



KOLTE-PATIL DEVELOPERS LTD.

Tuscan Estate, Next to Radisson Hotel, Off Kharadi Bypass Road, Kharadi, Pune.

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Joint Venture Partner

PORTMAN HOLDINGS



KOLTE-PATIL
Tuscan
ESTATE
Signature Meadows

WELCOME TO INDEPENDENT HOMES IN A HIGH RISE.

Believing that privacy has become synonymous with a luxurious lifestyle, Kolte-Patil Developers Ltd. has created Tuscan Estate Signature Meadows for the select few like you.

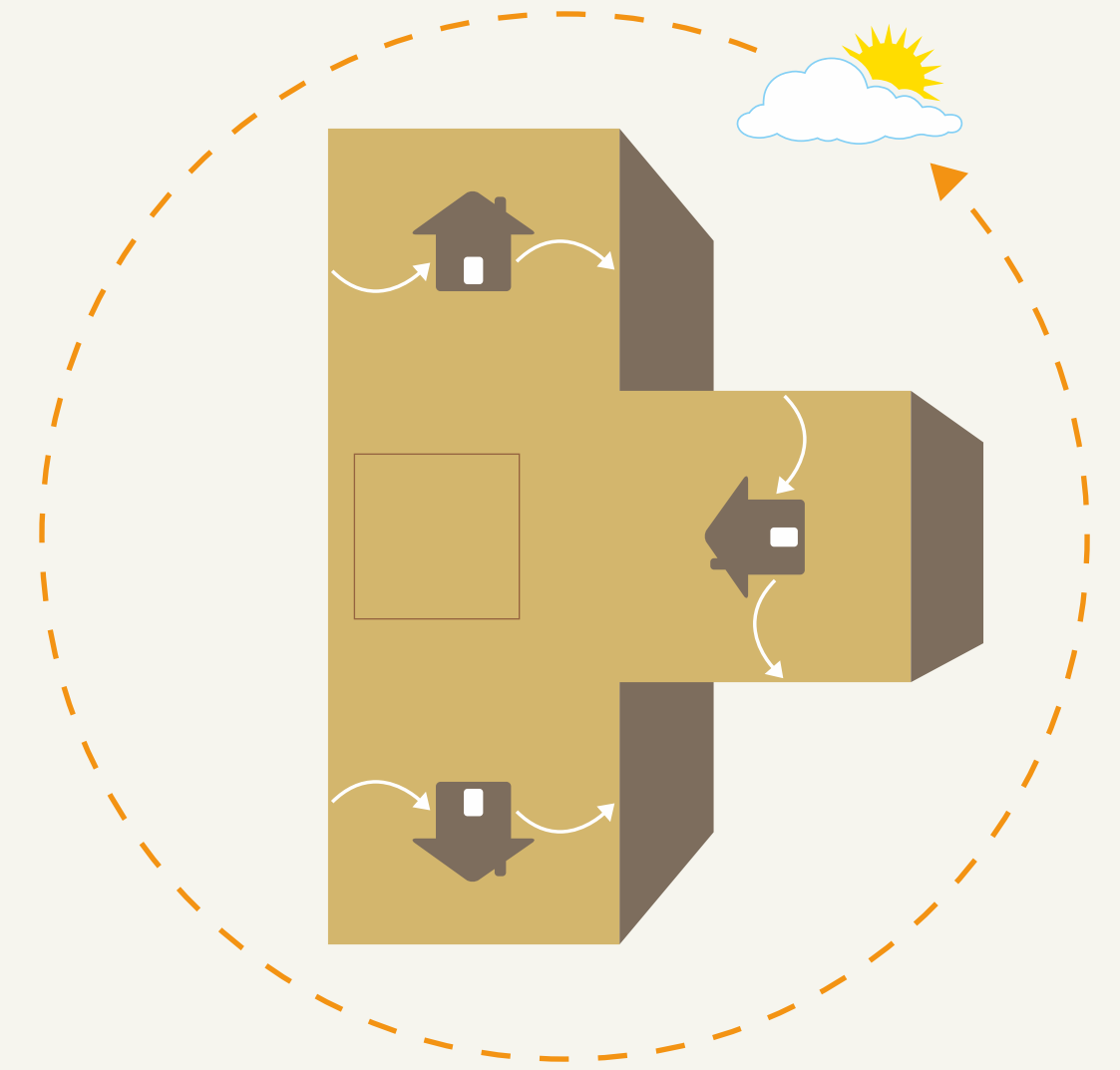
Designed by **RSP Design Consultants (I) Pvt. Ltd.**, Tuscan Estate Signature Meadows offers **3 & 4 BHK homes (with servant room)** **70 metres up in the sky.**





UNIQUE T-SHAPED DESIGN

TRULY PRIVATE APARTMENTS
THAT ARE OPEN ON 3 SIDES.



