

www.theworldresidences.com



THE WORLD RESIDENCES

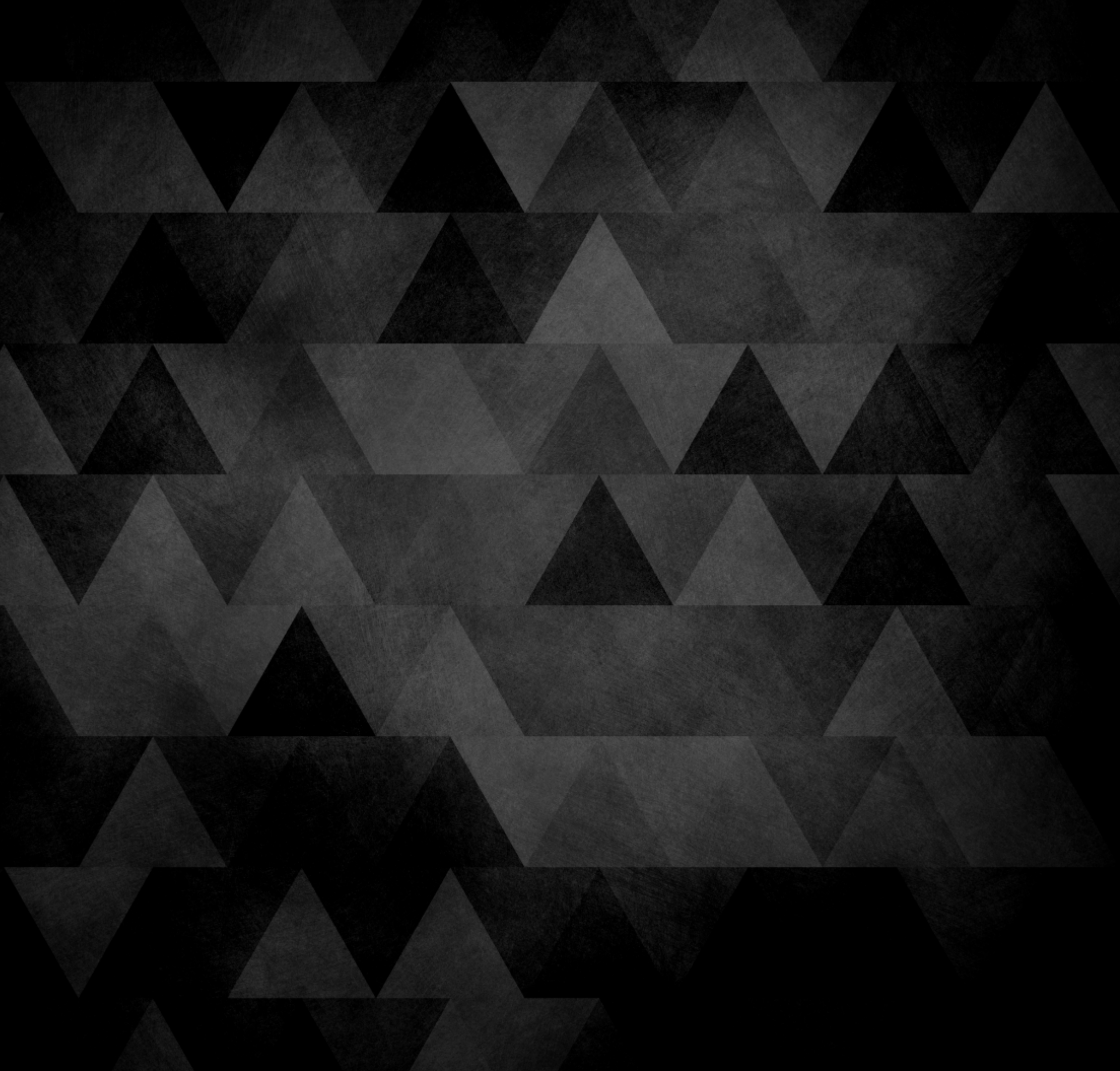
Call : +91 020 6708 2895.
Email : sales@theworldresidences.com

Site

The World Residences, Near Phoenix Market City,
Viman Nagar, Pune - 411 014. (INDIA)

Head Office

Kolte Patil Developers Ltd, 201,
City Point, Dhole Patil Road, Pune – 411 001. (INDIA)



Go forth and
Explore!



