



Don't just keep up

Appearances

Be the main

Attraction

For those blessed with 24K luxury, it's time to surrender to the ethereal charms of choice and splendor and cast your vision beyond the horizons of worldly desires in pursuit of eternal satisfaction.

Worth its weight in
Gold

What might seem like a virtuoso creation is actually a lifestyle philosophy shaped around perfection across 7 categories of excellence. Together, they entice, engage, and elevate the everyday life of inhabitants and everyone lucky enough to sample these qualities' satisfaction.



LIFESTYLE

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

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

Captivating by
Design

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.



All roads lead to

Baner

In our perpetual quest to grow, an essential ingredient for life is a flourishing location. There, in the heart of activity and vitality, every resident finds their own reason to be, and what makes life special for them.

It takes

24 to tango

24K Altura offers a setup of 3 & 4 BHK premium residences with a conception of fine living, adding to the many eye-catching attractions that make the 24K so sought after. The many aspects of luxury will meld and transform a resident's expectation of an urban lifestyle.



Future Development

24K ALTURA
BY KOLTE-PATIL



Look up &
Elevate

Highrise towers kissing the clouds and overlooking vivacious vistas of hills & urban skylines, will always inspire to look up to affluent living and elevate to the top slot. This finely crafted edifice epitomises the harmony of aesthetics, the astounding awe and aristocratic life that would prevail here.



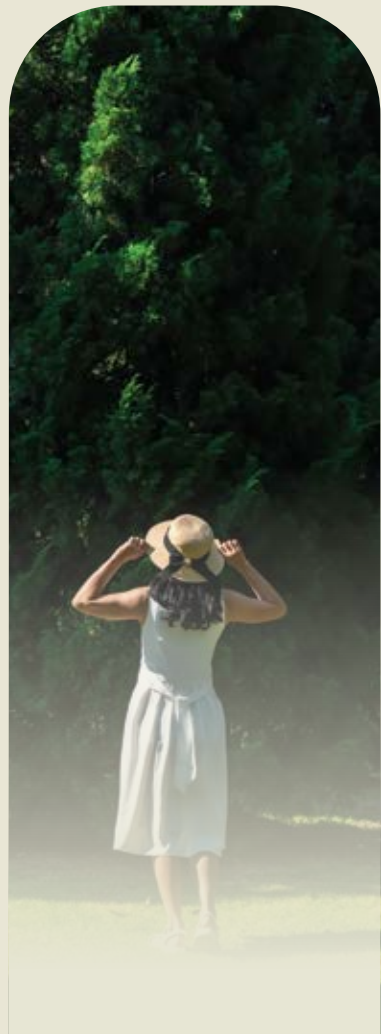
Community



Unwind and re-energize



Social interaction



Environmental awareness



Active lifestyle

Concept living

Designed to perfection

The chief principles behind the beguiling beauty of the design, cohesively encourage one to lead an active life, indulge in social interactions and unwind with energies of idyllic nature flowing around. Outdoors is as ecstatic as the indoors. The landscaped expanse is a mix of soothing shades of green, vast open areas, calming waterbodies and amazing amenities.



Project
U S P s



Strategically located



Panoramic view of Pune's western region



State-of-the art amenities



Rich biodiversity (in nearby region)



Connected to NH48



Well-thought-out
Master Plan

An expanse of
Ecstasy

1. Entry / exit for residential tower.
2. Jogging / walking track.
3. Amphitheatre.
4. Party lawn.
5. Outdoor games.
6. Shade canopy with barbeque counter & outdoor dining for parties.
7. Kids play zone.
8. Changing rooms.
9. Toddlers play zone.
10. Sand pit.
11. Outdoor yoga & meditation area.
12. Reflexology path.
13. Infinity edge swimming pool.
14. Kids pool.
15. Lounge pool.
16. Spa / leisure pool nestled in planting.
17. Seating nooks.



Sun Direction



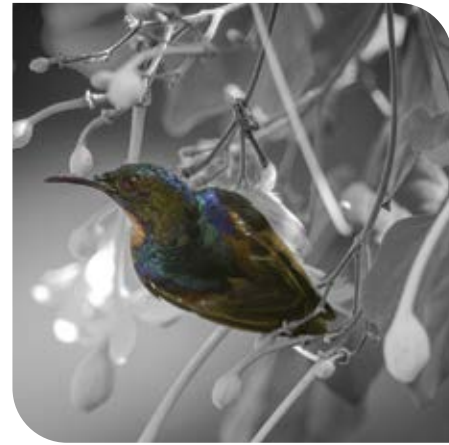
Wind Direction



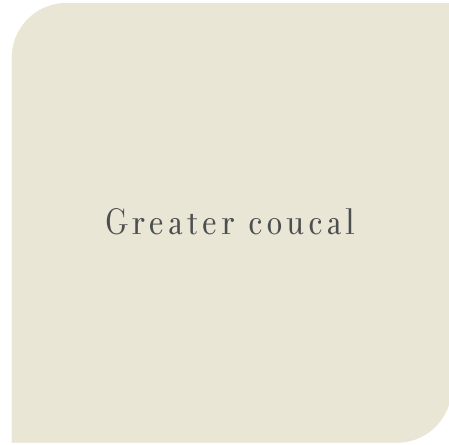
We know it is right, when everything falls

In the right place

It's important to take your daily dose of sunlight and unwind with breeze in your hair.



Purple sunbird



Greater coucal



Scaly-breasted munia



Grey hornbill



Black kite



Red-whiskered bulbul



Coppersmith barbet



White browed wagtail



Cuddled by
Scintillating surroundings

Celebrate the morning glory with the rising Sun being welcomed by cheerful chirping of rare species of birds. Befriend with the neighbouring Pashan & Baner hills and the mesmerising views. Unleash the birdwatcher and the nature-trotter in you. Explore various trails inviting from different directions.



Live

u p t o y o u r e x p e c t a t i o n s



Having organized all the amenities on the podium gives future residents of 24K Altura an open air hub of relaxation and recreation like a stage for the enlightened and liberated among us, it beckons all-comers to join the other merrymakers and discover what true satisfaction feels like.



Cafeteria



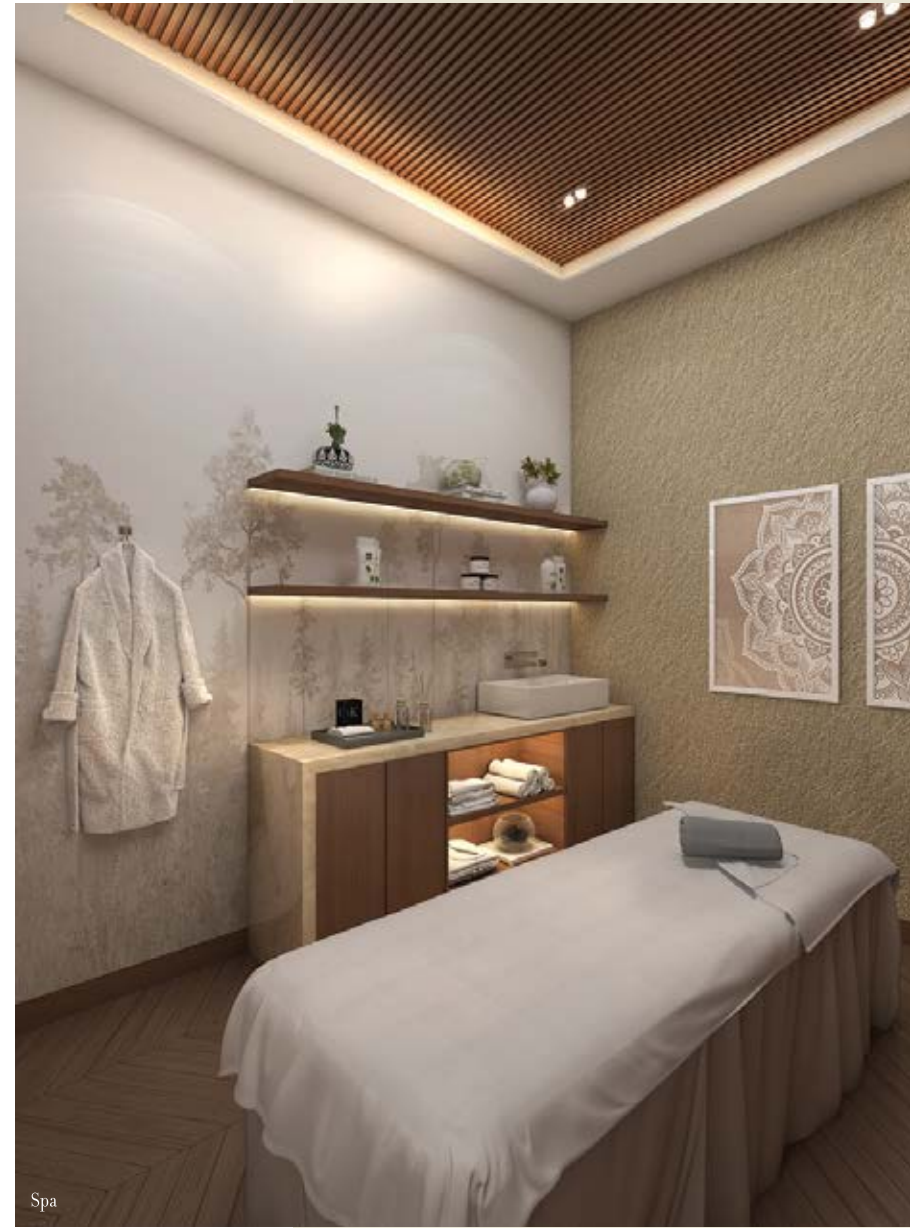
Cafeteria



Library



Salon



Spa



Mini Theatre / Stock Image

Amenities

b e n e a t h r e s i d e n t i a l t o w e r s

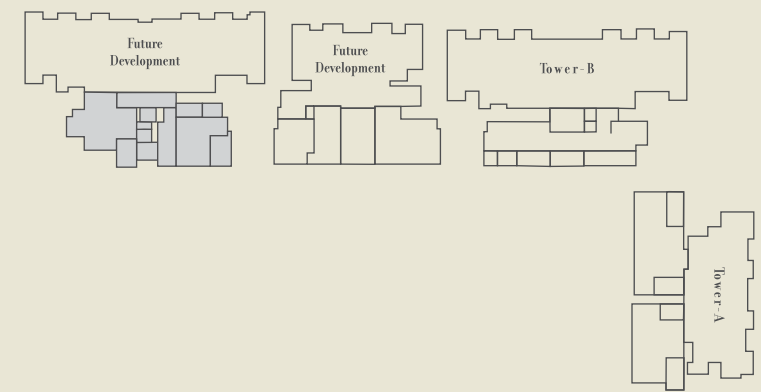
Indoor games area | Gymnasium | Multipurpose hall | Mini theatre | Café |
Crèche | Spa & salon | Yoga & aerobics | Library & workstations (@ P2 Level) |
Squash court (@ P2 Level) | Provision for medical centre



