

Yours is the home and the home-park



**WEST
COAST
PARK**

shivane.pune

1.5, 2 & 2.5 BHK
APARTMENTS



In cities limited by space and tight schedules, life for us often shrinks to few square feet within the four walls of home and long hours at the workplace. Even the stretch of roads between the two places is jammed with rushing vehicles and maddening crowd.

The windows of the houses open up to other towering buildings in the neighbourhood or busy streets down below. A drive to the distant hills or even a quiet evening with the family in a not-so-far park in the city is a rare occasion.

Day after day, we hold on to the wish of a life beyond the four walls...

Where do you go from here?









While you remained tied to the leash of a life within the four walls of your home and workplace, the city kept growing in size pushing its boundaries further.

What were the outskirts not so long ago, are today lively suburbs with well planned townships.

That's what brings you to the gate of West Coast Park...

Outside the gate flows a small river undisturbed by an idyllic township taking shape inside.

And in between the two is the promise of a life you long wished...

A life spread out beyond the four walls...







Proposed Building E



Located on the fastest developing west side of Pune by the coast of a river, six exclusive residential towers stand hand in hand around an expansive park in the centre to create and set apart the West Coast Park much to the admiration of its neighbourhood.

And admire you will also, when you are with your family either inside your home or with your family and neighbours outside in the park.

West Coast Park has everything and more than what you'd find in any other park. Step outside your home and the park is yours. Leave the park and the home is yours.

Suddenly you have all the time and the place to stretch your life beyond the four walls.

Yours is the home and the home-park.



Layout

- 1) Club house
- 2) Night garden with fragrant shrubs
- 3) Lawn area and mounds
- 4) Green walls
- 5) Neem plantation for oxygen enhancement
- 6) Isolation areas for social interactions
- 7) Cross walks with stamped paved
- 8) Lily pools
- 9) Palm court
- 10) Welcome fountain
- 11) Backyard water games
- 12) Feeding-the-fish-pond
- 13) Hobby center with doll house for painting, reading, etc.
- 14) Observation deck
- 15) Puzzle park
- 16) Chit-chat deck
- 17) Skating rink
- 18) Basket ball dribble court
- 19) Climbing wall
- 20) Gully cricket ground
- 21) Traditional games arena
- 22) International standard multiple play assembly
- 23) Photo opportunity walls
- 24) Children's farm
- 25) Outdoor board games
- 26) Outdoor fitness area
- 27) Graffiti wall
- 28) Pugmark track
- 29) Kids' den
- 30) Sand pit
- 31) Miniature fortscapes
- 32) Party lawn
- 33) Senior citizen enclave
- 34) Music arena
- 35) Jogging track
- 36) Amphitheater
- 37) Mother's deck
- 38) Fest deck





F

A

B

10

09

04

07

12

28

16

38

13

01

26

14

25

11

27

03

32

34

02

17

23

08

06

15

18

21

19

30

31



Amenities

Club house

- Fitness zone
- Card room
- Board game zone
- Library
- AV lounge
- Toddler's room

Landscape features

- Night garden with fragrant shrubs
- Lawn area and mounds
- Green walls
- 153 types of shrubs
- 60 types of ground covers
- 15 types of creepers
- 15 to 20 types of palms
- 40 to 45 types of trees
- Neem plantation for oxygen enhancement
- Flowering shrubs for butterflies
- Benches to rejoice
- Isolation areas for social interactions
- Cross walks with stamped paved
- Lily pools
- 15 types of aquatic plants
- Palm court
- Welcome fountain

West Coast Park, step out onto an island

West Coast Park has a long string of luxurious amenities attached to it to easily appear as some luxurious resort on a distant island country.

Eco friendly features

- Vermiculture plant
- Sewage water treatment and recycle plant
- Recharging bore wells
- Security solar lights along compound
- Rainwater harvesting

Child centric amenities

- Backyard water games
- Feeding-the-fish-pond
- Hobby center with doll house for painting, reading etc.
- Observation deck
- Puzzle park
- Chit-chat deck
- Skating Rink
- Basket ball dribble court
- Climbing wall
- Gully cricket ground
- Traditional game arena such as – langdi, kabbadi, marbles, viti dandu and lagori
- International standard multiple play assembly
- Photo opportunity walls
- Children's farm
- Outdoor board games
- Outdoor fitness area
- Graffiti wall
- Pugmark track
- Kids' den
- Sand pit
- Miniature fortscapes

