24K ATRIA
BY KOLTE-PATIL

A STATEMENT
BEYOND EXCELLENCE.

KOLTE • PATIL
Creation, not Construction.

The project has been registered via MahaRERA registration number: P52100000428
and is available on the website https://maharera.mahaonline.gov.in under registered projects.

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24K ATRIA
BY KOLTE-PATIL

Our 24K Atria exclusive residences are beautifully crafted to complement your chic and aristocratic personality. Explore the true joy of living high in our ultra-lavish lifestyle homes. Relax, rejuvenate, entertain or simply sip champagne with the crème de la crème of the society. Come, live exclusive. Only at 24K Atria.

Area and dimensions printed therein are in METRIC SYSYEM. however for better understanding and convenience of buyers further interpretations are in IMPERIAL SYSYTEM of measurements.
*Artists impression of the architectural visualization
Location of amenities are subject to change as per actual site condition

24K HOMES

- Only 2 apartments on each floor
- Apartments with 2 master bedrooms with an attached 5' wide sit-out / balcony
- Designed by B+H Architects, Singapore
- Three elevators for each building
- Separate entry for domestic help through service lift lobby

Shot at the show residence

24 GOLDEN PRINCIPLES.
ONE REASON THEY EXIST.

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

SMART HOMES
Next-gen Technology
Security and Safety

ARCHITECTURE
Consistent Design excellence
Robust Research and Development

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

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

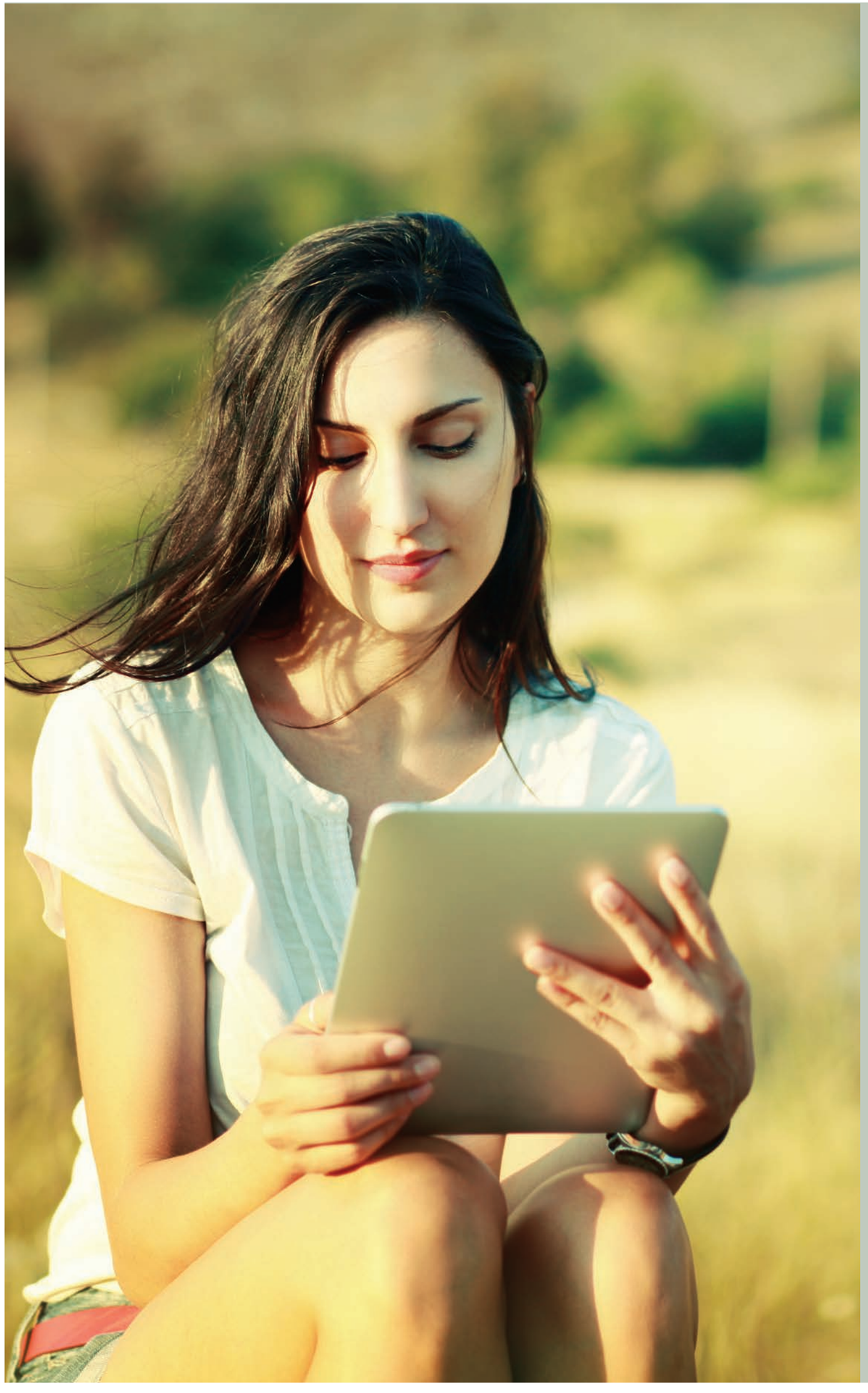
B+H

Principal Architect - Stephane Lasserre

Stephane Lasserre is a French architect who has been living and working in France, China, Canada, Malaysia, Singapore and India. Based on this international exposure, he is bringing a unique design that embeds his multicultural experience.

Now living in Singapore and Principal at B+H Architects, Stephane has been focussing on how to create vibrant and sustainable livings in tropical climates and integrated design that bring together Architecture, Interiors and Landscape. His expertise includes mixed use, institutional, commercial, residential, healthcare and, hospitality developments.

