

KOOL  
HOMES  
Live an Experience



Introducing the New Tower Launch

# KOOL HOMES SOLITAIRE

Kausar Baugh, Kondhwa, Pune

Kondhwa, Located on the South eastern side of Pune Kondhwa is a well-developed residential area also housing the National Institute of Banking Management (NIBM) One of the most prominent landmarks of Pune. Kool Homes - Solitaire, is perched on the bounty gradient off NIBM Road & is just about 4 Kms. from M.G. Road. It is well-connected by the Kondhwa - Satara LinkRing Road to other parts of the city, thus making it an ideal location for your home

## CONCEPTUAL LANDSCAPE PLAN :



- Towers - 2+1
- PH-I - 120 Apts.(completed)
- PH-II - 80 Apts.
- 15 Storeys.
- 2/3 BHK Comfort. Apartments.

# UNIT LAYOUT PLANS

Typical 1<sup>st</sup> & 3<sup>rd</sup> Floor Plan For Building C  
[Amenities facing]



As Per MAHA RERA  
KONDHWA - 'C' bldg. 1<sup>st</sup> & 3<sup>rd</sup> Floor

Sr.No	Flat No.	Type	Carpet Area (SQ.M.)	Terrace 1 (SQ.M.)	Dry Terrace 1 (SQ.M.)	Total (SQ.M.)	Total (SQ.FT.)
1	101,104,301,304	3 BHK	113.99	4.85	1.83	120.67	1299
2	102,103,302,303	2 BHK	97.29	11.31	1.59	110.19	1186

Typical 2<sup>nd</sup> & 4<sup>th</sup> Floor Plan For Building C  
[City facing]



As Per MAHA RERA  
KONDHWA - 'C' bldg. 2<sup>nd</sup> & 4<sup>th</sup> Floor

Sr.No	Flat No.	Type	Carpet Area (SQ.M.)	Terrace 1 (SQ.M.)	Dry Terrace 1 (SQ.M.)	Total (SQ.M.)	Total (SQ.FT.)
1	201,204,401,404	3 BHK	113.22	4.90	1.92	120.03	1292
2	202,203,402,403	2 BHK	94.31	5.75	1.46	101.52	1093

# Typical 5th Floor Plan For Building C [Amenities facing]



As Per MAHA RERA KONDHWA - 'C' bldg. 5 <sup>th</sup> Floor							
Sr.No	Flat No.	Type	Carpet Area (SQ.M.)	Terrace 1 (SQ.M.)	Dry Terrace 1 (SQ.M.)	Total (SQ.M.)	Total (SQ.FT.)
1	501,504	3 BHK	113.99	4.85	1.83	120.67	1299
2	502,503	2 BHK	97.29	11.31	1.59	110.19	1186



Typical 6th - 10th Floor Plan For Building C

As Per MAHA RERA							
KONDHWA - 'C' bldg. 6th - 10th Floor							
Sr.No	Flat No.	Type	Carpet Area (SQ.M.)	Terrace 1 (SQ.M.)	Dry Terrace 1 (SQ.M.)	Total (SQ.M.)	Total (SQ.FT.)
1	601,606,701,706,801,806, 901,906,1001,1006	2 BHK	75.09	5.45	—	80.54	867
2	602,605,702,705,802,805, 902,905,1002,1005	2 BHK	69.06	5.74	5.43	80.77	869
3	603,604,703,704,803,804, 903,904,1003,1004	2 BHK	79.58	5.42	4.4	89.40	962



