

Live a colourful life!



Swing along... bounce back...
61 colours of life.... in your home sack
Revive, Refresh, get your energy back!





Live a colourful life!

Near Corinthian Club, NIBM, Pune.

2 & 3 BHK Apartments

If you were to have one lifetime, how would you like to live? Or rather where would you like to live? How enthralling would it be that every time you come back from work, a breath of the purest air welcomes you releasing your whole system from the all-day pollution. Indeed, Margosa Heights is a one of its kind project where you enjoy two distinct benefits which we ensure you won't find anywhere else!

Firstly, at Margosa Heights, you will be breathing only fresh air in the bounty of the lovely Neem trees that surround your home. 'Margosa' as the name suggests is a neem tree. Popularly known as the 'the miracle tree', its properties actually purify the air and help clean the surroundings.

Margosa Heights, a project by Kolte-Patil Developers Ltd., is a fine blend of style and practical lifestyle, nature and nurturing environment. Having completed one and half million sq. ft. construction in NIBM, KPDL shares an enduring bond with its people here since 1991. And now with Margosa Heights; we offer you not only a quality home but a quality life. It offers a natural, serene ambience of evergreen trees while being closely connected to the essential necessities of life.

So, make a fresh start with only the freshest air...!

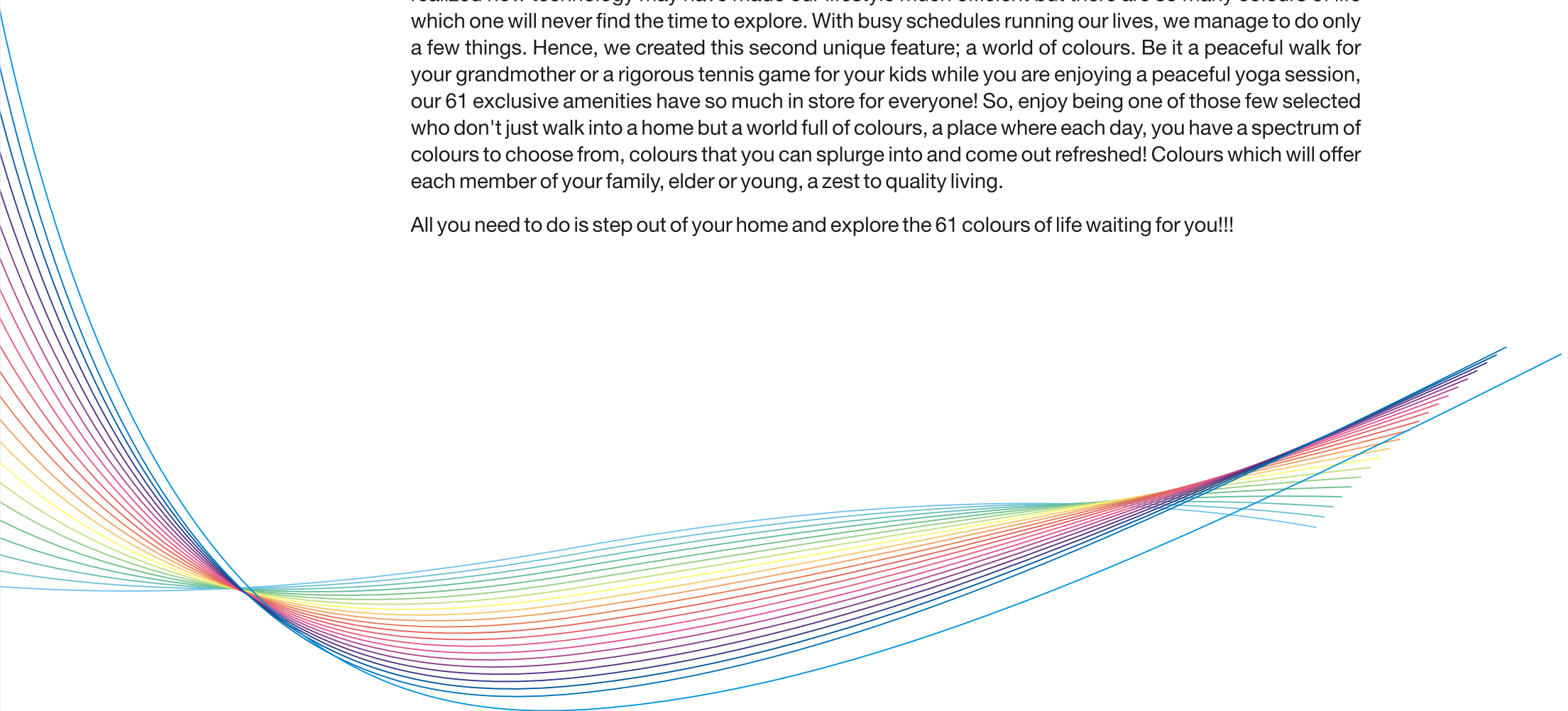


61 COLOURS of life... Waiting for you !!!

“So much to do, So little time”

This famous axiom has now become a way of life in the 21st century. While creating Margosa Heights, we realized how technology may have made our lifestyle much efficient but there are so many colours of life which one will never find the time to explore. With busy schedules running our lives, we manage to do only a few things. Hence, we created this second unique feature; a world of colours. Be it a peaceful walk for your grandmother or a rigorous tennis game for your kids while you are enjoying a peaceful yoga session, our 61 exclusive amenities have so much in store for everyone! So, enjoy being one of those few selected who don't just walk into a home but a world full of colours, a place where each day, you have a spectrum of colours to choose from, colours that you can splurge into and come out refreshed! Colours which will offer each member of your family, elder or young, a zest to quality living.

All you need to do is step out of your home and explore the 61 colours of life waiting for you!!!



The Colour of Revival

- Swimming Pool
- Jogging Track
- Aerobics Room
- Yoga / Meditation Hall
- Gymnasium
- Steam
- Sauna
- Senior Citizen Park
- Acupressure Park
- Nakshatra Zodiac Garden
- Herbal Park
- Doctor Room



