



Call: 1800-267-3222 | [www.24kliving.com](http://www.24kliving.com)

Altura Site Address: Survey Nos. 37, Behind Solitaire World, off Mumbai Bengaluru Highway, Baner, Pune - 411045.

The buyer will be required to obtain NOC from the financier for sale of any unit in the project.

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This project has been registered via MAHARERA Registration No: P5210005316 for Tower A and B and is available on the website. <http://maharera.mahaonline.gov.in> under registered projects.



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“*Life* is measured not in the  
breath we take but in the  
moments that take our  
*Breath Away*”  
—

**24K** ALTURA  
BY KOLTE-PATIL



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Don't just keep up

*Appearances*

Be the main

*Attraction*

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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.

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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  
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<sup>®</sup>

**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

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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.

**Architect  
Hafeez  
Contractor**

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*Hafeez Contractor*

Pathbreaking architectures and beyond

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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.

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*Ao. Design*

D e s i g n i n g   i n n o v a t i o n s

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Design and judicious development of the landscaped areas surrounding the towers is a crucial responsibility. Thankfully, we have AO Design company, a New Zealand-based firm, with us onboard for the same task. It is a renowned and highly acclaimed company known for its unshakable commitment to total conservation and the best utilization of natural elements. By 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 and refreshing environs.

**Ao. Design  
Company**



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All roads lead to

*Baner*

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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.

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It takes

*24 to tango*

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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

Artist's Impression

Present RERA registration is for 4-level parking & 12 upper floors in tower A & 4-level parking & 26 upper floors in tower B. Remaining floors in each of these towers are part of future development.

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.





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Look up &  
*Elevate*

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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*

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*Project*  
USPs

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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



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We know it is right, when everything falls

*In the right place*

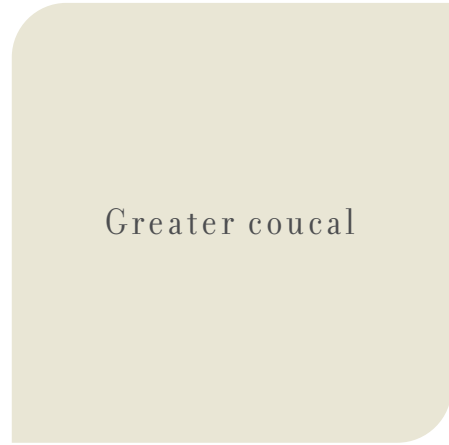
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It's important to take your daily dose of sunlaight and unwind with breeze in your hair.

Present RERA registration is for 4-level parking & 12 upper floors in tower A & 4-level parking & 26 upper floors in tower B. Remaining floors in each of these towers are part of future development. \*Designated space exclusively allocated for the Maharashtra housing and area development authority. 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.



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.



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*Live*

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

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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

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## *Amenities*

beneath residential towers

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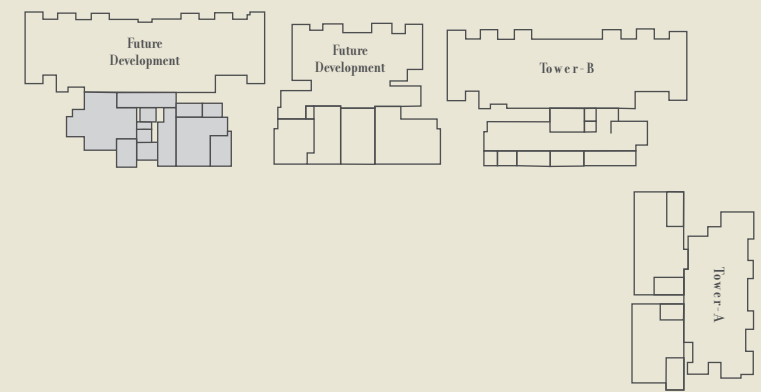
Indoor games area | Gymnasium | Multipurpose hall | Mini theatre | Café |  
Crèche | Spa & salon | Yoga & aerobics | Library & workstations (@ P2 Level) |  
Squash court (@ P2 Level) | Provision for medical centre



*Amenities*

beneath residential  
Tower - D  
(P1 & P2 Level)

