



LITTLE EARTH

BY KOLTE-PATIL

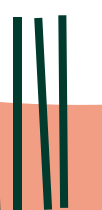


MORE *Community* MORE MEMORIES



Behold the lifestyle destination: Kiwale-Mamurdi, a location beyond the mere advantage of convenient living. A place that lets its residents strike the perfect balance between professional, social, & personal life. An address that fulfils every dream your homebuyers are looking for and surrounds them with a happening locale and, most importantly, a beautiful community life.

Presenting **Little Earth by Kolte Patil** at an address where lifestyle, experiences, community, and comfort come together to form a little planet where happiness and satisfaction reside.



MORE
Greatness
MORE
RESPONSIBILITIES



For **30 years**, Kolte Patil has been striving hard for its best-in-class creations reflecting unsurpassed greatness. Over **50 Projects**, various residential, retail, and commercial developments, and **23,000,000 square feet** of quality construction have made **Kolte-Patil** a household name.





Discover an expanse of **25 acres**, a gated community, a serene environment, eye-pleasing open spaces, **5 clubhouses** and **50+ lifestyle amenities**, a 72 feet wide private boulevard, the smart mix of retail spaces & commercials, and much more.

No wonder **450+ families** have already chosen this one-of-its-kind living paradise as their home.



2 & 3 BHK Homes



25 Acres of Project



Commercial + Retail Spaces



Ample Parking Space



72 Feet Private Boulevard



50+ Lifestyle Amenities



Off Pune Mumbai Express Highway



5 Elevators for Each Floor (Except C-16)



MORE *Community* MORE MEMORIES

Little Earth is a blessed community situated at the heart of convenience. It offers access to Hinjawadi, Baner, Balewadi, Wakad, Ravet, PCMC, Chakan MIDC, Dehu Road, Akurdi, Talawade, Talegaon, and two highways. Your residents can easily access many commercial areas and business hubs nearby.

They can also look forward to plenty of lifestyle amenities within reach - malls, multiplexes, fine-dine restaurants, a cricket stadium, renowned schools and international universities, and prestigious healthcare facilities such as refreshing gardens and temples in the neighborhood.

- 📍 **The central & Well-connected location**
- 📍 **Enviably close to Bypass as well as Expressway**
- 📍 **A fast-developing neighborhood of progressive families**
- 📍 **Community of likeminded people**
- 📍 **Easy access from Kiwale & Mamurdi**
- 📍 **One of the most liveable localities in West Pune**





Club Aqua

MORE

Privileges

MORE SATISFACTION

5 clubhouses that make your residents Happy!
Each one is categorically dedicated to various fun-filled activities such as Leisure, Health, Kids' Play, Sports, and more so that every age group can feel the satisfaction of a fulfilled life.

