KOLTE • PATIL
Creation, not Construction.

Altura Site Address: Survey Nos. 37, Behind Solitaire World, off Mumbai Bengaluru Highway, Baner, Pune - 411045.

The buyer will be required to obtain NOC from the financier for sale of any unit in the project.

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This project has been registered via MAHARERA Registration No: P52100055316 for Tower A and B and is available on the website. http://maharera.mahaonline.gov.in under registered projects.

"Life is measured not in the breath we take but in the moments that take our *Breath Away"*

24K ALTURA
BY KOLTE-PATIL



Stock Image

Don’t just keep up

Appearances

Be the main

Attraction

For those blessed with 24K luxury, it’s time to surrender to the ethereal charms of choice and splendor and cast your vision beyond the horizons of worldly desires in pursuit of eternal satisfaction.

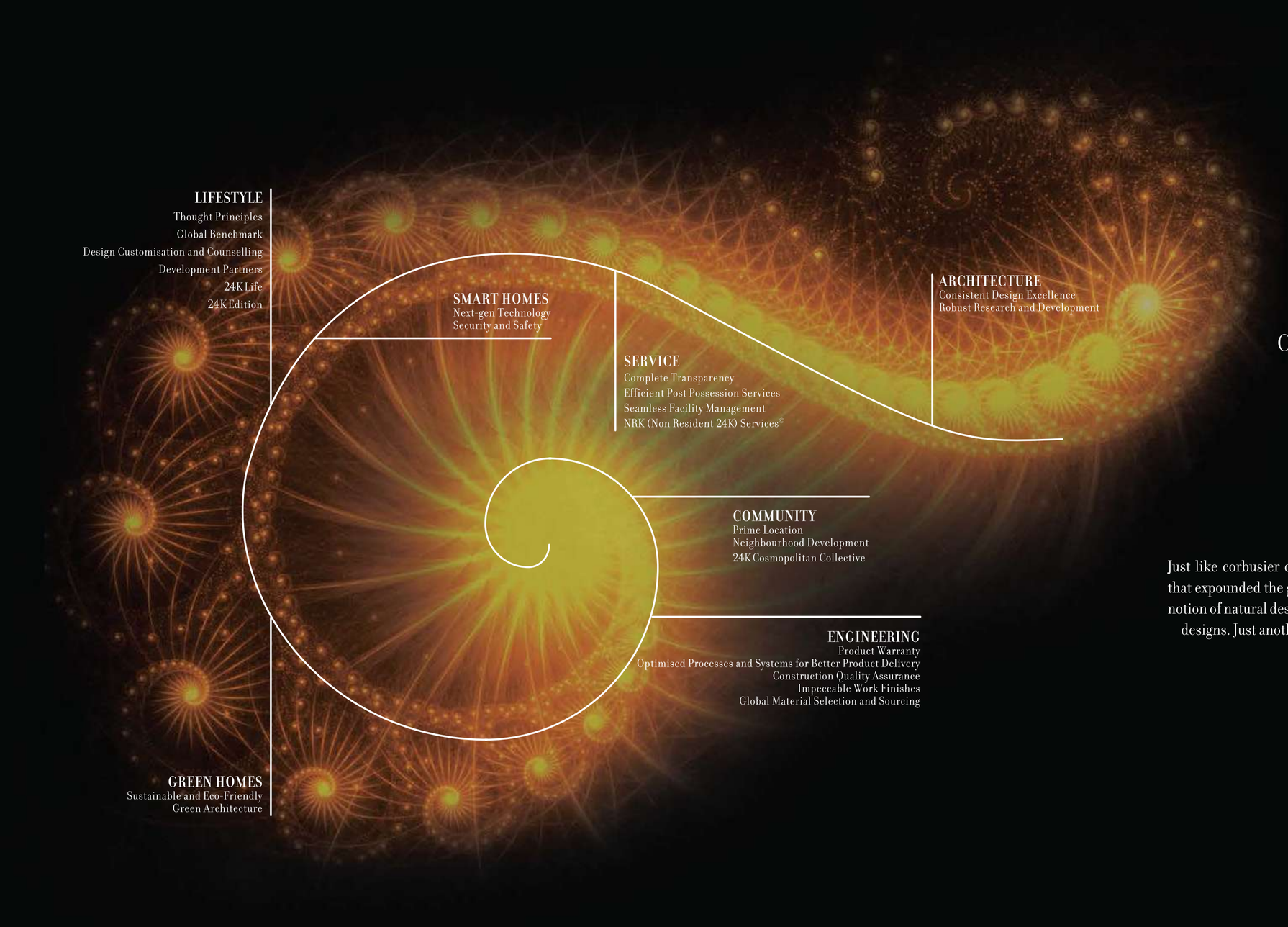
Worth its weight in

Gold

What might seem like a virtuoso creation is actually a lifestyle philosophy shaped around perfection across 7 categories of excellence. Together, they entice, engage, and elevate the everyday life of inhabitants and everyone lucky enough to sample these qualities' satisfaction.



Stock Image



Captivating by *Design*

Just like corbusier decided to apportion the human anatomy into spirals that expounded the golden ratio, similarly 24K projects have embraced the notion of natural design aesthetics by embedding the golden ratio in its grid designs. Just another expression of an enlightened approach to design.



Stock Image

All roads lead to

Baner

In our perpetual quest to grow, an essential ingredient for life is a flourishing location. There, in the heart of activity and vitality, every resident finds their own reason to be, and what makes life special for them.

It takes

24 to tango

24K Altura offers a setup of 3 & 4 BHK premium residences with a conception of fine living, adding to the many eye-catching attractions that make the 24K so sought after. The many aspects of luxury will meld and transform a resident's expectation of an urban lifestyle.



Artist's Impression

24K ALTURA
BY KOLTE-PATIL



Artist's impression

Look up &

Elevate

Highrise towers kissing the clouds and overlooking vivacious vistas of hills & urban skylines, will always inspire to look up to affluent living and elevate to the top slot. This finely crafted edifice epitomises the harmony of aesthetics, the astounding awe and aristocratic life that would prevail here.



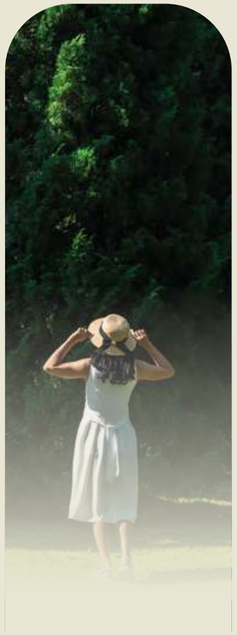
Community



Unwind and
re-energize



Social
interaction



Environmental
awareness



Active
lifestyle

Concept living

Designed to perfection

The chief principles behind the beguiling beauty of the design, cohesively encourage one to lead an active life, indulge in social interactions and unwind with energies of idyllic nature flowing around. Outdoors is as ecstatic as the indoors. The landscaped expanse is a mix of soothing shades of green, vast open areas, calming waterbodies and amazing amenities.

Stock images



Stock Image

Project

USPs

- Strategically located
- Panoramic view of Pune's western region
- State-of-the art amenities
- Rich biodiversity (in nearby region)
- Connected to NH48

24K ALTURA
BY KOLTE-PATIL

Well-thought-out

Master Plan



The current RERA approval apply exclusively to Towers A and B. Towers C and D are part of the planned future development; hence, the delivery of amenities beneath Towers C and D will be as per the dates provided in the Sales Agreement.

An expanse of

Ecstasy

1. Entry / exit for residential tower.
2. Jogging / walking track.
3. Amphitheatre.
4. Party lawn.
5. Outdoor games.
6. Shade canopy with barbeque counter & outdoor dining for parties.
7. Kids play zone.
8. Changing rooms.
9. Toddlers play zone.
10. Sand pit.
11. Outdoor yoga & meditation area.
12. Reflexology path.
13. Infinity edge swimming pool.
14. Kids pool.
15. Lounge pool.
16. Spa / leisure pool nestled in planting.
17. Seating nooks.



The current RERA approval apply exclusively to Towers A and B. Towers C and D are part of the planned future development; hence, the delivery of amenities beneath Towers C and D will be as per the dates provided in the Sales Agreement.

Sun Direction



Wind Direction



We know it is right, when everything falls

In the right place

It's important to take your daily dose of sunlight and unwind with breeze in your hair.



Purple sunbird



Greater coucal

Scaly-breasted munia



Grey hornbill





Black kite

Red-whiskered bulbul



Coppersmith barbet



White browed wagtail



Stock images

Cuddled by

Scintillating surroundings

Celebrate the morning glory with the rising Sun being welcomed by cheerful chirping of rare species of birds. Befriend with the neighbouring Pashan & Baner hills and the mesmerising views. Unleash the birdwatcher and the nature-trotter in you. Explore various trails inviting from different directions.



Stock Image

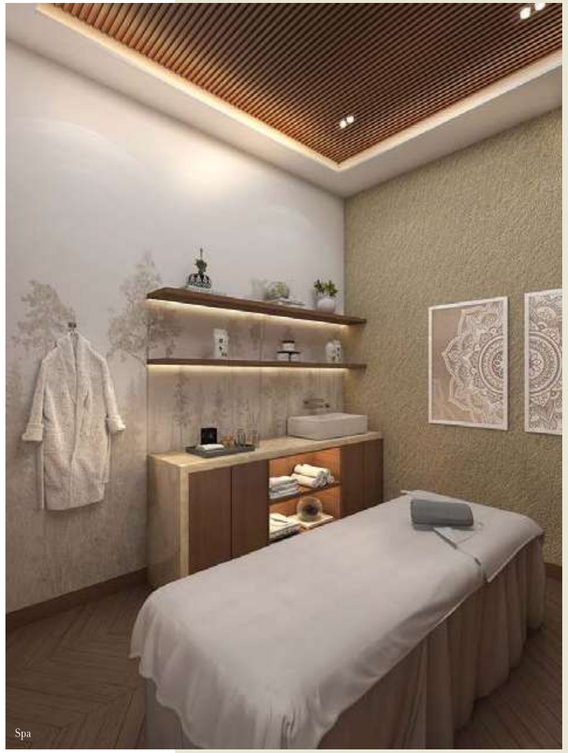
Live

upto your expectations

Having organized all the amenities on the podium gives future residents of 24K Altura an open air hub of relaxation and recreation like a stage for the enlightened and liberated among us, it beckons all-comers to join the other merrymakers and discover what true satisfaction feels like.