The Colour of Fortitude

Skating Area

Tennis Court

Adventure Wall for Children

Cricket Pitch

Practice Basketball Court

Practice Volleyball Court

Cycling Track

Pool / Billiard Table

Indoor Games Room

Table Tennis

Card Table



The Colour of Innocence

Fun pool for Children

Sand - Pit for Kids

Children's Park

Crèche







Amenity Space

WAY TO SALUNKEVIHAR

24M. WIDE ROAD

ENTRANCE GATE

SHOPPING PLAZA

C3
1&1.5 BHK

MULTI-PURPOSE LAWN

POOL

RECREATION LAWN

PLAY AREA SAND PIT

C1
1&1.5 BHK

C2
1&1.5 BHK

PLAY GROUND

ENTRANCE GATE

18M. WIDE ROAD

PARTY LAWN

G4
1&1.5 BHK

G5
1&1.5 BHK

PARTY LAWN

SHOPPING PLAZA

B7
2 BHK

B8
2 BHK

B9
2 BHK

MULTI-PURPOSE HALL

AMPHITHEATRE

RECREATION LAWN

NAKSHATRA ZODIAC GARDEN

PLAY AREA SAND PIT

B13

B12

CLUB HOUSE

PARTY LAWN

SWIMMING POOL

B2
2 BHK

B1
2 BHK

ENTRANCE

SHOPPING PLAZA

HERBAL PARK

B10
2 BHK

B11
2 BHK

SENIOR CITIZEN'S PARK

ACUPRESSURE PARK

A3
3 BHK

A2
3 BHK

A1
3 BHK

SKATING AREA

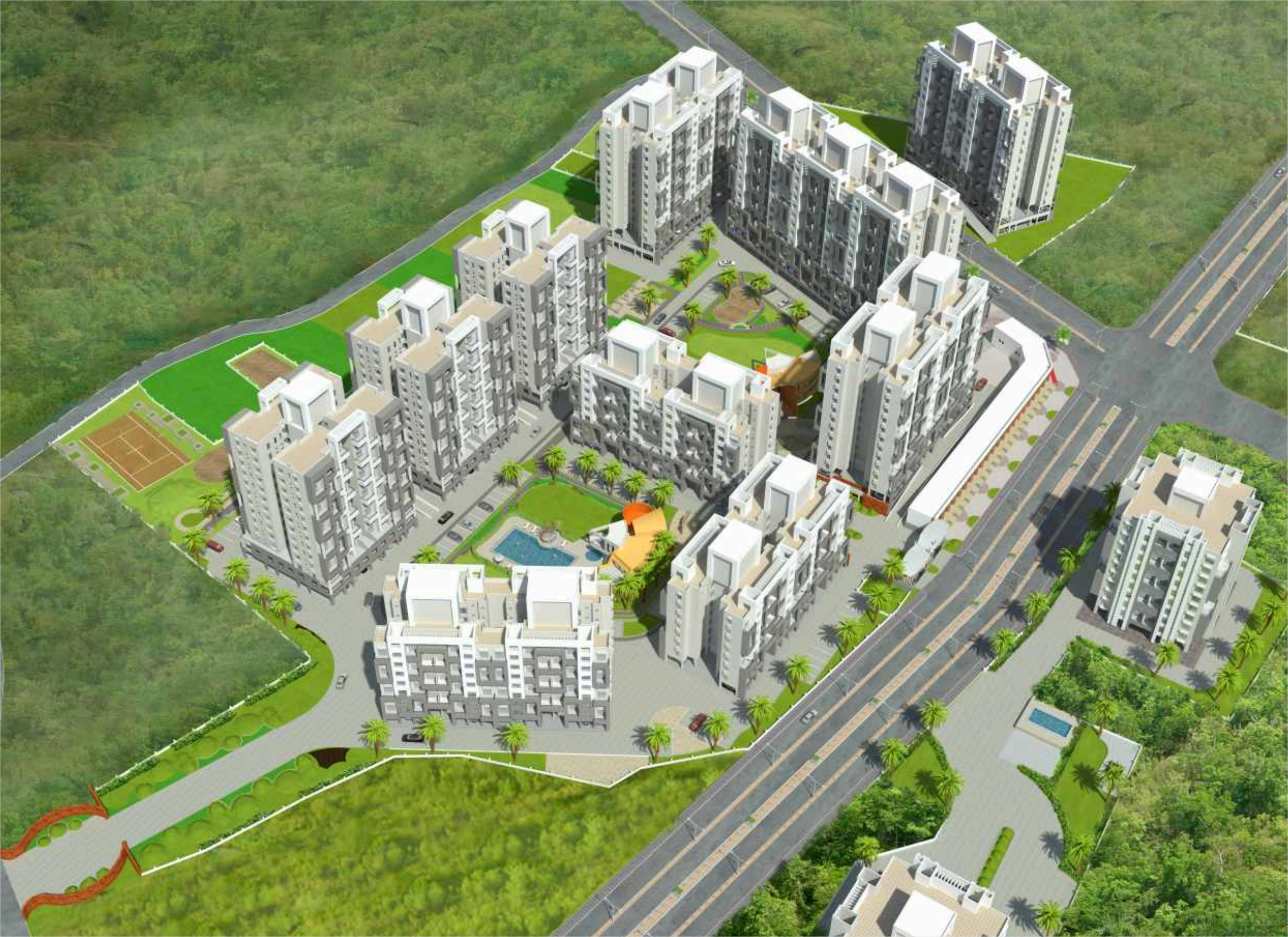
JOGGING TRACK

PLAY GROUND

EXISTING UNDRY ROAD



Layout Plan



The Colour of Magnificence

Exclusive entrance lobby for each building

Designer entrance gate

24 hour generator backup in lift and common areas

Rain water harvesting

Sewage water re-cycling plant

Water treatment plant

Furnished society office

Provision of ATM centre in shopping plaza

In - house team of electricians

In - house team of housekeeping

In - house team of plumbers

Free banqueting furniture

Centralized payment facility for electricity / water bills etc.