A GRAND GATEWAY TO PRIVACY.

For a moment, you might think you've reached a five-star hotel. For greeting you and your guests as they set foot in this vast Tuscan Estate is a grand welcome in the form of a designer entrance lobby. Rare for residential buildings, the double-height lobby conveys a sense of grandness and makes arrival a pleasurable experience.



Natural light



Air Circulation



Individual House

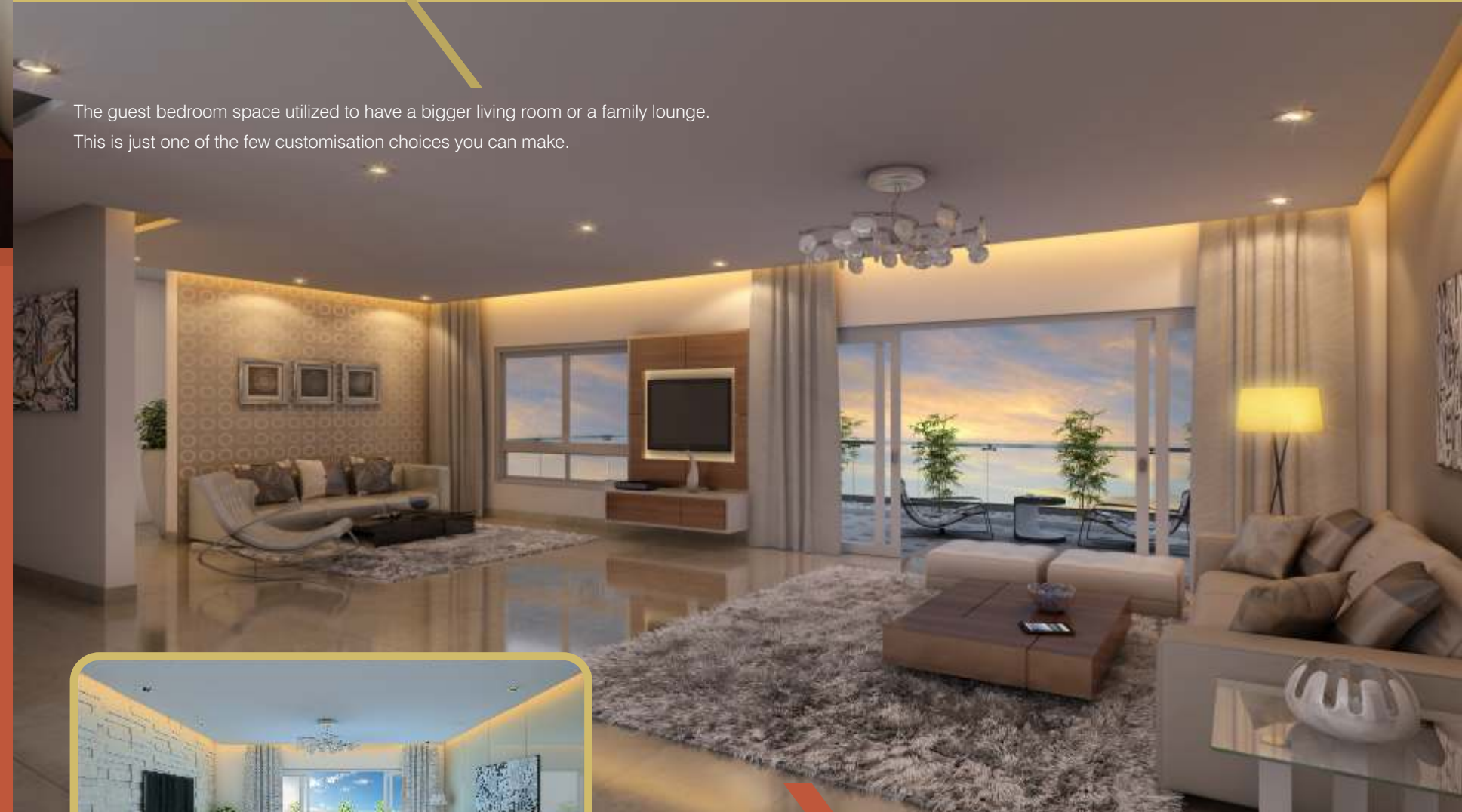
The 21 storied Tuscan towers are modeled on an orchid – T-shaped design, ensuring there are **no common walls and no apartment overseas the other**. The privacy is further enhanced as there are only three apartments on each floor. The design also ensures each apartment gets **complete cross-through ventilation and ample natural light**. Unlike other buildings that offer a view only from one of the sides, the towers are planned and placed in a way that lets you enjoy undistracted views from every room.