50+ amenities spread across 5 Clubhouses

Club Aqua

Club Pyro

Club Ozone

Club Orbit

Club Tierra

Club Pyro



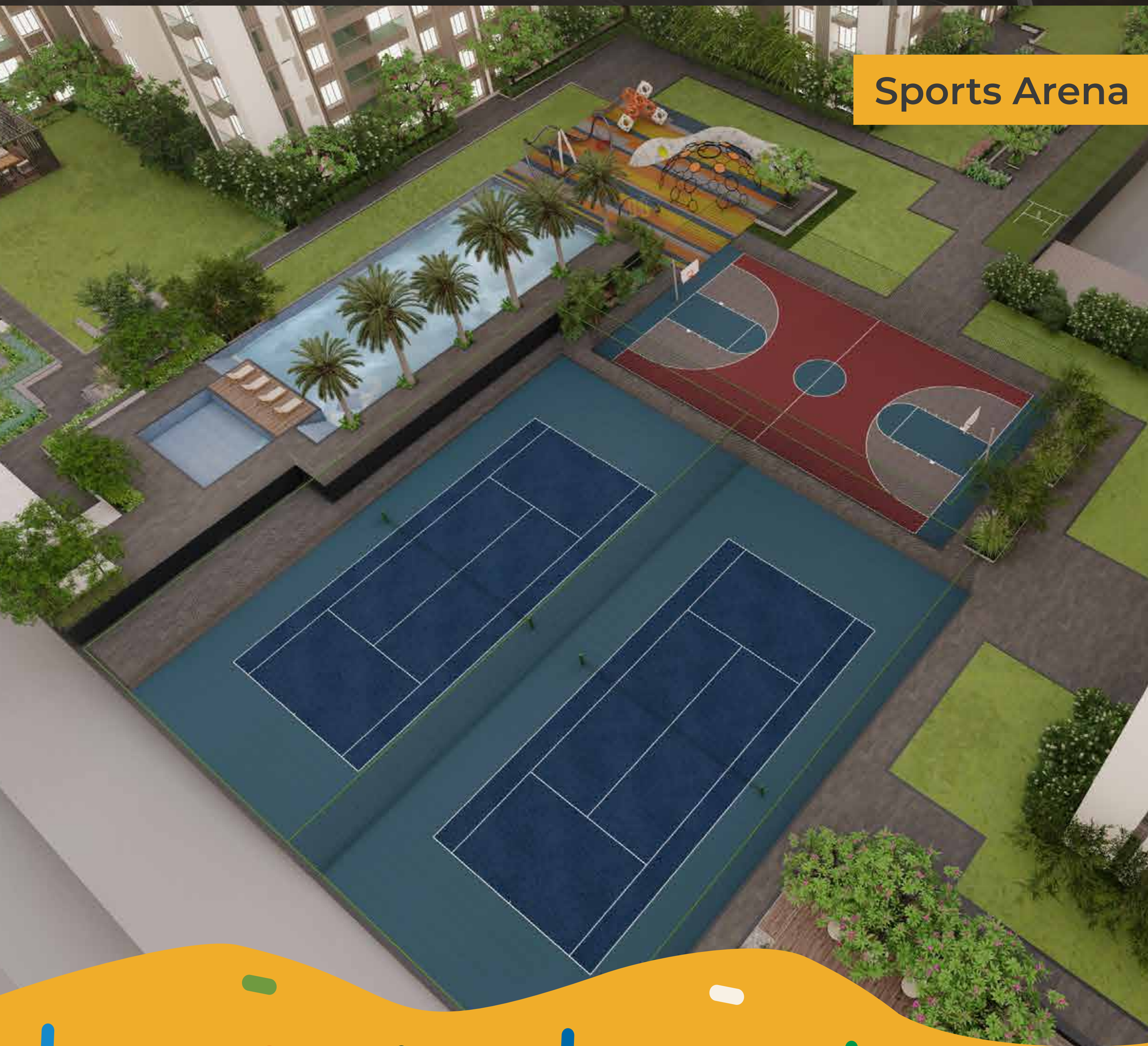
Club Ozone



Indoor Café



Sports Arena



MORE *Freedom* MORE CREATIVITY

Little Earth by Kolte-Patil has smart floor plans to help your residents make the most of their living space.



