

aspire for more



LATITUDE

aspire for more

Wide Vistas,
Open Skies,
Green Acres,
Fresh Air,
Relaxed Souls!

Latitude,
when you aspire for more!

Located amidst sweeping green vistas is Latitude. A hop away from Hinjewadi, in Wakad; Latitude homes give you more. These homes are the best in terms of specifications, amenities, design and value. Beautifully designed, these homes come with state of the art amenities and facilities. Latitude is the home where your aspirations will be met.





Set in the green environs of Wakad, Latitude is laid in a linear fashion. The homes here face the east-west direction and thereby are privy to maximum natural light and ventilation. This linear layout also enables privacy.

Within, homes come in configurations of 2 & 3 bhks. The specifications of the materials used conform to the best in class. All the amenities are set on a podium level to ensure a vehicle free and larger amenity zone at Latitude. Swimming pool, Gymnasium, Landscaped Gardens, Pergolas, Niche Seating areas, Skating Rink and more ensure an island of leisure, health and entertainment at Latitude. Water bodies in the landscape provide a truly pleasant setting.



Swimming Pool & Clubhouse

The Clubhouse at Latitude - the best place to rejuvenate, relax and unwind. A modern structure, the Clubhouse on the podium houses the Gymnasium, Indoor games, Multipurpose Hall and more. The Swimming pool attached to the club house is on the podium level, offering you an experience that is truly special.



Club-House:

- Club-House
- Equipped modern Gymnasium
- Indoor games with Table Tennis, Carom, Card Table
- Toddler's play area
- Multi-purpose hall

Swimming Pool:

- Swimming pool with baby pool and jacuzzi
- Water lit pool with paved deck
- Changing and wash rooms



Landscaping at Latitude

From the clubhouse to the lawns to the various zones and amenities, the underlying idea is to create an everyday getaway for every member of the family. As the podium runs the entire stretch of the campus, the resident gets a leisure zone on a higher level. Being traffic free, this also makes this area safe and carefree for the children. The lay of the landscape is a visual treat for the residents from their homes.



External Amenities:

- Elegant compound wall
- Internal paved concrete roads
- Jogging track
- Party lawn
- Children's play area
- Nooks and corner seatings

Landscape:

- Landscape designed by professionals
- Stretches of landscaped greenery
- Party lawn
- Peace zone for senior citizens
- Skating Rink



The Home at Latitude

Get out your interior design books and magazines, for here we present to you a canvas to paint your life! Presenting the Latitude home.

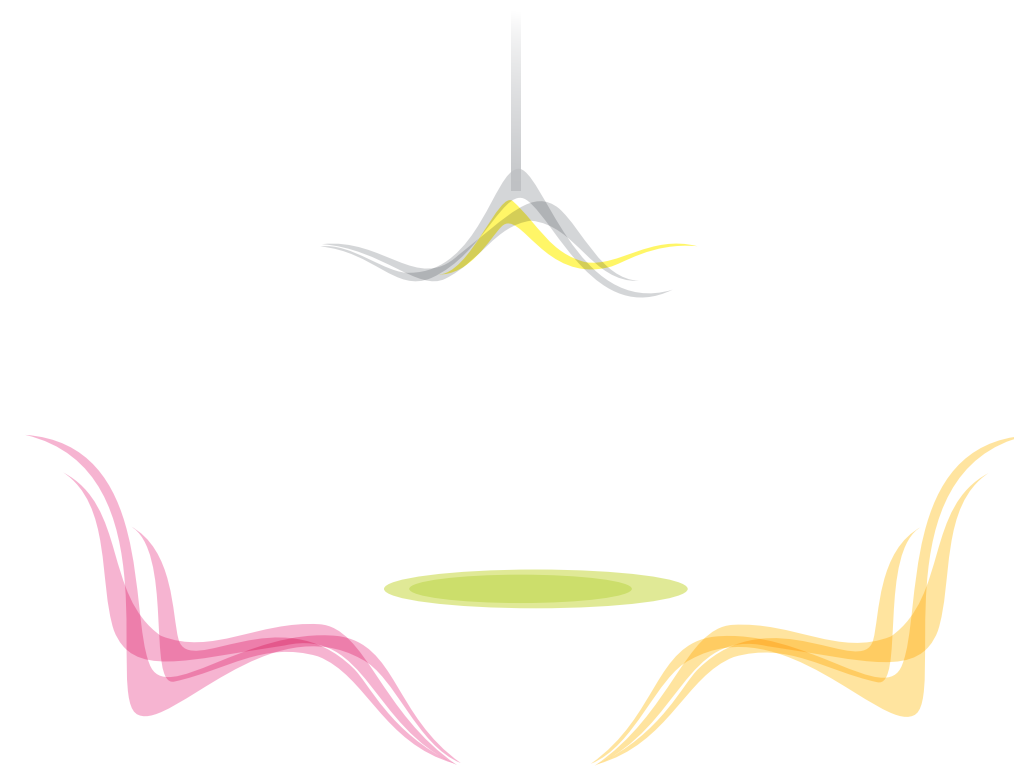
A product of space design, the homes at Latitude are inspirational. A unique opportunity for you to make your home into an object of desire.