Manager on duty

Fire fighting system

P. A. system



The Colour of Togetherness

Party Lawn

Amphitheatre

Multi-purpose Hall



The Colour of Quality

Earthquake resistant R.C.C. structure

Fly ash bricks masonry work

Entasafe or equivalent make decorative main safety door with 4 way locking system

Vitrified flooring

Moulded internal doors

Oil bound distemper for internal painting

Water-proof exterior cement paint

Aluminium sliding windows with provision for netlon shutter

Drinking water purification unit

Coloured paint on one wall in every room

Intercom facility for every flat

Solar water heating unit - for master bathroom

Single lever hot & cold mixer unit - for master bathroom

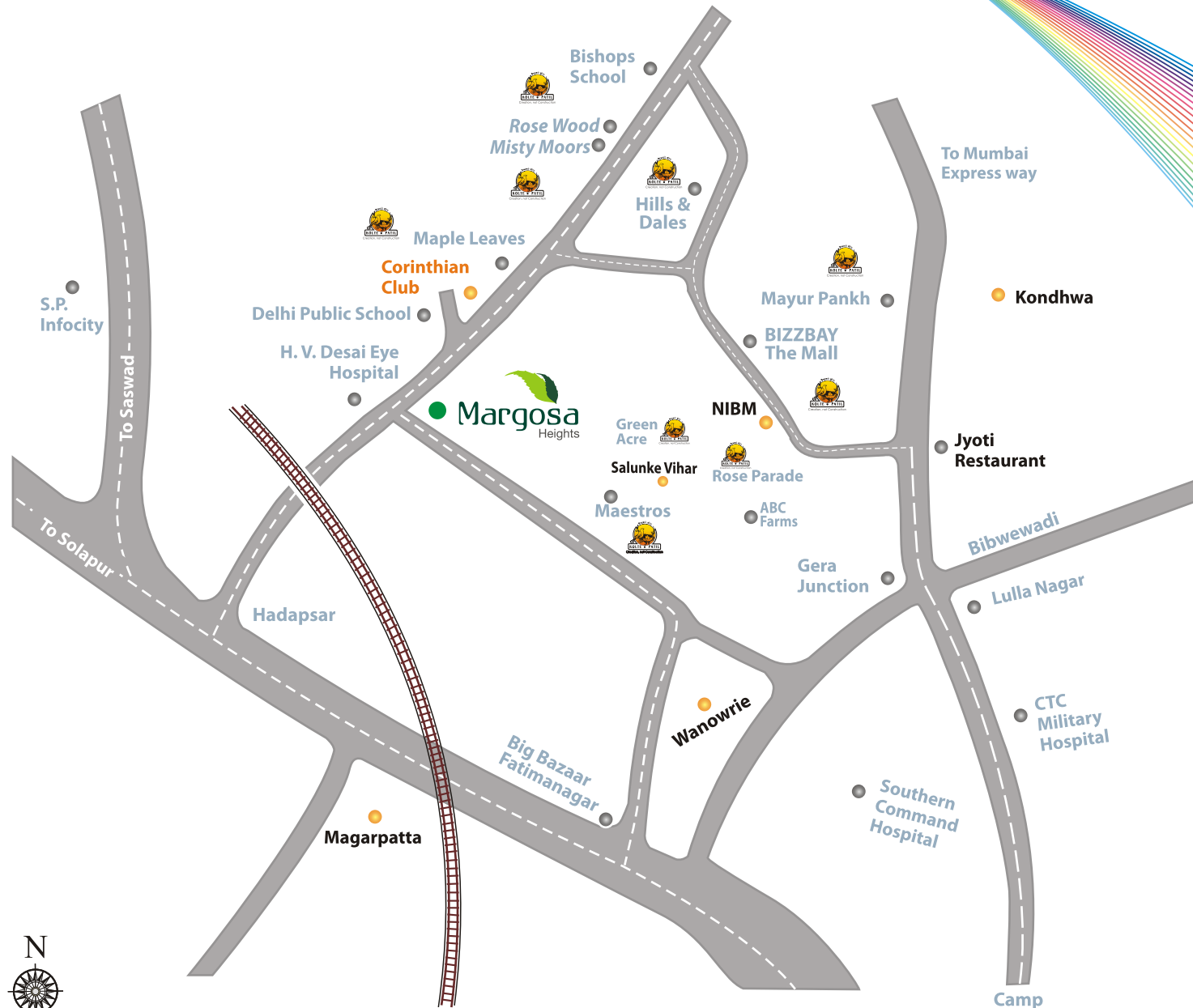
Provision in electrification to connect inverter for light load backup

