



Joint Venture Partner

PORTMAN HOLDINGS

Site Address

Mundhwa-Kharadi Road, Survey No 40, Behind Radisson Hotel, Kharadi, Pune, Maharashtra 411014

Toll Free Number: **1800-266-6654**



The project has been registered via MahaRERA registration number P52100018996 as Tuscan Parkland and is available on the website <https://maharera.mahaonline.gov.in> under registered projects

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The Address
That Adds
Pride To Your
Meteoric Rise

KOLTE-PATIL
Tuscan
Parkland
Kharadi, Pune

KOLTE-PATIL
TuScan
Parkland
Kharadi, Pune

Uber Luxury 3 Room,
Living and Kitchen Homes



Wake up to exotic landscapes. Have a home that is truly yours.
And enjoy the intimacies of life with Tuscan Parkland



Uber Luxury 3 Room, Living and Kitchen Homes

For the life you've achieved, you deserve a lifetime of unique luxury. And at Tuscan Parkland, luxury comes in every nook and corner. Tuscan Estate is built on the philosophy of ultramodern luxury, intricately planned home spaces and design innovations that enable a rich, satisfying life that is never devoid of the very finest.

Earlier phases of Tuscan Estate have already become landmarks in Kharadi, one of Pune's most prestigious locations. Tuscan Parkland is Tuscan Estate's last phase. Give your ambitions a beautiful final destination. Don't miss out on a unique world of luxury.



Live Life Like You've Never Lived Life Before

Tuscan Parkland is much, much more than a residential complex. It's a philosophy of greater living. It's the culmination of unparalleled design, engineering brilliance and superlative finishing; the highest reward for a lifetime of success that 395 happy families are already enjoying.

Add to that, the pride of living in Kharadi, one of Pune's most sought-after locations, a whole world of convenience and connectivity and well-planned spaces that will never keep you away from nature.



Cherish The Beauty Of Uniqueness

Tuscan Parkland bestows your life with lavish spaces that enjoy endless possibilities. Even the sky is never the limit.

- Ambient lighting & breezy, natural ventilation due to large-size windows
- 1st floor flats have private sit-outs / landscaped garden
- All flats have terraces adjoining to living / dining areas which gives proper recreational space to enjoy surroundings
- Each building circulation core is centrally located, so it's easily visible & approachable to the residents



Amenities That Are Out of This World

Club House | Indoor Game Room | Fully Equipped and Air Conditioned Gym | Aerobics Hall | Steam and Sauna | Toddlers' Play Area | Multipurpose Party Hall | Kids' Pool | Tennis Court | Multipurpose Court | Lap Pool | Open Family Lawn | Walking / Jogging Track | Kids' Play Area | Amphitheatre with Option of Outdoor Screen | Senior Citizen's Area with Acupressure Path | Shade Pavilions | Sunken Seating | Yoga / Meditation Pavilion with Medicinal Garden around



Captivating Tuscany-Inspired Landscapes

Inspired by the scenic panoramas of Tuscany, Italy, the landscape has been designed by an architect hailing from New Zealand. The undulating lush green fields that welcome you are awe-striking at first glance. A closer look reveals the finer elements of design that allows for a variety of activities and leisure areas.