General Amenities

- Party lawn
- Senior citizen enclave
- Music arena
- Jogging track
- Amphitheater
- Mother's deck
- Attractive entrance lobby
- Intercom facility
- Fire fighting systems
- Complete Wi-Fi project
- Fest deck





Specifications

RCC

- Conventional R.C.C. framed structure

Brickwork

- External wall 6" thick brick work/block work
- Internal wall 4"/6" thick brick work/block work

Plaster

- External walls : sand face single coat plaster
- Internal walls : sanla work plaster

Flooring and tiling

- Living room, dining: vitrified tiles
- Other rooms & passage: vitrified tiles
- Terrace: ceramic tiles
- Parking: chequered tiles/trimix concrete floor
- Staircase tread and riser: tiles or natural stone
- Lobbies: decorated lobbies

West Coast Park, harbouring beauty

A beautiful heart beats inside each tower of West Coast Park complementing the magnificent view of the park outside. A reflection of two worlds in perfect harmony with each other...

Doors

- Main door: modular door/laminated door
- Toilet doors: flush doors with both side paint
- Bedroom doors: flush doors with both side paint
- Door frames: all door frames in RCC
- Door fittings: good quality fittings

Windows

- Windows two track with M. S. grill

Kitchen

- Kitchen platform: granite (8'.0" in length) along with S.S. sink
- Kitchen platform: designer tiles up to lintel level

Washrooms

- Toilet: ceramic tiles
- Dado for bath: ceramic tiles up to lintel level
- Dado for W.C: ceramic tiles up to 7'.0" ht
- Sanitary: orissa pan / commode (white) in W.C.
- Wash basin in passage

Plumbing

- Concealed plumbing G.I. / P.V.C. / C.I. pipes & C. P. fitting
- Hot-cold mixing unit in toilet
- One cork in kitchen

Electrification

- Concealed copper wiring with main circuit breakers
- TV point in living room
- Telephone point in living room
- ISI approved best quality switches

Painting

- Oil bound distemper
- Oil paint to grills
- Cement paint/semi acrylic to external walls

Lifts

- Lift of standard make with generator/battery backup



West Coast Park floors you with its planning.

The 1.5, 2, and 2.5 BHK homes at West Coast Park are so designed as to freely let in the natural blessings of its surroundings to the farthest corners of each room. Abundant natural light and natural ventilation on either side of the four walls...



