

The background is a solid olive green color. It features decorative wavy lines in a slightly darker shade of green. These lines are concentrated in the top-left and bottom-right corners, creating a sense of movement and depth. The central part of the image is dominated by a large, white, serif-style text logo.

# 24K MANOR

BY KOLTE-PATIL





## Dedicated to Design!

The Golden Ratio popularised by the legendary architect Le Corbusier is reflected in the Golden Spiral. This is a unique design guideline that we at Kolte-Patil Developers Ltd. have emulated in all our 24K projects. The 24 principles of our design thinking process are divided into 7 categories. Each principle works on a different level to impart the unique and extraordinary 24K experience that takes your lifestyle notches above any other.





## Architecture

- Consistent Design Excellence
- Robust Research and Development

## Engineering

- Product Warranty
- Construction Quality Assurance
- Impeccable Work Finishes
- Global Material Selection and Sourcing
- Optimised Processes and Systems  
(for better product delivery)

## Lifestyle

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

## Community

- Prime Location
- Neighbourhood Development
- 24K Cosmopolitan Collective

## Services

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

## Green Homes

- Sustainable and Eco-Friendly
- Green Architecture

## Smart Homes

- Next-gen Technology
- Security and Safety

## Introducing Pimple Nilakh

Pimple Nilakh embraces a lifestyle that exudes allure and sophistication, having undergone notable transformations over the years. This flourishing suburb is synonymous with opulent living, boasting top-notch amenities and a well-established infrastructure. Nestled strategically on the map of Western Pune, its allure is amplified by convenient proximity to commercial hubs, bustling marketplaces, chic shopping plazas, educational institutions, and upscale dining avenues.



## 24K Province

- (A) 24K Glitterati-I
- (B) 24K Opula
- (C) 24K Glitterati-II
- (D) 24K Atria

## Transforming Pimple Nilakh

At 24K, we believe that great creations aren't a consequence of great coincidences but great choices. It is with this vision that we have created homes and developed areas to become city landmarks.

A vivid example of this is the 24K Province which has transformed the face of an otherwise secluded area of Pimple Nilakh. Housing 5 premium 24K projects, Pimple Nilakh today is one of the most sought after locations in Western Pune.

24K Atria



24K Glitterati-I



24K Opula



Aundh & Baner ←

24K Manor



Pimple Nilakh

24K Glitterati-II



→ Wakad & Hinjawadi



## Education

8

City International School

9

D.A.V. Public School



## Restaurants

4

Copacabana

10

• Balewadi Highstreet  
• Green Park

12

Gong



## Hospitals

6

Jupiter Hospital

8

Medipoint Hospital



## Railway Stations



## Airport



## Malls

11

Westend Mall

12

Xion Mall

14

Phoenix Mall of The Millennium



## Daily Needs

2

Reliance Mart

8

D-Mart



This symbol signifies time in minutes.



- Orchid School
- Universal Wisdom School



Balewadi Phata  
Metro Station



Chinchwad  
Railway Station



Pune  
Railway Station



Pune International  
Airport

## Describing Pimple Nilakh

- ▶ Surrounded by other Residential Complexes
- ▶ Close to Mumbai-Pune Expressway (NH-48)
- ▶ Proximity to Pune Suburban Railways & excellent intracity connectivity
- ▶ Connectivity to prominent Business Parks and Tech Companies of Hinjawadi
- ▶ Quick access to Shopping Destinations
- ▶ A green habitat provided by Pimple Nilakh Park and 24K Atria Club House
- ▶ Situated close to multiple Pre-schools
- ▶ Active Healthcare Facilities within close radius
- ▶ Just 20 Km away from the Pune International Airport via Aundh Road



## From luxury to luxury!

Over time, luxury has become typical and ordinary. Bestowed with cliché offerings and unrealistic promises, luxury has simply become an attractive way of delivering common delights. It's time we address this and revive luxury to the dignified meaning it deserves. By delivering something that is truly extraordinary, exclusive, and encompassing.



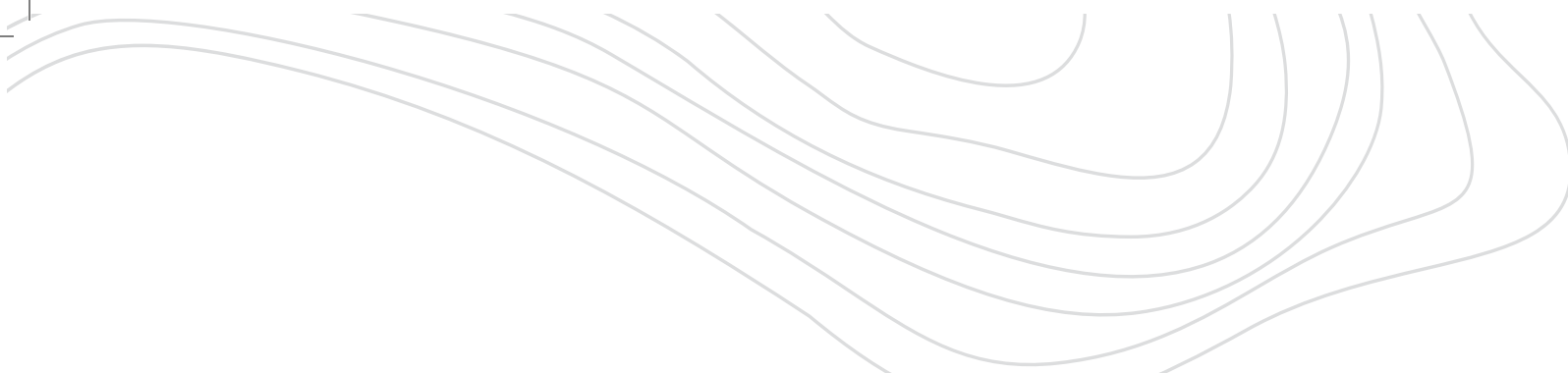




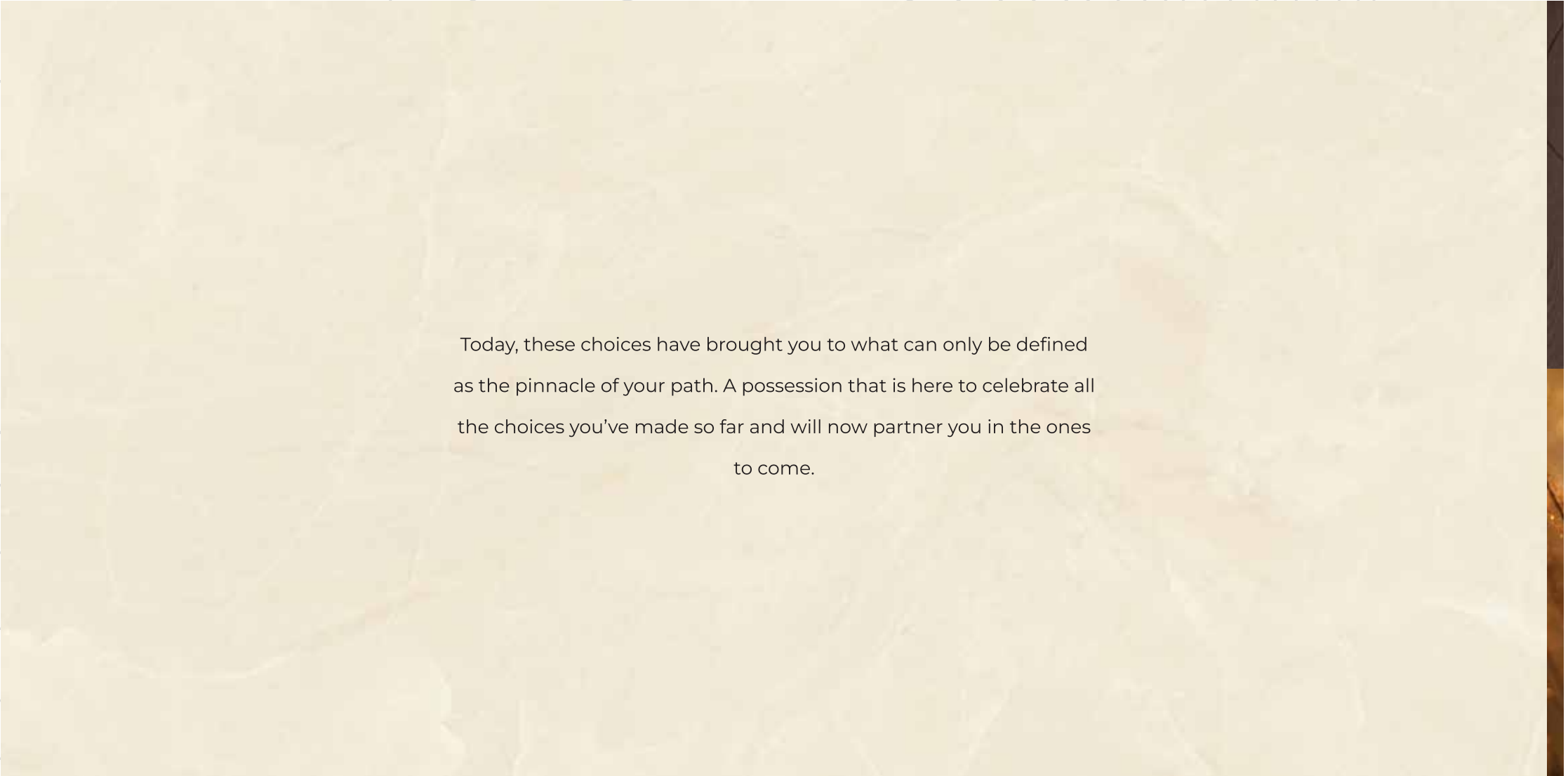
STOCK IMAGE



**You are known for the  
choices you make.**

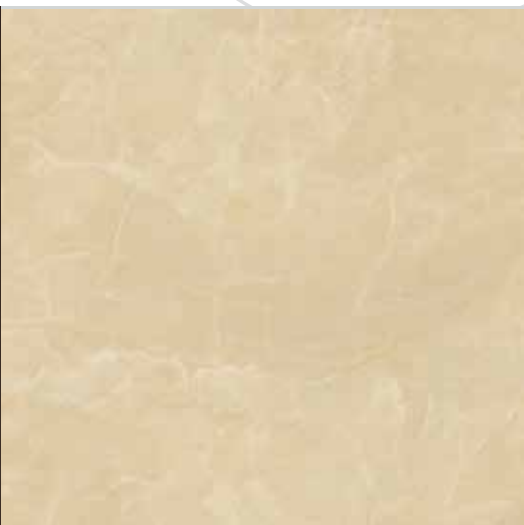


Any decision, however crucial or frugal, contributes to who you are. It is through these choices that your character is revealed; reflecting your values, priorities, and the essence of your being.



Today, these choices have brought you to what can only be defined  
as the pinnacle of your path. A possession that is here to celebrate all  
the choices you've made so far and will now partner you in the ones  
to come.





