



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

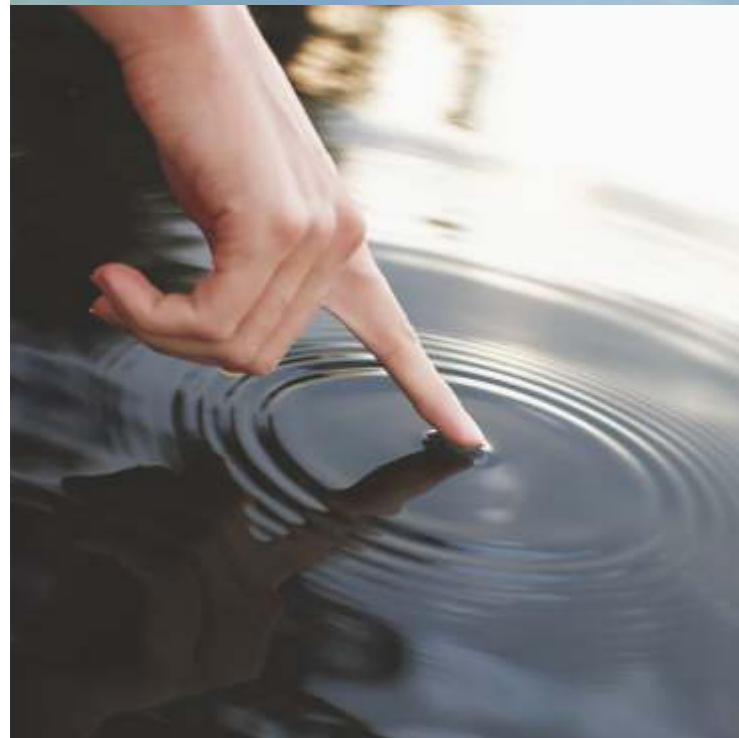
www.koltepatil.com



WESTERN AVENUE

— WAKAD —

WESTERN PUNE'S
FIRST PATIO HOMES



#PATIOLIVING

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.

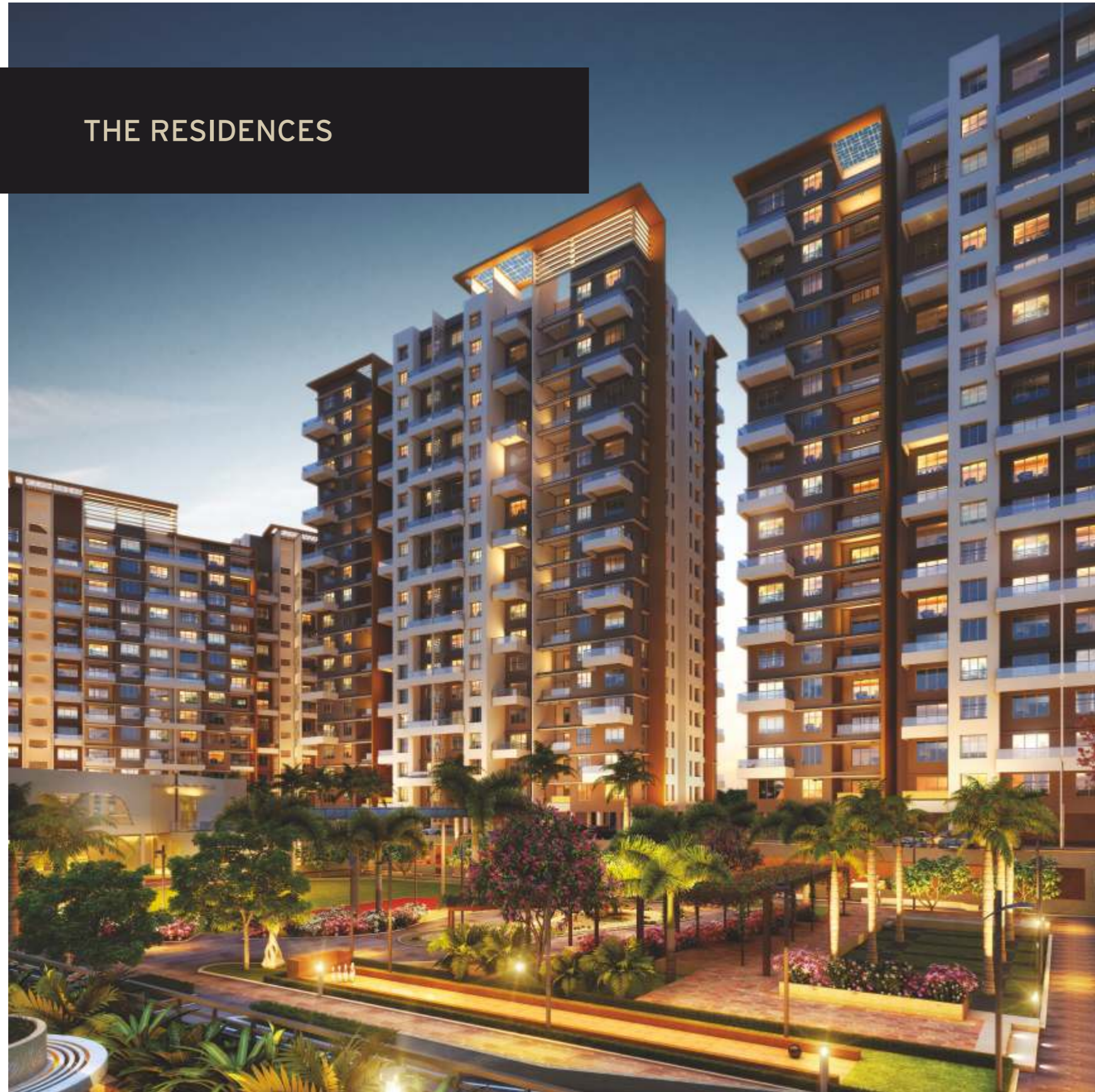
Spread across over 16 acres, the overall development is mix residential with added convenience of high street shopping with an integrated approach towards making a balanced sector development in its vicinity.