*There are those
who see the world as borderless.*

From cruising along the
stunning French Riviera,
or through the
turquoise Caribbean Sea
past the
British Virgin Islands,
the world is clearly your
oyster.



You know the pleasure a bottle
of Château Margaux 2009 can
bring or
a private Hot Air Balloon ride
over the unique 'lunar
landscape'
of Cappadocia, Turkey.

You value experiences over
things.



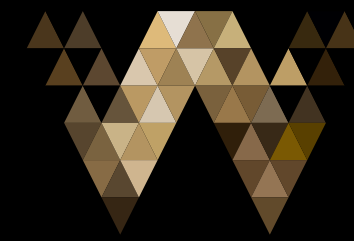


Whether aboard a private luxury
757, exploring the mysterious
Moai statues of Easter Island or
driving a Rolls-Royce Phantom
Coupé through the dramatic
French Alps,
you always answer the call of the
open road.



Upon returning from your exotic
travels,
we invite you to expect and see
the world
from your home.

COME HOME TO...



THE
WORLD RESIDENCES



We understand your preference
for handcrafted luxury, be it the
new Mulsanne
or the Pure Platinum Bentley
Sunglasses you will wear while
driving.

A pair of white, long-fingered gloves, likely made of silk or a similar fine fabric, is shown against a dark background. The gloves are positioned with one slightly behind the other, creating a sense of depth. The lighting highlights the texture and contours of the fabric.

From last-minute restaurant
reservations and bespoke
travel itineraries,
to coveted red carpet events,
and exclusive film premieres,
your every wish will be
fulfilled.

You've received spa treatments
all over the world;
your body loves a good caviar
mask, diamond peel,
or an Evian water bath with
fuchsia gerbera daisies.



From the soul food of Seoul to traditional Catalan food in the heart of Barcelona.
For cultured palates that have tasted it all.



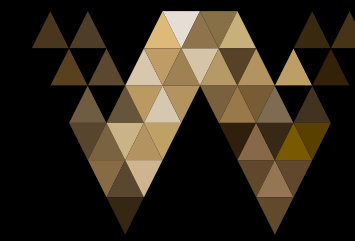
Your collections include
exquisite Graff Diamonds and vintage Cartier.



A blurred background of a restaurant interior. In the foreground, a waiter in a white uniform is visible, with a silver tray held in front of them. The background shows a wooden table and chairs, and a waiter in a white uniform with a gold braided cord on their shoulder. The text is centered in the middle of the image.

The World Residences are exquisite designer homes,
for people who expect nothing but the best.

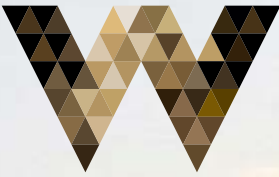
Where design
meets lifestyle impeccably.



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Design Affluence





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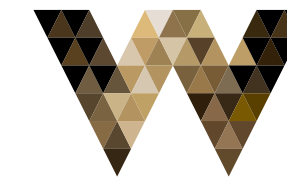
Spread over 4.2 acres in the midst of Pune's high-street shopping,
The World Residences enjoys a fashionable address.

The ultra-luxurious homes are accessorised with 5-star amenities
and are designed for international lifestyles.
These 84 designer residences range from 260 sq. mts. to 672 sq. mts. (2,906 sq. ft. to 7,241 sq. ft.)
and are set in three handsome towers that reflect boutique living to the fullest.

The World Residences is the most premium project
in the Eastern Corridor of Pune with master planning, architectural design,
and landscaping by the illustrious
B+H of Singapore.



Architectural Rendition



THE WORLD RESIDENCES

Synonymous with designer-led living, The World Residences houses global brands like the award-winning luxury interior design firm, Casa Forma (London, UK) and the exclusive luxury lifestyle management & Concierge Services, Quintessentially (London, UK), among others.

The high-street retail shopping at the ground level adds to the stylish expression of The World Residences.

