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LIFESTYLE

Thought Principles
Global Benchmark
Design Customisation and Counselling
Development Partners
24KLife
24KEdition

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

The design diligence that is

Beyond Excellence

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.

It's

24K
BY KOLTE-PATIL

*The crowning glory
of Dimple Nilakh.*

24K Province

24K Province deserves a special mention. It is a mélange of superlative lifestyle clusters. It is inspired by the attributes such as premium class luxury, thoughtfully carved convenience, nurturance of environment and a profound community life. It is a success story that has made Pimple Nilakh the first choice of the affluent families.

24K ATRIA
LUXE PALM

24K GLITTERATI I
LUXE PALM

24K OPULA
LUXE PALM

24K GLITTERATI II
LUXE PALM

A REALM OF
MAJESTIC GRANDEUR

Endowed with splendid vistas of acres of green land, 24K Manor not only bestows upon you the utmost luxury offerings but also maintains your profound connection with nature.

24K MANOR

BY KOLTE-PATIL



Image used for reference purpose only

*A precinct of
premium luxury residences*

24K Manor is a work of art with the classic finishing touches. It is an ecstatic expanse of unmatched panache spread across 3 acres of unbound joy. Truly speaking, it is the last word of awe-inspiring architecture housing high-end luxury. Presenting premium luxury condos superbly complemented with the set of finest amenities for an upscale community of the high profile & evolved families. It is the melange of three exquisite, fascinating, intriguing high-rise towers nestling ultra-spacious homes & cherished offerings.



*Feel blessed with
good vibes and amazing views*

Profuse of greenness, enriching flora and fauna; make life utterly refreshing. Nature is an integral part of our living. Fortunately, a dense and reserved green belt surrounds 24K Manor. Large variety of trees, rare species of birds, uninterrupted cool breeze and breathtaking views; are perpetual neighbours of the lavish residences here. When the home is amid a nature's milieu, you are blessed with good vibes and amazing views too. It is an eternal inspiration for a harmonious life where imaginations come alive.



Image used for reference purpose only

THIS IS IT! WHERE EVEN THE WORDS GO SPEECHLESS...

Own a home that reflects you. In every sense, in each minute detail. Where the meticulously crafted layout synchronizes with your ideas and expectations. Precise engineering is evident in every corner. And the top-of-the-line specs exemplify the unmatched opulence. Welcome to the scrupulously crafted next level of affluence!



THE TOP-NOTCH LEVEL OF SUPREMACY

Every minute detail deserves a closer look. The finesse is the hallmark of new-age construction. It is evident in every corner. Thus manifesting the glorious living standards this magnum opus will be known for. It starts with the amazing look and feel. It would welcome you with enviable privacy everywhere you roam around in this palatial dream house. And also showcase the topnotch level of supremacy you have achieved in your life.



FOR THE MEMOIR OF LEISURELY DELIGHTS

Feel alive. Stay active. The 24K Manor boasts of your own vivacious podium deck with astounding amenities. Here you can spend moments of solitude. Follow your fitness regime. Connect with like-minded neighbours. Be a Yoga enthusiast. Or simply grab a coffee with your loved ones. The scintillating morning spent here will energize you for the day. Whereas the coolness of the night breeze is the best time to realign with your innermost peace of mind.



Generic Image

THOUGHTFULLY CURATED INDULGENCES

Wholesomely complementing the premium luxury inside the plush homes, a set of finest amenities is all set to enhance the way you live. Unleash the life of your dream here with the best of comfort of all sorts. These indulgences are meant to add newer shades of joy you would love to experience with your loved ones and with your like-minded neighbours.



Generic Image

CHERISH THE EUPHORIC ENVIRONS

Feel harmonious with the environs. Strike a perfect accord between the inner and outer tranquillity. Breathe free in the openness. The landscaped ambience of awesome amenities shall always give you a sense of vastness around you. Thus, enlarging the pleasure of living here.



Generic Image

BREW DELIGHTFUL MEMORIES

It is a fabulous experience and an everlasting euphoria. Relax and rejuvenate in the classy ambience of the Café with hot cuppa of coffee brewed to scintillate your senses. A nice setting to spend some me-time time during the noon or to welcome your guests for a chitchat.



Images used for reference purpose only



- ▶ Poker Table
- ▶ Golf Simulation
- ▶ Air Hockey
- ▶ Banquet Hall
- ▶ Guest Rooms
- ▶ Kids Creche
- ▶ Table Tennis
- ▶ Tuition and Hobby Center
- ▶ Wellness Center
- ▶ Kids Party Hall
- ▶ Virtual Bowling Alley
- ▶ Video Game Zone



- ▶ Infinity Edge Pool
- ▶ Workstation & Cafe
- ▶ Meeting & Conference Room
- ▶ Massage Room
- ▶ Salon
- ▶ Mini Theatre
- ▶ Business Center
- ▶ Library
- ▶ Hobby Center
- ▶ Music & Dance Studio
- ▶ Snooker Table
- ▶ Gym

A plush locale for the elites and the evolved



LEGEND

- 1. Commercial Plaza
- 2. Project Entry
- 3. Entry to Commercial Parking
- 4. Project Exit
- 5. Parking Entry Points
- 6. Ramp Access to Podium
- 7. Podium Access from Building
- 8. Fire Tender Path

- 9. Secret Garden
- 10. Pavilion Seating
- 11. Par Seating
- 12. Reflexology Path
- 13. Reading / Meditation Pavilion
- 14. Toddler Play Area
- 15. Kid's Play Area
- 16. Adventure Sports

- 17. Half Basketball Court
- 18. Mini Golf
- 19. Sculpture
- 20. Waterwall with Lotus Sculpture
- 21. Infinity Edge Swimming Pool
- 22. Kid's Pool
- 23. Aqua Gym
- 24. Loungers Pavilion