Recent projects include 500 keys Pullman Accor in Hainan, Oriental Pearl Lakeside Retail and 200 metre Parkview Hotel in Taiyuan, Huai'an 250 metre Twin towers, Microsoft's ZiZhu Campus Master planning in Shanghai, The World Residences by Kolte Patil in Pune (LEED Gold), Q City Mall in Kuala Lumpur, Smart City Kochi SEZ Phase 1 (LEED platinum) and Centre for Oral Health /Faculty of Dentistry in Singapore (Green Mark Platinum).



HOME AUTOMATION

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

- Remote operated switches for light controls in living room, dining and master bedrooms
- Intercom integrated video door phone
- Gas leak detector
- Panic switch
- Motion sensor in toilets
- Digital lock for main door

BRAND COLLABORATION

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, shall be fulfilled.

- Personal Shopping
- Relaxation
- Life Events
- Personal Concierge
- Executive Relocation
- Entertainment
- Travel Boutique
- Bill Payments

CLUB
CONCIERGE

*Concierge service is valid for 2 years from possession.

AMENITIES AND LANDSCAPING

- Clubhouse equipped with gym, multipurpose hall and pantry situated at ground levels
- Exclusive facilities for residents of the tower including barbeque deck, swimming pool, kids' pool, decks with showers and changing rooms
- Large landscaped open space with plantation at the entry area
- Open spaces are specially marked as safe playing areas for kids, gathering spaces for the elderly and party lawn for 24K gatherings
- Decorative landscape lighting and façade accent lighting

GREEN HOMES

- Solar water heating facility for 1 bedroom in each apartment
- Garbage chute available at each floor
- On-site garbage segregation and organic waste composting for lower carbon footprint
- Water conservation through use of STP-treated water for flushing and gardening purposes
- Rain Water Harvesting (RWH) system with recharge pits for recharging the natural ground water table

LIVE LAVISH

- Defining the skyline of the neighbourhood
- Ultra-premium project in western Pune
- Only two towers in the complex
- Secure gated community living
- Entry/exit to campus from 24 M wide DP road
- Project touches two prominent DP roads - 24 M and 12 M

+Artists impression of the architectural visualization

GRAND DROP-OFF LOBBY

- Exclusive entrance lobby and drop-off
- Card access controlled main lobby
- Lounge/waiting area at the main visitors' lobby
- High speed elevators
- Two passenger elevators and separate service lift for each tower
- Independent lobbies for passenger and service lifts
- Separate entry for domestic help through service lift lobby

