

BOTANICA @
KOLTE-PATIL
Ivyestate
WAGHOLI



Site Address: Ivy Estate, Near Lexicon International School, Pune-Nagar Road, Wagholi, Pune.
Tel.: +91 20 6733 3800/01 | Email: sales.ivyestate@koltepatil.com | www.koltepatil.com/ivy_estate

JV Partner



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Design: www.flagshipadvertising.com



It's time to look at life with fresh perspectives by enlightening all your senses.

Picture luxury with lush green sights.

Feel the comfort of nature as leisure embraces.

Take in a breath of fresh air with a whiff of bliss.

Hear the whispers of indulgence as nature sings.

Relish the blend of exquisite indoors
and elegant outdoors.



Let nature and
luxury give you
a fresh view of life
with

BOTANICA @

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Live afresh.

A fresh start awaits you at the new towers of Botanica.
Residing amidst the Ivy Estate, they offer 2 and 3 BHK luxurious homes.
Surrounded by lush botanical landscapes.
Upgraded by state-of-the-art features.
To give you just the kind of life you always desired.

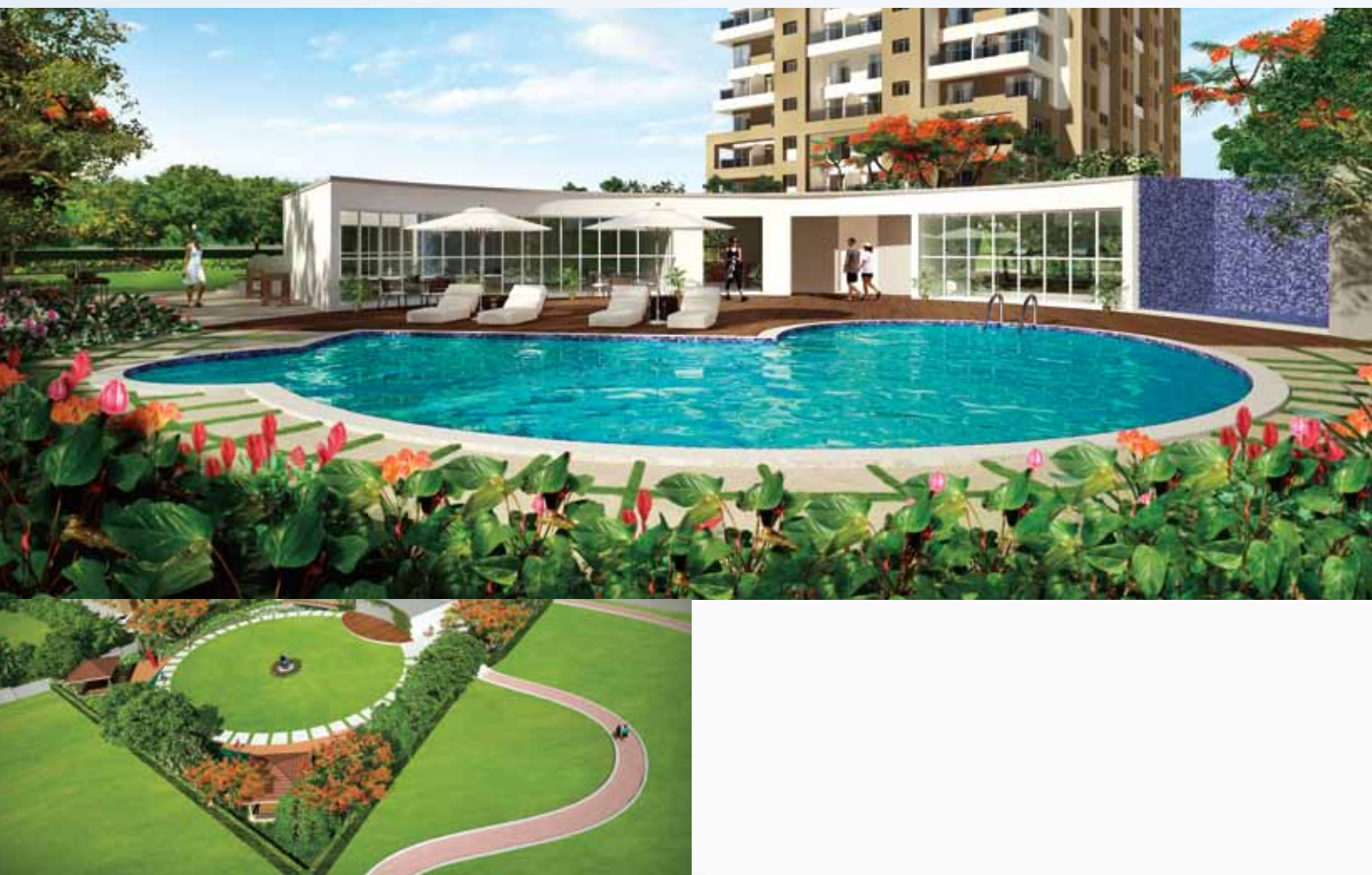


Come home to freshly upgraded luxuries.

The special edition homes at Botanica have been laden with features that make them a haven of luxury. Each and every aspect of the home is designed keeping in mind your sensibilities and expectations.

