating

Provision for AC in living and dining area

PLUMBING:

Concealed anti-corrosive plumbing

WALL FINISHES:

Gypsum finished walls with luster or equivalent paint

HOME AUTOMATION/SECURITY SYSTEMS:

Lighting control with medium range option,

VDP integrated with intercom system, panic switch, motion sensor light in toilet,

gas leak detector, provision of WI-FI router connection

LOCATION MAP



KOLTE-PATIL DEVELOPERS LTD.

Founded over 2 decades ago and guided by a simple yet profound philosophy of 'Creation, not construction', Kolte-Patil Developers Ltd. is one of the foremost real estate companies with over 15 million sq. ft. of landmark developments in Pune, Mumbai and 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.

24K is a niche brand by Kolte-Patil Developers Ltd. It offers the finest homes, extraordinary in terms of location, engineering, design and amenities.

CONNECTIVITY

RESTAURANTS

- Rangla Punjab - 500 m
- Cafe Peterdonuts - 550 m
- Merazo - 1.1 km
- Copa Cabana - 1.4 km
- The K-factory - 4.4 km
- Malaka Spice - 4.5 km
- The Great Punjab - 4.6 km
- Balewadi Highstreet - 5.5 km

HOSPITALS

- Apple Hospital - 1.3 km
- Jupiter Hospital - 3.5 km
- Medipoint Hospital - 5.3 km
- Aditya Birla Memorial Hospital - 6.5 km

SCHOOLS

- Euro School - 3.8 km
- DAV Public School - 5.8 km
- VIBGYOR High School - 7.2 km
- Mercedes Benz International School - 7.3 km

PRE-SCHOOLS

- TicTacToe - 120 m
- Kidzee - 900 m
- EuroKids - 1.1 km

SUPERMARKETS

- Godrej Nature's Basket - 5.4 km
- D-Mart - 5.4 km
- Reliance Smart - 5.4 km

HOTELS

- Sayaji Hotel - 4.6 km
- Courtyard by Marriott, Hinjewadi - 4.8 km
- Holiday Inn, Hinjewadi - 5.8 km

SPORTS

- Multifit Gym - 160 m
- Chondhe Patil Sports Complex - 750 m
- Abs Fitness - 1.0 km

BANKS

- IndusInd Bank - 150 m
- HDFC Bank - 170 m
- ICICI Bank - 200 m