- 25. Sunken Seating
- 26. Yoga Deck
- 27. Stage
- 28. Party Lawn
- 29. Barbeque Pavilion
- 30. Outdoor Lounge
- 31. Service Entry



FLOOR &
UNIT PLANS



01. 4BHK-TYPE 2B

02. 4BHK-TYPE 2B



TOWER - A TYPICAL FLOOR PLAN

04. 3BHK-TYPE 2

03. 3BHK-TYPE 2





01. 4BHK-TYPE 2B

02. 4BHK-TYPE 2B



TOWER - A REFUGE FLOOR PLAN

03. 4BHK-TYPE 2



01. 4BHK-TYPE 2B (GARDEN)

02. 4BHK-TYPE 2B (GARDEN)



TOWER - A
GARDEN APARTMENT
FLOOR PLAN

04. 3BHK-TYPE 2 (AT FIRST FLOOR)

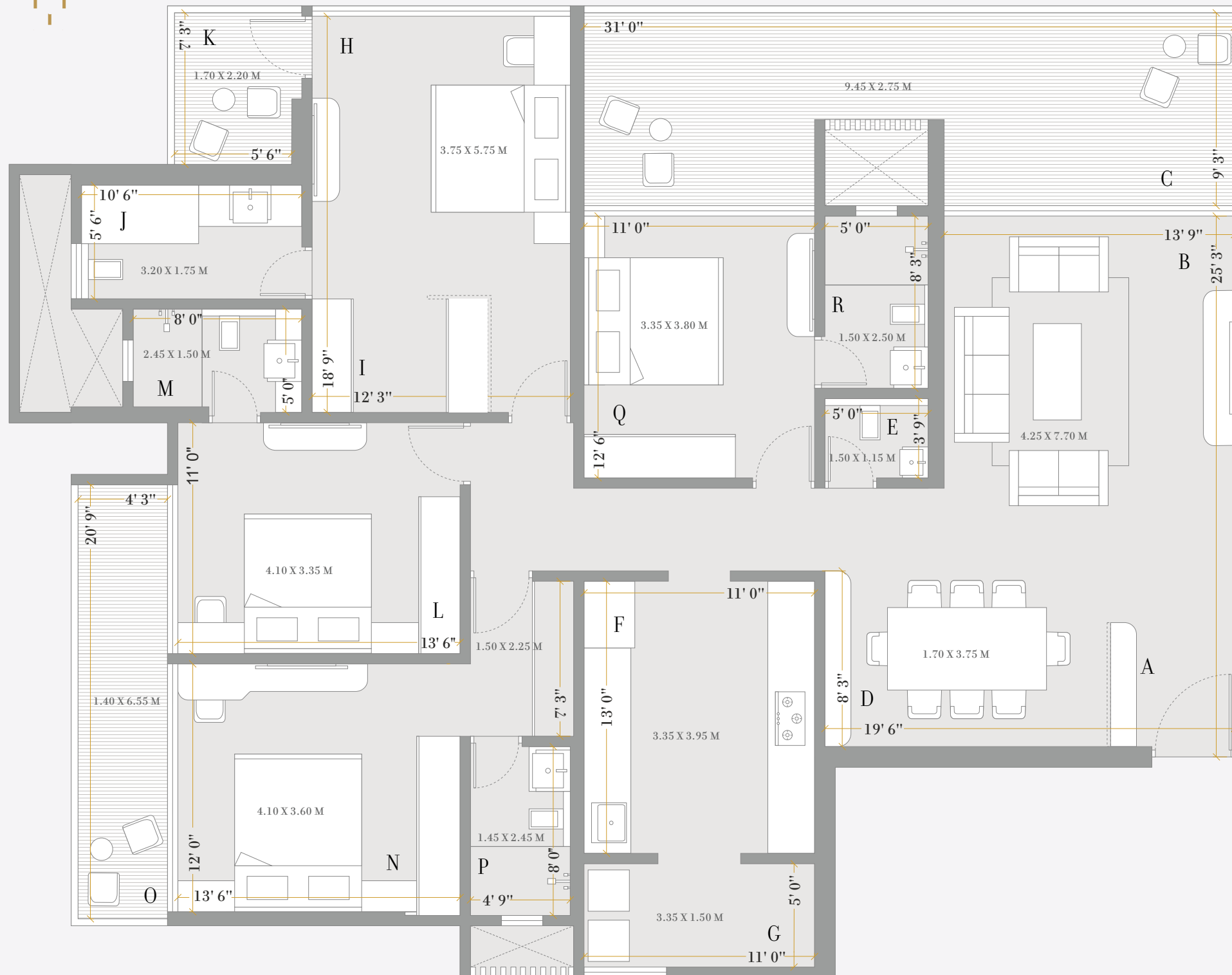
03. 3BHK-TYPE 2 (AT FIRST FLOOR)