STOCK IMAGE

Now Introducing,

# 24K MANOR

BY KOLTE-PATIL

**3 & 4 Bed Choicest Residences**

At 24K Province, Pimple Nilakh

**Where, you'll be known for  
being the choice!**



# Features that value your prestige!

3 & 4 Bed Choicest Residences

3 High-Rise Towers

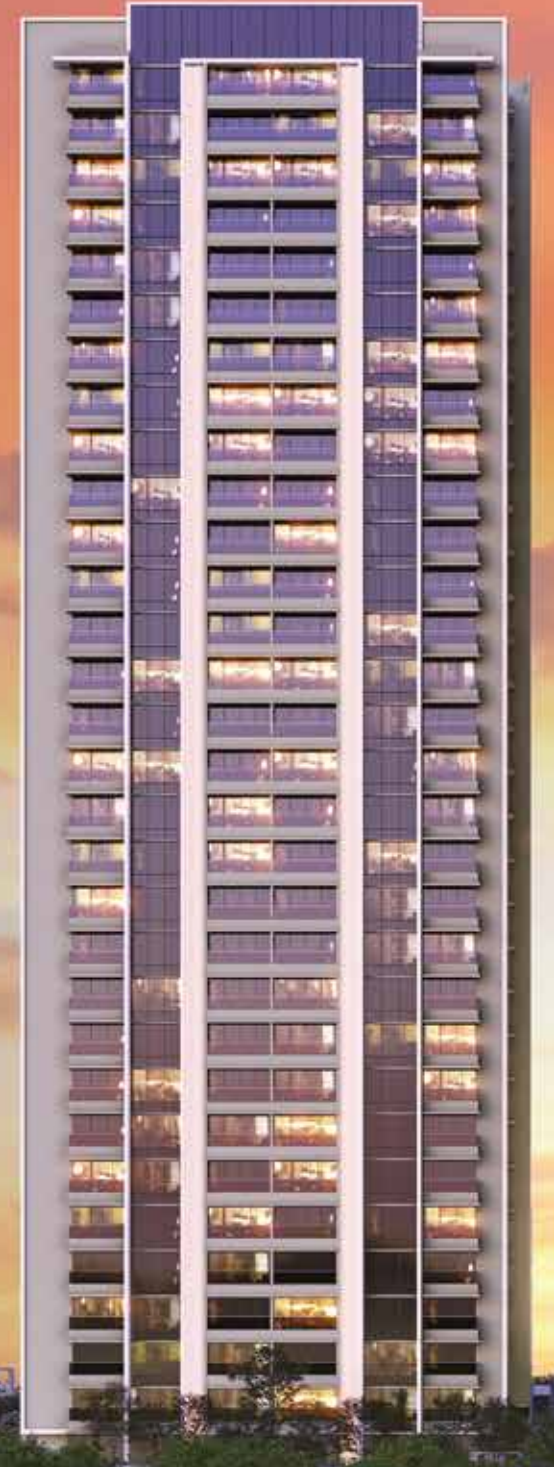
30+ Bi-level Amenities

Sweeping Views of City Lights & Greenery

Crown of the 24K Province

Immediate Access to the 24K Community

Quick Connectivity to Baner, Wakad & Balewadi

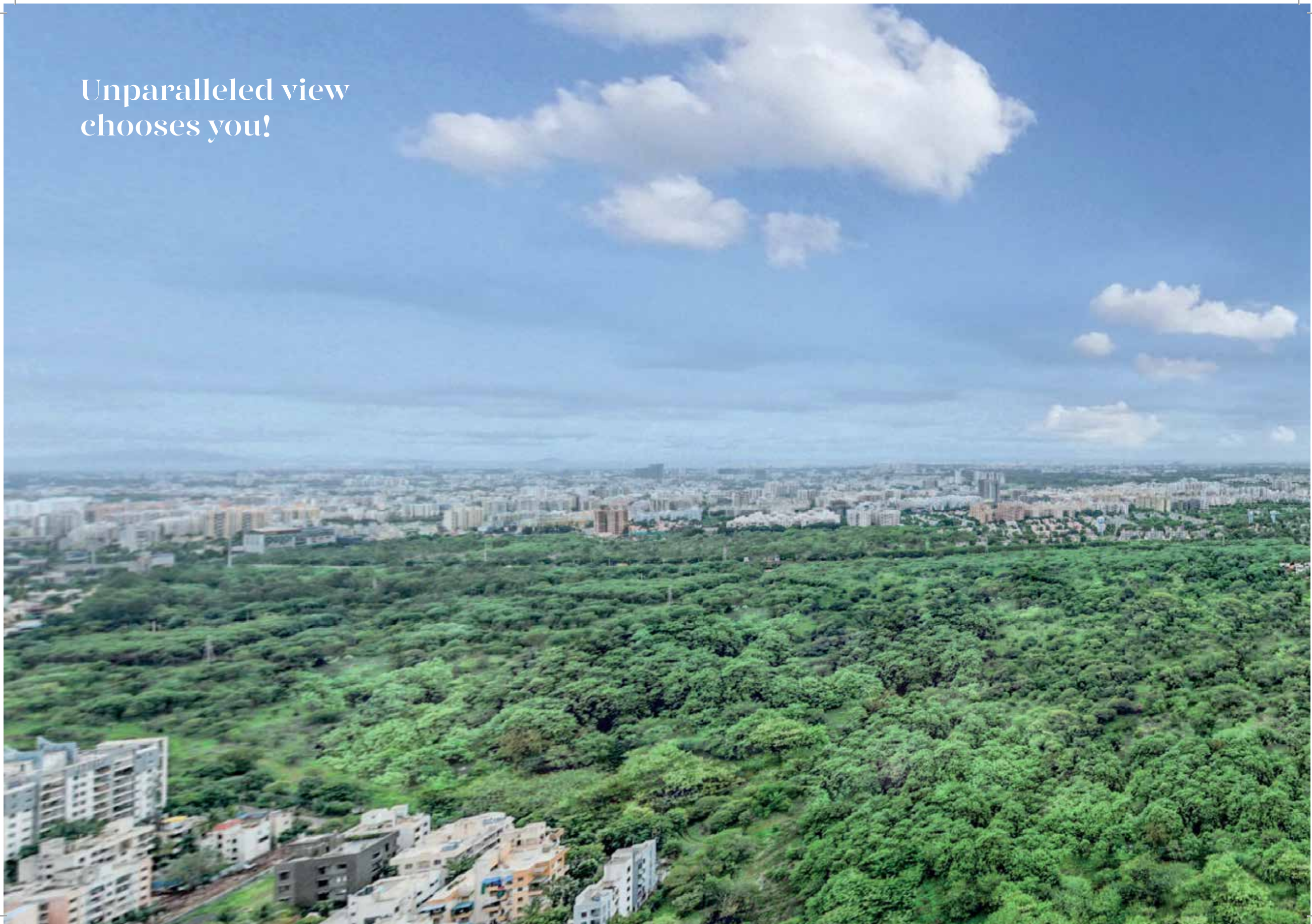








Unparalleled view  
chooses you!