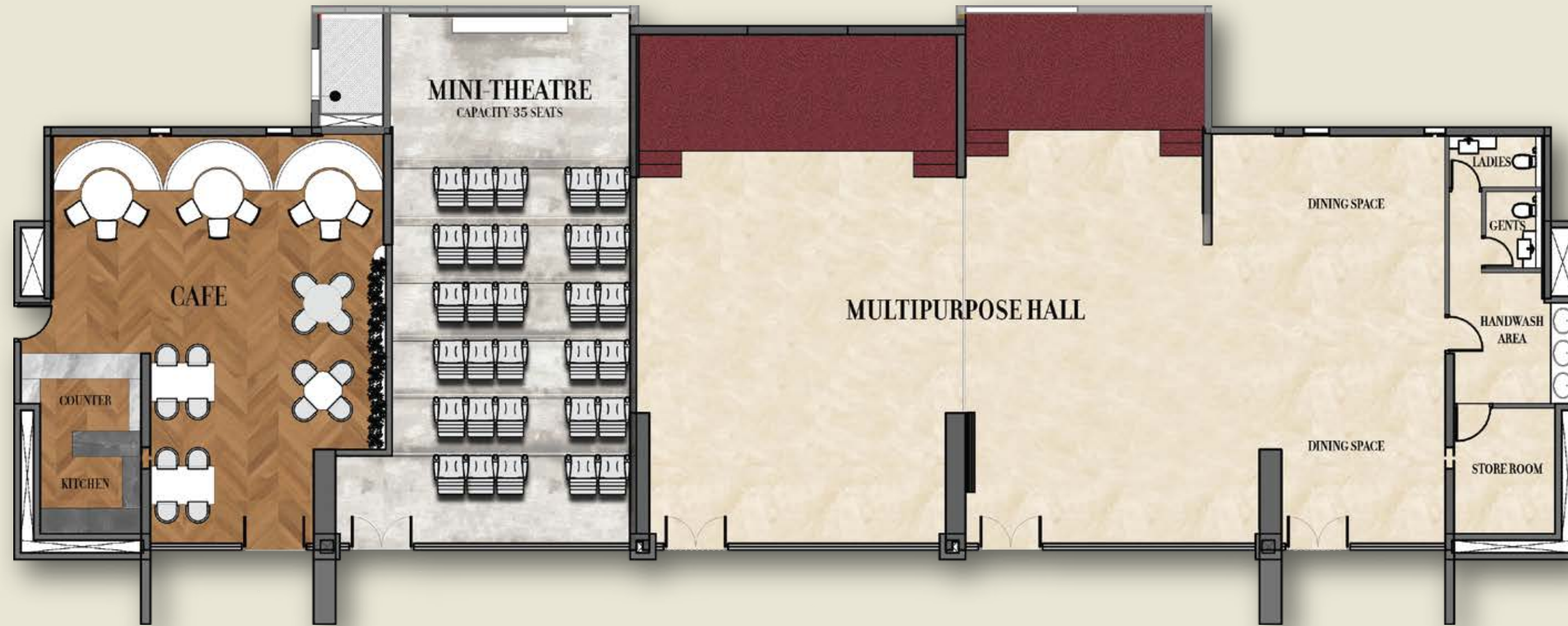
Amenities

beneath residential
Tower - D
(P1 & P2 Level)

- P1 Level |  Yoga |  Aerobics |  Zumba |  Spa |  Salon |  Crèche
- P2 Level |  Library



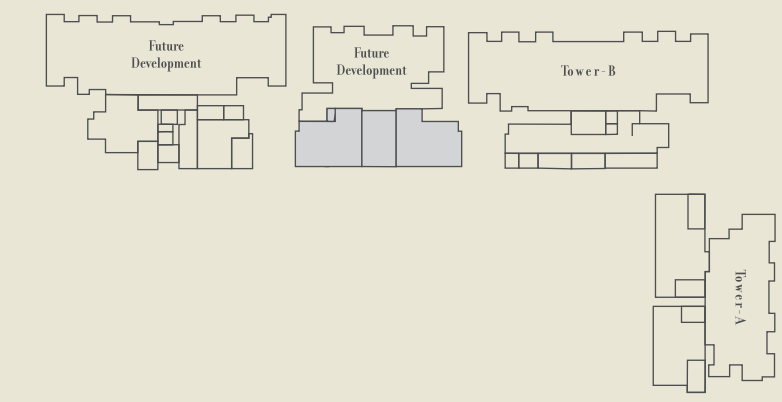
The current RERA approval apply exclusively to Towers A and B. Towers C and D are part of the planned future development; hence, the delivery of amenities beneath Towers C and D will be as per the dates provided in the sales agreement.



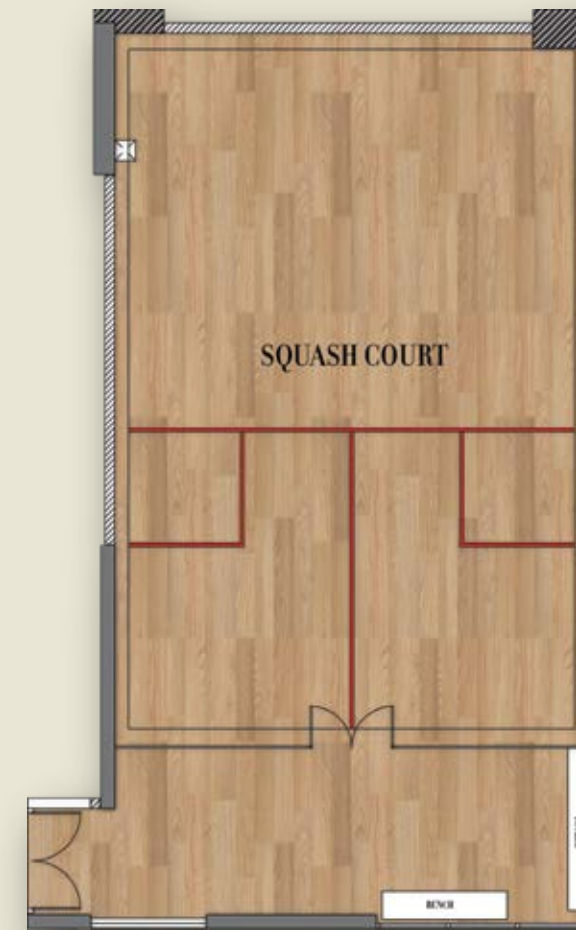
Amenities
 beneath residential
 Tower - C
 (P1 Level)

P1 Level



- 
 Cafe
- 
 Mini theatre
- 
 Multipurpose Hall

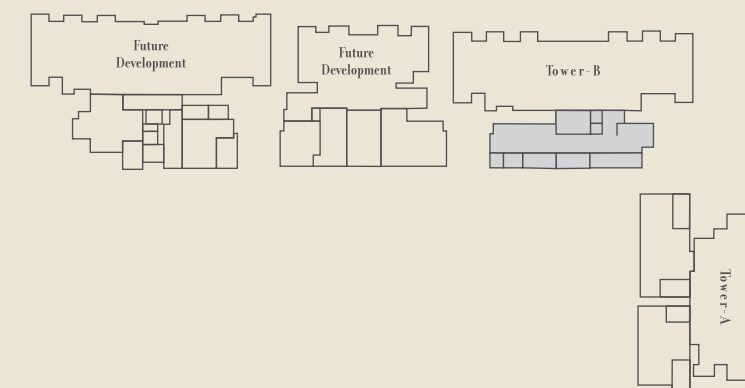


The current RERA approval apply exclusively to Towers A and B. Towers C and D are part of the planned future development; hence, the delivery of amenities beneath Towers C and D will be as per the dates provided in the sales agreement.



Amenities
 beneath residential
 Tower - B
 (P1 & P2 Level)

- P1 Level  Gymnasium
- P2 Level  Squash court



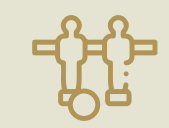
The current RERA approval apply exclusively to Towers A and B. Towers C and D are part of the planned future development; hence, the delivery of amenities beneath Towers C and D will be as per the dates provided in the sales agreement.



Amenities

beneath residential
Tower-A
(P1 Level)

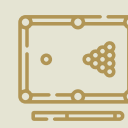
P1 Level



Foosball



Table tennis



Pool table



Golf simulation



Video game room



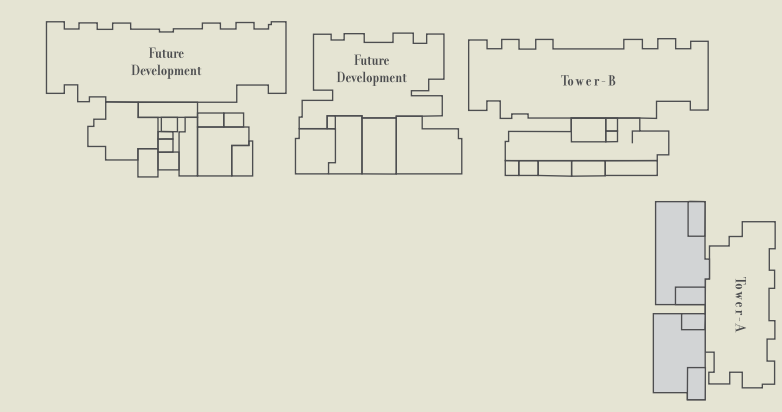
Carrom board



Game zone room



Virtual cricket





Amenities

On E-deck podium

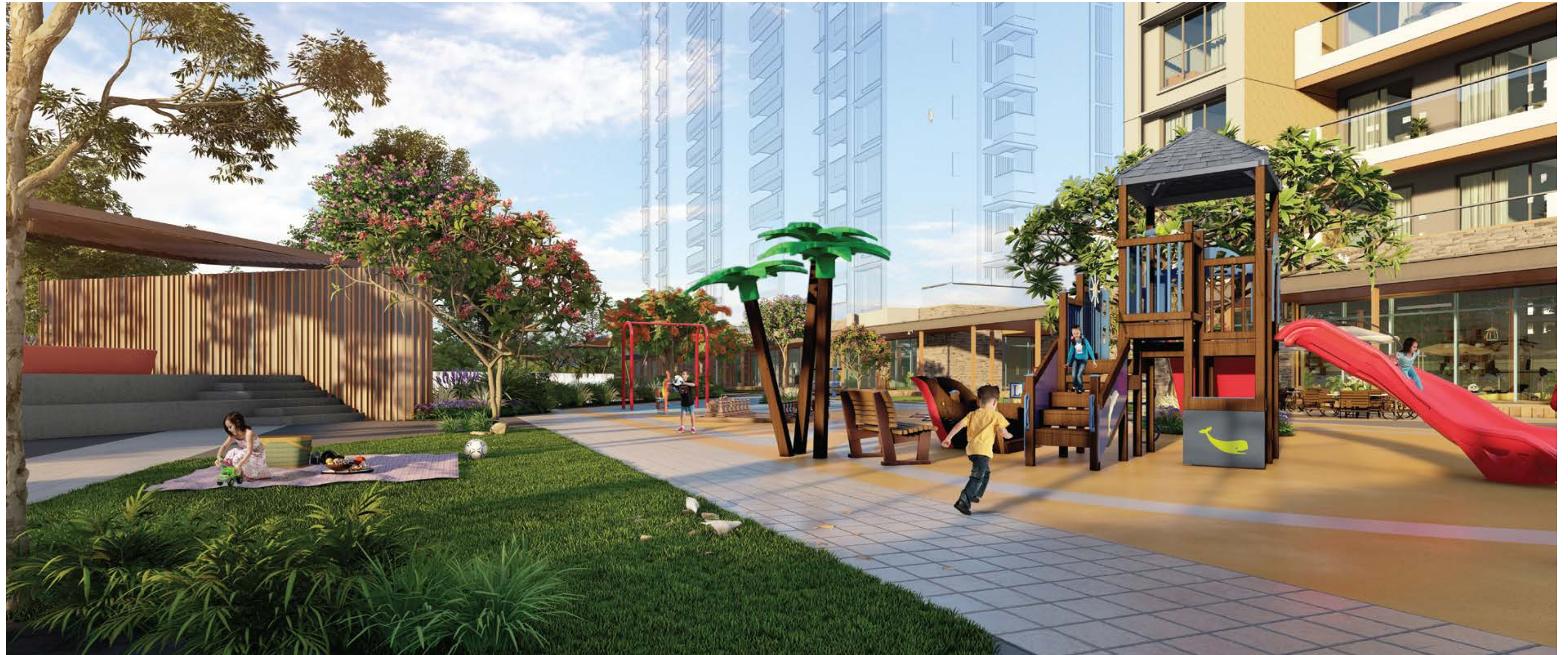
Toddlers play zone | Sand pit | Outdoor yoga & meditation area |
 Reflexology path | Kids play zone | Amphitheatre* | Changing rooms* |
 Lounge pool* | Kids pool* | Spa/leisure pool nestled in planting* |
 Infinity edge swimming pool* | Shade canopy with barbeque counter &
 Outdoor dining for parties* | Jogging/walking track* | Party lawn* |
 Outdoor games* | Seating nooks* | Tennis court# |
 Half basketball court#