TOWER - A
BHK - TYPE 2 - GARDEN

USABLE CARPET AREA (SQ.M. / SQ.FT.): 194 / 2089



LIVING SPACE

- A ENTRANCE FOYER
- B LIVING ROOM
- C ALL SEASON'S DECK
- D DINING
- E POWDER TOILET

KITCHEN SPACE

- F MASTER KITCHEN
- G UTILITY SPACE

BEDROOMS

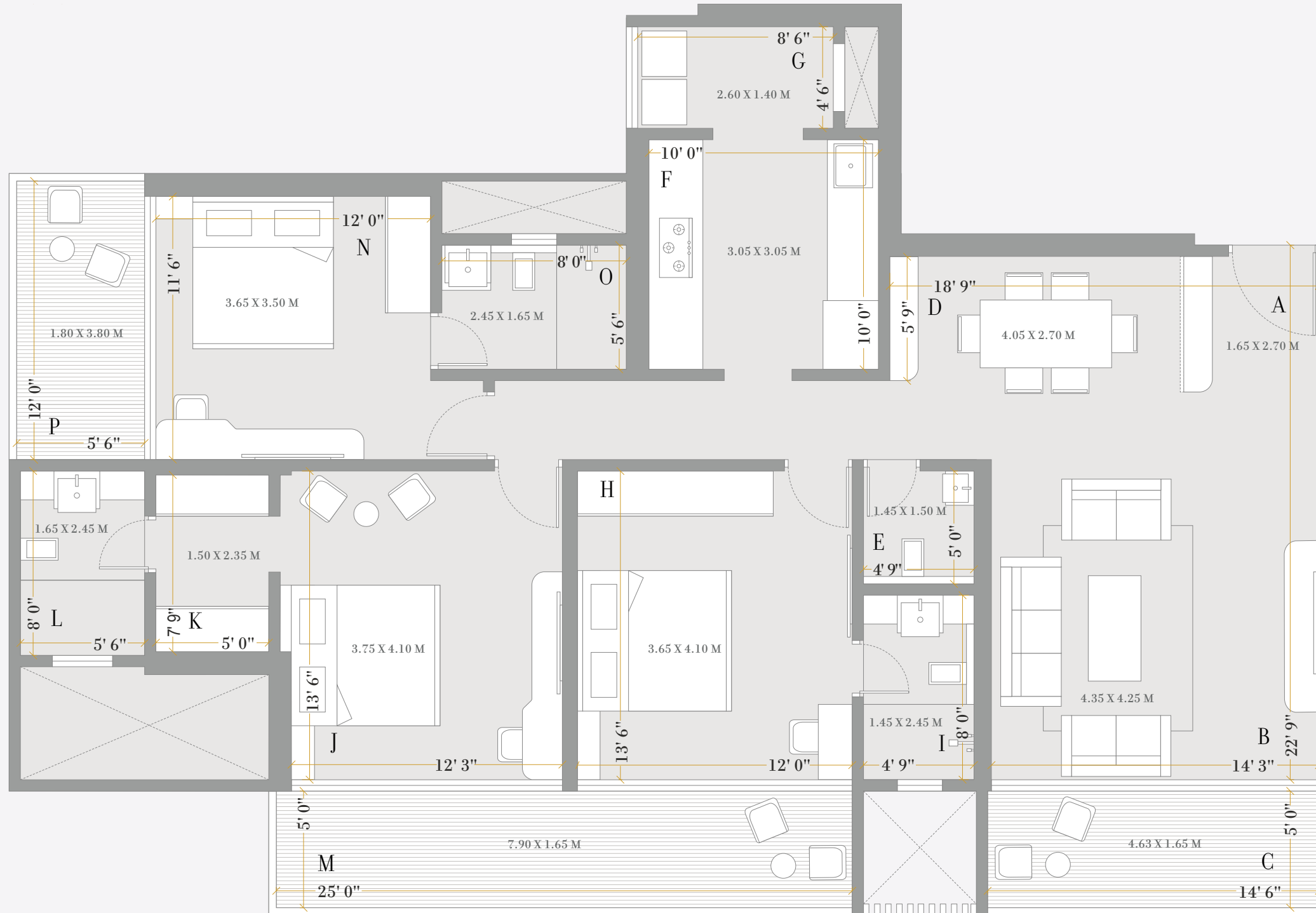
- H MASTER SUITE 1
- I MASTER DRESSING
- J MASTER SUIT TOILET
- K MASTER SUITE DECK
- L BEDROOM 2
- M BEDROOM 2 TOILET
- N JUNIOR MASTER SUITE
- O ALL SEASON'S DECK
- P JUNIOR MASTER TOILET
- Q BEDROOM 4
- R BEDROOM 4 TOILET