All of it to make sure luxury comes to you, naturally.





Freshen up your life with an array of experiences.

Botanica has thoughtfully designed, planned and executed not just the homes. With a colossal clubhouse and elaborate botanical gardens, every facility is meant to fill your life with refreshing moments. Lose yourself in this lush retreat and discover something new every time.

Club House

Well equipped fitness station | Table and Billiards room
Yoga/Meditation Room | Library | Card Room
Swimming Pool with Changing Room and Kids Pool
Children Park and Sandpit | Party lawn and theme garden | Jogging Track

Community Living Amenities

School | Polyclinic | Shopping Marts | Solar Water System
Fire Fighting System | Rain Water Harvesting and others



Behold nature's splendor. Treasure world's luxury.

You are invited to take a stroll through Botanica and experience the freshness yourself.

Spread across 12 acres, Botanica features lush open landscaped terrains, wide tree-lined avenues, shimmering water bodies, charming seating areas with pergolas, jogging track, clubhouse with spa facility in the midst of the classy surroundings of 85 acres Ivy Estate.

The luxury residences amid exquisite landscaping innovatively use botanical elements to bring unmatched beauty, peace and harmony to its residents.

What makes living at Botanica even more picturesque is the fact that it comes with ready internal infrastructure and a set of functional amenities.

COMMON

Decorative main entrance Lobby | DG back up for common areas and lift

HOME AUTOMATION

Video Door phone | Intercom

LIVING & DINNING

800 X 800 mm Vitrified flooring

KITCHEN

Granite top platform with SS sink | Gas leak detector

Modular Kitchen with hub and chimney | Reticulated pipe gas

800 x 800 mm Vitrified Flooring | 600 x 300 MM ft dado tiles(UPTO 2 FT)

DOORS & WINDOWS

Both side laminated door with Architrave & Decorative fitting

Powder Coated Sliding windows with mosquito mesh and safety grills

Sliding Doors and Glass railing for terrace

MASTER BEDROOM

Laminated Wooden flooring

MASTER TOILET

300 X 600 mm designer wall tiles (upto 7 FT) & antiskid Ceramic tiles for Flooring

Solar Water connection | Premium brand CP and Sanitary fitting | Exhaust Fan

Wall mount (commode) | Rain shower | Granite counter top WHB

Apartment Specifications

OTHER BEDROOM

800 x 800 mm Vitrified flooring

OTHER TOILET

300 X 600 mm designer wall tiles & antiskid Ceramic tiles for Flooring

Premium brand CP and Sanitary fitting | Exhaust Fan

ELECTRICAL

A/C point provision in all bedroom & living

Provision in duct area for A/C outdoor unit | Provision for invertor

3 Phase meter | Provision TV, Telephone, light points (all rooms)

FINISHES

Internal: Acrylic emulsion | External: Acrylic Paint



Love the fresh life at the largest gated community in Eastern Pune.

Being a part of the 85 acre Ivy Estate has its own set of advantages. It's all about the joys of living together in sync with nature. At the same time, it is also well integrated with the city through the Nagar Road which is only a few steps away.

Ivy Estate has greater connectivity to areas like Kalyani Nagar and Koregaon Park. Even Rajangaon Industrial hub is just 20 kms away.

It will also be a part of the R. P. Road being proposed from Wagholi to Kharadi, making it easily accessible to people travelling from Magarpatta and Hadapsar.

Moreover, its proximity to Pune Airport and Kharadi IT Park makes it one of the most sought-after destinations in Eastern Pune.

The Joy of Community Living. The Joy of Ivy Living.

Discover all you desire at Ivy Estate!

In next couple of years, the Pune Municipal Corporation limit is expected to extend till Wagholi and Ivy Estate will be a part of it.

However, Ivy Estate has its own water supply plant and a water treatment plant too, which means water will never be a problem in Ivy homes.



Villas | Row Houses | Twin Bungalows | Apartments | Theme Parks | Fitness & Health Clubs | School

Polyclinic | Retail Outlets | Recreational Amenities and others



Founded over 2 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 with over 1 crore 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 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.

Ivy

Botanica

@

KOLTE-PATIL
Ivyestate
WAGHOLI

It's for real!

Phase II



Ivy Botanica

2 BHK (Small): 970 sq.ft. & 975 sq.ft.
2 BHK (Large): 1005 sq.ft. & 1010 sq.ft.
2.5 BHK: 1315 sq.ft.



Clubhouse

Well equipped fitness station | Table Tennis and Billiards room
Yoga/Meditation Room | Library | Card Room
Swimming pool with changing room and kids' pool
Children's park and sandpit | Party lawn and theme garden | Jogging track

Community Living Amenities

School | Polyclinic | Retail outlets | Solar water system
Fire fighting system | Rainwater harvesting and others

B AND E BUILDING (ODD)

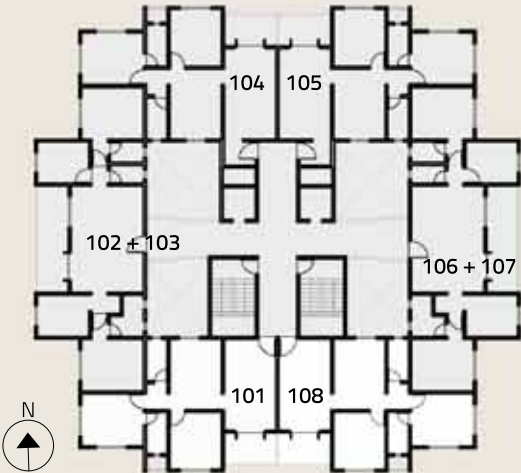


B AND E BUILDING (EVEN)



