

Home to you. Landmark to the World.

Life never been as luxurious as it blossom in
Hills & Dales, phase III, today.

Located brilliantly like classy emerald,
elburz offers all uncommon shades of lifestyle.

Proud yourself on making strategic move and
own life you always wish for.

Kolte-Patil Presents



3 & 4 BHK Exquisite Apartments

Near NIBM, Pune

Hills & Dales Phase III

Liberation of the mind, body and soul.



The symphony
of nature
and
magnificence



Freshness
and
modernity



Live each
moment here
and liberate
your mind,
body and soul

Offering an ideal & convenient location



- NIBM road is an elite and cosmopolitan locality of Pune.
- The presence of the Delhi Public School, the Bishop's School and the Corinthian Club add a lot of value to the location.
- Proximity to M.G. Road and Camp
- The convenience of shopping malls, multiplexes, hotels and restaurants make this one of the most sought after localities in Pune

Landmark Location



School, Play Groups

Bishops School	1 km
Delhi Public School	0.5 kms
Blooming Buds (N.I.B.M.)	2.5 kms
Star Kids (N.I.B.M.)	2.5 kms
Vibgyor Schools	1 km

Retail Outlets

C.S.D. Canteen	4 kms
More, N.I.B.M.	2.5 kms
Tru Mart, Kondhwa	5.5 kms
Big Bazaar	7 kms

Hospitals

Southern Command Hospital	4 kms
Satyanand , Kondhwa	5 kms
H. V. Desai Eye Hospital	0 km

Clubs, Coffee Shops, Restaurants & Hotels

Corinthian Club	0.5 km
RSI Club	7.5 kms
Jyoti Restaurant ,Kondhwa.	4 kms
Barista, Kondhwa.	4 kms
ZK's Restaurants, Lulla Nagar.	5 kms
Gera Junction, Lulla Nagar.	5 kms

Home Appliances Stores

Gravity, Kondhwa	4.5 kms
Dutta & Co., Kondhwa	4 kms

Religious Places

Madrassa (Kondhwa)	3.5 kms
Shri Bhairavnath Mandir, Kondhwa	3.5 kms
Sindhi Community Ashram	7 kms
Sadhu Vaswani	10 kms
Bohri's religious place	5 kms

Bank's & ATM'S (Kondhwa)

Axis Bank , ATM	4 kms
I.C.I.C.I Bank, ATM	4 kms
Citibank, ATM	4 kms
H.D.F.C., ATM	4.5 kms
State Bank Of India.	4 kms
Rupee CO-Operative Bank Ltd.	4 kms
UCO Bank	4 kms