Cafeteria


Cafeteria


Spa


Library


Salon


Mini Theatre / Stock Image

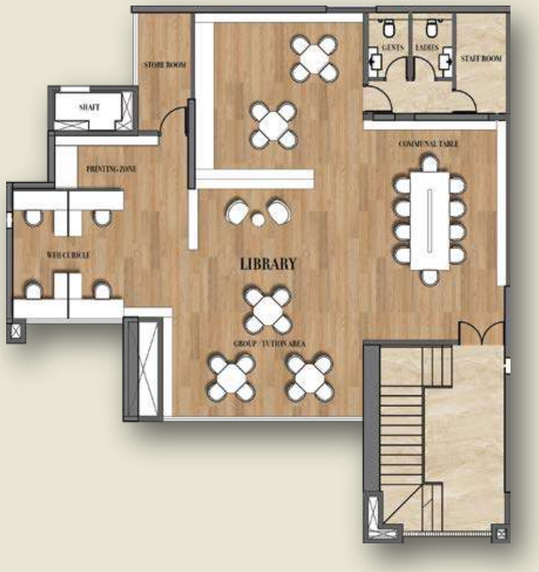
All Images are an Artist's Impression

Amenities

beneath residential towers

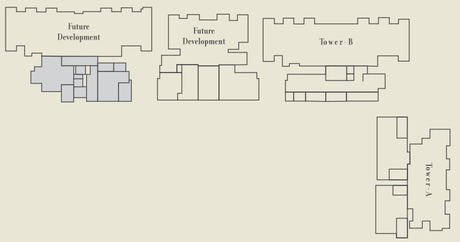
Indoor games area | Gymnasium | Multipurpose hall | Mini theatre | Café | Crèche | Spa & salon | Yoga & aerobics | Library & workstations (@ P2 Level) | Squash court (@ P2 Level)| Provision for medical centre





P1 Level — Yoga | Aerobics | Zumba | Spa | Salon | Crèche

P2 Level — Library



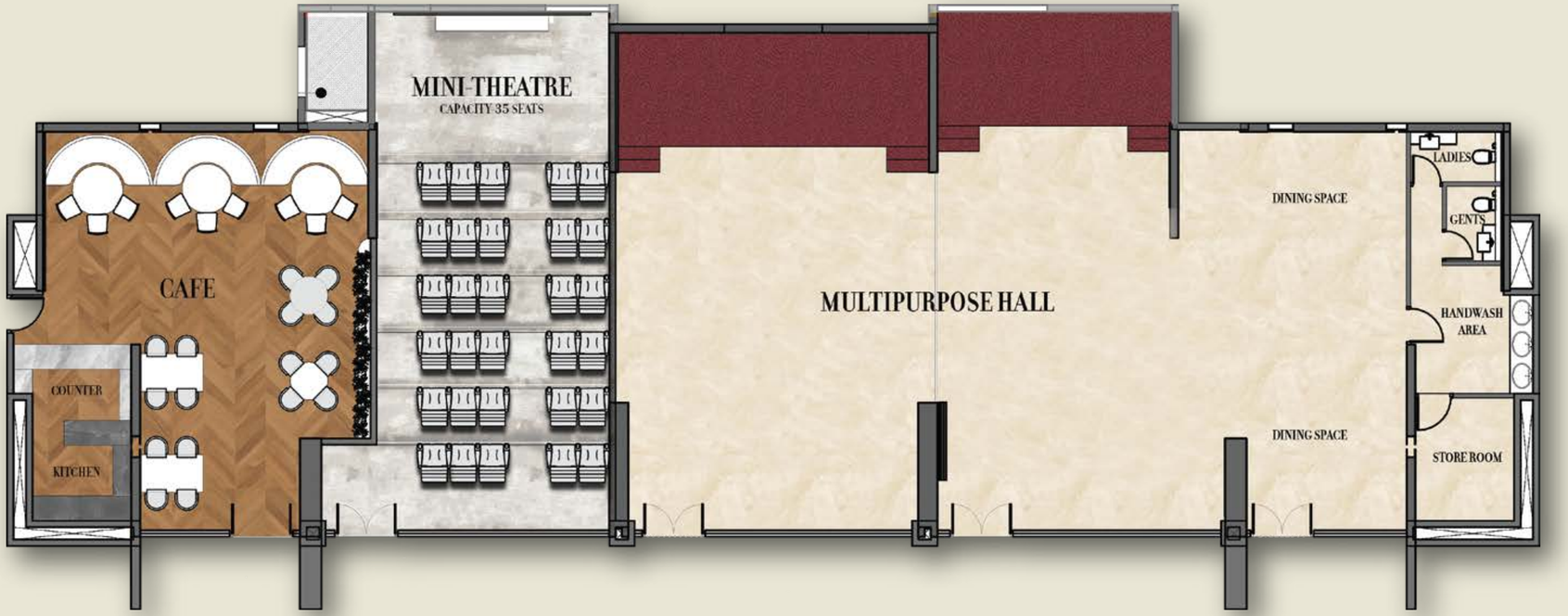
The current RERA approval apply exclusively to Towers A and B. Towers C and D are part of the planned future development; hence, the delivery of amenities beneath Towers C and D will be as per the dates provided in the sales agreement.

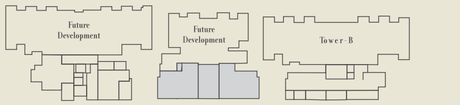
Amenities

beneath residential

Tower-D

(P1 & P2 Level)







Pl Level

Cafe | Mini theatre | Multipurpose Hall

The current RERA approval apply exclusively to Towers A and B. Towers C and D are part of the planned future development; hence, the delivery of amenities beneath Towers C and D will be as per the dates provided in the sales agreement.

Amenities

beneath residential

Tower-C

(Pl Level)



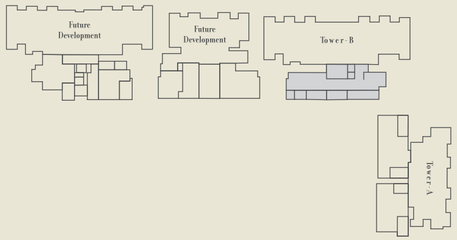


P1 Level

Gymnasium

P2 Level

Squash court



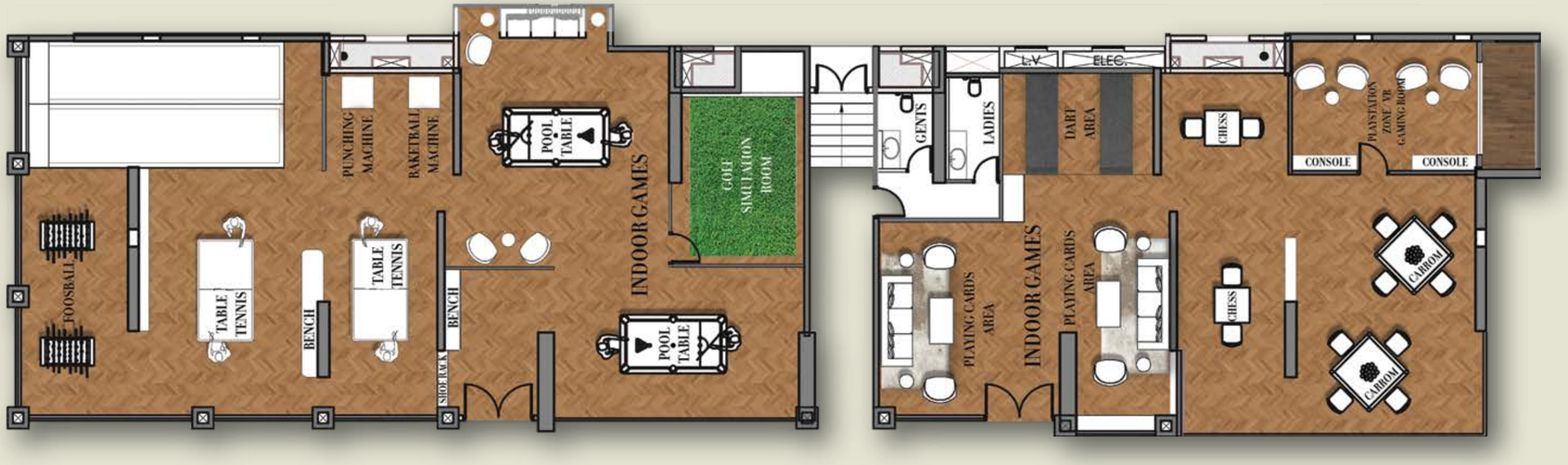
The current RERA approval apply exclusively to Towers A and B. Towers C and D are part of the planned future development; hence, the delivery of amenities beneath Towers C and D will be as per the dates provided in the sales agreement.

Amenities

beneath residential

Tower-B

(P1 & P2 Level)



Amenities

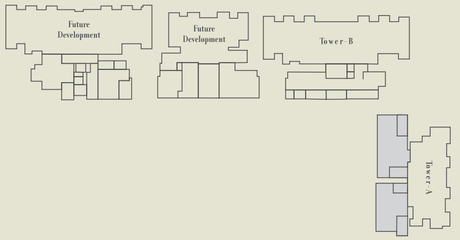
beneath residential

Tower-A

(Pl Level)

Pl Level

- Foosball
- Table tennis
- Pool table
- Golf simulation
- Video game room
- Carrom board
- Game zone room
- Virtual cricket













Artist's Impression

Amenities

On E-deck podium

Toddlers play zone | Sand pit | Outdoor yoga & meditation area | Reflexology path | Kids play zone | Amphitheatre* | Changing rooms* | Lounge pool* | Kids pool* | Spa/leisure pool nestled in planting* | Infinity edge swimming pool* | Shade canopy with barbeque counter & Outdoor dining for parties* | Jogging/walking track* | Party lawn* | Outdoor games* | Seating nooks* | Tennis court# | Half basketball court#

*Completion With Building C & D- Dec'2028 #Amenities on Open Spaces on Ground (Completion With Building C & D)- Dec'2028