HOMES THAT ARE FLEXIBLE TO YOUR DESIGN NEEDS.

Homes here offer you enough independence and flexibility to customise the design, stamping your signature to your private home.

The guest bedroom space utilized to have a bigger living room or a family lounge. This is just one of the few customisation choices you can make.

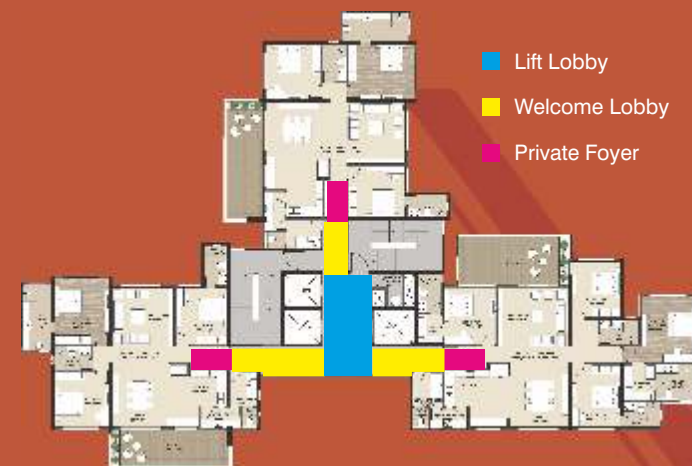


PRIVACY CARRIED OVER TO EACH FLOOR LOBBY

Each floor has 3 lobbies - a common elevator lobby, a welcome lobby, followed by a foyer lobby in each apartment.

The apartments have been placed in a manner that allows you private access to the common lobbies and maximises your privacy. The welcome lobby is so huge that any other apartment on the floor cannot be seen. The exclusivity is further enhanced by a separate entrance to the servant room.

Not just this. The floor lobbies are naturally lit and well-ventilated.





LUXURIOUS BEDROOM WITH WALK-IN WARDROBE AND KING-SIZE BATHROOM.

Everyone's favourite and a bucket-list item for most, walk-in wardrobes and huge bathrooms are a way of life at Tuscan Meadows. Attached with master bedrooms, these are our way of saying, you deserve it.



INTERIOR DETAILS

Living room

- Vitrified tiles
- Electrical point provision for AC
- Gypsum-finished walls with plastic paint

Kitchen

- Vitrified tiles
- European modular kitchen with granite top, hob and chimney
- Anti-scratch S.S. sink with drain board
- Ceramic / glazed tile above kitchen platform
- Gas leak detector
- Exhaust fan

Attached terrace

- Glass railing with steel handrail
- Antiskid ceramic tiles

Master Bedroom

- Wooden flooring
- Air Conditioner

Master Toilet

- Glass shower partition

Other Bedrooms

- Vitrified tiles
- TV, telephone points
- Laminated flush doors
- 3-track windows with mosquito net
- Gypsum-finished walls with plastic paint
- Granite window sills for windows

Toilets

- European chrome plated and sanitary fittings
- Glass shower partitions
- Ceramic tiles flooring & dado
- False ceiling
- Concealed corrosion resistant plumbing
- Granite door frames
- Mirrors



Others

- Video door phones
- DTH
- External acrylic paint
- Gypsum false ceiling in building entrance lobby
- Window sill in granite

Electrical

- Service / goods elevator
- Apartments with provision for invertors
- Concealed copper wiring
- DG back-up for common areas and lifts
- Modular switches - Schnieder or equivalent

HOMES SET IN THE CAPTIVATING TUSCANY-INSPIRED LANDSCAPES.



Designed by the leading architect from New Zealand – WAHO

The roots of Tuscan Meadows lie in the revolutionary landscapes and rich artistic legacy of Tuscany, Italy.

The landscape is not a mere afterthought, but a thoughtful collaboration with Mother Nature from day one.

From lower stories, you get a majestic view of rolling landscapes, while from the higher stories, you get to see a clear skyline. Also the apartments, lobbies and other common areas are designed in a fashion that welcomes nature inside.



