



KOLTE-PATIL DEVELOPERS LTD.

— DOWNTOWN —  
**CityVista**  
has it all!



## Pune's Downtown, the place to be.

Downtown. A world-renowned concept of a destination bustling with life! Taking inspiration from the best of Downtown's in the world, we are giving shape to a Downtown in Pune. Where cool street-side cafes will be the place to unwind, where world-renowned brands will put up in the finest malls, where the music at the amphitheatre will enliven every mood, where a high-street life redefines the lifestyle of the city. Welcome to Downtown. With the perfect blend of residential and commercial spaces, surrounded with schools, restaurants and the many opportunities to make the most of every moment.





Langston

DOWNTOWN  
CityVista

Meryl

SENONA

Victorious Kidss  
Educares

Cheryl

Beryl

Arrisa Avenue



— DOWNTOWN —  
**CityVista**

A balance for your workforce, a delight for you.

Defining the working lifestyle of the future, City Vista is not only about remarkable work spaces designed with the motive of enhancing productivity and efficiency but about taking it to an all new level. An ideal mix of work spaces balanced with conveniences, relaxation and fun to open up minds to newer arenas and greater possibilities.



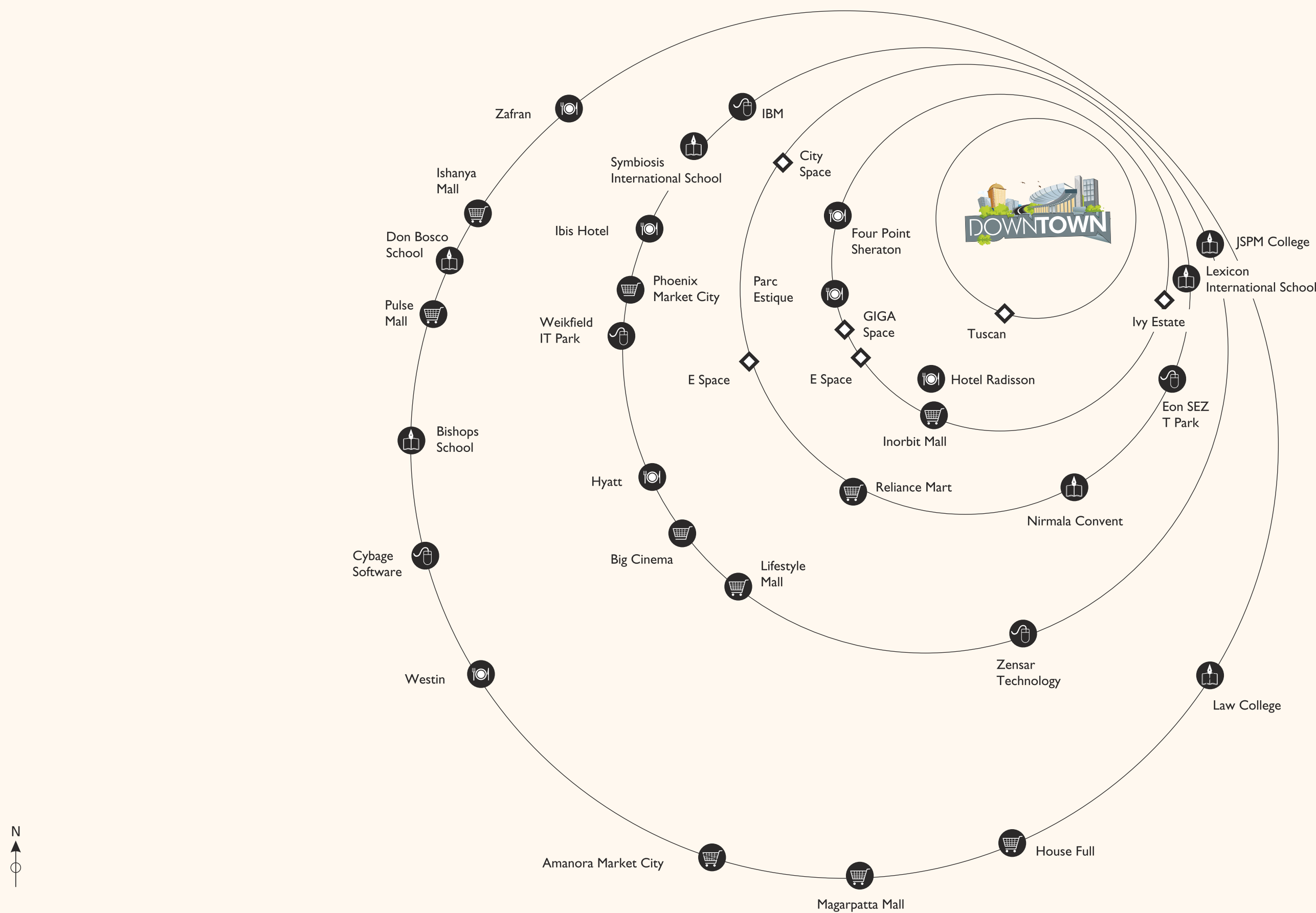


The Downtown life makes City Vista an aspirational work place.





# The central business destination in the making



# Offerings

**Boutique Offices, Showrooms, Restaurants  
ranging from 700 to 5200 sq. ft.**

## A Wing

- Basement + ground + 9 stories
- Shops at the ground level, admeasuring 800 to 4300 sq. ft.
- Restaurant space admeasuring 6300 sq. ft.

## B Wing

- Basement + upper parking + ground + 4 stories
- Shops ranging from 850 to 3300 sq. ft.
- Office spaces from 1300 to 2700 sq. ft.





# Entwining greens with your work

- 15 acres of adjacent garden spaces
- A view of lush green landscapes from offices