Large floor-to-ceiling windows in every apartment give residents a sense of calm, and invites natural elements into urban life.

The expansive kitchen layout includes an island, wet and dry kitchen, and a cosy breakfast counter.

This theme of grandeur and expansiveness is reflected through the apartment, with tall/extended height living room and balcony.

At the heart of this luxurious property, is the 3 storey "The Club" that is packed with features and amenities to pamper the body and soothe the soul.

The product of world-class
designers and a singular need
for extraordinary living.


CASA FORMA
LONDON

B+H


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B+H

Master planning | Architectural design | Landscape design

A global award winning full-service design firm recognised for excellence in sustainable design, technical expertise and systems that enhance social accessibility.

They think globally and act locally.
They believe buildings should be timeless and inspiring, yet practical for both their owners and occupants.



STEPHANE LASSERRE
Principal Architect

Stephane Lasserre is a French architect who has been living and working in France, China, Canada, Malaysia, Singapore and India.

Based on this international exposure, he brings a unique design that embeds his multicultural experience.

Now living in Singapore, and Principal at B+H Architects, Stephane has been focusing on how to create vibrant and sustainable living in tropical climates and integrated design that bring together Architecture, Interiors and Landscape.

His expertise includes mixed use, institutional, commercial, residential, healthcare and hospitality developments.

Recent projects include the 500 keys Pullman Accor in Hainan, Oriental Pearl Lake side Retail and the 200 meter Parkview Hotel in Taiyuan, Huai'an 250 meter Twin Towers, Microsoft's Shanghai ZiZhu Campus, Master planning in Shanghai, Kolte Patil The World Residences in Pune (IGBC Gold Pre-Certified), Q City Mall in Kuala Lumpur, Smart City Kochi SEZ Phase 1 (LEED Platinum) and Centre for Oral Health/Faculty of Dentistry in Singapore (Green Mark Platinum)



PROJECT MASSING AND DESIGN LANGUAGE

Master Plan

Minimum foot print for maximum landscape
Amenities on site : club house, swimming pool, party lawn & many more

Unit Design

Two apartments per floor.
Apartment layout based on segregation of 3 distinct areas/uses: Day, Night and service/BOH
Extended height living room that provides full privacy from the unit above
Cross-ventilation through the living spaces
Full-height glazing in the master bedroom
Large cantilevered/overhanging/floating terrace, extending inside the living area

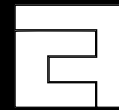
Architecture language

Façade design based on the concept of books (central spine/binding, flip pages, stack of pages, sliding pages, frontpage, side, edges)
Expression of the terraces/cantilever effect
Cantilevers, overhangs, recesses and shading fins minimises solar gain, reducing energy consumption

Green Strategies

The extended height living room will improve passive cooling effect (High ceiling heat discharge)
Natural ventilation through opposite openings
Overhangs on the facade to provide shading and minimise solar gain

STEPHANE LASSERRE
Principal Architect



CASA FORMA

LONDON

Interior Designs | Custom Design | Softscapes

CF London is an arm of Casa Forma, specialising in providing an interior design service that is custom-made for the luxury residential development market. It is an extension of award winning luxury interior design brand Casa Forma.

It is from this design lineage that we prioritise the importance of taking the same level of attention of detail from private client work and applying that to commercial and development projects.

We are dedicated to the pursuit of excellence, believing in adding value to development through a holistic design led approach.



ONE HYDE PARK
Casa Forma



Quintessentially Lifestyle
Award-Winning Luxury Lifestyle Management
&
Concierge Services



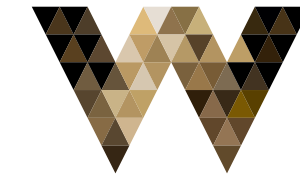
Specially curated to bring you inspiring ideas and insider knowledge, so you can experience the world's most exciting destinations through our unrivalled concierge service.

Residents at The World Residences would be privy to incomparable living experiences by Quintessentially, the award-winning concierge services provider.

Live the Quintessential Lifestyle!



Architectural Rendition.