3

TOWER - A BHK - TYPE 2 - AT FIRST FLOOR

USABLE CARPET AREA (SQ.M. / SQ.FT.): 146 / 1570



LIVING SPACE

A ENTRANCE FOYER

B LIVING ROOM

C ALL SEASON'S DECK

D DINING

E POWDER TOILET

KITCHEN SPACE

F MASTER KITCHEN

G UTILITY SPACE

BEDROOMS

H BEDROOM 1

I BEDROOM 1 TOILET

J MASTER SUIT

K MASTER DRESSING

L MASTER SUIT TOILET

M ALL SEASON'S DECK

N JUNIOR MASTER SUITE

O JUNIOR MASTER TOILET

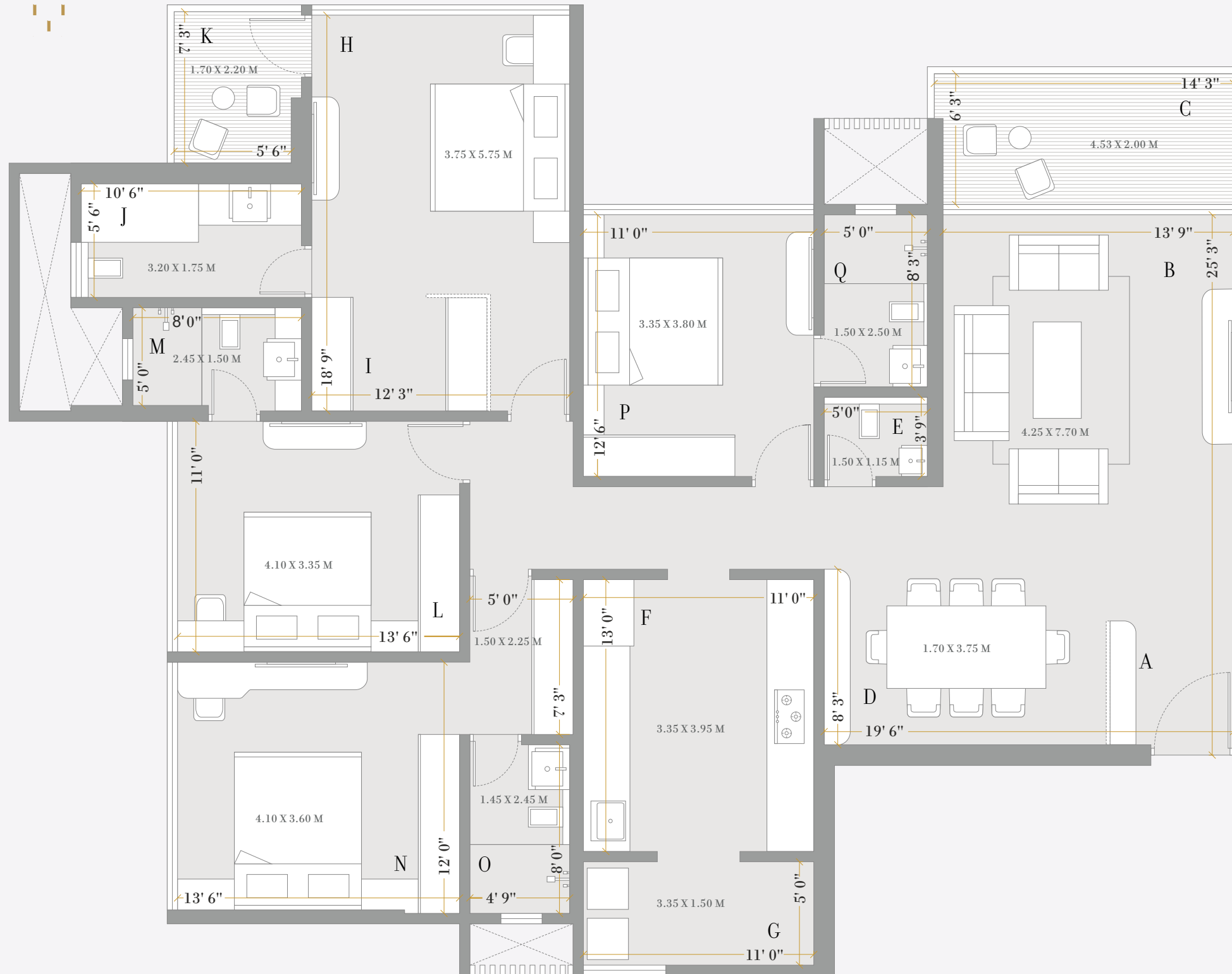
P JUNIOR MASTER DECK





TOWER - A
BHK - TYPE 2B

UsABLE CARPET AREA (SQ.M. / SQ.FT.): 169.4 / 1823



LIVING SPACE

A ENTRANCE FOYER

B LIVING ROOM

C ALL SEASON'S DECK

D DINING