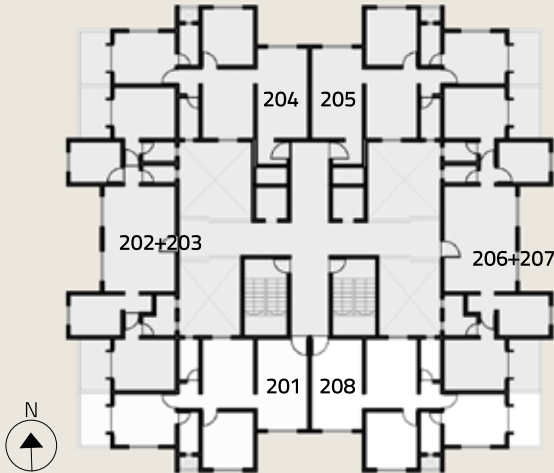
1ST, 3RD, 5TH, 7TH, 9TH AND 11TH FLOOR PLANS

FLAT NOS.	TYPE		CARPET AREA	TOTAL AREA
101, 301, 501, 701, 901, 1101, 108, 308, 508, 708, 908, 1108	2 BHK	Sq. ft. Sq. mt.	658 61.04	970 90.10

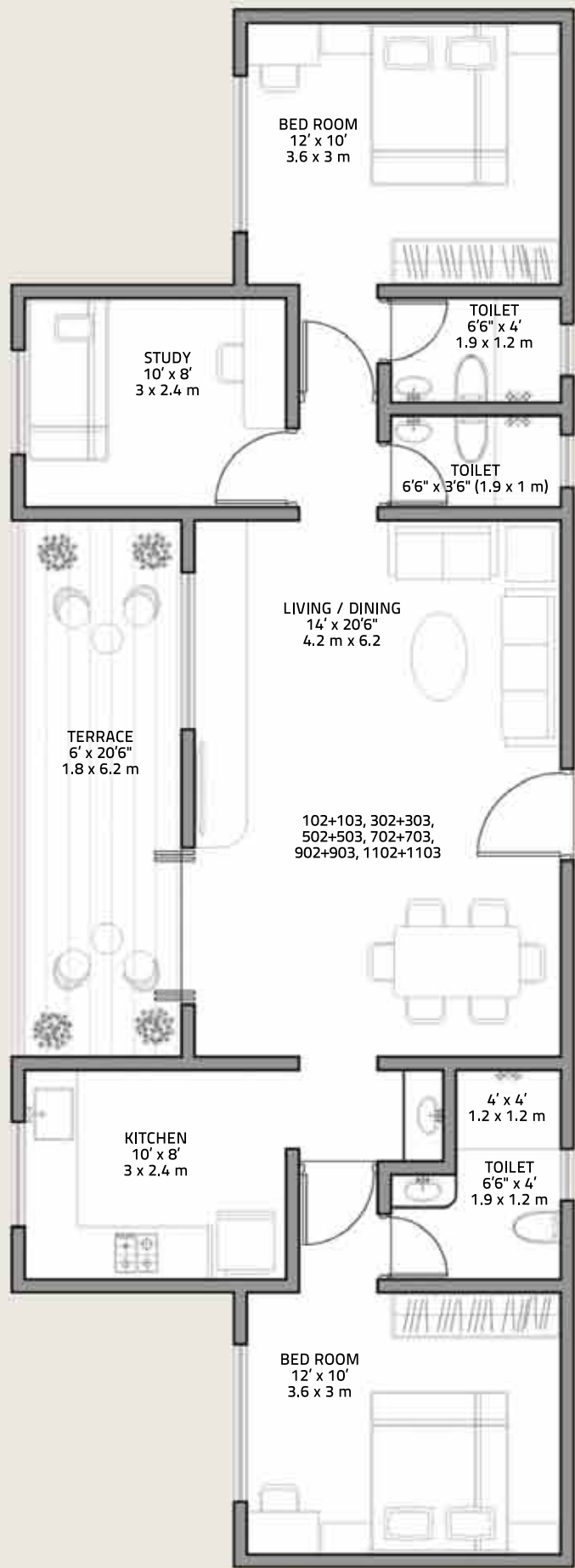


2ND, 4TH, 6TH, 8TH & 10TH FLOOR PLANS

FLAT NOS.	TYPE		CARPET AREA	TOTAL AREA
201, 401, 601, 801, 1001, 208, 408, 608, 808, 1008	2 BHK	Sq. ft. Sq. mt.	657 61.04	970 90.10