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Sky Villa : Living In The Sky

Architectural Renditions of the residences and floor layout

- Located at the top most floors
- Living above the rest at an altitude of around 60m from the surroundings
- Delivering most promising views of the locale
- Residences with large terrace extending upto dining
- Separate family lounge attached with large terrace at upper level of unit
- Private pool deck and open to sky dining/BBQ area

Specifications

- Every apartment provided with centralised VRF system for air-conditioning
- Imported marble flooring for living and kitchen area
- Wooden flooring in all bedroom
- Gypsum false ceiling
- Two high speed guest and a service elevator in each building

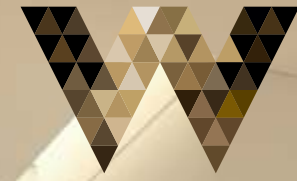
At your service

At The World Residences, we believe that the adage, "The first impression is the last impression" holds true.

In keeping with this philosophy, the drop-off lobby of the property is nothing short of grand.

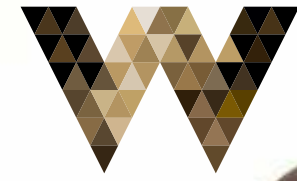
Upholding our tradition for facilitating discreet service, there is a separate service elevator meant for housekeeping staff.





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To complement your need for grandeur

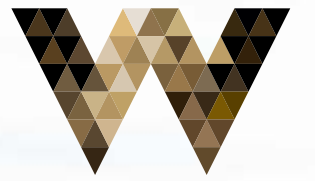
Homes at The World Residences are open on three sides, transforming these apartments into breezy and sunlit havens.

The extended height living spaces create visual drama while providing passive cooling to the apartment.

Luxury, at the heart of it all.

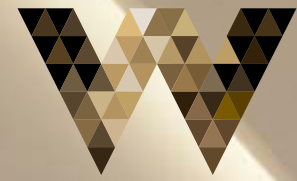
Vibrant metropolitan views beckon invitingly through floor-to-ceiling windows. From the privacy of your living room, you can savour the beauty of the surrounding cityscape.

This further produces an enhanced level of comfort and ease for central city living.



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Stunning Panoramic Skylines Views

Floor-to-Ceiling Windows that takes living the high life to a new level. High ceilings and panoramic views of the city's skyline provide a stunning backdrop to the designer-quality interiors of the home.

The huge windows also allow for plenty of natural light to shine through. All of this as you delight in the sumptuous comfort of your beautiful home.



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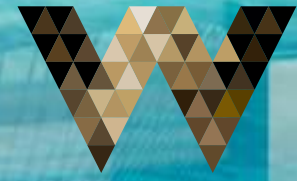
Gourmet Delight

They say that the kitchen is the heart of the home. The joy of preparing a family or holiday meal together, is what creates true memories of a lifetime.

Kitchens are bustling rooms that are alive. They are rooms filled with energy, aroma and texture. At The World Residences, we've designed a surplus of kitchen layouts to accommodate every lively interaction.

Choose from the island kitchen for an impromptu get-together with friends, the wet-dry kitchen to manage your daily cooking, or the cosy breakfast counter for a leisurely Sunday morning cuppa.





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Skyvilla Living!

The Sky Villa with mezzanine/extended height living room adds a touch of glamour to everyday living.
Private pools for each Sky Villa help you relax and ease away the stress of the day.

These condominiums are limited-edition, with only six of them on offer.
They have unparalleled views of the city, standing at over 60 metres in height.



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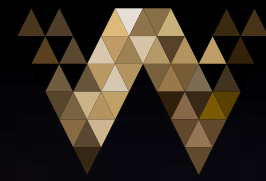


The Club

At the centre of this luxurious property is the 3-storey "The Club"

The refreshing pool with its sunken bar does well to lift the spirits and soothe the soul.

Here, residents will have access to a state-of-the-art gym, multipurpose rooms, and a swimming pool with a car-free landscape at the ground level.



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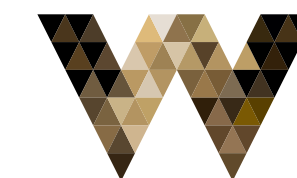
Sauna

Wellness Centre

At The World Residences, embark on a holistic journey towards physical and spiritual well-being.

