

Yes! In Koramangala

COMING SOON!



LUXURY ALWAYS RECOGNISES WHERE IT BELONGS

A rarefied environment that only a special few can reside in. Residences conceptualized by Kolte Patil, created not constructed to redefine the meaning of fine living. Here elegance prevails, life takes on new meanings. Here, aspirations are but a fleeting premise because attainment is the ultimate reality.

12 floors, 93 premium residences
3, 3 BHK Duplex & 4 BHK in one of
Bangalore's finest residential destinations



ABOUT KPDL

Dominant Player in
Pune
Real Estate Market

- Undisputed leader in the Pune market with consistent market share above 9%
- Well-reputed, trusted name with proven execution capabilities

Expanding presence
in
Bengaluru

- Expanding presence in high demand Bengaluru market in Prime Locations
- More than a decade presence and strong 150 member team catering to Bengaluru market

Growth focus
in Bengaluru

- Current focus on residential markets with major focus on MIG segment
- Creating availability at every point of price spectrum i.e. affordable to luxury concepts
- Increased contribution expected going forward with 2.4 msf. of ongoing/forthcoming projects



Creation, not Construction

An ISO 9001 : 2008 Certified Company

KPDL BANGALORE & GOA

KPDL – Residential



24K Grazio

by Koltepatil Developers Ltd



Creation, not Construction

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Investing in Bengaluru's most **desired residential locality**



- Bangalore's innovation hub, Koramangala is largely cosmopolitan in nature.
- Focal point of Bangalore's arterial main roads, notably the Intermediate Ring Road (linking the Airport Road with Hosur Road and Electronics City), Sarjapur Road (leading to the Outer Ring Road
- Koramangala commands one of the highest property prices in the city and is considered by Bangaloreans to be one of the better places to live





IT KNOWS THAT ONLY FEW LOCATIONS CAN REFINE
ITS PRESENCE, DEFINE ITS PERSONALITY

That is why Kolte Patil decided to create a fine living space in a prime location like Koramangala II Block.

A place that has a well defined social and urban eco-system, where everything is in its designated place. A hub for commercial, residential and landmark developments Koramangala, is one of the most sought after real estate destinations in Bangalore.

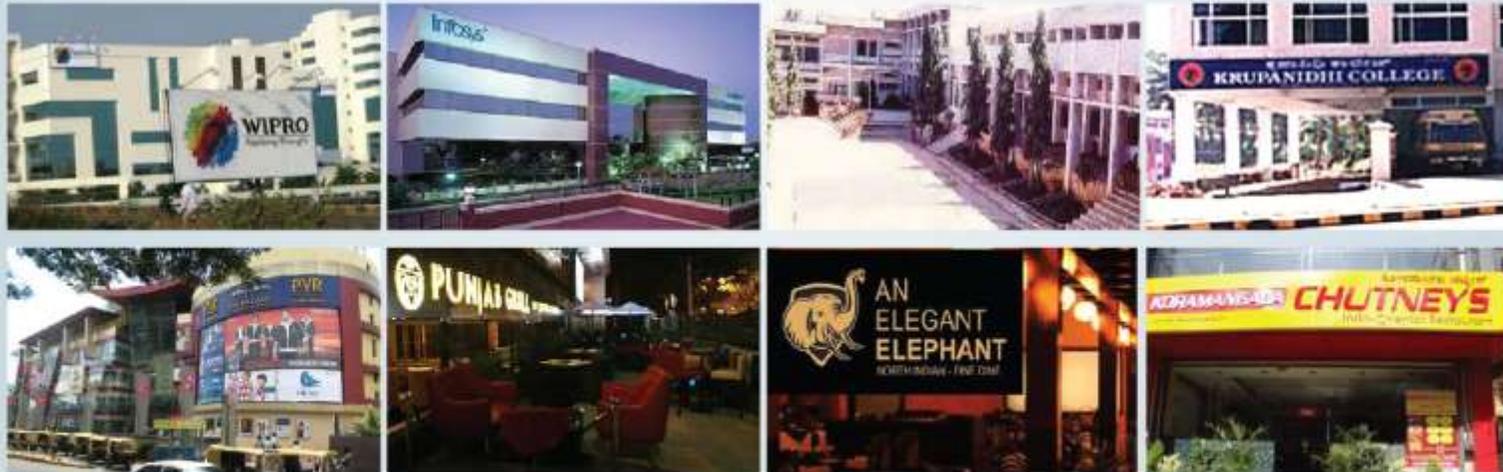
An exceptional address that announces arrival and doesn't just mark a presence. An address that belies landmarks and directions.