The Unprecedented Beauty

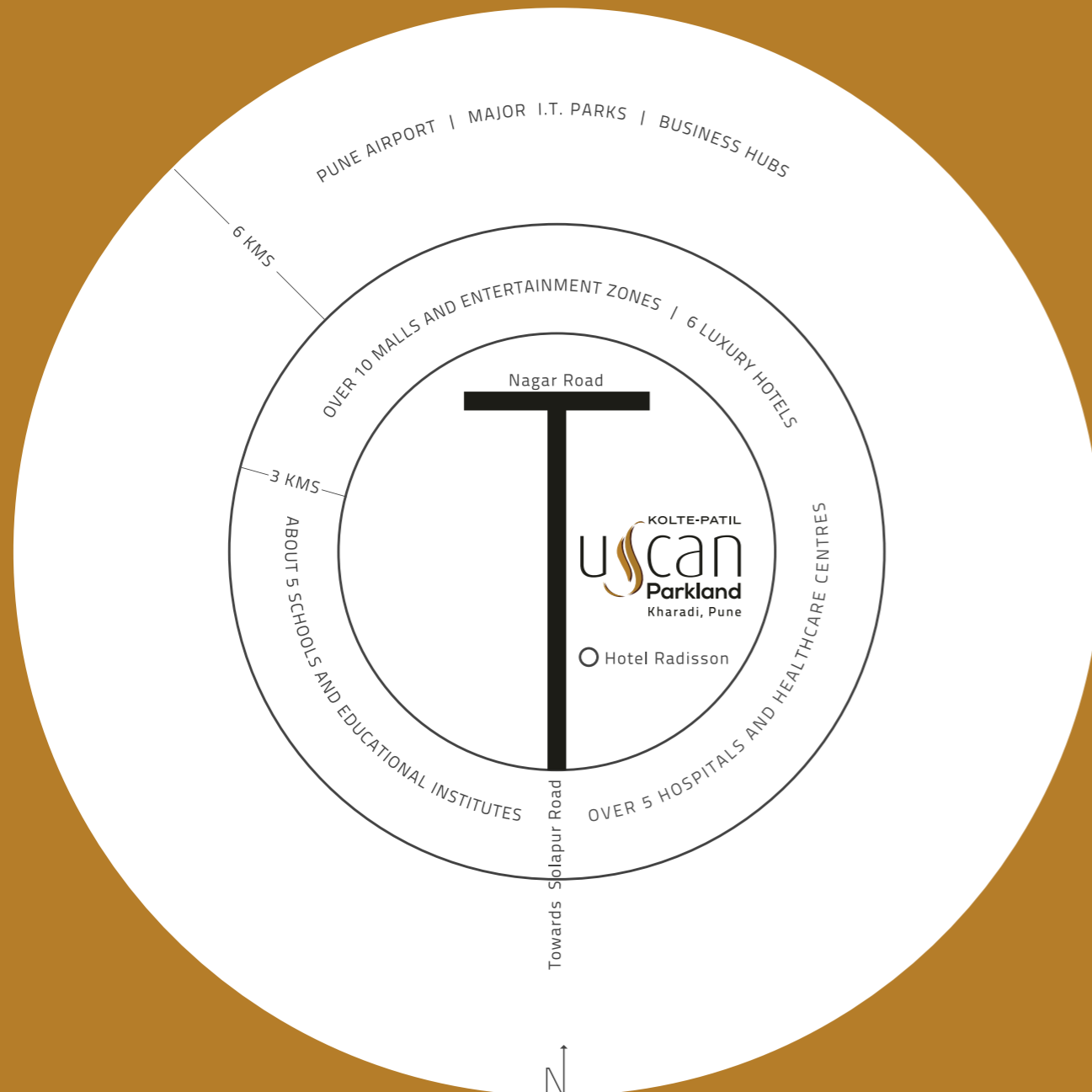
The apartment lobbies and other common areas are designed in a fashion that welcomes nature inside. From the lower storeys, you get a majestic view of rolling landscape; while from the higher storeys, you get to see a clear skyline.



Flawlessly Connected Majesty

Tuscan Parkland is located at Kharadi, one of Pune's most upmarket addresses. Its close proximity to Pune's best commercial and IT hubs makes it a choice destination for a better life.

- Pune Airport - 6.4 kms
- Radisson Blu, Kharadi - 0.5 km
- Panchshil Tech Park - 6.5 kms
- Magarpatta - 5.7 kms
- Koregaon Park - 7.5 kms
- EON It Park - 2.8 kms
- Phoenix Market City - 3.5 kms
- Reliance Mart - 1 kms
- Vibgyor International School - 2 kms



The Master Plan



Legends

- ① Club House
- ② Kids' Pool
- ③ Lap Pool
- ④ Tennis Court
- ⑤ Multipurpose Court
- ⑥ Open Family Lawn
- ⑦ Walking / Jogging Track
- ⑧ Sunken Seating
- ⑨ Shade Pavilion
- ⑩ Amphitheater
- ⑪ Kids' Play Area
- ⑫ Senior Citizens Area
- ⑬ Meditation Pavilion
- ⑭ Entrance Plaza
- ⑮ Entry / Exit Gate

KOLTE-PATIL
Tuscan
ESTATE
SIGNATURE MEADOWS

Delivered
Phase 2

KOLTE-PATIL
Tuscan
Parkland
Kharadi, Pune

Under Construction
Phase 3

KOLTE-PATIL
Tuscan
ESTATE
Kharadi, Pune

Delivered
Phase 1



The rendered artist's impression of Tuscan Parkland (Phase 3) has been super imposed on the actual aerial view of Tuscan Estate to have a better understanding of project placement.