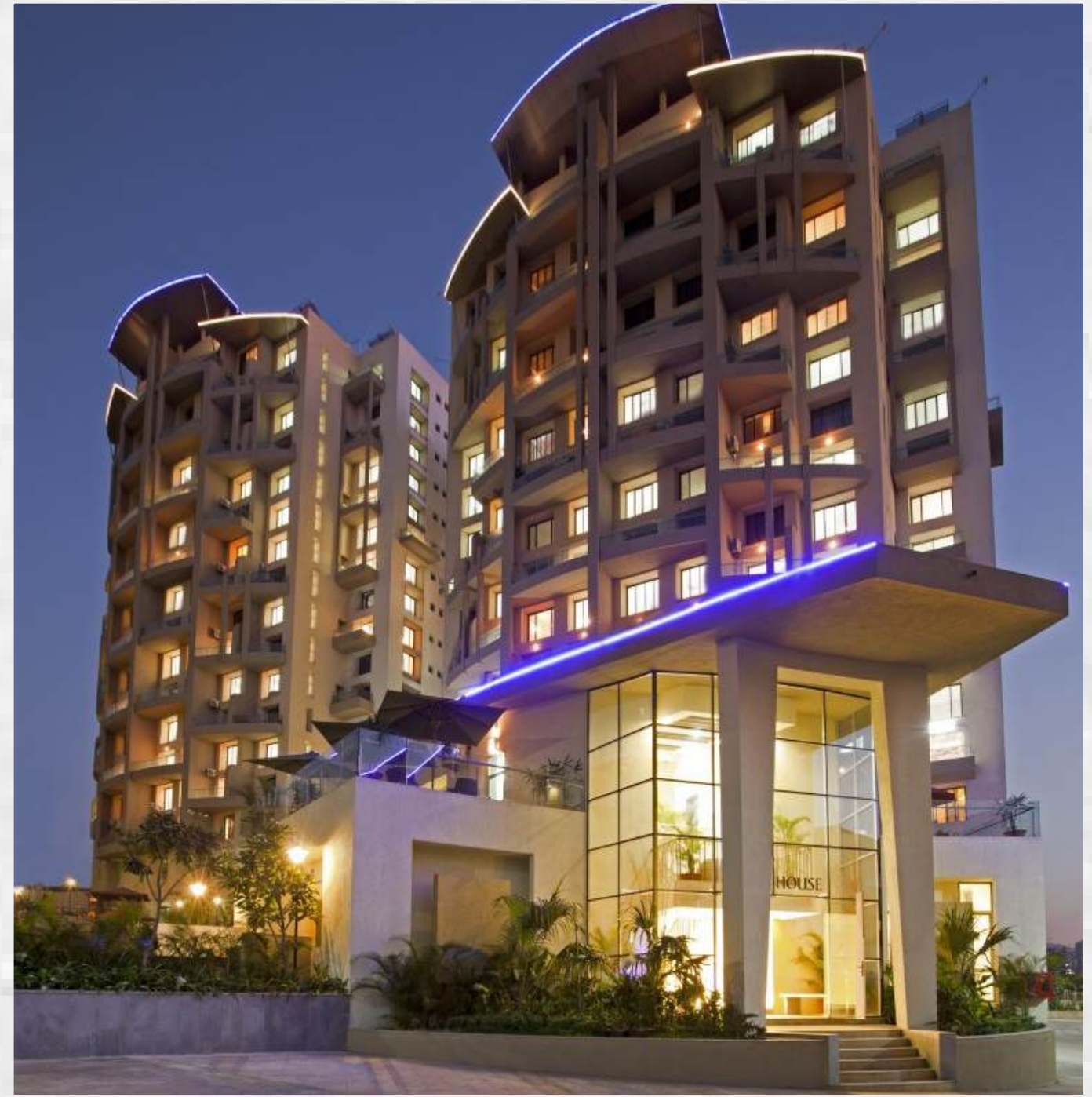
Typical 11th - 15th Floor Plan For Building C

As Per MAHA RERA							
KONDHWA - 'C' bldg. 11th - 15th Floor							
Sr.No	Flat No.	Type	Carpet Area (SQ.M.)	Terrace 1 (SQ.M.)	Dry Terrace 1 (SQ.M.)	Total (SQ.M.)	Total (SQ.FT.)
1	1101, 1106,1201,1206,1301,1306, 1401,1406,1501,1506	2 BHK	75.09	5.45	—	80.54	867
2	1102, 1105,1202,1205,1302,1305, 1402,1405,1502,1505	2 BHK	69.06	5.74	5.43	80.77	869
3	1103, 1104,1203,1204,1303,1304, 1403,1404,1503,1504	2 BHK	79.58	5.42	4.4	89.40	962

