

There's no place like home.  
There's no pride like owning your own.



**KOLTE-PATIL DEVELOPERS LTD.**

Site Address : Ivy Estate, Near Lexicon International School, Pune-Nagar Road, Wagholi, Pune.  
Tel.: + 91 20 6733 3800 / 01 For sales enquiries, call: +91 20 6726 5898 or SMS IVY to 56161  
Email: sales.ivyestate@koltepatil.com | www.koltepatil.com/ivy\_estate

JV Partner



A Project by

**COROLLA GULMOHAR**

Disclaimer: The information given herein is presented as general information about the project and no representation or warranty is expressly or impliedly given as to its accuracy, completeness or correctness.





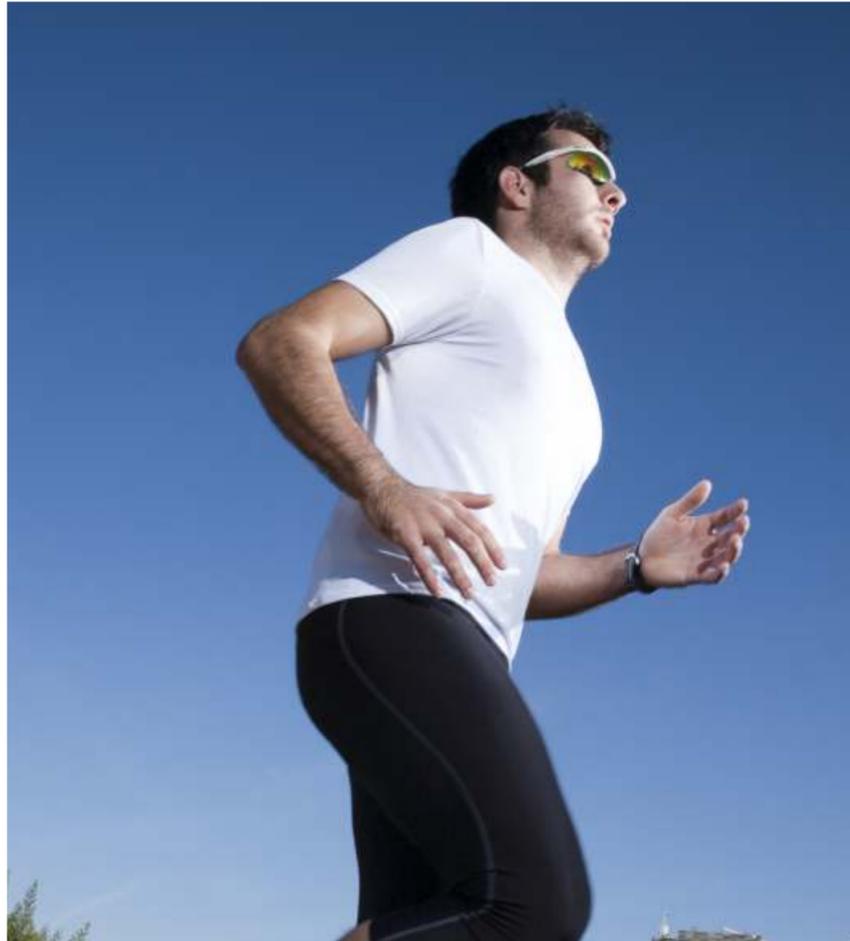
A home full of life. A life full of pride.

2 towers of 11 storeys are standing tall inside Ivy Estate. Planned with care, designed with craftsmanship, topped with features, enhanced with quality, honoured with awards, here are 1, 2 & 2.5 BHK homes which you can stand tall in and belong to with pride. Experience the pleasure of owning a home, the delight of finding value, the pride of belonging to an estate. All this, at Umang Pride.



Standing  
tall to  
impress  
and  
to inspire.