The Residences

With a great deal of thought into creating a truly flawless lifestyle that is encompassed by the wonders of nature, the intricate landscaping at Tuscan Parkland makes life an unforgettable experience. Lavishness is imbibed in every element of Tuscan Parkland. The grandeur of the exteriors is complemented by thoughtful interiors that welcome guests with unparalleled warmth.

Presenting our signature edition of plans, that are carved to complement your Uber lifestyle.





Building - C1

1st Floor Plan (Area In Sq.Mt)

RERA Area Statement

Unit Particulars	Carpet	Enclosed Balcony	Dry Balcony	Private Garden	Covered Sit Out
101, 103, 104	89.02	9.30	3.61	38.05	13.55
102	72.05	9.30	3.61	24.69	13.55



Building - C1

2nd Floor Plan (Area In Sq.Mt)

RERA Area Statement

Unit Particulars	Carpet	Enclosed Balcony	Dry Balcony	Private Garden	Terrace
201, 203, 204	89.02	9.30	3.61	-	11.24
202	72.05	9.30	3.61	-	11.24



Building - C1

Typical Even Floor Plan (Area In Sq.Mt)

RERA Area Statement

Unit Particulars	Carpet	Enclosed Balcony	Dry Balcony	Private Garden	Terrace
401, 402, 403, 404, 601, 602, 603, 604, 801, 802, 803, 804, 1001, 1002, 1003, 1004, 1201, 1202, 1203, 1204	89.02	9.30	3.61	-	11.24



Building - C1

Typical Odd Floor Plan (Area In Sq.Mt)

RERA Area Statement

Unit Particulars	Carpet	Enclosed Balcony	Dry Balcony	Private Garden	Terrace
301, 302, 303, 304, 501, 502, 503, 504, 701, 702, 703, 704, 1101, 1102, 1103, 1104, 1301, 1302, 1303, 1304, 1501, 1502, 1503, 1504	89.18	8.99	3.61	-	11.81





Building - C1

9th Refuge Floor Plan (Area In Sq.Mt)

RERA Area Statement

Unit Particulars	Carpet	Enclosed Balcony	Dry Balcony	Private Garden	Terrace
901, 902, 903, 904	89.18	8.99	3.61	-	11.81



Building - C1

14th Floor Plan (Area In Sq.Mt)

RERA Area Statement

Unit Particulars	Carpet	Enclosed Balcony	Dry Balcony	Private Garden	Terrace
1401, 1402, 1403, 1404	89.02	9.30	3.61	-	11.24



Building - C2

1st Floor Plan (Area In Sq.Mt)

RERA Area Statement

Unit Particulars	Carpet	Enclosed Balcony	Dry Balcony	Private Garden	Covered Sit Out
101, 103, 104	89.02	9.30	3.61	38.05	13.55
102	72.05	9.30	3.61	24.69	13.55

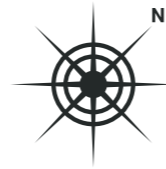


Building - C2

2nd Floor Plan (Area In Sq.Mt)

RERA Area Statement

Unit Particulars	Carpet	Enclosed Balcony	Dry Balcony	Private Garden	Terrace
201, 203, 204	89.02	9.30	3.61	-	11.24
202	72.05	9.30	3.61	-	11.24

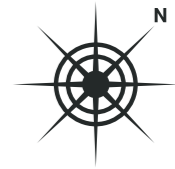


Building - C2

Typical Even Floor Plan (Area In Sq.Mt)

RERA Area Statement

Unit Particulars	Carpet	Enclosed Balcony	Dry Balcony	Private Garden	Terrace
401, 402, 403, 404, 601, 602, 603, 604, 801, 802, 803, 804, 1001, 1002, 1003, 1004, 1201, 1202, 1203, 1204	89.02	9.30	3.61	-	11.24