1.5 BHK | 707 and 722 Sq. Ft.



2 BHK | 893 and 913 Sq. Ft.

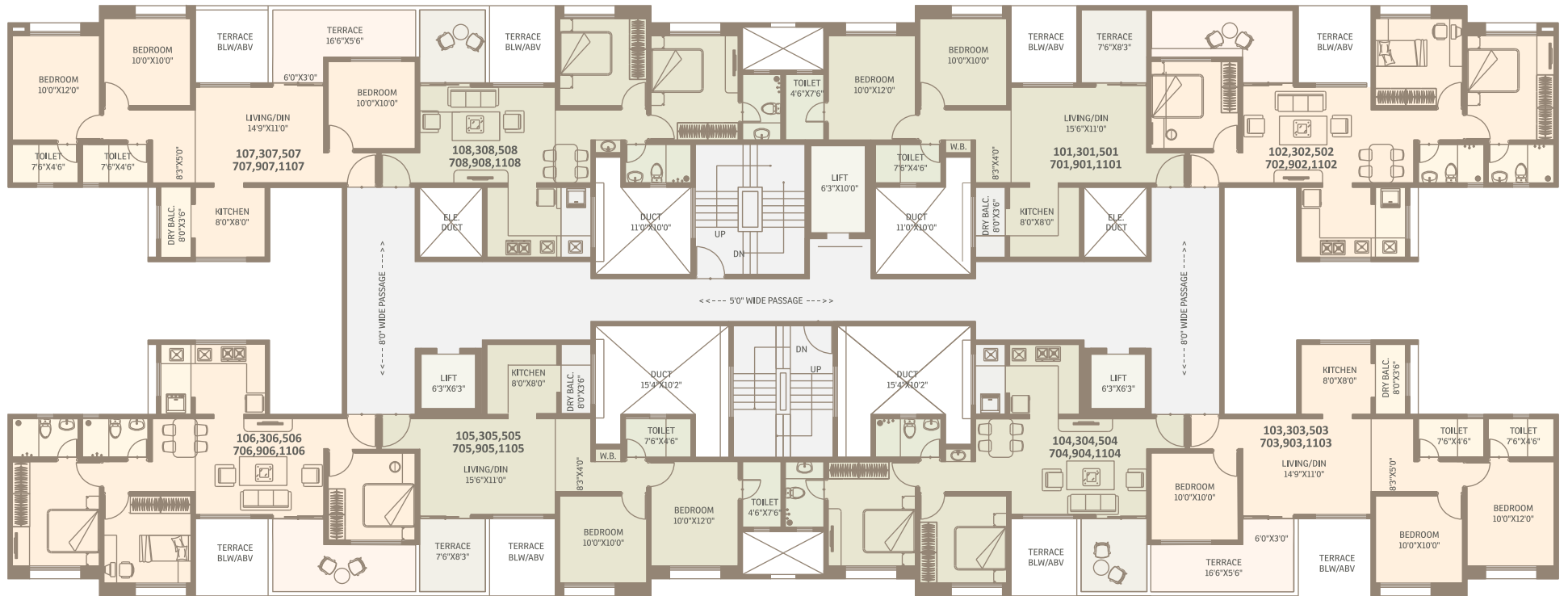


2.5 BHK | 1045, 1052, 1092 and 1100 Sq. Ft.



A BUILDING

FLOOR PLAN: ODD FLOORS: 1, 3, 5, 7, 9 & 11



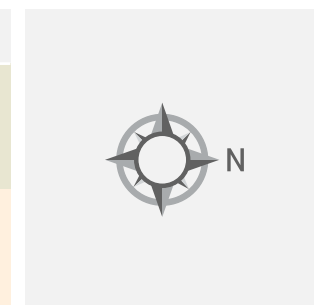
PROJECT



AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA	TERRACE CARPET	SALEABLE AREA
101,301,501,701,901,1101 104,304,504,704,904,1104 105,305,505,705,905,1105 108,308,508,708,908,1108	2 BHK	637.00	66.00	913.00
102,302,502,702,902,1102 103,303,503,703,903,1103 106,306,506,706,906,1106 107,307,507,707,907,1107	2.5 BHK	737.00	109.00	1100.00