Ready broadband in every flat (service providers)



Prime Locale

Near Corinthian Club, a signature lifestyle club, **Margosa Heights** boasts of a cultured and affluent neighbourhood. The old yet charming stores on M. G. Road to the elegant restaurants and cafes on NIBM Road, Margosa Heights is surrounded by the finest locales of Pune. Today, NIBM is a hotspot on the map of Pune. Enhanced further with a cosmopolitan culture residing here, this rapidly developing location is a smart choice and a value for money proposition.



Corinthian Club	0.5 km.
Delhi Public School	0.5 km.
Salunke Vihar	1 km.
Bishops School	1 km.
Southern Command Hospital	4 km.
M.G. Road	7 km.
RSI Club	7.5 km.
Railway Station	8 km.
Airport	12 km.



Creation, not Construction

Started 18 years ago, Kolte - Patil Developers Ltd.(KPDL), one of the leading developers in Pune and a listed Public Company consistently continues to offer an array of quality projects & properties spread across the most prominent locations of Pune. Emphasizing on aesthetics and adhering to international quality standards, we pride ourselves for being an inspiring force imbued with a passion to always provide something innovative and unique to our customers. With the vision of 'Creation, not Construction', we have carved a niche for ourselves in the real estate community truly making it a name that reflects quality and integrity.



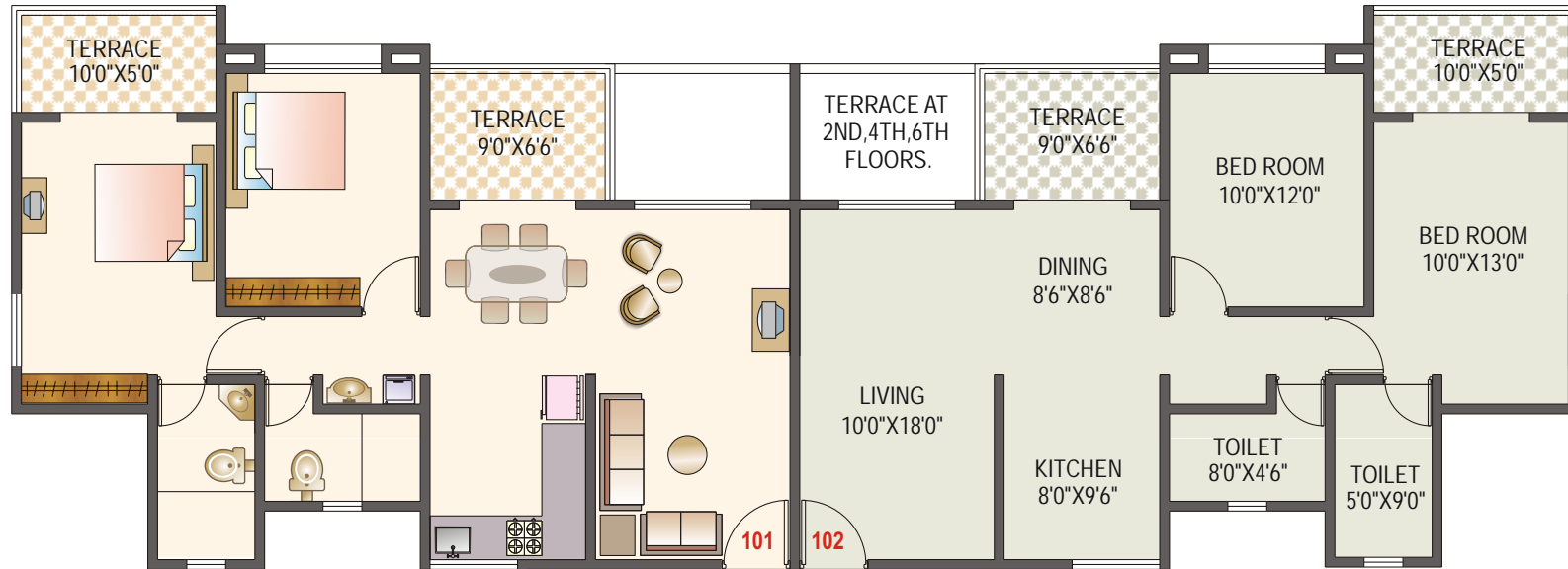
Begin a new Journey...
Begin a Colourful Life!