2 BHK
ODD-TYPE 1
UNIT PLAN

651 SQ.FT
USABLE AREA

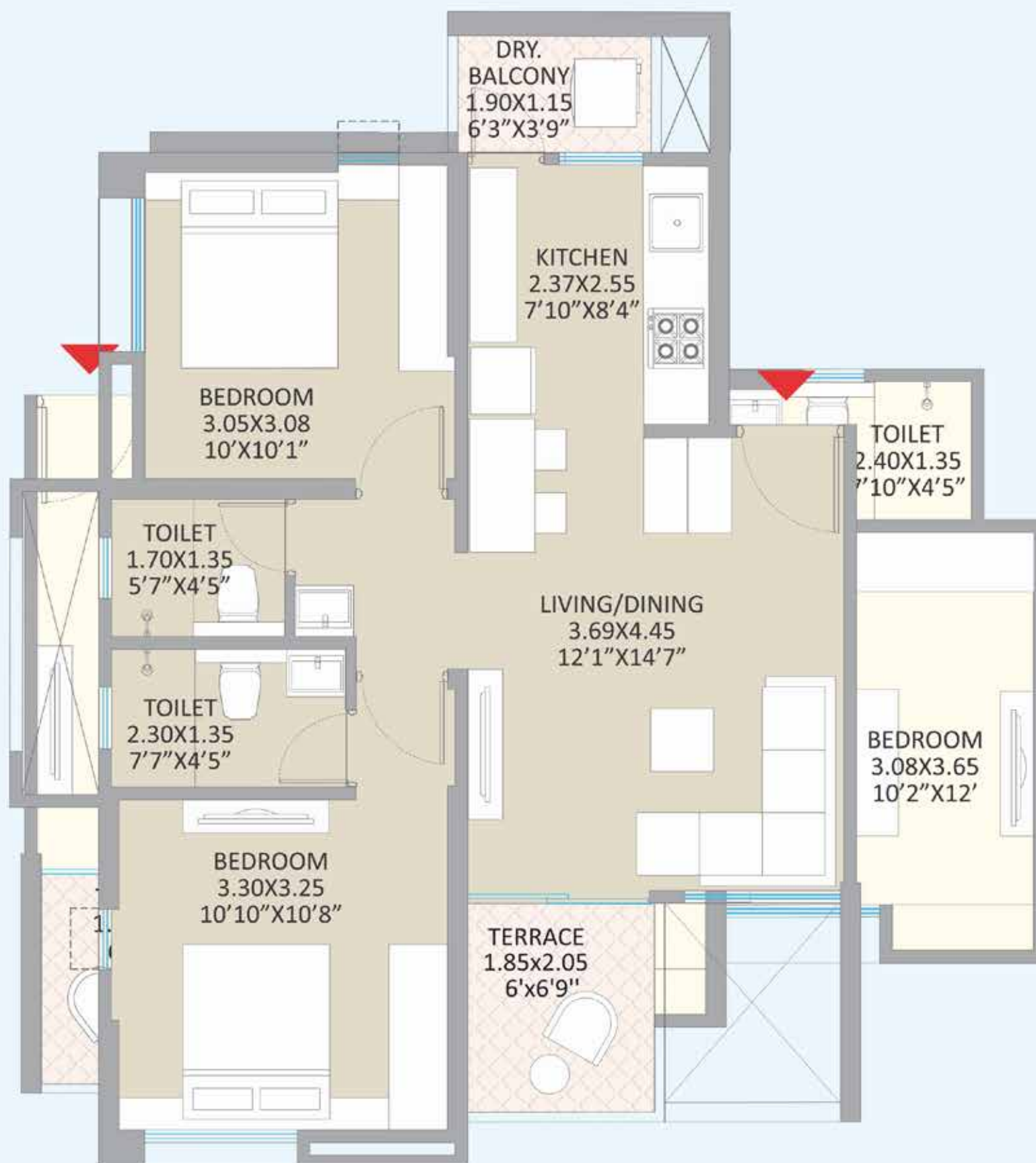


2 BHK
ODD-TYPE 2
UNIT PLAN

654 SQ.FT
USABLE AREA



2 BHK
 ODD-TYPE 3
 UNIT PLAN
653 SQ.FT
 USABLE AREA



2 BHK
 EVEN -TYPE 1
 UNIT PLAN
657 SQ.FT
 USABLE AREA



2 BHK
EVEN-TYPE 2
UNIT PLAN

656 SQ.FT
USABLE AREA



2 BHK
EVEN -TYPE 3
UNIT PLAN

653 SQ.FT
USABLE AREA



2 BHK
3RD FLOOR-TYPE 1
UNIT PLAN

651SQ.FT
USABLE AREA



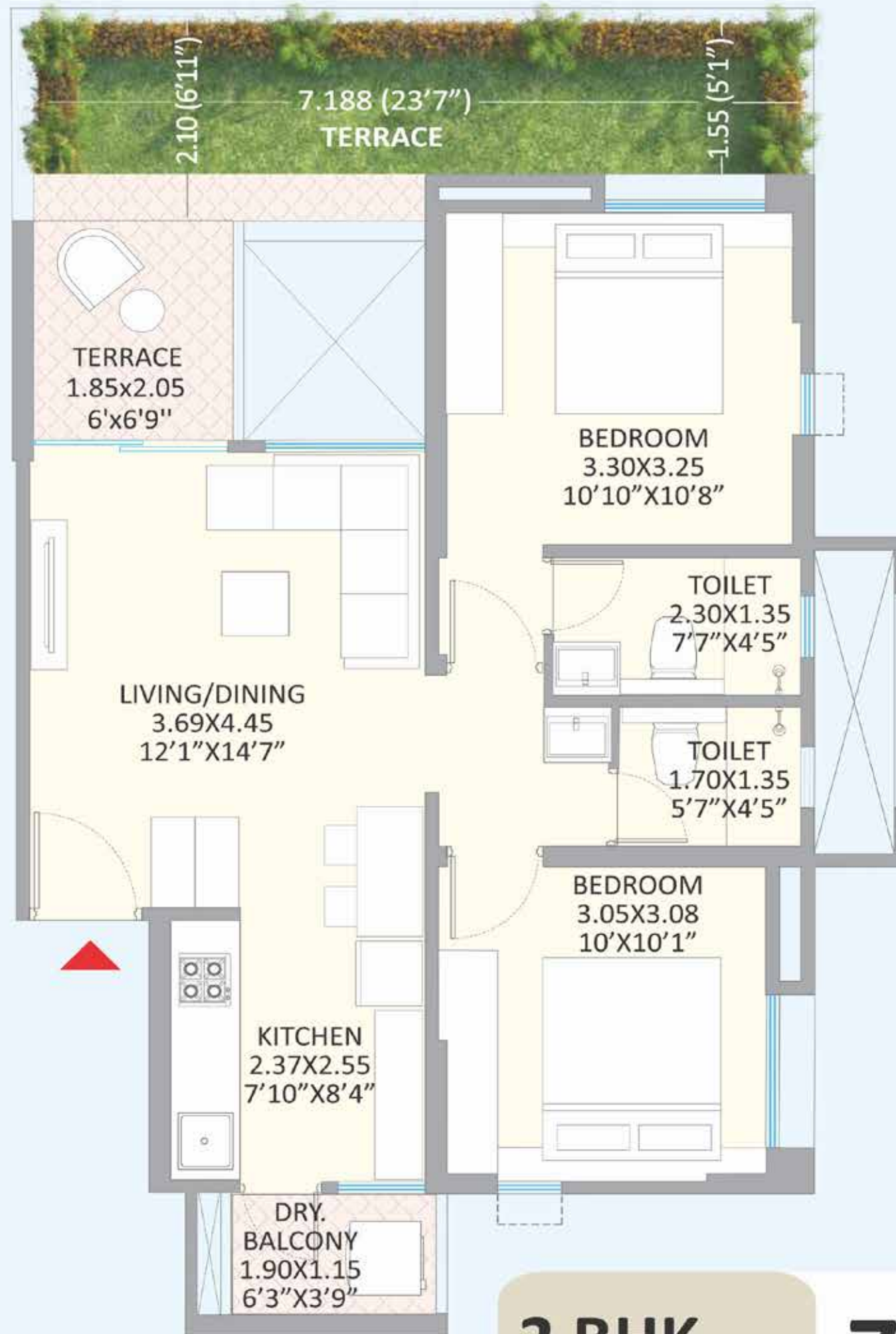
2 BHK
3RD FLOOR-TYPE 2
UNIT PLAN

654SQ.FT
USABLE AREA



2 BHK
3RD FLOOR-TYPE 3
UNIT PLAN

928 SQ.FT
USABLE AREA



2 BHK
3RD FLOOR-TYPE 4
UNIT PLAN

793 SQ.FT
USABLE AREA

MORE *Trust* MORE PEACE

Kolte-Patil Developers has been a trusted name in Indian real estate for over three decades. With a strong focus on quality & customer satisfaction, the company has delivered some of the finest residential and commercial projects across **Pune, Mumbai, & Bangalore.**

Little Earth by Kolte-Patil is no different. The project is being developed considering the highest standards of quality and construction practices.



MORE *Invested* SECURE

There are several reasons why your customers must choose Little Earth by Kolte-Patil for future investments. For one, the location is perfect –just minutes away from major highways, restaurants, schools, and hospitals. In addition, the project offers a number of amenities that will appeal to your customers. Not to mention, a ton of development is coming to this growing locale.

