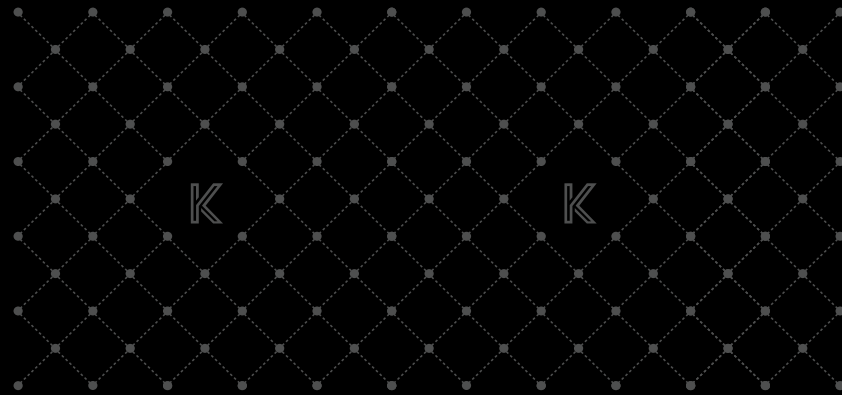


K
PUNE

BAVDHAN



BETTER *homes*

“

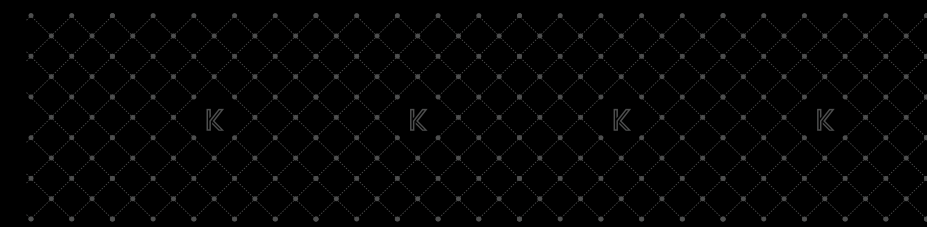
“If you do it right, it'll last forever. At K, we believe in doing things right. Perfection is perception, you can reach close to it when you do things in a better way each day.”

Directors, K Pune

”

**CREATING
BETTER SPACES**
that enrich lives

KTM
BETTER HOMES



K is a philosophy; it is a belief; our belief in Karma.

We strongly believe what goes around comes around, and therefore, conscious work ethics is our offering.

Our mission is to deliver better homes and better workspaces that profoundly enrich lives. We believe in doing everything a little better than what we did yesterday. We compete with no one but ourselves, setting our benchmarks and working towards redefining them every day. For us, creating residences, offices, and showrooms isn't enough; we aim to build ecosystems that are responsive to the constantly evolving needs of modern human society. Designing and building mindfully crafted spaces is more than a promise for us; it is our most sacred oath, the foundation upon which K is built.

With the solid foundation, K stands tall on 4 pillars of core values that set us apart.

BETTER | **BETTER**
designs | *build quality*

BETTER | **BETTER**
experience | *transparency*

Welcome to K!



K
PUNE
BAVDHAN

UNIQUE DESIGN
for a vibrant life

Luxury is an experience that is defined by the elegance, eliteness and indulgent joys. Every little detail counts while designing an experience that is luxurious. Embellished by lifestyle activities and connectivity of pedestrian flow and movement, K Pune is the place that is true luxury. Artfully crafted layout and meticulously designed interiors blend right to give you a comfortable life. Elegant 2, 3 & 4 BHK homes surrounded by landscape that enhance the overall vibe, here is a lifestyle crafted for better living.

The luxurious homes at K Pune bring you a unique living experience with exceptional features