*Completion With Building C & D- Dec '2028

#Amenities on Open Spaces on Ground (Completion With Building C & D)- Dec '2028



Artistic impression of Swimming Pool



Artistic impression of Kids Play Area



Artistic impression of Amphitheater

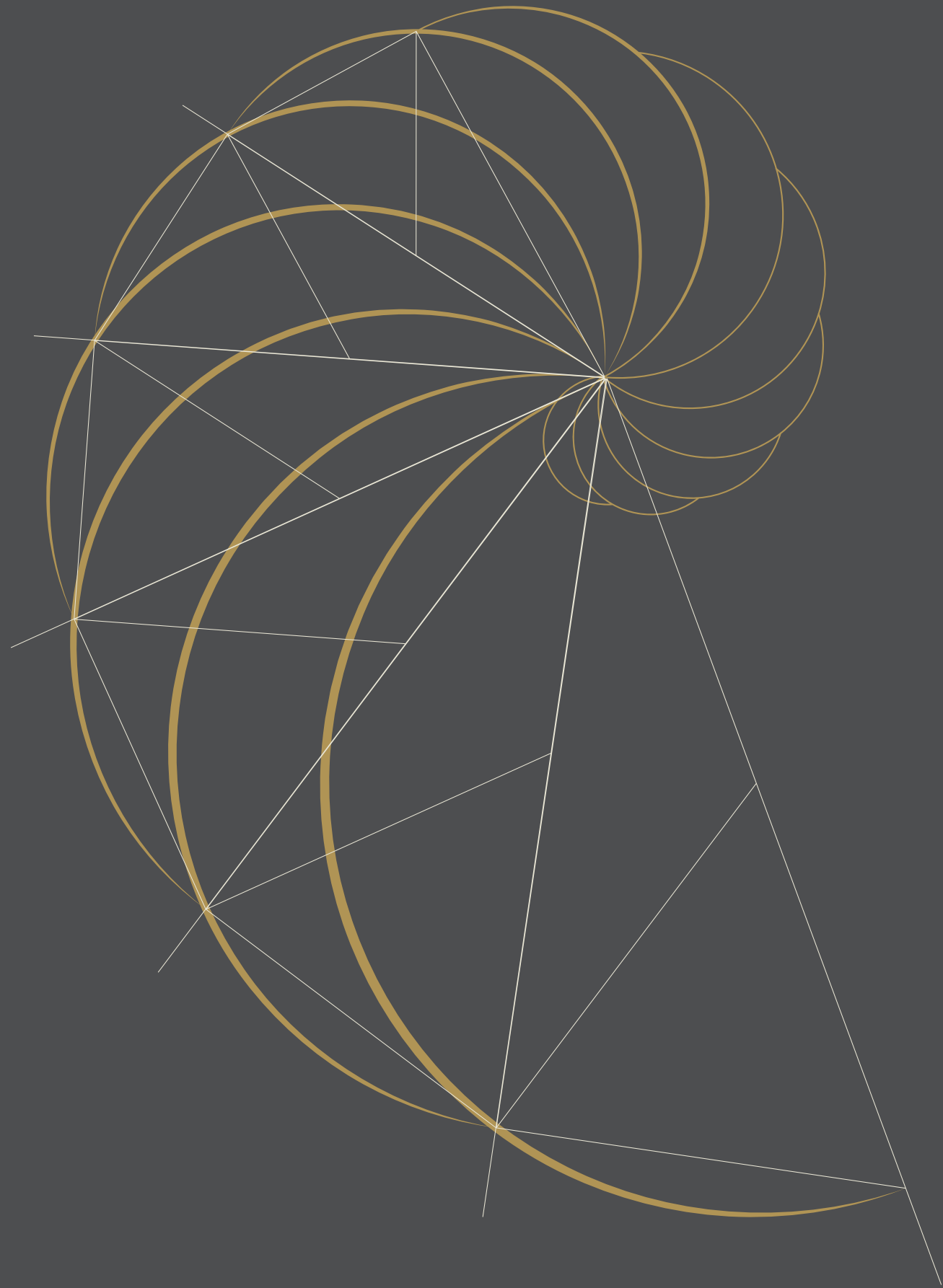


Artistic Impression of Kids Pool



The many feathers in your cap
the Red Carpet has been rolled out

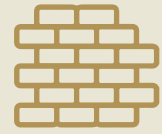
Experience a captivating living experience at 24K Altura, surrounded by state-of-the-art amenities. Innovative, inviting and inspiring, here's a place which prizes out the yearning within to live to the fullest. It's a buffet of great lifestyle pursuits and you can take your pick!



Indulge

in a feast for the senses





Gypsum
Finished Walls



Smart Home
Automation



Branded
CP Fittings



Decorative
Entrance Lobby



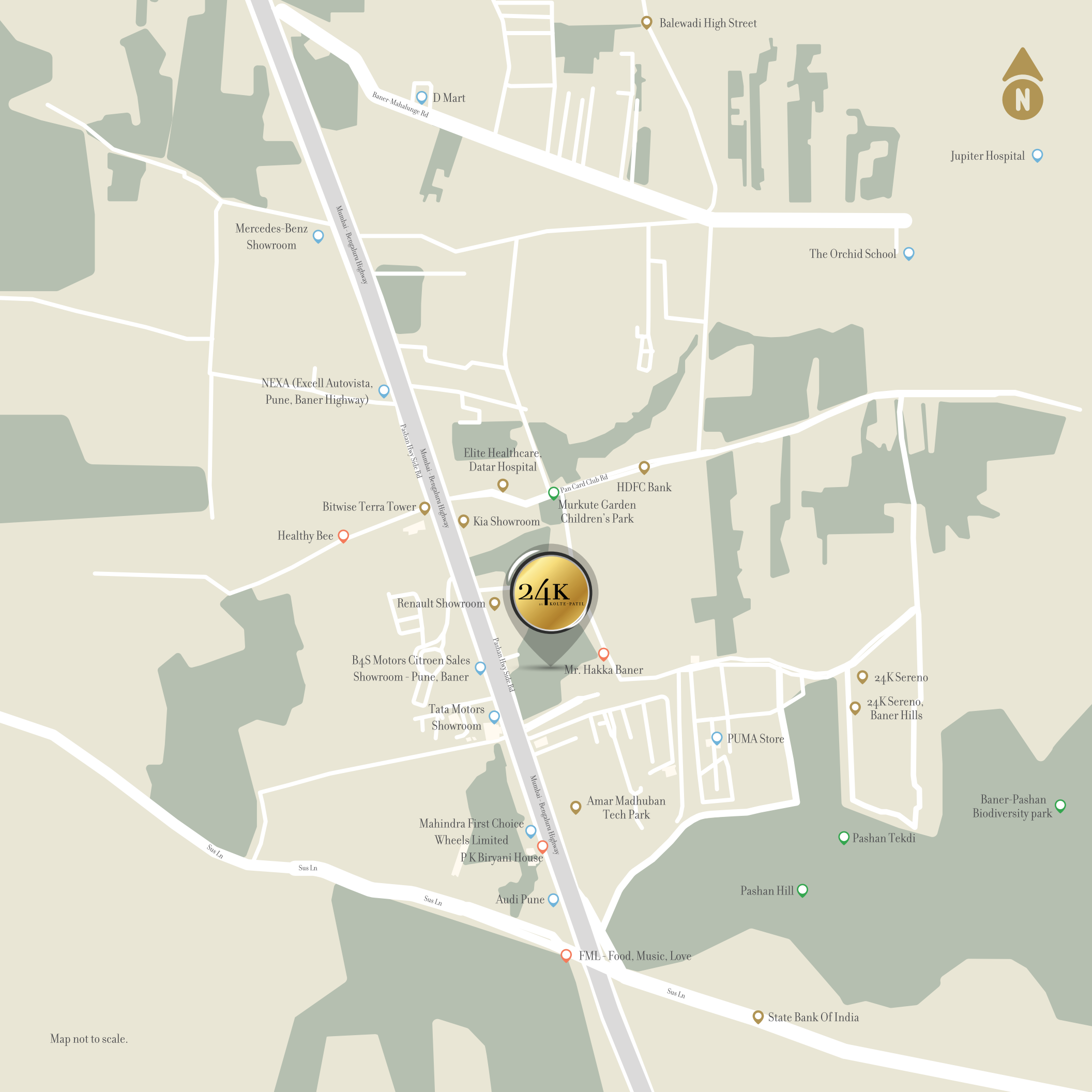
Digital
Door Lock



Motion Sensor Lights
In Washrooms

Draw on
your inner strength

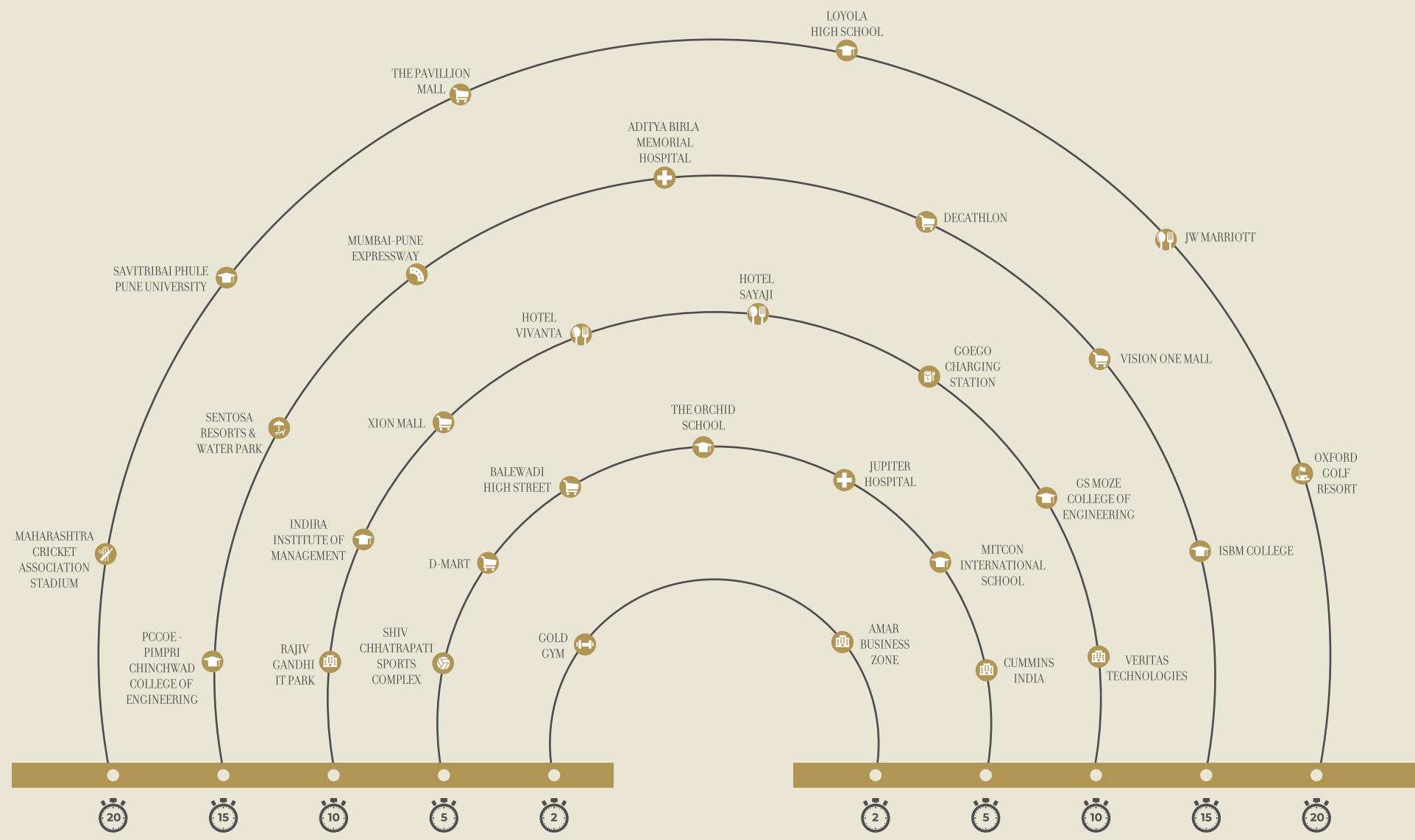
The finer aspects of life at 24K Altura reveal themselves in the plethora of internal amenities and conveniences on offer. It's an entire philosophy of service focused on delivering complete satisfaction.



