



Presenting

— **MAX ADVANTAGE HOMES** —

— **KOLTE-PATIL  
Ivy Nia** —

**The Ivy Estate Community That Lives By The Hillside**

The final chapter of the fascinating Ivy story

# WELCOME TO IVY NIA

A world of brilliance. A destination that is going to make the Ivy Life, a reality for some. Located next to a hillock, Ivy Nia promises a life full of advantages. Every facet of your life will be enriched by the features at Ivy Nia. Be it the planning, architecture, facilities, amenities, neighbourhood or connectivity. So embrace the Ivy Life. It's an opportunity like never before. At Ivy Nia, it's not just about owning a 1 & 2 BHK; it's about living a fascinating life.





KOLTE-PATIL  
**Ivy** Nia

The rendered artist's impression of Ivy Nia has been super imposed on the actual aerial view of Ivy Estate township to have a better understanding of project placement.

An artistic impression



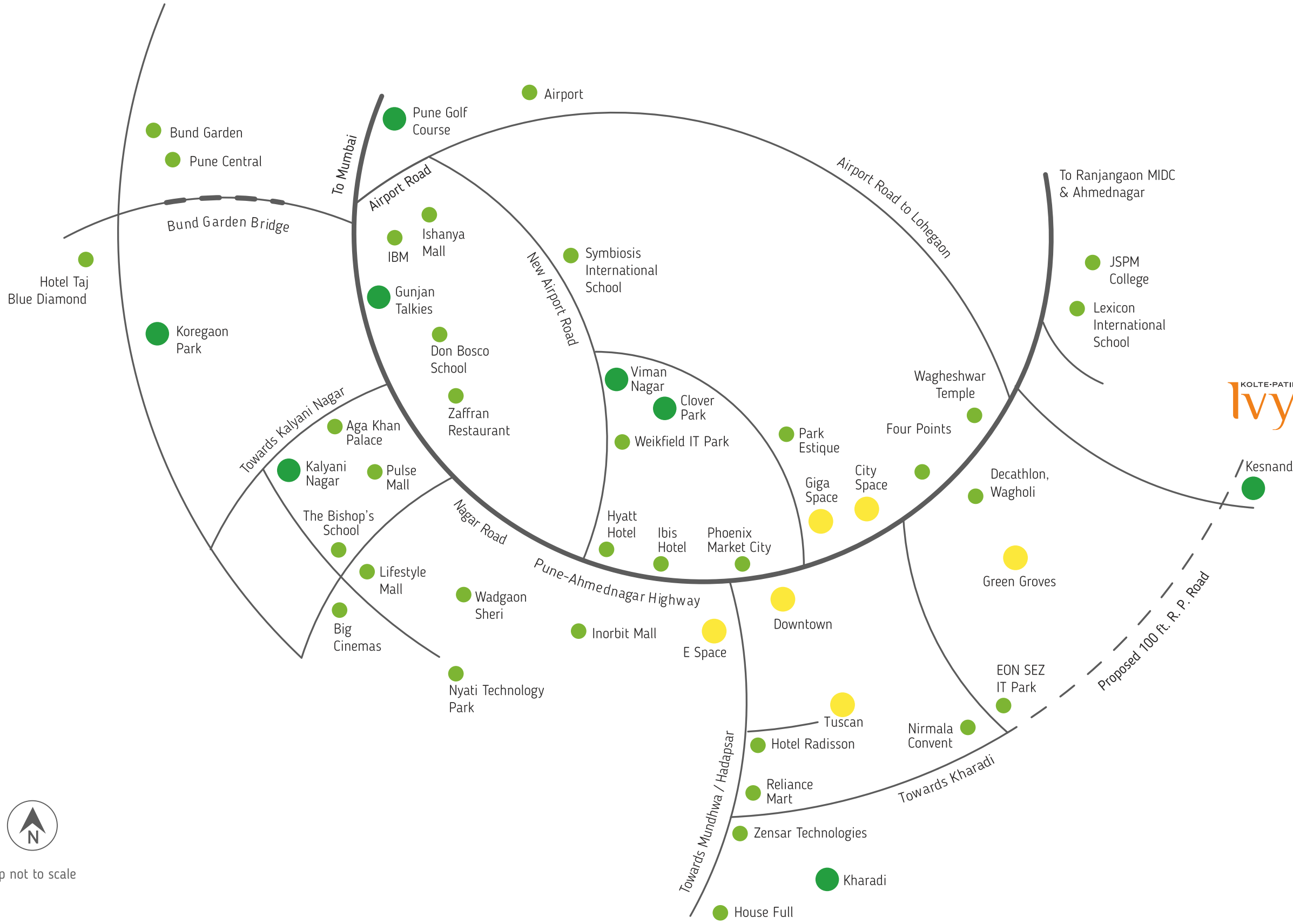
# LOCATION

Wagholi is one of the fastest growing suburbs in eastern part of Pune. Its phenomenal rise can be attributed to the connectivity to Kharadi, Magarpatta, Keshav Nagar (Mundhwa), Koregaon Park, etc. Even the Ranjangaon industrial hub is conveniently located.

What's more, Ivy Estate is just a few meters away from the Nagar Road.

Besides, its proximity to good schools, Pune Airport, offices, healthcare & conveniences makes it the most preferred destination.





KOLTE-PATIL  
**Ivyestate**  
WAGHOLI



Map not to scale





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# CONNECTIVITY

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- Ivy Estate is nestled in Wagholi - East Pune's hottest investment location
- Prime areas like Kalyani Nagar, Hadapsar, Magarpatta, Handewadi, Kharadi, Viman Nagar, Airport Road, Phursungi, Mundhwa, Wagholi, Chandan Nagar are in proximity
- The Lexicon International School - 800m
- International Airport - 11.8 Km
- Pune Railway Station - 15 Km
- Phoenix Marketcity - 12.1 Km
- EON IT Park - 08 Km
- Koregaon Park - 12 Km
- Panchshil Tech Park - 10 Km
- Decathlon Wagholi - 2.7 km





Generic Image





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# **IVY ESTATE MASTER LAYOUT**