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.

- 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 BHK CARPET AREA : 838 SQ. FT. - 852 SQ. FT.
3 BHK CARPET AREA : 1,123 SQ. FT. - 1,138 SQ. FT.

Live a truly holistic and well-being lifestyle.

A collage of images showing interior spaces: a bathroom, a kitchen with fruit, a shower, a living room, a kitchen with tomatoes, a bedroom, a kitchen, a bedroom, and a closet.

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.
- Aluminum sliding windows with provision for mosquito net.
- Laminated shutter with frame for main door & other bedrooms.
- Granite frame with laminated shutter for all toilets.
- Jaguar 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.

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. Senior 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. Chit 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 | |

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

FLOOR PLAN

CENTRAL PATIO FACING



Type	Flat no.	Carpet Area (in sq.ft.)	Carpet Area (in sq.mt.)	Terrace Area (in sq.ft.)	Terrace Area (in sq.mt.)
3BHK	101, 301, 501, 901 1301, 104, 304, 504 904 1304	976.94	90.76	151.99	14.12
2BHK	102, 302, 502, 902 1302, 103, 303, 503 903 1303	717.42	66.65	123.46	11.47

1st, 3rd, 5th, 9th & 13th floor plan



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

FLOOR PLAN

CENTRAL PATIO FACING



Type	Flat no.	Carpet Area (in sq.ft.)	Carpet Area (in sq.mt.)	Terrace Area (in sq.ft.)	Terrace Area (in sq.mt.)
3BHK	201, 401, 601, 801 1001, 1201, 204, 404 604, 804, 1004, 1204	972.96	90.39	150.91	14.02
2BHK	202, 402, 602, 802 1002, 1202, 203, 403 603, 803, 1003, 1203	713.22	66.26	124.86	11.60

2nd, 4th, 6th, 8th, 10th & 12th floor plan



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

REFUGE LEVEL
FLOOR PLAN

C & D TYPE
2P + 13

FLOOR PLAN

CENTRAL PATIO FACING



Type	Flat no.	Carpet Area (in sq.ft.)	Carpet Area (in sq.mt.)	Terrace Area (in sq.ft.)	Terrace Area (in sq.mt.)
3BHK	701, 1101, 704, 1104	976.94	90.76	151.99	14.12
2BHK	702, 1102	0	0	0	0
	703, 1103	717.42	66.65	123.46	11.47

Refuge level 7th & 11th floor plan

CENTRAL PATIO FACING



Type	Flat no.	Carpet Area (in sq.ft.)	Carpet Area (in sq.mt.)	Terrace Area (in sq.ft.)	Terrace Area (in sq.mt.)
3BHK	101, 301, 501, 901 1301, 104, 304, 504, 904, 1304	986.31	91.63	151.99	14.12
2BHK	102, 302, 502, 902 1302, 103, 303, 503, 903, 1303	728.62	67.69	123.46	11.47