Map not to scale.

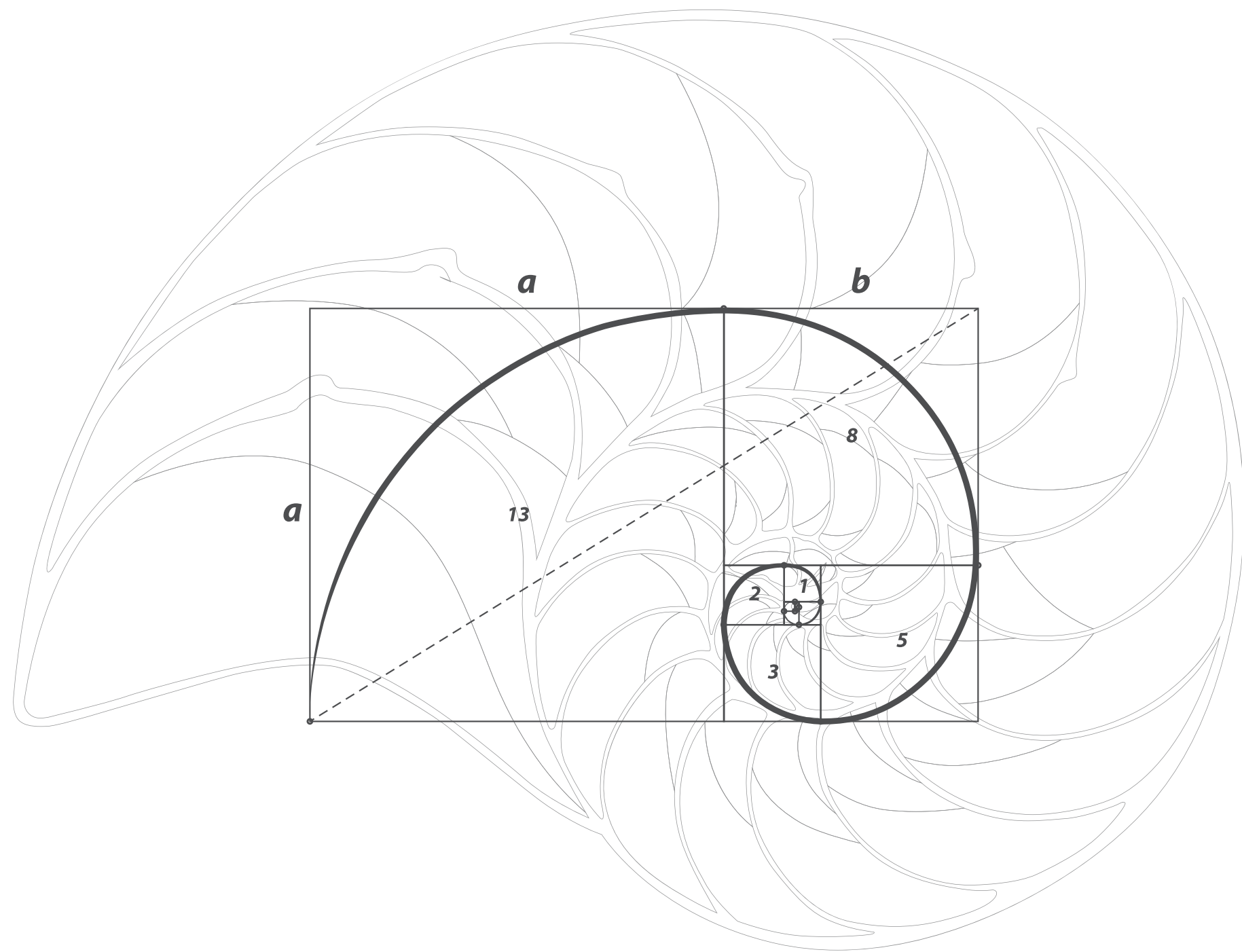
The true north of
Convenience & Indulgence

A glance at the map shows why Baner is considered such a great location. It is placed in a geographical sweet spot, which facilitates equal access to Pune's many thriving neighbourhoods.



Find your
Sweet Spot

One of the biggest draws of Baner as a residential location is the proximity to various transport hubs, making it not only easy to commute within Pune, but also beyond the city.



Floor & Unit Plans

Tower A
Amenity Level Plan



TYPE	SERIES	Usable Carpet Area (Sq.m. / Sq.ft.)
3 BHK	01	126.48 / 1361
3 BHK	02	126.48 / 1361

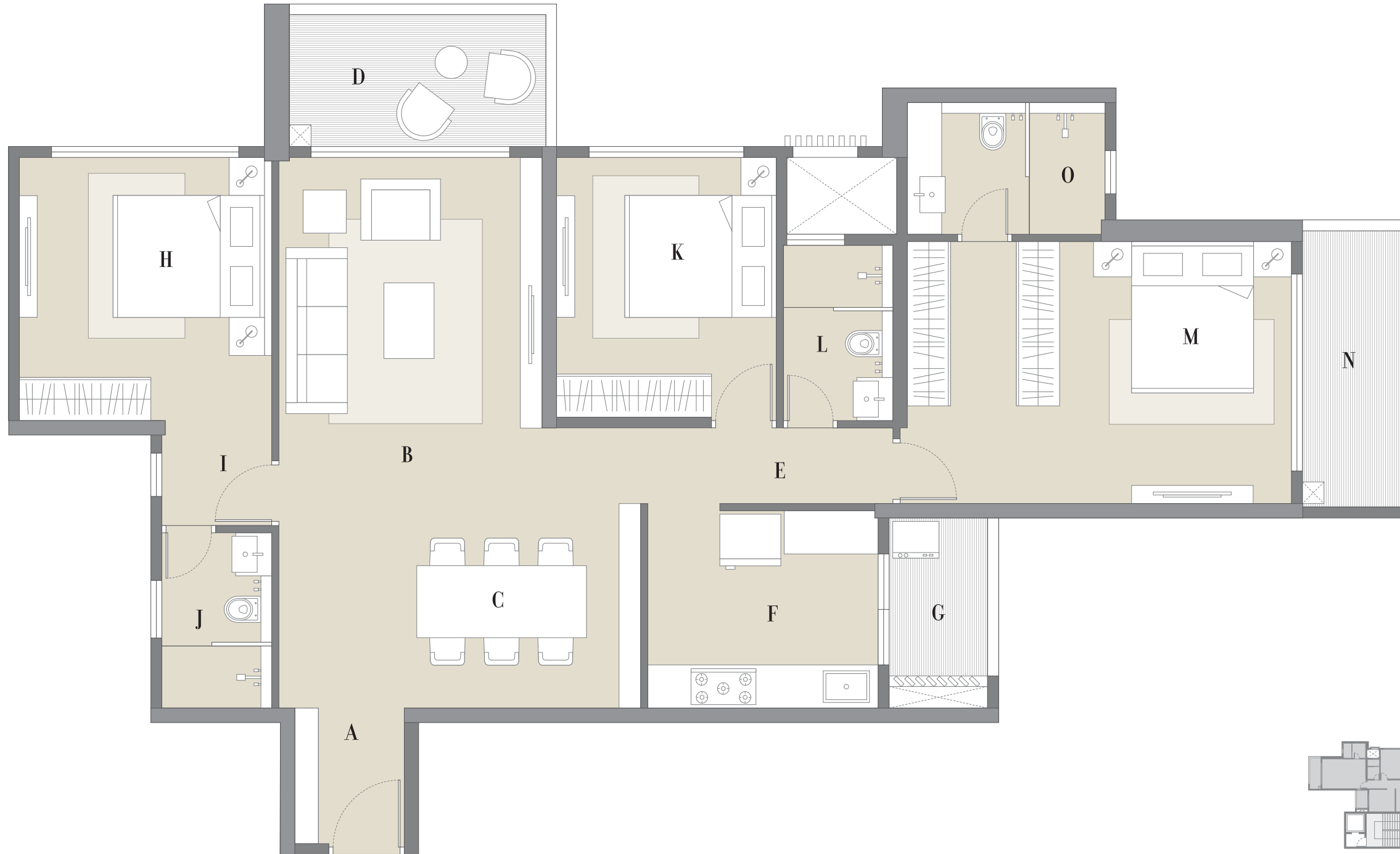


Tower A

Typical Floor Level

3

BHK - 01 & 02 Series
Usable Carpet Area (Sq.m. / Sq.ft.): 126.48 / 1361



LIVING SPACE	W X L in Sq.m.	W X L in Sq.ft.
A Foyer	1.52 X 1.88	5' 0" X 6' 2"
B Living	3.66 X 7.65	12' 0" X 25' 2"
C Dining	1.37 X 3.89	4' 6" X 12' 9"
D Balcony	3.56 X 1.83	11' 8" X 6' 0"
E Passage	1.05 MM Wide	
KITCHEN SPACE	W X L in Sq.m.	W X L in Sq.ft.
F Kitchen	3.20 X 2.74	10' 6" X 9' 0"
G Dry Balcony	1.37 X 2.19	4' 6" X 7' 2"
BEDROOMS	W X L in Sq.m.	W X L in Sq.ft.
H Bedroom 1	3.50 X 3.66	11' 6" X 12' 0"
I Bedroom 1 Foyer	1.52 X 1.45	5' 0" X 4' 9"
J Bedroom 1 Toilet	1.52 X 2.44	5' 0" X 8' 0"
K Bedroom 2	3.05 X 3.61	10' 0" X 10' 10"
L Bedroom 2 Toilet	1.52 X 2.44	5' 0" X 8' 0"
M M.Bedroom	5.33 X 3.64	17' 6" X 11' 11"
N M.Bedroom Balcony	1.37 X 3.84	4' 6" X 12' 7"
O M.Bedroom Toilet	2.74 X 1.83	9' 0" X 6' 0"