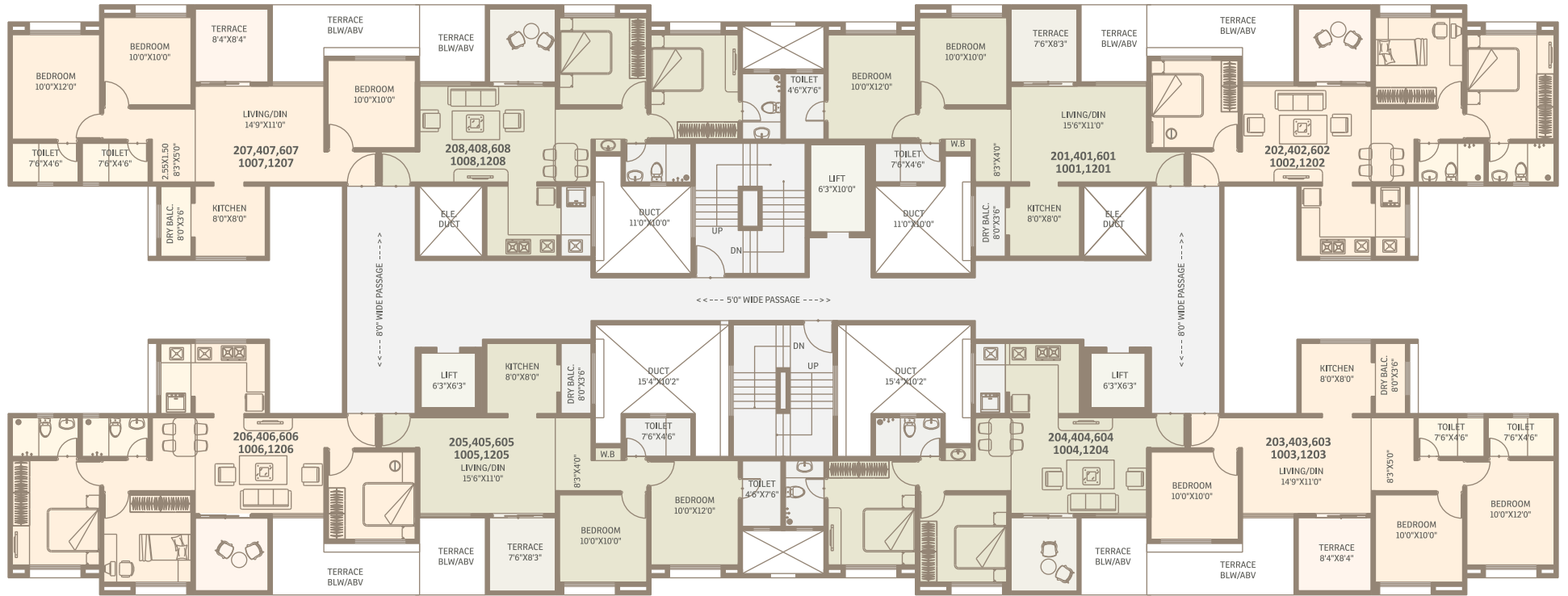
ORIENTATION



all area in sq. ft.

A-BUILDING

FLOOR PLAN: EVEN FLOORS: 2, 4, 6, 10 & 12



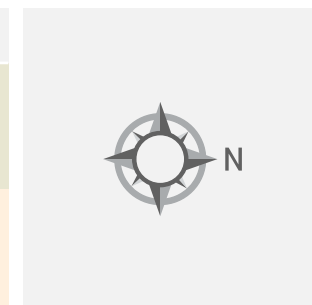
PROJECT



AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA	TERRACE CARPET	SALEABLE AREA
201,401,601,1001,1201 204,404,604,1004,1204 205,405,605,1005,1205 208,408,608,1008,1208	2 BHK	637.00	66.00	913.00
202,402,602,1002,1202 203,403,603,1003,1203 206,406,606,1006,1206 207,407,607,1007,1207	2.5 BHK	737.00	72.00	1052.00

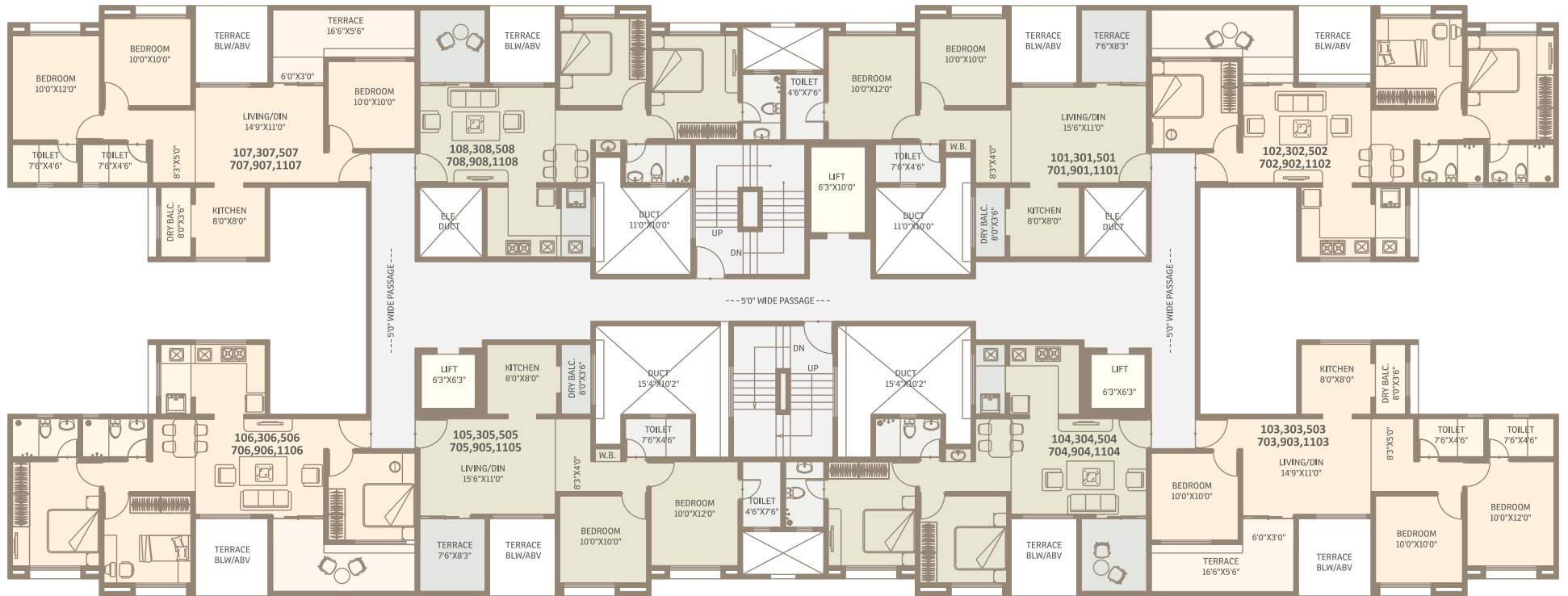
ORIENTATION



all area in sq. ft.