Artistic impression of Swimming Pool



Artistic impression of Kids Play Area



Artistic impression of Amphitheater



Artistic Impression of Kids Pool



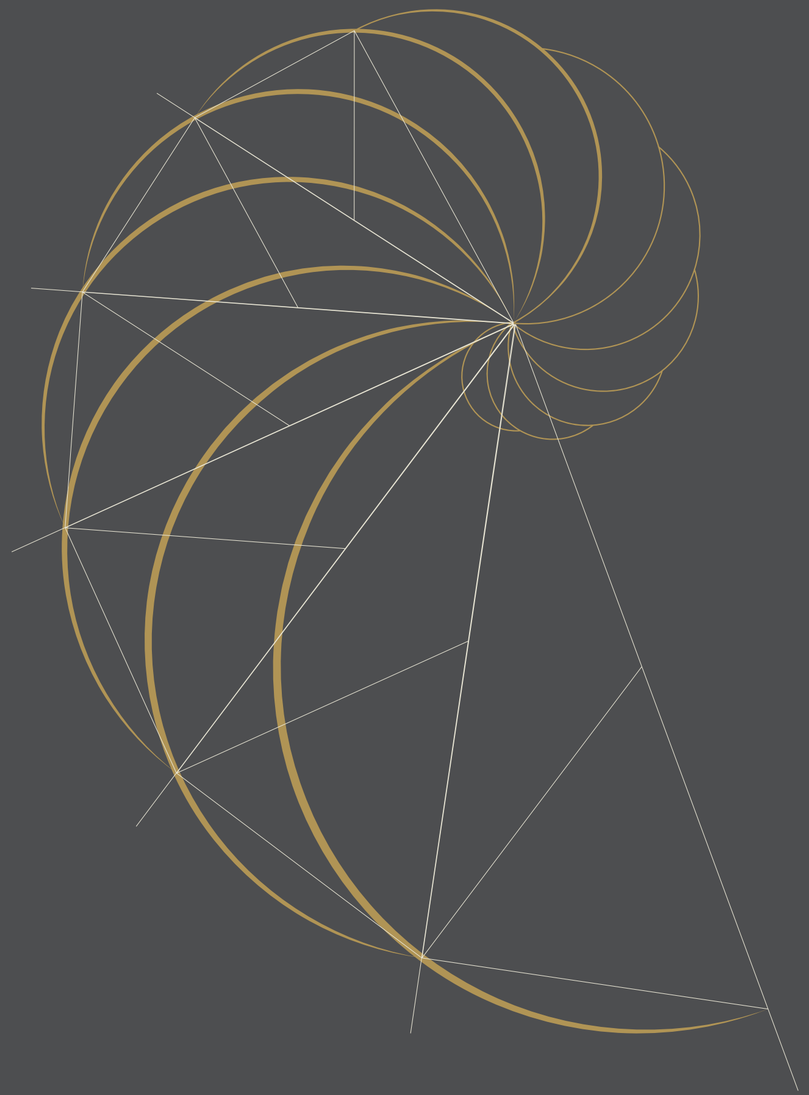
Stock Image

Alcohol consumption is not intended.

The many feathers in your cap

the Red Carpet has been rolled out

Experience a captivating living experience at 24K Altura, surrounded by state-of-the-art amenities. Innovative, inviting and inspiring, here's a place which prizes out the yearning within to live to the fullest. It's a buffet of great lifestyle pursuits and you can take your pick!



Stock Image

Indulge

in a feast for the senses









All Images are an Artist's Impression



Gypsum
Finished Walls



Smart Home
Automation



Branded
CP Fittings



Decorative
Entrance Lobby



Digital
Door Lock

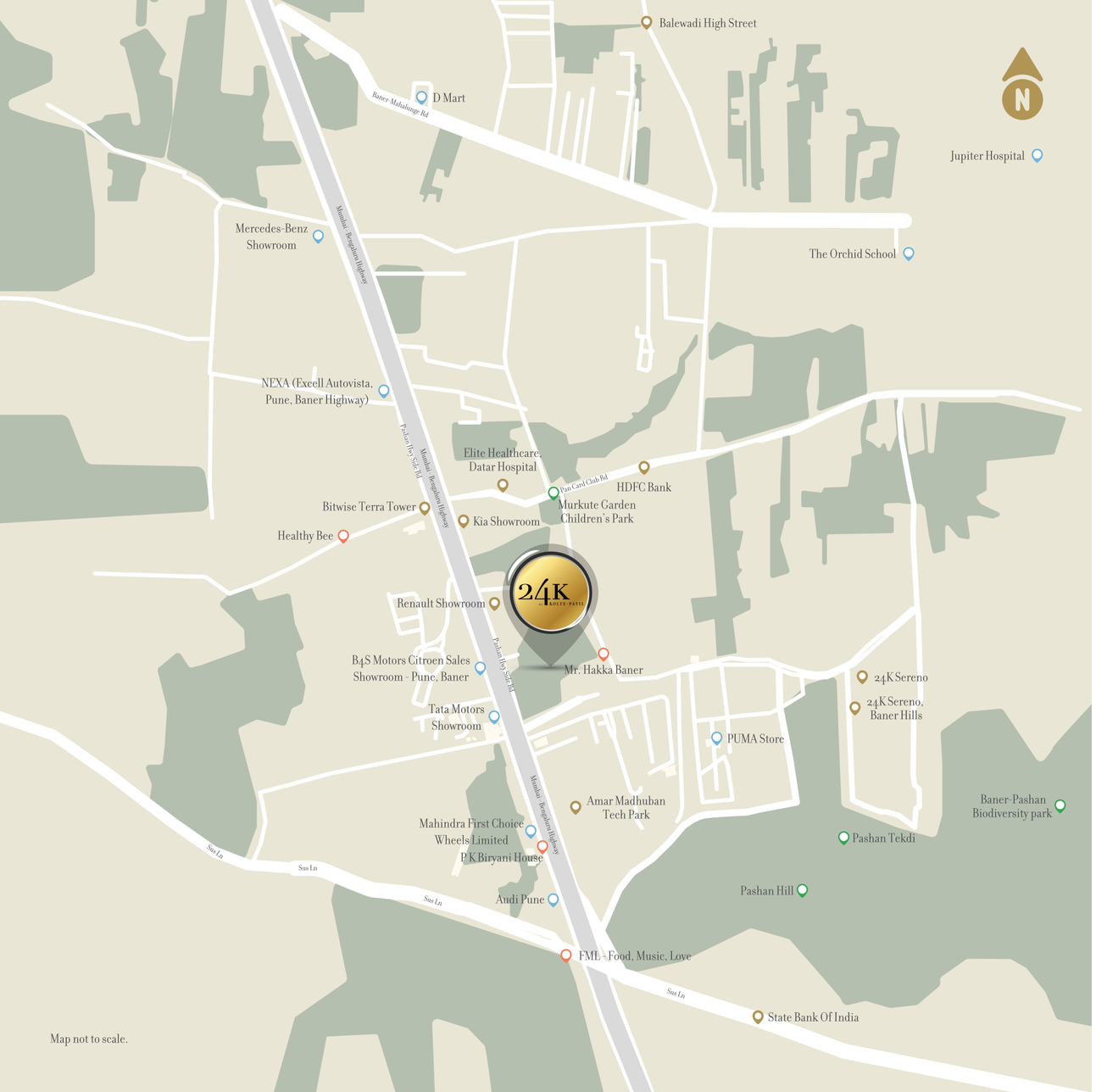


Motion Sensor Lights
In Washrooms

Draw on

your inner strength

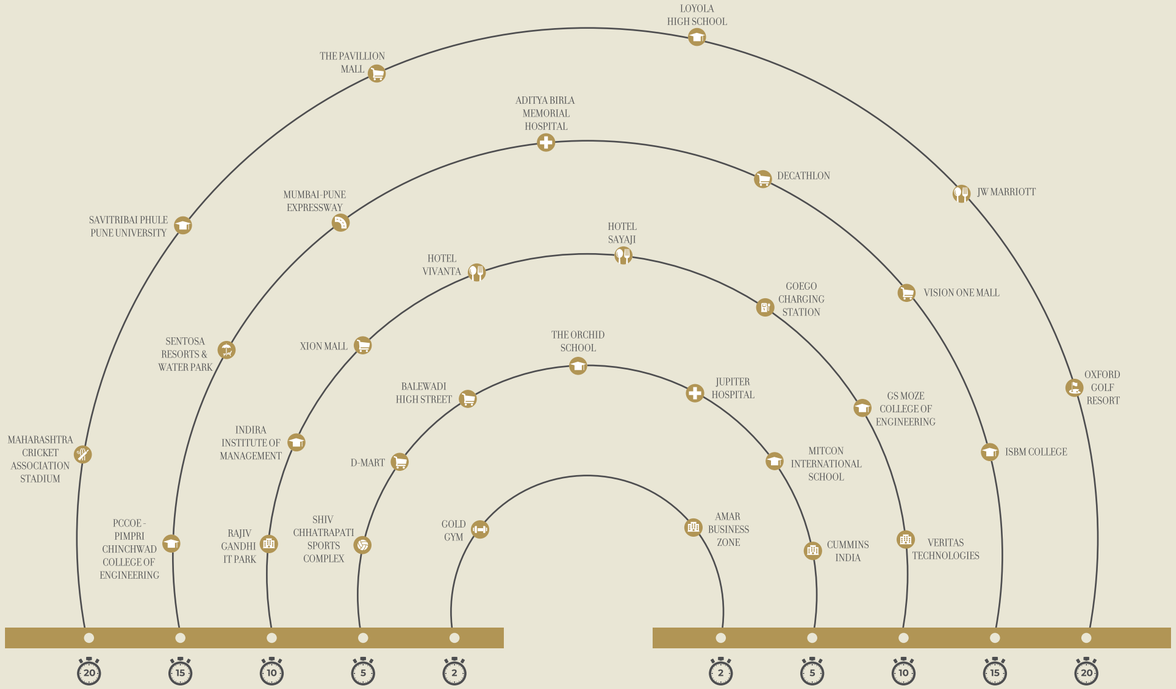
The finer aspects of life at 24K Altura reveal themselves in the plethora of internal amenities and conveniences on offer. It's an entire philosophy of service focused on delivering complete satisfaction.



