



Site Address :
Western Avenue, Survey No.131 Part/132 Part, Next to Balwadkar HP Petrol Pump, Near Sayaji Hotel,
Pune-Mumbai Bypass, Wakad, Pune - 411 057.

Corporate Office :
201, City Point, Dhole Patil Road, Pune - 411 001.

Mumbai Office Address :
501 & 502, B Wing, The Capital, G-Block, Behind ICICI Bank,
BKC, Mumbai - 400 051.


Sales Enquiry : 1800 266 6654
www.koltepatil.com

Western Avenue is registered with MahaRERA under Registration No. P5210000917,
available at website : <http://maharera.mahaonline.gov.in>

Disclaimer: All art renderings, illustrations, photographs and pictures contained in this advertisement are an artist's impression only and the same should not be construed to be the final image/view of the final project. Standard kitchen platform along with sink will be provided. Rest of the furniture and kitchen appliances are only for representation purpose. Every interested purchaser should take note of this express representation. Kindly visit our website for the complete disclaimer. For more information on future developments please refer to agreement for sale.



WESTERN AVENUE
— WAKAD —
BY KOLTE-PATIL



Western Avenue is a testament to the thought and consideration put in while curating it to offer a convenient and uncompromised life.

From construction and design to both indoor and outdoor amenities, each detail and specification is carefully curated to display exclusivity in manner.

CURATED, CONVENIENT AND
UNCOMPROMISED



Image for representational purpose only

WA
WESTERN AVENUE
— WAKAD —
BY KOLTE-PATIL

BESPOKE MOMENTS!
LIMITED EDITION

**LAUNCHING
TWIN TOWERS**

TOWER-E & F

**2 AND 3 RLK
LIMITED EDITION PATIO HOMES**

THE RESIDENCES





SIX-SENSE LIVING

- 6.86 HA of Integrated and Holistic Development
- 2 and 3 RLK
- 19 Floor High Rise Towers
- East-West Facing Homes
- 5,574 Sq. Mtr. (Approx.) of Central Patio for Collaborative Community Spaces Comprising of :

HERB GARDEN | GRAVEL GARDEN
YOGA AND MEDITATION DECK | KIDS' PLAY AREA
SWIMMING POOL WITH KIDS' POOL

FINE PATIO HOMES

The synergy of modern architecture and beautifully carved out collaborative community spaces, uncompromised quality and environmental sensitivity with blend of excellent amenities suggest the brilliance of these beautiful patio homes.

Located along the Pune-Mumbai-Bangalore highway at Wakad, the project is accessible through 12 meter and 24 meter wide DP roads from all three sides.