Tower A
Garden Apartment

1st Floor Plan



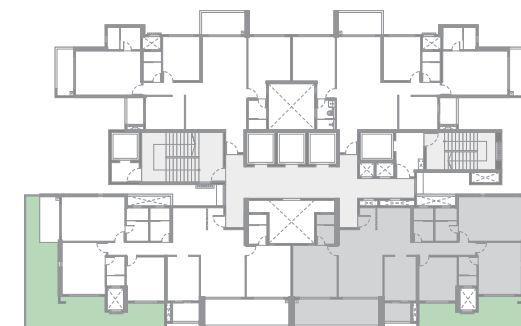
TYPE	SERIES	Usable Carpet Area (Sq.m. / Sq.ft.)
3 BHK	01	126.48 / 1361
3 BHK	02	126.48 / 1361
4 BHK	03	176.39 / 1899
4 BHK	04	201.18 / 2166



Tower A

1st Floor Level

4 BHK (G) - 03 Series
 Usable Carpet Area (Sq.m. / Sq.ft.): 176.39 / 1899



LIVING SPACE	W X L in Sq.m.	W X L in Sq.ft.
A Foyer	1.31 X 1.80	4' 4" X 5' 11"
B Living	3.66 X 5.55	12' 0" X 18' 3"
C Dining	2.29 X 3.89	7' 6" X 12' 9"
D Sitout/Verandah	6.92 X 2.14	22' 8" X 7' 0"
E Passage	1.05 MM Wide	

KITCHEN SPACE	W X L in Sq.m.	W X L in Sq.ft.
F Kitchen	2.64 X 3.66	8' 8" X 12' 0"
G Dry Balcony	2.19 X 1.52	7' 2" X 5' 0"

BEDROOMS	W X L in Sq.m.	W X L in Sq.ft.
H Bedroom 1	3.65 X 4.26	12' 0" X 14' 0"
I Bedroom 1 Toilet	1.52 X 2.44	5' 0" X 8' 0"
J Bedroom 2	3.15 X 3.61	10' 4" X 11' 10"
K Bedroom 3	3.55 X 4.26	11' 8" X 14' 0"
L Bedroom 3 Toilet	1.52 X 2.44	5' 0" X 8' 0"
M M.Bedroom	5.23 X 3.66	17' 2" X 12' 0"
N M.Bedroom Balcony	1.47 X 3.61	4' 10" X 11' 10"
O M.Bedroom Toilet	1.83 X 2.74	6' 0" X 9' 0"

COMMON	W X L in Sq.m.	W X L in Sq.ft.
P Toilet	1.67 X 2.74	5' 6" X 9' 0"
Q Private Terrace	18.92	204

Tower A

1st Floor Level

4 BHK (G) - 04 Series
 Usable Carpet Area (Sq.m. / Sq.ft.): 201.18 / 2166



LIVING SPACE	W X L in Sq.m.	W X L in Sq.ft.
A Foyer	1.91 X 1.80	6' 3" X 5' 11"
B Living	3.66 X 5.55	12' 0" X 18' 3"
C Dining	2.29 X 3.89	7' 6" X 12' 9"
D Sitout/Verandah	6.92 X 2.14	22' 8" X 7' 0"
E Passage	1.05 MM Wide	

KITCHEN SPACE	W X L in Sq.m.	W X L in Sq.ft.
F Kitchen	2.64 X 3.66	8' 8" X 12' 0"
G Dry Balcony	2.19 X 1.52	7' 2" X 5' 0"

BEDROOMS	W X L in Sq.m.	W X L in Sq.ft.
H Bedroom 1	3.65 X 4.26	12' 0" X 14' 0"
I Bedroom 1 Toilet	1.52 X 2.44	5' 0" X 8' 0"
J Bedroom 2	3.15 X 3.61	10' 4" X 11' 10"
K Bedroom 3	3.55 X 4.26	11' 8" X 14' 0"
L Bedroom 3 Toilet	1.52 X 2.44	5' 0" X 8' 0"
M M.Bedroom	5.23 X 3.66	17' 2" X 12' 0"
N M.Bedroom Balcony	1.47 X 3.61	4' 10" X 11' 10"
O M.Bedroom Toilet	1.83 X 2.74	6' 0" X 9' 0"

COMMON	W X L in Sq.m.	W X L in Sq.ft.
P Toilet	1.67 X 2.74	5' 6" X 9' 0"
Q Private Terrace	42.94	462



Tower A

Typical Plan

2nd, 3rd, 4th, 6th, 7th, 8th, 9th, 11th, 12th Floor



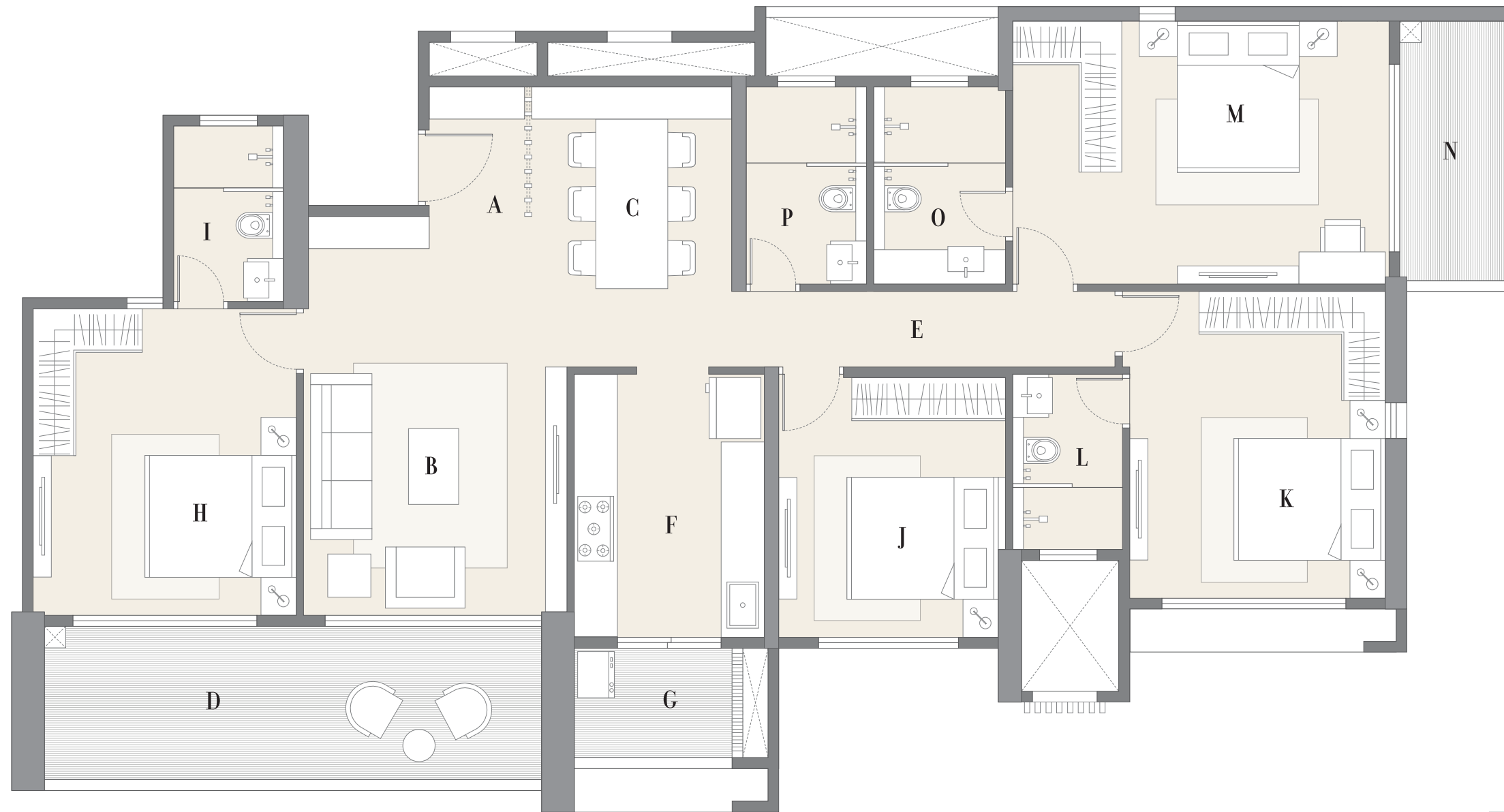
TYPE	SERIES	Usable Carpet Area (Sq.m. / Sq.ft.)
3 BHK	01	126.48 / 1361
3 BHK	02	126.48 / 1361
4 BHK	03	157.47 / 1695
4 BHK	04	157.47 / 1695



Tower A

Typical Floor Level

4 BHK - 03 & 04 Series
Usable Carpet Area (Sq.m. / Sq.ft.): 157.47 / 1695



LIVING SPACE

	W X L in Sq.m.	W X L in Sq.ft.
A Foyer	1.31 X 1.80	4' 4" X 5' 11"
B Living	3.66 X 5.55	12' 0" X 18' 3"
C Dining	2.29 X 3.89	7' 6" X 12' 9"
D Sitout/Verandah	6.92 X 2.14	22' 8" X 7' 0"
E Passage	1.05 MM Wide	

KITCHEN SPACE

	W X L in Sq.m.	W X L in Sq.ft.
F Kitchen	2.64 X 3.66	8' 8" X 12' 0"
G Dry Balcony	2.19 X 1.52	7' 2" X 5' 0"

BEDROOMS

	W X L in Sq.m.	W X L in Sq.ft.
H Bedroom 1	3.65 X 4.26	12' 0" X 14' 0"
I Bedroom 1 Toilet	1.52 X 2.44	5' 0" X 8' 0"
J Bedroom 2	3.15 X 3.61	10' 4" X 11' 10"
K Bedroom 3	3.55 X 4.26	11' 8" X 14' 0"
L Bedroom 3 Toilet	1.52 X 2.44	5' 0" X 8' 0"
M M.Bedroom	5.23 X 3.66	17' 2" X 12' 0"
N M.Bedroom Balcony	1.47 X 3.61	4' 10" X 11' 10"
O M.Bedroom Toilet	1.83 X 2.74	6' 0" X 9' 0"

COMMON

	W X L in Sq.m.	W X L in Sq.ft.
P Toilet	1.67 X 2.74	5' 6" X 9' 0"

