



Call: 1800-267-3222 | www.24kliving.com

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.

All images shown, barring the ones marked otherwise, are artist impressions and stock images. This printed material is in respect of an ongoing project and does not constitute an offer, an invitation to offer and/or commitment of any nature between the recipient and us. The designs, dimensions, cost, facilities, plans, furniture, accessories, paintings, items, electronic goods, additional fittings/fixtures, decorative items, false ceiling including finishing materials, specifications, shades, sizes, colour of the finishing materials and other details shown in the image are only indicative in nature and are only for the purpose of illustrating/indicating a possible layout and do not form part of the standard specifications/amenities/services to be provided. Proposed amenities included are subject to various approval/s, sanction/s, consent/s from relevant authorities and are subject to change. In the event that proposed amenities are not available due to non-feasibility or approvals then we do not assume any liability or responsibility for the same and customers shall have no claims against us whatsoever. All specifications of the flat shall be as per the final agreement between the parties. Recipients are advised to use their discretion in relying on the information/amenities described/shown therein.

This project has been registered via MAHARERA Registration No: P52100051316 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



Don't just keep up

Appearances

Be the main

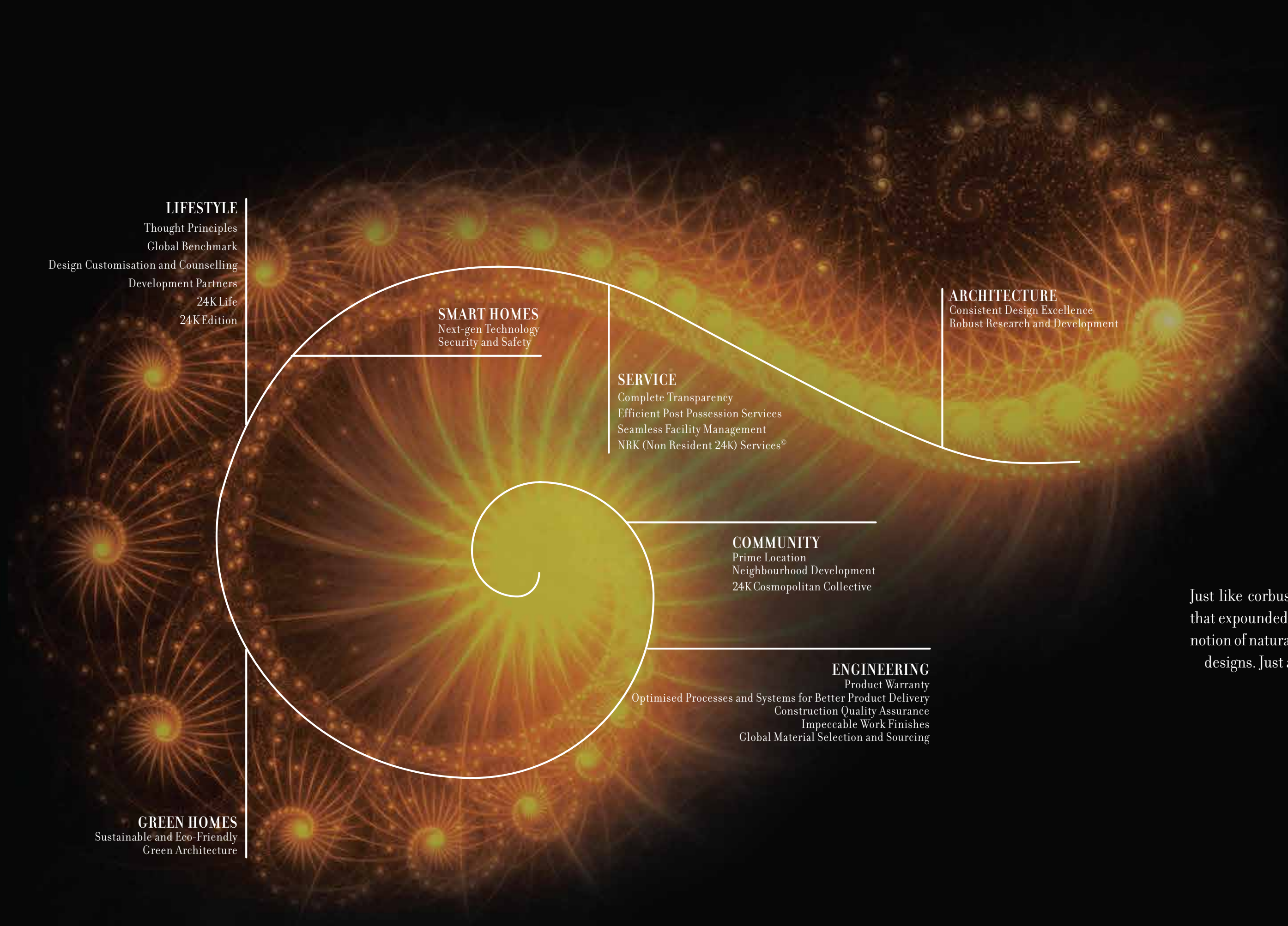
Attraction

For those blessed with 24Kluxury, 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.





LIFESTYLE

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

SMART HOMES

Next-gen Technology
Security and Safety

SERVICE

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

ARCHITECTURE

Consistent Design Excellence
Robust Research and Development

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

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.

Architect
Hafeez
Contractor

Hafeez Contractor