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An artistic impression



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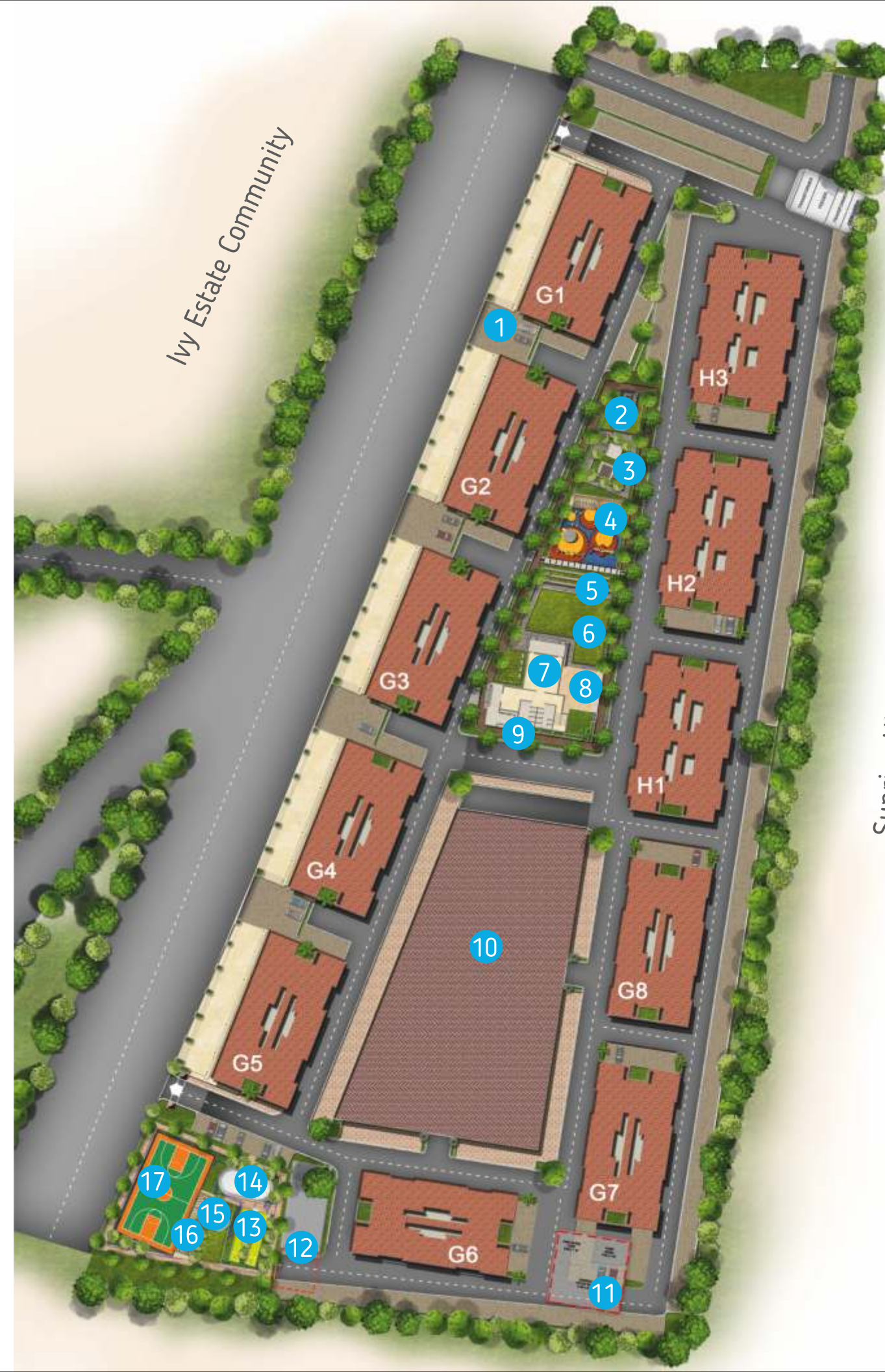
**IVY NIA  
MASTER PLAN**

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# LEGENDS

- 1 Visitors Car Parking
- 2 Senior Citizen Plaza
- 3 Cove Seating
- 4 Children's Play Area
- 5 Amphitheater
- 6 Party Lawn
- 7 Community Hall
- 8 Gymnasium
- 9 Jogging Track
- 10 Parking Building
- 11 UGWT
- 12 STP
- 13 Cricket Practice Net
- 14 Skating Rink
- 15 Outdoor Exercise Area
- 16 Pergola With Sitout
- 17 Basketball Or Futsal Court







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# AMENITIES

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- Senior Citizen Pavilion
- Yoga / Meditation Zone
- Jogging track
- Children Play Area
- Cove seat out
- Amphitheater
- Party Lawn
- Club House -multipurpose hall + gym
- Pergola with seat out
- Outdoor Exercise area
- Cricket practice net
- Skating Rink
- Futsal court/basketball court





Clubhouse



Childrens Play Area



Senior Citizens Plaza

An artistic impression







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# COMMON AMENITIES

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- Designer Main Entrance Lobby
- DG Back up for Common Areas and lift
- TV & Telephone Point provision for Hall
- A/C, TV & Telephone Point provision for Master Bed Room
- Electrical Energy Meter
- Provision for inverter
- Provision for Intercom Facility





Cove Site-out



Basketball Court



Amphi Theatre



Skating Rink

An artistic impression







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# FLOOR PLANS

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H1 to H3





G1 - G8: 2BHK / H1 - H3: 1BHK

The rendered artist's impression of Ivy Nia has been super imposed on the actual aerial view of Ivy Estate township to have a better understanding of project placement.



# Building H - Typical Floor Plan

1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, 6<sup>th</sup>, 7<sup>th</sup>, 9<sup>th</sup>, 10<sup>th</sup> & 11<sup>th</sup> Plan



| BLDG - "H1, H2, H3"   |        |               |              |
|---|--------|---------------|--------------|
| CARPET AREA AS PER RERA   |        |               |              |
| SQ.M  | CARPET | ENCL. BALCONY | OPEN BALCONY |
| 1 BHK   | 37.95  | 0.00          | 4.58         |
| 101, 201, 301, 401, 501, 601, 701, 901, 1001, 1101,<br>106, 206, 306, 406, 506, 606, 706, 906, 1006, 1106,<br>107, 207, 307, 407, 507, 607, 707, 907, 1007, 1107,<br>112, 212, 312, 412, 512, 612, 712, 912, 1012, 1112 |        |               |              |

| BLDG - "H1, H2, H3"   |        |               |              |
|---|--------|---------------|--------------|
| CARPET AREA AS PER RERA   |        |               |              |
| SQ.M  | CARPET | ENCL. BALCONY | OPEN BALCONY |
| 1 BHK   | 35.05  | 2.90          | 4.58         |
| 102, 202, 302, 402, 502, 602, 702, 902, 1002, 1102,<br>103, 203, 303, 403, 503, 603, 703, 903, 1003, 1103,<br>104, 204, 304, 404, 504, 604, 704, 904, 1004, 1104,<br>105, 205, 305, 405, 505, 605, 705, 905, 1005, 1105,<br>108, 208, 308, 408, 508, 608, 708, 908, 1008, 1108,<br>109, 209, 309, 409, 509, 609, 709, 909, 1009, 1109,<br>110, 210, 310, 410, 510, 610, 710, 910, 1010, 1110,<br>111, 211, 311, 411, 511, 611, 711, 911, 1011, 1111 |        |               |              |





