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Site Address: 24K Stargaze Sales Office, Next to Marigold Banquets, Opp. Ambrosia Resort, Paud Road, Bavdhan, Pune - 411021.

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ICONIC. GRAND. ROYAL.  
WELCOME TO 24K LIVING.

24K STARGAZE  
BY KOLTE-PATIL

**LIFESTYLE**  
Thought Principles  
Global Benchmark  
Design Customisation and Counselling  
Development Partners  
24K Life  
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®

**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

**ARCHITECTURE**  
Consistent Design Excellence  
Robust Research and Development

**GREEN HOMES**  
Sustainable and Eco-Friendly  
Green Architecture

24 GOLDEN PRINCIPLES THAT BRING  
THE 24K LIFE TO LIFE.



## AN ICONIC ADDRESS TO SHOWCASE YOUR ARRIVAL.

The grandeur of the 24K lifestyle comes to Stargaze, turning your home into an address that will embody your success story like no other. It is where every corner will be crafted to perfection and your every whim will be catered to, with utmost care. It is where you will create a lasting impression on your guests without saying a word. This is where you will start living the iconic life.

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Introducing the **24K** life at **24K STARGAZE**.  
Uber-luxurious 3 and 4 Rooms, Living and Kitchen homes.

## YOUR ROYAL 24K LIFESTYLE BEGINS HERE.

The 24K life is exquisitely designed to make every day extra special. Every little detail that will make your life that much grander has been carefully thought through. From mesmerising marble floorings that will sweep you off your feet, an extravagant clubhouse to pamper your every need to an indulgent infinity pool to soak in after a tired day, the 24K Stargaze has everything that will complement your regal lifestyle.





## YOUR WISH. OUR COMMAND.

Every corner of this luxurious haven is created for modern royalty. And as a king rightly should, you will be in complete control of your kingdom. Smart, app-controlled home automations in every room will ensure that you feel like royalty every day.

## FEELS LIKE A PALACE, SURROUNDED BY THE GREENS.

Live a modern fairy-tale every day in a home nestled between a bustling cityscape on one side and a tranquil hill-view on the other. The landscape is designed like a modern-day resort splashed with subtle hints of traditionalism. Soak in the purest joys of nature in a flower-filled terraced garden often visited by butterflies and birds. The meditation garden and yoga lawn is just the perfect escape after a hard day at work. And while the lush tropical backdrop will keep the weather pleasant through the year, the picturesque nature trail will cleanse your soul every day.