P a t h b r e a k i n g a r c h i t e c t u r e s a n d b e y o n d

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

D e s i g n i n g i n n o v a t i o n s

Design and judicious development of the landscaped areas surrounding the towers is a crucial responsibility. Thankfully, we have AO Design company, a New Zealand-based firm, with us onboard for the same task. It is a renowned and highly acclaimed company known for its unshakable commitment to total conservation and the best utilization of natural elements. By 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 and refreshing environs.

**Ao. Design
Company**



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.



Future Development

24K ALTURA
BY KOLTE-PATIL

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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



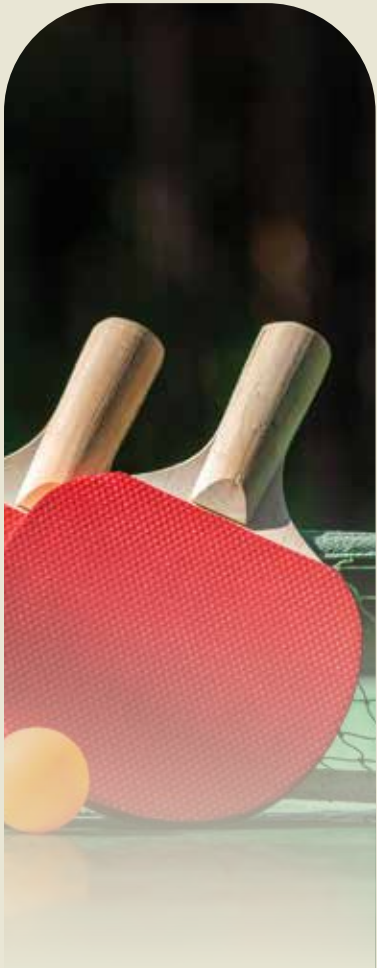
Unwind and
re-energize



Social
interaction



Environmental
awareness



Active
lifestyle

Concept living

Designed to perfection



Project
U S P s



Strategically located



Panoramic view of Pune's western region



State-of-the art amenities



Rich biodiversity (in nearby region)



Connected to NH48



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.



Present RERA registration is for 4-level parking & 12 upper floors in tower A & 4-level parking & 26 upper floors in tower B. Remaining floors in each of these towers are part of future development. *Designated space exclusively allocated for the Maharashtra housing and area development authority. 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



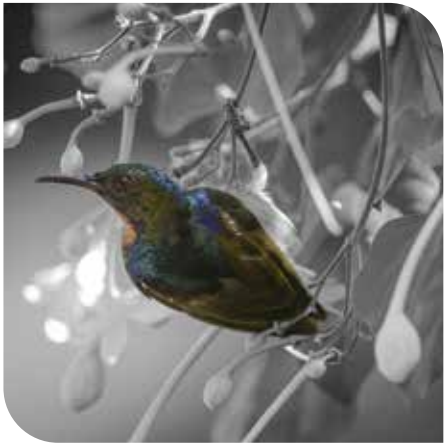
Wind Direction



We know it is right, when everything falls
In the right place

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

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Purple sunbird



Greater coucal



Scaly-breasted
munia



Grey hornbill



Black kite



Red-whiskered
bulbul



Coppersmith barbet



White browed
wagtail



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.



Live

u p t o y o u r e x p e c t a t i o n s

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 merry-makers and discover what true satisfaction feels like.