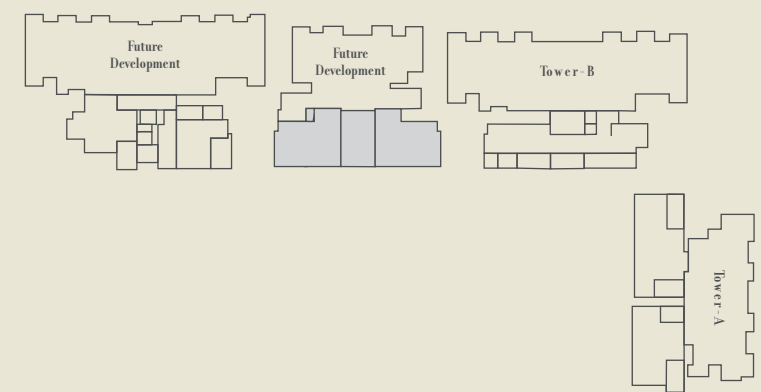
- P1 Level |  Yoga
- |  Aerobics
- |  Zumba
- |  Spa
- |  Salon
- |  Crèche
- P2 Level |  Library






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.

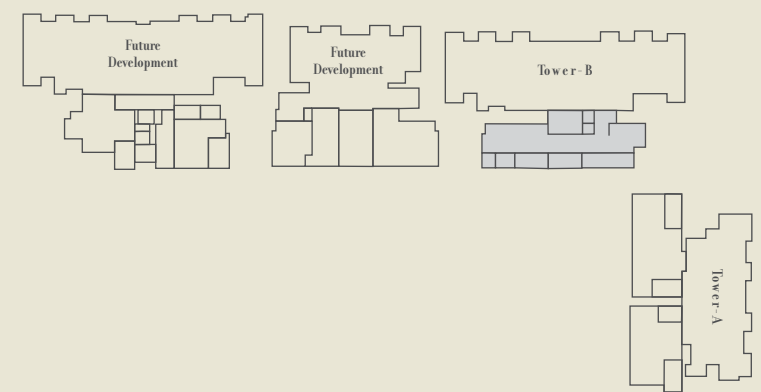


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*Amenities*  
 beneath residential  
 Tower - B  
 (P1 & P2 Level)  


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- P1 Level Gymnasium
- P2 Level Squash court





*Amenities*

beneath residential

Tower - A

(P1 Level)

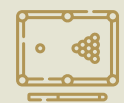
P1 Level



Foosball



Table tennis



Pool table



Golf simulation



Video game room



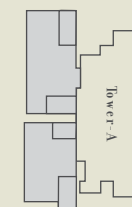
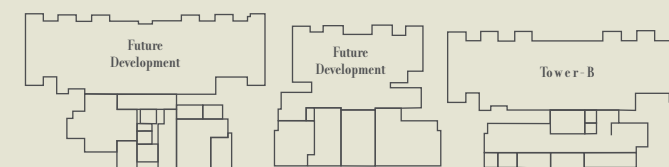
Carrom board



Game zone room



Virtual cricket






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## *Amenities*

On E - deck podium

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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