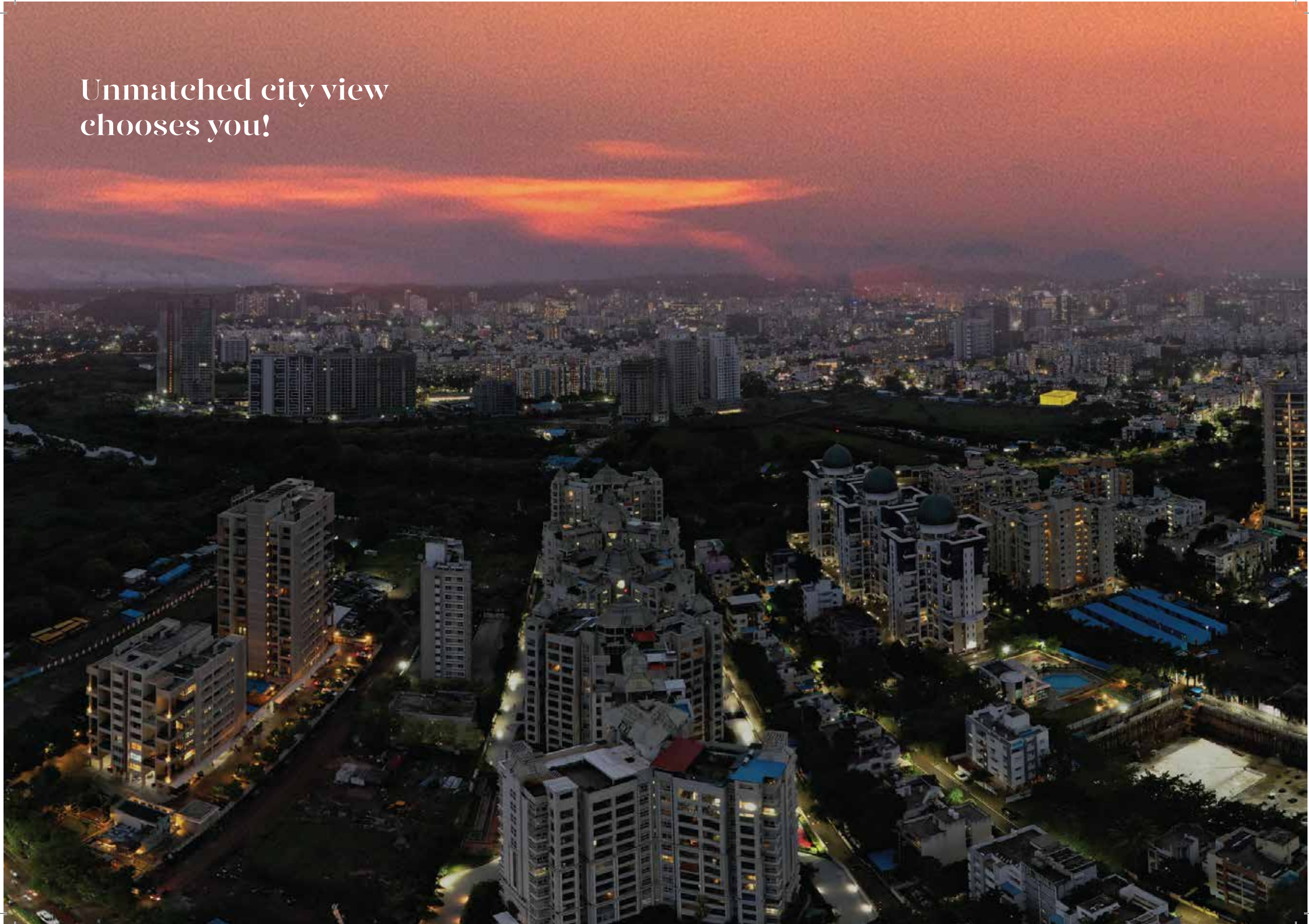




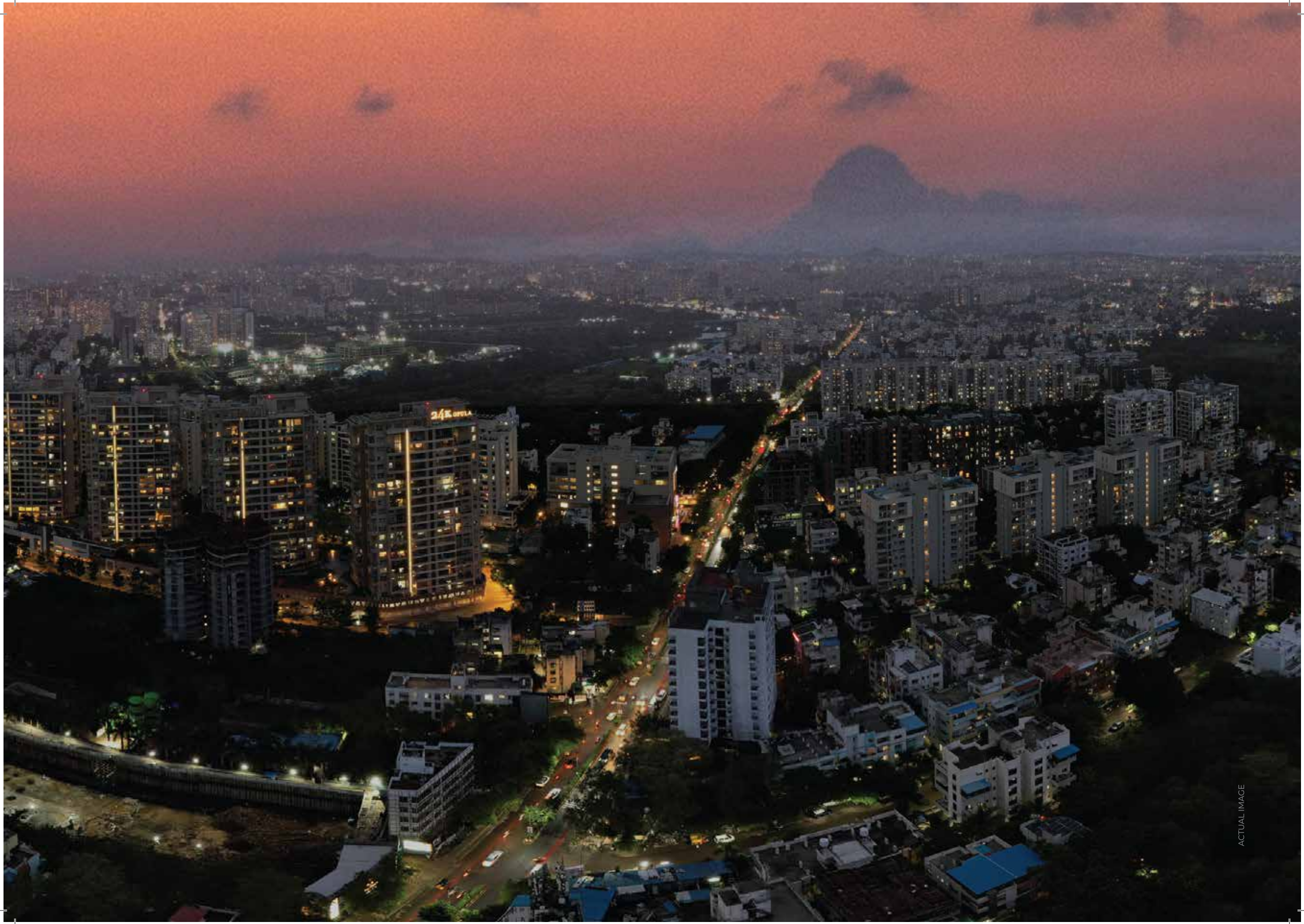
ACTUAL IMAGE



Unmatched city view  
chooses you!









# Excellence spread over approx. 3 acres!

Right from the entrance to the farthest corners of your room, every aspect of 24K Manor has been designed with thoughtful planning and attention to detail.

From indoor layouts to outdoor landscaping, each facet shines with the 24K excellence.

## Legend

- |                                |                                   |                                     |                       |
|--------------------------------|-----------------------------------|-------------------------------------|-----------------------|
| 1. Commercial Plaza            | 10. Pavilion Seating              | 19. Four Square                     | 28. Party Lawn        |
| 2. Project Entry               | 11. Par Seating                   | 20. Water Wall With Lotus Sculpture | 29. Barbeque Pavilion |
| 3. Entry To Commercial Parking | 12. Reflexology Path              | 21. Infinity Edge Swimming Pool     | 30. Service Entry     |
| 4. Project Exit                | 13. Reading / Meditation Pavilion | 22. Kids' Pool                      | 31. Squash Court      |
| 5. Parking Entry Points        | 14. Toddlers' Play Area           | 23. Aqua Gym                        |                       |
| 6. Ramp Access To Podium       | 15. Kids' Play Area               | 24. Loungers Pavilion               |                       |
| 7. Podium Access From Building | 16. Half Basketball Court         | 25. Sunken Seating                  |                       |
| 8. Fire Tender Path            | 17. Pickleball / Touch Tennis     | 26. Yoga Deck                       |                       |
| 9. Secret Garden               | 18. Horseshoe                     | 27. Stage                           |                       |