BUILDING FLOORS

- Only 2 apartments per floor
- Approximately 1000 sq.ft. of pillar-free space amongst foyer, living, dining and kitchen, giving freedom for interior planning and ample cross-ventilation throughout your 24K residence
- Minimalist circulation / passage area, efficient use of floor-plate
- South-West orientation of the building towards the river-front ensures maximum natural ventilation
- Garden units on podium
- Designated space for modular walk-in wardrobes in all master bedrooms

FLEXIBILITY OF PLANNING

- Interchangeable living and dining area
- Different kitchen layouts possible - with island kitchen or breakfast counter or separate wet / dry kitchen area
- Dry balcony, wet kitchen, store and utility area attached to kitchen for immediate access and possibility of remodelling your space planning
- Puja room can be carved from the store area
- Guest bedroom can become bar / lounge, home theatre, home gym, spa / wellness room or home office
- Possibility of creating a vanity near dining area
- Two master suites in a single house, both with flexibility of creating a walk-in wardrobe extending into attached toilet
- Any of the master suites can be designed as per owner's preference / requirements

THE AMAZING 24K LIFESTYLE

Shot at the show residence

Shot at the show residence

Location of amenities are subject to change as per actual site condition

MASTER PLAN

1. 24M wide DP road
2. 12 M wide DP road
3. Gateway boulevard
4. Kids' play area
5. Clubhouse
6. Tower - 2
7. Tower - 1
8. Leisure pool
9. Toddlers' pool
10. Lounger deck
11. Green lounger
12. Pantry / BBQ Pavilion

Location of amenities are subject to change as per actual site condition

APARTMENT SPECIFICATIONS

TOWER 1&2

A	FLOORING	
	Living, Dining & Entrance Lobby	Marble
	Kitchen	Glazed Vitrified Tile
	Master Bedrooms	Premium Laminated Wooden Flooring
	Other Bedrooms	Glazed Vitrified Tile
	Attached Terrace	Wooden Finish Vitrified Tiles
	Window Sill	Marble Sill
	Staircase	Marble up to first floor and above that Kota stone/Pavit Tiles

B	TOILETS	
	CP Fittings	Noken, V&B, Grohe, Kohler or equivalent make
	Flooring	Anti-skid Ceramic Tile flooring
	Dado	Master Toilet - Ceramic Tile & Highlighter wall in shower area in Marble up to Lintel Level Other Toilets - Ceramic Tile & Highlighter wall in shower area in designer tiles up to Lintel Level
	Door	Granite frame for doors
	Sanitary ware	Noken, V&B, Duravit, Kohler or equivalent make
	Basin counter	Marble counters for all basins
	Dry and wet area	Glass partition for all toilets
	Bath Tub	In master bedroom 1 toilet only
	False Ceiling	Provided except in servant's room
	Mirror	For all toilets except servant's toilet
	Exhaust fan	For all toilets
	Boiler	For all toilets except servant's toilet
	Solar water supply	Limited solar water heater supply- for one toilet only

C	DOORS & WINDOWS	
	Main Door	Designer veneer finish
	Internal Doors	Both side laminated finish
	Windows & attached terrace doors	Anodized aluminium sliding windows with mosquito mesh

D	KITCHEN	
	Modular Kitchen	Modular Kitchen with overhead cabinet - Nobilia or equivalent Four Burner Hob and chimney - Elica, Faber, Bosch or equivalent make Granite Kitchen Platform Anti-scratch S.S sink with drain board Water purifier - Eureka Forbes Aquaguard, AO Smith, Kent or equivalent make
	Piped Gas	Gas reticulated system (LPG)

E	INTERNAL ELECTRIFICATION	
	Switches & Wiring	Modular switches of Schneider or equivalent with concealed copper wiring
	Light Points & Power Points	Adequate Power / Light points provided
	Power Back-up	Limited Power back-up for flats (up to 3 kW)
	T.V. and Telephone	T.V. and Telephone points provided in living and all bedrooms

F	AIR CONDITIONING	
	Bedrooms	Split AC in all bedrooms - Samsung, LG or equivalent make
	Living & Dining Area	Provision of AC in living and dining areas