The true north of

Convenience & Indulgence

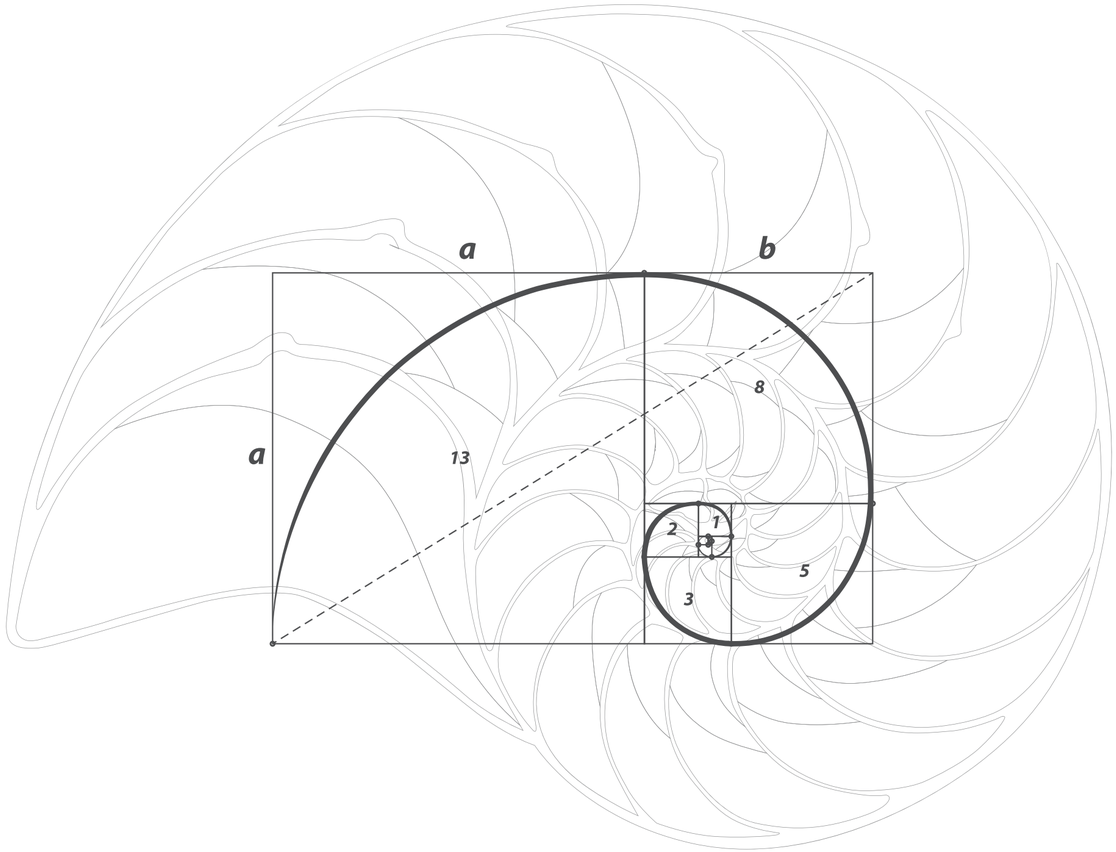
A glance at the map shows why Baner is considered such a great location. It is placed in a geographical sweet spot, which facilitates equal access to Pune's many thriving neighbourhoods.



Find your

Sweet Spot

One of the biggest draws of Baner as a residential location is the proximity to various transport hubs, making it not only easy to commute within Pune, but also beyond the city.



Floor & Unit Plans

Tower A

Amenity Level Plan



TYPE	SERIES	Usable Carpet Area (Sq.m. / Sq.ft.)
3 BHK	01	126.48 / 1361
3 BHK	02	126.48 / 1361

Tower A

Typical Floor Level





3 BHK - 01 & 02 Series

Usable Carpet Area (Sq.m. / Sq.ft.): 126.48 / 1361

LIVING SPACE	W X L in Sq.m.	W X L in Sq.ft.
A Foyer	1.52 X 1.88	5' 0" X 6' 2"
B Living	3.66 X 7.65	12' 0" X 25' 2"
C Dining	1.37 X 3.89	4' 6" X 12' 9"
D Balcony	3.56 X 1.83	11' 8" X 6' 0"
E Passage	1.05 MM Wide	

KITCHEN SPACE	W X L in Sq.m.	W X L in Sq.ft.
F Kitchen	3.20 X 2.74	10' 6" X 9' 0"
G Dry Balcony	1.37 X 2.19	4' 6" X 7' 2"

BEDROOMS	W X L in Sq.m.	W X L in Sq.ft.
H Bedroom 1	3.50 X 3.66	11' 6" X 12' 0"
I Bedroom 1 Foyer	1.52 X 1.45	5' 0" X 4' 9"
J Bedroom 1 Toilet	1.52 X 2.44	5' 0" X 8' 0"
K Bedroom 2	3.05 X 3.61	10' 0" X 10' 10"
L Bedroom 2 Toilet	1.52 X 2.44	5' 0" X 8' 0"
M M.Bedroom	5.33 X 3.64	17' 6" X 11' 11"
N M.Bedroom Balcony	1.37 X 3.84	4' 6" X 12' 7"
O M.Bedroom Toilet	2.74 X 1.83	9' 0" X 6' 0"



Tower A

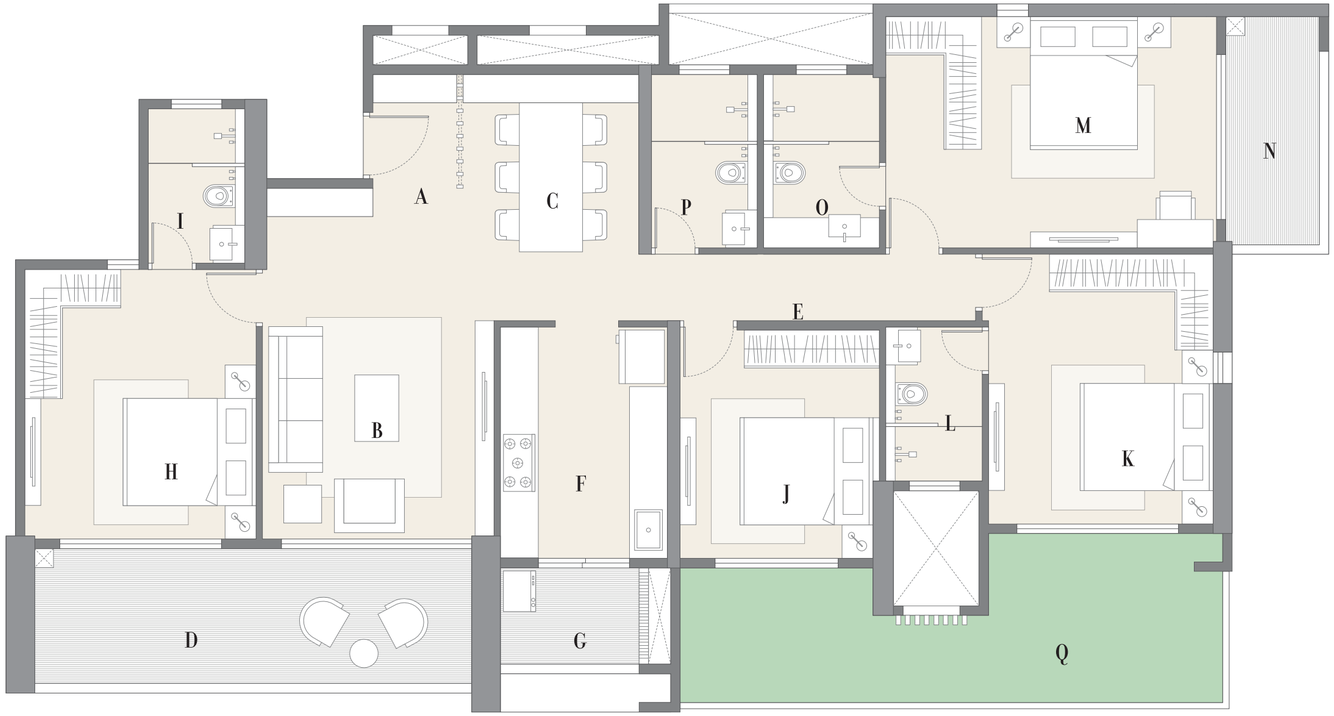
Garden Apartment

1st Floor Plan

TYPE	SERIES	Usable Carpet Area (Sq.m. / Sq.ft.)
3 BHK	01	126.48 / 1361
3 BHK	02	126.48 / 1361
4 BHK	03	176.39 / 1899
4 BHK	04	201.18 / 2166

Tower A

1st Floor Level





4 BHK (G) - 03 Series

Usable Carpet Area (Sq.m. / Sq.ft.): 176.39 / 1899

LIVING SPACE	W X L in Sq.m.	W X L in Sq.ft.
A Foyer	1.31 X 1.80	4' 4" X 5' 11"
B Living	3.66 X 5.55	12' 0" X 18' 3"
C Dining	2.29 X 3.89	7' 6" X 12' 9"
D Sitout/Verandah	6.92 X 2.14	22' 8" X 7' 0"
E Passage	1.05 MM Wide	

KITCHEN SPACE	W X L in Sq.m.	W X L in Sq.ft.
F Kitchen	2.64 X 3.66	8' 8" X 12' 0"
G Dry Balcony	2.19 X 1.52	7' 2" X 5' 0"

BEDROOMS	W X L in Sq.m.	W X L in Sq.ft.
H Bedroom 1	3.65 X 4.26	12' 0" X 14' 0"
I Bedroom 1 Toilet	1.52 X 2.44	5' 0" X 8' 0"
J Bedroom 2	3.15 X 3.61	10' 4" X 11' 10"
K Bedroom 3	3.55 X 4.26	11' 8" X 14' 0"
L Bedroom 3 Toilet	1.52 X 2.44	5' 0" X 8' 0"
M M.Bedroom	5.23 X 3.66	17' 2" X 12' 0"
N M.Bedroom Balcony	1.47 X 3.61	4' 10" X 11' 10"
O M.Bedroom Toilet	1.83 X 2.74	6' 0" X 9' 0"

COMMON	W X L in Sq.m.	W X L in Sq.ft.
P Toilet	1.67 X 2.74	5' 6" X 9' 0"
Q Private Terrace	18.92	204

Tower A
1st Floor Level





4 BHK (G) - 04 Series
Usable Carpet Area (Sq.m. / Sq.ft.): 201.18 / 2166

LIVING SPACE	W X L in Sq.m.	W X L in Sq.ft.
A Foyer	1.91 X 1.80	6' 3" X 5' 11"
B Living	3.66 X 5.55	12' 0" X 18' 3"
C Dining	2.29 X 3.89	7' 6" X 12' 9"
D Sitout/Verandah	6.92 X 2.14	22' 8" X 7' 0"
E Passage	1.05 MM Wide	

KITCHEN SPACE	W X L in Sq.m.	W X L in Sq.ft.
F Kitchen	2.64 X 3.66	8' 8" X 12' 0"
G Dry Balcony	2.19 X 1.52	7' 2" X 5' 0"

BEDROOMS	W X L in Sq.m.	W X L in Sq.ft.
H Bedroom 1	3.65 X 4.26	12' 0" X 14' 0"
I Bedroom 1 Toilet	1.52 X 2.44	5' 0" X 8' 0"
J Bedroom 2	3.15 X 3.61	10' 4" X 11' 10"
K Bedroom 3	3.55 X 4.26	11' 8" X 14' 0"
L Bedroom 3 Toilet	1.52 X 2.44	5' 0" X 8' 0"
M M.Bedroom	5.23 X 3.66	17' 2" X 12' 0"
N M.Bedroom Balcony	1.47 X 3.61	4' 10" X 11' 10"
O M.Bedroom Toilet	1.83 X 2.74	6' 0" X 9' 0"

COMMON	W X L in Sq.m.	W X L in Sq.ft.
P Toilet	1.67 X 2.74	5' 6" X 9' 0"
Q Private Terrace	42.94	462