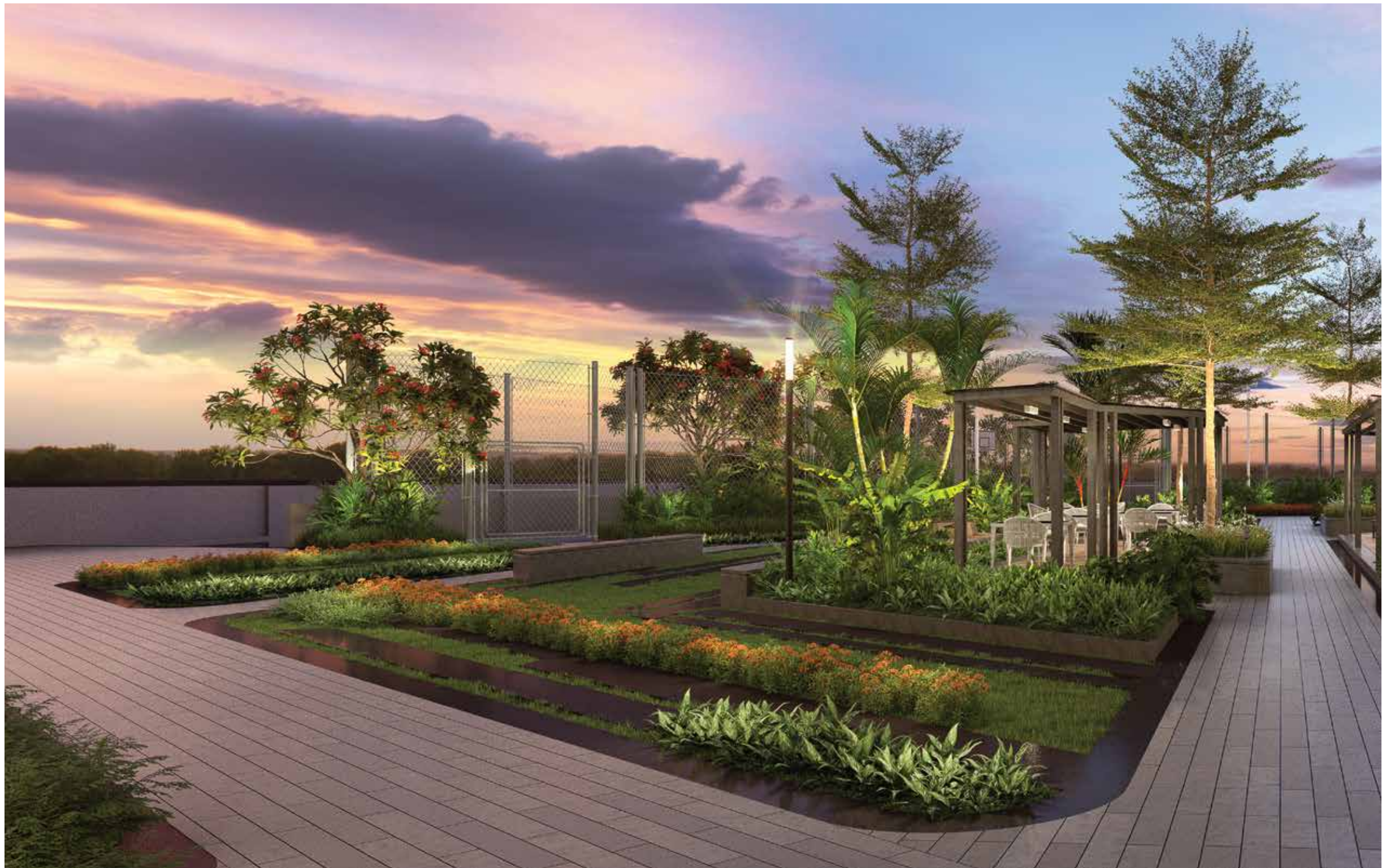




ARTIST'S IMPRESSION

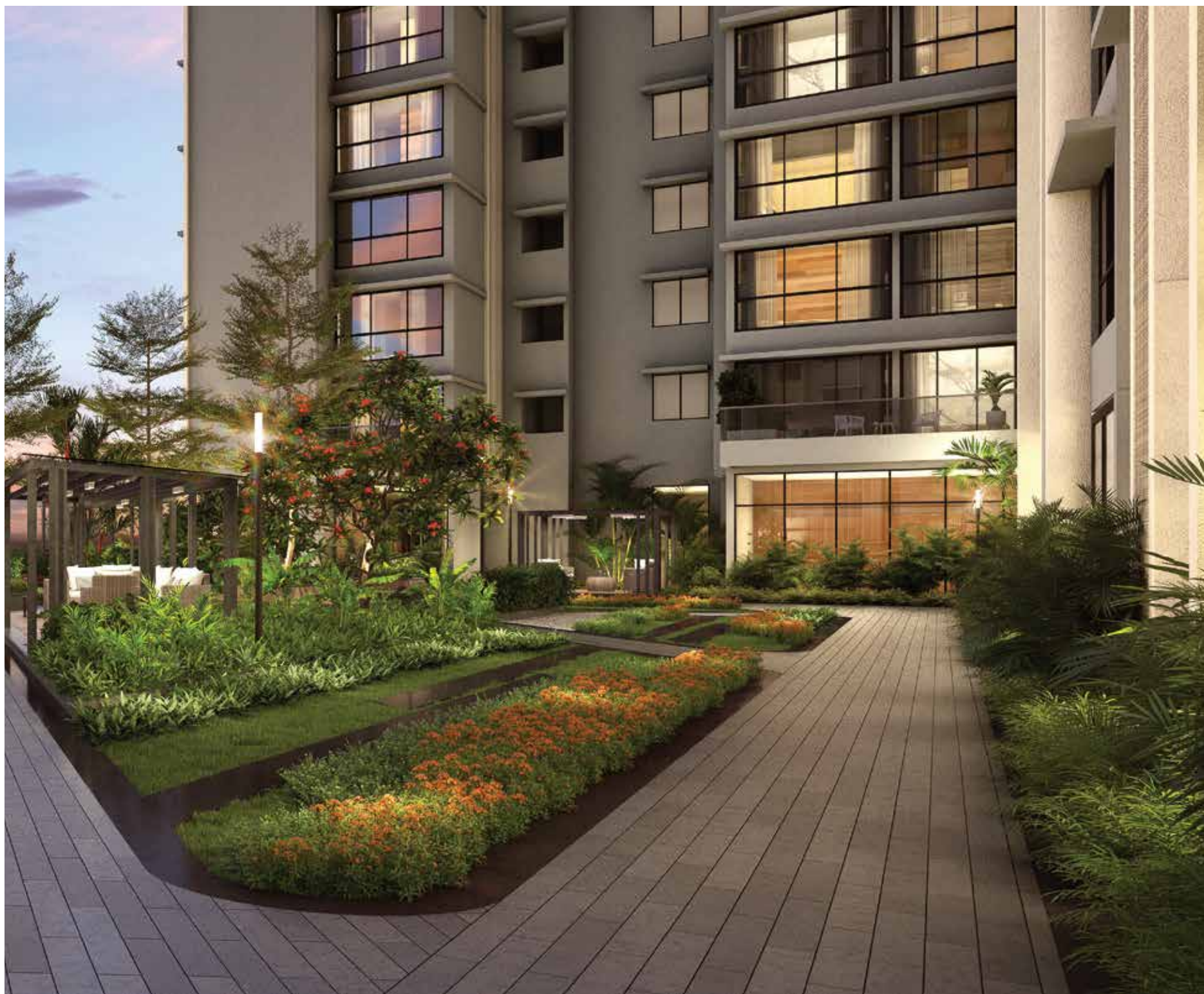


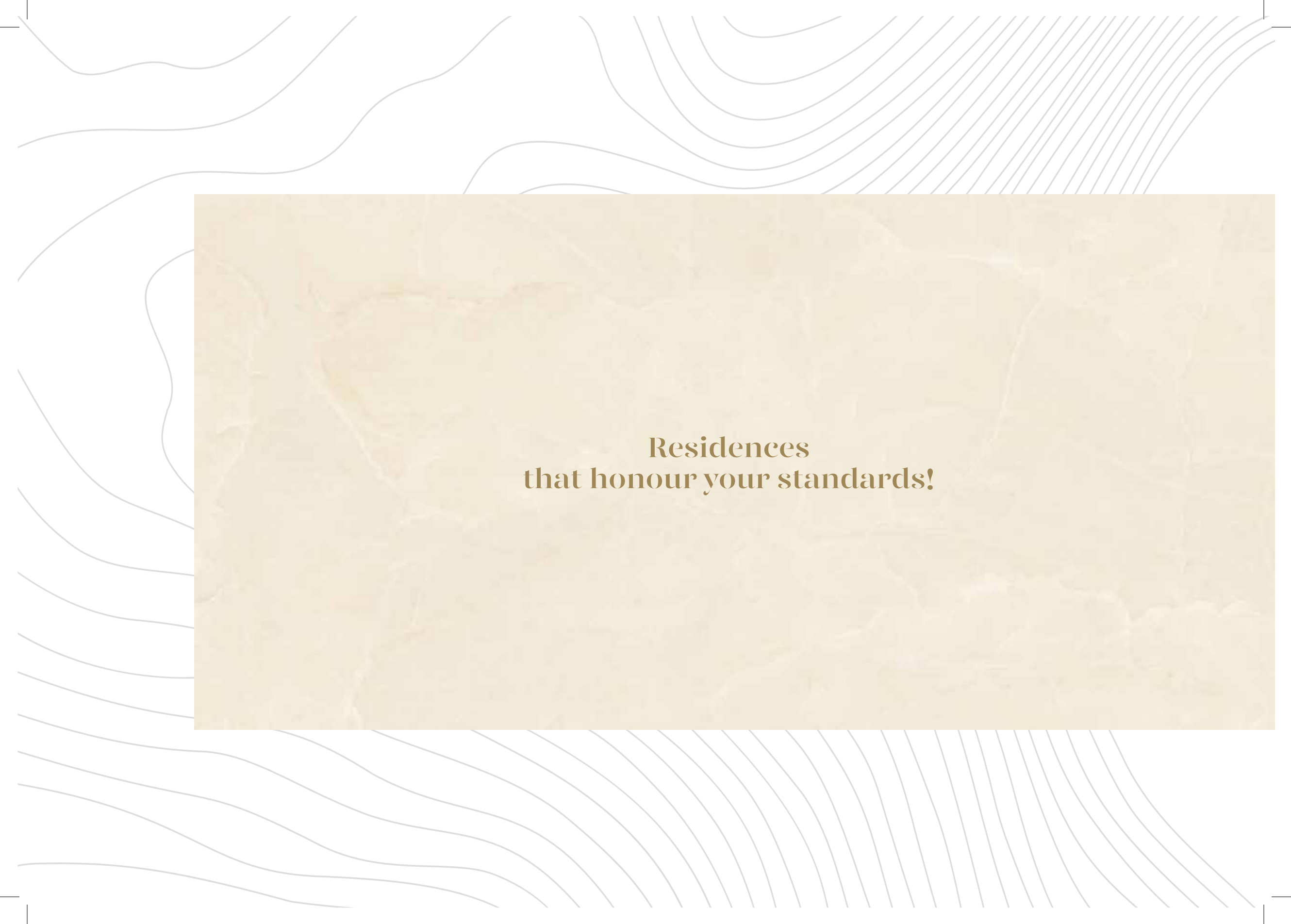
**Eminence  
that upholds your prestige!**



Podium



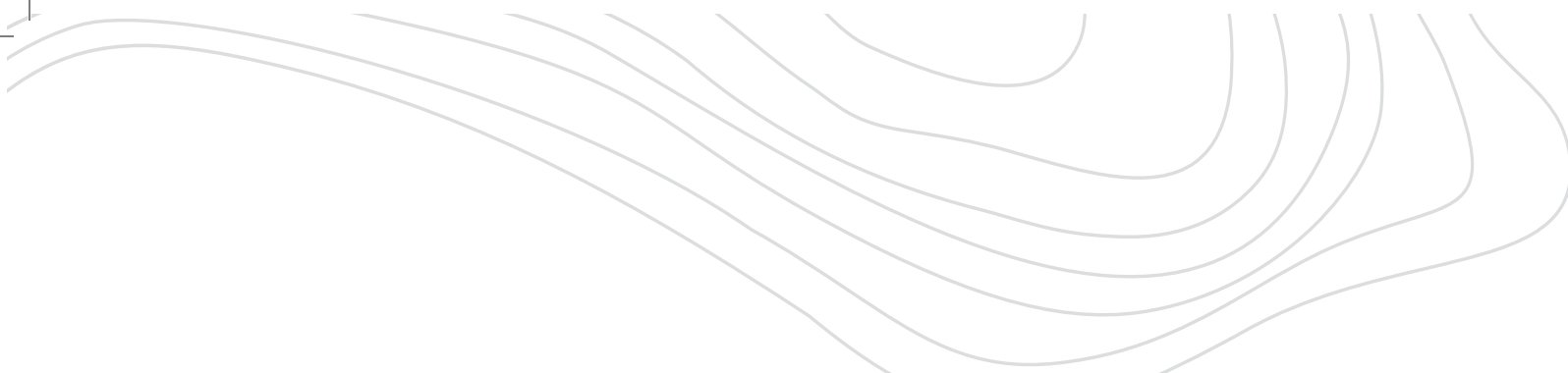






**Residences  
that honour your standards!**





Embracing the notion of natural design aesthetics, all the bespoke residences at 24K Manor have been crafted with a keen eye and futuristic vision. Every niche and nook of these regal indoors has been well-thought of and executed with utmost finesse ensuring a harmonious living.



**Manors  
that serve your stature!**

3 BHK  
**Prima**

3 BHK  
**Primus**

4 BHK  
**Regal**

4 BHK  
**Regalia**

The background of the slide features a light blue-grey color with a pattern of thin, wavy, concentric lines that resemble topographical contours or ripples in water. These lines are more densely packed in the upper right and lower right corners, creating a sense of depth and movement. In the center of the slide is a large, rectangular area with a parchment-like texture, featuring subtle variations in tone from light beige to a slightly darker, warm tan. This rectangle serves as a backdrop for the main text.

## **Highlights of owning a Manor!**



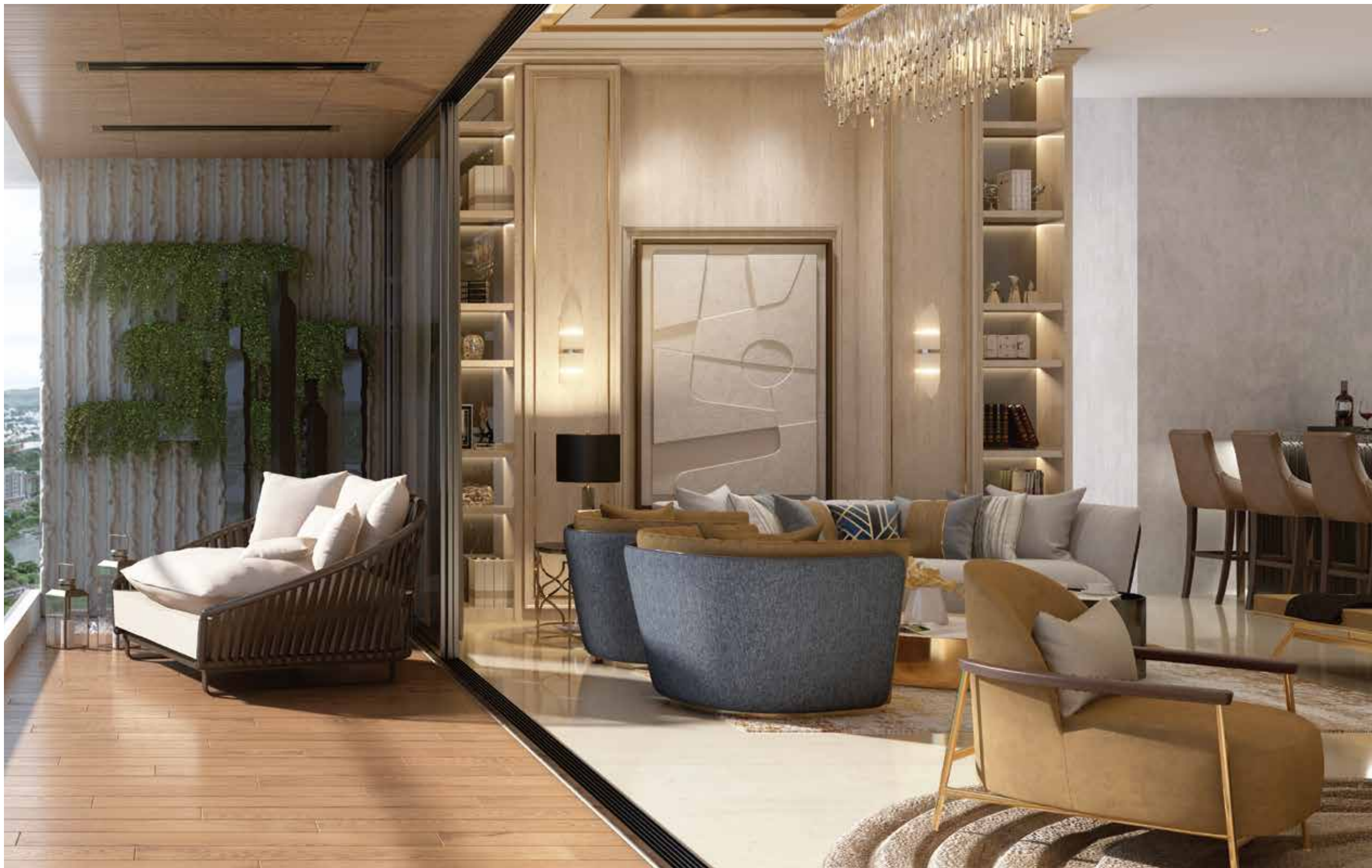
Every Manor is meticulously designed to provide unparalleled comfort and boasts the finest features. Each residence is crafted with extensive attention to detail, ensuring a supreme living experience. From thoughtfully planned layouts to handpicked specifications, every home at 24K Manor prioritizes both elegance and functionality.