B-BUILDING

FLOOR PLAN: ODD FLOORS: 1, 3, 5, 7, 9 & 11



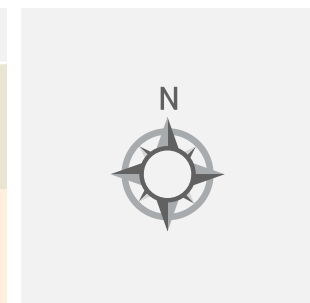
PROJECT



AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA	TERRACE CARPET	SALEABLE AREA
101,301,501,701,901,1101 104,304,504,704,904,1104 105,305,505,705,905,1105 108,308,508,708,908,1108	2 BHK	621.00	66.00	893.00
102,302,502,702,902,1102 103,303,503,703,903,1103 106,306,506,706,906,1106 107,307,507,707,907,1107	2.5 BHK	731.00	109.00	1092.00

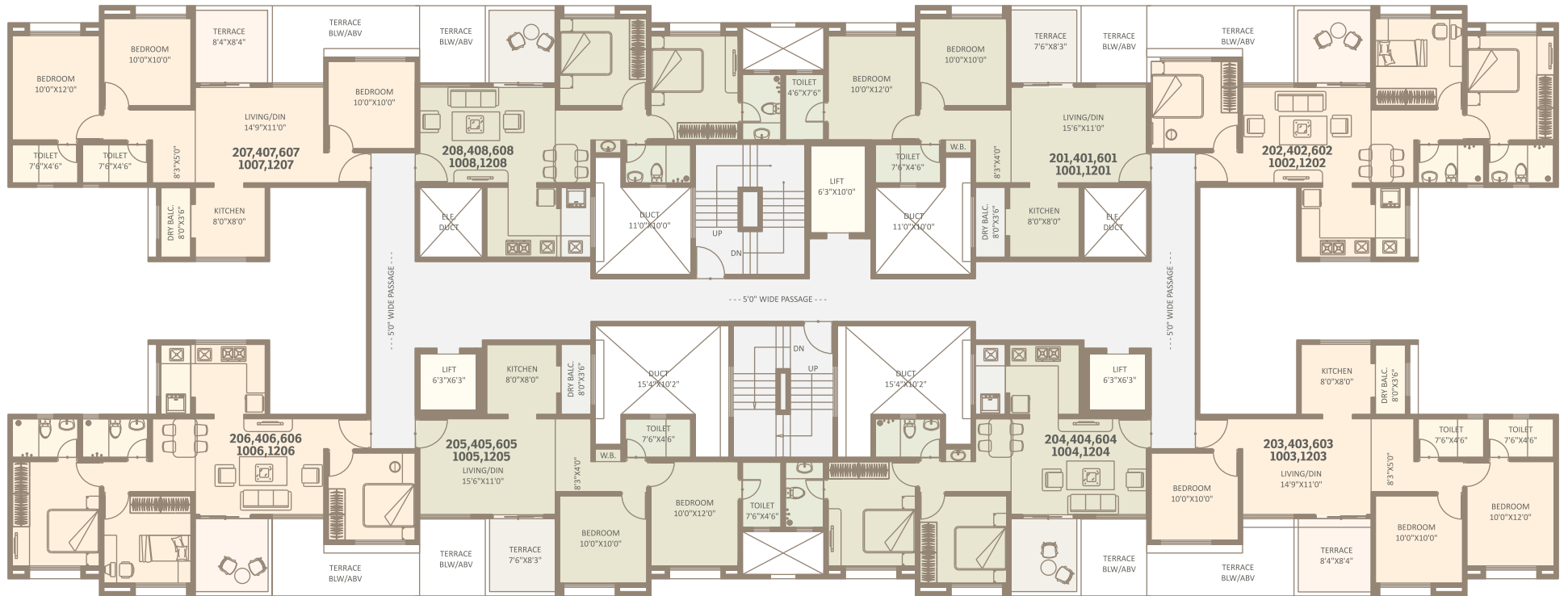
ORIENTATION



all area in sq. ft.