**UMANG PRIDE AMENITIES:**

- Club house with Multipurpose Hall and Indoor Games • Gymnasium • Senior citizen's park
- Children's play park • Landscaped garden • Jogging track • Internal well-finished roads

**ESTATE LIVING HIGHLIGHTS:**



School



Polyclinic



Retail Outlets



Fire Fighting System



Solar Water System



Rain Water Harvesting

**INTERNAL SPECIFICATIONS**

**Flooring**

- 2' x2' Vitrified flooring in entire flat

**Master Bathroom**

- Single lever hot & cold mixer CP fittings
- Anti-skid ceramic tiles for flooring
- Counter top WHB in master bed toilet
- Glazed ceramic tiles for dado up to 7' height

**Other Bathroom**

- Wall mount W/C
- Anti-skid ceramic flooring
- Provision for exhaust fan
- Glazed ceramic tiles for dado up to 7' height

**Kitchen**

- Granite top platform with Stainless steel sink
- 2 ft dado tiles

**Doors & Windows**

- Laminated main entrance door with SS hardware
- 3 track windows with mosquito net provision
- Internal moulded doors

**Finishes**

- External – Acrylic paint
- Internal – Oil bound distemper

**Terrace**

- Flooring – Anti-skid ceramic tiles

**Miscellaneous**

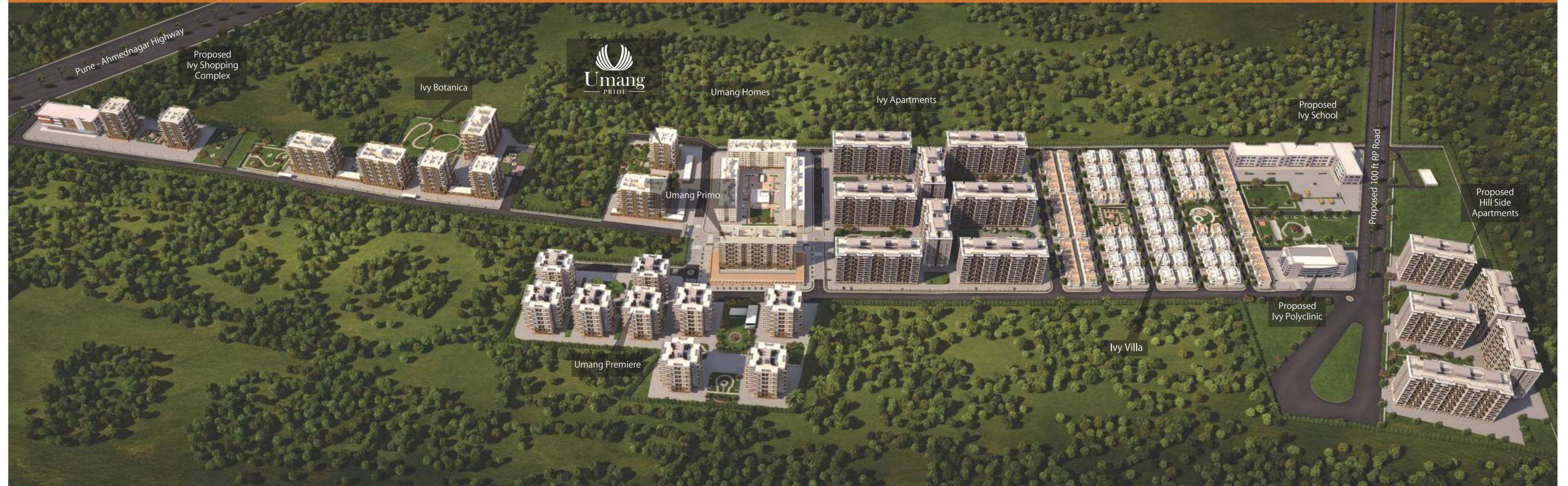
- Provision for AC point in Master bedroom
- Alluring entrance lobby with attached letter box
- Automatic lift
- Power backup for lifts and common areas
- Concealed UPVC plumbing

Ivyestate  
Wagholi

An estate spread across 85 acres

A self-sufficient  
gated development

- 15 acres of refined landscapes, open spaces, seasonal archways & driveways
- Gated community living
- Over 3000 like-minded families
- Impeccably planned clusters designed for easy accessibility to amenities



