

www.koltepatil.com



# DISCOVER THE FUTURE OF CONTEMPORARY



Hosur Road, Electronic City



Kolte-Patil has been creating landmarks for 25 years.

Founded over 2 decades ago and guided by a simple yet profound philosophy; 'Creation, not construction', Kolte-Patil Developers Ltd. is one of the foremost real estate companies, headquartered in Pune. Listed on NSE and BSE, Kolte-Patil is Pune's largest developer and has completed 15 million sq. ft. of landmark developments in Pune and Bengaluru. It is also present in Mumbai with some upscale redevelopment projects.

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 with focus on delivering the futuristic and self-sustained 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. The core values of the company—honesty, innovation, excellence, eco-friendliness, technology, sustainability, value and commitment to time schedules are perfectly aligned with the living and working spaces it builds.



## I TOWERS

Introducing I-TOWERS,  
a new era residential brand from  
Kolte-Patil Developers.

Born from a legacy of 25 years of excellence, comes a world inspired by you. A world beyond luxury — designed with you at center of it all.

Built with innovations that make life almost perfect, I-TOWERS redefines modern living. Perfectly located at the hub of tomorrow. Integrating technology, design, aesthetics, and a world of sustainable thinking, I-TOWERS starts and ends with your family and you.

**From connectivity to convenience, and space optimisation to energy efficiency, I-TOWERS Exente is meticulously planned, redefining the future of contemporary living.**





Welcome home to excellence,  
exuberance and exclusivity.

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EXPERIENCE THE EXCELLENCE OF

# IMAGINATION

IN DESIGN, AESTHETIC

AND EXECUTION.



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# GARDENS GALORE

At I-TOWERS Exente, with a variety of natural spaces, designed for almost every occasion we bring the garden back to the Garden City.

Take an Aromatic Garden Walk. Pick herbs in the Spice & Herb Garden. Better still, calm your senses in the Contemplation Garden, all while the children conjure adventures in the awesome little Secret Garden.



BECAUSE  
EVERYONE  
LOVES A  
BREATH OF  
FRESHNESS....



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BEHOLD THE EXUBERANCE OF  
INSPIRATION  
WITH HOMES THAT REDEFINE  
CONTEMPORARY LIVING.



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# STEP UP TO THE ELEGANCE OF WOOD.

Master bedrooms boast the finesse of beautiful and world-standard laminated wooden floors.

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# MAKE ROOM FOR IMAGINATION.



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# BRING HOME THE SUNSHINE

with optimum daylighting parameters.

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ENJOY THE EXCLUSIVITY OF

# INNOVATION

WHERE NEXT-GENERATION AMENITIES

DEFINE A BRIGHTER FUTURE.



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# EXPLORE TOMORROW

At I-TOWERS Exente, we have envisioned a universe of learning and information.

The Aristotle Digital Library — a cutting edge interactive experience designed for the whole family is just one of the many thoughtful innovations you come home to.





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# OUTDOOR

- Entry Portal
- Signage Wall
- Feature Round-About Island
- Sculpture Garden
- Resting Area
- Elegant Entry Lobby
- Grass Cell Paving
- Berm with Seating
- Visitors' Car Parking
- Solarium
- Seasonal Tree Garden
- Contemplation Garden
- Spice & Herb Garden
- Dry Garden
- Water Feature with Focal Sculpture

- Children's Playground
- Multipurpose Court
- Barbeque Pavilion
- Jogging Track
- Outdoor Fitness Station
- Cricket Pitch
- Volleyball Court
- Kids Pool
- Wi-Fi Enabled Campus
- Alfresco Courtyard
- Aromatic Garden Walk
- Interactive Water Jets
- Main Pool