# Building H - 8<sup>th</sup> Floor Plan



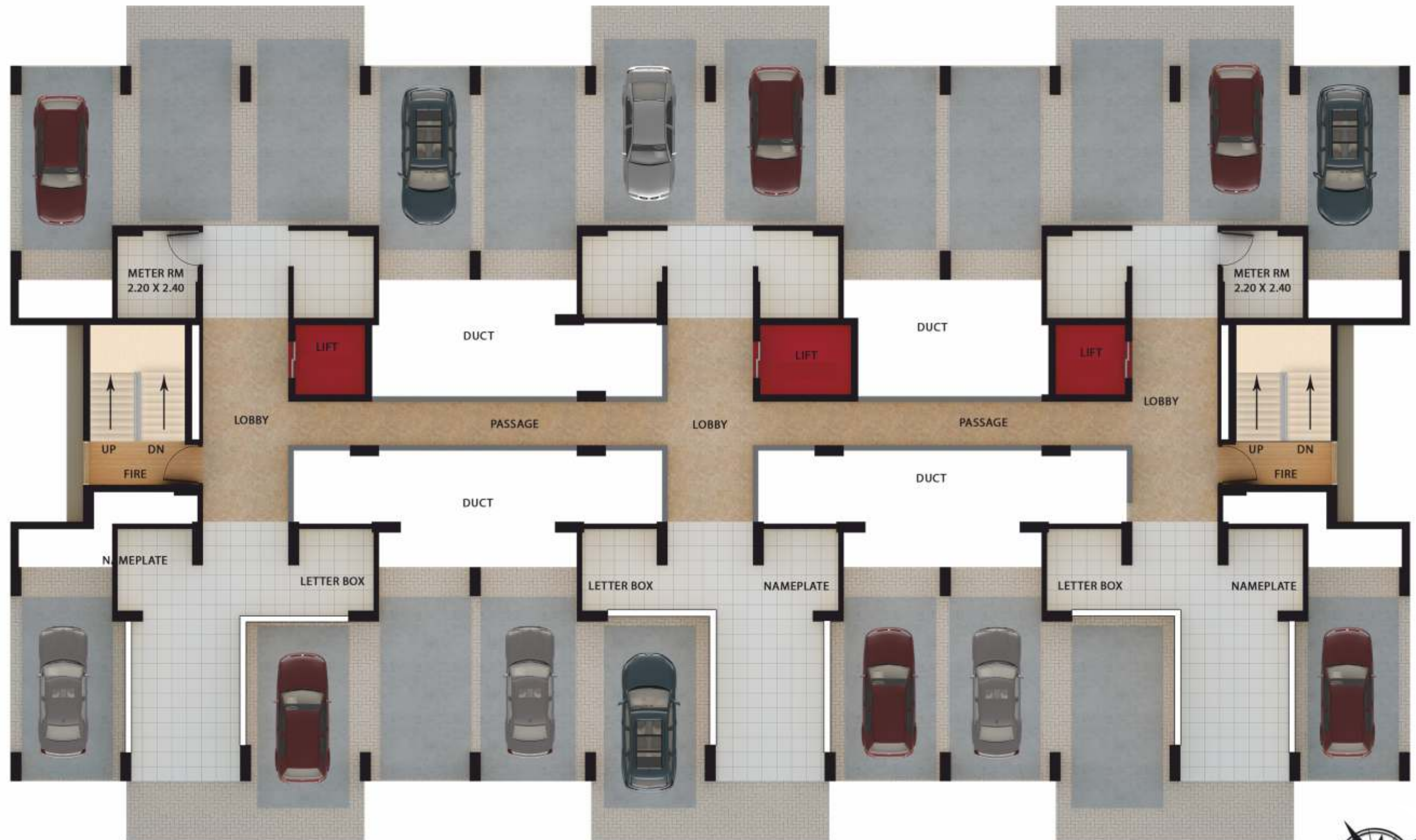
| BLDG - "H1, H2, H3"        |        |               |              |
|----------------------------|--------|---------------|--------------|
| CARPET AREA AS PER RERA    |        |               |              |
| SQ.M                       | CARPET | ENCL. BALCONY | OPEN BALCONY |
| 1 BHK                      | 37.95  | 0.00          | 4.58         |
| 1 BHK -<br>801,806,807,812 |        |               |              |

| BLDG - "H1, H2, H3"                        |        |               |              |
|--|--------|---------------|--------------|
| CARPET AREA AS PER RERA                    |        |               |              |
| SQ.M                                       | CARPET | ENCL. BALCONY | OPEN BALCONY |
| 1 BHK                                      | 35.05  | 2.90          | 4.58         |
| 1 BHK -<br>802,803,804,805,808,809,810,811 |        |               |              |