Actual site photograph

# A LIFE OF ROYALTY BECKONS.

UNWIND



Scenic nature trail

CELEBRATE



Water bodies with rain umbrella

TEE-OFF



Mini golf course

CONQUER



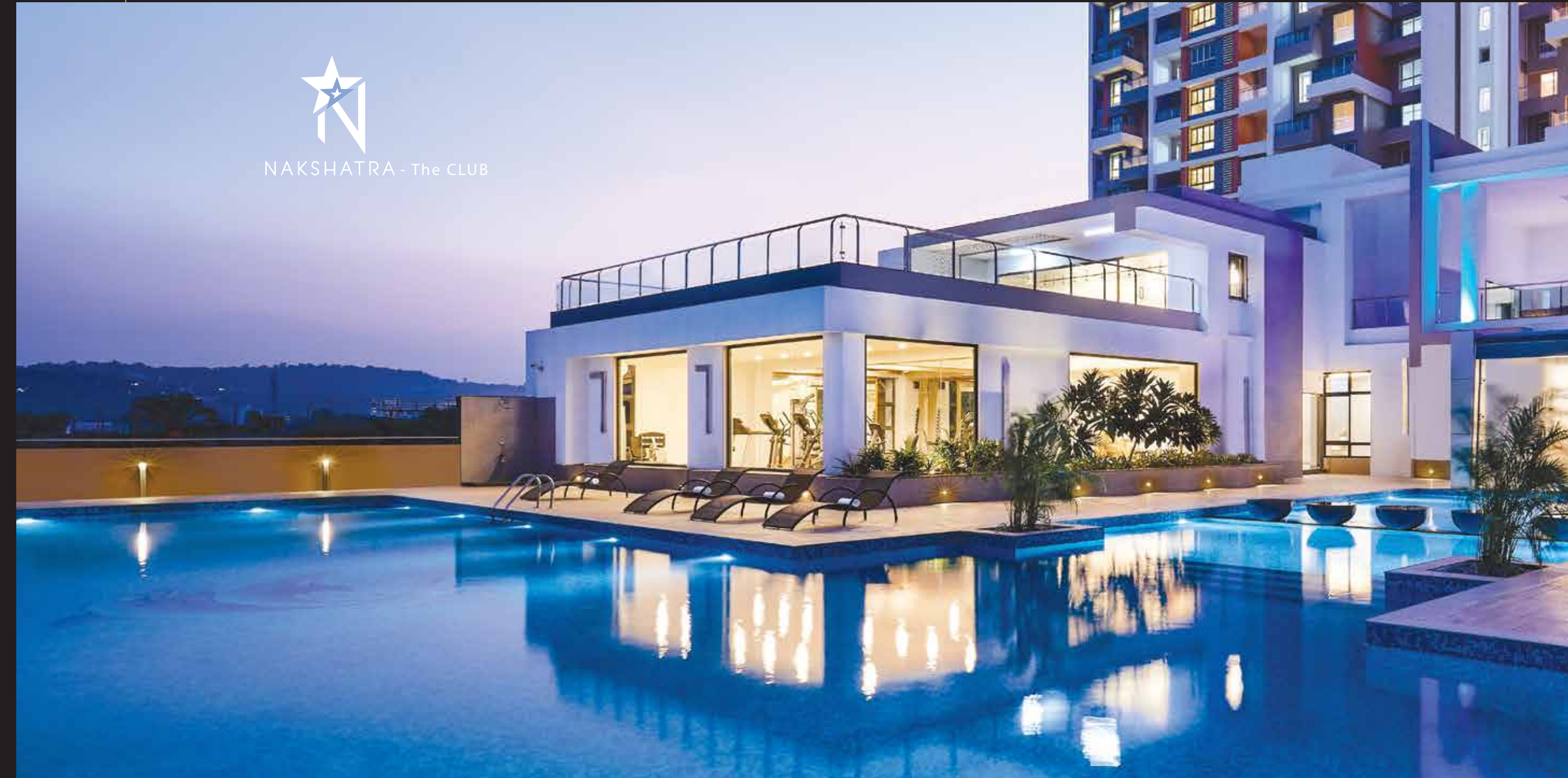
Multi-purpose court

Artistic impression

LIFESTYLE AMENITIES THAT WILL LEAVE YOU SPEECHLESS.



NAKSHATRA - The CLUB



Actual image of the club.





# Aqua Zones

Water cascades

Lounge pool

Swimming pool with vanishing edge

Rain umbrella

Feature wall with water spouts

Arrival plaza with water feature



# Nature- friendly Zones

Herb garden

Lawn

Event lawn

Stepped garden

Butterfly garden

Aroma garden

Dry garden

Meditation pavilion with  
sculpture garden



# Lifestyle Zones

Yoga deck

Leisure pavilion

Viewing gallery

Deck

Pets' area

Sitting cluster

Palm court

Elders' corner with  
sculptural court



# Sports and Recreation Zones

Cricket practice net

Rock climbing wall (ht. 2.04m)

Tennis court

Multi-purpose court

Skating rink

Chess board

Mini golf course

Childrens' play area

Kids' pool

Mini amphitheatre



Burn some calories at our well-equipped Gym.



Hang out with pals at the Pool Table.



Spend some quiet family time at the open Family Lawn.