Airy and naturally lit in ambience, these are cheerful homes. A space as private yet social where every individual of the family will be at "home".



Common Amenities:

- Piped Gas supply to every apartment
- 2 automatic elevators to each building
- Tastefully decorated entrance lounge
- Generator backup for parking & Staircase lights, Lifts and Water Pumps
- Garbage collection chute to each building
- Vermiculture systems for garbage treatment
- Rain water Harvesting
- Fire fighting System



Specifications

Structure

- Earthquake resistant RCC Structure

Flooring

- 24" x 24" Vitrified tiles in all rooms
- 12" x 12" Designer ceramic flooring in toilets with antiglare Ceramic flooring for terrace and with ceramic skirting

POP:

- Walls and ceilings finished in POP

Paint

- Acrylic paint externally
- OBD Paint internally

Door Frames:

- Decorative main doors
- Laminated internal doors
- 8' height for all doors

Windows:

- 3 track powder coated aluminum window with mosquito mesh
- Safety grills to all windows.
- Marble / Granite window sill.

Kitchen:

- L-Shaped black granite platform with stainless steel sink and dado tiles up to lintel level

Toilets

- CP Fittings- Jaquar / Equivalent
- Single lever diverter
- Glass partition for shower in Master Bathroom
- Sanitary Ware- Hindware / Equivalent
- Counter Wash Basin
- Health Faucet in all toilets
- Up to 7' height designer dado tiles



Electrical

- Concealed copper wiring
- Switches-ABB/ANCHOR or equivalent
- Adequate electrical points in every room

Provisions

- A/C point in Master Bedroom
- TV and Telephone points in living and master bedrooms
- Water purifier, exhaust fan and kitchen
- Water heater and exhaust fan in toilets
- Washing machine point in dry terrace
- Broadband Connection.
- Inverter Backup point.