E POWDER TOILET

KITCHEN SPACE

F MASTER KITCHEN

G UTILITY SPACE

BEDROOMS

H MASTER SUITE 1

I MASTER DRESSING

J MASTER SUIT TOILET

K MASTER SUITE DECK

L BEDROOM 2

M BEDROOM 2 TOILET

N JUNIOR MASTER SUITE

O JUNIOR MASTER TOILET

P BEDROOM 4

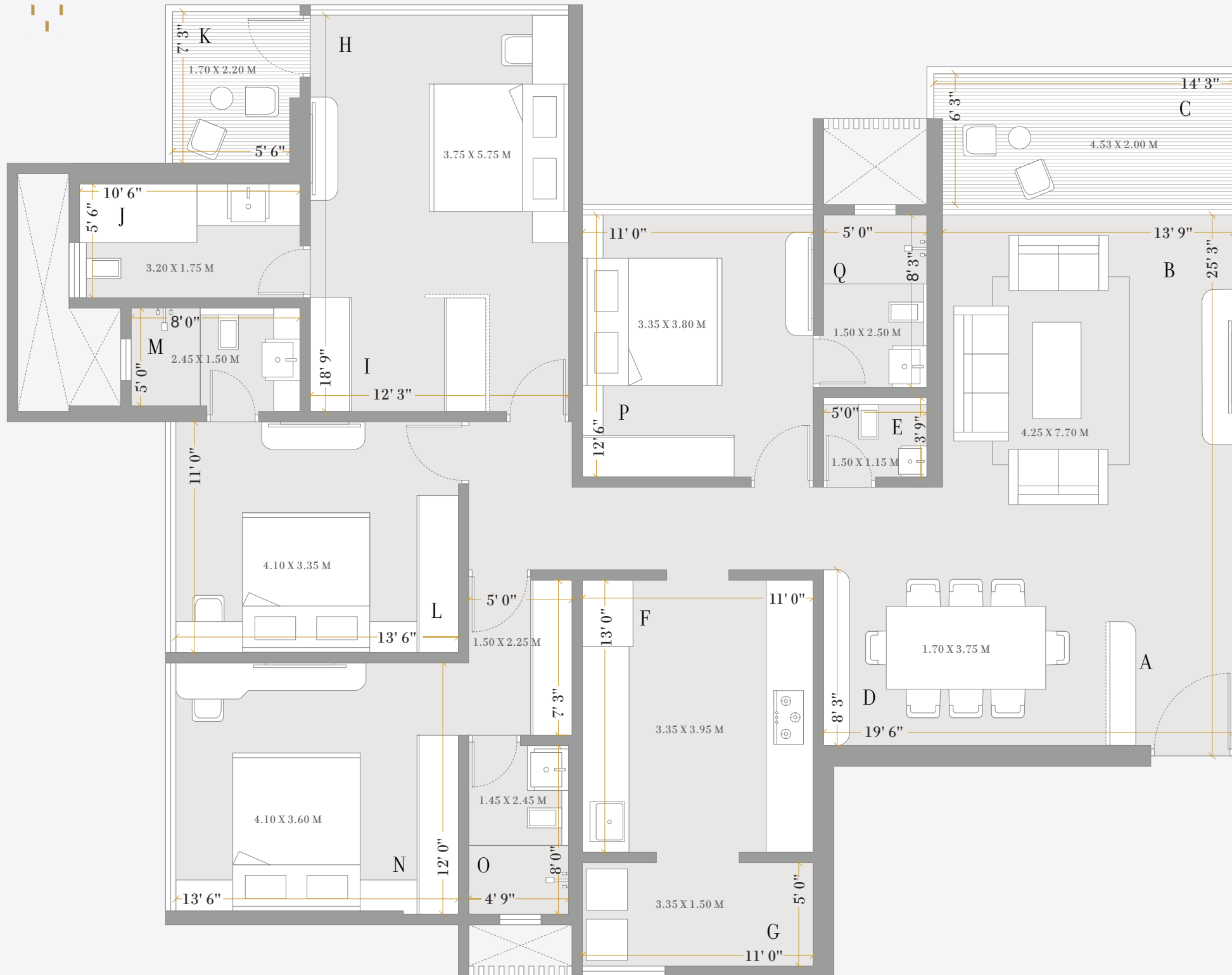
Q BEDROOM 4 TOILET



3

TOWER - A
BHK - TYPE 2

USABLE CARPET AREA (SQ.M. / SQ.FT.): 133.15 / 1433



LIVING SPACE

A ENTRANCE FOYER

B LIVING ROOM

C ALL SEASON'S DECK

D DINING

E POWDER TOILET

KITCHEN SPACE

F MASTER KITCHEN

G UTILITY SPACE

BEDROOMS

H BEDROOM 1

I BEDROOM 1 TOILET

J MASTER SUIT

K MASTER SUIT DRESSING

L MASTER SUIT TOILET