Cafeteria



Cafeteria



Library



Salon



Spa



Mini Theatre / Stock Image

Amenities

b e n e a t h r e s i d e n t i a l t o w e r s

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

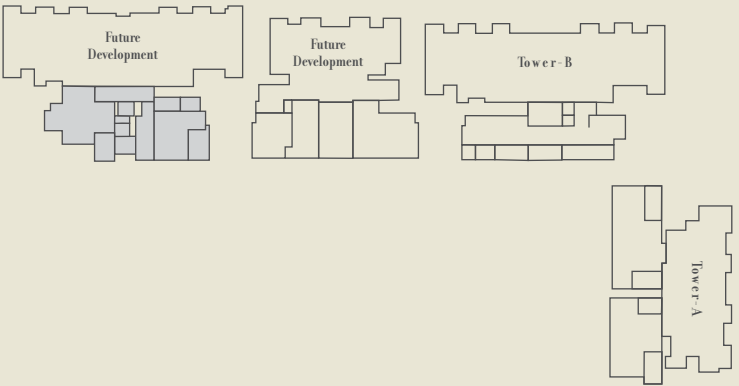
Spa

Salon

Crèche

P2 Level

Library



Amenities
beneath residential
Tower - D
(P1 & P2 Level)

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Amenities
beneath residential
Tower - C
(P1 Level)

P1 Level



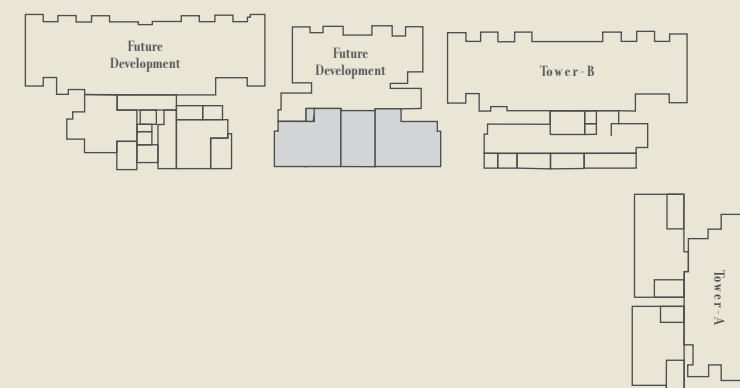
Cafe



Mini theatre



Multipurpose Hall



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P1 Level

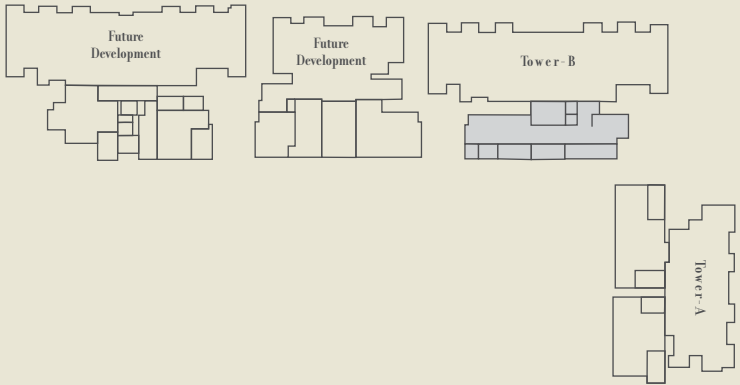


Gymnasium

P2 Level



Squash court



Amenities

beneath residential

Tower - B

(P1 & P2 Level)



P1 Level



Foosball



Table tennis



Pool table



Golf simulation



Video game room



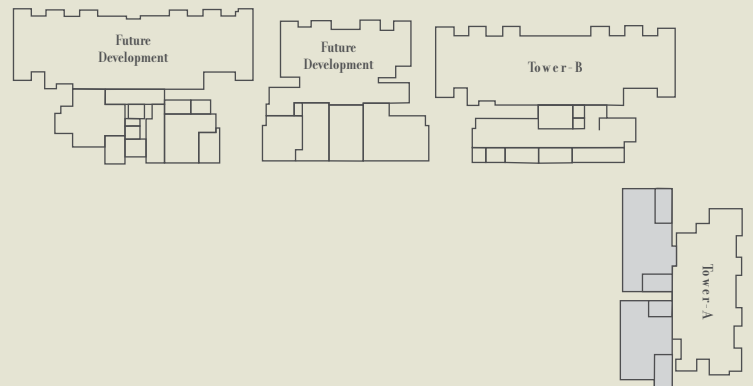
Carrom board



Game zone room



Virtual cricket



Amenities

beneath residential

Tower-A

(P1 Level)