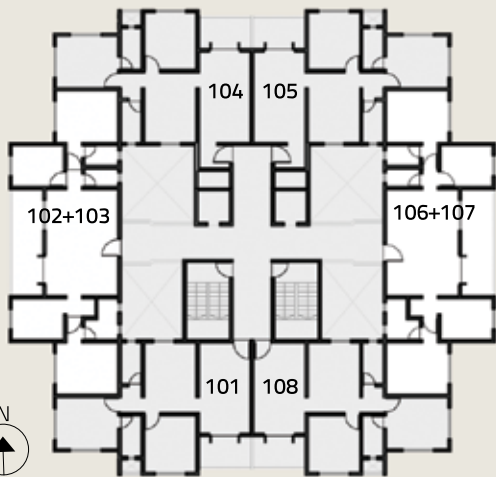


B AND E BUILDING (ODD)



1ST, 3RD, 5TH, 7TH, 9TH AND 11TH FLOOR PLANS

FLAT NOS.	TYPE		CARPET AREA	TOTAL AREA
102+103, 302+303, 502+503, 702+703, 902+903, 1102+1103, 106+107, 306+307, 506+507, 706+707, 906+907, 1106+1107	2.5 BHK	Sq. ft. Sq. mt.	852 79.15	1315 122.15

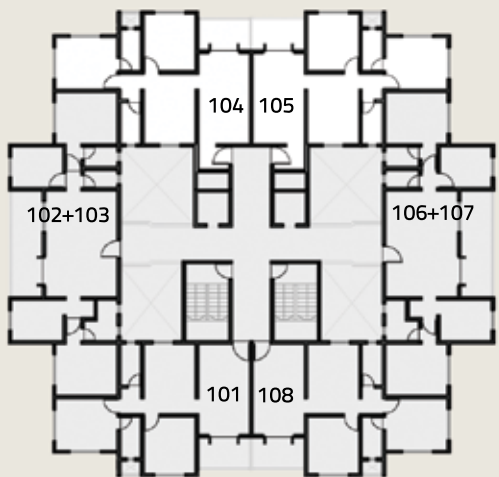


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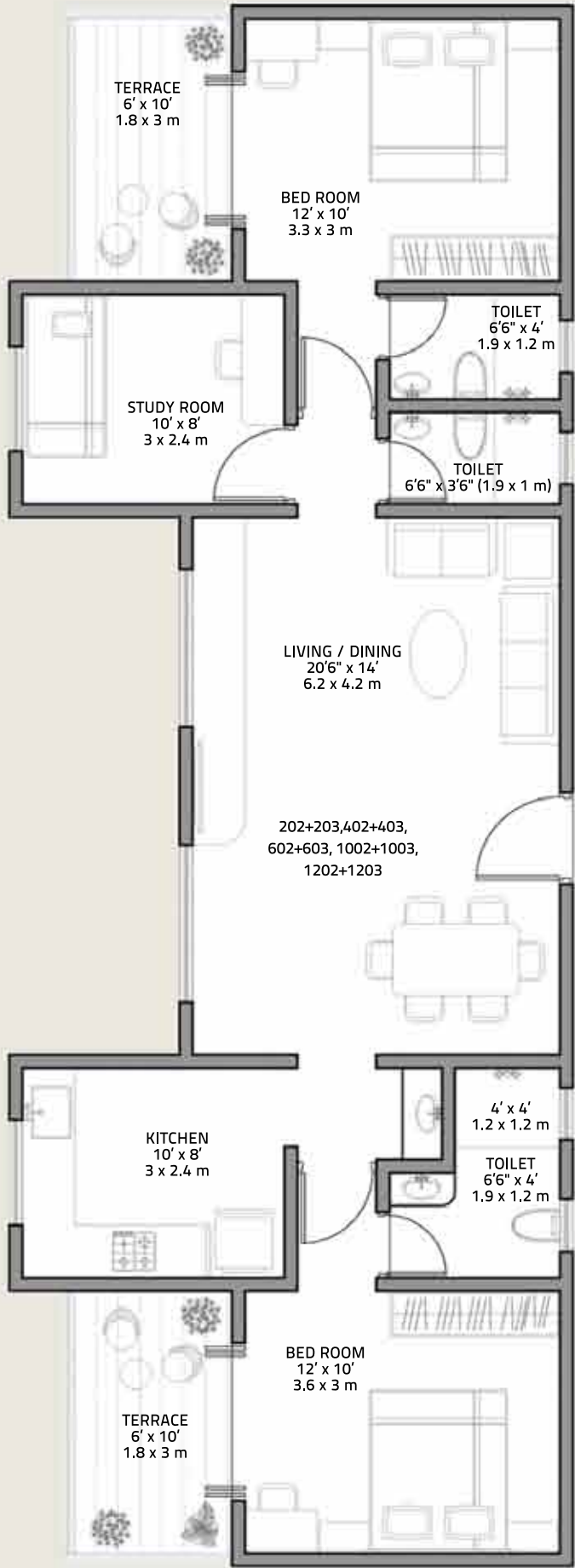


1ST, 3RD, 5TH, 7TH, 9TH AND 11TH FLOOR PLANS

FLAT NOS.	TYPE		CARPET AREA	TOTAL AREA
104, 304, 504, 704, 904, 1104, 105, 305, 505, 705, 905, 1105	2 BHK	Sq. ft. Sq. mt.	689 64.00	1010 93.85