1st, 3rd, 5th, 9th & 13th floor plan

C & D TYPE
2P + 13

FLOOR PLAN



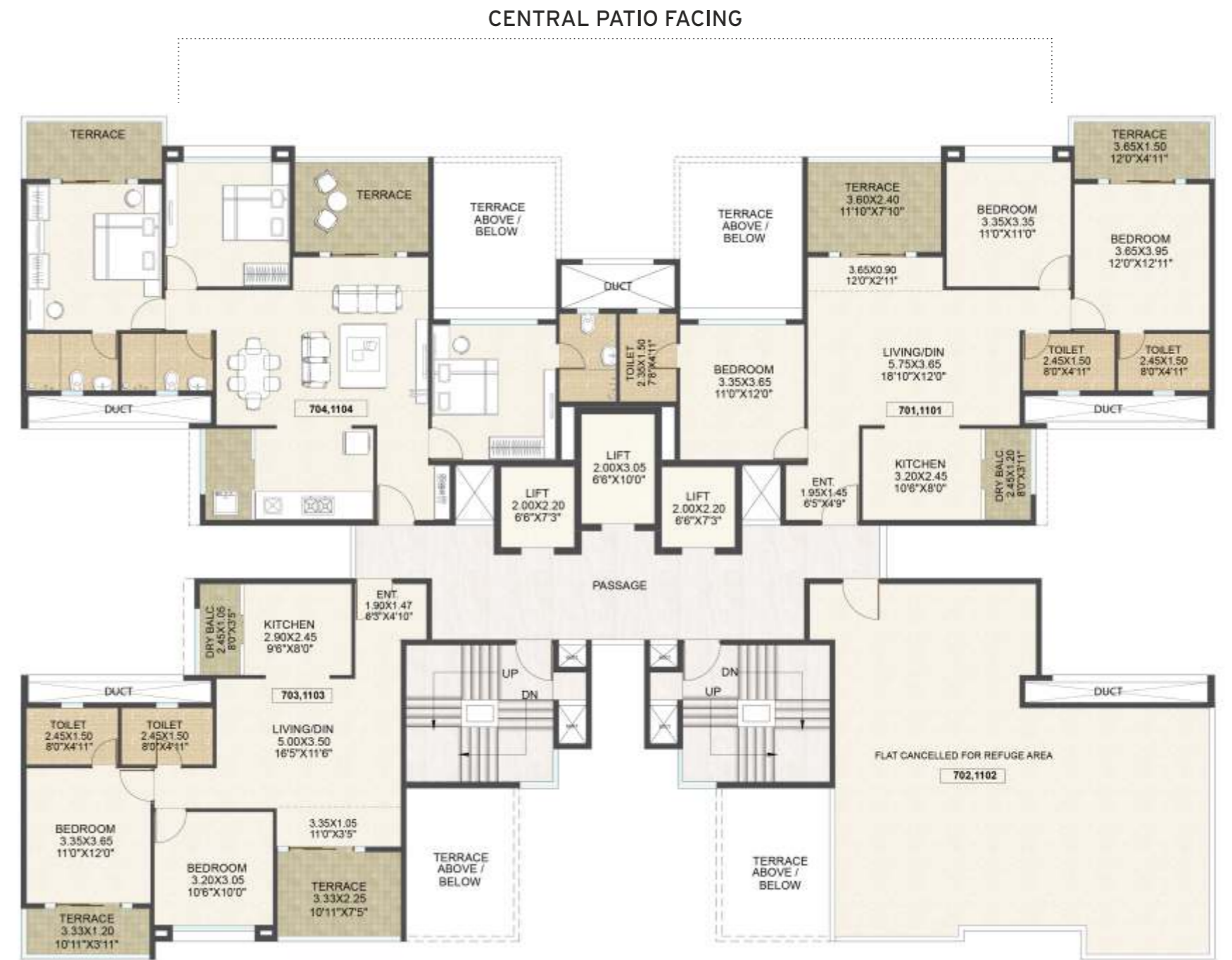
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3BHK	201, 401, 601, 801 1001, 1201, 204, 404 604, 804, 1004, 1204	982.32	91.26	150.91	14.02
2BHK	202, 402, 602, 802 1002, 1202, 203, 403 603, 803, 1003, 1203	724.42	67.30	124.86	11.60

2nd, 4th, 6th, 8th, 10th & 12th floor plan



C & D TYPE
2P + 13

REFUGE LEVEL
FLOOR PLAN



Type	Flat no.	Carpet Area (in sq.ft.)	Carpet Area (in sq.mt.)	Terrace Area (in sq.ft.)	Terrace Area (in sq.mt.)
3BHK	701, 1101, 704, 1104	986.31	91.63	151.99	14.12
2BHK	702, 1102	0	0	0	0
	703, 1103	772.00	67.69	123.46	11.47

Refuge level 7th & 11th floor plan



G & H TYPE
2P + 13

FLOOR PLAN

CENTRAL PATIO FACING



Type	Flat no.	Carpet Area (in sq.ft.)	Carpet Area (in sq.mt.)	Terrace Area (in sq.ft.)	Terrace Area (in sq.mt.)
3BHK	101, 301, 501, 901, 1301, 104, 304, 504, 904, 1304	986.31	91.63	151.99	14.12
2BHK	102, 302, 502, 902, 1302, 103, 303, 503, 903, 1303	728.62	67.69	123.46	11.47