Tower A
Refuge Floor

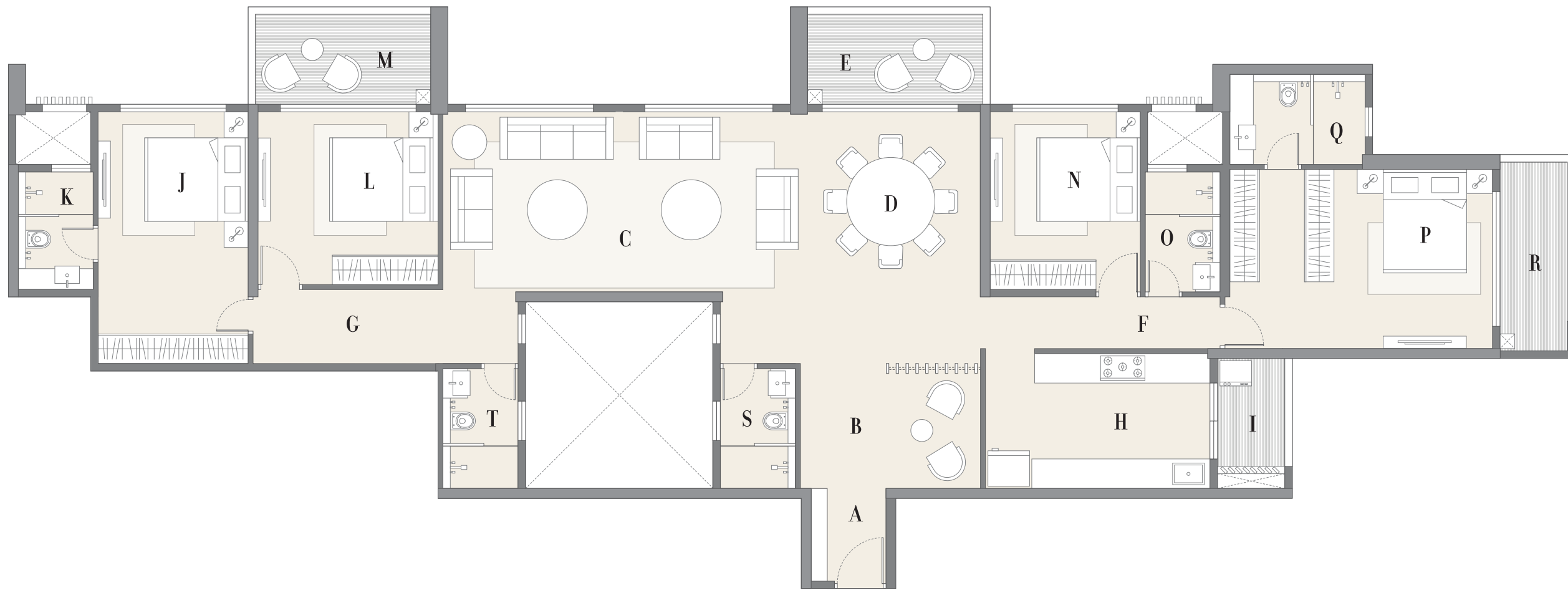
5th & 10th Floor



TYPE	SERIES	Usable Carpet Area (Sq.m. / Sq.ft.)
4 BHK	02	192.66 / 2074
4 BHK	03	157.47 / 1695
4 BHK	04	157.47 / 1695

Tower A
Refuge Level

4 BHK - 02 Series
Usable Carpet Area (Sq.m. / Sq.ft.): 192.66 / 2074



LIVING SPACE **W X L in Sq.m.** **W X L in Sq.ft.**

A Foyer	1.53 X 1.73	5' 0" X 5' 9"
B Waiting Area	3.66 X 2.54	12' 0" X 8' 3"
C Living	7.26 X 3.66	23' 10" X 12' 0"
D Dining	3.66 X 5.11	12' 0" X 16' 10"
E Balcony	3.56 X 1.83	11' 8" X 6' 0"
F Passage	1.05 MM Wide	
G Passage	1.50 MM Wide	

KITCHEN SPACE **W X L in Sq.m.** **W X L in Sq.ft.**

H Kitchen	4.57 X 2.74	10' 6" X 9' 0"
I Dry Balcony	1.37 X 2.19	4' 6" X 7' 2"

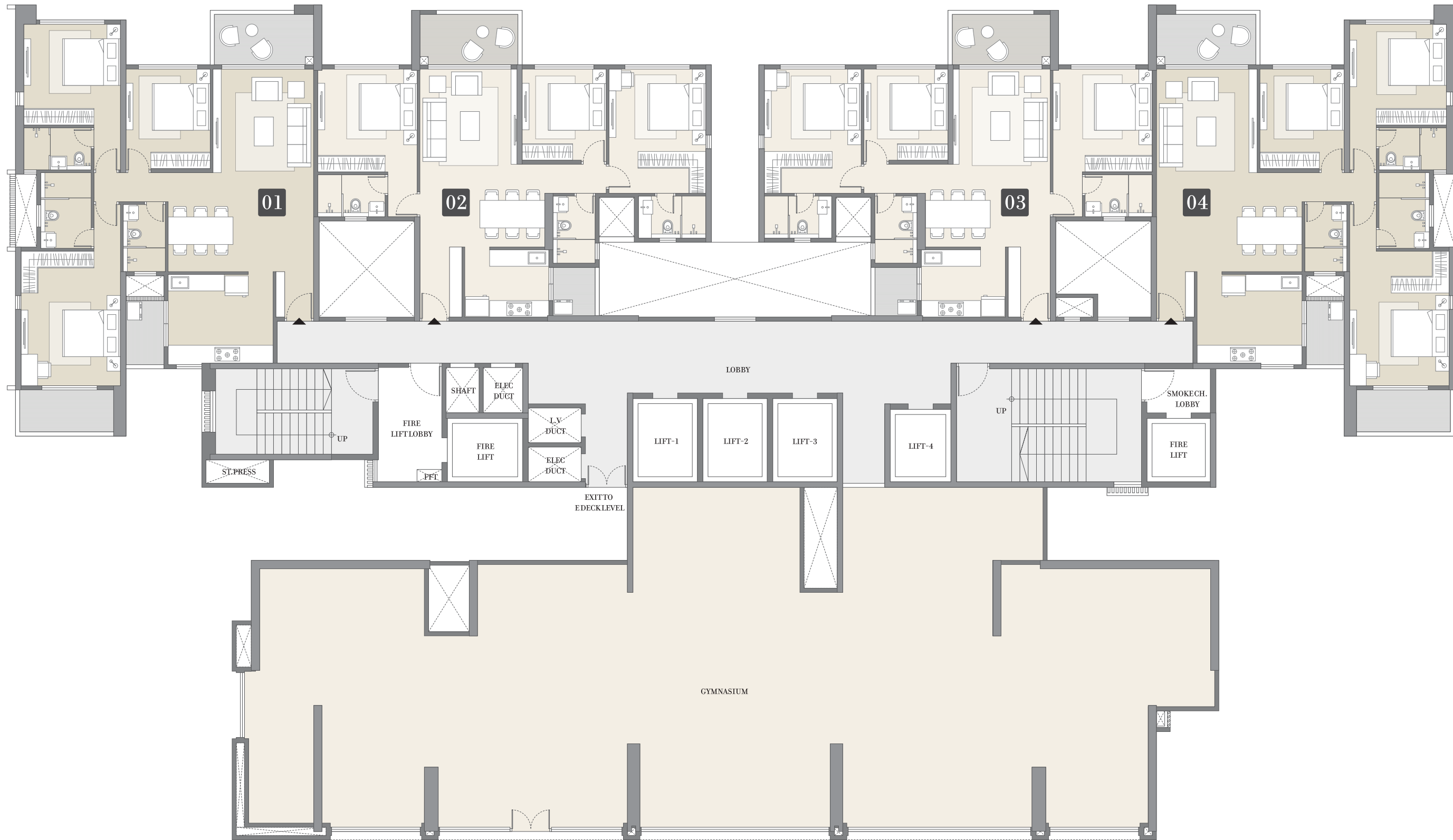
BEDROOMS **W X L in Sq.m.** **W X L in Sq.ft.**

J Bedroom 1	3.05 X 5.11	10' 0" X 16' 10"
K Bedroom 1 Toilet	1.47 X 2.44	4' 10" X 8' 0"
L Bedroom / MP.Room	3.66 X 3.51	12' 0" X 11' 6"
M Bedroom / MP.Room Balcony	3.56 X 1.83	11' 8" X 6' 0"
N Bedroom 2	3.05 X 3.61	10' 0" X 11' 10"
O Bedroom 2 Toilet	1.52 X 2.44	5' 0" X 8' 0"
P M.Bedroom	5.33 X 3.64	17' 6" X 11' 11"
Q M.Bedroom Toilet	2.74 X 1.83	9' 0" X 6' 0"
R M.Bedroom Balcony	1.37 X 3.84	4' 6" X 12' 7"

COMMON **W X L in Sq.m.** **W X L in Sq.ft.**

S Toilet	1.52 X 2.44	5' 0" X 8' 0"
T Toilet	1.52 X 2.44	5' 0" X 8' 0"

Tower B
Amenity Level Plan

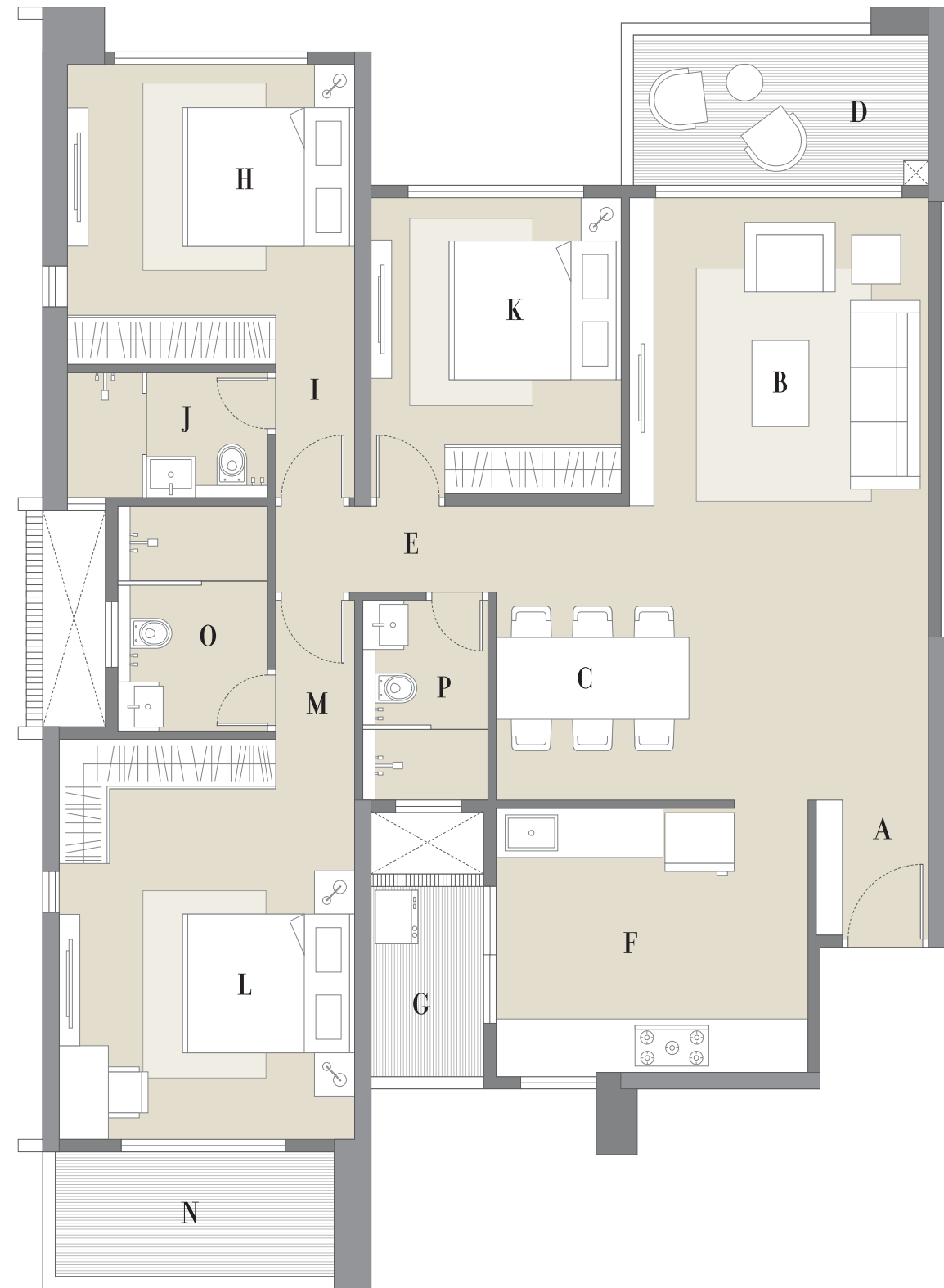


TYPE	SERIES	Usable Carpet Area (Sq.m. / Sq.ft.)
3 BHK (L)	01	127.64 / 1374
3 BHK (S)	02	105.57 / 1136
3 BHK (S)	03	105.57 / 1136
3 BHK (L)	04	127.64 / 1374