# Building H1, H2, H3







Actual Shot Taken at Ivy Estate





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# FLOOR PLANS

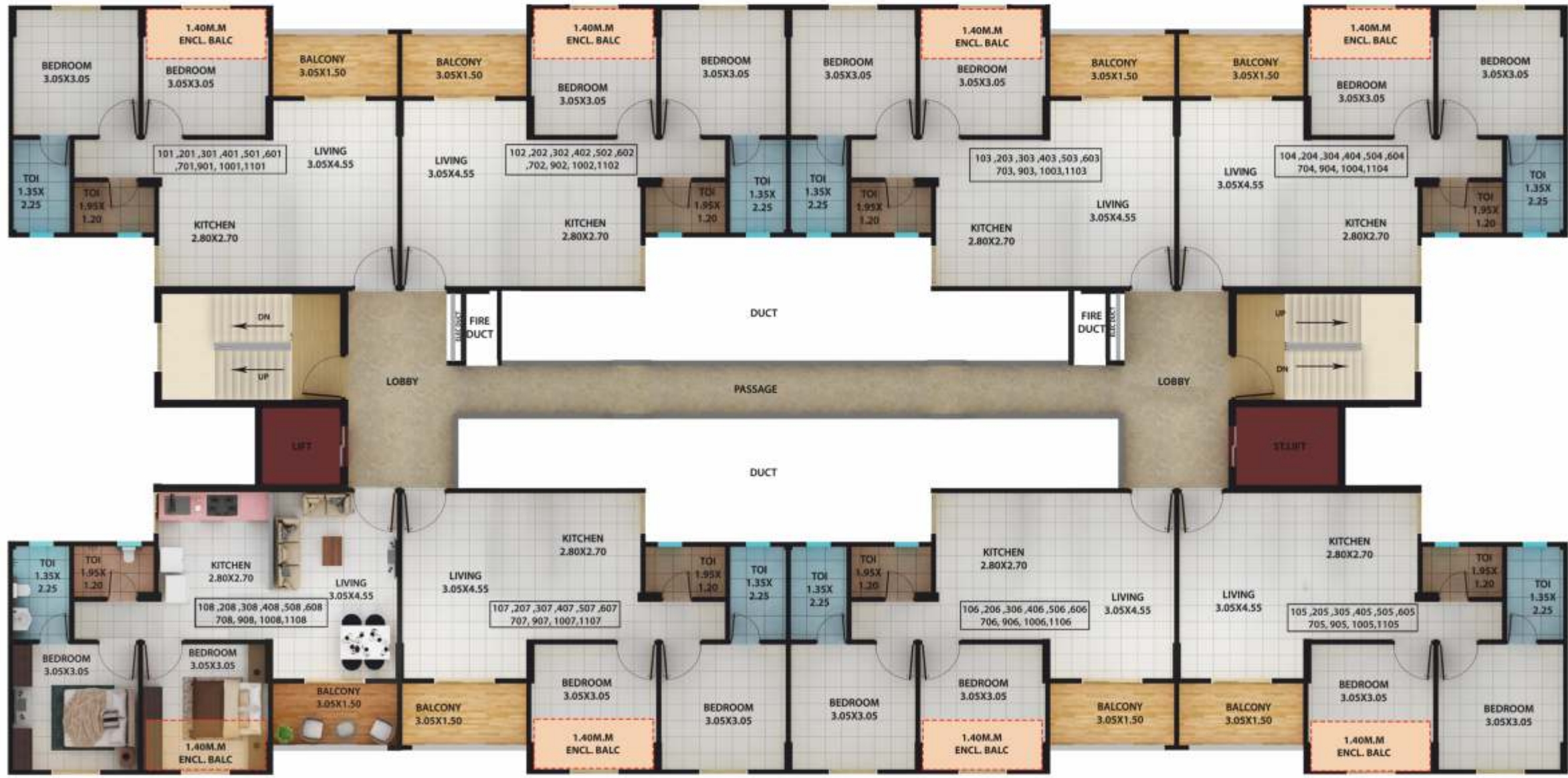
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G1 to G8



# Building G - Typical Floor Plan

1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, 6<sup>th</sup>, 7<sup>th</sup>, 9<sup>th</sup>, 10<sup>th</sup> & 11<sup>th</sup> Plan



| BLDG - "G1, G2, G3, G4, G5" |        |               |              |
|-----------------------------|--------|---------------|--------------|
| CARPET AREA AS PER RERA     |        |               |              |
| SQ.M                        | CARPET | ENCL. BALCONY | OPEN BALCONY |
| 2 BHK                       | 48.39  | 3.81          | 4.58         |

101, 201, 301, 401, 501, 601, 701, 901, 1001, 1101  
 102, 202, 302, 402, 502, 602, 702, 902, 1002, 1102  
 103, 203, 303, 403, 503, 603, 703, 903, 1003, 1103  
 104, 204, 304, 404, 504, 604, 704, 904, 1004, 1104  
 105, 205, 305, 405, 505, 605, 705, 905, 1005, 1105  
 106, 206, 306, 406, 506, 606, 706, 906, 1006, 1106  
 107, 207, 307, 407, 507, 607, 707, 907, 1007, 1107  
 108, 208, 308, 408, 508, 608, 708, 908, 1008, 1108





# Building G - Typical Floor Plan

1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, 6<sup>th</sup>, 7<sup>th</sup>, 9<sup>th</sup>, 10<sup>th</sup> & 11<sup>th</sup> Plan