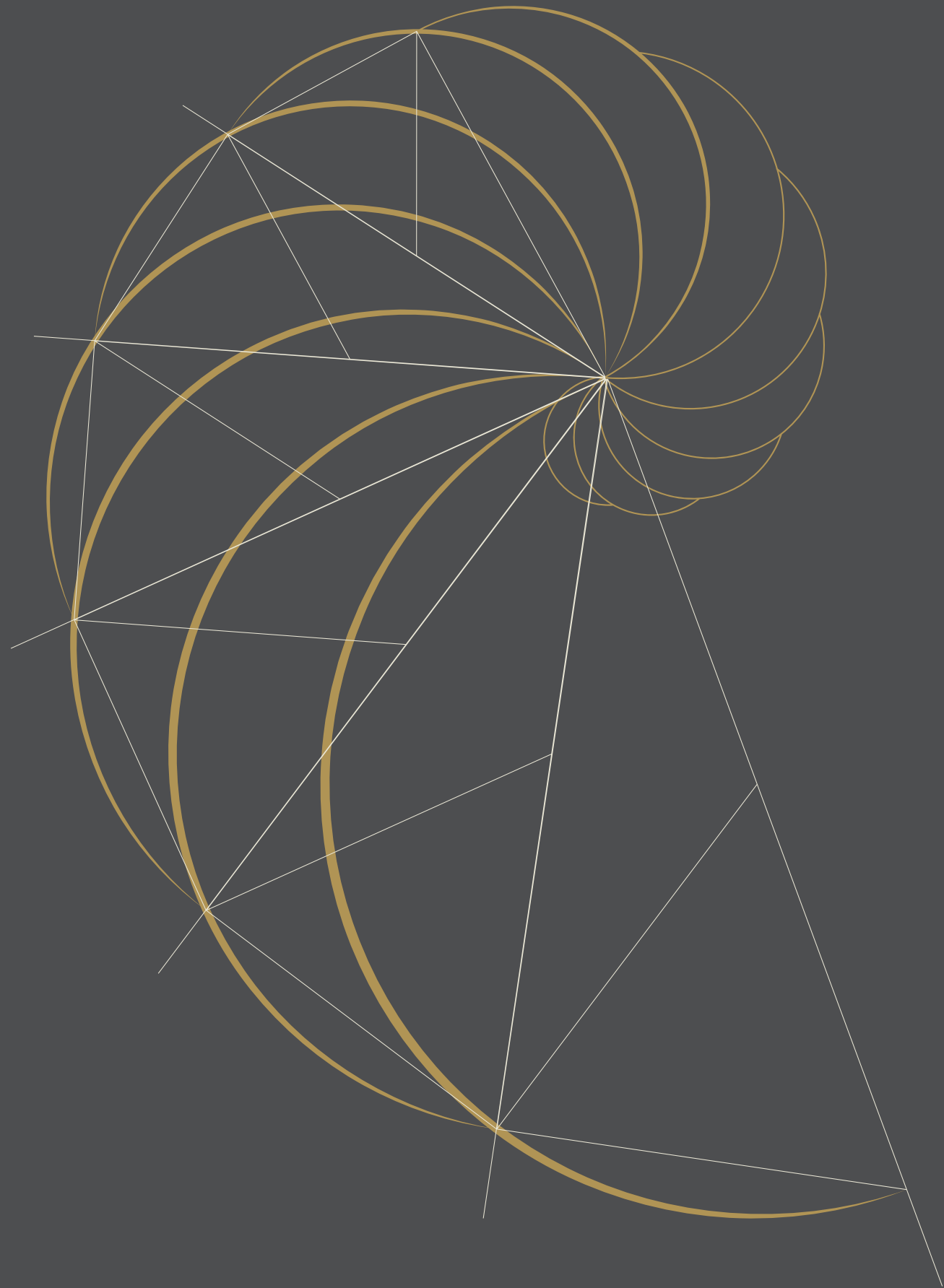


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*The many feathers in your cap*  
the Red Carpet has been rolled out

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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!



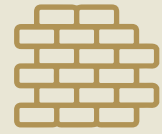
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*Indulge*