Cut Section 2 bhk



Cut Section 3 bhk



A
1st 3rd 5th 7th 9th 11th Floors



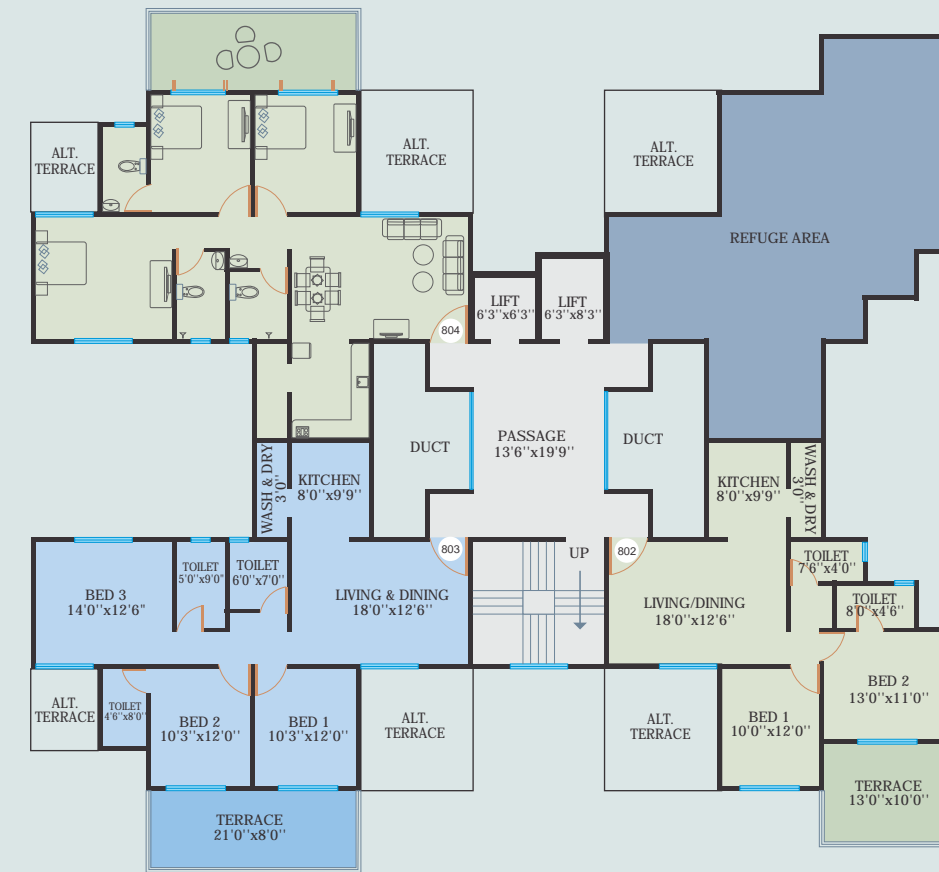
2nd 4th 6th 10th 12th Floors



FLAT NO	SALEABLE AREA
101, 301, 501, 701, 901, 1101	1086
102, 302, 502, 702, 902, 1102	1086
103, 303, 503, 703, 903, 1103	1457
104, 304, 504, 704, 904, 1104	1457

FLAT NO	SALEABLE AREA
201, 401, 601, 1001, 1201	1085
202, 402, 602, 1002, 1202	1085
203, 403, 603, 1003, 1203	1435
204, 404, 604, 1004, 1204	1435

A
8th Floor



FLAT NO	SALEABLE AREA
802	1085
803	1435
804	1435

B
1st Floor



FLAT NO	SALEABLE AREA
101	1086
102	1086

2nd 4th 6th 10th 12th Floors



FLAT NO	SALEABLE AREA
201, 401, 601, 1001, 1201	1085
202, 402, 602, 1002, 1202	1085
203, 403, 603, 1003, 1203	1085
204, 404, 604, 1004, 1204	1085

B
3rd 5th 7th 9th 11th Floors



FLAT NO	SALEABLE AREA
301, 501, 701, 901, 1101	1086
302, 502, 702, 902, 1102	1086
303, 503, 703, 903, 1103	1086
304, 504, 704, 904, 1104	1086

8th Floor



FLAT NO	SALEABLE AREA
801	1085
802	1085
803	1085

C
1st Floor



FLAT NO	SALEABLE AREA
103	1086
104	1086

2nd 4th 6th 10th 12th Floors



FLAT NO	SALEABLE AREA
201, 401, 601, 1001, 1201	1085
202, 402, 602, 1002, 1202	1085
203, 403, 603, 1003, 1203	1085
204, 404, 604, 1004, 1204	1085

C
3rd 5th 7th 9th 11th Floors



FLAT NO	SALEABLE AREA
301, 501, 701, 901, 1101	1086
302, 502, 702, 902, 1102	1086
303, 503, 703, 903, 1103	1086
304, 504, 704, 904, 1104	1086

8th Floor



FLAT NO	SALEABLE AREA
802	1085
803	1085
804	1085

D

1st 3rd 5th 7th 9th 11th Floors



FLAT NO	SALEABLE AREA
101, 301, 501, 701, 901, 1101	1457
102, 302, 502, 702, 902, 1102	1457
103, 303, 503, 703, 903, 1103	1086
104, 304, 504, 704, 904, 1104	1086

N →

2nd 4th 6th 10th 12th Floors



FLAT NO	SALEABLE AREA
201, 401, 601, 1001, 1201	1435
202, 402, 602, 1002, 1202	1435
203, 403, 603, 1003, 1203	1085
204, 404, 604, 1004, 1204	1085