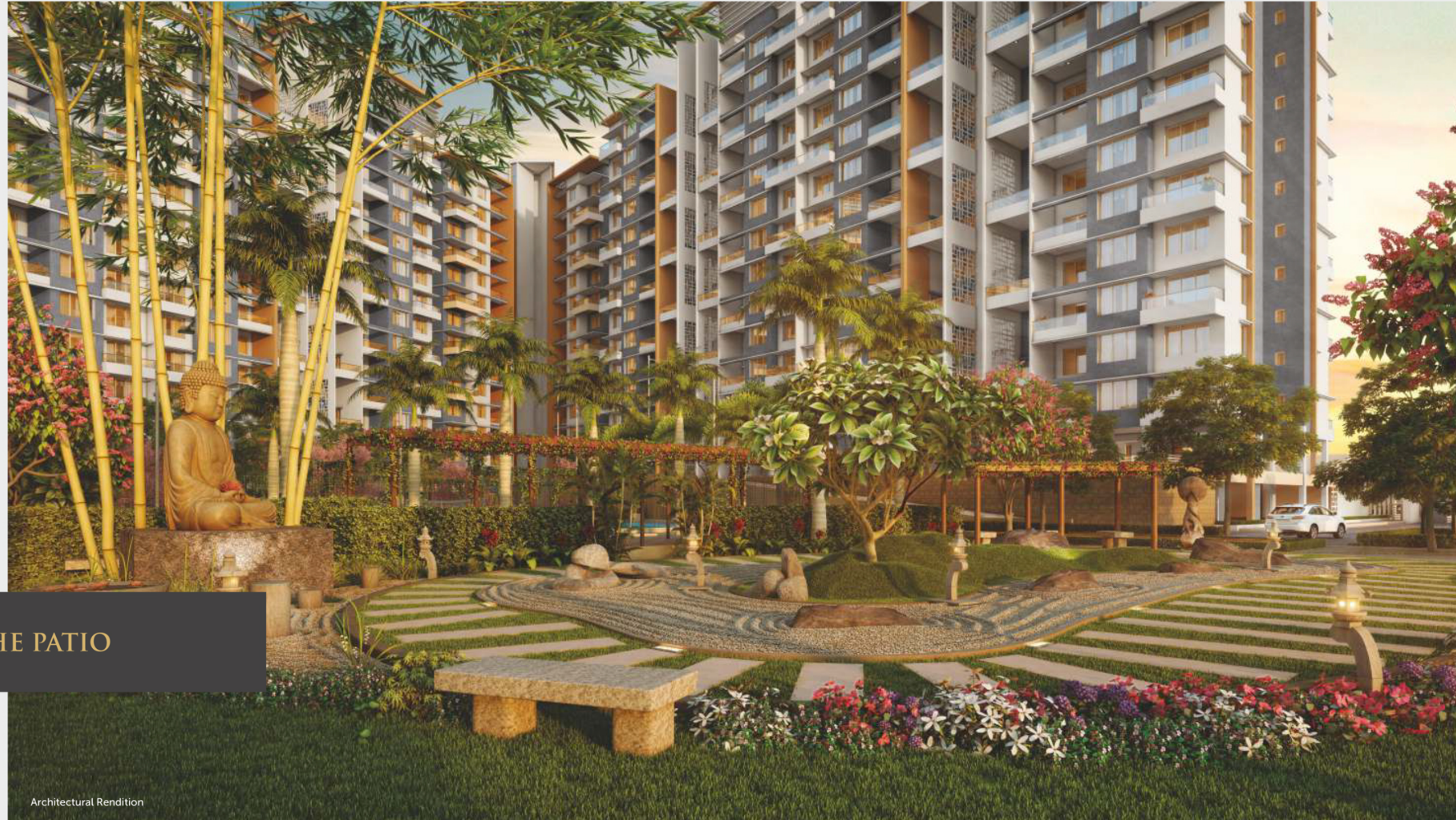
Overall development offers residences with an added convenience of high street shopping and an integrated approach towards making a balanced sector development in its vicinity.

These unique residences are the very embodiment of your personality and lifestyle. Western Avenue is an ideal choice for the ones who have always aspired to live a fuller life.

Indulge in a lifestyle inspired by nature. Live a six-sense life at Western Avenue.

THE RESIDENCES





THE PATIO

Architectural Rendition



THE PATIO

— Collaborative Community Spaces —

Drawing inspiration from the beauty of living spaces, residences offer an aesthetic and sublime experience at various levels.

A rare tranquility has been finely thought through to create a living environment that transcends the realm of dreams.

Arguably the greenest development in the catchment with an access to beautifully landscaped gardens. The residences at Western Avenue allow you to immerse in a tranquil and unspoilt lifestyle.

Swimming Pool with Kids' Pool | Walking Pool | Multipurpose Court | Party Lawn | Outdoor Fitness Equipment | Jogging Track | Raised Deck as Stage | Screen Wall | Bonfire zone | Gravel Garden | Herb Garden | Skating Rink | Chit-Chat Patio | Pavilion - Kids' Play Zone



THE RESIDENCES



Own a truly holistic and treasured lifestyle



Images for representational purpose only

APARTMENT SPECIFICATIONS

Flooring & Tiling

- 600 x 600 mm. Vitrified tiles in all the rooms

Doors

- Laminated doors for entrance and bedroom
- Powder coated aluminum door for terrace
- Granite frame for all washrooms & dry balcony doors
- Laminated doors for washrooms

Windows

- Powder coated aluminum sliding windows and doors with mosquito net
- Granite window sill
- Aluminum louvers / fixed glass with exhaust fan provision for washrooms