Safe and energy-packed Children's Play Area.



Meditative Yoga Deck to reflect on your day.



Smash your aces at the Tennis Court.



Lose yourself every day, at Nakshatra - The Club.



**ICONIC ADDRESS. ICONIC OFFERINGS.**



Marble flooring\*



Gypsum finished walls



Branded CP fittings



Decorative entrance lobby



Smart home automation



Integrated lobby control



Digital door lock



Motion sensor lights in washrooms

\*For living and dining

# ICONIC. INSIDE OUT.

## Apartment Specifications

### Living Room

- Marble flooring in living & dining
- Gypsum-finished walls with emulsion paint/equivalent
- Provision for TV/telephone points
- Laminated main door
- Aluminium sliding windows with mosquito mesh
- Electrical point provision for AC
- Window sill in granite

### Master Bedroom

- Laminated wooden flooring
- Provision for TV/telephone points
- Electrical point provision for AC
- Laminated door
- Aluminium sliding windows with mosquito mesh
- Gypsum-finished walls with acrylic paint
- Window sill in granite

### Kitchen

- Vitrified tiles 800 x 800 mm
- Anti-scratch S.S. sink with drain board
- Ceramic/glazed tile above kitchen platform upto 2 ft
- Granite kitchen platform with chimney & hob
- LPG gas leak detector
- Exhaust fan
- Water purifier

### Master Toilets

- Glass shower partition
- CP fittings and sanitaryware (Grohe/Kohler/Duravit/V & B or equivalent)
- Accessories- Jaquar/Kohler equivalent
- Shower system in master toilet
- Ceramic tile flooring & dado upto lintel level
- Concealed corrosion-resistant plumbing
- Laminated door
- Wash basin with granite counter
- False ceiling

### Attached Terrace

- SS glass railing
- Anti-skid ceramic tiles 600 x 600 mm

### Other Bedroom

- Vitrified tiles 800 x 800 mm
- Provision for TV/telephone points
- Electrical point provision for AC
- Laminated door
- Aluminium sliding windows with mosquito mesh
- Gypsum-finished walls with emulsion paint/equivalent
- Window sill in granite

### Other Toilets

- CP Fittings and sanitaryware (Grohe/Kohler/Duravit/V & B or equivalent)
- Accessories - Jaquar/Kohler equivalent
- Ceramic tiles flooring & dado upto lintel level
- Concealed corrosion-resistant plumbing
- Laminated door
- Granite wash basin counter
- False ceiling

### Electrical & Home Automation

- Apartments with electrical provision for invertors
- Modular switches - Schneider/Luminous/Legrand/Goldmedal or equivalent
- VDP with integrated lobby control & intercom
- Smart Home - light on/off & fan on/off, speed control in living, dining + 2 bedrooms
- Motion/Occupancy sensor in all washrooms
- Digital door lock for main door

### Servant Toilet

- CP/Sanitary Fitting: Jaquar/Parryware equivalent
- Ceramic tile flooring & dado upto lintel level
- False ceiling

### Building Common Specification

- Lift wall tile cladding with granite architrave
- Decorative entrance lobby
- External texture with acrylic paint
- DG back-up for common areas and lifts



## MASTER LAYOUT

Where every corner is a dream come true.