in a feast for the senses

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Gypsum  
Finished Walls



Smart Home  
Automation



Branded  
CP Fittings



Decorative  
Entrance Lobby



Digital  
Door Lock



Motion Sensor Lights  
In Washrooms

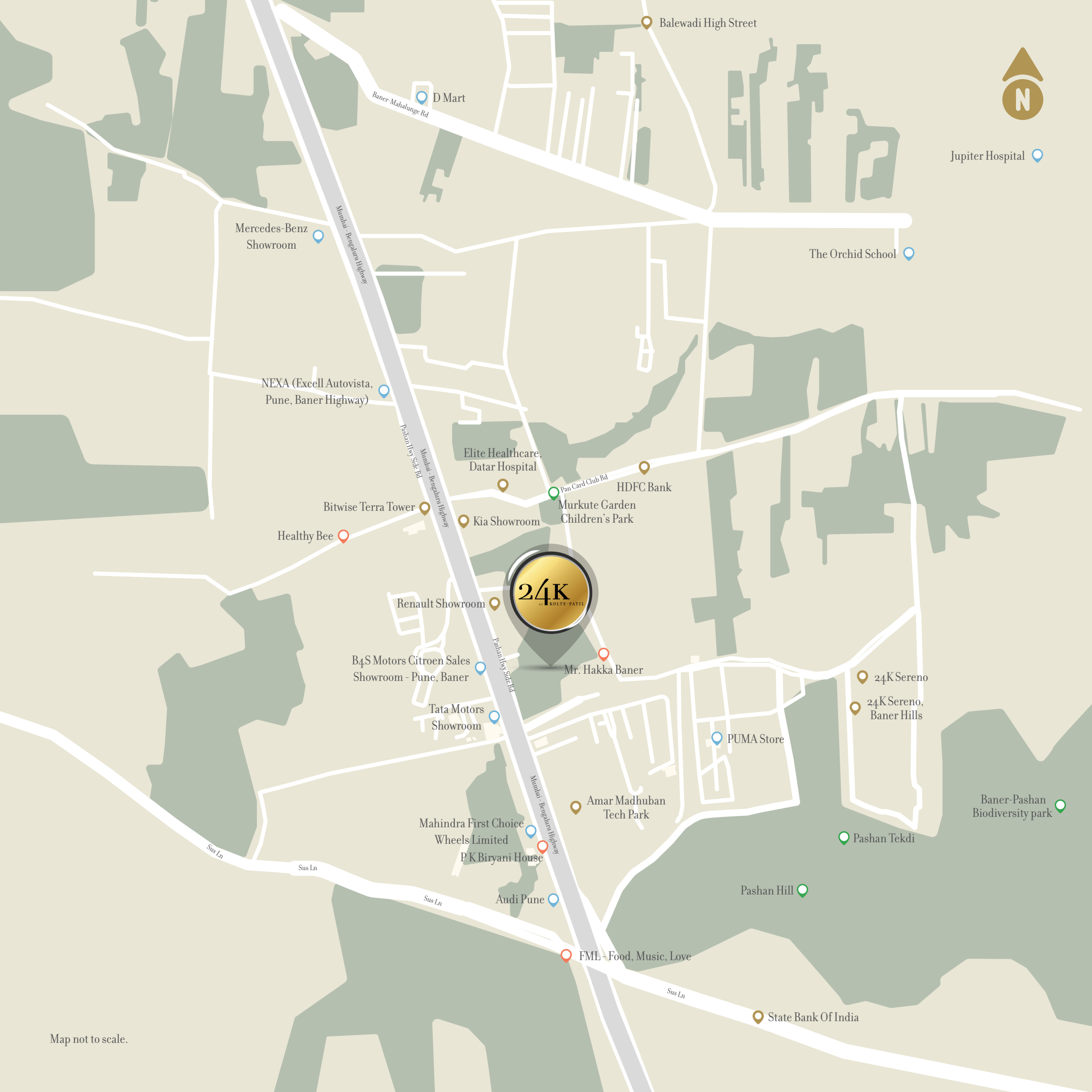
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*Draw on*

your inner strength

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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.