Tower B

Typical Floor Level



3

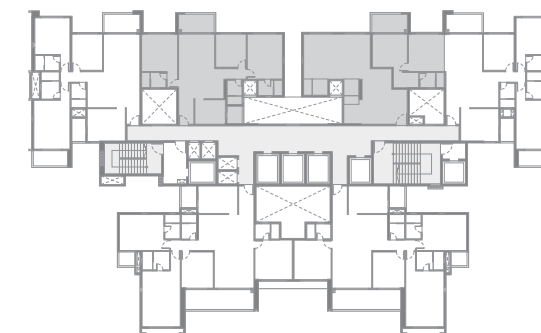
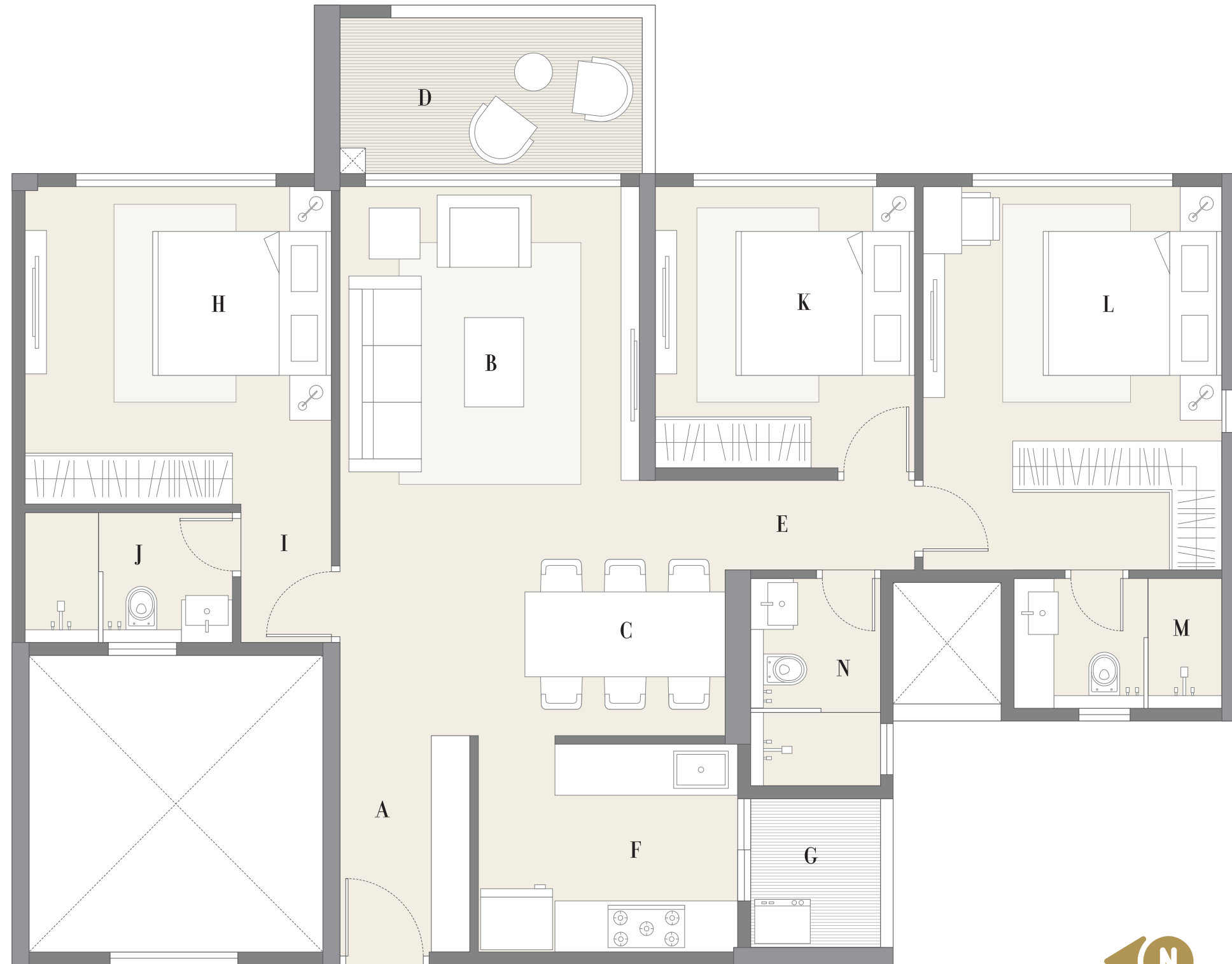
BHK (L) - 01 & 04 Series

Usable Carpet Area (Sq.m. / Sq.ft.): 127.64 / 1374

LIVING SPACE	W X L in Sq.m.	W X L in Sq.ft.
A Foyer	1.37 X 1.64	4' 6" X 5' 5"
B Living	3.65 X 7.35	12' 0" X 24' 2"
C Dining	1.62 X 3.59	5' 4" X 11' 9"
D Balcony	3.60 X 1.83	11' 10" X 6' 0"
E Passage	1.05 MM Wide	
KITCHEN SPACE	W X L in Sq.m.	W X L in Sq.ft.
F Kitchen	3.80 X 3.22	12' 6" X 10' 7"
G Dry Balcony	1.37 X 2.32	4' 6" X 7' 7"
BEDROOMS	W X L in Sq.m.	W X L in Sq.ft.
H Bedroom 1	3.50 X 3.66	11' 6" X 12' 0"
I Bedroom 1 Foyer	1.0 X 1.7	3' 2" X 5' 7"
J Bedroom 1 Toilet	2.44 X 1.52	8' 0" X 5' 0"
K Bedroom 2	3.05 X 3.61	10' 0" X 11' 10"
L M.Bedroom	3.60 X 4.88	11' 10" X 16' 0"
M M.Bedroom Foyer	1.0 X 1.7	3' 2" X 5' 7"
N M.Bedroom Balcony	3.40 X 1.52	11' 2" X 5' 0"
O M.Bedroom Toilet	1.82 X 2.75	6' 0" X 9' 0"
COMMON	W X L in Sq.m.	W X L in Sq.ft.
P Toilet	1.52 X 2.44	5' 0" X 8' 0"

Tower B

Typical Floor Level



3

BHK (S) - 02 & 03 Series
Usable Carpet Area (Sq.m. / Sq.ft.): 105.57 / 1136

LIVING SPACE	W X L in Sq.m.	W X L in Sq.ft.
A Foyer	1.52 X 2.54	5' 0" X 8' 4"
B Living	3.50 X 6.45	11' 6" X 21' 2"
C Dining	1.02 X 3.00	3' 4" X 9' 10"
D Balcony	3.55 X 1.83	11' 8" X 6' 0"
E Passage	1.05 MM Wide	
KITCHEN SPACE	W X L in Sq.m.	W X L in Sq.ft.
F Kitchen	3.05 X 2.44	10' 0" X 8' 0"
G Dry Balcony	1.52 X 1.75	5' 0" X 5' 9"
BEDROOMS	W X L in Sq.m.	W X L in Sq.ft.
H Bedroom 1	3.60 X 3.73	11' 10" X 12' 3"
I Bedroom 1 Foyer	1.06 X 1.62	3' 6" X 5' 4"
J Bedroom 1 Toilet	2.44 X 1.52	8' 0" X 5' 0"
K Bedroom 2	3.05 X 3.30	10' 0" X 10' 10"
L Bedroom 3	3.50 X 4.50	11' 6" X 14' 9"
M Bedroom 3 Toilet	2.44 X 1.52	8' 0" X 5' 0"
COMMON	W X L in Sq.m.	W X L in Sq.ft.
N Toilet	1.52 X 2.44	5' 0" X 8' 0"

Tower B
Garden Apartment

1st Floor Plan



TYPE	SERIES	Usable Carpet Area (Sq.m. / Sq.ft.)
3 BHK (L)	01	127.64 / 1374
3 BHK (S)	02	105.57 / 1136
3 BHK (S)	03	105.57 / 1136
3 BHK (L)	04	127.64 / 1374
4 BHK (G)	05	170.96 / 1840
4 BHK (G)	06	185.50 / 1997



Tower B

1st Floor Level



4 BHK (G) - 05 Series
Usable Carpet Area (Sq.m. / Sq.ft.): 170.96 / 1840

LIVING SPACE	W X L in Sq.m.	W X L in Sq.ft.
A Foyer	1.52 X 2.85	5' 0" X 9' 4"
B Living	3.96 X 7.35	13' 0" X 24' 2"
C Dining	1.57 X 3.59	5' 2" X 11' 9"
D Sitout/Verandah	6.86 X 1.98	22' 6" X 6' 6"
E Passage	1.05 MM Wide	

KITCHEN SPACE	W X L in Sq.m.	W X L in Sq.ft.
F Kitchen	3.96 X 2.74	13' 0" X 9' 0"
G Dry Balcony	1.52 X 2.19	5' 0" X 7' 2"

BEDROOMS	W X L in Sq.m.	W X L in Sq.ft.
H Bedroom 1	3.72 X 3.96	12' 3" X 13' 0"
I Bedroom 1 Toilet	2.44 X 1.52	8' 0" X 5' 0"
J Bedroom 1 Sitout/Verandah	3.375 X 0.75	11' 0.8" X 2' 5"
K Bedroom 1 Private Terrace	3.375 X 2.08	11' 0.8" X 6' 9"
L Bedroom 2	3.20 X 3.61	10' 6" X 11' 10"
M Bedroom 3	4.44 X 3.59	14' 7" X 11' 9"
N Bedroom 3 Balcony	1.66 X 1.32	5' 5" X 4' 4"
O Bedroom 3 Toilet	1.52 X 2.44	5' 0" X 8' 0"
P M.Bedroom	3.81 X 5.58	12' 6" X 18' 4"
Q M.Bedroom Toilet	2.74 X 1.83	9' 0" X 6' 0"

COMMON	W X L in Sq.m.	W X L in Sq.ft.
R Toilet	1.52 X 2.44	5' 0" X 8' 0"

Tower B

1st Floor Level



4 BHK (G) - 06 Series
 Usable Carpet Area (Sq.m. / Sq.ft.): 185.50 / 1997

LIVING SPACE	W X L in Sq.m.	W X L in Sq.ft.
A Foyer	1.52 X 2.85	5' 4" X 9' 4"
B Living	3.96 X 7.35	13' 0" X 24' 2"
C Dining	1.57 X 3.59	5' 2" X 11' 9"
D Sitout/Verandah	6.86 X 1.98	22' 6" X 6' 6"
E Passage	1.05 MM Wide	

KITCHEN SPACE	W X L in Sq.m.	W X L in Sq.ft.
F Kitchen	3.96 X 2.74	13' 0" X 9' 0"
G Dry Balcony	1.52 X 2.19	5' 0" X 7' 2"

BEDROOMS	W X L in Sq.m.	W X L in Sq.ft.
H Bedroom 1	3.72 X 3.96	12' 3" X 13' 0"
I Bedroom 1 Toilet	2.44 X 1.52	8' 0" X 5' 0"
J Bedroom 1 Sitout/Verandah	3.375 X 0.75	11' 0.8" X 2' 5"
K Bedroom 1 Private Terrace	7	75
L Bedroom 2	3.20 X 3.61	10' 6" X 11' 10"
M Bedroom 3	4.44 X 3.59	14' 7" X 11' 9"
N Bedroom 3 Balcony	1.61 X 1.37	5' 3" X 4' 6"
O Bedroom 3 Toilet	1.52 X 2.44	5' 0" X 8' 0"
P M.Bedroom	3.81 X 5.58	12' 6" X 18' 4"
Q M.Bedroom Toilet	2.74 X 1.83	9' 0" X 6' 0"