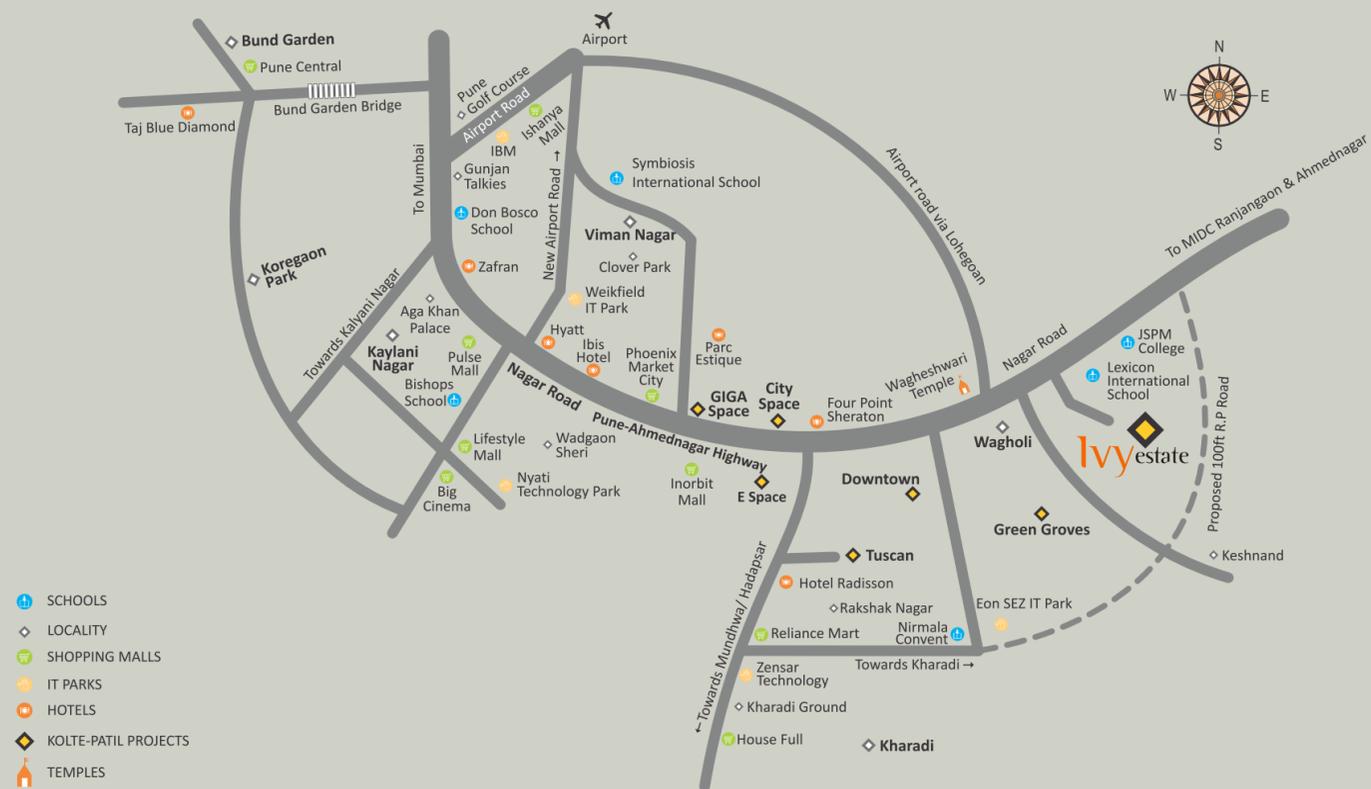


## Stay connected

The surrounding development at Wagholi gives Ivy estate an enthusiastic blend of connectivity, ease and convenience. It offers easy connectivity to the airport, Ahmednagar highway and Solapur highway. Ranjangaon, Sanaswadi, MIDC and Kharadi IT Parks are in close vicinity.

Ivy estate is a part of the 100 ft R.P. Road proposed from Wagholi to Kharadi, making it easily accessible to people traveling from Magarpatta and Hadapsar.

Discover a plethora of shopping malls, multiplexes, an array of restaurants, schools, hospitals and other essentials within reach to keep up with your Ivy life. Just a few minutes drive to areas like Viman Nagar, Kalyani Nagar and Koregaon Park will give you a further advantage of being close to a happening neighbourhood.



Creation, not Construction

## KOLTE-PATIL DEVELOPERS LTD.

Headquartered in Pune, Kolte-Patil Developers Ltd. (KPDL) is among the top premier league of real estate developers in India. It has created a niche for its esteemed clients over two decades in terms of delivering residential, commercial, IT & integrated township projects. Guided by a simple, yet profound philosophy of 'Creation, not construction', KPDL has emerged as a leader in developing real estate locales of Pune like Kharadi, Viman Nagar, NIBM, Aundh Annex, Hinjewadi and Wagholi.

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A multiple award winning project



Residential Project of the Year 2013  
by Realty Plus



Best Budget Housing Developer  
(West India) of 2012  
by Bloomberg TV Group



Best Budget Housing Project 2012  
by CNBC Awaaz Group