**All Seasons Deck | Living Room | Master Suite**

**Spacious Bedrooms | Powder Room | Master Kitchen**







ARTIST'S IMPRESSION

All Seasons Deck





Living Room







Master Bedroom







STOCK IMAGE

Powder Room



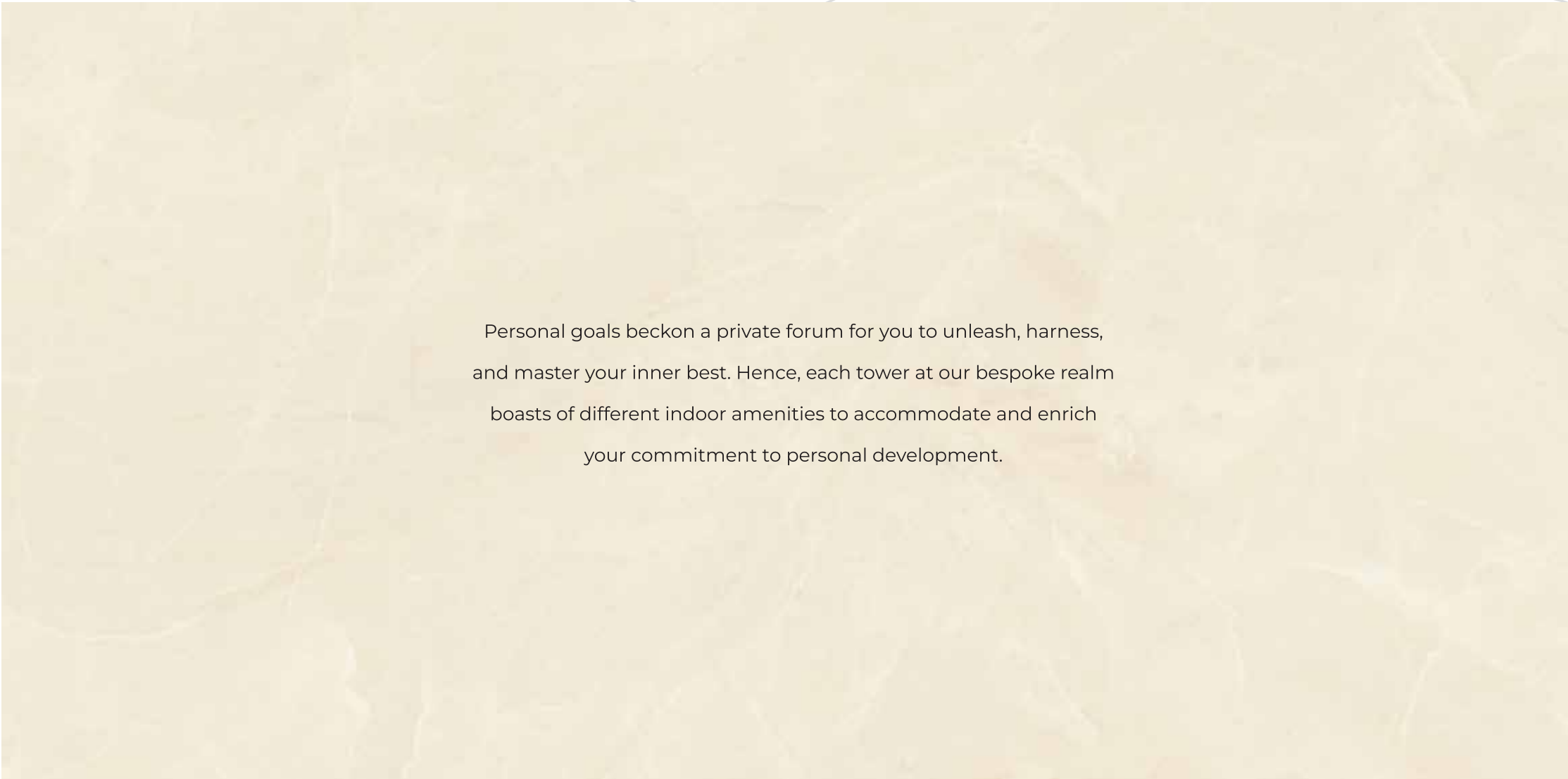



STOCK IMAGE

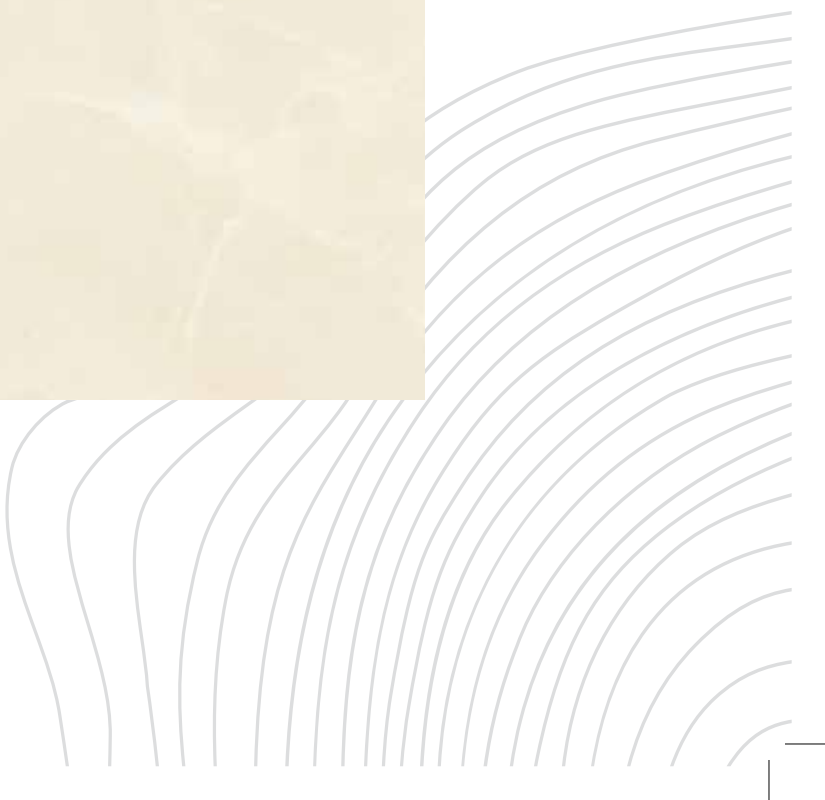
Master Kitchen



**Leisure  
that appreciates your likings!**



Personal goals beckon a private forum for you to unleash, harness,  
and master your inner best. Hence, each tower at our bespoke realm  
boasts of different indoor amenities to accommodate and enrich  
your commitment to personal development.





The background of the slide is a piece of marbled paper with a warm, yellowish-beige base color. It features intricate, swirling patterns in shades of light cream, pale yellow, and soft reddish-pink. The texture appears organic and slightly aged, with some darker, more saturated patches of red and pink interspersed throughout the lighter areas.

## **Indoor Amenity Plans**

TOWER **A**

WANDERER'S GUILD

669.27 m / 7204 sq.ft.  
8 Amenities

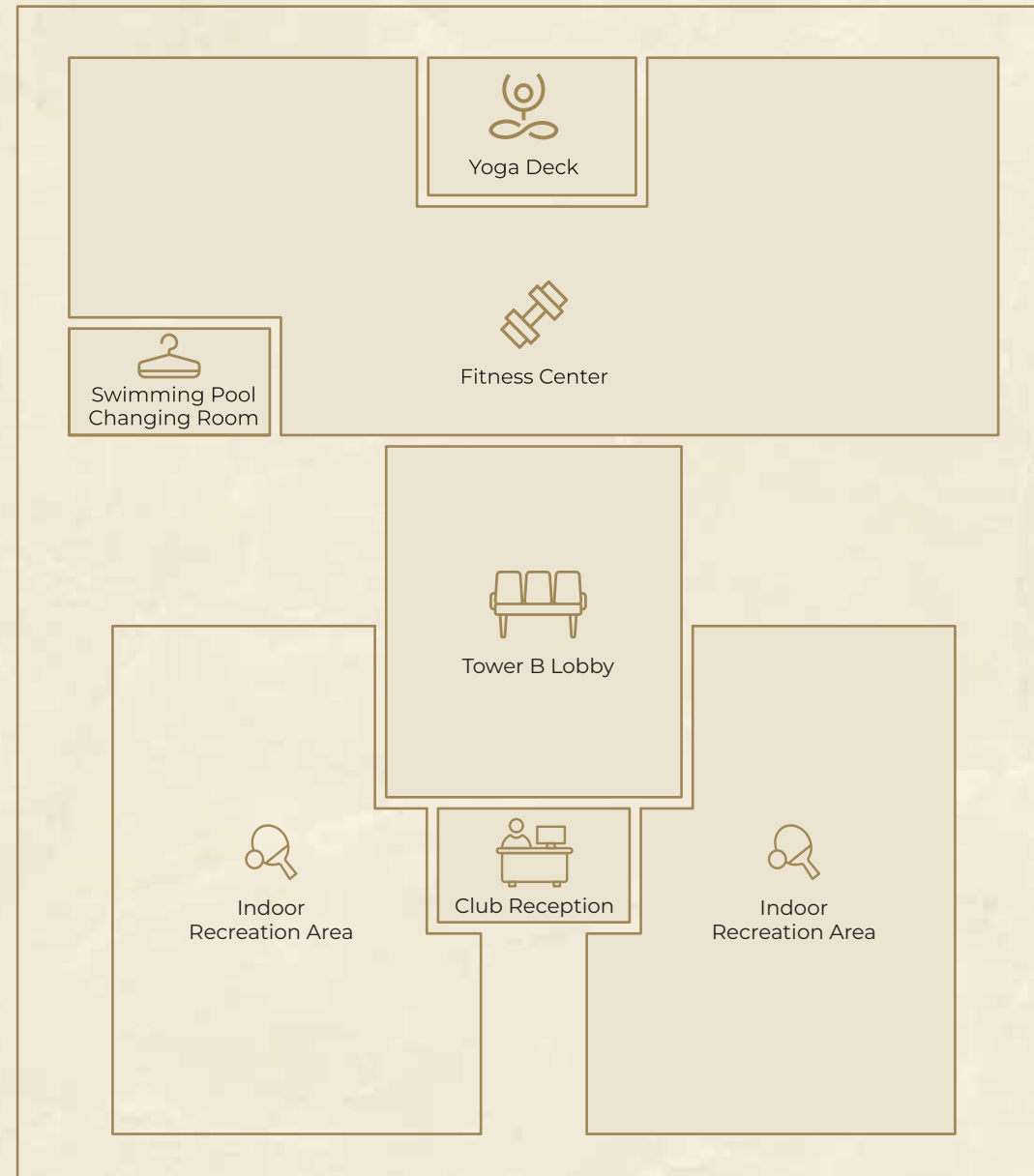


\*Space provision for these amenities.

**TOWER** **B**

**EXPLORER'S  
GUILD**

614.82 m / 6618 sq. ft.  
6 Amenities

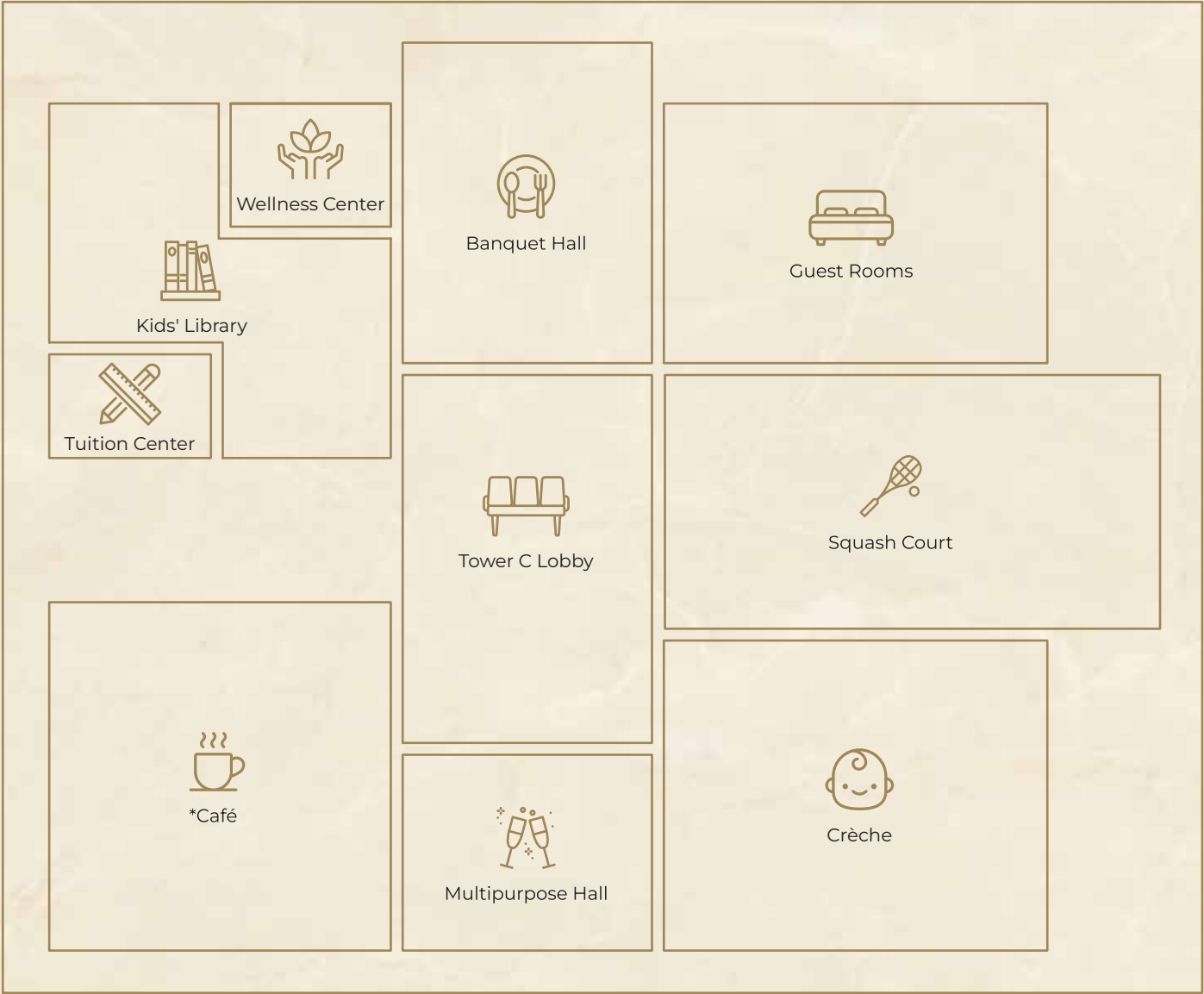


\*Space provision for these amenities.