# Exclusive Amenities Designed Around You!



Swimming Pool



Club House



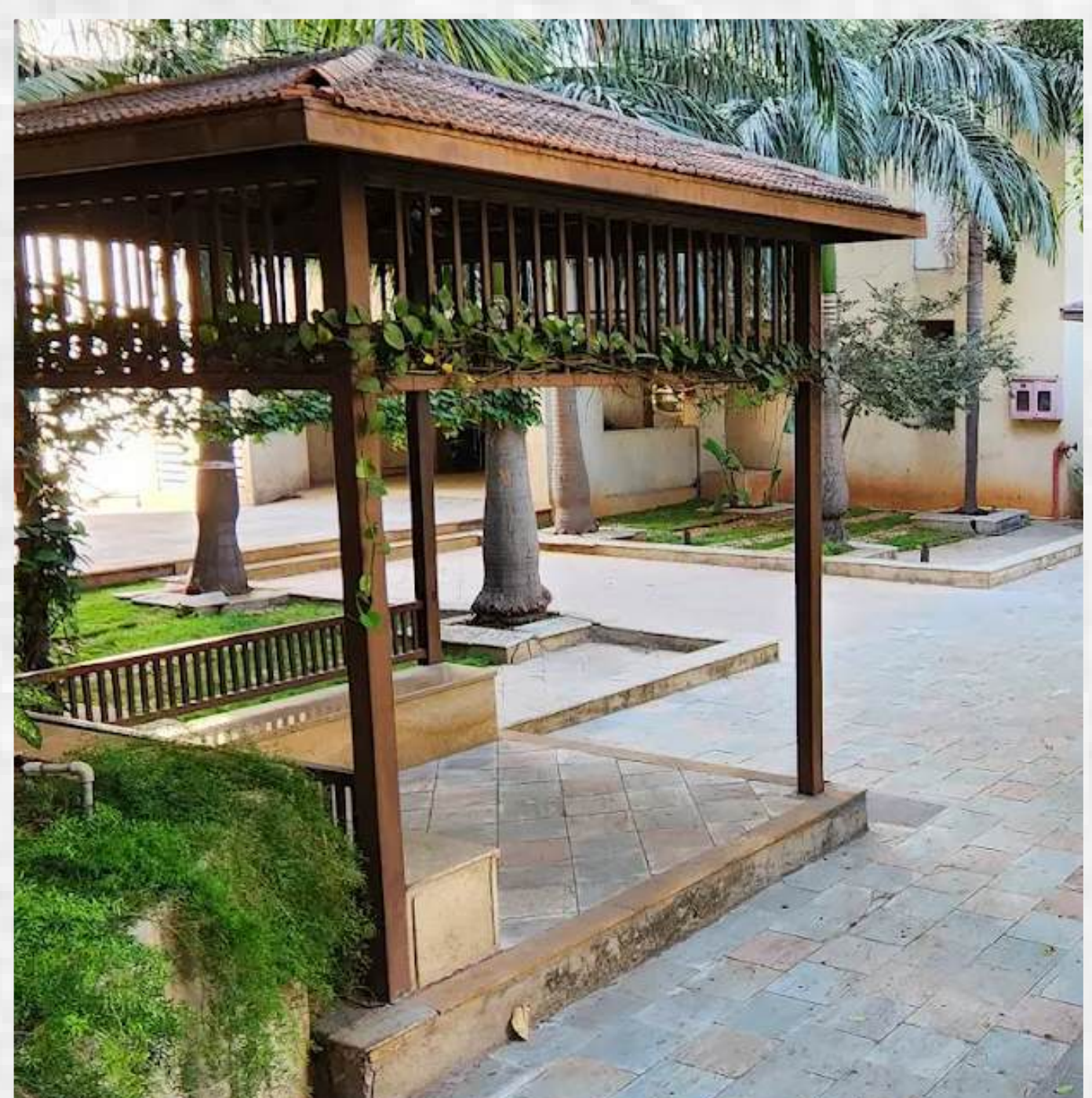
Amphitheatre



Kids Play Area



Gym



Sitting Area for Sr. Citizens

# SPECIFICATIONS

## Kitchen :

- Granite Platform With Stainless Steel Sink
- Glazed / Ceramic Tiles Dado
- Electrical provision for the chimney
- Provision of Water Purifier

## Utility :

- Glazed / Ceramic Tiles Dado
- Provision For Washing Machine

## Internal Paint and Finish :

- Internal Walls With POP Finish
- Oil Bound Distemper Paint On Walls

## Washroom :

- Superior Quality Glazed / Ceramic Dado
- Premium Sanitary Ware
- Superior Quality CP Fittings
- Single Lever Hot & Cold Mixer With Overhead Shower
- Concealed Plumbing
- Granite / Marble Door Frames with Laminated Doors

## Flooring :

- Superior Quality Vitrified Tiles With Skirting
- Anti-Skid Ceramic Tile For The Washrooms
- Decorative anti-slip Ceramic Tiles For Balconies

## Windows :

- Aluminum Sliding Windows With Mosquito Nets & Safety Grills
- Stone Window Sills

## Balcony :

- Glass Railing

## Door:

- Elegant Main Door with both side Lamination
- Internal Doors with both sides lamination
- Powder Coated Aluminum Sliding Door for Terrace
- Premium Quality SS Fixtures & Fittings

## Electricals :

- Video Door Phone
- Ample Light Points With Superior Quality Modular Switches
- TV / Cable Point in the living room and the Master Bedroom
- Internet Point in Living Room & Master Bedroom
- Concealed Wiring
- Earth Leakage Circuit Breaker With MCCB

# AMENITIES:

- Fire Fighting System
- Power Backup For Common Area
- Piped Gas for each flat
- Sitting Arrangement For Senior Citizens
- Video Door Phone
- Rainwater Harvesting & Water Management
- 2 automatic lifts
- Durable Exterior Painting
- Individual Letter Box for each flat
- Seismic Resistant RCC Design
- Directory Name Board In entrance lobby
- CCTV surveillance
- Energy saving lamps for common areas
- Designer Main Entrance Lobby
- Furnished Clubhouse with Multipurpose Hall
- Amphitheatre
- Equipped Gymnasium
- Swimming Pool





Maharashtra Real Estate Regulatory Authority  
[www.maharera.maharashtra.gov.in](http://www.maharera.maharashtra.gov.in)



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