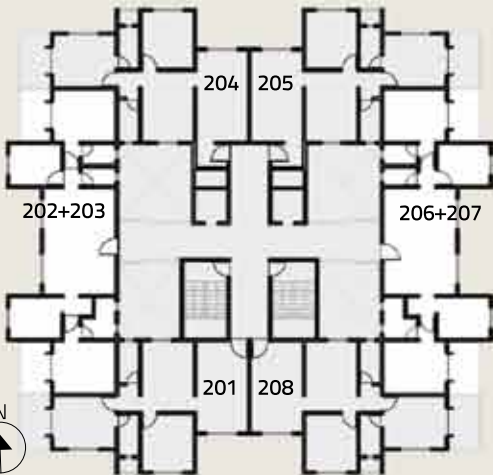


B AND E BUILDING (EVEN)



2ND, 4TH, 6TH, 8TH AND 10TH FLOOR PLANS

FLAT NOS.	TYPE		CARPET AREA	TOTAL AREA
202+203, 402+403, 602+603, 802+803, 1002+1003, 206+207, 406+407, 606+607, 806+807, 1006+1007, 1106+1107	2.5 BHK	Sq. ft. Sq. mt.	855 79.43	1315 122.15

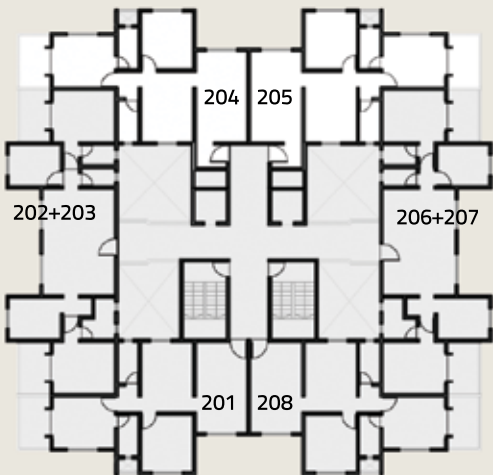


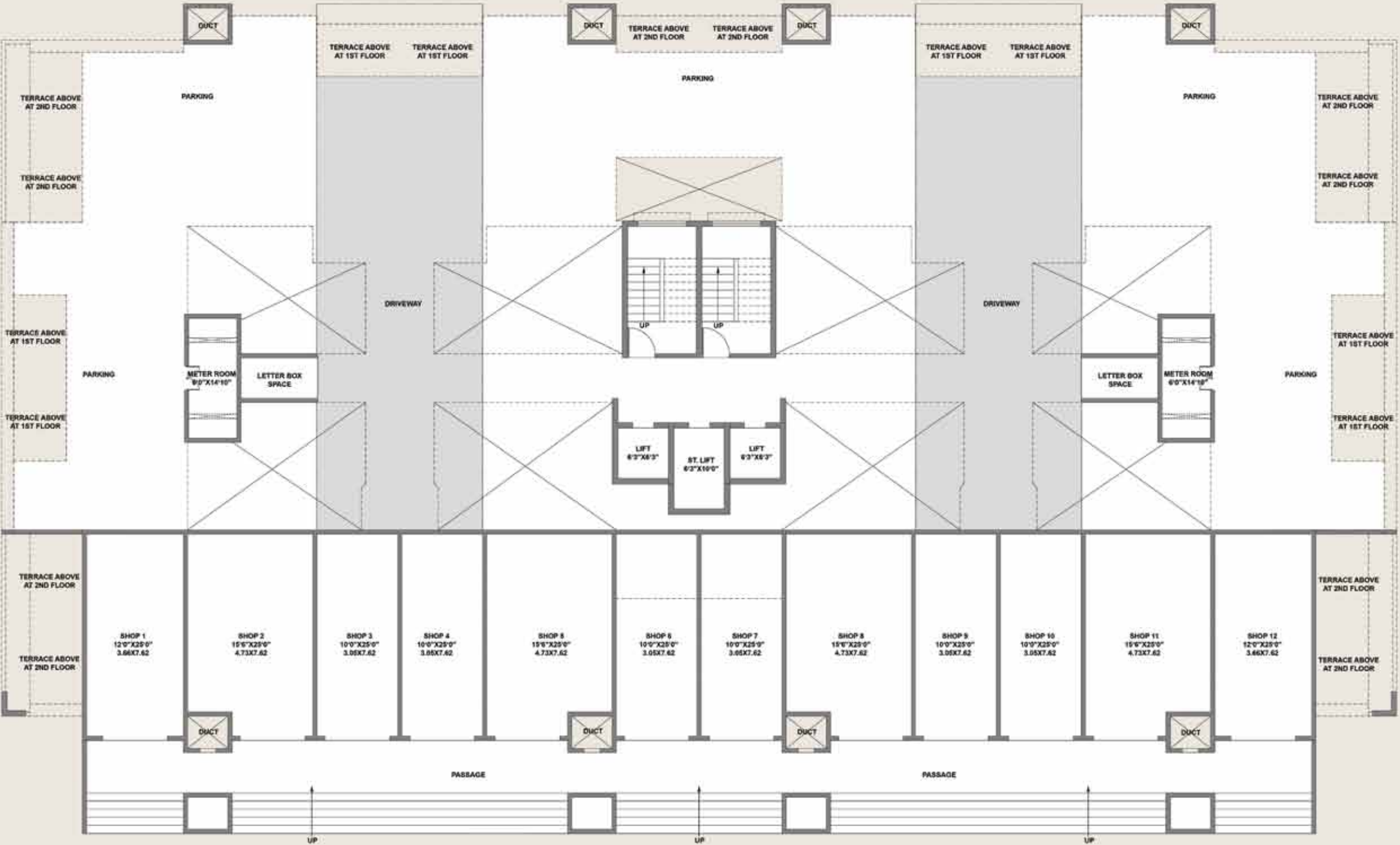
B AND E BUILDING (EVEN)