THE  
THINGS  
YOU CAN  
DO



# INDOOR



Indoor Games



Party Hall



Gymnasium



Golf Simulator



Work from Home Cubicles



Crèche



Cards Room



Lounge



Swimming Pool



Aristotle Digital Library



Convenience Store



Squash Court



STAY  
FIT  
STAY  
INSPIRED



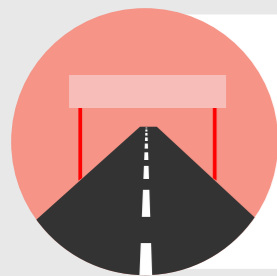
# MASTER PLAN



- 1 ENTRY PORTAL
- 2 SIGNAGE WALL
- 3 JOGGING TRACK
- 4 DRY GARDEN
- 5 SCULPTURE GARDEN
- 6 RESTING AREA
- 7 VOLLEYBALL COURT
- 8 VEHICLE RAMP TO & FROM BASEMENT
- 9 GRASS CELL PAVING
- 10 BERM WITH SEATING
- 11 CHILDREN'S PLAYGROUND
- 12 INTERACTIVE WATER JETS
- 13 SOLARIUM
- 14 SEASONAL TREE GARDEN
- 15 PARTY LAWN
- 16 BARBECUE PAVILION
- 17 AROMATIC GARDEN WALK
- 18 MULTI PURPOSE COURT (FUTSAL AND BASKETBALL COURT)
- 19 TENNIS COURT
- 20 CONTEMPLATION GARDEN
- 21 SECRET GARDEN
- 22 DROP-OFF AREA / TOWER ENTRY LOBBY
- 23 FEATURE ROUND-ABOUT ISLAND
- 24 SPICE & HERB GARDEN w/ RESTING PERGOLA
- 25 CRICKET PITCH
- 26 VISITOR'S PARKING
- 27 OUTDOOR FITNESS STATION
- 28 WATER FEATURE W/ FOCAL SCULPTURE
- 29 ALFRESCO
- 30 MAIN POOL
- 31 KIDS POOL



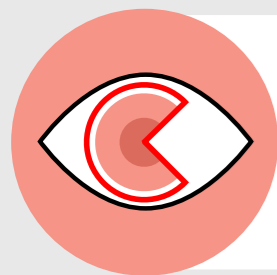
# INVEST IN THE PERFECT WORK-LIFE INTEGRATION.



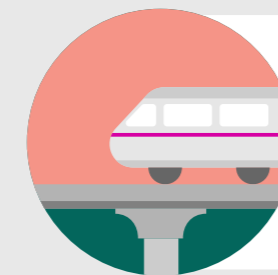
**Directly**  
connected  
to NH7 two-way access from  
service road



**Quick**  
access  
to Electronic City phase 1  
and 2



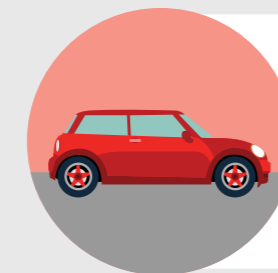
**3**  
side open  
view of the city



**800**  
meters  
from proposed metro station



**10**  
min walk  
to Infosys, GE, TCS,  
Tech Mahindra, Schneider  
Electric, HP



**20**  
mins drive  
to Hosur Industrial area



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# SPECIFICATIONS

## EVERYTHING YOU NEED TO KNOW

### FLOORING

#### Foyer, Living & Dining

Premium Vitrified Tiles

#### Kitchen

Premium Vitrified Tiles

#### Master Bedroom

Laminated Wooden Flooring

#### Master Bedroom Toilet

Anti-Skid Ceramic Tiles

#### Other Bedrooms

Premium Vitrified Tiles

#### Other Toilet

Anti-Skid Ceramic Tiles

#### Balcony

Rustic Ceramic Tiles

#### Utility

Rustic Ceramic Tiles

#### Lobby Area

Designer Vitrified Tiles

### KITCHEN

Granite Slab with SS Sink & Drain Board mounted with Sink Mixer & Piped Gas Provision

2 Feet Wall Dado of Premium Ceramic Glazed Tiles

### TOILETS

#### Master Bedroom Toilet

Fully Loaded Items – Granite Top with Wash Basin, Wall Mounted WC with Health Faucet, Rain Shower, Geyser 25 ltr capacity, Mirror, Towel Rail & Soap Stand