### Legend:

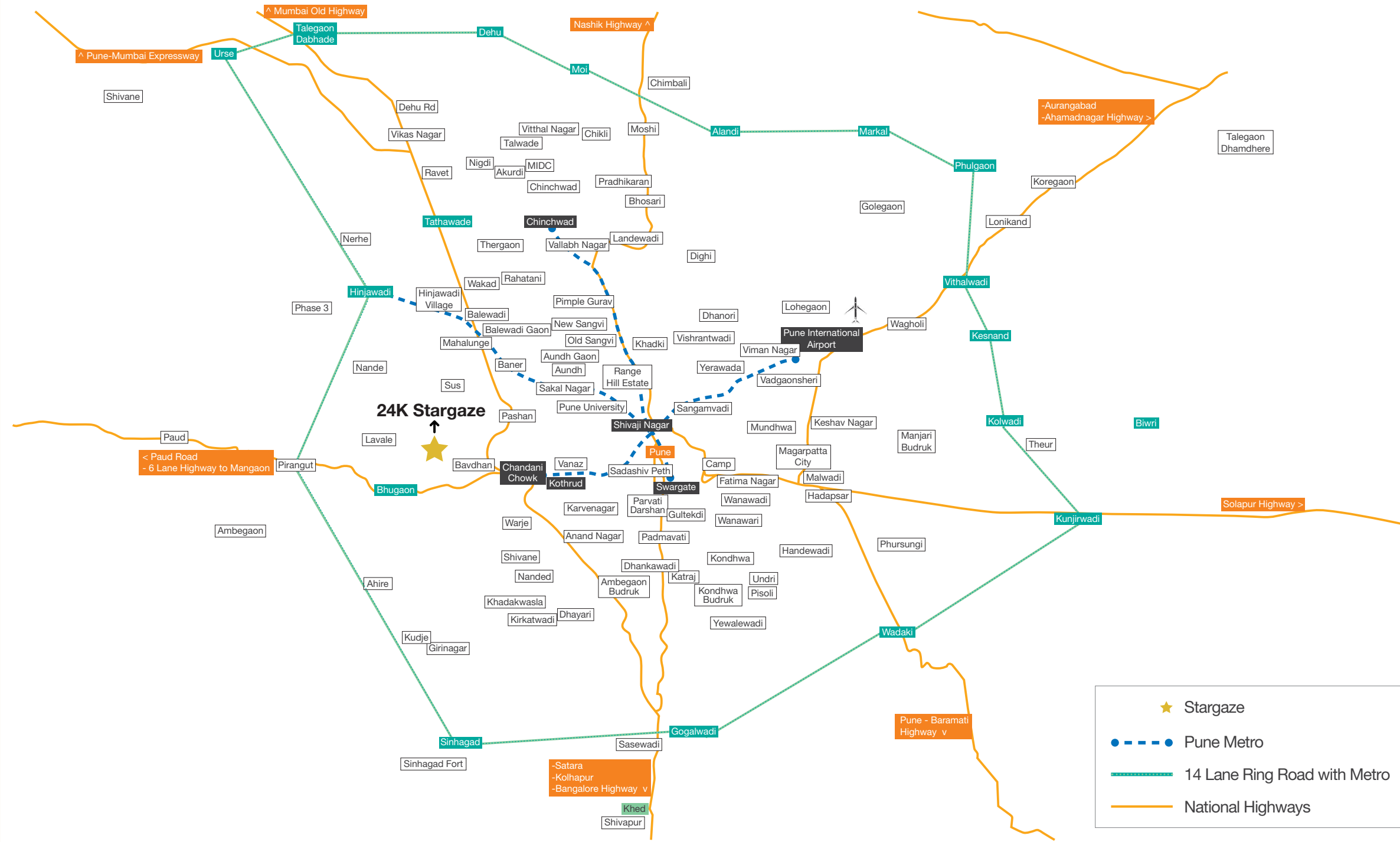
#### Phase 1

- o1. Arrival plaza with water feature
- o2. Cricket practice net
- o3. Children's play area
- o4. Elders' corner with sculpture court
- o5. Herb garden
- o6. Lawn - open family lawn
- o7. Rock climbing wall (ht 2.4 m)
- o8. Yoga deck
- o9. Leisure pavilion
- o10. Mini amphitheatre
- o11. Water cascade wall
- o12. Kids' pool
- o13. Lounge pool
- o14. Swimming pool with vanishing edge
- o15. Viewing gallery
- o16. Pool deck
- o17. Tennis court

