

24K
BY KOLTE-PATIL

IMAGINE HAVING
SOMETHING NO ONE HAS.
NOW IMAGINE
HAVING SOMETHING
NO ONE HAS EVEN
THOUGHT ABOUT.

24K
BY KOLTE-PATIL

A GATED
COMMUNITY
OF EVOLVED
PEOPLE.



24K *Province*

24K Province unfolds the pageantry of life in front of your wide open eyes, a step at a time. It's designed with environment, culture, safety, infrastructure, healthcare and education at its core. Each of these factors then elevates the living experience to unimaginable levels.

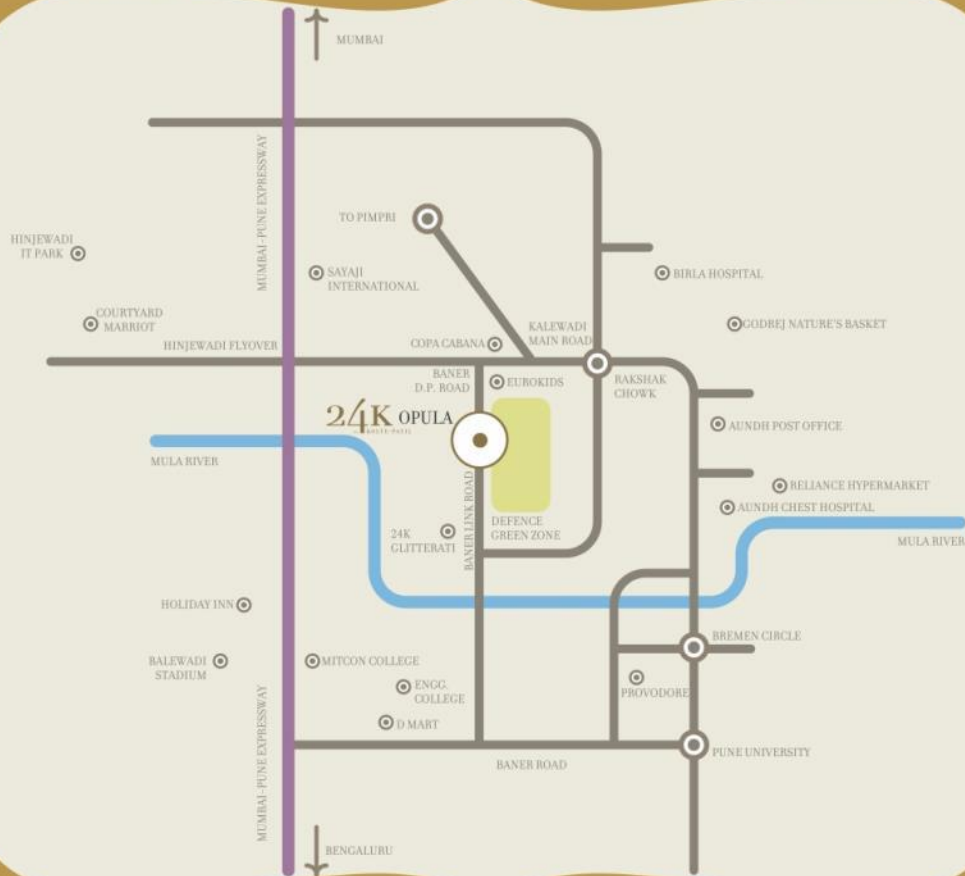


24K Province is located in Pimple-Nilakh on the banks of river Mula. Being closer to business districts and away from chaotic city life, this residentially driven luxury mixed-use destination features retail spaces, sports and recreation facilities, wellness centres, multi-cuisine restaurants, educational institutes and office spaces.

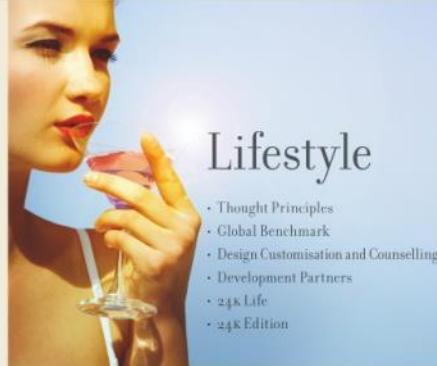


THE LOCATION TOO IS 24K

Close to Hinjewadi Infotech Park and Pune-Mumbai Expressway | Just 3 kms. from Aundh bridge and Wakad | Overlooking the 400 acre defense green zone
A part of 24K Province – a luxury mixed-use destination.



