



KOOL HOMES

Live an Experience



inspiring
dreams



@ Kondhwa, Off NIBM Road
Pune, India

**2 / 3 BHK Interactive Intelligent Apartments
Certified Eco-Friendly Green Homes**

Kondhwa, Located on the south eastern side of Pune, Kondhwa is a well-developed residential area also housing the National Institute of Banking Management (NIBM) one of the most prominent landmarks of Pune. Kool Homes - Kondhwa, is perched on the bounty gradient off NIBM Road & is just about 4 kms. from M. G. Road. It is well-connected by the Kondhwa - Satara Link Ring Road to other parts of the city, thus making it an ideal location for your home.

KOOL HOMES

KONDHWA



LEGEND

- | | | |
|------------------|--------------------------|-------------------|
| 1. Amphitheater | 6. Skating Area | 11. Spring Court |
| 2. Swimming Pool | 7. Reflexology | 12. Plaza |
| 3. Jacuzzi | 8. Mini Basketball Court | 13. Mist Fountain |
| 4. Kids Pool | 9. BBQ | |
| 5. Club House | 10. Play Area | |



- 3 Towers
- 15 storeys
- 180 Apartments

● 2/3 BHK Interactive Intelligent Apartments

● Site Address : Kool Homes - Kondhwa, Off NIBM Road, Kondhwa, Pune - 411048
Ph. : 020- 64001010
9225531108/09

Typical Odd Floor Plan For Building A, B & C
(1st, 3rd, 5th, 7th, 9th, 11th, 13th, 15th FLOOR)



SALEABLE AREA CALCULATION FOR 1 st , 3 rd , 5 th , 7 th , 9 th , 11 th , 13 th , 15 th FLOOR		
FLAT NO.	TERRACE AREA SQ. FT.	TOTAL SALEABLE AREA SQ. FT.
(8BHK) 101, 104 / 301, 304 / 501, 504 / 701, 704 / 901, 904 / 1101, 1104 / 1301, 1304 / 1501, 1504	93	1497
(2BHK) 102, 103 / 302, 303 / 502, 503 / 702, 703 / 902, 903 / 1102, 1103 / 1302, 1303 / 1502, 1503	181	1270

Typical Even Floor Plan For Building A, B & C
(2nd, 4th, 6th, 10th, 12th, 14th FLOOR)



SALEABLE AREA CALCULATION FOR 2nd, 4th, 6th, 10th, 12th, 14th FLOOR

FLAT NO.	TERRACE AREA SQ. FT.	TOTAL SALEABLE AREA SQ. FT.
(3BHK) 201, 204 / 401, 404 / 601, 604 / 1001, 1004 / 1201, 1204 / 1401, 1404	84	1490
(2BHK) 202, 203 / 402, 403 / 602, 603 / 1002, 1003 / 1202, 1203 / 1402, 1403	96	1210

HAP (Home Automation Panel)

The HAP is a device with a colour LCD Touch Screen and preloaded 3D remote view software which offers a simple activity-based interface to control the device and functions of your Home Automation System, It comes with a Remote Control that offers you ease of operation.



HAP FEATURES

System Controls

- The HAP enables you to control all the systems in your Kool Home

Safety Systems

- Fire / Smoke / LPG Systems

Security Systems

- Anti burglary / Intrusion Alarm systems
- Door locks / Access control

Appliances and Light Controls

- Mood Lighting and Controllers

IBMS

(Integrated Building Management System)

The HAP is connected to the Integrated Building Management System that controls all services of the Automation system of the campus as well as building, 24X7. It generates reports on maintenance, record alerts which helps to schedule and to prevent breakdowns.



Utility

- Stabilized Power Distribution
- Elevator Management

Safety

- Reticulated LPG Gas Bank
- Fire Fighting



- Prevention of flooding & Water Leakage for server room
- Server Room (Multimedia / Security & Safety)
- Applications and Software

Security

- Guard Tour System & Visitor Management
- Digital Surveillance

Energy Conservation

- Rain Water Harvesting & Water Management
- Solar Water Heaters
- Power Conservation through energy efficient lamps

Connectivity

- Internet broadband connectivity with Wi-Fi Campus
- Public Address & Music Systems in common lobbies and areas
- LAN / WAN Connectivity to individual flat



Sanitation

- Sewage Treatment Plan
- Garbage Chute Management
- Waste Water Management

Others

- Building Facade Lighting
- Car Parking & Traffic Management
- Information Kiosks
- Asset Management & Loyalty
- Cards along with tenant billing
- Structured Cabling
- Sprinkler System