Tower A

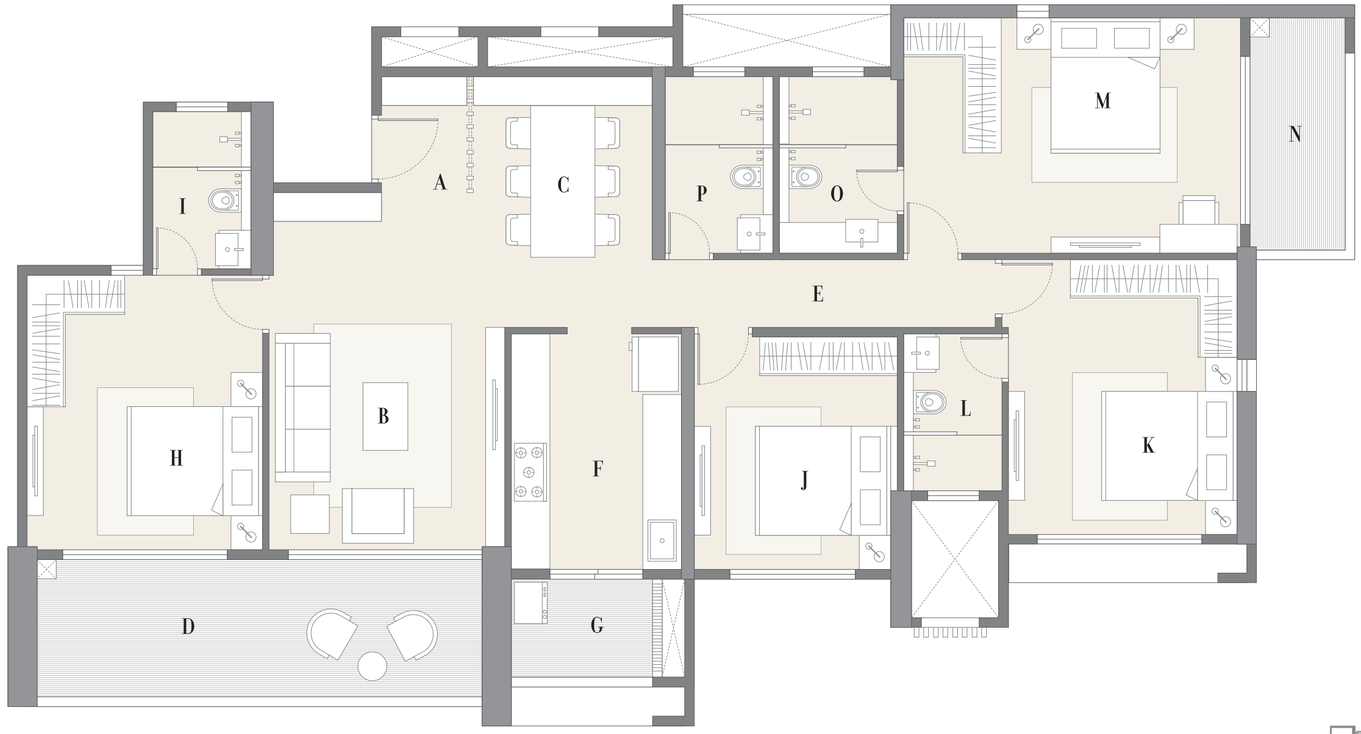
Typical Plan

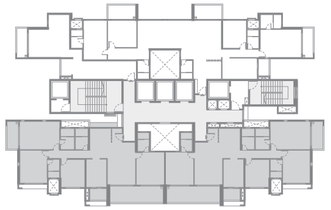
2nd, 3rd, 4th, 6th, 7th, 8th, 9th, 11th, 12th Floor

TYPE	SERIES	Usable Carpet Area (Sq.m. / Sq.ft.)
3 BHK	01	126.48 / 1361
3 BHK	02	126.48 / 1361
4 BHK	03	157.47 / 1695
4 BHK	04	157.47 / 1695

Tower A

Typical Floor Level





4 BHK - 03 & 04 Series

Usable Carpet Area (Sq.m. / Sq.ft.): 157.47 / 1695

LIVING SPACE	W X L in Sq.m.	W X L in Sq.ft.
A Foyer	1.31 X 1.80	4' 4" X 5' 11"
B Living	3.66 X 5.55	12' 0" X 18' 3"
C Dining	2.29 X 3.89	7' 6" X 12' 9"
D Sitout/Verandah	6.92 X 2.14	22' 8" X 7' 0"
E Passage	1.05 MM Wide	

KITCHEN SPACE	W X L in Sq.m.	W X L in Sq.ft.
F Kitchen	2.64 X 3.66	8' 8" X 12' 0"
G Dry Balcony	2.19 X 1.52	7' 2" X 5' 0"

BEDROOMS	W X L in Sq.m.	W X L in Sq.ft.
H Bedroom 1	3.65 X 4.26	12' 0" X 14' 0"
I Bedroom 1 Toilet	1.52 X 2.44	5' 0" X 8' 0"
J Bedroom 2	3.15 X 3.61	10' 4" X 11' 10"
K Bedroom 3	3.55 X 4.26	11' 8" X 14' 0"
L Bedroom 3 Toilet	1.52 X 2.44	5' 0" X 8' 0"
M M.Bedroom	5.23 X 3.66	17' 2" X 12' 0"
N M.Bedroom Balcony	1.47 X 3.61	4' 10" X 11' 10"
O M.Bedroom Toilet	1.83 X 2.74	6' 0" X 9' 0"

COMMON	W X L in Sq.m.	W X L in Sq.ft.
P Toilet	1.67 X 2.74	5' 6" X 9' 0"



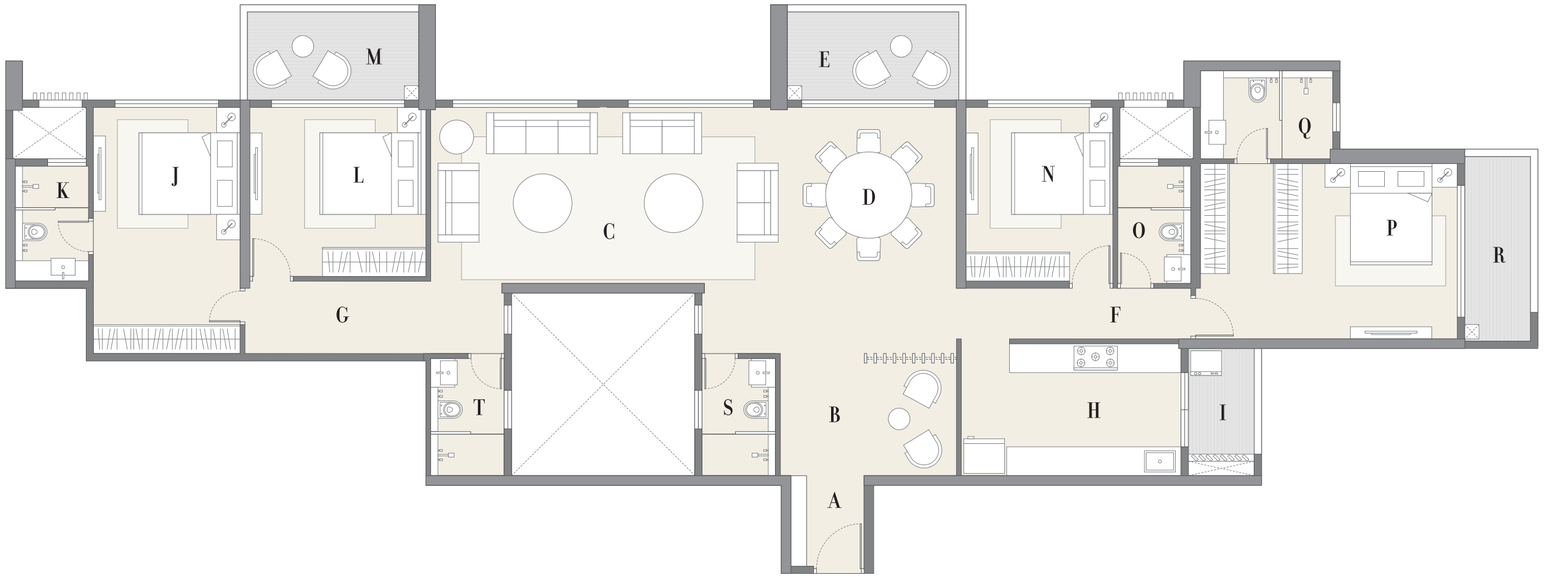
Tower A

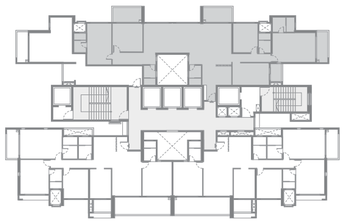
Refuge Floor

5th & 10th Floor

TYPE	SERIES	Usable Carpet Area (Sq.m. / Sq.ft.)
4 BHK	02	192.66 / 2074
4 BHK	03	157.47 / 1695
4 BHK	04	157.47 / 1695

Tower A
Refuge Level





4 BHK - 02 Series
Usable Carpet Area (Sq.m. / Sq.ft.): 192.66 / 2074

LIVING SPACE	W X L in Sq.m.	W X L in Sq.ft.
A Foyer	1.53 X 1.73	5' 0" X 5' 9"
B Waiting Area	3.66 X 2.54	12' 0" X 8' 3"
C Living	7.26 X 3.66	23' 10" X 12' 0"
D Dining	3.66 X 5.11	12' 0" X 16' 10"
E Balcony	3.56 X 1.83	11' 8" X 6' 0"
F Passage	1.05 MM Wide	
G Passage	1.50 MM Wide	

KITCHEN SPACE	W X L in Sq.m.	W X L in Sq.ft.
H Kitchen	4.57 X 2.74	10' 6" X 9' 0"
I Dry Balcony	1.37 X 2.19	4' 6" X 7' 2"

BEDROOMS	W X L in Sq.m.	W X L in Sq.ft.
J Bedroom 1	3.05 X 5.11	10' 0" X 16' 10"
K Bedroom 1 Toilet	1.47 X 2.44	4' 10" X 8' 0"
L Bedroom / MP.Room	3.66 X 3.51	12' 0" X 11' 6"
M Bedroom / MP.Room Balcony	3.56 X 1.83	11' 8" X 6' 0"
N Bedroom 2	3.05 X 3.61	10' 0" X 11' 10"
O Bedroom 2 Toilet	1.52 X 2.44	5' 0" X 8' 0"
P M.Bedroom	5.33 X 3.64	17' 6" X 11' 11"
Q M.Bedroom Toilet	2.74 X 1.83	9' 0" X 6' 0"
R M.Bedroom Balcony	1.37 X 3.84	4' 6" X 12' 7"