B-BUILDING

FLOOR PLAN: EVEN FLOORS: 2, 4, 6, 10 & 12



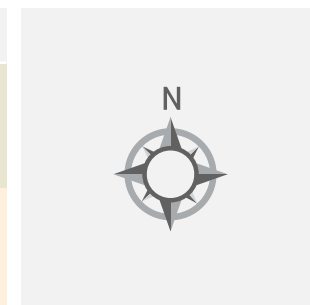
PROJECT



AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA	TERRACE CARPET	SALEABLE AREA
201,401,601,1001,1201 204,404,604,1004,1204 205,405,605,1005,1205 208,408,608,1008,1208	2 BHK	621.00	66.00	893.00
202,402,602,1002,1202 203,403,603,1003,1203 206,406,606,1006,1206 207,407,607,1007,1207	2.5 BHK	731.00	73.00	1045.00

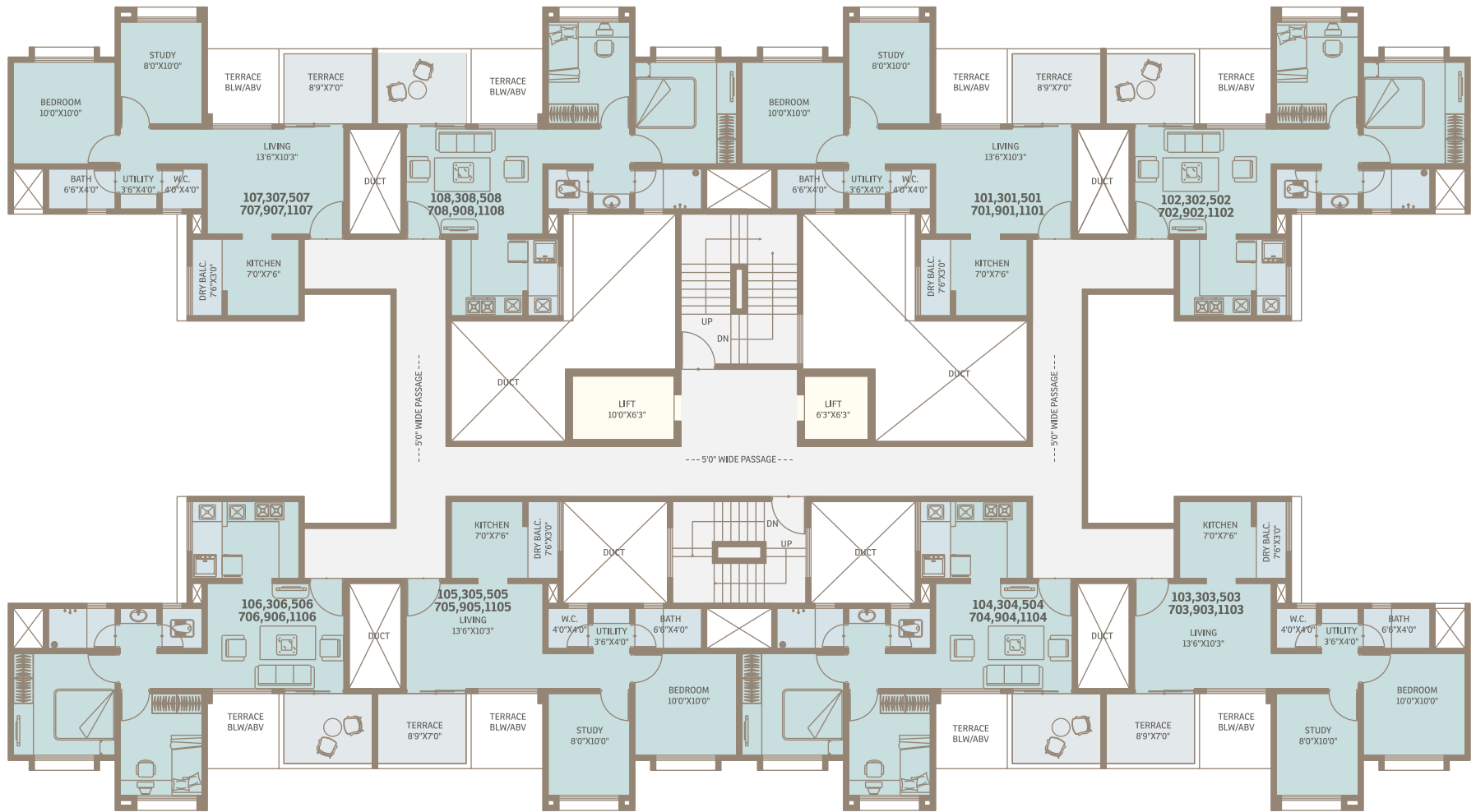
ORIENTATION



all area in sq. ft.