COMMON	W X L in Sq.m.	W X L in Sq.ft.
R Toilet	1.52 X 2.44	5' 0" X 8' 0"
S Private Terrace	14	150

Tower B

Typical Plan

2nd, 3rd, 5th, 6th, 7th, 8th, 10th, 11th, 12th, 13th, 15th, 16th,
17th, 18th, 20th, 21st, 22nd, 23rd, 25th & 26th Floor



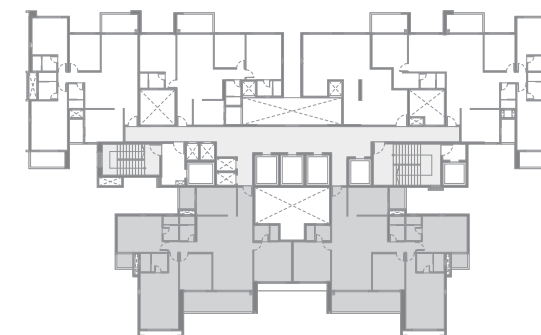
TYPE	SERIES	Usable Carpet Area (Sq.m. / Sq.ft.)
3 BHK (L)	01	127.64 / 1374
3 BHK (S)	02	105.57 / 1136
3 BHK (S)	03	105.57 / 1136
3 BHK (L)	04	127.64 / 1374
4 BHK	05	161.41 / 1737
4 BHK	06	161.41 / 1737



Tower B

Typical Floor Level

4 BHK - 05 & 06 Series
Usable Carpet Area (Sq.m. / Sq.ft.): 161.41 / 1737



LIVING SPACE

	WX L in Sq.m.	WX L in Sq.ft.
A Foyer	1.52 X 2.85	5' 0" X 9' 4"
B Living	3.96 X 7.35	13' 0" X 24' 2"
C Dining	1.57 X 3.59	5' 2" X 11' 9"
D Sitout/Verandah	6.86 X 1.98	22' 6" X 6' 6"
E Passage	1.05 MM Wide	

KITCHEN SPACE

	WX L in Sq.m.	WX L in Sq.ft.
F Kitchen	3.96 X 2.74	13' 0" X 9' 0"
G Dry Balcony	1.52 X 2.19	5' 0" X 7' 3"

BEDROOMS

	WX L in Sq.m.	WX L in Sq.ft.
H Bedroom 1	3.72 X 3.96	12' 3" X 13' 0"
I Bedroom 1 Toilet	2.44 X 1.52	8' 0" X 5' 0"
J Bedroom 2	3.20 X 3.61	10' 6" X 11' 10"
K Bedroom 3	4.44 X 3.59	14' 7" X 11' 9"
L Bedroom 3 Toilet	1.52 X 2.44	5' 0" X 8' 0"
M Bedroom 3 Balcony	1.66 X 1.32	5' 3" X 4' 6"
N M.Bedroom	3.81 X 5.58	12' 6" X 18' 4"
O M.Bedroom Toilet	2.74 X 1.83	9' 0" X 6' 0"

COMMON

	WX L in Sq.m.	WX L in Sq.ft.
P Toilet	1.52 X 2.44	5' 0" X 8' 0"



Tower B
Refuge Floor

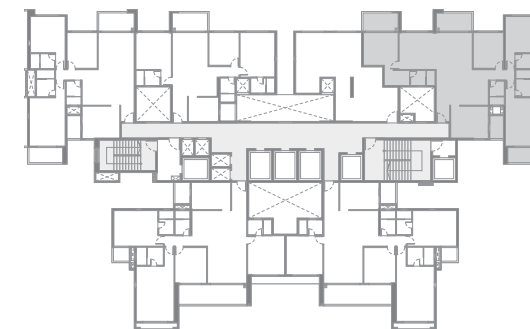
4th, 9th, 14th, 19th, 24th Floor



TYPE	SERIES	Usable Carpet Area (Sq.m. / Sq.ft.)
3 BHK (L)	01	127.64 / 1374
3 BHK (S)	02	105.57 / 1136
4 BHK	04	169.64 / 1826
4 BHK	05	161.41 / 1737
4 BHK	06	161.41 / 1737



Tower B
Refuge Level



4

BHK - 04 Series

Usable Carpet Area (Sq.m. / Sq.ft.): 169.64 / 1826

LIVING SPACE	W X L in Sq.m.	W X L in Sq.ft.
A Foyer	1.37 X 1.64	4' 6" X 5' 5"
B Family	3.75 X 3.73	12' 4" X 12' 3"
C Living	3.65 X 7.35	12' 10" X 24' 2"
D Dining	1.62 X 3.59	5' 4" X 11' 9"
E Balcony	3.60 X 1.83	11' 10" X 6' 0"
F Passage	1.05 MM Wide	

KITCHEN SPACE	W X L in Sq.m.	W X L in Sq.ft.
G Kitchen	3.80 X 3.22	12' 6" X 10' 7"
H Dry Balcony	1.37 X 2.32	4' 6" X 7' 7"

BEDROOMS	W X L in Sq.m.	W X L in Sq.ft.
I Bedroom 1	3.50 X 3.66	11' 6" X 12' 0"
J Bedroom 1 Toilet	2.44 X 1.52	8' 0" X 5' 0"
K Bedroom 1 Foyer	0.96 X 1.69	3' 2" X 5' 7"
L Bedroom 2	3.05 X 3.61	10' 0" X 11' 10"
M Bedroom 3	3.50 X 3.30	11' 6" X 10' 10"
N Bedroom 3 Foyer	2.56 X 1.52	8' 5" X 5' 0"
O Bedroom 3 Toilet	2.49 X 1.52	8' 2" X 5' 0"
P Bedroom 3 Balcony	3.55 X 1.83	11' 8" X 6' 0"
Q M.Bedroom	3.60 X 4.88	11' 10" X 16' 0"
R M.Bedroom Toilet	1.82 X 2.74	6' 0" X 9' 0"
S M.Bedroom Foyer	0.96 X 1.69	3' 2" X 5' 7"
T M.Bedroom Balcony	3.40 X 1.52	11' 2" X 5' 0"

COMMON	W X L in Sq.m.	W X L in Sq.ft.
U Toilet	1.52 X 2.44	5' 0" X 8' 0"

Architect Hafeez Contractor

At 24K Altura, every aspect of the layout design has been meticulously crafted to perfection by a highly respected veteran architect, known as the creator of the modern urban skyline. From the lobby, the palatial living room, and the spacious bedrooms, to the enticing terraces and the kitchen, each detail reflects the architect's classic touch. The goal is to provide residents with more life, more nature, and more opportunities for celebration.

Ao. Design Company

Design and judicious development of the landscaped areas surrounding the towers, is a crucial responsibility. Thankfully we have AO Design Company with us onboard for the same task. It is a renowned and highly acclaimed firm that is known for its unshakable commitment of total conservation and the best utilisation of the natural elements. Studying the Sun path and carefully researching the nature around, they have simply done wonders for 24K Altura. With due respect to every natural element, they have blended them so well to create green & refreshing environs.



JW CONSULTANTS
Formerly Y S Sane Associates

JW Consultants LLP is one of the most trusted and awarded Structural Consultancies in India. With a team of 250+ dedicated professionals, the company is shaping structures across leading cities in many countries. With extensive experience of 40+ years, this renowned firm is behind many eminent projects in India and abroad. The firm planned and designed the towers and structures of 24K Altura using the latest technology and hi-tech techniques, ensuring maximum robustness in every building block.



Be it personalised art curations, landscaped gardening solutions or thoughtfully designed outdoor installations; Kori Design House is the preferred choice of sensible clients. Backed by an expert team of landscape designers and horticulturists, Kori transforms the outdoor spaces with perfection. With commitment to ecology and use of advanced technologies, they have designed the landscape of 24K Altura. They have judiciously made the selection of the plants as per the seasons and thus have made the outdoor space come alive by maintaining the perfect balance.



Imagination Inc is a team of interior designers, architects, artists, stylists and decorators driven by the passion for creativity & innovation in designing spaces. The expertise ranges from high-end residential schemes to grand commercial projects. With a touch of aesthetics and an unmatched competence of space management, the firm has given a unique character to 24K Altura. Complete interior design, the lobby, the seating arrangements have been crafted by Imagination Inc.

Specifications

Flooring

Living, Dining, Passage	-	Glazed vitrified tiles 600 x 1200 mm
Kitchen	-	Glazed vitrified tiles 600 x 1200 mm
Master Bedrooms	-	Glazed vitrified tiles 600 x 1200 mm
Other Bedrooms	-	Glazed vitrified tiles 600 x 1200 mm
Attached Terrace/ Balcony	-	Anti-skid wooden finish tiles
Utility	-	Anti -skid vitrified tiles 600 x 600 mm
Window Sill	-	Granite / full body vitrified tile sill
Staircase	-	Granite up to first floor and tiles on above floors

Doors & Windows

Main Door	-	Veneer finish prehung doors
Internal Doors	-	Laminate finish prehung doors
Windows & attached terrace doors	-	Aluminium powder coated/UPVC sliding windows & doors with mosquito mesh

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	-	Electrical provision for inverter
DG backup	-	For common areas only.
Tv and Telephone	-	Tv points provided in living & all bedrooms, telephone point in living room only
Broadband	-	Provision in living room only

Air Conditioning

Bedrooms	-	Split AC in all bedrooms - Daiken, LG or equivalent
Living & Dining Area	-	Electrical provision of AC in living and dining area

Wall Finishes

Interior	-	Gypsum finished ceiling & walls with emulsion paint
Exterior	-	Texture finish acrylic paint

Toilets

Flooring	-	Anti-skid tile flooring
Dado	-	Glazed vitrified tile 600 x 1200 mm upto lintel level
Door	-	Laminated door shutters
Sanitaryware	-	Duravit, Kohler or equivalent make
CP Fittings	-	Grohe, Kohler or equivalent make, additional accessories in Jaquar or equivalent
Shower Column with Rain Shower	-	Master bathroom only - Grohe, Kohler or equivalent
Basin counter	-	Granite / Full body vitrified tile counters for all basins
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

Kitchen

Four burner hob and chimney	-	Elica, Faber, Bosch, Kaffe or equivalent make
Granite/ Full body vitrified tile kitchen platform	-	2 ft. dado above counter
S.S sink with drain board	-	Hot / cold single lever sink mixer
Water purifier	-	Eureka Forbes, AO Smith, Kent or equivalent make

Home Automation / Security Systems

Light/Fan control switches	-	in living, dining & two bedroom
Video door phone	-	integrated with intercom system
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

Railing

Attached Terrace/Balcony	-	S.S. glass railing
Staircase	-	M.S. railing

Lift

Passenger lift & stretcher lift	-	Provided
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B.M.S

Provided	-	
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Plumbing

Type	-	Concealed anti-corrosive & underslung plumbing
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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
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ARCHITECTURE

in association with



AWARD WINNER

RESIDENTIAL PROPERTY
INDIA

24K Opula
by Kolte-Patil
Developers Limited

2020-2021

The finest

g e t s t h e r e c o g n i t i o n i t d e s e r v e s

While curating the most premium for the discerning few, satisfaction of the elite customers is our best reward. However, other recognitions also motivate us and the entire 24K community. Since more than 30 glorious years, what we have been striving hard for are best-in-class creations reflecting unmatched greatness.

Kolte Patil

The name you can trust

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 23 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.