COMMON	W X L in Sq.m.	W X L in Sq.ft.
S Toilet	1.52 X 2.44	5' 0" X 8' 0"
T Toilet	1.52 X 2.44	5' 0" X 8' 0"

Tower B

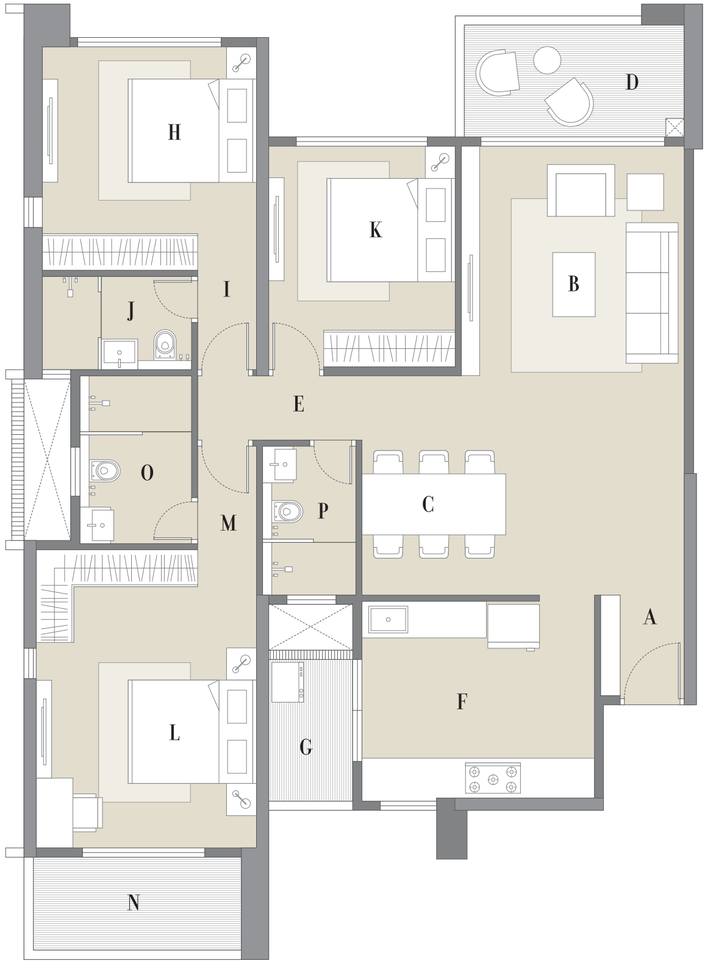
Amenity Level Plan

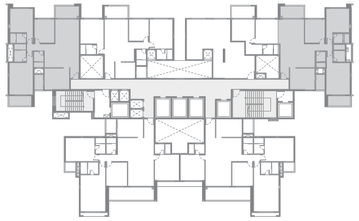


TYPE	SERIES	Usable Carpet Area (Sq.m. / Sq.ft.)
3 BHK (L)	01	127.64 / 1374
3 BHK (S)	02	105.57 / 1136
3 BHK (S)	03	105.57 / 1136
3 BHK (L)	04	127.64 / 1374

Tower B

Typical Floor Level





3 BHK (L) - 01 & 04 Series

Usable Carpet Area (Sq.m. / Sq.ft.): 127.64 / 1374

LIVING SPACE	W X L in Sq.m.	W X L in Sq.ft.
A Foyer	1.37 X 1.64	4' 6" X 5' 5"
B Living	3.65 X 7.35	12' 0" X 24' 2"
C Dining	1.62 X 3.59	5' 4" X 11' 9"
D Balcony	3.60 X 1.83	11' 10" X 6' 0"
E Passage	1.05 MM Wide	

KITCHEN SPACE	W X L in Sq.m.	W X L in Sq.ft.
F Kitchen	3.80 X 3.22	12' 6" X 10' 7"
G Dry Balcony	1.37 X 2.32	4' 6" X 7' 7"

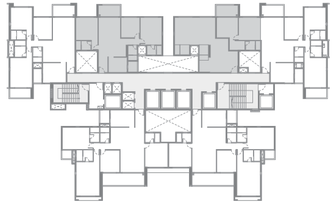
BEDROOMS	W X L in Sq.m.	W X L in Sq.ft.
H Bedroom 1	3.50 X 3.66	11' 6" X 12' 0"
I Bedroom 1 Foyer	1.0 X 1.7	3' 2" X 5' 7"
J Bedroom 1 Toilet	2.44 X 1.52	8' 0" X 5' 0"
K Bedroom 2	3.05 X 3.61	10' 0" X 11' 10"
L M.Bedroom	3.60 X 4.88	11' 10" X 16' 0"
M M.Bedroom Foyer	1.0 X 1.7	3' 2" X 5' 7"
N M.Bedroom Balcony	3.40 X 1.52	11' 2" X 5' 0"
O M.Bedroom Toilet	1.82 X 2.75	6' 0" X 9' 0"

COMMON	W X L in Sq.m.	W X L in Sq.ft.
P Toilet	1.52 X 2.44	5' 0" X 8' 0"

Tower B

Typical Floor Level





3

BHK (S) - 02 & 03 Series

Usable Carpet Area (Sq.m. / Sq.ft.): 105.57 / 1136

LIVING SPACE	W X L in Sq.m.	W X L in Sq.ft.
A Foyer	1.52 X 2.54	5' 0" X 8' 4"
B Living	3.50 X 6.45	11' 6" X 21' 2"
C Dining	1.02 X 3.00	3' 4" X 9' 10"
D Balcony	3.55 X 1.83	11' 8" X 6' 0"
E Passage	1.05 MM Wide	

KITCHEN SPACE	W X L in Sq.m.	W X L in Sq.ft.
F Kitchen	3.05 X 2.44	10' 0" X 8' 0"
G Dry Balcony	1.52 X 1.75	5' 0" X 5' 9"

BEDROOMS	W X L in Sq.m.	W X L in Sq.ft.
H Bedroom 1	3.60 X 3.73	11' 10" X 12' 3"
I Bedroom 1 Foyer	1.06 X 1.62	3' 6" X 5' 4"
J Bedroom 1 Toilet	2.44 X 1.52	8' 0" X 5' 0"
K Bedroom 2	3.05 X 3.30	10' 0" X 10' 10"
L Bedroom 3	3.50 X 4.50	11' 6" X 14' 9"
M Bedroom 3 Toilet	2.44 X 1.52	8' 0" X 5' 0"

COMMON	W X L in Sq.m.	W X L in Sq.ft.
N Toilet	1.52 X 2.44	5' 0" X 8' 0"



Tower B

Garden Apartment

1st Floor Plan

TYPE	SERIES	Usable Carpet Area (Sq.m. / Sq.ft.)
3 BHK (L)	01	127.64 / 1374
3 BHK (S)	02	105.57 / 1136
3 BHK (S)	03	105.57 / 1136
3 BHK (L)	04	127.64 / 1374
4 BHK (G)	05	170.96 / 1840
4 BHK (G)	06	185.50 / 1997

Tower B
1st Floor Level





4 BHK (G) - 05 Series
Usable Carpet Area (Sq.m. / Sq.ft.): 170.96 / 1840

LIVING SPACE	W X L in Sq.m.	W X L in Sq.ft.
A Foyer	1.52 X 2.85	5' 0" X 9' 4"
B Living	3.96 X 7.35	13' 0" X 24' 2"
C Dining	1.57 X 3.59	5' 2" X 11' 9"
D Sitout/Verandah	6.86 X 1.98	22' 6" X 6' 6"
E Passage	1.05 MM Wide	

KITCHEN SPACE	W X L in Sq.m.	W X L in Sq.ft.
F Kitchen	3.96 X 2.74	13' 0" X 9' 0"
G Dry Balcony	1.52 X 2.19	5' 0" X 7' 2"

BEDROOMS	W X L in Sq.m.	W X L in Sq.ft.
H Bedroom 1	3.72 X 3.96	12' 3" X 13' 0"
I Bedroom 1 Toilet	2.44 X 1.52	8' 0" X 5' 0"
J Bedroom 1 Sitout/Verandah	3.375 X 0.75	11' 0.8" X 2' 5"
K Bedroom 1 Private Terrace	3.375 X 2.08	11' 0.8" X 6' 9"
L Bedroom 2	3.20 X 3.61	10' 6" X 11' 10"
M Bedroom 3	4.44 X 3.59	14' 7" X 11' 9"
N Bedroom 3 Balcony	1.66 X 1.32	5' 5" X 4' 4"
O Bedroom 3 Toilet	1.52 X 2.44	5' 0" X 8' 0"
P M.Bedroom	3.81 X 5.58	12' 6" X 18' 4"
Q M.Bedroom Toilet	2.74 X 1.83	9' 0" X 6' 0"

COMMON	W X L in Sq.m.	W X L in Sq.ft.
R Toilet	1.52 X 2.44	5' 0" X 8' 0"

Tower B

1st Floor Level





4 BHK (G) - 06 Series

Usable Carpet Area (Sq.m. / Sq.ft.): 185.50 / 1997

LIVING SPACE	W X L in Sq.m.	W X L in Sq.ft.
A Foyer	1.52 X 2.85	5' 4" X 9' 4"
B Living	3.96 X 7.35	13' 0" X 24' 2"
C Dining	1.57 X 3.59	5' 2" X 11' 9"
D Sitout/Verandah	6.86 X 1.98	22' 6" X 6' 6"
E Passage	1.05 MM Wide	

KITCHEN SPACE	W X L in Sq.m.	W X L in Sq.ft.
F Kitchen	3.96 X 2.74	13' 0" X 9' 0"
G Dry Balcony	1.52 X 2.19	5' 0" X 7' 2"

BEDROOMS	W X L in Sq.m.	W X L in Sq.ft.
H Bedroom 1	3.72 X 3.96	12' 3" X 13' 0"
I Bedroom 1 Toilet	2.44 X 1.52	8' 0" X 5' 0"
J Bedroom 1 Sitout/Verandah	3.375 X 0.75	11' 0.8" X 2' 5"
K Bedroom 1 Private Terrace	7	75
L Bedroom 2	3.20 X 3.61	10' 6" X 11' 10"
M Bedroom 3	4.44 X 3.59	14' 7" X 11' 9"
N Bedroom 3 Balcony	1.61 X 1.37	5' 3" X 4' 6"
O Bedroom 3 Toilet	1.52 X 2.44	5' 0" X 8' 0"
P M.Bedroom	3.81 X 5.58	12' 6" X 18' 4"
Q M.Bedroom Toilet	2.74 X 1.83	9' 0" X 6' 0"

COMMON	W X L in Sq.m.	W X L in Sq.ft.
R Toilet	1.52 X 2.44	5' 0" X 8' 0"
S Private Terrace	14	150