M MASTER SUIT DECK

N JUNIOR MASTER SUITE

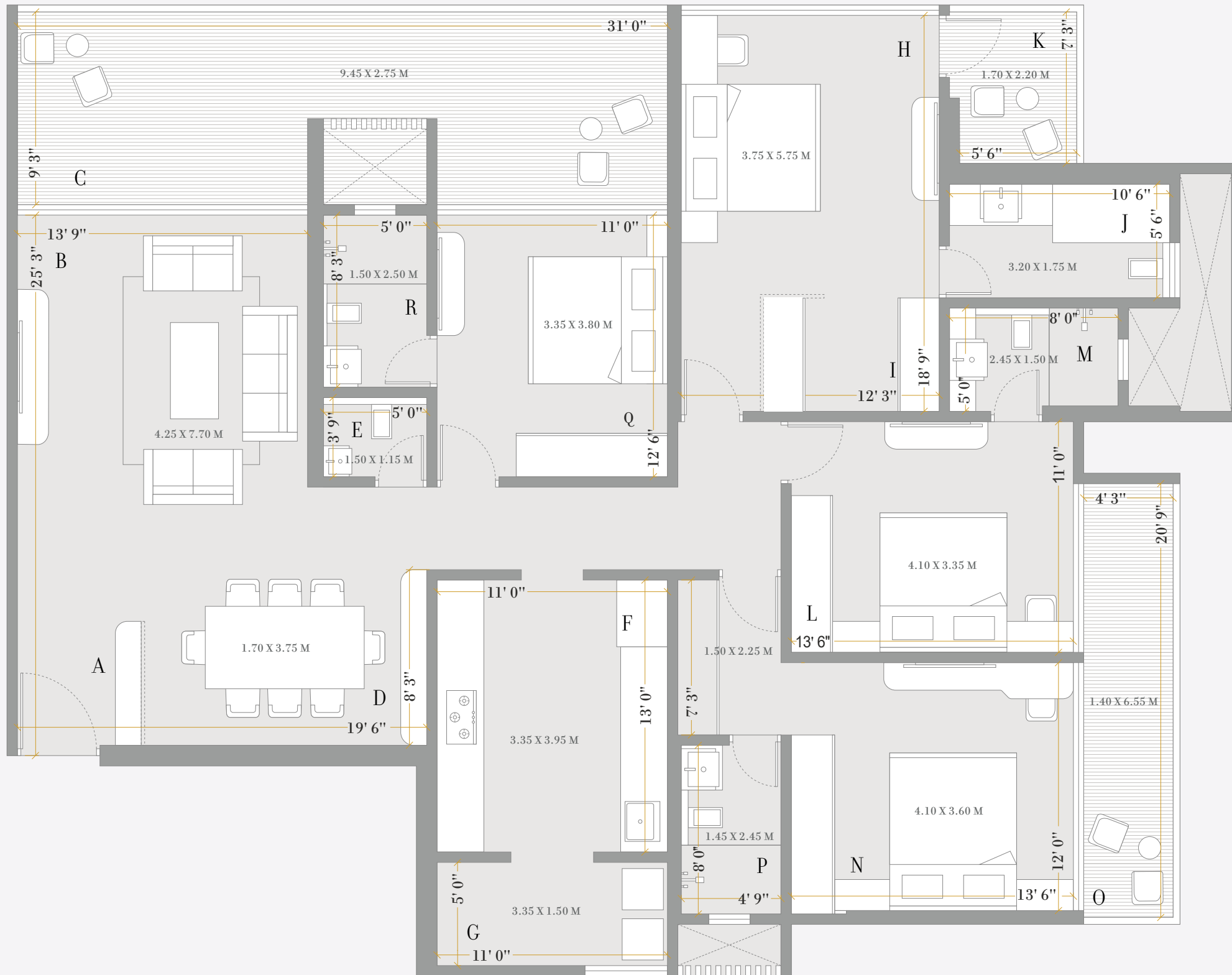
O JUNIOR MASTER TOILET





TOWER - A
BHK - TYPE 2B - GARDEN

USABLE CARPET AREA (SQ.M. / SQ.FT.): 194 / 2089



LIVING SPACE

- A ENTRANCE FOYER
- B LIVING ROOM
- C ALL SEASON'S DECK
- D DINING
- E POWDER TOILET

KITCHEN SPACE

- F MASTER KITCHEN
- G UTILITY SPACE

BEDROOMS

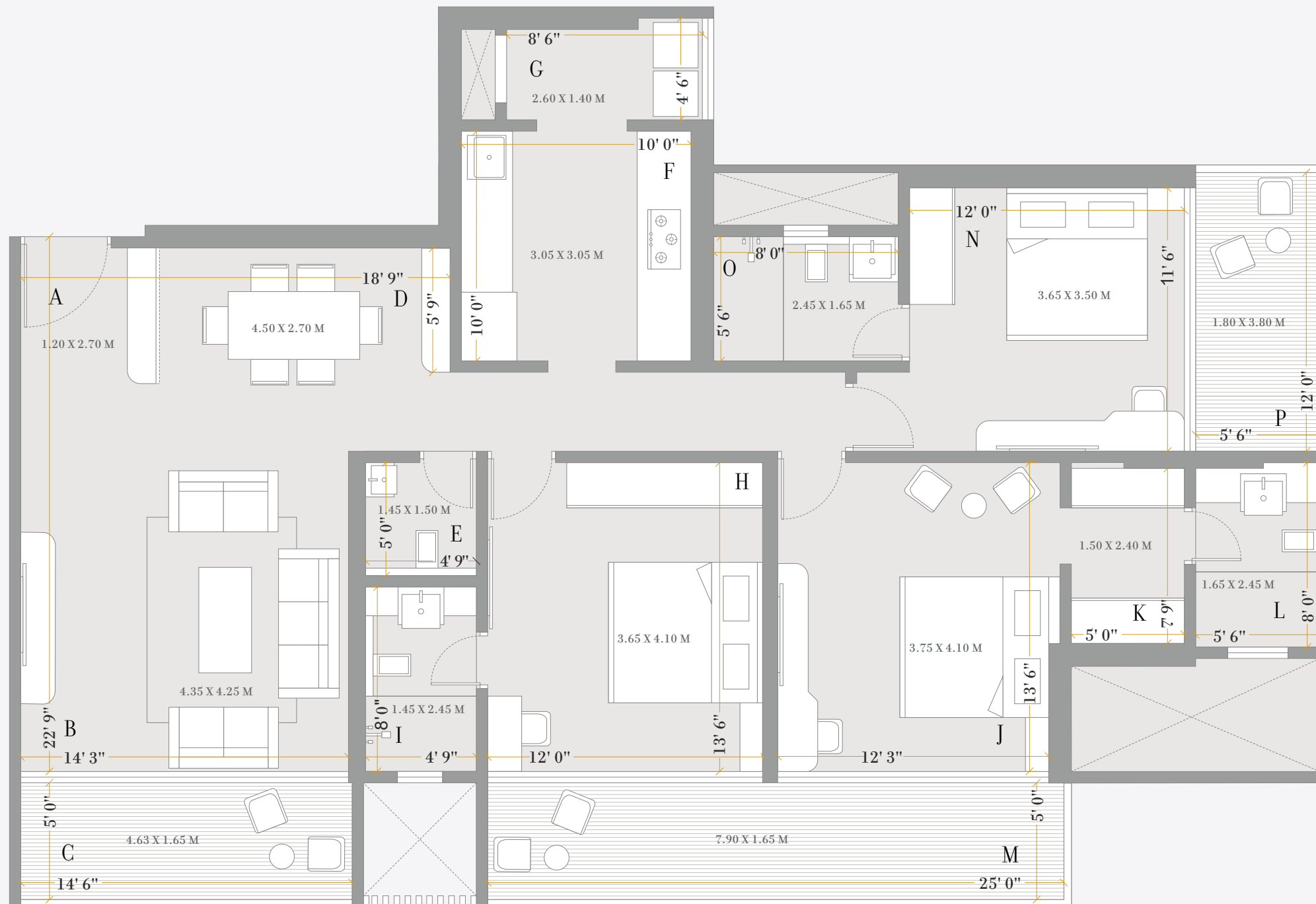
- H MASTER SUITE 1
- I MASTER DRESSING
- J MASTER SUIT TOILET
- K MASTER SUITE DECK
- L BEDROOM 2
- M BEDROOM 2 TOILET
- N JUNIOR MASTER SUITE
- O ALL SEASON'S DECK
- P JUNIOR MASTER TOILET
- Q BEDROOM 4
- R BEDROOM 4 TOILET