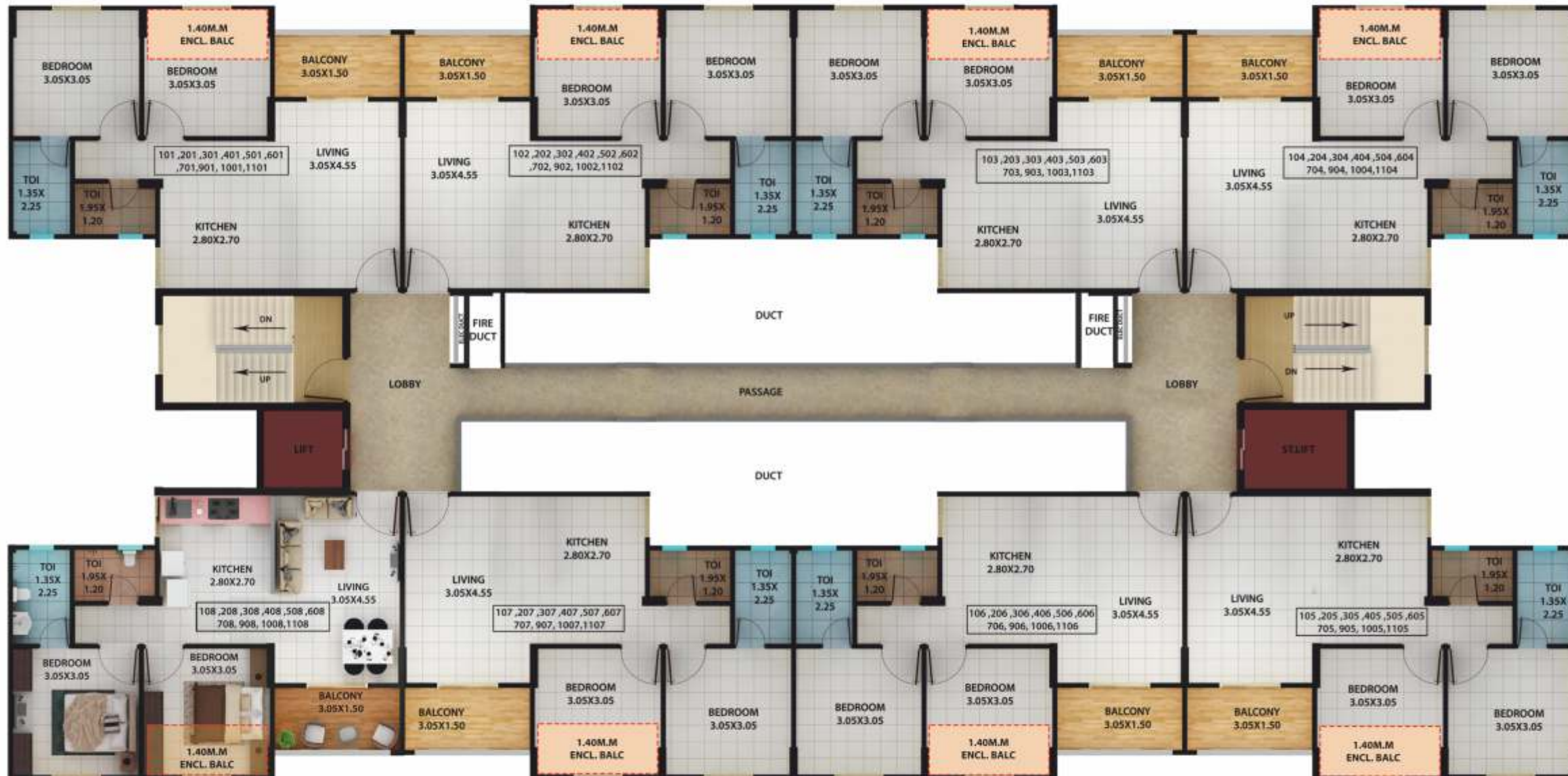


| BLDG - "G6"   |        |               |              |
|---|--------|---------------|--------------|
| CARPET AREA AS PER RERA   |        |               |              |
| SQ.M  | CARPET | ENCL. BALCONY | OPEN BALCONY |
| 2 BHK   | 48.39  | 3.81          | 4.58         |
| <p>101, 201, 301, 401, 501, 601, 701, 901, 1001, 1101<br/>                     102, 202, 302, 402, 502, 602, 702, 902, 1002, 1102<br/>                     103, 203, 303, 403, 503, 603, 703, 903, 1003, 1103<br/>                     104, 204, 304, 404, 504, 604, 704, 904, 1004, 1104<br/>                     105, 205, 305, 405, 505, 605, 705, 905, 1005, 1105<br/>                     106, 206, 306, 406, 506, 606, 706, 906, 1006, 1106<br/>                     107, 207, 307, 407, 507, 607, 707, 907, 1007, 1107<br/>                     108, 208, 308, 408, 508, 608, 708, 908, 1008, 1108</p> |        |               |              |



# Building G - Typical Floor Plan

1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, 6<sup>th</sup>, 7<sup>th</sup>, 9<sup>th</sup>, 10<sup>th</sup> & 11<sup>th</sup> Plan



| BLDG - "G7,G8"  |        |               |              |
|---|--------|---------------|--------------|
| CARPET AREA AS PER RERA   |        |               |              |
| SQ.M  | CARPET | ENCL. BALCONY | OPEN BALCONY |
| 2 BHK   | 48.39  | 3.81          | 4.58         |
| <p>101, 201, 301, 401, 501, 601, 701, 901, 1001, 1101</p> <p>102, 202, 302, 402, 502, 602, 702, 902, 1002, 1102</p> <p>103, 203, 303, 403, 503, 603, 703, 903, 1003, 1103</p> <p>104, 204, 304, 404, 504, 604, 704, 904, 1004, 1104</p> <p>105, 205, 305, 405, 505, 605, 705, 905, 1005, 1105</p> <p>106, 206, 306, 406, 506, 606, 706, 906, 1006, 1106</p> <p>107, 207, 307, 407, 507, 607, 707, 907, 1007, 1107</p> <p>108, 208, 308, 408, 508, 608, 708, 908, 1008, 1108</p> |        |               |              |



# Building G - 8<sup>th</sup> Floor Plan



| BLDG - "G1, G2, G3, G4, G5"<br>CARPET AREA AS PER RERA |        |               |              |
|--|--------|---------------|--------------|
| SQ.M   | CARPET | ENCL. BALCONY | OPEN BALCONY |
| 2 BHK  | 48.39  | 3.81          | 4.58         |
| 801, 802, 803, 804, 808                                |        |               |              |

| BLDG - "G1, G2, G3, G4, G5"<br>CARPET AREA AS PER RERA |        |               |              |
|--|--------|---------------|--------------|
| SQ.M   | CARPET | ENCL. BALCONY | OPEN BALCONY |
| 2 BHK  | 48.85  | 3.35          | 4.58         |
| 805, 806   |        |               |              |



# Building G - 8<sup>th</sup> Floor Plan



| BLDG - "G6"             |        |               |              |
|-------------------------|--------|---------------|--------------|
| CARPET AREA AS PER RERA |        |               |              |
| SQ.M                    | CARPET | ENCL. BALCONY | OPEN BALCONY |
| 2 BHK                   | 48.39  | 3.81          | 4.58         |
| 801, 802, 803, 804, 808 |        |               |              |

| BLDG - "G6"             |        |               |              |
|-------------------------|--------|---------------|--------------|
| CARPET AREA AS PER RERA |        |               |              |
| SQ.M                    | CARPET | ENCL. BALCONY | OPEN BALCONY |
| 2 BHK                   | 48.85  | 3.35          | 4.58         |
| 805, 806                |        |               |              |