DESIGN THINKING IS HOW 24K BEGINS



Lifestyle

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



Green Homes

- Sustainable and Eco-Friendly
- Green Architecture



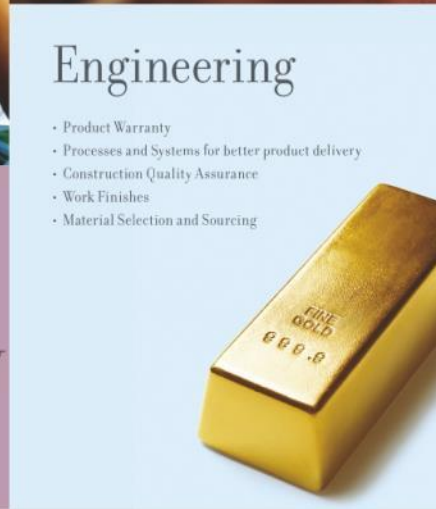
Community

- Location
- Neighbourhood Development
- 24K Cosmopolitan Collective



Smart Homes

- Technology
- Security and Safety



Engineering

- Product Warranty
- Processes and Systems for better product delivery
- Construction Quality Assurance
- Work Finishes
- Material Selection and Sourcing



Service

- Transparency
- Post Possession Services
- Facility Management
- NRK (Non Resident 24k) Services©



Architecture

- Design
- Research and Development

AWARD WINNING 24K PROJECTS



24K GLITTERATI

Premium Apartment
of the year 2013
- NDTV Award



24K GLITTERATI

Luxury Project
of the year 2013
- Realty Plus



24K GLITTERATI

Luxurious Residential Project
of the Year 2013
- Estate Awards



24K ALLURA

Best Luxury Segment Project
Real Estate Awards 2013
- CNBC Awaaz



24K ALLURA

2014
- Siliconindia India

GET WORLD'S
BEST DESIGNERS,
GREATEST EUROPEAN
BRANDS AND
A RESIDENCE
THAT'S 24K.



GAMADecor
PORCELANOSA Grupo

 **Kalebodur**

noken
PORCELANOSA Grupo

24K OPULA
BY KOLTE-PATIL

CREATING UNIQUE LIVING ENVIRONMENT

Around 30,000 sft. landscape area reserved for plantation and other interactive spaces at podium and sprawling 80,000 sft. landscaped green areas dedicated to green-belt, playing area for kids, party lawn, multipurpose hall and 2 level extended clubhouse.



Landscape Design:
SITE CONCEPTS
INTERNATIONAL
SINGAPORE



24K LIFE.
AT YOUR
BECK AND
CALL

| CONCIERGE
| HOUSE KEEPING
| FACILITY MANAGEMENT
| NRK (NON-RESIDENT 24K) SERVICE



WATER BODIES TO SOOTH YOUR SOUL

Discover the tranquillity of nature at the comfort of your pool



THE EPITOME OF BLISSFUL LIVING

A place that puts you at complete ease.

A place devoid of any worries.



A photograph of a golfer in a red shirt and light blue pants, captured in a putting stance on a golf green. The scene is set during sunset, with the sun low on the horizon, creating a warm, golden glow and long shadows. In the foreground, a white golf ball sits on the grass just above a hole. The background features a line of trees and a clear sky. The overall mood is peaceful and serene.

A RESIDENCE
THAT MEETS ALL YOUR NEEDS
A 9 hole practice green is just one of the offerings



4 ICONIC TOWER DEFINING THE SKYLINE OF THE PROVINCE.

24K's another above the world offering - 24K OPULA.

Located at Pimple Nilakh, is a part of 24K Province,
a luxury mixed-use destination.



CHOOSE YOUR 24K HOME

3 AND 4 BEDROOM RESIDENCES

EXCLUSIVE GARDEN RESIDENCES

LUXURY TERRACED RESIDENCES, WITH
A BREATHTAKING VIEW OF NATURE

24K OPULA
BY KOLTE-PATIL

FINALLY
A KITCHEN
THAT LIVES
UP TO ITS
EXPECTATIONS...

fittings from **GAMADecor**
PORCELANOSA Grupo





AMENITIES

Swimming pool | Kids' pool | Squash court | Jogging track | Children's play area | Party lawn | Pre-school & day-care centre
Convenient shopping | Clubhouse with multi-purpose hall: Gym | Steam & Sauna | Library | AV room | Indoor games

3 BHK GARDEN FLOOR

Flat Carpet Area : 1246

Terrace Area: 238

Garden Area: 817

Total Saleable Area : 2412 sq.ft.