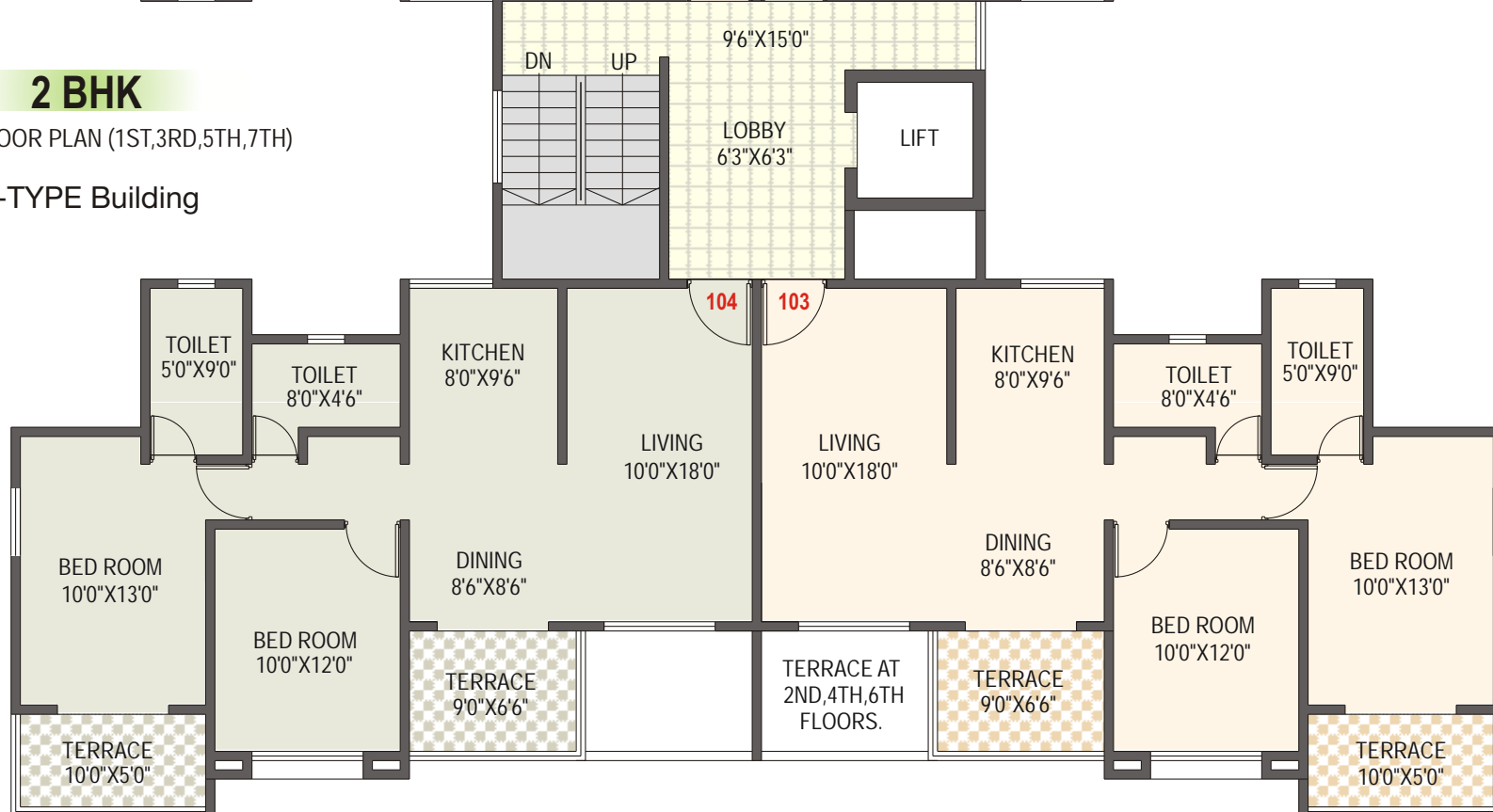
2 BHK Cut Section



FLAT NO.	AREA (SQ.FT.)	TOP TERR AREA (SQ.FT.)	TERRACE AREA (SQ.FT.)	TOTAL SALEABLE AREA (SQ.FT.)
101,102,103,104	944.50	-	70.50	1015
301,302,303,304	944.50	-	70.50	1015
501,502,503,504	944.50	-	70.50	1015
701,703,704	944.50	-	70.50	1015
901,902,903,904	944.50	-	70.50	1015