2ND, 4TH, 6TH, 8TH & 10TH FLOOR PLANS

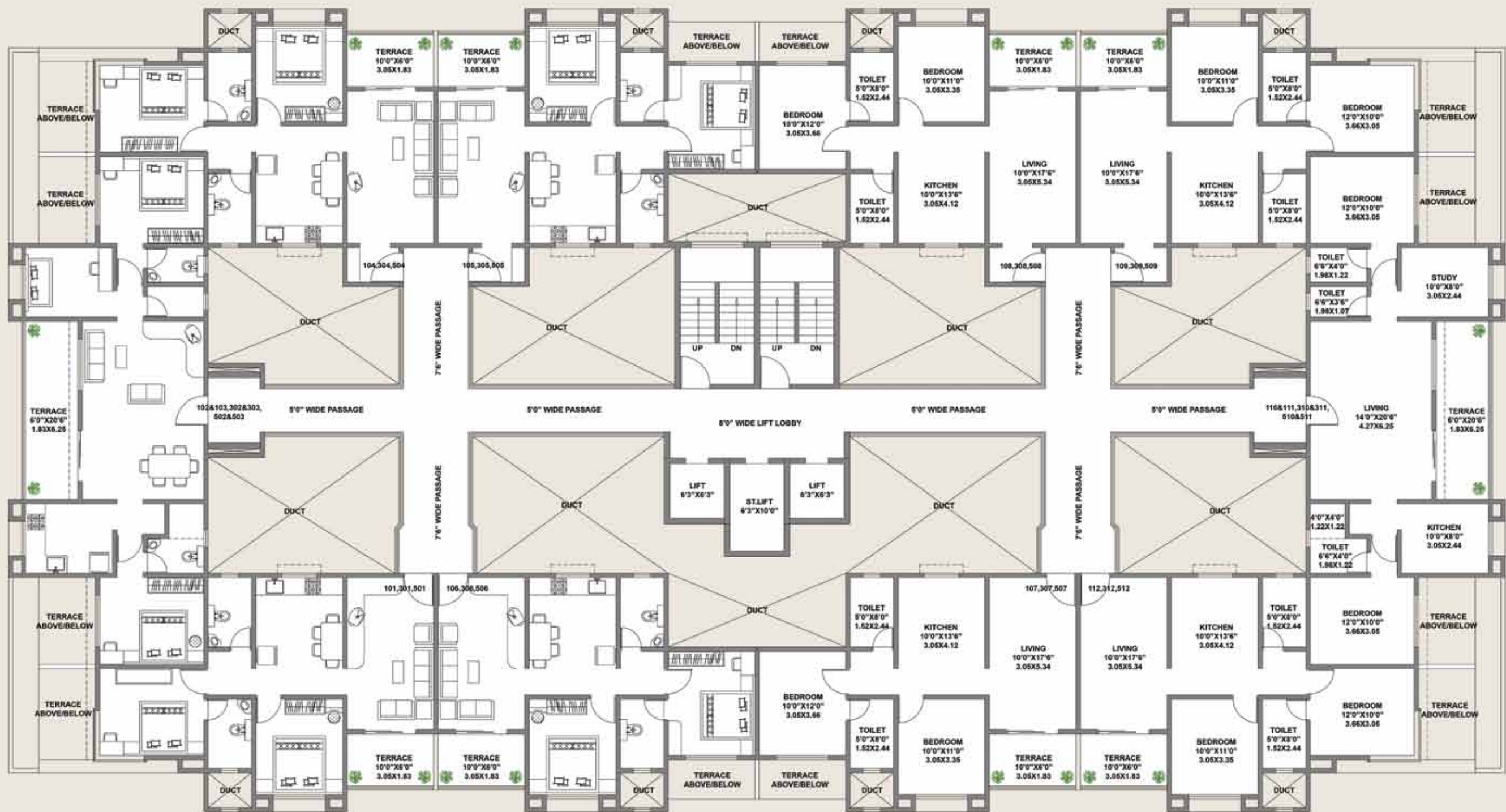
FLAT NOS.	TYPE		CARPET AREA	TOTAL AREA
204, 404, 604, 804 (Refuge), 1004, 205, 405, 605, 805 (Refuge) 1005	2 BHK	Sq. ft. Sq. mt.	687 63.82	1010 93.85





GROUND		CARPET AREA	SALEABLE AREA
SHOP No.			
01, 12	Sq. ft.	304.00	440.00
	Sq. mt.	28.24	40.90
02, 05, 08, 11	Sq. ft.	375.00	545.00
	Sq. mt.	34.84	50.65
03, 04 06 07, 09, 10	Sq. ft.	254.00	370.00
	Sq. mt.	23.60	34.35