Location Map



Location Highlights





Shop: The Forum, Tibet, Oasis Centre, Lifestyle Mall, Food Mall, Sri Garuda, Meenakshi, etc.



Work: Infosys, Wipro, Tally solutions, Texas Instruments, Robert Bosch, Mindtree, Lucent Technologies, Toshiba, Flipkart, etc.



Study: St. John's Medical Collage, Christ University, Jyothi Nivas College, NMIMS, TAPMI, Green wood pre-school, National Public, Bethany High etc.



Care: St. John's, Manipal, Fortis, Apollo,



Entertainment: Koramangala Club, HSR Club

Project Brief

| | |
|---------------------------------|--|
| LOCATION | KORAMANGALA 3RD BLOCK, BANGALORE |
| DISTANCE FROM M. G. ROAD | 8 KMS |
| LAND EXTENT | 1.25 ACRES |
| TOTAL NO. OF APARTMENTS | 93 APARTMENTS |
| TOTAL NO. OF FLOORS | 2 BASEMENT + GROUND + 12 FLOORS |
| TYPE OF APARTMENTS | 3 BHK, 3 BHK (DUPLEX), 4 BHK |
| SIZE OF APARTMENTS | 3 BHK – 1791, 1809, 1827, 1835, 1838, 1851, 1852, 1883, 1899 SQ. FT 3 BHK (DUPLEX – 2502, 2513, 2515, 2518, 2603 4 BHK - 2435, 2448, 2488, 2510 |
| AMENITIES | GYM, TABLE TENNIS TABLE, POOL TABLE, CARROM AND CHESS, LIBRARY AND LOUNGE, GRAND ENTRANCE, LUXURY WATER FEATURE, INFINITY SWIMMING POOL, LANDSCAPED GARDENS, CHILDREN'S PLAY AREA |
| COMPLETION PERIOD | 24 MONTHS |
| APPROVAL AUTHORITY | BBMP |

MASTERPLAN



LEGEND

- 01. ENTRY GATE
- 02. EXIT
- 03. SECURITY ROOM
- 04. ARRIVAL PLAZA WITH WATER FEATURE
- 05. LINEAR ACCESSWAY FLANKED BY WATERBODY
- 06. CENTRAL LAWN
- 07. DRY WATER FEATURE
- 08. SEATER IN CENTRAL LAWN
- 09. SCULPTURAL WATER SPOUT
- 10. TROPICAL SHRUB PLANTING
- 11. 6.5M WIDE DRIVEWAY
- 12. 1.5M WIDE JOGGING TRACK
- 13. CHILDREN'S PLAY AREA
- 14. OUTDOOR SEATING AREA
- 15. PRACTICE BASKETBALL COURT
- 16. CUTOUTS FOR BASEMENT
- 17. ENTRY/EXITPOINT FOR BASMENT PARKING
- 18. PERIPHERAL TREE PLANTING





FIRST FLOOR PLAN



8TH,9TH,10TH & 11TH FLOOR PLAN

Find a home as inspired as you.
3BHK, 3BHK duplex and 4BHK



Type A

Find a home as inspired as you.
3BHK, 3BHK duplex and 4BHK



Type C

Find a home as inspired as you.
3BHK, 3BHK duplex and 4BHK



Type E1 Lower

Find a home as inspired as you.
3BHK, 3Bhk duplex and 4BHK



Type E1 Upper

IT HAS NEEDS, THAT DEMAND SPECIAL ATTENTION

Some requirements can be met only by the best amenities on offer.

Like the Infinity Pool on the 11th floor. Where the views are just as relaxing as the swim that drains fatigue away. The Clubhouse that gives the word leisure a whole new meaning.

The spa that can soothe as it pampers, the squash court, table tennis and basketball court that will bring out the sportsman in many.

A library to transport one into worlds both imaginary and real, adventure and play areas that will keep the children engaged.

In short: is all about comfort and convenience, that make life here really special.



Proposed Amenities

- A well-equipped Health Club
- Infinity pool & Kids pool.
- Steam & Sauna.
- Table Tennis.
- Pool Table.
- Chess & Carom
- Library
- Children's Play Area.
- Trellis & Gazebos.
- Jacuzzi
- Party deck area with strips pebble area.
- Planter box with plants.
- Balcony Planter box with drip irrigation & drainage.
- Common toilets for maintenance staff & drivers.
- Water features.
- Jogging Track / Pathway.
- Open lawns.
- Green walls.

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Disclaimer:

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