G	PLUMBING	
	Type	Concealed anti-corrosive plumbing

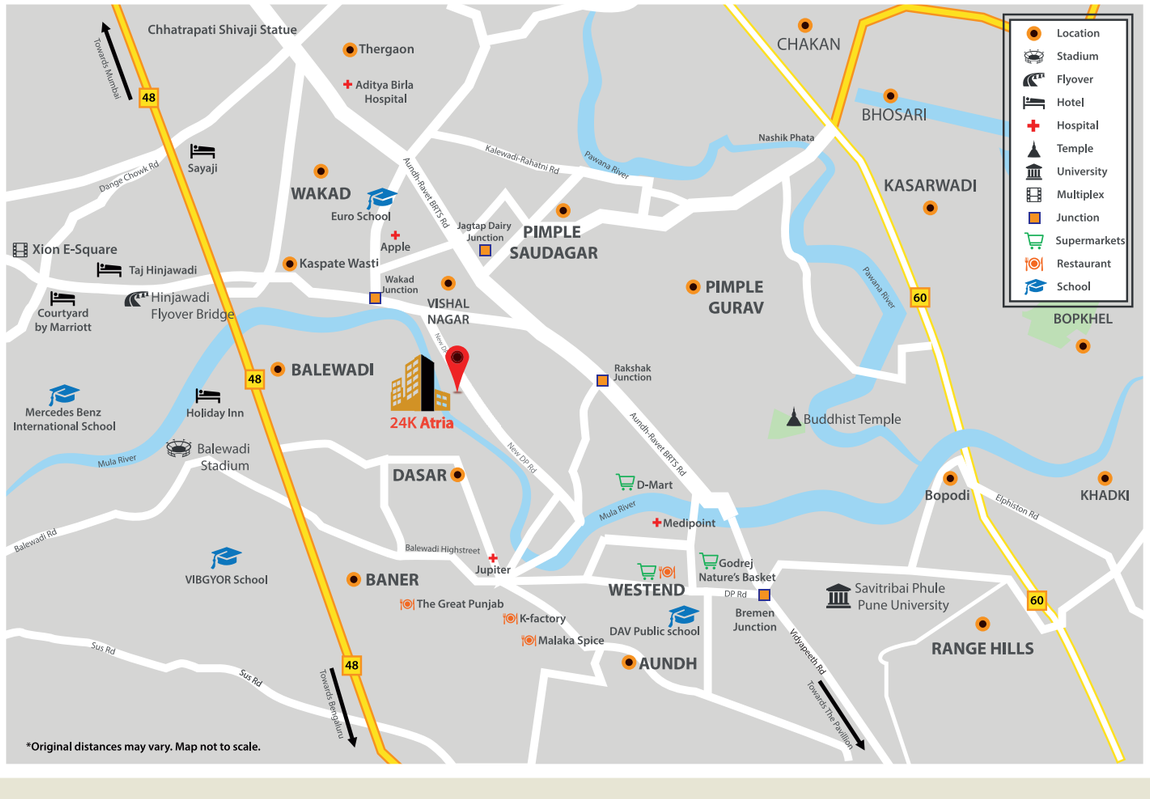
H	WALL FINISHES	
	Interior	Gypsum Finished walls with Luster, acrylic emulsion or equivalent paint
	Exterior	Acrylic paint

I	HOME AUTOMATION/SECURITY SYSTEMS	
		Lighting control with medium range option - Fibaro, Skroman or equivalent make Wi-Fi port Video Door Phone integrated with Intercom System - Legrand-BTicino, One Touch, Tocco (Daccess), NCC or equivalent make Gas Leak Detector Panic Switch Motion sensor light in toilet Main Door Digital Lock - Yale, Godrej or equivalent make 3-Tier Security

J	BMS room	Provided

K	Garbage chute	Provided

LOCATION MAP



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, Hinjawadi	- 4.8 km
• Holiday Inn, Hinjawadi	- 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

Disclaimer: All distances as per Google maps

KOLTE-PATIL DEVELOPERS LTD.

Founded over 3 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 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 finest homes, extraordinary in terms of location, engineering, design and amenities.