# Building G - 8<sup>th</sup> Floor Plan

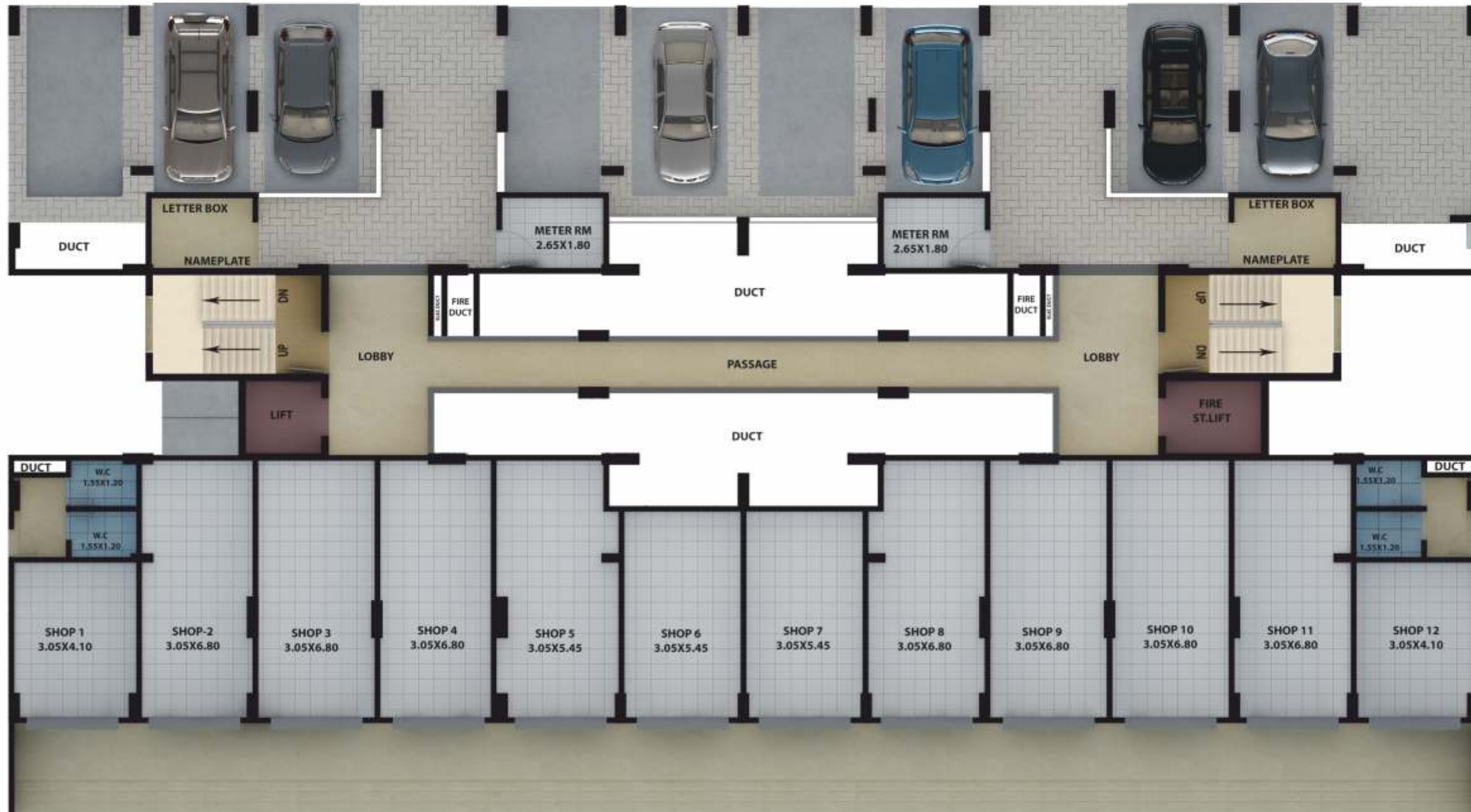


| BLDG - "G7,G8"          |        |               |              |
|-------------------------|--------|---------------|--------------|
| CARPET AREA AS PER RERA |        |               |              |
| SQ.M                    | CARPET | ENCL. BALCONY | OPEN BALCONY |
| 2 BHK                   | 48.39  | 3.81          | 4.58         |
| 801, 802, 803, 804, 808 |        |               |              |

| BLDG - "G7,G8"          |        |               |              |
|-------------------------|--------|---------------|--------------|
| CARPET AREA AS PER RERA |        |               |              |
| SQ.M                    | CARPET | ENCL. BALCONY | OPEN BALCONY |
| 2 BHK                   | 48.85  | 3.35          | 4.58         |
| 805, 806                |        |               |              |