Tower B

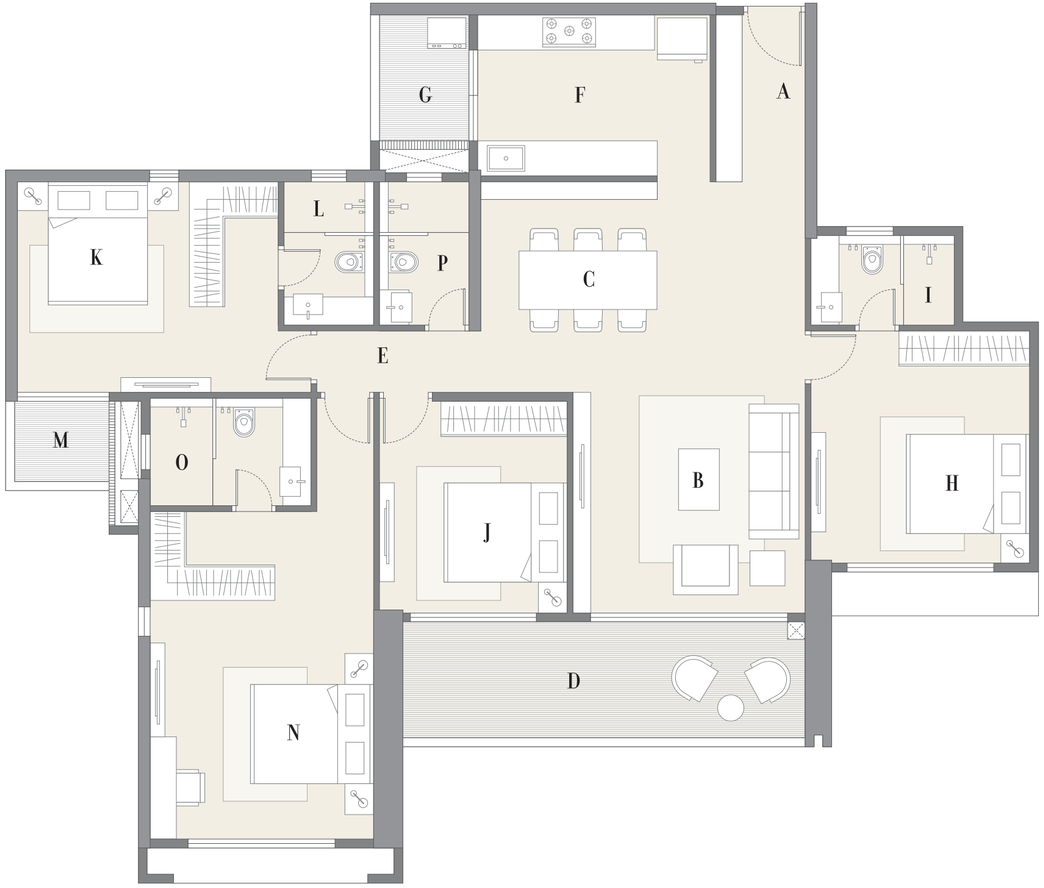
Typical Plan

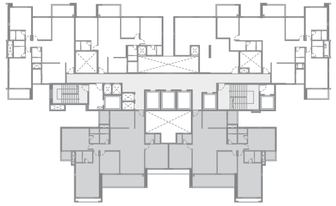
2nd, 3rd, 5th, 6th, 7th, 8th, 10th, 11th, 12th, 13th, 15th, 16th, 17th, 18th, 20th, 21st, 22nd, 23rd, 25th & 26th Floor

TYPE	SERIES	Usable Carpet Area (Sq.m. / Sq.ft.)
3 BHK (L)	01	127.64 / 1374
3 BHK (S)	02	105.57 / 1136
3 BHK (S)	03	105.57 / 1136
3 BHK (L)	04	127.64 / 1374
4 BHK	05	161.41 / 1737
4 BHK	06	161.41 / 1737

Tower B

Typical Floor Level





4 BHK - 05 & 06 Series

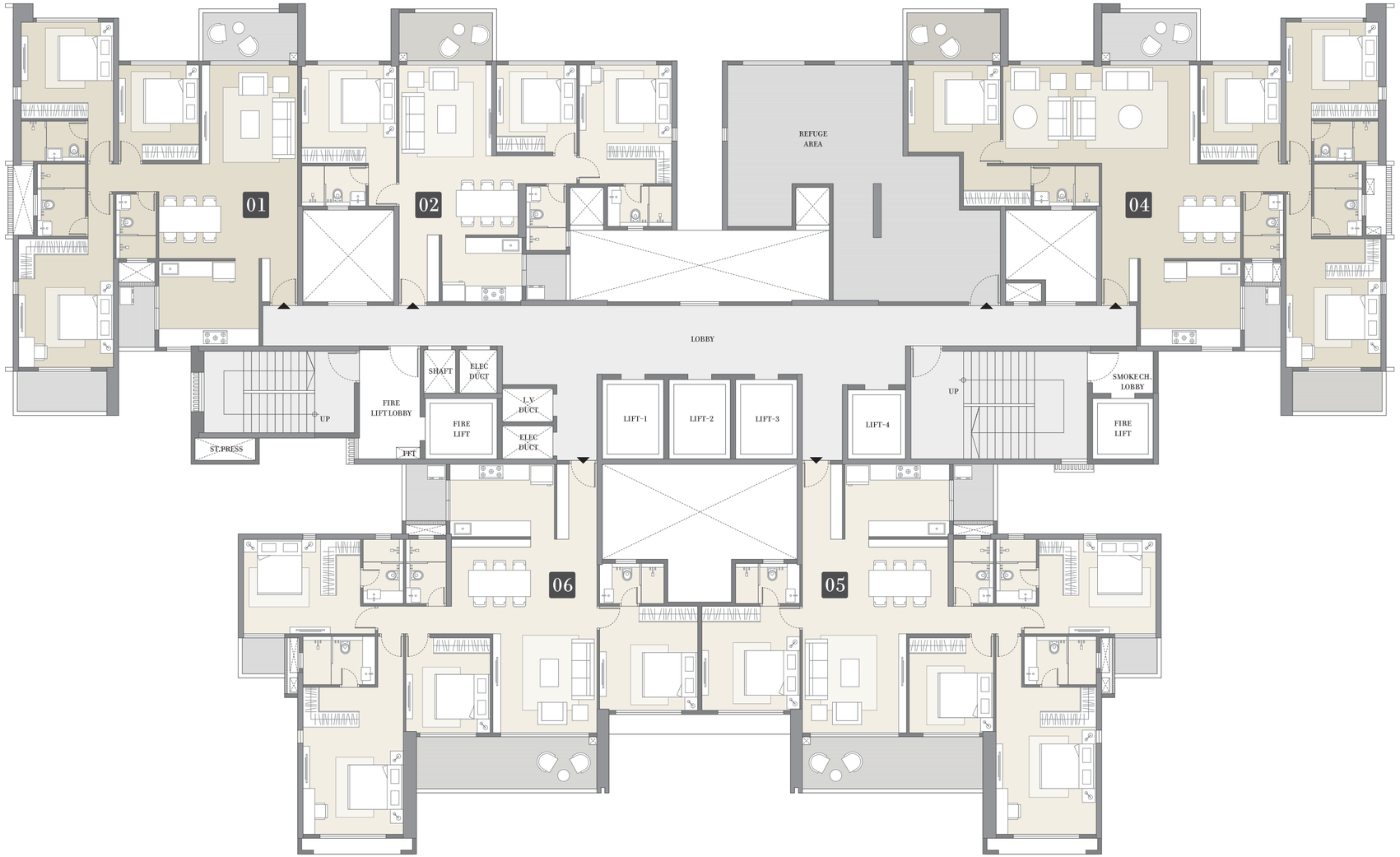
Usable Carpet Area (Sq.m. / Sq.ft.): 161.41 / 1737

LIVING SPACE	W X L in Sq.m.	W X L in Sq.ft.
A Foyer	1.52 X 2.85	5' 0" X 9' 4"
B Living	3.96 X 7.35	13' 0" X 24' 2"
C Dining	1.57 X 3.59	5' 2" X 11' 9"
D Sitout/Verandah	6.86 X 1.98	22' 6" X 6' 6"
E Passage	1.05 MM Wide	

KITCHEN SPACE	W X L in Sq.m.	W X L in Sq.ft.
F Kitchen	3.96 X 2.74	13' 0" X 9' 0"
G Dry Balcony	1.52 X 2.19	5' 0" X 7' 3"

BEDROOMS	W X L in Sq.m.	W X L in Sq.ft.
H Bedroom 1	3.72 X 3.96	12' 3" X 13' 0"
I Bedroom 1 Toilet	2.44 X 1.52	8' 0" X 5' 0"
J Bedroom 2	3.20 X 3.61	10' 6" X 11' 10"
K Bedroom 3	4.44 X 3.59	14' 7" X 11' 9"
L Bedroom 3 Toilet	1.52 X 2.44	5' 0" X 8' 0"
M Bedroom 3 Balcony	1.66 X 1.32	5' 3" X 4' 6"
N M.Bedroom	3.81 X 5.58	12' 6" X 18' 4"
O M.Bedroom Toilet	2.74 X 1.83	9' 0" X 6' 0"

COMMON	W X L in Sq.m.	W X L in Sq.ft.
P Toilet	1.52 X 2.44	5' 0" X 8' 0"