TOWER C

VOYAGER'S GUILD

602.48 m / 6485 sq. ft.  
10 Amenities



\*Space provision for these amenities.

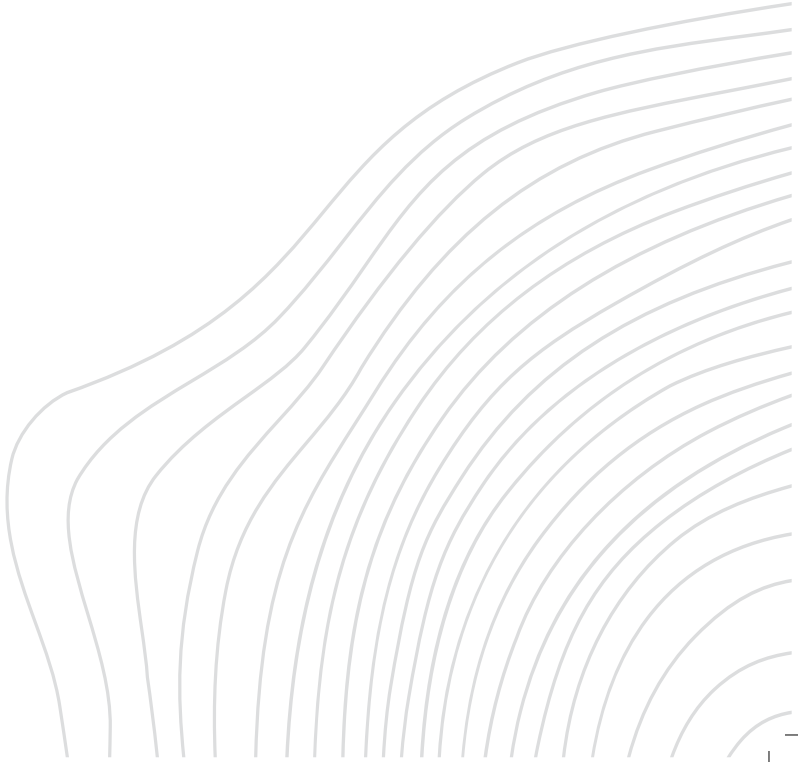






## Recreation through stories!

**Library:** Unwind in a multiverse of stories at our well-curated Library, offering a diverse collection of books catering to the literary preferences of all thinking minds.





Respite  
sought within  
self!

#### **Yoga Deck**

Bathed in natural light and tranquility, the Yoga Deck serves as a sanctuary for self-discovery. At any given time, this sacred space welcomes you to dive into self-reflection that's life-altering.

STOCK IMAGE



## Enthusiasm felt through rhythm!

### **Freestyle Studio**

Unleash your artistic spirit at our dedicated music and dance studio, offering a harmonious space for rehearsals and artistic exploration. Providing the perfect environment for self-expression, the studio helps you nurture your passion while fostering creativity.

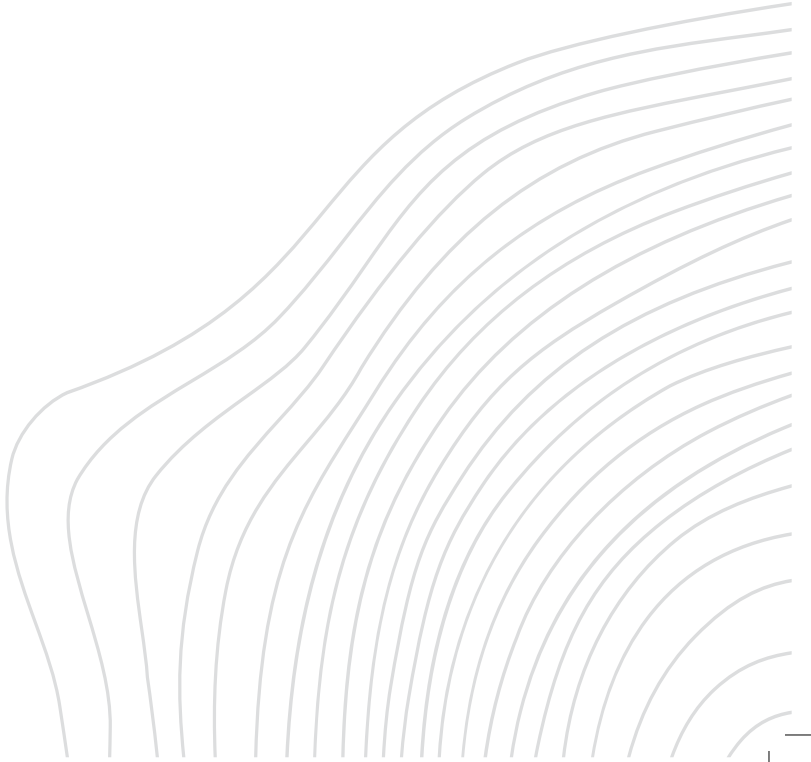






## Immersive experiences that elevates your senses!

**Mini Theatre:** Featuring plush seating and state-of-the-art sound systems, this Mini Theatre makes for an immersive cinematic escape. Enjoy the magic of movies in the perfect ambiance.





# Comfort during working hours!

## **Business Center**

Experience convenience designed to meet the demands of modern professionals. Elevate your productivity with our efficient Business Center equipped with high-speed internet and ergonomic WFH cubicles that ensure a conducive environment for focused work.







### **Spa**

Indulge in ultimate relaxation at our Spa & Salon, where expert therapists and stylists pamper you with rejuvenating treatments in a tranquil and opulent setting.



**Wellness  
for constant  
well-being!**





## Passion found and pursued!

**Hobby Center:** Nurture your skills at our Tuition & Hobby Center designed to foster continuous learning in a supportive environment. Pursue your passion with a range of recreational activities that cater to the interests of all residents.











## Energy that uplifts your spirits!

**Gymnasium:** Elevate your workout routine and embrace a healthy lifestyle at our fully equipped Gymnasium, featuring advanced fitness equipment and personalized training programs.



Excitement  
shared with  
friends!

**Indoor Games Room**

Engage in friendly competition at our Indoor Games Room featuring a variety of options like pool, foosball, and table tennis for endless entertainment. Socialize with a community that shares your passion for games and escape into a world of fun.





### Squash Court

A novice or a seasoned player, engage in exhilarating matches with a well-equipped Squash Court. Expertly designed to meet international standards, the court offers enthusiasts a premium environment to hone their skills and enjoy the fast-paced game.

**Exhilaration  
that complements  
your zeal!**







## Celebrate moments, big and small!

**Mini Banquet Hall** : Celebrate life's iconic moments and memorable milestones at our elegant Mini Banquet Hall, designed with a touch of sophistication for intimate gatherings as well as corporate galas, programs.









## Relaxation that soothes your soul!

**Wellness Center:** Embrace holistic well-being through a range of holistic therapies that promote physical and mental harmony. Embark on a meditative journey to better health and further relaxation.





### Café

Savour delightful moments at our charming Café, serving a delectable array of beverages and snacks in a cozy setting that invites residents to socialize and unwind.

Happiness  
that warms  
your heart!



STOCK IMAGE



# Heartwarming welcomes!

## **Guest Rooms**

Extend hospitality to your guests with comfort and convenience at our well-appointed Guest Rooms, providing a cozy retreat for their stay within the community. Invite your dear ones to enjoy a home-away-from-home experience with amenities that prioritize comfort and relaxation.

Compassion for  
you and your  
little ones!

**Crèche**

Balance work and parenting with the assurance that your ward will be in safe hands. Ensure your child's well-being by offering them a nurturing space to grow.





## Nourishment of the mind and soul!

### **Kids' Library**

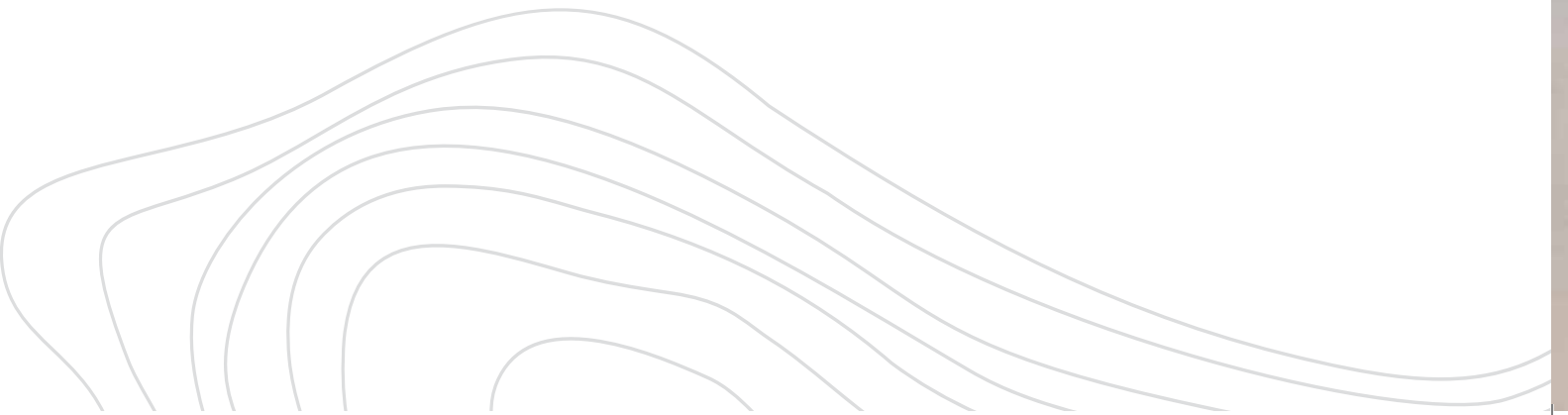

Ignite the love for reading at an early age with an enchanting Kids' Library, filled with delightful tales and educational resources that spark creativity and imagination.





## Recognition for the smallest of achievements!

**Kids' Party Hall:** Be it a birthday or a success party, make every moment magical by hosting joyous and themed celebrations that are simply unforgettable.