- 1 Entrance - 11'6" X 5'0"
- 2 Guest Bedroom - 11'0" X 12' 0"
- 3 Guest Washroom - 5'6" X 8'0"
- 4 Deck - 21'9" X 7' 6"
- 5 Garden Area - 629 SFT
- 6 Living Dining Area - 21'6" X 14' 0"
- 7 Kitchen - 12'0" X 10'0"
- 8 Dry Balcony - 14'6" X 4'0"
- 9 Passage - 4'0" WIDE
- 10 Bedroom - 10'6" X 12'0"
- 11 Washroom - 5'0" X 8'0"
- 12 Master Bedroom - 11'0" X 16'6"
- 13 Walk in Wardrobe - 6'0" X 8'0"
- 14 Master Washroom - 6'0" X 8'0"
- 15 Deck - 5'0" X 3'3"
- 16 Garden Area - 187 SFT

B, C & D BUILDING



B, C & D Building

3 & 4 BHK

ODD FLOOR PLAN

TYPICAL 3RD, 7TH, 11TH, 13TH & 15TH
FLOOR PLAN



3 BHK ODD FLOOR

Flat Carpet Area : 1246

Terrace Area: 238

Total Saleable Area : 2003 sq.ft.

B, C & D BUILDING

- ➊ Entrance Passage - 11' 6" x 5' 0"
- ➋ Guest Bedroom - 11' 0" x 12' 0"
- ➌ Guest Washroom - 5' 6" x 8' 0"
- ➍ Terrace - 21' 9" x 7' 6"
- ➎ Living Room - 21' 6" x 14' 0"
- ➏ Kitchen - 12' 0" x 10' 0"
- ➐ Dry Balcony - 14' 6" x 4' 0"
- ➑ Passage - 4' 0" WIDE
- ➒ Kids Bedroom - 10' 6" x 12' 0"
- ➓ Kids Washroom - 5' 0" x 8' 0"
- ➑ Master Bedroom - 11' 0" x 16' 6"
- ➒ Terrace - 5' 0" x 8' 3"
- ➓ Walk in Wardrobe - 6' 0" x 8' 0"
- ➑ Master Washroom - 6' 0" x 8' 0"



4 BHK ODD FLOOR

Flat Carpet Area : 1471

Terrace Area: 282

Total Saleable Area : 2367 sq.ft.

- ➊ Entrance Passage - 11'6" X 5' 0"
- ➋ Guest Bedroom - 11'0" X 12'0"
- ➌ Terrace - 21'9" X 7' 6"
- ➍ Living/Dining Area - 21'6" X 14'0"
- ➎ Kitchen - 12'0" X 10'0"
- ➏ Dry Balcony - 4'0" X 12'0"
- ➐ Passage - 4'0" WIDE
- ➑ Bedroom - 11'0" X 12'0"
- ➒ Washroom - 5'0" X 8'0"
- ➓ Kid's Bedroom - 14'0" X 11'0"
- ➑ Kid's Washroom - 5'0" X 8'0"
- ➒ Master Bedroom - 14'0" X 11'0"
- ➓ Walk in Wardrobe - 6'0" X 9'0"
- ➑ Master Washroom - 6'0" X 9'0"
- ➒ Terrace - 5'0" X 11'0"



B, C & D BUILDING



B, C & D Building

3 & 4 BHK
EVEN FLOOR PLAN

TYPICAL 2ND, 4TH, 6TH, 8TH, 10TH,
12TH & 14TH FLOOR PLAN



3 BHK EVEN FLOOR

Flat Carpet Area : 1233

Terrace Area: 240

Total Saleable Area : 1988 sq.ft.

B, C & D BUILDING

- ➊ Entrance Passage - 11' 6" x 5' 0"
- ➋ Guest Bedroom - 11' 0" x 12' 0"
- ➌ Guest Washroom - 5' 6" x 8' 0"
- ➍ Living Room - 21' 6" x 14' 0"
- ➎ Kitchen - 12' 0" x 10' 0"
- ➏ Dry Balcony - 14' 6" x 4' 0"
- ➐ Terrace - 21' 9" x 7' 6"
- ➑ Passage - 4' 0" WIDE
- ➒ Kids Bedroom - 10' 6" x 12' 0"
- ➓ Kids Washroom - 5' 0" x 8' 0"
- ➑ Master Bedroom - 11' 0" x 16' 6"
- ➒ Terrace - 5' 0" x 8' 3"
- ➓ Walk in Wardrobe - 6' 0" x 8' 0"
- ➑ Master Washroom - 6' 0" x 8' 0"



4 BHK EVEN FLOOR

Flat Carpet Area : 1474

Terrace Area: 282

Total Saleable Area : 2371 sq.ft.