Amenities

O n E - d e c k p o d i u m

- 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

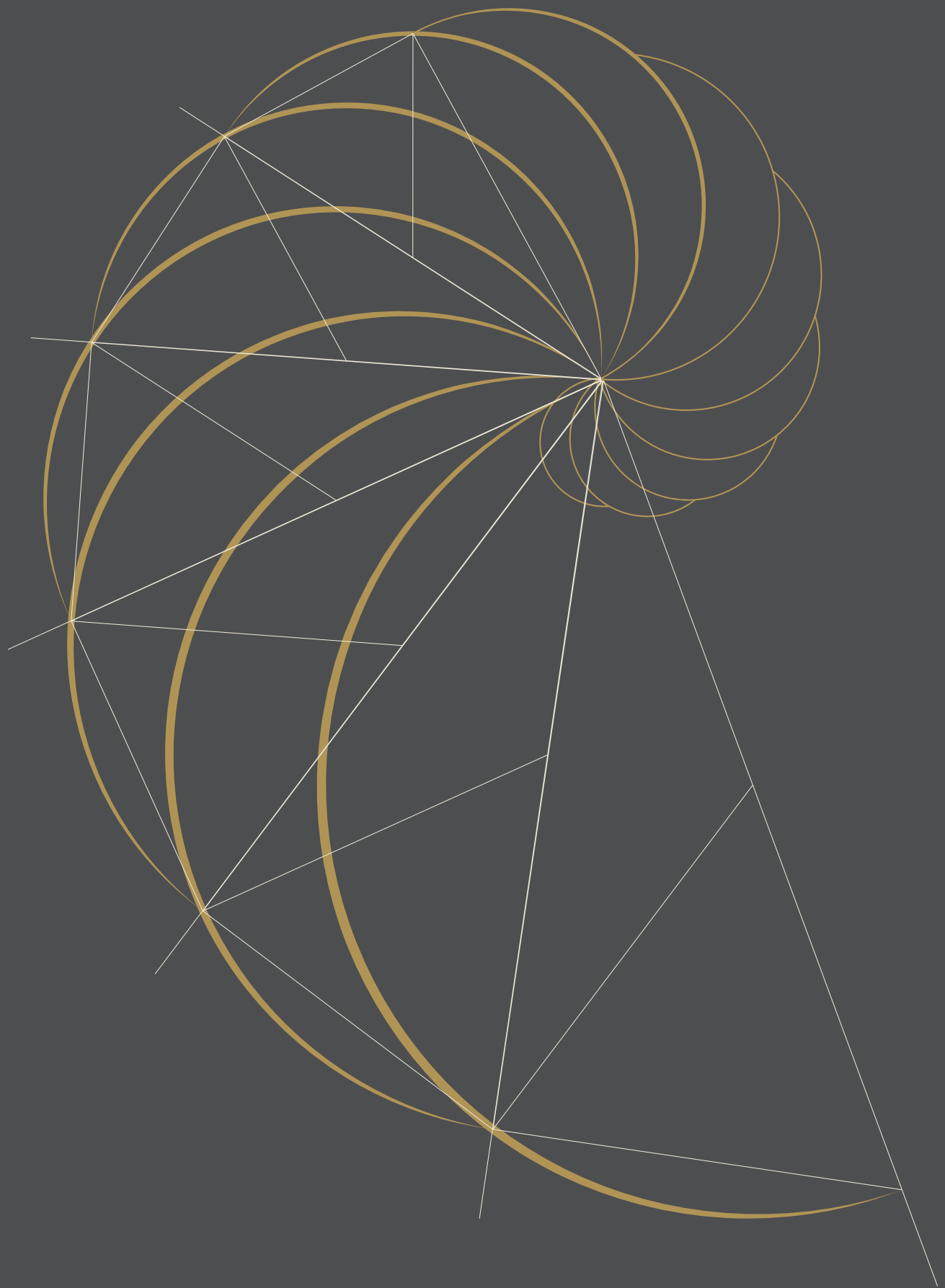


Artistic Impression of Kids Pool



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!