Upcoming Infra:



Upcoming International Airport in Navi Mumbai



Upcoming 161.33 km-long Ring Road



Already operational Metro Station of PCMC



Under corridor ongoing metro rail project



An under-construction 21.8 km 6-lane freeway grade road bridge.



Proposed Hyperloop connecting Mumbai and Navi Mumbai International Airport



13.3 km 'Missing Link' project by MSPDC under construction access-controlled highway



Converting the existing 6-lane Pune-Mumbai Expressway to 8-lane

Thank *You*



Disclaimer



This brochure is purely conceptual and not a legal offering. All building pictures, specifications, images, plans, drawings, amenities, dimensions, elevations, illustrations, facilities, features, layouts, other information, etc. as seen in the advertisement, are tentative, indicative and subject to variations and modifications by the company without any notice and subject to approvals of competent authorities. Furniture, fixtures, accessories and furnishings shown are only for representational purpose and shall not be provided in the actual flat. The manufacturer is accountable for the warranty of the fittings and fixtures that will be provided and the developer shall not be liable for the same. This project has been registered via MAHARERA Registration No: P52100047721 for Buildings C-16, P52100047722 for building B-11, P52100048103 for building C-10 & C-11 and is available on the website. <http://maharera.mahaonline.gov.in> under registered projects. T&C Apply*