

LIFE IS OUR
BIGGEST ATTRACTION

Beryl

2 & 3 BHK APARTMENTS
KHARADI, PUNE.



KOLTE-PATIL
DOWNTOWN
KHARADI, PUNE.

Welcome to Downtown. A world-renowned concept of a destination bustling with life! Taking inspiration from the best of Downtowns in the world, we are giving shape to a Downtown in Pune. Where cool street-side cafes will be the place to unwind, where world-renowned brands will put up in the finest malls, where the music at the amphitheatre will enliven every mood, where a high-street life redefines the lifestyle of the city. A 45 acres mixed use development with the perfect blend of residential and commercial spaces, surrounded with schools, restaurants and the many opportunities to make the most of every moment.



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

Way above the rest.



Langston

City Vista

Meryl

Senona

Proposed
CBSE School

Victorious Kidss
IB School

Cheryl

Beryl

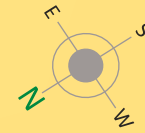
Arrisa Avenue

Beryl

2 & 3 BHK APARTMENTS



BERYL LAYOUT



Senior Citizen's Area
Roll Down Lawn
Acupressure Park
Covered sit-out

COMMERCIAL

Water Cascade

Upper Entrance

Practice Court

B1

B2

36.0 M. Wide Road

A1

A2

Lower Entrance

Adventure Wall

Children's Play Area

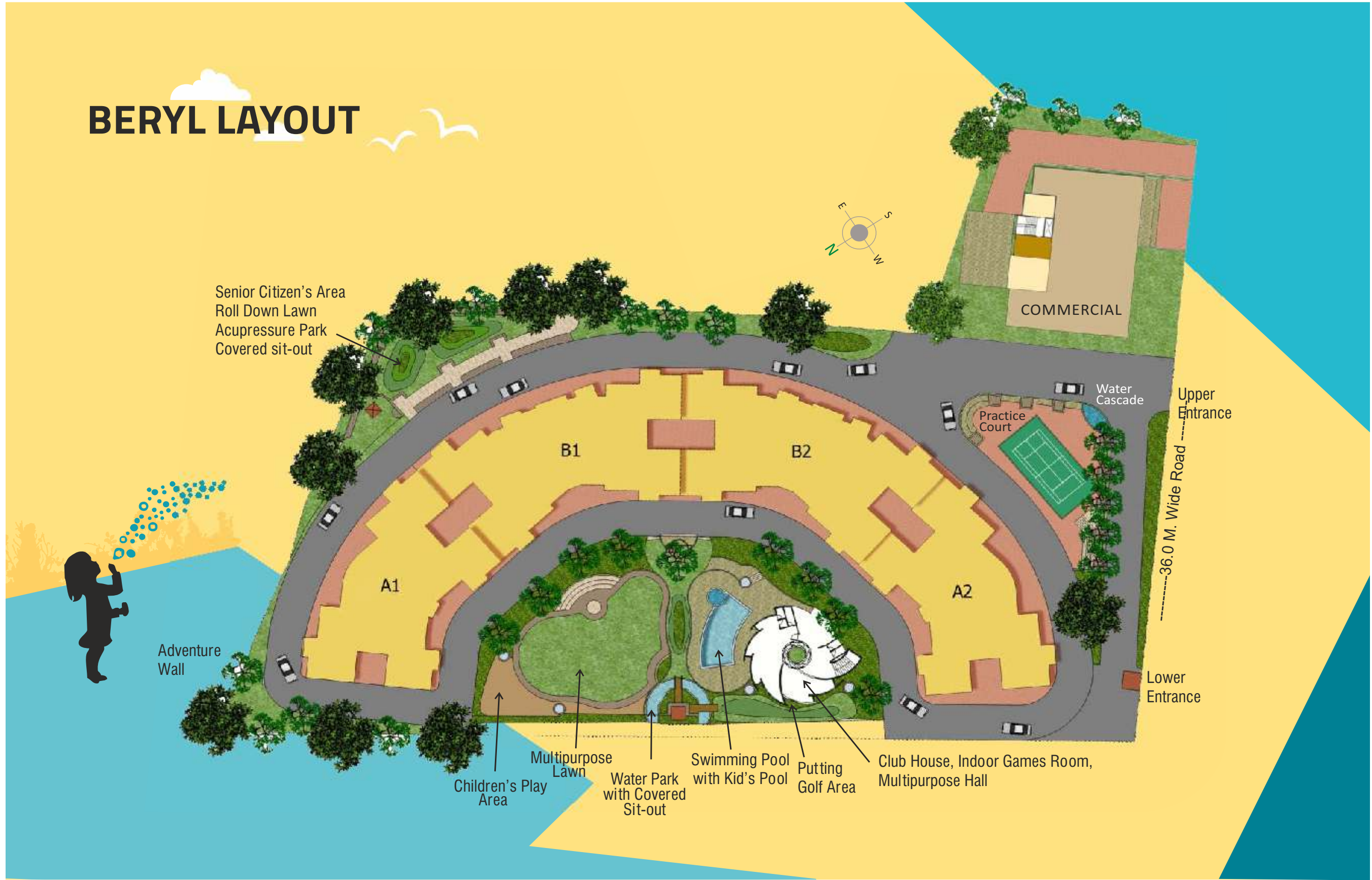
Multipurpose Lawn

Water Park with Covered Sit-out

Swimming Pool with Kid's Pool

Putting Golf Area

Club House, Indoor Games Room, Multipurpose Hall





**A2 BUILDING
ODD FLOOR PLAN**



**A2 BUILDING
EVEN FLOOR PLAN**



**B2 BUILDING
ODD FLOOR PLAN**



**B2 BUILDING
EVEN FLOOR PLAN**

ADMIRABLE FEATURES

The feature rich amenities will not only add to the ambient environment, but also expand the comfort factor at Beryl.

ALLURING SPECIFICATIONS

Living room

- Vitrified flooring 600 X 600
- POP/Gypsum finish for walls & ceiling
- Provision for telephone and Wi-Fi/Broadband connection
- Texture wall in Living Room

Bedroom

- Vitrified flooring for master bedroom
- Vitrified flooring for other bedrooms (2ft x 2ft)
- Provision for telephone and Wi-Fi/Broadband connection
- Electrical provision for AC in master bedroom

Kitchen

- Kitchen platform with Black granite- 8'0" length
- Glazed ceramic tiles up to 4'0" height
- Dry balcony/utility space for washing machine
- Water purifier
- Reticulated piped gas system
- Single bowl sink
- Gas leak detector