Kitchen

- Granite top kitchen platform with stainless steel sink
- Gas leak detector
- Glazed tiles dado above counter upto 24" (2' ft.) height
- Jaguar / equivalent C. P. fitting for kitchen
- Provision for water purifier & exhaust fan in kitchen
- Reticulated pipe gas system from vendor

Toilets

- Tiling :- Glazed dado tiles up to lintel and anti-skid flooring tiles
- Wall hung European water closet (commode) & wash hand basin
- Jaguar / equivalent chrome plated fittings for all washrooms
- Provision for water heater & exhaust fan in washrooms

Water Supply

- Recycled water for flushing

Electrification

- Branded modular concealed copper wiring
- T.V. and telephone point in living room and bedroom
- Provision for split AC in all bedrooms
- 1 Meter from MSEDCL
- Two way switch boards in all bedrooms

Paintings

- Acrylic paint for exterior
- OBD paint for all internal walls in flat

Security System

- Standalone Video door phone

Terrace

- Antiskid ceramic tiles in terrace
- Glass railing in attached terrace

EXTERNAL SPECIFICATIONS/COMMON AMENITIES

R.C.C.

- Earthquake resistant structure conforming to IS code

Elevators

- Two passenger and one stretcher lift with generator backup for each building
- DG backup for common areas

Highlights

- Entrance lobbies at parking levels
- Toilets for drivers and maids

Indoor Amenities

- Clubhouse with fully equipped gymnasium and fitness center
- Multipurpose hall for aerobics/yoga/meditation and indoor games

MASTER LAYOUT

- | | |
|--------------------------|--------------------------------|
| 1. Kids' Pool | 16. Sculpture |
| 2. Walking Pool | 17. Outdoor Bowling Alley |
| 3. Swimming Pool | 18. Putt Golf |
| 4. Jacuzzi Seat | 19. Meditation Corner |
| 5. Screen Wall | 20. Rock Sculpture |
| 6. Club House | 21. Amphitheatre |
| 7. Outdoor Shower | 22. Outdoor Lounge |
| 8. Herb Garden | 23. Multipurpose Court |
| 9. Skating Rink | 24. Senior Citizens' Pavilion |
| 10. Chit-chat Patio | 25. Pavilion - Kids' Play Zone |
| 11. Jogging Track | 26. Children's Play Area |
| 12. Party Lawn | 27. Bonfire Zone |
| 13. Raised Deck as Stage | 28. Outdoor Fitness Equipment |
| 14. Gravel Garden | 29. Waiting Zone |
| 15. Yoga Garden | 30. Shopping Plaza |



ADVANTAGE

Wakad is one of the top real-estate investment hot spots in India. Strategically located in proximity to the Hinjewadi IT Park, Pimpri-Chinchwad and Chakan's Maharashtra Industrial Development Corporation (MIDC) corridor, it is readily available for both IT and automobile or manufacturing population which is working in this part of the city.

Well-connected to the Mumbai-Pune Expressway, Wakad has all the conveniences like offices, colleges, schools, banks, hospitals and shopping centres in its vicinity offering a holistic city life.

Schools/Universities

- Akshara International School
- Indira National School
- Wisdom World School
- Sri Balaji Society
- Indira College
- DY Patil College