- Life-size gardens a part of downtown
- Thoughtful landscape planning
- Spotted with greens throughout the project





# The incomparable new working lifestyle

- **Fine Dining**
- **Lifts & Lobbies:** High speed elevators, distance between the entrance and the lift cores is kept to the bare minimum, lifts open into an elegantly finished lobby with its own sitting area that offers a beautiful landscaped view.
- **Car parking :** The driveway to the car park is a short distance, divided into two basements and three podium levels connected to the lobbies by shuttle elevators. Manned by traffic management personnel. Areas designated for taxi pick-up and drop-off along with a concierge and car rental service. Smart Car park system will be there
- **Fitness centre:** State-of-the-art with Private trainers available for sessions in the private training studios. Exclusive club with fitness centre
- **Security systems:** 100% backup support. Smart cards to grant and restrict access. Proximity cards have been used to control vehicular access to parking facilities. An intruder alarm system installed to detect and avoid any unauthorised intrusion. Duress alarms, multiple redundant data infrastructure for telecom providers, public address system for announcement or alarms are some of the other security features.
- **Lobbies:** A fully covered landscaped boulevard. Double height lobbies, with ultra modern imported stone, with muted matching flooring. The expanse sideways with essentials such as a luxurious seating lounge and art installation and artifacts .”
- **Green design:** LEED Certification for green design. The orientation of towers enhances the permeability of natural light to make it more energy efficient. Motion detecting light switches, highly efficient fluorescent light bulbs and vehicle sensors in car park. Even during construction, carefully chosen recycled materials were used in order to reduce resource consumption.