Take a glance at what you can expect here:

- Automatic lifts & exclusive lift lobby for each building
- Designer security system in lobbies
- Multipurpose practice court with water cascades
- Club house with multipurpose hall
- Amphitheater
- Children's play area with sandpits
- Senior citizen's park
- Multipurpose lawns
- Adventure wall
- Swimming pool with children's pool
- Putting golf area

Bathrooms

- Ceramic tiles
- Glazed ceramic wall tiles dado (up to lintel level)
- EWC floor mounted White color
- Sanitary fittings, hot & cold wall mixer unit
- Marble counter tops for wash basins
- Exclusive chrome plated taps
- Solar water heating connection (for master bathrooms)

Others

- Back-up - Provision for invertors
- Doors - Entasafe or equivalent make decorative main safety door and internal doors
- Moulded door with SS/CP finished hardware
- Windows - superior quality aluminum (Powder coated) windows with mosquito net
- Sliding door for terrace
- Internal Paint - OBD
- Concealed electrical wiring with modular switches
- TV and telephone point in living and master bedroom
- Concealed plumbing work









Ever since our inception, we at **Kolte-Patil Developers Ltd. (KPDL)** have been on the forefront of development with our trademark philosophy of '**Creation, not Construction!**'

With over one crore square feet of landmark developments across Pune, Bengaluru, Goa and Mumbai, we have created a remarkable difference by pioneering new lifestyle concepts, leveraging cutting-edge technology and creating insightful designs. This iconic journey of success has been inspired by dynamic leadership, passionate team of experts and our ever growing quest for excellence.

KPDL's extensive spectrum of creations span across multiple segments like Residential, Business and Retail properties, IT Parks, Integrated Townships and Hospitality Infrastructure.

Over the period of more than two decades, we have been acknowledged for quality, commitment, integrity, timely execution, innovative technology and greater value proposition. With every creation, KPDL has always been known to stand by these attributes and is perceived as an absolutely trustworthy company.



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



KOLTE-PATIL DEVELOPERS LTD.

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

J V Partner
YATRA CAPITAL