1st, 3rd, 5th, 9th & 13th floor plan



G & H TYPE
2P + 13

FLOOR PLAN

CENTRAL PATIO FACING



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2nd, 4th, 6th, 8th, 10th & 12th floor plan



G & H TYPE
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REFUGE LEVEL
FLOOR PLAN

CENTRAL PATIO FACING



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Refuge level 7th & 11th floor plan

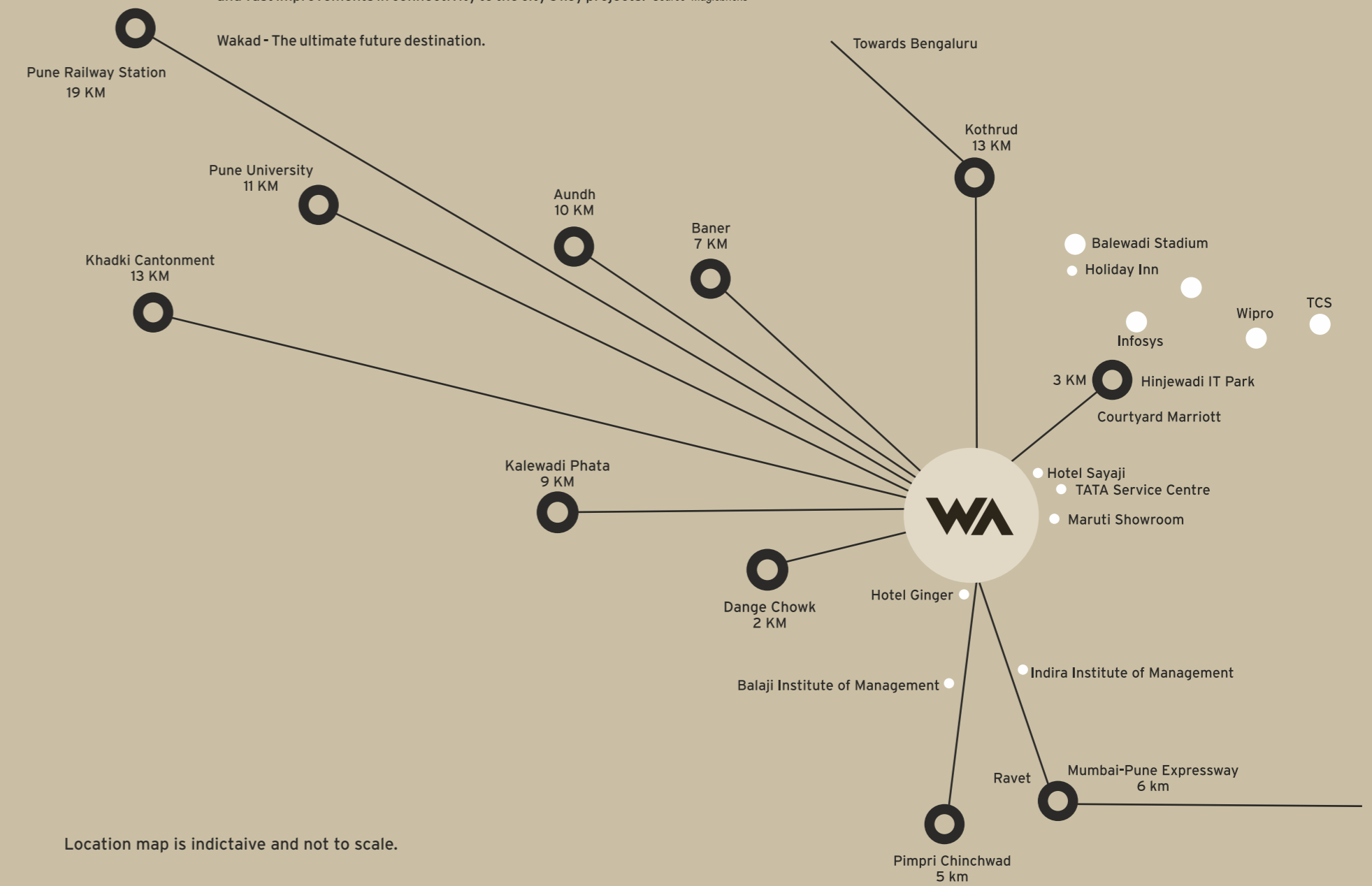
PROJECT LOCATION

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, Archeries, 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*



Location map is indicative and not to scale.