Indulge

i n a f e a s t f o r t h e s e n s e s





Gypsum
Finished Walls



Smart Home
Automation



Branded
CP Fittings



Decorative
Entrance Lobby



Digital
Door Lock

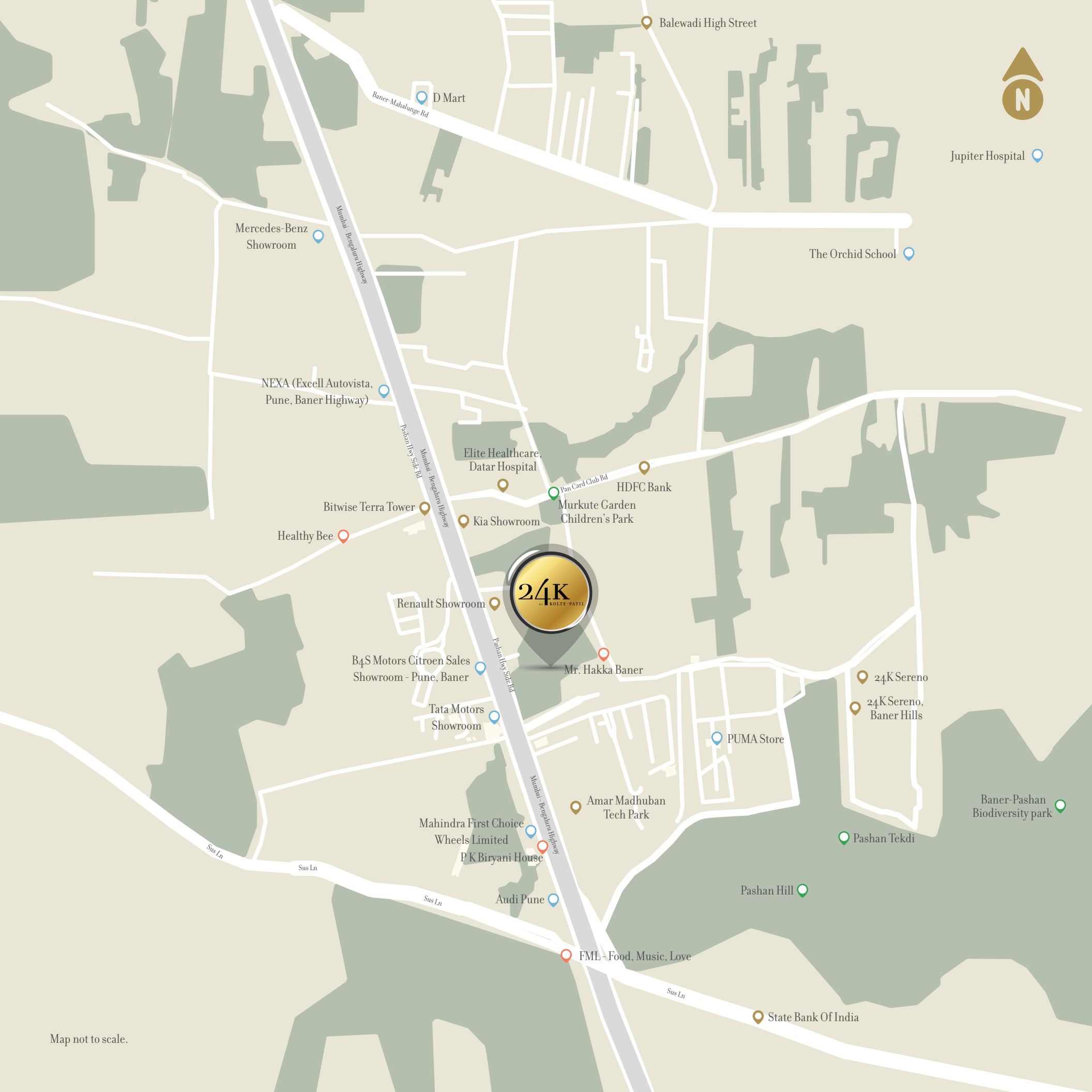


Motion Sensor Lights
In Washrooms

Draw on

y o u r i n n e r s t r e n g t h

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.