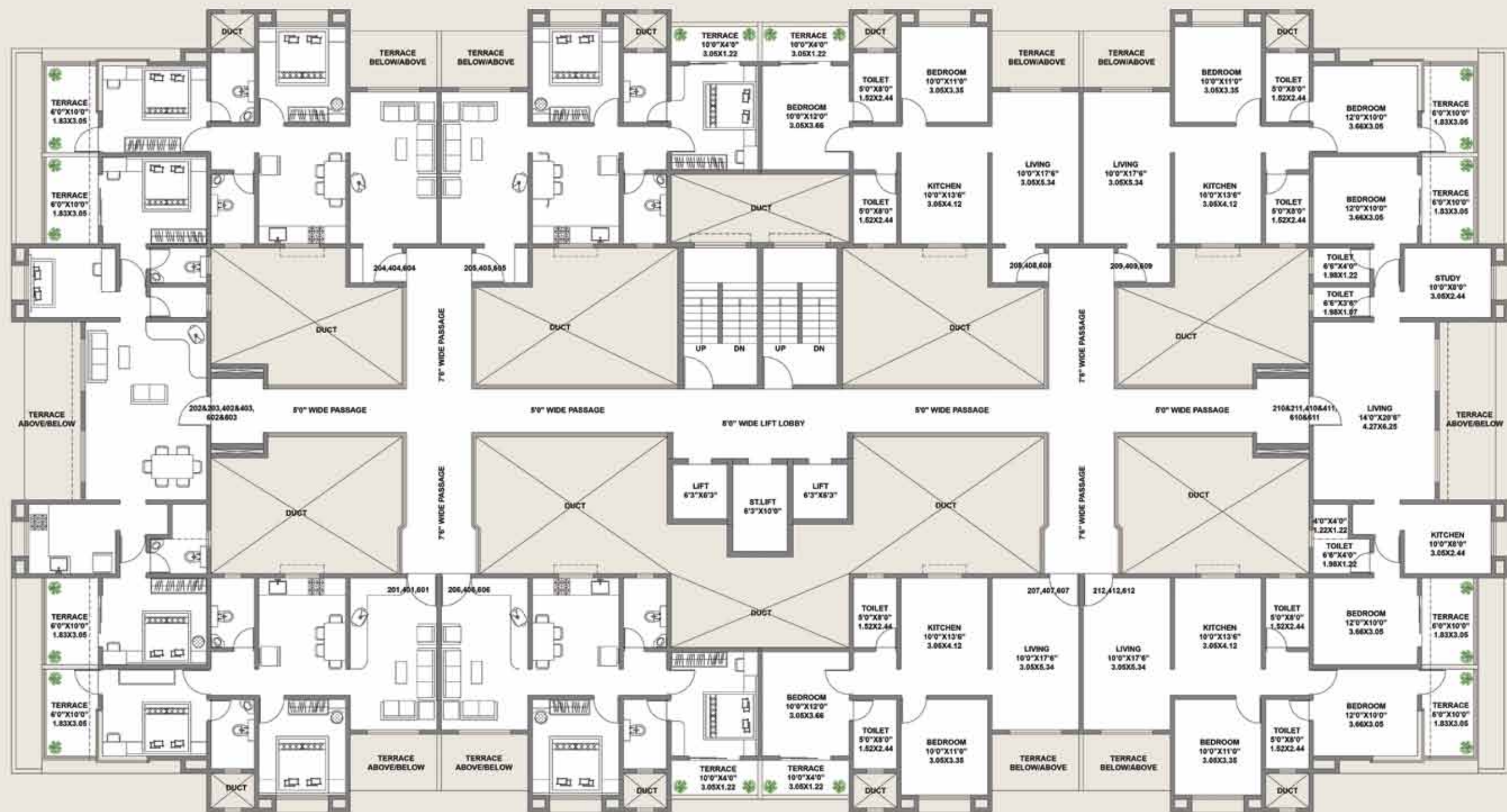




TYPICAL 1ST,3RD AND 5TH

FLAT NOS.	TYPE		CARPET AREA	TERRACE AREA	SALEABLE AREA
101, 301, 501, 106, 306, 506, 107, 307, 507, 112, 312, 512	2 BHK	Sq. ft. Sq. mt.	658.00 61.13	60 5.57	970.00 90.10
102, 103, 302, 303, 502, 503, 110, 111 310, 311, 510, 511	2.5 BHK	Sq. ft. Sq. mt.	852.00 79.15	123.00 11.43	1315.00 122.15
104, 304, 504, 105, 305, 505 108, 308, 508, 109, 309, 509	2 BHK	Sq. ft. Sq. mt.	684.00 63.55	60.00 5.57	1005.00 93.35





TYPICAL 2ND, 4TH AND 6TH

FLAT NOS.	TYPE		CARPET AREA	TERRACE AREA	SALEABLE AREA
201, 401, 601, 212, 412, 612	2 BHK	Sq. ft. Sq. mt.	657.00 61.04	60 5.57	970.00 90.10
202, 203, 402, 403, 602, 603, 210, 211, 410, 411, 610, 611	2.5 BHK	Sq. ft. Sq. mt.	855.00 79.43	120.00 11.15	1315.00 122.15
204, 404, 604, 209, 409, 609	2 BHK	Sq. ft. Sq. mt.	683.00 63.45	60.00 5.57	1005.00 93.35
205, 405, 605, 208, 408, 608	2 BHK	Sq. ft. Sq. mt.	684.00 63.55	40.00 3.72	975.00 90.60
206, 406, 606, 207, 407, 607	2 BHK	Sq. ft. Sq. mt.	658.00 61.13	40.00 3.72	940.00 87.35