- **Landscaped walkways:** A cobble-stone walkway with a glass canopy all the way up to the lift lobby, with natural light streaming in at every step and providing shade from sun and cover from rain.
- **Lighting:** Smartly designed light systems and building highlighters which are energy efficient
- **Centralised meeting zone**
- **The Hub:** Business centre powered with serviced work spaces, cutting-edge, IT and telecom infrastructure, an on-site professional support team, a business café, a business lounge, high-tech meeting rooms & video conferencing suites, breakout areas, banqueting facilities and professional concierge services. The reception is an informal meeting area with

plush seating that extends the perfect welcome and offers exquisite comfort to visitors. “

- **Flexible Work Spaces**
- **Expansive offices with large floor plates as per requirement**
- **RCC Flat Slab Construction**
- **Coffee bar and gymnasium**
- **Handicap friendly design**
- **Business centre with state-of-the-art communication facilities**
- **Retail outlets to assist everyday business operations**
- **Warm shell offices**
- **Visitor tracking**

- **Professional facilities management system**
- **Sewage treatment plant**
- **Banks & ATM**
- **Rain water harvesting**
- **Ecological design**
- **Rooftop Recreation:** Swimming pool, restaurants, bar, coffee shop
- **Food court**
- **Outdoor event space**
- **BMS (Building Management System) including CCTV for common areas**
- **Common cafeteria**
- **F&B outlets**



# Master Layout

1. Entry
2. Walking Plaza
3. Broad Walk
4. Upper Plaza

5. Interactive Fountain
6. Lawn
7. Viewing Deck
8. Meeting Plaza

9. Stepped Seating
10. Entrance Water Feature





# Unit Plan





# Ground Floor - Wing A (West Wing)





# Typical Office Floor - Wing A (West Wing)





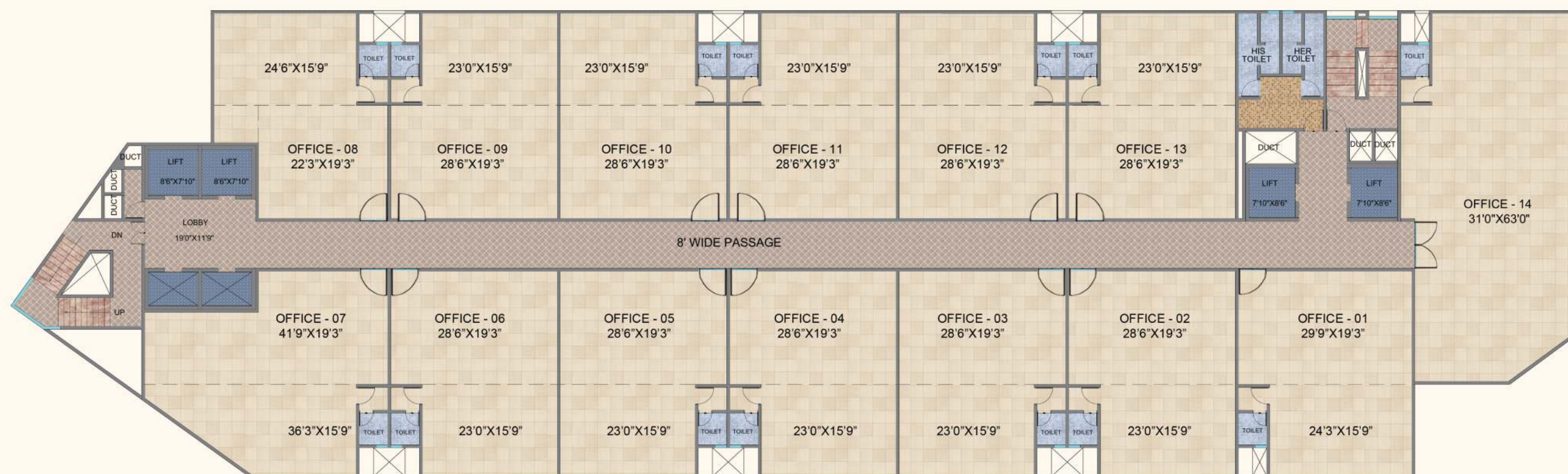
# Upper Ground Floor - Wing A (West Wing)







# Typical Office Floor - Wing B (North Wing)





# Ground Floor - Wing B (North Wing)





# Location Map