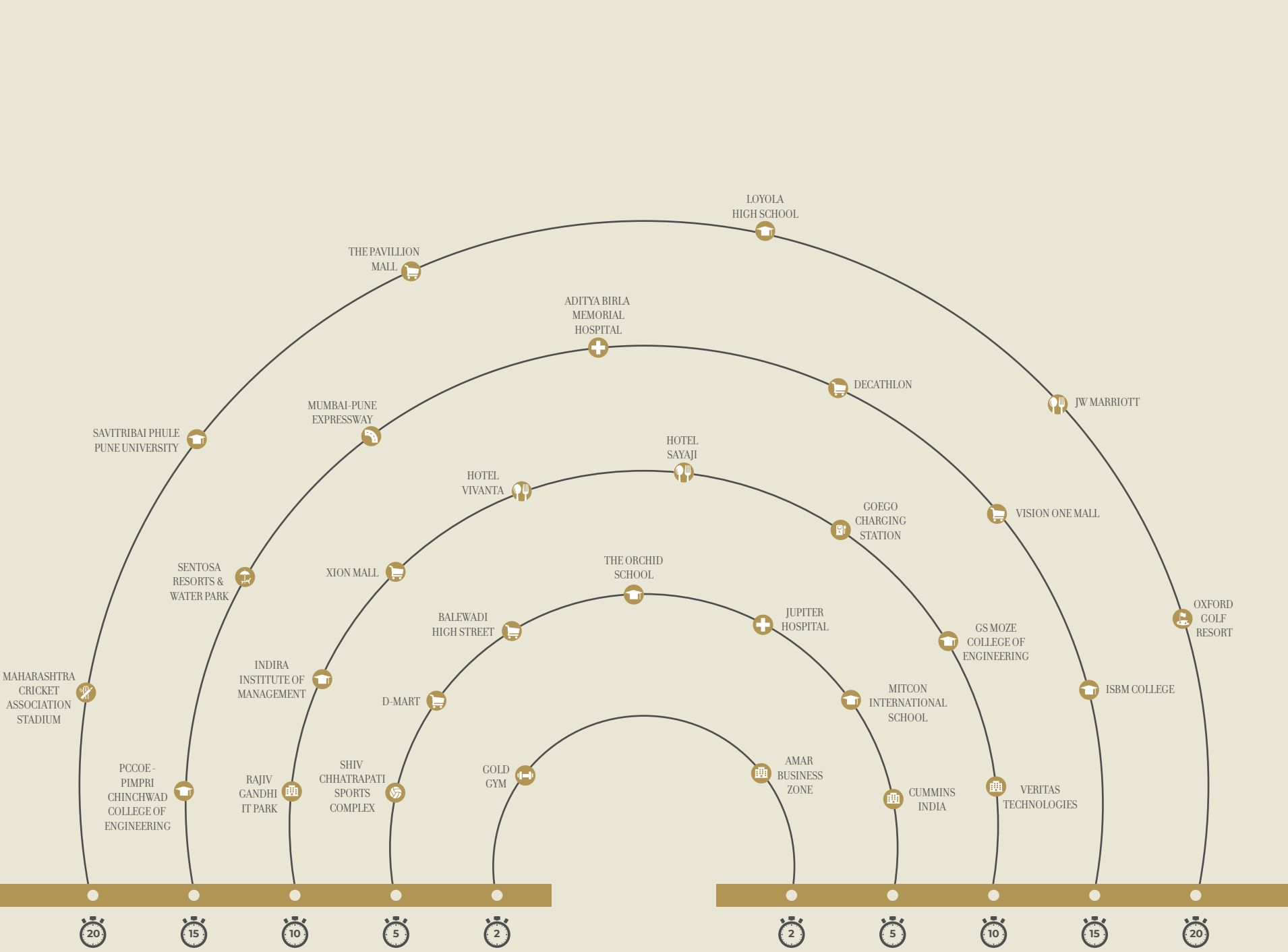


Map not to scale.

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.

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	-	
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B.M.S

Provided	-	
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Plumbing

Type	-	Concealed anti-corrosive & underslung plumbing
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The finest

g e t s t h e r e c o g n i t i o n i t d e s e r v e s

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.

Architect Hafeez Contractor

Project Architect

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Landscape Architect

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JW CONSULTANTS
Formerly Y S Sane Associates

Structural Consultant

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.

Pankaj Dharkar & Associates

MEP & Green Building Consultant

Pankaj Dharkar & Associates (PDA), a renowned MEP and Green Building Consulting Engineering Firm, established in 2006, with the objective of providing innovative and sustainable designs that recreate the built environment. In its constant & dedicated pursuit for technical excellence, PDA has earned the reputation of providing quality engineering services in the field of designing and coordination of HVAC, IBMS, PHE, Fire Protection and Detection, Electrical, ELV, Lighting, IT, AV and Green Building Certification.



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Kolte Patil

T h e n a m e y o u c a n t r u s t

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.