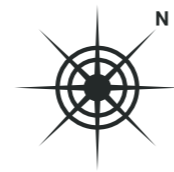


Building - C2

Typical Odd Floor Plan (Area In Sq.Mt)

RERA Area Statement

Unit Particulars	Carpet	Enclosed Balcony	Dry Balcony	Private Garden	Terrace
301, 302, 303, 304, 501, 502, 503, 504, 701, 702, 703, 704, 1101, 1102, 1103, 1104, 1301, 1302, 1303, 1304, 1501, 1502, 1503, 1504	89.18	8.99	3.61	-	11.81



Building - C2

9th Refuge Floor Plan (Area In Sq.Mt)

RERA Area Statement

Unit Particulars	Carpet	Enclosed Balcony	Dry Balcony	Private Garden	Terrace
901, 902, 903, 904	89.18	8.99	3.61	-	11.81



Building - C2

14th Floor Plan (Area In Sq.Mt)

RERA Area Statement

Unit Particulars	Carpet	Enclosed Balcony	Dry Balcony	Private Garden	Terrace
1401, 1402, 1403, 1404	89.02	9.30	3.61	-	11.24



3BHK

Isometric View (Area In Sq.Mt)

RERA Area Statement

Unit Particulars	Carpet	Enclosed Balcony	Dry Balcony	Private Garden	Terrace
104	89.02	9.30	3.61	38.05	13.55

Disclaimer: Furniture layouts are meant for better understanding of the buyer. However, for exact room nomenclature and sizes, please refer the floor plans.



3BHK

Isometric View (Area In Sq.Mt)

RERA Area Statement

Unit Particulars	Carpet	Enclosed Balcony	Dry Balcony	Private Garden	Terrace
204	89.02	9.30	3.61	-	11.24

Disclaimer: Furniture layouts are meant for better understanding of the buyer. However, for exact room nomenclature and sizes, please refer the floor plans.

Specifications



[A] STRUCTURE	RCC framed Structure. AAC Block Masonary. Internal Gypsum Finish Plaster External Sand Faced Plaster
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[B] FLOORING	
Living & Dining	Vitrified flooring 600 x 1200
Kitchen	Vitrified flooring 600 x 600mm
Other Bedrooms	Vitrified flooring 600 x 600mm
Master Bedroom	Wooden Effect vitrified floor Tiles
Dry Balcony	Antiskid ceramic tiles 600 X 600
Terraces	Antiskid ceramic tiles 600 X 600

[C] TOILETS	Jaguar or equivalent CP fittings Anti-skid Flooring 300 x 300 & Glazed Tile Dado 300 x 600 Glass Partition in all toilets False ceiling in all toilets Granite Door & Window Frame Solar Connection for Master Bedroom Countertop Wash Basin
[D] DOORS	Both Side Laminated Door with Frame & SS Hardware Fitting
[E] WINDOWS	Three track powder coated Aluminium sliding Windows with mosquito net & Grill
[F] KITCHEN	Modular Kitchen with granite platform Anti-scratch S.S. sinks with drain board HOB and Chimney Ceramic/ Glazed tile above kitchen platform upto 2ft
[G] ELECTRIFICATION	Concealed Electrical Wiring Modular Switch Plate & Switches Electrical Energy Meter
[H] BACK-UP	DG backup for common areas
[I] INTERNAL AMENITY	TV Point in Living & Bedroom, Inverter Provision, Exhaust Provision
[J] PLUMBING	Concealed plumbing
[K] INTERNAL FINISHES	Gypsum finished walls with Acrylic Paint
EXTERNAL PAINTS	Texture paint
[L] FABRICATION	S.S Railing for Balcony Terrace
[M] AUTOMATION	Video door phone Gas leak detector

The Kolte-Patil Legacy



Kolte-Patil has been creating landmarks for 29 years.

Founded 3 decades ago and guided by a simple yet profound philosophy; 'Creation, not construction', Kolte-Patil Developers Ltd. is one of the foremost real estate companies which is headquartered in Pune. Listed on NSE and BSE, Kolte-Patil is Pune's largest developer and has completed close to 20 million sq. ft. of landmark developments in Pune and Bengaluru. It is also present in Mumbai with some upscale redevelopment projects.