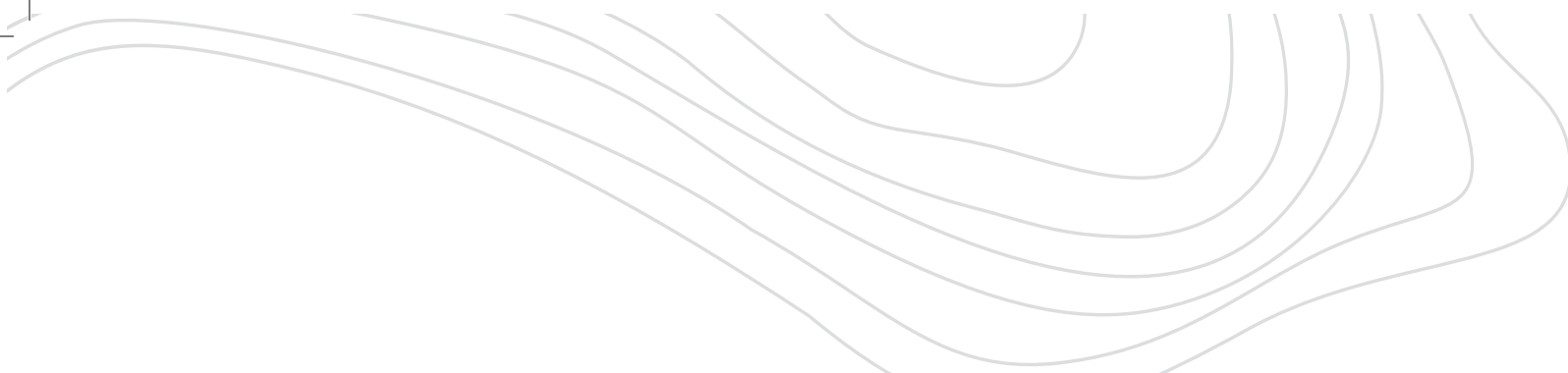




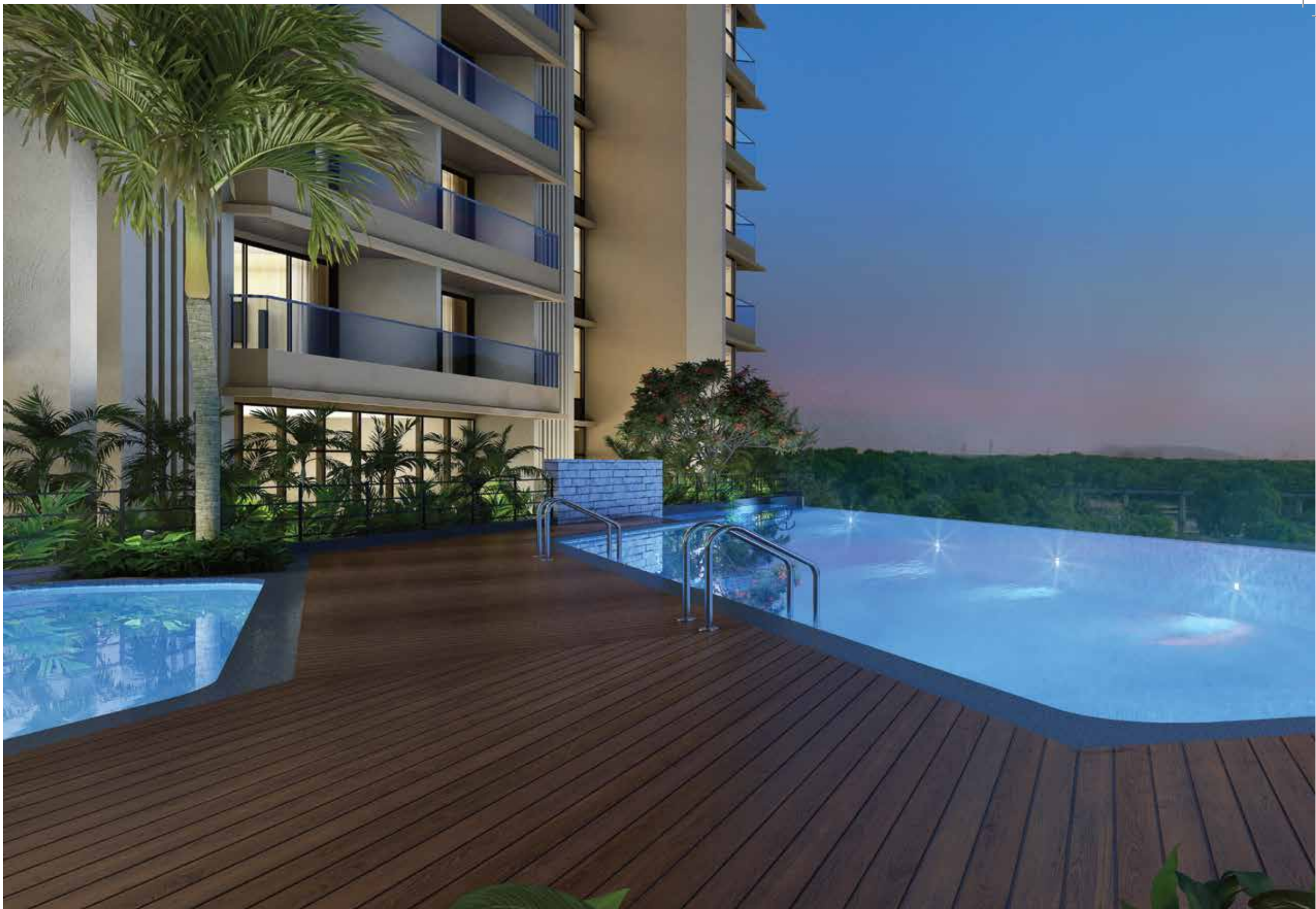


**Avenues  
for personal endeavours!**





Every hobby, every element of recreation deserves its own unique place. A sanctum of solitude if you will. At 24K Manor, this is what we choose to deliver by offering outdoor amenities with an alluring ambience.



Swimming Pool



# Glory in sight and swim!

## **Swimming Pool**


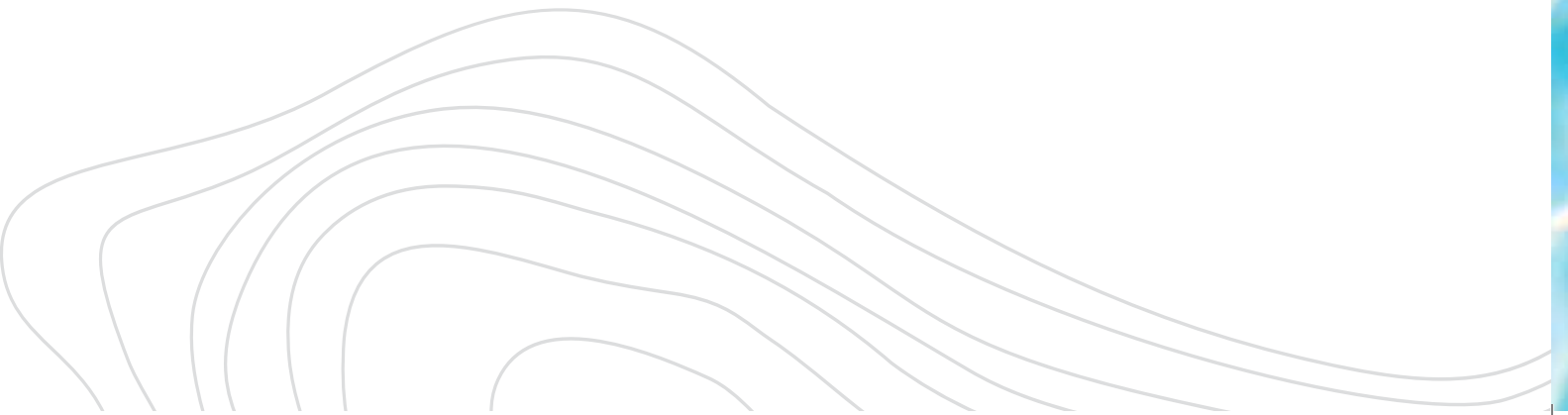

Enjoy a refreshing swim in the opulent blues of the Infinity Edge Swimming Pool surrounded by sun loungers and lush landscaping. Dip your toes into the crinkle of the horizon as the water and sky become one.





## Endurance nurtured and enriched!

**Aqua Gym :** An innovative and invigorating workout experience awaits your attention. Combining the benefits of water resistance with fitness, the Aqua Gym is a popular choice for all the health conscious and fitness enthusiasts. A cardio and strength training experience that's every bit as soothing as the ambience of the water.







# Rejuvenation that revives your spirit!

## **Reflexology Path**

Indulge in a therapeutic journey as you traverse our Reflexology Path, designed with various textures to stimulate pressure points and enhance overall health. Revitalize your senses as every step becomes a refreshing exploration of self.



STOCK IMAGE





### **Secret Garden**

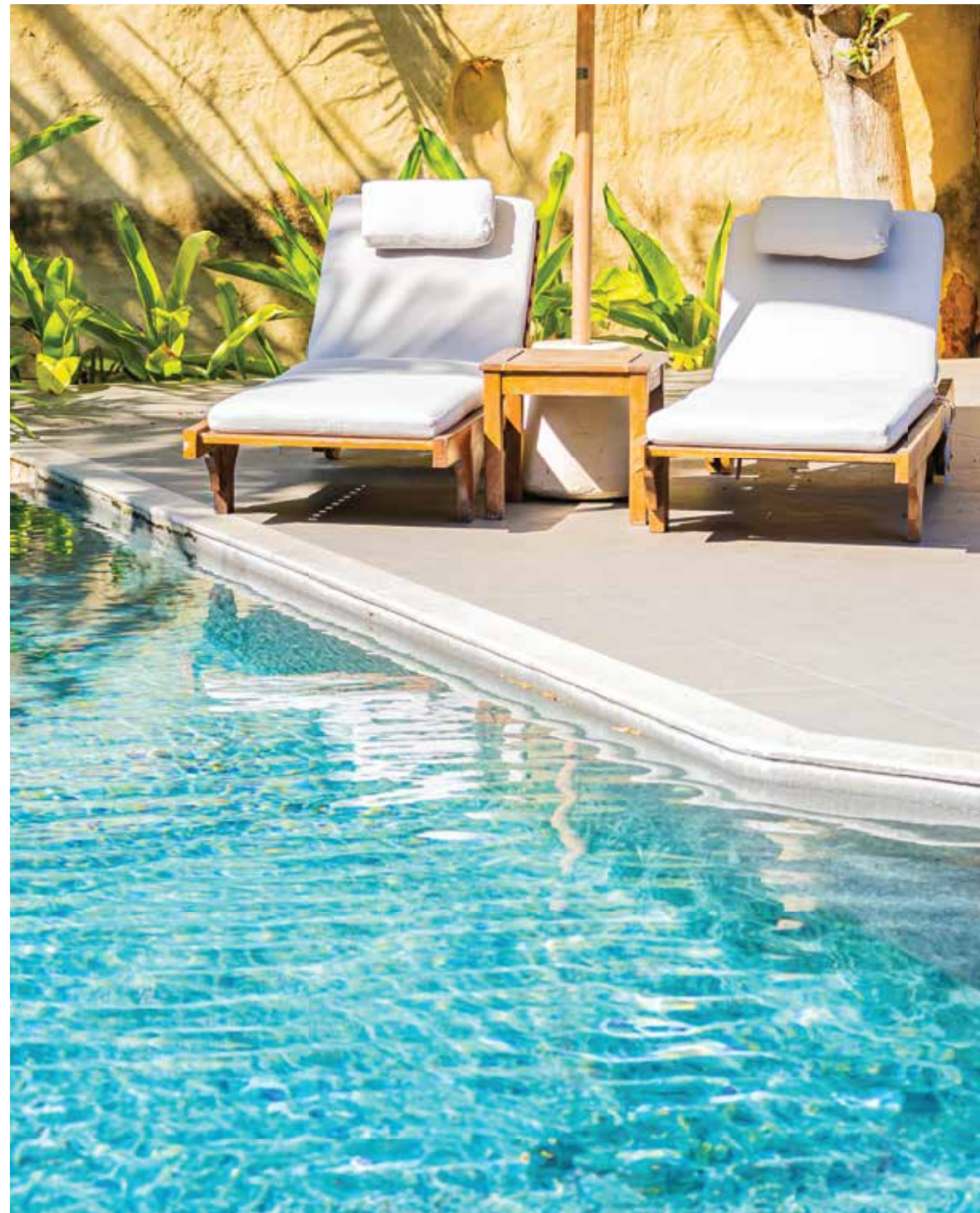
Immerse yourself in the beauty of fragrant blossoms within a carefully curated space that invites quiet contemplation and relaxation, away from the bustle of daily life.