- | | | |
|----|------------------|-----------------|
| 1 | Entrance | - 11'0" X 5'0" |
| 2 | Guest Bedroom | - 11'0" X 10'0" |
| 3 | Living Area | - 24'9" X 15'6" |
| 4 | Kitchen | - 12'0" X 10'0" |
| 5 | Dry Balcony | - 4'0" X 12'0" |
| 6 | Terrace | - 23'6" X 9'0" |
| 7 | Bedroom | - 11'0" X 12'0" |
| 8 | Passage | - 4'0" WIDE |
| 9 | Washroom | - 5'0" X 8'0" |
| 10 | Kid's Bedroom | - 14'0" X 11'0" |
| 11 | Kid's Washroom | - 5'0" X 8'0" |
| 12 | Terrace | - 5'0" X 11'0" |
| 13 | Master Bedroom | - 14'0" X 11'0" |
| 14 | Walk in Wardrobe | - 6'0" X 9'0" |
| 15 | Master Washroom | - 6'0" X 9'0" |



B, C & D BUILDING



A - Building

4 BHK PREMIUM

ODD FLOOR PLAN

TYPICAL 3RD, 7TH, 11TH, 13TH & 15TH
FLOOR PLAN



4 BHK PREMIUM ODD FLOOR

A - BUILDING

Flat Carpet Area : 1768

Terrace Area: 332

Total Saleable Area : 2835 sq.ft.

- | | | |
|----|------------------|-----------------|
| 1 | Entrance | - 8'6" X 7'6" |
| 2 | Guest Bedroom | - 10'0" x 11'6" |
| 3 | Guest Washroom | - 5'6" X 8'0" |
| 4 | Terrace | - 23'3" X 11'9" |
| 5 | Living Area | - 24'9" X 16'6" |
| 6 | Servant Room | - 6'6" X 11'0" |
| 7 | Servant Washroom | - 3'6" x 6'0" |
| 8 | Kitchen | - 13'0" x 11'0" |
| 9 | Dry Balcony | - 6'3" x 6'0" |
| 10 | Passage | - 4'0" WIDE |
| 11 | Bedroom 1 | - 11'0" X 12'0" |
| 12 | Washroom 1 | - 5'0" X 9'0" |
| 13 | Bedroom 2 | - 16'6" X 11'0" |
| 14 | Washroom 2 | - 5'6" x 9'0" |
| 15 | Master Bedroom | - 16'6" x 11'0" |
| 16 | Walk in wardrobe | - 7'0" x 9'0" |
| 17 | Master Washroom | - 7'0" X 9'0" |
| 18 | Terrace | - 5'0" X 11'0" |



EVEN FLOOR PLAN

12TH & 14TH FLOOR PLAN


$$2P + PO + 18$$


4 BHK PREMIUM EVEN FLOOR

Flat Carpet Area : 1765

Terrace Area: 332

Total Saleable Area : 2831 sq.ft.

- | | | |
|----|------------------|-----------------|
| 1 | Entrance | - 8'6" X 7'6" |
| 2 | Guest Bedroom | - 10'0" x 11'6" |
| 3 | Guest Washroom | - 5'6" X 8'0" |
| 4 | Living Area | - 24'9" X 16'6" |
| 5 | Servant Room | - 6'6" X 11'0" |
| 6 | Servant Washroom | - 3'6" x 6'0" |
| 7 | Dry Balcony | - 6'3" x 6'0" |
| 8 | Kitchen | - 13'0" x 11'0" |
| 9 | Terrace | - 23'3" X 11'9" |
| 10 | Passage | - 4'0" WIDE |
| 11 | Bedroom 1 | - 11'0" X 12'0" |
| 12 | Washroom 1 | - 5'0" X 9'0" |
| 13 | Bedroom 2 | - 16'6" X 11'0" |
| 14 | Washroom 2 | - 5'6" x 9'0" |
| 15 | Terrace | - 5'0" X 11'0" |
| 16 | Master Bedroom | - 16'6" x 11'0" |
| 17 | Walk in wardrobe | - 7'0" x 9'0" |
| 18 | Master Washroom | - 7'0" X 9'0" |



A - BUILDING



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 with over 9 million sqft of landmark developments in Pune 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.

24K IS A NICHE BRAND BY KOLTE-PATIL DEVELOPERS LTD. IT OFFERS FINEST HOMES, EXTRAORDINARY IN TERMS OF LOCATION, ENGINEERING, DESIGNING AND AMENITIES, IN PROMINENT CITIES ACROSS THE COUNTRY.

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.



KOLTE-PATIL DEVELOPERS LTD.

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