#### Phase 2

- o18. Multi-purpose court
- o19. Skating rink
- o20. Sitting cluster
- o21. Pets' area
- o22. Chess board
- o23. Event lawn
- o24. Miniature golf course
- o25. Stepped garden
- o26. Butterfly garden
- o27. Aroma garden
- o28. Meditation pavilion with sculpture garden
- o29. Dry garden
- o30. Yoga lawn
- o31. Feature wall with water spouts
- o32. Rain umbrella
- o33. Palm court
- o34. Adventure play area

# LOCATION MAP



## Schools

- Ryan International - 1.1 Km
- Indus International School - 7.8 Km
- Sri Sri Ravi Shankar Bal Mandir - 9.9 Km
- Vidya Valley School - 12.9 Km
- Flame University - 13.2 Km
- Bharti Vidyapeeth - 15.4 Km
- Symbiosis University - 17.1 Km

## Hospitals

- Chellaram - 2 Km
- Krishna - 7.1 Km
- Sahyadri - 9.7 Km
- Deenanath Mangeshkar Hospital - 9.8 Km
- Om Hospital - 11 Km
- Jupiter Hospital - 14.4 Km
- Ruby Hospital - 15.2 Km

## Retail

- More - 7.4 Km
- Reliance Fresh - 9.3 Km
- D Mart - 11.7 Km

## Restaurants

- Ambrosia - 2 Km
- Café Coffee Day - 3.3 Km
- Manas Resort - 4.2 Km
- Up & Above - 4.3 Km
- McDonald's - 4.6 Km
- Banjara Hills - 4.7 Km
- Garden Court - 4.9 Km
- Oasis - 6.4 Km

## Recreation

- City Pride - 8.7 Km
- Oxford Golf Course & Country Club - 11 Km
- Balewadi Stadium - 11.8 Km
- Pavilion Mall - 13.4 Km
- Westend Mall - 14.9 Km
- E Square - 15 Km

## Connectivity

- Kothrud
- Hinjewadi
- Wakad
- Aundh
- Baner
- Pune-Mumbai Highway
- Pune-Bangalore Highway



## DESIGNED FOR THE ELITE, BY THE ELITE.

The 24K Stargaze has been designed by world renowned American Landscape Architect Alan W. Senarens. Alan, the founder of ECO-DESIGN - a multi-disciplinary firm of landscape architects and master planners, has been in India for the last ten years. He is responsible for bringing international design standards to the project. One of his most prized projects in a career spanning over 25 years in Florida, include the SilverLakes, located in Pembroke Pine, Florida. SilverLakes is an award winning 2,560 acres mixed-use development which he master planned and designed the landscape. Alan W. Senarens' rich experience and internationally acclaimed body of work inspired us to commission him to design the elite 24K Stargaze project. Come, experience his futuristic vision on display.



## THREE DECADES OF TRUST.

Founded over 3 decades ago and guided by a simple yet profound philosophy of 'Creation, not Construction', Kolte-Patil Developers Ltd. is one of the foremost real estate companies with over 20 million sq. ft. of landmark developments in Pune, Mumbai and Bengaluru.

Headed by a team of visionaries and dynamic leaders, Kolte-Patil has till date built projects in multiple segments such as residential, commercial, retail, IT parks and integrated townships. The long standing mission of the company is to dedicate itself to create spaces that blend in with the surroundings and exude vitality and aesthetic appeal, making the spaces present-perfect and future-proof. The Company's long-term bank debt and non-convertible debentures have been rated 'A+ / Positive' by CRISIL, the highest rating accorded by CRISIL to any publicly listed residential real estate player in India.

24K is a niche, luxurious offering from Kolte-Patil Developers Ltd. When you buy a home from the elite 24K series, expect nothing less than the extra-ordinary. This is Kolte-Patil's finest offering in terms of location, engineering, design and amenities.

This is your chance to own a part of our most prized offering.