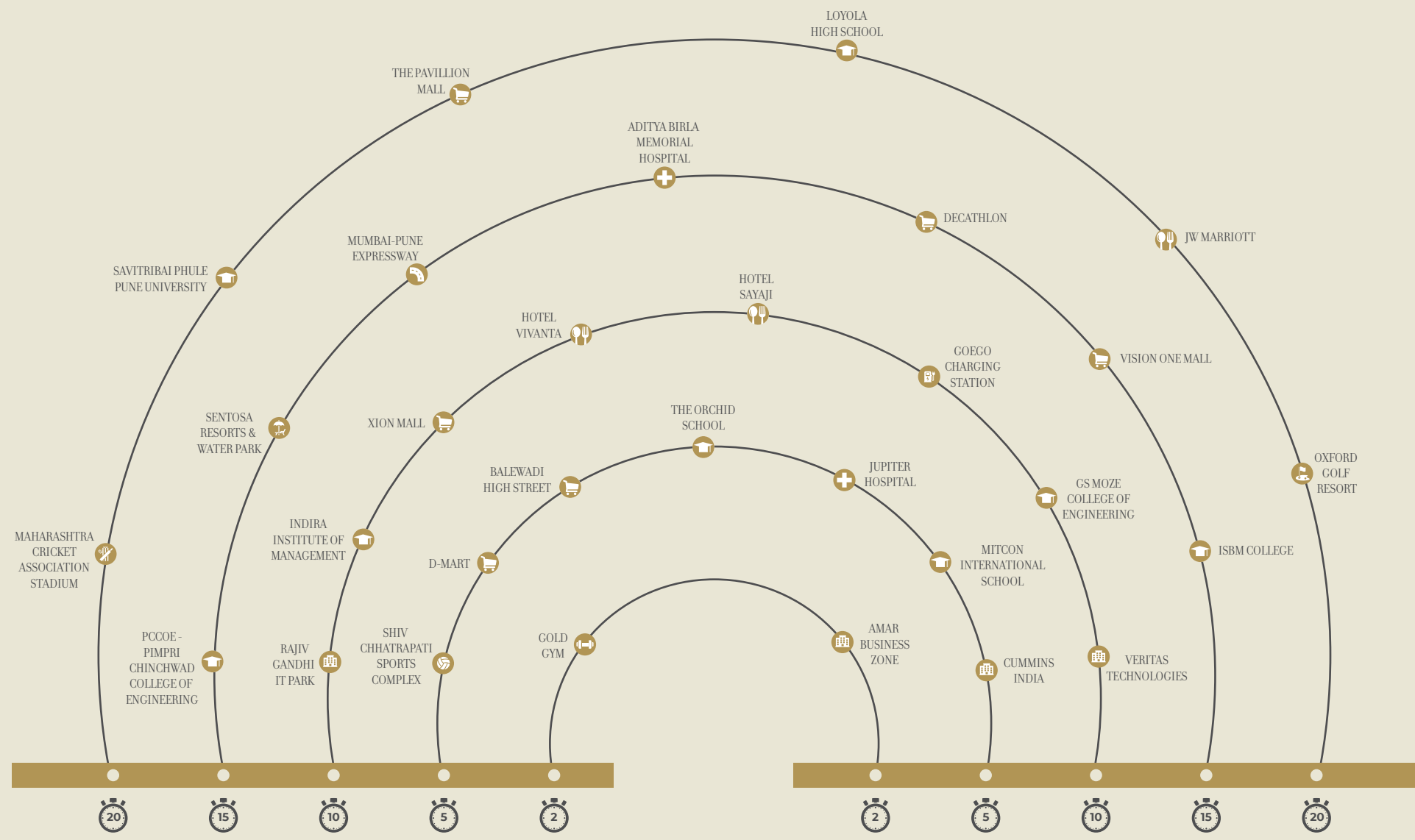
Map not to scale.

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The true north of  
*Convenience & Indulgence*

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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.



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## Specifications

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### 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
FITH 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  
AWARDS  
ARCHITECTURE

in association with



**AWARD WINNER**

RESIDENTIAL PROPERTY  
INDIA

24K Opula  
by Kolte-Patil  
Developers Limited

**2020-2021**

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*The finest*

gets the recognition it deserves

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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.

# Architect Hafeez Contractor

Project Architect

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

Landscape Architect

Design and judicious development of the landscaped areas surrounding the towers is a crucial responsibility. Thankfully, we have AO Design company, a New Zealand-based firm, with us onboard for the same task. It is a renowned and highly acclaimed company known for its unshakable commitment to total conservation and the best utilization of natural elements. By 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 and refreshing environs.



**JW CONSULTANTS**  
Formerly Y S Sane Associates

Structural Consultant

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.

# Pankaj Dharkar & Associates

MEP & Green Building Consultant

Pankaj Dharkar & Associates (PDA), a renowned MEP and Green Building Consulting Engineering Firm, established in 2006, with the objective of providing innovative and sustainable designs that recreate the built environment. In its constant & dedicated pursuit for technical excellence, PDA has earned the reputation of providing quality engineering services in the field of designing and coordination of HVAC, IBMS, PHE, Fire Protection and Detection, Electrical, ELV, Lighting, IT, AV and Green Building Certification.



Artist's Impression

Artist's Impression

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## *Kolte Patil*

The name you can trust

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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.