Police Station

Mohammadwadi	1 km
Kondhwa	4.5 kms

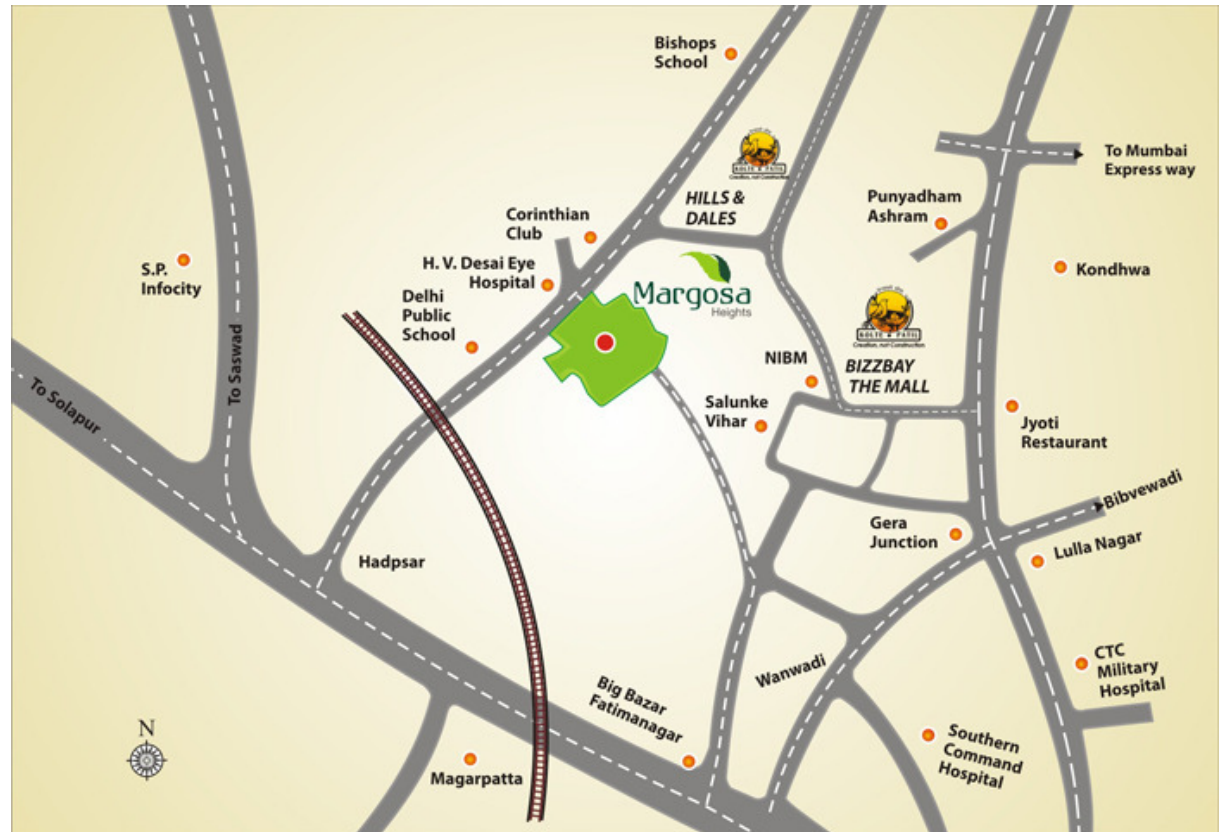
Easy Access to

Solapur highway, Saswad Highway, Katraj highway & Expressway

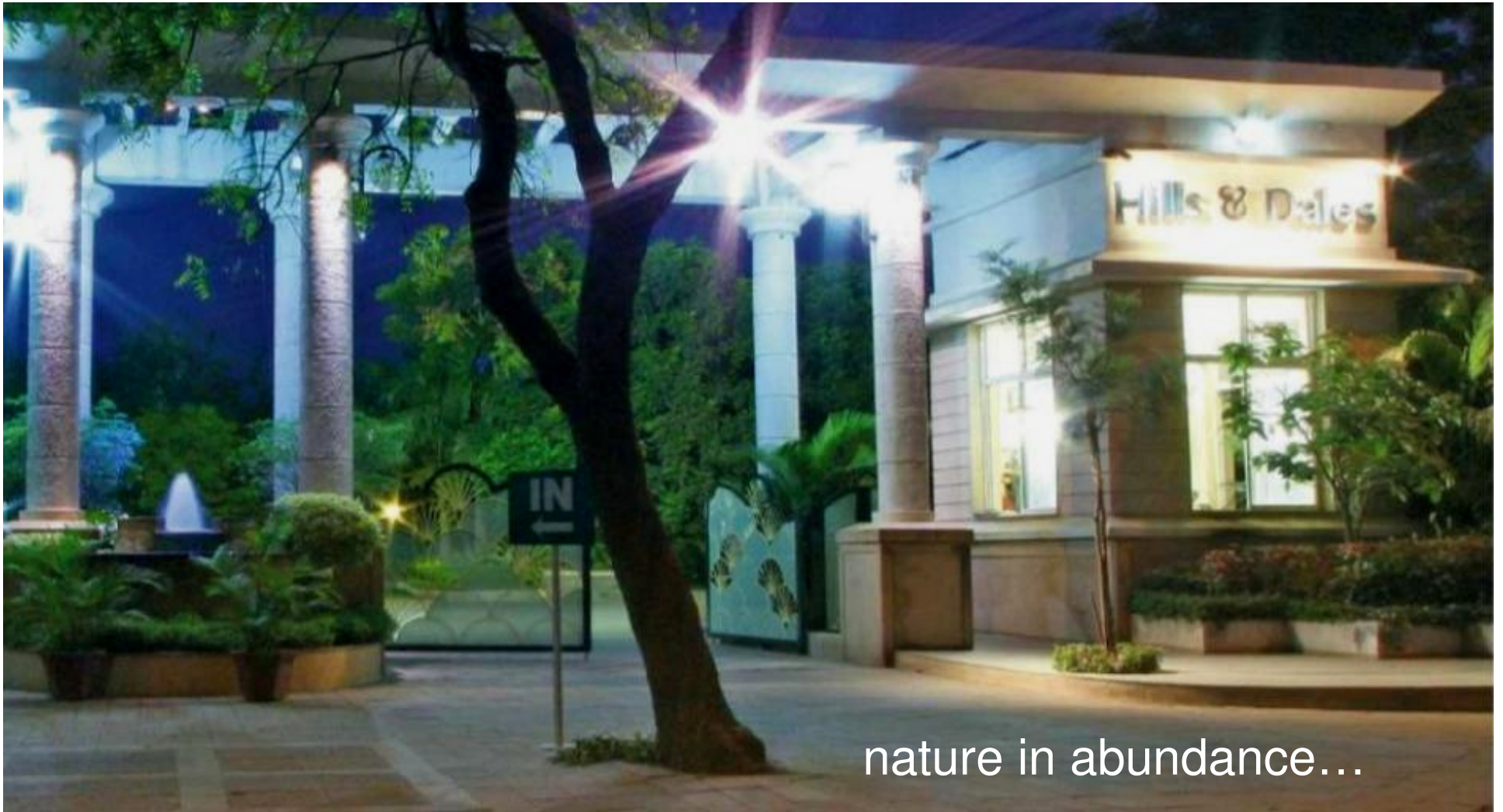
Location map



Location	Distance
The Airport	17 Kms
M.G. Road	8 Kms
Expressway	10 Kms
Corinthian club	0.5 Kms
Delhi Public school	0.5 Kms



Homes truly enveloped in greenery!



nature in abundance...

Extravagant spaces beyond expectations



- A total of **3 & 4 BHK** apartments, surrounded by greenery.
- Each apartment is of **1540-2000 sq. ft.** area.
- Each penthouse is of **2030 sq. ft.** area



Layout plan



Amenities galore



Sports



- Tennis court
- Practice basketball court

Entertainment



- Children's play area with sand pit
- Toddler's play area
- Senior citizen's sitting area
- Amphitheater
- Club house with modern facilities

Health



- Spa, steam & massage room
- Swimming pool
- Open Shower
- Adventure Wall
- Cycling track
- Jogging track
- Acupressure path
- Well equipped gym

Spacious rooms... your status personified



Nature's peep into every space



Floor plan

elburz

Hills & Dales



TYPICAL 1ST, 2ND, 3RD, 4TH, 5TH & 6TH FLOOR PLAN

Creating Landmarks



Since more than 17 years Kolte-Patil Developers Ltd. has endeavored to turn dreams into reality, through corporate philosophy of 'Creation not, construction'. Today, we stand among the diverse real estate developers that spell quality, trust, innovation and creativity.

We have been creating better experiences in every aspect of life across entire ventures in Residential, Commercials, IT Parks, Hospitality and Townships and became the developers of choice for thousands of discerning customers.

We are determined to give you the most luxurious living and working spaces at the most affordable prices.

Kolte-Patil Developers Ltd.

Residential
Retail Spaces
Office Spaces
IT Parks
Hospitality
BTS

A spectrum of skills. A variety of verticals.

We believe

- ...that inspired ideas create inspired constructions
- ...that quality can never be compromised
- ...that trust is the best of all relationships
- ...that the customer is king and satisfaction is his right



For more information contact

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