C-BUILDING

FLOOR PLAN: ODD FLOORS: 1, 3, 5, 7, 9 & 11



PROJECT



1.5, 2 & 2.5 BHK
APARTMENTS

AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA	TERRACE CARPET	SALEABLE AREA
101,301,501,701,901,1101	1.5 BHK	492.00	63.00	722.00
102,302,502,702,902,1102				
103,303,503,703,903,1103				
104,304,504,704,904,1104				
105,305,505,705,905,1105				
106,306,506,706,906,1106				
107,307,507,707,907,1107				
108,308,508,708,908,1108				

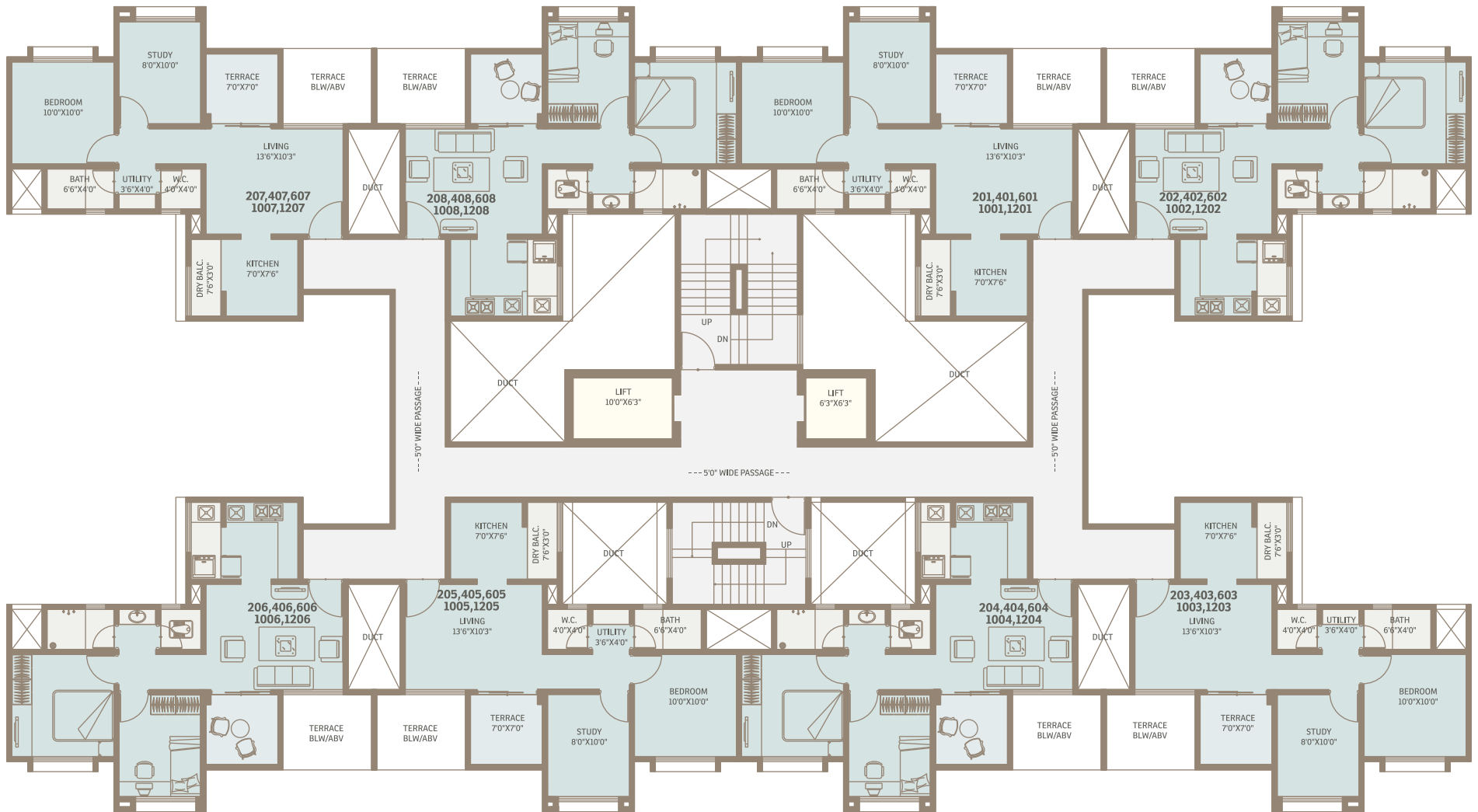
ORIENTATION



all area in sq. ft.