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 core values of the company: honesty, innovation, excellence, eco-friendliness, technology, sustainability, value and commitment to time schedules are perfectly aligned with the living and working spaces it builds.

A FEW OF OUR COMPLETED AND ONGOING PROJECTS

RESIDENTIAL PROJECTS

Completed

Dew Drop Vishrantwadi, Pune
 24K Glitterati Phase 1 & 2 Aundh Annexe, Pune
 24K Glamore, Hills and Dales Undri, Pune
 24 K Allura, Hills & Dales..... Undri, Pune
 Elburz, Hills and Dales..... Undri, Pune
 Tuscan Estate Phase 1 & 2 Kharadi, Pune
 Floriana Estate Koramangala, Bengaluru
 Whispering Meadows..... Dollars Colony, Bengaluru
 Raaga Phase 1.....Kannur Road, Bengaluru
 Lapis Lazuli Koregaon Park
 Maestros..... Wanowrie, Pune
 Rosewood..... NIBM Annexe, Pune
 Misty moors..... NIBM Annexe, Pune
 Pink City..... Wakad, Pune
 Hills and Dales Undri, Pune
 Botanica , Ivy Estate Wagholi, Pune
 Umnag Primo, Ivy Estate..... Wagholi, Pune
 Umang Premier, Ivy Estate Wagholi, Pune
 Umang Homes, Ivy Estate Wagholi, Pune
 Ivy Villas, Ivy Estate Wagholi, Pune
 R2, Life Republic..... Hinjewadi, Pune
 R3, Life Republic Hinjewadi, Pune
 R4, Life RepublicHinjewadi, Pune
 R6, Life Republic Hinjewadi, Pune
 R7, Life Republic..... Hinjewadi, Pune
 Downtown..... Kharadi, Pune
 Three Jewels Phase 1 Kondhwa Rd., Pune

Ongoing

Ivy Nia..... Wagholi, Pune
 Ivy Apartments, Ivy Estate Wagholi, Pune
 Oro Avenue, Life RepublicHinjewadi, Pune
 R9, Life RepublicHinjewadi, Pune
 R1, Life Republic.....Hinjewadi, Pune
 R16, Life RepublicHinjewadi, Pune
 Three Jewels.....Katraj Kondhwa Rd., Pune
 Western AvenueWakad, Pune
 Stargaze..... Bavdhan, Pune
 24K OpulaAundh Annexe, Pune
 24K Atria Aundh Annexe, Pune
 Green Olives.....Hinjewadi, Pune
 24K GrazioKormangala, Bengaluru
 I-Towers Exente.....E-City, Bengaluru
 Mirabilis Horamavu Rd, Bengaluru
 Jay VijayVile Parle, Mumbai
 24K World Residences.....Viman Nagar, Pune
 Centria, Hills and Dales Undri, Pune
 Raaga Phase 2.....Kannur Road, Bengaluru
 Moonstone (by Three Jewels) ..Kondhwa Rd., Pune

COMMERCIAL PROJECTS

Completed

Giga Space Viman nagar, Pune
 Nano Space Baner, Pune
 I space Bavdhan, Pune
 City Space Viman nagar, Pune
 City CenterHinjewadi, Pune
 E-Space..... Viman nagar, Pune
 Shoppers Orbit..... Vishrantwadi, Pune
 Arrisa Avenue.....Kharadi, Pune
 Bizz Bay.....NIBM RD.
 City PointBund Garden, Pune
 City Tower.....Bund Garden, Pune
 City Bay..... Bund Garden, Pune
 R6, Life RepublicHinjewadi, Pune

North Court Kalyani Nagar, Pune
 Chinnar Kalyani Nagar, Pune
 City Mall University Circle, Pune
 Patil Arcade Erandwane Nal Stop, Pune
 Patil Plaza Mitra Mandal Chowk, Pune

Ongoing

City Avenue Wakad, Pune
 City Vista Kharadi, Pune

Come Home To

KOLTE-PATIL
Tuscan
Parkland
Kharadi, Pune



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An Artistic Impression