Feel pampered, as you are lured into a tranquil haven of relaxing massage therapies and soothing music at the exclusive Wellness centre.

Forget the perils of the world,
sit back, and relax!



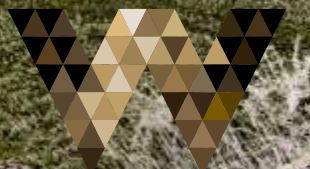
Gym

At the end of a long and tiring day, there is nothing as rewarding as a relaxing dip in the pool or pumping some iron at the gym.

At The World Residences, you have exclusive access to the state-of-the-art gymnasium run and managed by one of the world's best brands.

Drench yourself in a host of amenities that soothe both body and mind.

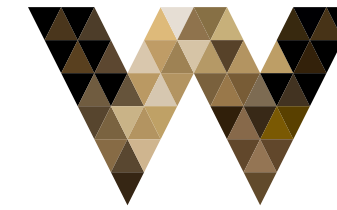




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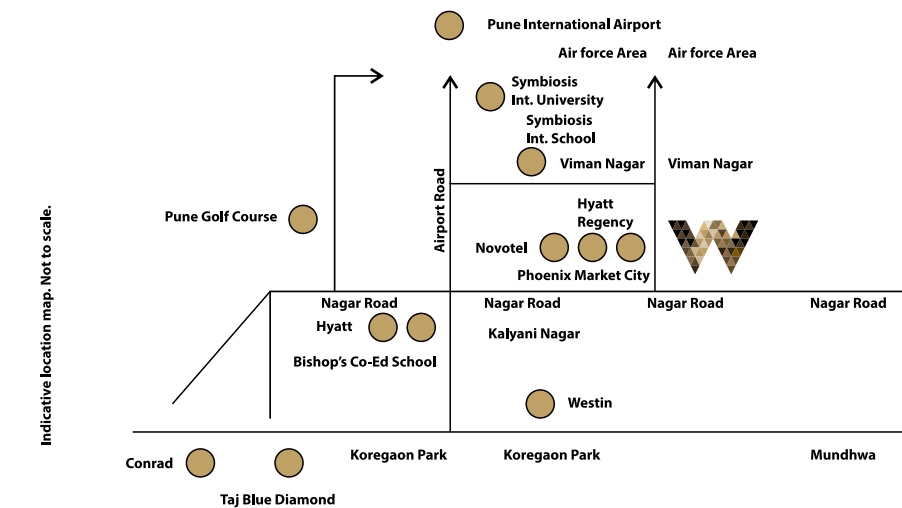
The world will
revolve
around you.



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Location

Viman Nagar is the one of Pune's most established residential neighbourhoods and has seen the rise of some of the most intriguing social infrastructures of recent times. It is the hub of the city's social activity today and boasts of the most elite educational institutes, commercial spaces, and premium luxury hotels.



Project Proximity (Within 3 km)

Pune International Airport
 Luxury Hotels : Hyatt Pune, Hyatt Regency, Novotel, Four Points Sheraton.
 Shopping : Phoenix Market City, Ishanya.
 Entertainment and Recreation : Pune Golf Course, Blue Frog Lounge.
 Schools : Bishop's Co-Ed School, Symbiosis International University.



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 1.3 billion sq. ft. of landmark developments in Pune, Mumbai, Bengaluru, and Goa.

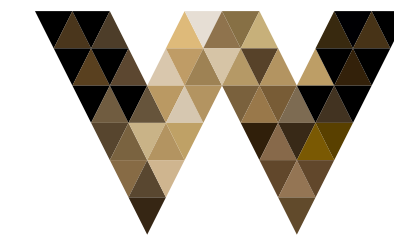
Headed by a team of visionaries and dynamic leaders,
Kolte-Patil has till date built projects in multiple
segments such as residential, commercial, retail, IT parks and integrated townships.

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.

24K is a niche brand by Kolte-Patil Developers Ltd.
It offers finest homes, extraordinary in terms of location, engineering,
design and amenities.



India's Most Reputed Brands' is a product of Blue Bytes in association with TRA Research, both nestled under the Comniscient Group.
The companies bring together a unique synergy in the business of Reputation Measurement.



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