Super-sized private decks with each apartment

The layout of these decks ensure that they overlook the vast Tuscan greenery and not into another. This is the perfect place to spend time admiring the beauty of sunrises and sunsets. Or you can use the decks as extended party areas and throw a nice private party at home.



PRIVACY ISN'T THE ONLY THING YOU CAN TAKE FOR GRANTED

The amenity clusters have been planned such that it ensures privacy and a sense of space.

Indoor Amenities

- Clubhouse
- Indoor games room
- Fully equipped & air-conditioned gym
- Aerobics hall
- Steam & sauna
- Toddlers' play area
- Multipurpose party hall
- Squash court
- Private theatre
- Library

Outdoor Amenities

- Kids' pool
- Tennis court
- Multipurpose court
- Lap pool with infinity edge
- Walking / jogging track
- Kids' play area
- Amphitheatre with option of outdoor screen
- Open family lawn
- Seniors citizens' area with acupressure pathway

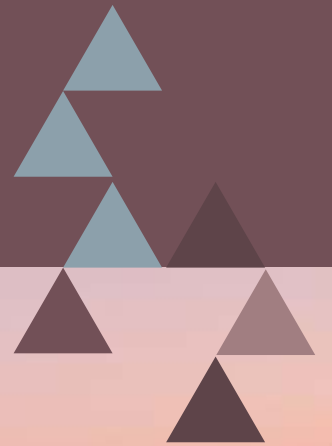
- Shaded pavilions
- Sunken seating
- Yoga / meditation pavilion with medicinal garden around
- Sky garden