#### CP Fittings

Jaguar or Equivalent

#### Other Toilet

Wall Mounted WC with Health Faucet, Regular Wash Basin

### ELECTRICAL

#### Supply

4 BHK: 5 KW

3 BHK: 5 KW

2.5 BHK: 3 KW

2 BHK: 3 KW

1 BHK: 2 KW

#### Back Up

4 BHK: 1.5 KVA

3 BHK: 1 KVA

2.5 BHK: 1 KW

2 BHK: 0.5 KVA

1 BHK: 0.5 KVA

Provision for upgrading by another 0.5 KVA

#### Wiring

Anchor or Equivalent

#### Switch Plates

Schneider or Equivalent

### PAINT

#### External

Exterior Emulsion

#### Internal

Walls: Emulsion

Ceiling: OBD

Doors: Enamel Paint for Internal

Doors and MS Items

#### Windows

UPVC Windows with Mosquito Mesh

#### Balcony Railing

MS Railing

### DOORS

#### Main Door

Teak Wood Door Frame

Veneered Flush Door Shutter

#### Internal Door

Sal Wood Door Frame

Masonite Skin Shutter Doors

#### Toilet Door

Sal Wood Door Frame

Masonite Skin Shutter Doors

#### Premium Quality Hardware

Locks

Handles

Hinges

Tower Bolts

Door Stoppers

Door Catchers

### AC POINTS

Living Room

Master Bedroom

### TV POINTS

Living Room

All Bedrooms

#### GROUND FLOOR ENTRANCE

#### LOBBY & LIFT LOBBY

Granite Flooring & Cladding

#### Typical Floor Lobby

Premium Vitrified Tiles & Granite Border

#### Common Staircase

Kota Stone

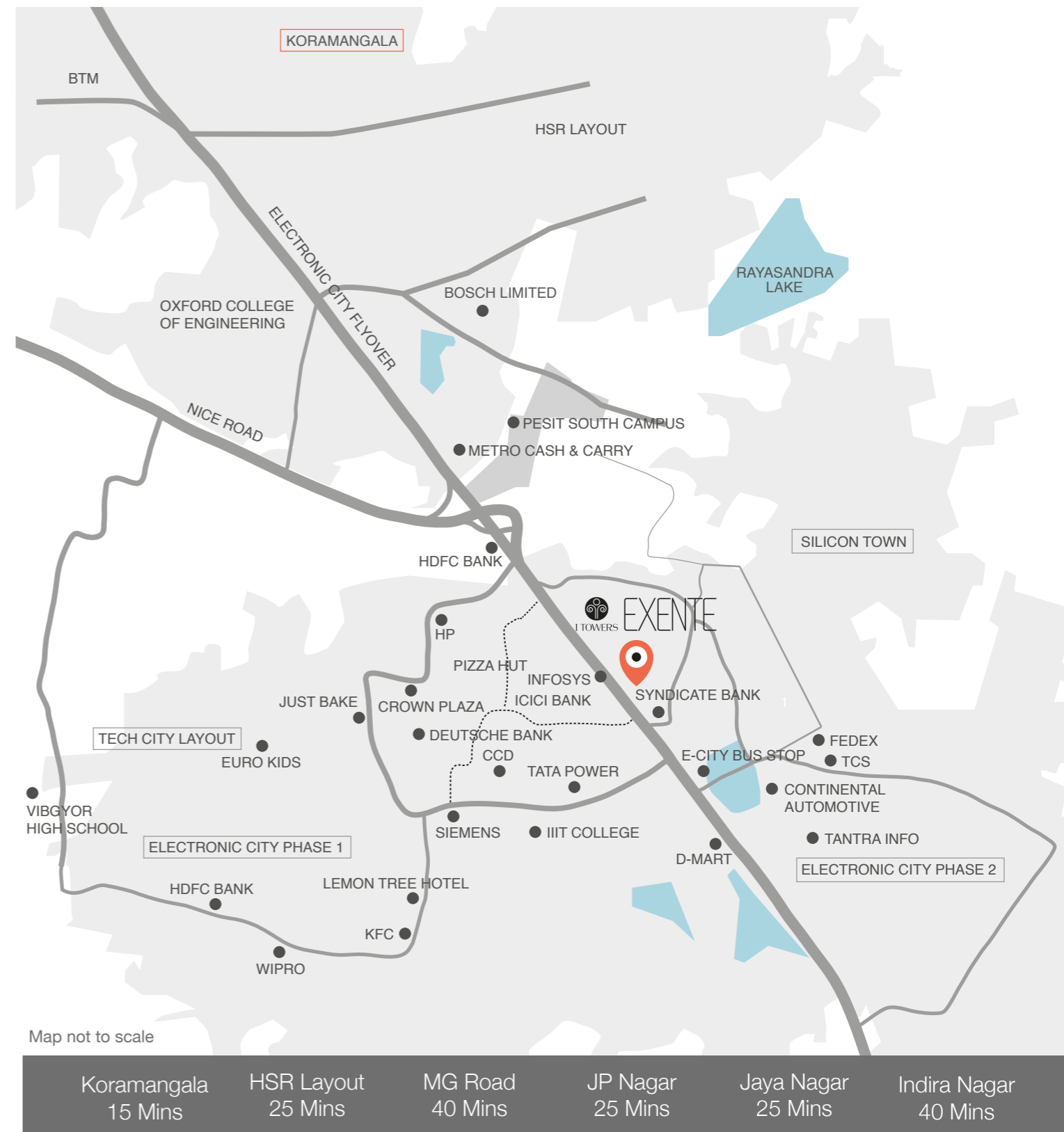
#### Others

DTH Infrastructure

EPABX

Garbage Chute

Solar Lighting in Outdoor Areas



STAY CONNECTED  
TO THE FUTURE.



DISCOVER  
HOW SOME  
PLANS CAN  
REDEFINE  
YOUR FUTURE.  
SPEAK TO US.



Kolte-Patil Developers Ltd

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**CREDAI**

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