Tower B

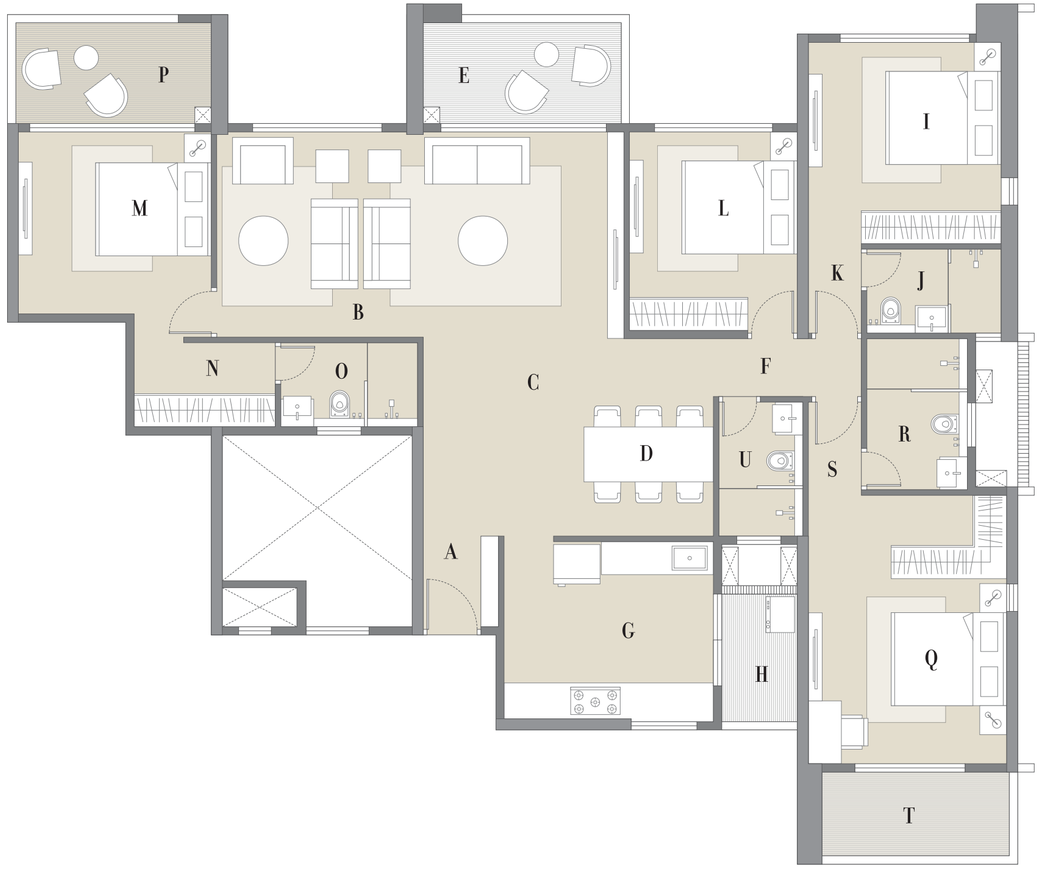
Refuge Floor

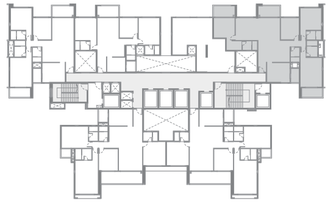
4th, 9th, 14th, 19th, 24th Floor

TYPE	SERIES	Usable Carpet Area (Sq.m. / Sq.ft.)
3 BHK (L)	01	127.64 / 1374
3 BHK (S)	02	105.57 / 1136
4 BHK	04	169.64 / 1826
4 BHK	05	161.41 / 1737
4 BHK	06	161.41 / 1737

Tower B

Refuge Level





4 BHK - 04 Series

Usable Carpet Area (Sq.m. / Sq.ft.): 169.64 / 1826

LIVING SPACE	W X L in Sq.m.	W X L in Sq.ft.
A Foyer	1.37 X 1.64	4' 6" X 5' 5"
B Family	3.75 X 3.73	12' 4" X 12' 3"
C Living	3.65 X 7.35	12' 10" X 24' 2"
D Dining	1.62 X 3.59	5' 4" X 11' 9"
E Balcony	3.60 X 1.83	11' 10" X 6' 0"
F Passage	1.05 MM Wide	

KITCHEN SPACE	W X L in Sq.m.	W X L in Sq.ft.
G Kitchen	3.80 X 3.22	12' 6" X 10' 7"
H Dry Balcony	1.37 X 2.32	4' 6" X 7' 7"

BEDROOMS	W X L in Sq.m.	W X L in Sq.ft.
I Bedroom 1	3.50 X 3.66	11' 6" X 12' 0"
J Bedroom 1 Toilet	2.44 X 1.52	8' 0" X 5' 0"
K Bedroom 1 Foyer	0.96 X 1.69	3' 2" X 5' 7"
L Bedroom 2	3.05 X 3.61	10' 0" X 11' 10"
M Bedroom 3	3.50 X 3.30	11' 6" X 10' 10"
N Bedroom 3 Foyer	2.56 X 1.52	8' 5" X 5' 0"
O Bedroom 3 Toilet	2.49 X 1.52	8' 2" X 5' 0"
P Bedroom 3 Balcony	3.55 X 1.83	11' 8" X 6' 0"
Q M.Bedroom	3.60 X 4.88	11' 10" X 16' 0"
R M.Bedroom Toilet	1.82 X 2.74	6' 0" X 9' 0"
S M.Bedroom Foyer	0.96 X 1.69	3' 2" X 5' 7"
T M.Bedroom Balcony	3.40 X 1.52	11' 2" X 5' 0"

COMMON	W X L in Sq.m.	W X L in Sq.ft.
U Toilet	1.52 X 2.44	5' 0" X 8' 0"

Architect Hafeez Contractor

At 24K Altura, every aspect of the layout design has been meticulously crafted to perfection by a highly respected veteran architect, known as the creator of the modern urban skyline. From the lobby, the palatial living room, and the spacious bedrooms, to the enticing terraces and the kitchen, each detail reflects the architect's classic touch. The goal is to provide residents with more life, more nature, and more opportunities for celebration.

Ao. Design Company

Design and judicious development of the landscaped areas surrounding the towers, is a crucial responsibility. Thankfully we have AO Design Company with us onboard for the same task. It is a renowned and highly acclaimed firm that is known for its unshakable commitment of total conservation and the best utilisation of the natural elements. studying the Sun path and carefully researching the nature around, they have simply done wonders for 24K Altura. With due respect to every natural element, they have blended them so well to create green & refreshing environs.

J W CONSULTANTS
Formerly Y S Sane Associates

JW Consultants LLP is one of the most trusted and awarded Structural Consultancies in India. With a team of 250+ dedicated professionals, the company is shaping structures across leading cities in many countries. With extensive experience of 40+ years, this renowned firm is behind many eminent projects in India and abroad. The firm planned and designed the towers and structures of 24K Altura using the latest technology and hi-tech techniques, ensuring maximum robustness in every building block.

KORI
DESIGN HOUSE

Be it personalised art curations, landscaped gardening solutions or thoughtfully designed outdoor installations; Kori Design House is the preferred choice of sensible clients. Backed by an expert team of landscape designers and horticulturists, Kori transforms the outdoor spaces with perfection. With commitment to ecology and use of advanced technologies, they have designed the landscape of 24K Altura. They have judiciously made the selection of the plants as per the seasons and thus have made the outdoor space come alive by maintaining the perfect balance.

IMAGINATION INC.
Space Design Solutions

Imagination Inc is a team of interior designers, architects, artists, stylists and decorators driven by the passion for creativity & innovation in designing spaces. The expertise ranges from high-end residential schemes to grand commercial projects. With a touch of aesthetics and an unmatched competence of space management, the firm has given a unique character to 24K Altura. Complete interior design, the lobby, the seating arrangements have been crafted by Imagination Inc.

Specifications

Flooring

Living, Dining, Passage	-	Glazed vitrified tiles 600 x 1200 mm
Kitchen	-	Glazed vitrified tiles 600 x 1200 mm
Master Bedrooms	-	Glazed vitrified tiles 600 x 1200 mm
Other Bedrooms	-	Glazed vitrified tiles 600 x 1200 mm
Attached Terrace/ Balcony	-	Anti-skid wooden finish tiles
Utility	-	Anti -skid vitrified tiles 600 x 600 mm
Window Sill	-	Granite / full body vitrified tile sill
Staircase	-	Granite up to first floor and tiles on above floors

Doors & Windows

Main Door	-	Veneer finish prehung doors
Internal Doors	-	Laminate finish prehung doors
Windows & attached terrace doors	-	Aluminium powder coated/UPVC sliding windows & doors with mosquito mesh

Internal Electrification

Switches & Wiring	-	Modular switches of Schneider, Legrand or equivalent with concealed copper wiring polycab or equivalent
Light Points & Power Points	-	Adequate power / Light points provided
Power Back-up	-	Electrical provision for invertor
DG backup	-	For common areas only.
Tv and Telephone	-	Tv points provided in living & all bedrooms, telephone point in living room only
Broadband	-	Provision in living room only

Air Conditioning

Bedrooms	-	Split AC in all bedrooms - Daiken, LG or equivalent
Living & Dining Area	-	Electrical provision of AC in living and dining area

Wall Finishes

Interior	-	Gypsum finished ceiling & walls with emulsion paint
Exterior	-	Texture finish acrylic paint

Toilets

Flooring	-	Anti-skid tile flooring
Dado	-	Glazed vitrified tile 600 x 1200 mm mm upto lintel level
Door	-	Laminated door shutters
Sanitaryware	-	Duravit, Kohler or equivalent make
CP Fittings	-	Grohe, Kohler or equivalent make, additional accessories in Jaquar or equivalent
Shower Column with Rain Shower	-	Master bathroom only - Grohe, Kohler or equivalent
Basin counter	-	Granite / Full body vitrified tile counters for all basins
Dry and wet area	-	Glass partition with door - all bathrooms
False Ceiling	-	Modular false ceiling
Concealed Flush Tank	-	Provided
Mirror	-	Provided
Exhaust fan	-	Provided
Boiler	-	Provided

Kitchen

Four burner hob and chimney - Elica, Faber, Bosch, Kaffe or equivalent make
Granite/ Full body vitrified tile kitchen platform
2 ft. dado above counter
S.S sink with drain board
Hot / cold single lever sink mixer
Water purifier - Eureka Forbes, AO Smith, Kent or equivalent make

Home Automation / Security Systems

Light/Fan control switches in living, dining & two bedroom
Video door phone integrated with intercom system
Sprinkler & smoke detector
Motion sensor light in all bathrooms
Main door digital lock - Yale, Dorma, Ozone, Godrej or equivalent make
FTTH network provision
DTH provision

Railing

Attached Terrace/Balcony	-	S.S. glass railing
Staircase	-	M.S. railing

Lift

Passenger lift & stretcher lift

BMS

Provided

Plumbing

Type	-	Concealed anti-corrosive & underslung plumbing





The finest

gets the recognition it deserves

While curating the most premium for the discerning few, satisfaction of the elite customers is our best reward. However, other recognitions also motivate us and the entire 24K community. Since more than 30 glorious years, what we have been striving hard for are best-in-class creations reflecting unmatched greatness.

Kolte Patil

The name you can trust

Welcome to the fascinating world of Kolte Patil Developers Ltd. We are proud to be Pune's first NSE & BSE listed Real Estate Company. With landmark masterpieces across prime localities of Pune, Mumbai & Bengaluru, what drives us is our motto – Creation, not Construction! More than 50 completed projects, a wide range of residential, retail & commercial developments and 23 Millions+ Sq. Ft. of quality construction...exemplify people's unshakable trust on us. Constant A+ Crisil Rating for our projects, indicates our penchant for the topmost quality. Since last 30 glorious years, what we have been striving hard for is best-in-class creations reflecting unmatched greatness. And what humbles us is the fact that with greatness comes great responsibility too.

KOLTE • PATIL

Creation, not Construction.