Services

- Concierge
- Housekeeping



A lavish 10,000 sq.ft. clubhouse



MASTER VIEW



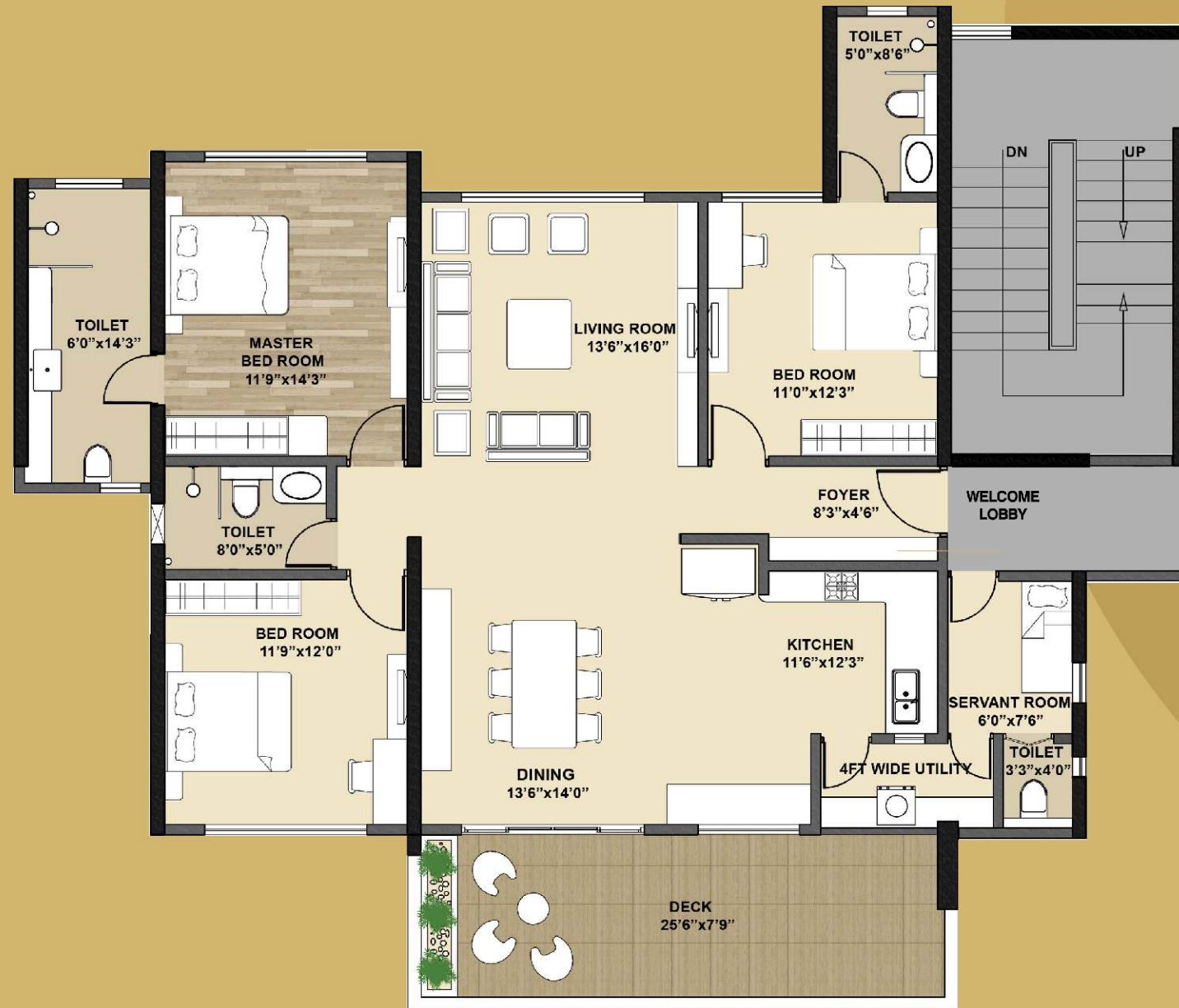
LEGENDS

- | | |
|--|------------------------------|
| 1. MAIN ENTRANCE | 12. SHADED PAVILION |
| 2. NURSERY | 13. SUNKEN SEATING |
| 3. MULTI-PURPOSE COURT | 14. YOGA PAVILION |
| 4. TENNIS COURT | 15. INDOOR GAMES ROOM |
| 5. KID'S POOL | 16. FULLY EQUIPPED AC GYM |
| 6. LAP POOL WITH INFINITY EDGE | 17. AEROBIC HALL |
| 7. FAMILY LAWN | 18. STEAM AND SAUNA |
| 8. WALKING/JOGGING TRACK | 19. TODDLER'S PLAY AREA |
| 9. KID'S PLAY AREA | 20. MULTI-PURPOSE PARTY HALL |
| 10. AMPHITHEATRE WITH OPTIONS OF OUTDOOR SCREEN | 21. SQUASH COURT |
| 11. SENIOR CITIZEN AREA WITH ACUPRESSURE PATHWAY | 22. ENTRANCE LOBBY |

TYPICAL FLOOR PLAN



TYPICAL UNIT PLANS



3 BHK
WITH SERVANT ROOM

Flat carpet area - 1318 sq.ft.
Terrace area - 200 sq.ft.
Total saleable area - 1975 sq.ft.



4 BHK
WITH SERVANT ROOM

Flat carpet area - 1675 sq.ft.
Terrace area - 247 sq.ft.
Total saleable area - 2500 sq.ft.

YOU ARE THE CENTRE OF OUR WORLD. AND OF THE OUTSIDE WORLD TOO.

Located in Kharadi, one of the most preferred and happening destinations in Pune, Tuscan Estate Signature Meadows puts you in close proximity to the airport, leading IT Parks, corporate buildings, schools, multiplexes, hospitals and five-star hotels.

This carefully planned location is a reflection of our aim to provide you with living spaces that keep you close to your community, yet lets you have a completely private lifestyle of your own.



◇ LOCALITIES ◇ KOLTE-PATIL PROJECTS



HOTELS

Radisson - 0.3 km.
Sheraton - 2 kms.
IBIS - 3 kms.
Hyatt Regency - 3 kms.
Novotel - 3 kms.
Westin - 5 kms.



SCHOOLS

Tictactoe (preschool & daycare) - 0 km.
Victorious Kidss Educares IB School - 1 km.
Symbiosis International School - 3 kms.
Bishops Co-ed. - 4 kms.
Pawar Public School - 4 kms.
Lexicon International School - 6 kms.



HOSPITALS

Columbia Asia - 1 km.
Noble Hospital - 4 kms.
Ruby Hall Clinic - 8 kms.



MALLS & ENTERTAINMENT

Phoenix Market City - 2.5 kms.
InOrbit Mall - 2.5 kms.
Amanora Town Centre - 3 kms.
Magarpatta Seasons Mall - 3 kms.



PUBLIC UTILITY

Airport - 4 kms.
Proposed Metro Station (Ramwadi, Kalyani Nagar) - 4 kms.
Railway Station - 10 kms.



IT & BUSINESS CENTRES

EON Free Zone SEZ - 1 km.
Giga Space IT Park - 3 kms.
Magarpatta Cybercity - 3 kms.
Weikfield IT Park - 3 kms.
HSBC Software - 5 kms.