3

TOWER - A BHK - TYPE 2 - AT FIRST FLOOR

USABLE CARPET AREA (SQ.M. / SQ.FT.): 146 / 1570



LIVING SPACE

- A ENTRANCE FOYER
- B LIVING ROOM
- C ALL SEASON'S DECK
- D DINING
- E POWDER TOILET

KITCHEN SPACE

- F MASTER KITCHEN
- G UTILITY SPACE

BEDROOMS

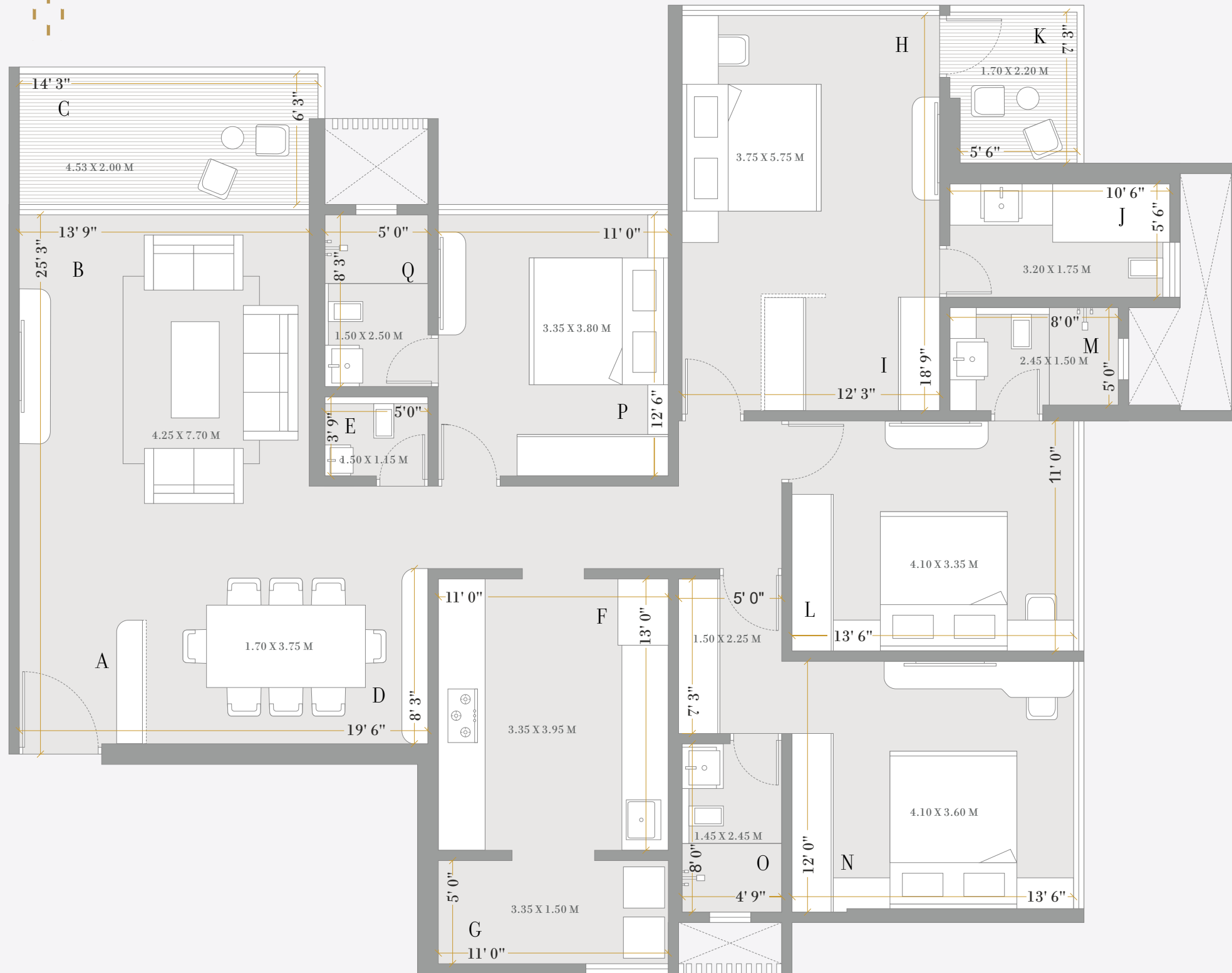
- H BEDROOM 1
- I BEDROOM 1 TOILET
- J MASTER SUIT
- K MASTER DRESSING
- L MASTER SUIT TOILET
- M ALL SEASON'S DECK
- N JUNIOR MASTER SUITE
- O JUNIOR MASTER TOILET
- P JUNIOR MASTER DECK





TOWER - A
BHK - TYPE 2B

USABLE CARPET AREA (SQ.M. / SQ.FT.): 169.4 / 1823



LIVING SPACE

- A ENTRANCE FOYER
- B LIVING ROOM
- C ALL SEASON'S DECK

DINING

- E POWDER TOILET

KITCHEN SPACE

- F MASTER KITCHEN
- G UTILITY SPACE

BEDROOMS

- H MASTER SUITE 1
- I MASTER DRESSING
- J MASTER SUIT TOILET
- K MASTER SUITE DECK
- L BEDROOM 2
- M BEDROOM 2 TOILET
- N JUNIOR MASTER SUITE
- O JUNIOR MASTER TOILET
- P BEDROOM 4
- Q BEDROOM 4 TOILET





TOWER - A
BHK - TYPE 2

USABLE CARPET AREA (SQ.M. / SQ.FT.): 133.15 / 1433



LIVING SPACE

- A ENTRANCE FOYER
- B LIVING ROOM
- C ALL SEASON'S DECK
- D DINING
- E POWDER TOILET

KITCHEN SPACE

- F MASTER KITCHEN
- G UTILITY SPACE

BEDROOMS

- H BEDROOM 1
- I BEDROOM 1 TOILET
- J MASTER SUIT
- K MASTER SUIT DRESSING
- L MASTER SUIT TOILET
- M MASTER SUIT DECK
- N BEDROOM 2
- O BEDROOM 2 TOILET