1101,1102, 1103, 1104	996.50	(410)123	70.50	1190
201,202,203,204	942.00	-	38.00	980
401,402,403,404	942.00	-	38.00	980
601,602,603,604	942.00	-	38.00	980
801,802,803,804	942.00	-	38.00	980
1001,1002, 1003, 1004	942.00	-	38.00	980



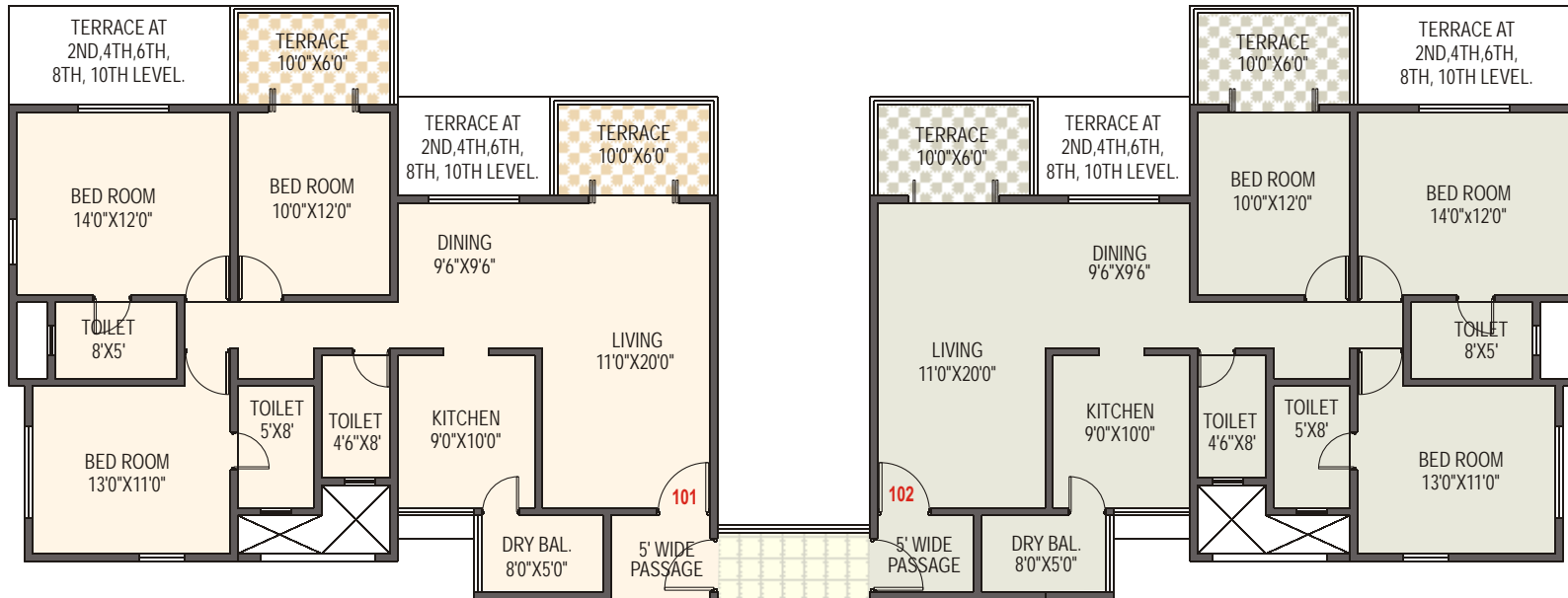
2 BHK
 TYPICAL FLOOR PLAN (1ST,3RD,5TH,7TH)
 B-TYPE Building