TYPICAL 7TH, 9TH AND 11TH

FLAT NOS.	TYPE		CARPET AREA	TERRACE AREA	SALEABLE AREA
707, 907, 1107, 712, 912, 1112	2 BHK	Sq. ft. Sq. mt.	668.00 61.13	60 5.57	970.00 90.10
710, 711, 910, 911, 1110, 1111	2.5 BHK	Sq. ft. Sq. mt.	852.00 79.15	123.00 11.43	1315.00 122.15
708, 908, 1108, 709, 909, 1109	2 BHK	Sq. ft. Sq. mt.	684.00 63.55	60.00 5.57	1005.00 93.35



D BUILDING (REFUGE)



8TH FLOOR					
FLAT NOS.	TYPE		CARPET AREA	TERRACE AREA	SALEABLE AREA
812	2 BHK	Sq. ft. Sq. mt.	657.00 61.04	60 5.57	970.00 90.10
810, 811	2.5 BHK	Sq. ft. Sq. mt.	855.00 79.43	120.00 11.15	1315.00 122.15
808, 809	2 BHK	CANCELED FOR REFUGE AREA			
807	2 BHK	Sq. ft. Sq. mt.	658.00 61.13	40 3.72	940.00 87.35



D BUILDING (REFUGE)



10TH FLOOR					
FLAT NOS.	TYPE		CARPET AREA	TERRACE AREA	SALEABLE AREA
1012	2 BHK	Sq. ft. Sq. mt.	657.00 61.04	60 5.57	970.00 90.10
1010, 1011	2.5 BHK	Sq. ft. Sq. mt.	855.00 79. 43	120.00 11.15	1315.00 122.15
1009	2 BHK	Sq. ft. Sq. mt.	683.00 63. 45	60.00 5. 57	1005.00 93.35
1008	2 BHK	Sq. ft. Sq. mt.	684.00 63.55	40 3.72	975.00 90.60
1007	2 BHK	Sq. ft. Sq. mt.	658.00 61.13	40 3.72	940.00 87.35



Specifications

COMMON

Decorative main entrance lobby | DG back-up for common areas and lift

HOME AUTOMATION

Video door phone | Intercom

LIVING & DINNING

800 X 800 mm vitrified flooring

KITCHEN

Granite top platform with SS sink | Gas leak detector

Modular kitchen with hub and chimney | Reticulated pipe gas

800 x 800 mm vitrified flooring | 600 x 300 mm dado tiles (upto 2 ft.)

DOORS & WINDOWS

Both side laminated doors with architrave & decorative fittings

Powder coated sliding windows with mosquito mesh and safety grills

Sliding doors and glass railing for terrace

MASTER BEDROOM

Laminated wooden flooring

MASTER TOILET

300 X 600 mm designer wall tiles (upto 7 ft.) & anti-skid ceramic tiles for flooring

Solar water connection | Premium brand CP and sanitary fittings | Exhaust fan

Wall mount (commode) | Rain shower | Granite counter top WHB

OTHER BEDROOM

800 x 800 mm vitrified flooring

OTHER TOILET

300 X 600 mm designer wall tiles & anti-skid ceramic tiles for flooring

Premium brand CP and sanitary fittings | Exhaust fan

ELECTRICAL

A/C point provision in all bedrooms & living rooms

Provision in duct area for A/C outdoor unit | Provision for invertor

3 phase meter | Provision for TV, telephone, light points (all rooms)

FINISHES

Internal: Acrylic emulsion | External: Acrylic paint

IVY VALUE ADDS

Dedicated Customer Relationship Management (CRM) Team
customercare.ivy@koltepatil.com

Facility management

An in-house leasing and investor relation team.

Book a home with a few clicks by using Kolte-Patil's 'Customer Connect' Mobile App.
You will also have exclusive benefits to take away.

IVY AWARDS

Residential project of the year 2013 - by Realty Plus

Best Budgeted Housing Developer (West India)
to Umang Homes 2012 - by Bloomberg TV Group

Best Budgeted Housing Project 2012 - by CNBC Awaaz Group

Ivy Estate comes to you from Kolte-Patil. A forward thinking corporate with ideas and initiatives that have already developed over 1 Crore Sq. Ft. The company is listed on BSE and NSE.

Kolte-Patil is ingeniously designing smart cities that have tomorrow's liveability and long term sustainability embedded in them. With focussed emphasis on preserving natural environments and offering you global habitats with educational, cultural, entertainment and recreation opportunities.



KOLTE-PATIL
Developer of the year 2014
Estate Awards



IVY ESTATE
Residential Property 2013
Realty Plus



UMANG HOMES
Best Housing Project 2012
CNBC Awaaz



UMANG HOMES
Best Housing Developer 2012
Bloomberg TV Group



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