D

8th Floor



FLAT NO	SALEABLE AREA
801	1435
802	1435
803	1085

N →



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www.namratagroup.com

The Parkland
2, 3 BHK Luxury Apartments
Baner Balewadi

Aura
2, 3 BHK Luxury Apartments
Baner Balewadi

Swapnanagari
1, 2 BHK Homes
Talegaon

Little Hearts
1, 2 & 3 BHK Luxury Apartments
Talegaon

Nea
1, 2 BHK Homes
Baner Sus

Ivory
1, 2 BHK Homes
Wagholi

Shantai Residency
1, 2 BHK Homes
Talegaon

Shantai City Centre
500 - 30000 sq.ft. Shops,offices
Talegaon

Savannah
1, 2 & 3 BHK Luxury Apartments
Wagholi

Greenfield
1, 2 BHK Homes
Hadapsar

Flora City
2 BHK flats, 3 BHK row houses,
Vertical - Twin bungalows.
Talegaon

Windchime
1, 2 BHK Homes
Rahatni

BA Triumph
Aundh

Avishkaar
1BHK Homes
Rahatni

Magic
1/1.5/ 2 & 3 BHK Luxurious Flats
Pimple Saudagar

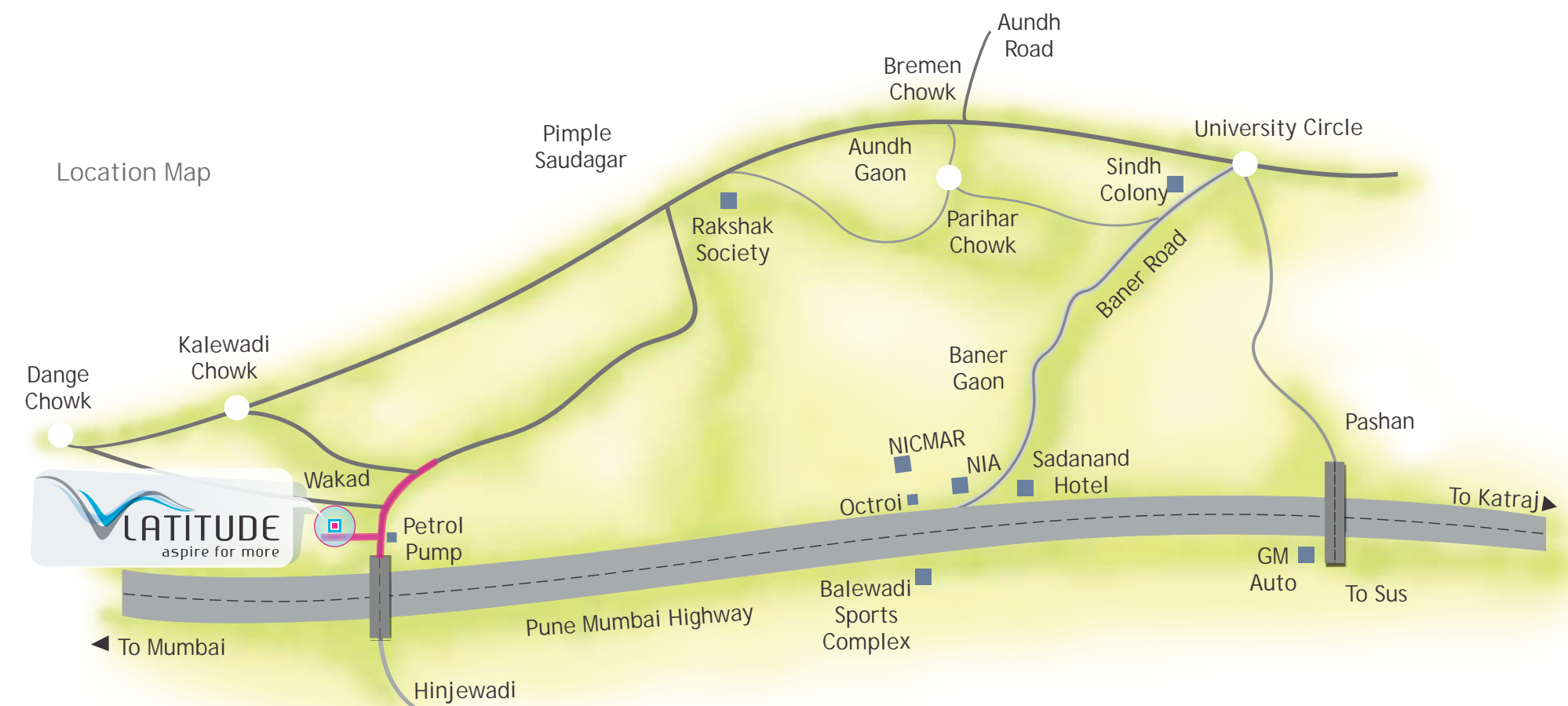


Disclaimer:- This brochure is purely conceptual and not a legal offering nor will it be a part of the agreement. Number of buildings, floors and flats/units may be revised. Promoters reserve the right to amend the layout, plans, elevations, designs, specifications, amenities, etc., without notice.



Architect - Solespace - Shashank Phadke
Structural Consultant - Virendra Chavan & Associates.
Electrical Consultant - Mr.Ghate.

Landscape Architect - Arup ++
Plumbing Consultant - Rahul Dhadphale



"Hinjewadi, Expressway, Aundh, Balewadi, Akurdi and Pashan; all in a 10 mins radius"...home locations don't get better than this!
 Government and Private Professional Institutions, International Schools, Lifestyle and Daily Shopping, Entertainment, Medical institutions, Restaurants & Hotels abound this area. Wakad is also developing into a planned and premium residential destination.

- Hinjewadi ITBT Park - 3 mins
- Parihar Chowk / Aundh - 8 mins
- Univ. of Pune - 12 mins
- Balewadi Stadia - 5mins
- Expressway - 5mins



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