3 BHK Cut Section



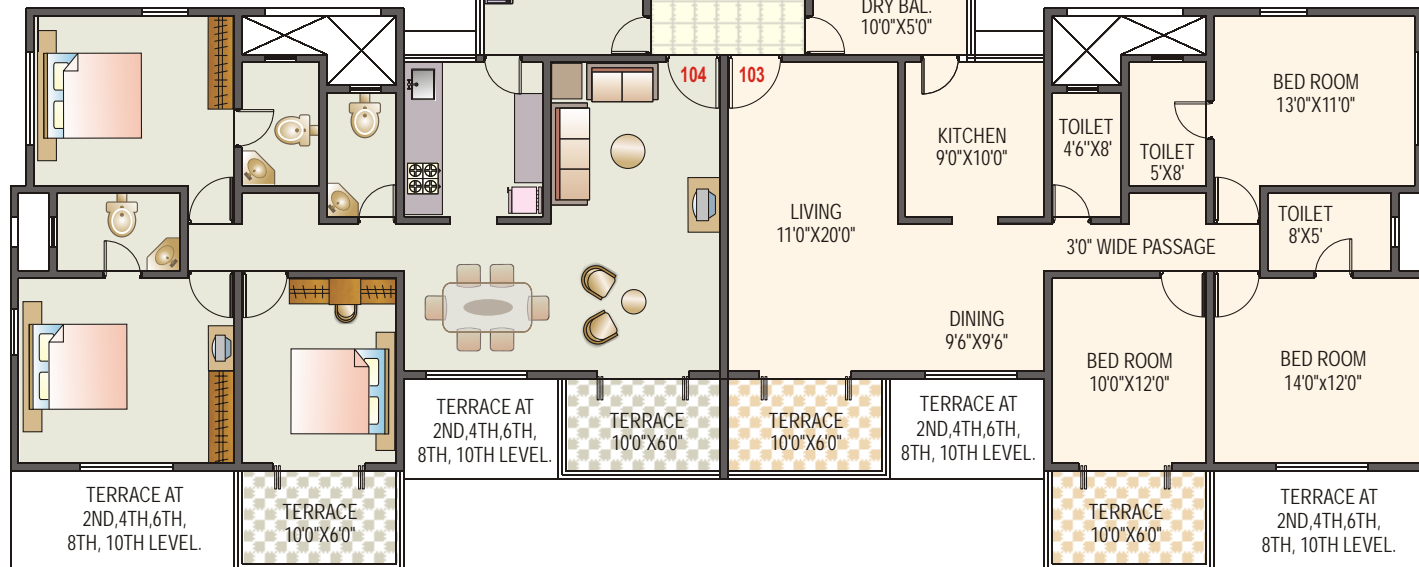
FLAT NO.	AREA (SQ.FT.)	ATT TERR AREA (SQ.FT.)	TOP TERR AREA (SQ.FT.)	TOTAL SALEABLE AREA (SQ.FT.)
101,301,501,701,901	1442	78	-	1520
102,302,502,902	1432	78	-	1510
103,303,503,703,903 104,304,504,704,904	1402	78	-	1480
1101	1497	78	(817)245	1820
1102	1479	78	(793)238	1795
1103,1104	1453	78	(713)214	1745
201,401,601,1001	1441	94	-	1535
202,402,602,802,1002	1431	94	-	1525
203,403,603,803,1003 204,404,604,804,1004	1401	94	-	1495



3 BHK

TYPICAL FLOOR PLAN (1ST,3RD,5TH,7TH,9TH,11TH)

A-TYPE Building





We Believe....

...inspired ideas create inspired constructions

...quality can never be compromised

...trust is the best of all relationships

...the customer is the king and satisfaction is his right



KOLTE-PATIL DEVELOPERS LTD.

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