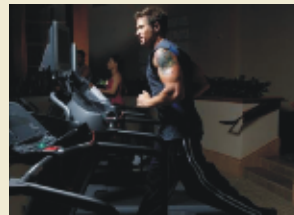
ICMS

(Integrated Multimedia Communication Services)

- Digital Communication
- Voicemail, Email and emergency SMS services
- Broadcasts and alerts from your homeaudio and video

conferencing

- VOIP (Voice Over Internet Phone)
- Fax & Community Directory
- Information about sightseeing, restaurants, geographical and cultural data of destinations
- Detailed interactive city maps and state transport service time schedule
- Games & E-books



CAMPUS SPECIFICATIONS

"Serenity is priceless." For koolhomers, serenity begins at the Kool Club Step into the exclusive lobby and the immediate impression is one of a quite kool understated elegance crafted in steel and glass and adorned with contemporary art. It is a masterpiece by itself.



- Anti Termite Treatment
- Seismic Resistant Building Design
- Mood Lighting for Landscapes and Building Facades
- Concrete / Paved Internal Roads
- Wi-Fi Connectivity
- Visitor Tracking & Surveillance System
- Guard Tour System
- Fire Fighting Systems
- Water Treatment Plant
- Effluent Treatment Plant
- Laundromat Service
- Car Wash Service
- Mood Lighting of Campus and Common areas

LANDSCAPE

- Spectacular landscaped area with Sparkling water bodies and thick greenery
- Landscaped Amphitheater
- Half Basket ball court
- Jogging track
- Senior citizen relaxing area

CLUB HOUSE

- Furnished Clubhouse with multipurpose hall
- Furnished Guest Rooms
- Equipped Gymnasium
- Steam & Jacuzzi facilities
- Indoor games like Table Tennis, Pool Carrom, etc
- Society office

SWIMMING POOL

- Electronic perimeter fencing
- Innovatively designed waterlit pool with paved deck

BUILDING SPECIFICATIONS

- External sand faced plaster
- Durable exterior painting
- Thermal insulation treatment for roof terraces
- Entrance lounge for every building
- Designer lobby at every floor
- Partial Power Back-up for all apartment & common areas
- Automatic Speed Elevators
- Digital Notice Board
- Open and Stilt Car Parking
- Demarcated Visitor Parking
- Sanitation facilities to sub-staff and society staff
- BMS Room & Server Room
- Fire Fighting System
- Pressurised Water Supply System

BUILDING FEATURES

- Smoke detectors with automated alarm systems for common areas & lobbies
- Music & Public Address
- System for common lobbies & areas
- Solar Water Heating System for all apartments
- Addressable Fire Alarm System
- Centralized LPG Bank
- Garbage Disposal Chute
- Wireless remote control for HAP
- LAN/WAN Connectivity to each apartment
- Automatic queuing for Car Wash
- Information Kiosk
- Energy Saving Lamps for common areas



ONGOING PROJECTS

@ Mhatre Bridge



Opp Krishna Sunder Lawns,
100ft DP Road

@ Mohammadwadi



Next To Delhi Public School

@ NIBM Annexe



Behind Corinthian Club

@ Bavdhan



Behind Maratha Mandir

@ Sopanbaug



Behind Empress Garden

@ Kondhwa

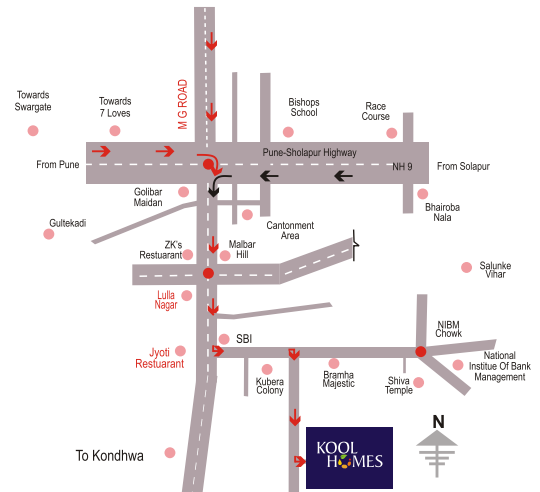


Off NIBM Road

@ Balewadi



Opp. Balewadi Stadium



**KOOL
HOMES**
Live an Experience

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