### **Loungers' Pavilion**

Nestled amidst lush greenery, the plush recliners and shaded seating at the Loungers' Pavilion welcomes you to bask in the sun and behold panoramic views while taking in the joy of comfortable furnishings.

**Relaxation  
that leaves  
you with calm!**



STOCK IMAGE



A wooden swing bench, made of light-colored wood, hangs from four thick, light-brown ropes. It is positioned in a lush garden with tall green grass and various flowers, including red and yellow daisies. An open book with white pages lies flat on the bench. The background is filled with dense foliage and flowers, creating a serene and peaceful atmosphere. The lighting is soft and warm, suggesting late afternoon or early morning.

A delight for the  
bibliophile in you!

**Reading Pavilion**

Providing a serene space for introspection and literary exploration, the Reading Pavilion cultivates mindfulness and inner peace in the reader who seeks refuge in this peaceful sanctum.





Enjoyment  
translating to  
memories!

**Barbeque Pavilion**

Designed for an ultimate outdoor cooking experience, the inviting aroma of the chilly Barbeque Pavilion offers a delightful setting for delectable meals and tasteful companionship.



**Party Lawn**

Surrounded by manicured landscapes, this vibrant venue is perfect for celebratory gatherings. Accommodating a large number of guests, this open expanse adapts to your requirements from casual picnics to grand soirées.

**Jubilation  
in every  
celebration!**





### **Half Basketball Court**

Designed for both casual play and organized matches, the Half Basketball Court invites residents to hone their shooting prowess. The court's compact layout ensures an intimate experience, promoting a sense of community through shared love for the sport.

**Thrill  
that provokes  
sportsmanship!**



## Recognition of artistic expression!

### **Stage**

From live concerts to theatrical productions, the Stage gives a dynamic platform to the dramatic performing arts. Designed with attention to acoustics and promising an amplified ambience, it gives art the grandeur it deserves.



# Amusement for the sporty beings!

## Pickleball Court

Whether it's the satisfying pop of the Pickleball or the enjoyable swish of the raquet, embrace your love for the sport with a court that caters to players of various skill levels and fosters a sense of playful bonding.



STOCK IMAGE





### Four Square

The vibrant and colourful Four Square court transforms into a lively arena for spirited matches. With its simple setup and quick-paced gameplay the court becomes a go-to spot for impromptu gatherings encouraging social interaction and laughter.



## Destination that protects innocence!

### **Toddlers' Play Area**

Designed with low-height obstacles and soft surfaces to ensure a worry-free playtime, the Toddlers' Play Area presents gentle slopes and sensory-rich activities to stimulate early development.



STOCK IMAGE



A young child with dark hair, wearing a green baseball cap and a light green tank top with a small pattern, is climbing a wooden play structure. The child is barefoot and is positioned on a diagonal wooden beam, with one foot on a lower beam and the other on the upper one. The child is looking towards the camera with a slight smile. The play structure is made of dark wood and features several horizontal beams and a net. The background shows a grassy area, a hedge, and trees under a bright sky. The lighting is warm, suggesting late afternoon or early morning.

Joy  
that sparks  
imagination!

**Kids' Play Area**

A vibrant and engaging space filled with colourful play structures, slides, and interactive games, ensuring endless hours of laughter for children. Prepped with age-appropriate equipment, here the kids can safely unleash their imagination in a secure environment.









## Frolic that send sripples of joy!

**Kids' Swimming Pool** : A splashing paradise featuring shallow depths offers a playful atmosphere for children to enjoy aquatic adventures whilst promoting water confidence.





# Specifications that admire your taste!

## FLOORING

Living, Dining, Passage	Marble flooring
Kitchen	Glazed vitrified Tiles 1200x600 mm
Master Bed Rooms	Glazed vitrified Tiles 1200x600 mm
Other Bedrooms	Glazed vitrified Tiles 1200x600 mm
Attached Terrace/ Balcony	Anti Skid Wooden Finish Tiles
Utility	Anti Skid Vitrified Tiles 600x600 mm
Window Sill	Full body Vitrefied Tile / Marble
Staircase	Granite up to First Habitable Floor and rest of the floors in Tiles

## DOORS & WINDOWS

Main Door	Veneer finish Prehung Doors
Internal Doors	Laminate Finish Prehung Doors
Windows & attached Balcony doors	Aluminium Anodised / Powder Coated sliding windows & doors with mosquito mesh

## TOILETS

Flooring	600x600mm Anti-skid Tile flooring.
Dado	Glazed Tile 600x1200 mm upto Lintel Level, Highlighter Wall in Shower Area in Marble for Master Bathroom Only
Door	Laminated Door Shutters
Sanitary ware	Duravit, Kohler or equivalent make
CP Fittings	Grohe, Kohler or equivalent make
Shower Column with Rain Shower	Master Bathroom Only-Grohe, Kohler or Equivalent
Basin counter	Full body vitrified tile/Granite
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





**AIR CONDITIONING**

Bedrooms	Split AC in all Bedrooms
Living & Dining Area	Split AC in Living & Dining

**KITCHEN**

- Four Burner hob and chimney - Elica, Faber, Bosch, Kaffe or equivalent make
- Full Body Vitrefied Tile/Granite kitchen Platform
- 2 ft. Dado above counter
- S.S sink with drain board
- Water purifier- Eureka Forbes, AO Smith, Kent or equivalent make

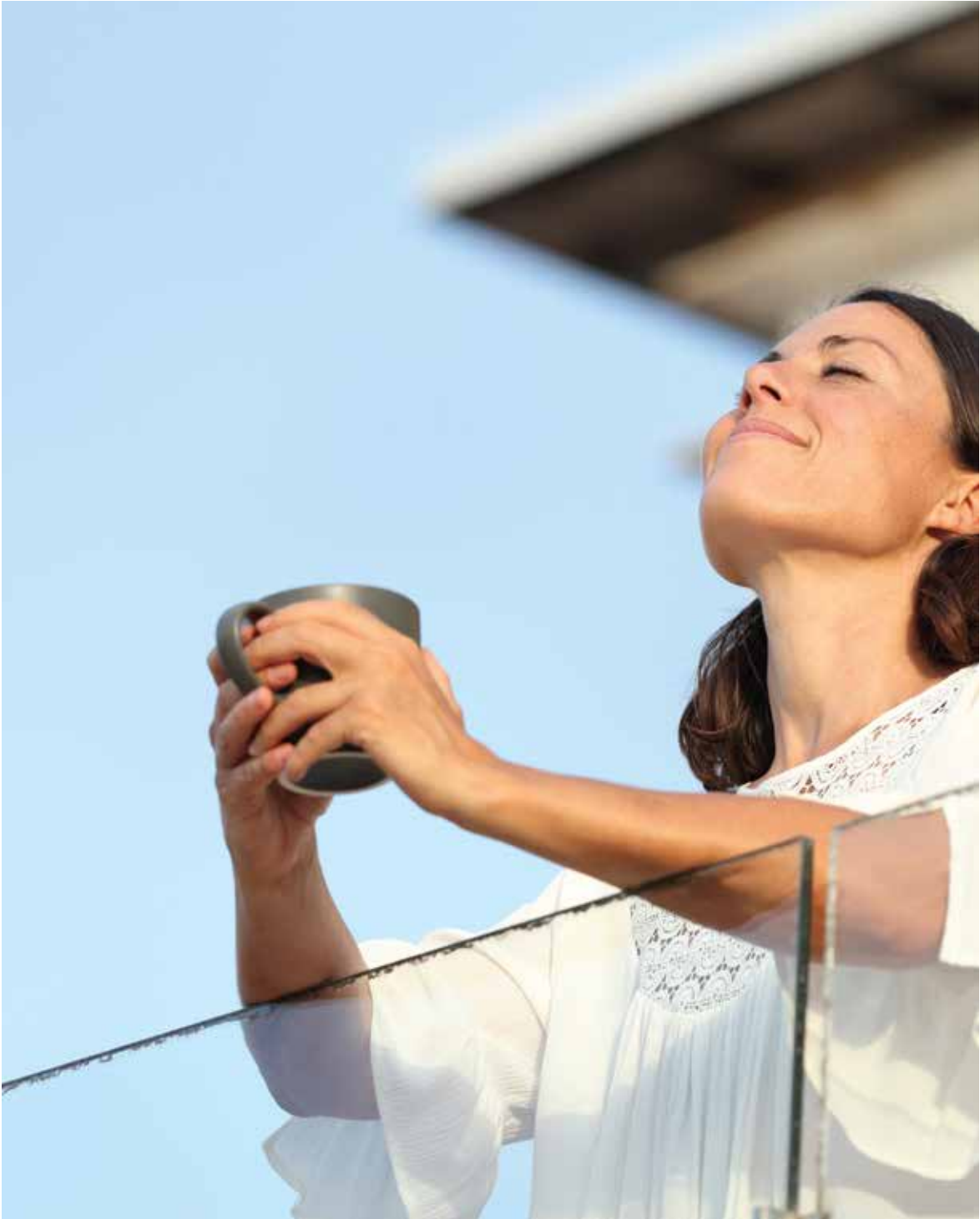
**WALL FINISHES**

Interior	Gypsum Finished Ceiling & walls with Emulsion Paint
Exterior	Texture Finish Acrylic paint

**RAILING**

Attached Terrace/Balcony	S.S. Glass Railing
Staircase	M.S. Railing

**Specifications**



STOCK IMAGE





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	Provision of Invertor
Tv	Tv Points Provided in Living & all bedrooms
Broadband	Provision in Living Room Only

PLUMBING

Type	Concealed anti-corrosive plumbing.
------	------------------------------------

HOME AUTOMATION / SECURITY SYSTEMS

Light/Fan Control Switches in Living, Dining & 2 Bedrooms
Video Door Phone integrated with Intercom System
Fire 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

LIFTS	Passenger Lift & Stretcher Lift
BMS	Provided







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! 50+ Completed projects, a wide range of residential, retail & commercial developments and over 26 million sq. ft. of quality construction exemplify people's unshakable trust in us. Constant A+ Crisil Rating on 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.





Tower A



P52100052151

Tower B



P52100054048

Disclaimer : The images/stock footage contains artist's impressions. No warranty is expressly or impliedly given that the completed development will comply in any degree with such artist's impression as depicted. The architectural features, furniture, accessories, paintings, plantations, landscaping, items, electronic goods, additional fittings/fixtures, decorative items, false ceiling including finishing materials, specifications, shades, sizes and colour of the tiles, etc. shown in the images are only indicative in nature and are only for the purpose of illustrating/indicating a conceived layout and do not form part of the standard specifications/amenities/services to be provided in the unit and/or the Project. The Sale is subject to terms of Application Form and Agreement for Sale. All specifications of the unit shall be as per the final agreement between the Parties. Recipients are advised to apprise themselves of the necessary and relevant information of the project prior to making any purchase decisions. The official website of Kolte-Patil Developers Ltd. is <https://www.koltepatil.com/>. Please do not rely on the information provided on any other website. \*T&C Apply