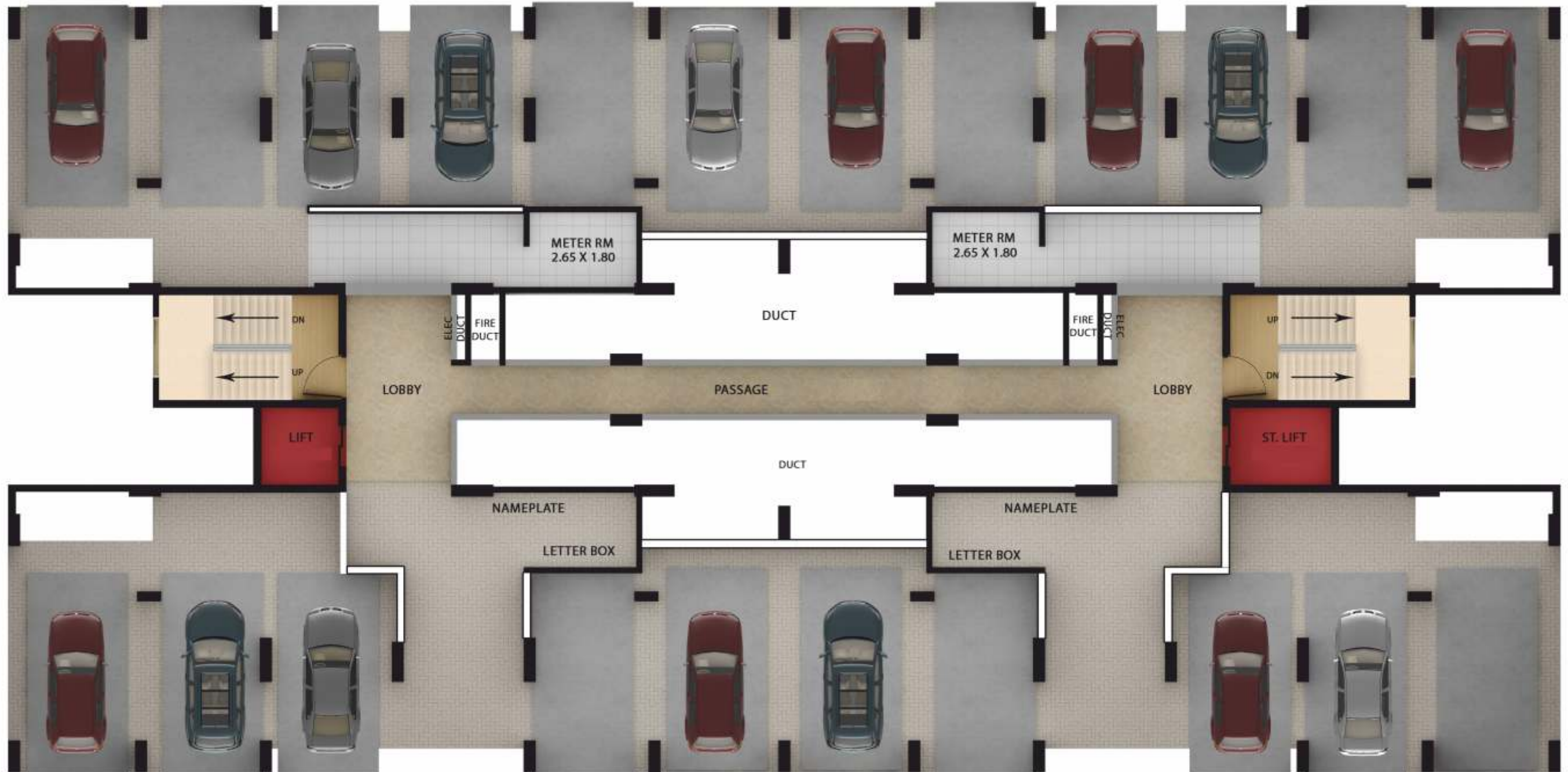
# Building G1, G2, G3, G4, G5



**BLDG - "G1, G2, G3, G4, G5"**  
**CARPET AREA AS PER RERA**

|                           | <b>CARPET<br/>---SQ.M</b> |
|---------------------------|---------------------------|
| SHOP - 1, 12              | 12.51                     |
| SHOP - 2, 3, 4, 9, 10, 11 | 20.74                     |
| SHOP - 5, 8               | 20.20                     |
| SHOP - 6, 7               | 16.62                     |

# Building G6, G7, G8







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# UNIT PLANS

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H & G

# Building H - 1 BHK

| BLDG - "H1, H2, H3"     |        |               |              |
|-------------------------|--------|---------------|--------------|
| CARPET AREA AS PER RERA |        |               |              |
| SQ.M                    | CARPET | ENCL. BALCONY | OPEN BALCONY |
| 1 BHK                   | 35.05  | 2.90          | 4.58         |





# Building G - 2 BHK

| BLDG - "G1, G2, G3, G4, G5"<br>CARPET AREA AS PER RERA |        |               |              |
|--|--------|---------------|--------------|
| SQ.M   | CARPET | ENCL. BALCONY | OPEN BALCONY |
| 2 BHK  | 48.39  | 3.81          | 4.58         |





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# ISOMETRIC VIEW

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H & G



# Building H - 1 BHK

| BLDG - "H1, H2, H3"<br>CARPET AREA AS PER RERA |        |                  |                 |
|--|--------|------------------|-----------------|
| SQ.M   | CARPET | ENCL.<br>BALCONY | OPEN<br>BALCONY |
| 1 BHK  | 35.05  | 2.90             | 4.58            |



# Building G - 2 BHK

| BLDG - "G1, G2, G3, G4, G5" |        |               |              |
|-----------------------------|--------|---------------|--------------|
| CARPET AREA AS PER RERA     |        |               |              |
| SQ.M                        | CARPET | ENCL. BALCONY | OPEN BALCONY |
| 2 BHK                       | 48.39  | 3.81          | 4.58         |







This image is shot on location at Ivy Estate





## STRUCTURE

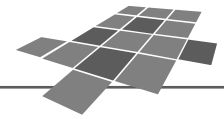
- RCC framed structure
- AAC block masonry
- Internal gypsum on plaster wall
- External sand faced plaster



## BATH & WC

- Green marble door frame in bath and WC
- Green marble window frame in bath and WC
- 300 x 300 mm antiskid ceramic tiles in bath and WC
- 300 x 600 mm glazed tile dado up to 7 ft. in bath and 4 ft. in WC
- Solar water connection in master toilet
- Premium brand CP and sanitary fittings
- Provision of exhaust fan in toilet
- Wall-mounted commode
- Granite counter top WHB
- False ceiling in toilet for under slung plumbing





## FLOORING

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- 600 x 600 mm vitrified flooring in hall, kitchen and passage
- 600 x 600 mm vitrified flooring in bedroom
- 600 x 600 mm ceramic flooring in attached terrace



## KITCHEN

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- Granite kitchen platform with stainless steel sink with exhaust fan provision
- 2 ft. glazed dado tiles above kitchen platform



## DOORS & WINDOWS

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- Laminated main entrance door with SS hardware fitting
- Internal laminated door with SS hardware fitting
- Aluminium windows with mosquito net provision & sliding door for attached balcony, safety grill for windows only



## FINISH

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- External: Texture paint
- Internal: Acrylic Emulsion
- All M.S: Oil Paint





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# THE IVY ADVANTAGE

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- A product shaped by decades of experience
- A thriving community of 3500+ families
- Jackwell water plant for ample water supply
- 40% area dedicated to open landscape and amenity spaces
- Modern-day education centres within Ivy Estate and proximity to schools like Lexicon School, Sanskriti School, etc.
- State-of-the-art infrastructure within the project
- Exceptionally planned green spaces, amenity zones and conveniences
- Well connected to prime destinations like Kharadi, Viman Nagar, Koregaon Park, Magarpatta
- Multiple Real Estate awards for excellence





All the above images are shot on location at Ivy Estate





# THE IVY STORY

Spanning over 85 acres, Ivy Estate is one of the glorious townships crafted by Kolte Patil. Located in the eastern part of Pune, Ivy Estate has become a significant landmark. More than 3500+ families are already experiencing a superior lifestyle. Ivy Estate is a meticulously planned destination that takes care of all the needs and desires. Today, it has become a fine blend of cultures. Residents rejoice at Ivy Estate and home seekers aspire to be a part of it.