4

TOWER - A
BHK - TYPE 2 - REFUGE

USABLE CARPET AREA (SQ.M. / SQ.FT.): 188.5 / 2029

LIVING SPACE

A ENTRANCE FOYER

B LIVING ROOM

C ALL SEASON'S DECK

D DINING

E WAITING/BAR AREA

F POWDER TOILET

KITCHEN SPACE

G MASTER KITCHEN

H UTILITY SPACE

BEDROOMS

I JUNIOR MASTER SUITE

J JUNIOR MASTER TOILET

K MASTER SUIT

L MASTER SUITE DRESSING

M MASTER SUIT TOILET

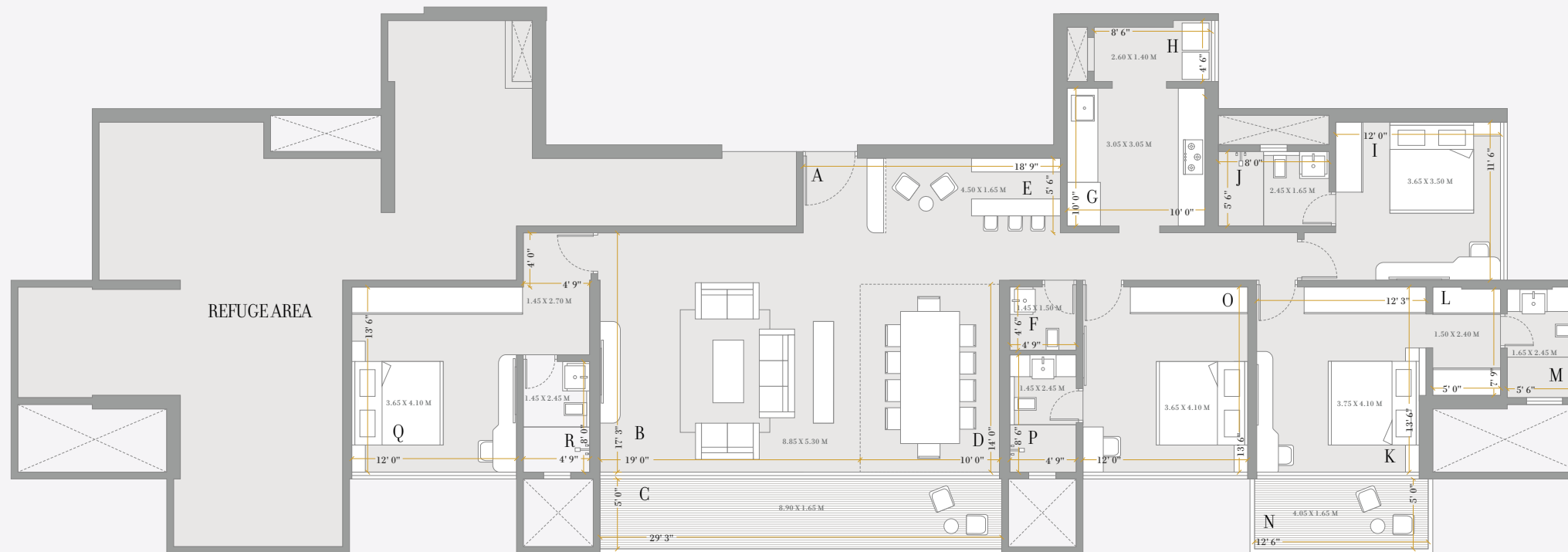
N MASTER SUIT DECK

O BEDROOM 3

P BEDROOM 3 TOILET

Q BEDROOM 4

R BEDROOM 4 TOILET



WHERE NOTHING IS SECOND BEST

Specifications are of crucial importance. They greatly enhance the impression and at the same time make your living a lot more comfortable. So, nothing but the very best has been chosen to thoughtfully create an astounding experience in every palatial home. Top-of-the-line brands complementing the high luxury quotient and the finest fitments are all that you would see in every corner.

Flooring

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

Air Conditioning

Bedrooms	- Split AC in all bedrooms
Living & Dinning Area	- Split AC in living and dining

Toilets

Flooring	- 600 X 600 mm Anti-skid Tile Flooring
Dado	- Glazed Tile 600 X 1200 mm upto Lintel Level, Highlighter Wall in Shower Area in Marble for Master Bedroom 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

Plumbing

Type	- Concealed Anti-Corrosive Plumbing
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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

Wall Finishes

Interior	- Gypsum Finished Ceiling & Walls with Emulsion Paint
Exterior	- Texture Finish Acrylic Paint

Kitchen

Four Burner Hob and Chimney- Elica, Faber, Bosch, Kaffe or Equivalent make
Full Body Vitrified 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

Railing

Attached Terrace/Balcony	- S.S. Class Railing
Staircase	- M.S. Railing

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

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

Lifts

Passenger Lift & Stretcher Lift

BMS

Provided



- 1 24K Glitterati-I
- 2 24K Opula

- 3 24K Glitterati-II
- 4 24K Atria

- 5 24K Stargaze
- 6 24K Altura

An amazingly advantageous location

Living in Pimple Nilakh is truly blessed with alluring lifestyle perks. It has literally evolved over the years. It is a promising suburb known for topnotch lavish living. It is blessed by good road network and infrastructure development. No wonder, it has carved for itself a niche on the map of Western Pune. Since it is comfortably close to commercial hubs, marketplaces, shopping plazas, education and fine-dine joints.



Disclaimer: Approx. Time as per Google maps

Living in Pimple Nilakh is truly blessed with alluring lifestyle perks. It has literally evolved over the years. The advantages are endless. At 24K Manor, your commutes are going to be quite relaxed & enjoyable. The distances will shrink. And the traffic chaos will be minimised. It is close to Aundh, Baner, Hinjawadi and Expressway By pass too! Connectivity is a bliss. And from shopping, entertainment, dining out to marketplaces; proximity is a lifelong delight.



ASIA PACIFIC
PROPERTY
AWARDS
DEVELOPMENT

in association with

*American
Standard*

AWARD WINNER

RESIDENTIAL PROPERTY
INDIA

24K Stargaze
by Kolte-Patil
Developers Limited

2022-2023



ASIA PACIFIC
PROPERTY
AWARDS
ARCHITECTURE

in association with



AWARD WINNER

RESIDENTIAL PROPERTY
INDIA

24K Opula
by Kolte-Patil
Developers Limited

2020-2021

A LEGENDARY LEGACY OF EXCELLENCE

When you keep on competing with self and surpass the previous best in every creation, accolades and recognitions are bound to come. More than just a proud sense of achievement, we look at them as an inspiration to raise our mark of excellence even higher.

*The makers
of 24K cult living*



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 26 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.