Hospitals

- Aditya Birla Hospital
- Life Point Hospital
- Surya Mother & Child Hospital

Retail

- Big Bazaar
- D Mart
- More
- Reliance Fresh

Hotels

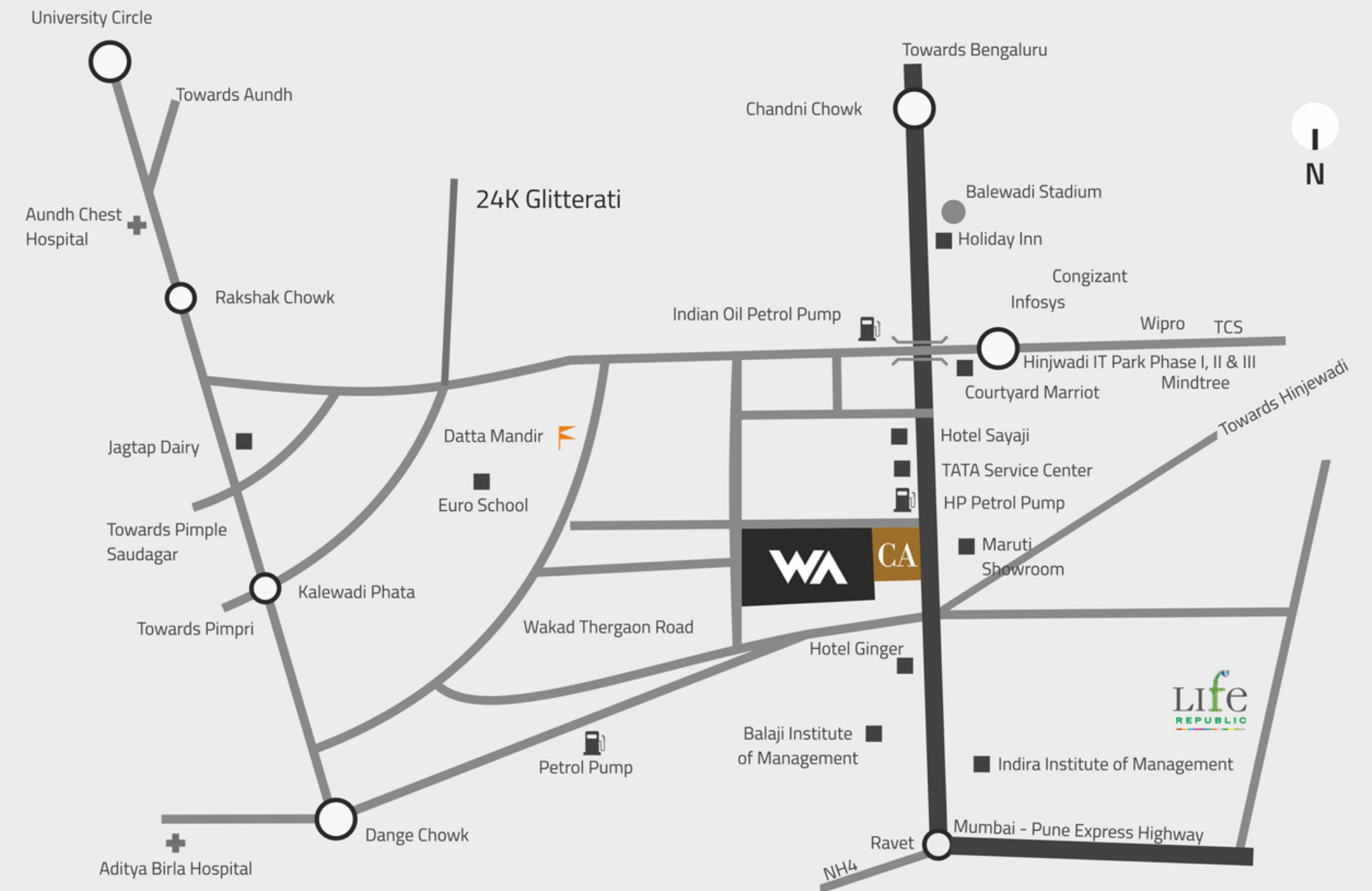
- Gateway
- Courtyard Marriott
- Sayaji
- Holiday Inn
- Radisson

Recreation

- Xion Mall
- Pavilion Mall
- Western Mall
- Spot 18 Mall
- Balewadi Stadium

Connectivity

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





Kolte-Patil is a name that's eminent in Pune for its 2 decades of sheer excellence in developing landmark destinations. Guided by the profound philosophy "Creation, not construction", Kolte-Patil has developed over 2 crore sq. ft. of land across Pune 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.



Over 2 decades of real estate expertise



Developed over 2 Cr. sq. ft. of spaces



Pune's most trusted and reputed developer



Winner of several real estate awards



**Awarded as "Promising Brand of 2018"
by The Economic Times**