C-BUILDING

FLOOR PLAN: EVEN FLOORS: 2, 4, 6, 10 & 12



PROJECT



1.5, 2 & 2.5 BHK
APARTMENTS

AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA	TERRACE CARPET	SALEABLE AREA
101,301,501,701,901,1101	1.5 BHK	492.00	52.00	707.00
102,302,502,702,902,1102				
103,303,503,703,903,1103				
104,304,504,704,904,1104				
105,305,505,705,905,1105				
106,306,506,706,906,1106				
107,307,507,707,907,1107				
108,308,508,708,908,1108				

ORIENTATION



all area in sq. ft.





When you have homes skirting a park, life spreads out onto the park and the park rolls into your home. The intrusion on both sides is pleasant and always welcome.

The walls of distance and time simply vanish. Step out or step in, you are never short of good times with your family, friends and neighbours. The mornings, evenings and the weekends with them get longer. You have more time and space that you can call as yours.

**Immeasurable
happiness, not just
happy moments
to count.**





Towards
Pune-Mumbai
Expressway

Baner Road

Pashan Road

UNIVERSITY
CIRCLE

WAKDEWADI

SHIVAJINAGAR

Sangamvadi
Bridge

PASHAN
Pashan
Lake

Model Colony

Fergusson
College
Deccan
Gymkhana

BAVDHAN

ERANDWANE

Laxmi Road

Bhusari Colony

KOTHRUD

Lakadi
Bridge

CHANDANI
CHOWK

Karve Road

Navi Peth

Lokmanya
Nagar

SWARGATE



dahanukar
Colony

Karve Nagar

Sinhagad Road

Parvati
Darshan

MARKET
YARD

Pune-Mumbai Bypass Road

WARJE

Warje
Bridge

VITTHALWADI

HINGNE

Kondhawe
Dhawade

Mutha River

WEST
COAST
PARK
shivane.pune

Nanded
Phata

NDA
Gliderdrome

WEST
COAST
PARK
shivane.pune

SHIVANE

MALWADI

Shingad
Bridge

VADGOAN

Balaji Nagar

National
Defense Academy

NANDED CITY

Nanded Phata

Sinhagad Road

NARHE

NH 4

Pune-Mumbai Bypass Road

DHANKAWADI

Katraj
Lake

KONDHWA

KIRKATWADI

KHADAKWASLA DAM

DHAYARI

AMBEGAON

Pune-Mumbai Bypass Road

Katraj
Lake

KATRAJ

Jambhulwadi Lake

Towards
Pune-Satara
Road

West Coast Park, leaving no stone untouched

West Coast Park is designed and developed around a dream of a blissful life set amidst natural bounties and decked with every modern amenity for you and your family.

Architect

Vikas Achalkar
Manoj Tatooskar

RCC Consultant

G. A. Bhilare Consultants Pvt. Ltd.

Legal Advisor

Adv. P. M. Khire

Landscape Designer

Suman Shilp, Mahesh Nampurkar

Plumbing Consultant

Ace Consultants

Electrical Consultant

Federal Engineering

Environmental Consultant

Oasis Consultant, Dr. Vishwambhar Choudhari

3D Art

Digital Arts, Ajay Parge

Strategy and Brand Consultant

Setu Advertising Pvt. Ltd.





Corporate Office:

Vishwaneel, 506, Narayan Peth, Ramanbaug Chowk, Pune 411030
P : +91-20-2449 57 49 / 50 / 51 E : info@patedevelopers.com

www.patedevelopers.com

Site address:

Sr. No. 4 & 9 Shivane, Near Z P School, Pune 411052
P : +91-20-8484 8484 04 / 05 E : wcp@patedevelopers.com



Disclaimer: The contents of this brochure are purely conceptual and have no legal binding on Pate Developers. The developer reserves the right to amend the layout, number of floors, number of flats, elevation, colour scheme, specifications, amenities, etc.