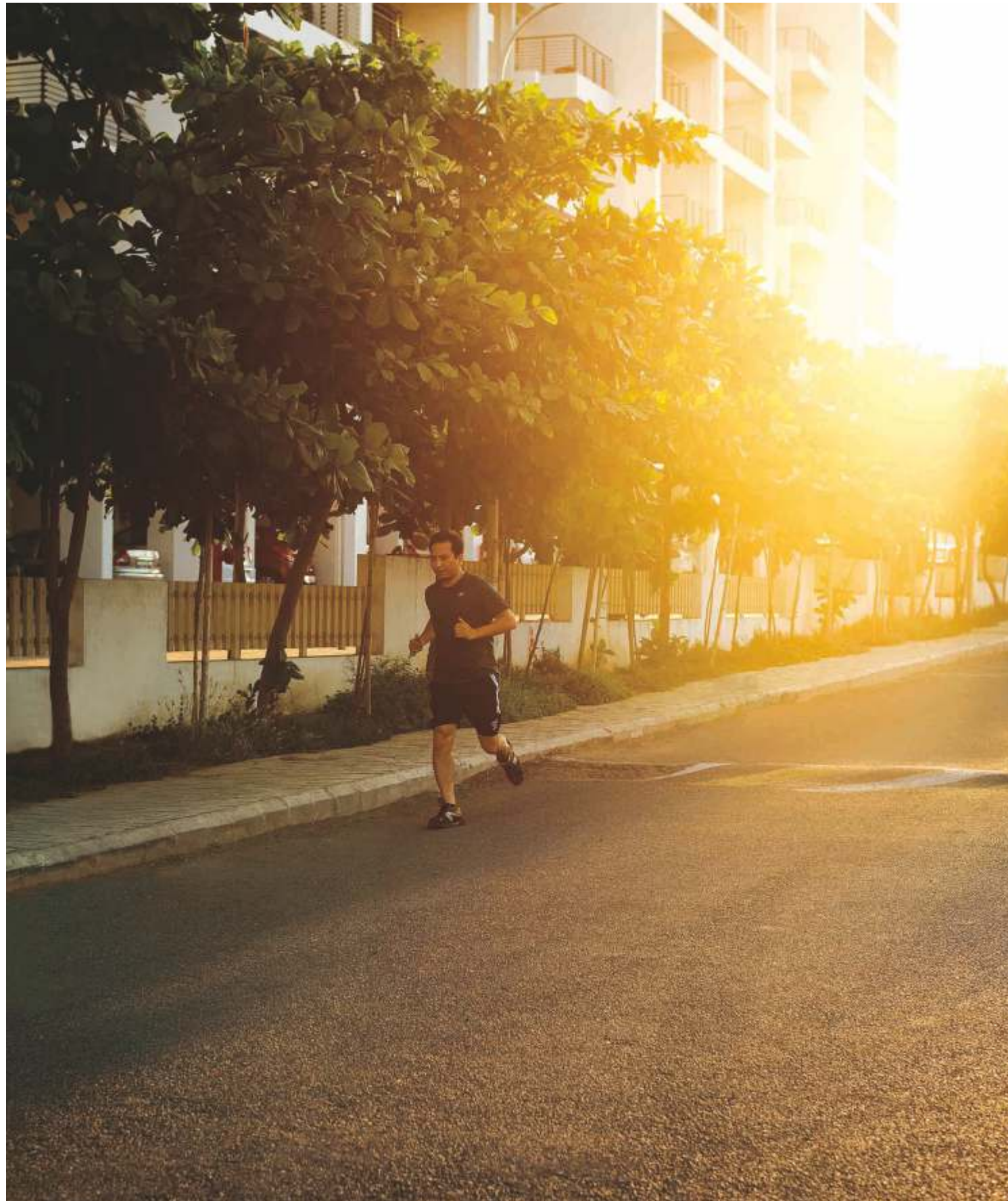




Ivy Estate Waking-up to a New Dawn  
Image Timing 6:20 AM







All the above images are shot on location at Ivy Estate







**KOLTE-PATIL**

Developers of the year- township -  
ivy estate 2018 – by realty+.



**KOLTE-PATIL**

Pride of Maharashtra –  
Residential project of the year, 2017



**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

# IVY AWARDS

- Developer of the Year 2018 Township (Ivy Estate) By Realty Plus
- Pride of Maharashtra – Residential project of the year, 2017
- National awards for excellence in real estate and infrastructure – residential project of the year, 2016
- 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

# THINK PUNE THINK KOLTE-PATIL

OVER 2 CR.SQ.FT. OF LANDMARK DEVELOPMENTS ALREADY DELIVERED

Largest developer in Pune  
Now emerging across India

Over 23 ongoing projects across  
Pune, Mumbai & Bengaluru

Creations include integrated  
townships, luxury residential,  
commercial, retail and IT spaces

Insightful designs executed  
with latest construction  
technology

NSE and BSE Listed

PUNE | MUMBAI | BENGALURU

Crisil A+ Rating | Pune's No 1 Reputed Real Estate Brand-bluebytes And Tra Research |

Asia's Greatest Brands 2017-United Research Services | Promising Brand of 2018 By The Economic Times



Founded almost 3 decades ago and guided by the simple, yet profound philosophy of 'creation, not construction'; Kolte Patil Developers Ltd. is one of India's foremost real estate companies with over 20 million sq.ft. of landmark developments in Pune, Mumbai & 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.



KOLTE-PATIL  
**Ivy** Nia



An artistic impression



KOLTE-PATIL  
**Ivy Nia**

Site address:

Ivy Estate, Near Lexicon International School, Pune-Nagar Road, Wagholi, Pune.

Toll Free Number: 1800-266-6654 | [www.koltepatil.com/ivy-estate-wagholi](http://www.koltepatil.com/ivy-estate-wagholi)

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entered into between the Developer and the Interested Purchaser and shall supersede all statements or representations made prior to signing of such sale and purchase agreement and shall in no way to be modified by any statements or representations made by us or any of our representatives or the marketing agent. This Brochure content does not constitute an offer and/or contract of any type between the Developer/Promoter/Owner and the recipient, all intending purchaser(s) in this project shall be governed by the terms and conditions envisaged under MahaRERA. The company/firm is not responsible for the consequences of any action taken by the viewer relying on such material/information provided in the Brochure.



The project has been registered via MahaRERA registration number P52100017955 as Ivy Estate-Nia and is available on the website <https://maharera.mahaonline.gov.in> under registered projects