THOUGHTFUL LANDSCAPE
for easy pedestrian movement

ADJUSTED PARKING
and added turning area

SPECIFIC FUNCTIONAL AREAS
for recreation

SPACIOUS
interiors

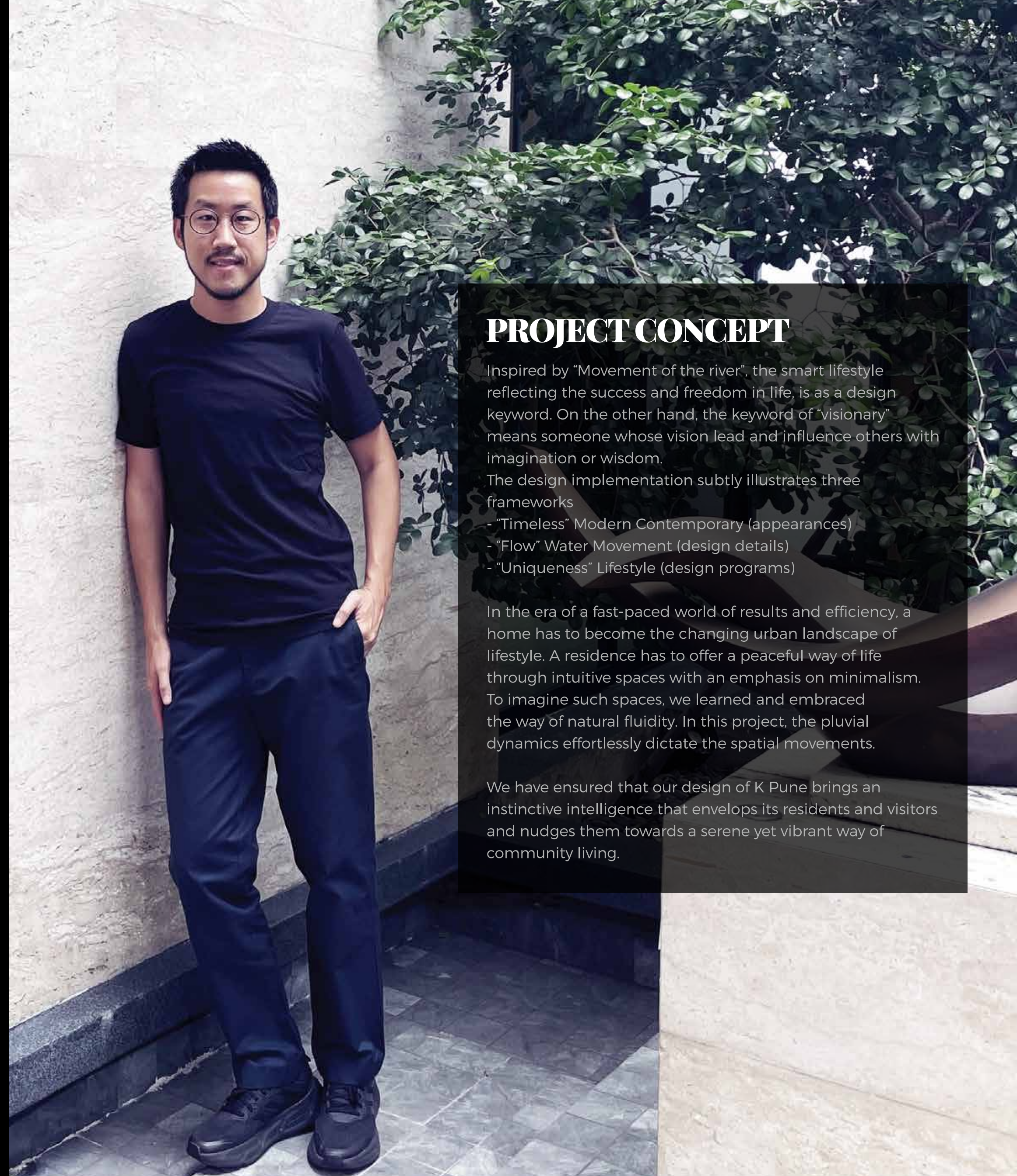
ABOUT *the landscape designer*

LANDSCAPE TECTONIX LIMITED, THAILAND

Established in 2010, Landscape Tectonix Limited is award-winning and international recognition landscape design studio based in Bangkok, Thailand. The firm currently employs 60 professionals composing of 30 Landscape architects, 10 Project managers, 15 professional technicians and other 5 administrative officers.

There are 6 Studios working as one team in multi-disciplinary approach under the close supervision of Mr. TU Supasit Tepumnusakul and other 6 directors whose experiences are fully fulfilled with many types, scales, locations and working environments of the project; from Hospitality & amp; High end residences, Condominiums, Schools & Playgrounds, Retail & Placemaking, Housing and Overseas.

The scopes of service are from Master Planning, Conceptual Design, Design Development, Tender Drawing / Construction Documentation to Site Supervision. Our portfolio is widely covered throughout Asia-Pacific region; Thailand, India, Cambodia, China PRC, etc. in collaboration with Leading Developers, Design Consultants, International Hotel Operators, etc.



PROJECT CONCEPT

Inspired by "Movement of the river", the smart lifestyle reflecting the success and freedom in life, is as a design keyword. On the other hand, the keyword of "visionary" means someone whose vision lead and influence others with imagination or wisdom.

The design implementation subtly illustrates three frameworks

- "Timeless" Modern Contemporary (appearances)
- "Flow" Water Movement (design details)
- "Uniqueness" Lifestyle (design programs)

In the era of a fast-paced world of results and efficiency, a home has to become the changing urban landscape of lifestyle. A residence has to offer a peaceful way of life through intuitive spaces with an emphasis on minimalism. To imagine such spaces, we learned and embraced the way of natural fluidity. In this project, the pluvial dynamics effortlessly dictate the spatial movements.

We have ensured that our design of K Pune brings an instinctive intelligence that envelops its residents and visitors and nudges them towards a serene yet vibrant way of community living.



MARKA *with*
STYLISH ENTRY *a grand*
entrance gate

MASTER *planning*



Artistic impression

LEGENDS

- | | | | |
|---|--|---|---|
| ① Designer Entrance Gate (West) | ⑥ Connected Boardwalk | ⑪ Step Amphitheatre | ⑮ Terrace Garden 2
- Viewing Terrace with Fragrant Garden
- Family Seating & BBQ Area |
| ② Designer Entrance Gate (East) | ⑦ Leisure Pool | ⑫ Multi-sport Court | ⑯ Terrace Garden 3
- Party Terrace
- Tea Pavilion |
| ③ Clubhouse - Multipurpose Hall (GF)
- Crèche (FF) | ⑧ Main Swimming Pool | ⑬ Kids' Play Area | |
| ④ Open Lawn | ⑨ Well-being Garden | ⑭ Terrace Garden 1
- Viewing Terrace with Fragrant Garden
- Family Seating & BBQ Area | |
| ⑤ Main Garden | ⑩ Feature Pavilion with
Wooden Deck | | |



SERENE WALKWAY THROUGH
the wellness garden



LEISURE DERIVED
through intuitive design



MULTI-SPORT COURT
ideal for every sport



CONNECTED BOARDWALK
filled with leisure



CLUBHOUSE - MULTIPURPOSE HALL
for moments of recreation



TERRACE GARDEN
amidst blessed environs

BEAUTIFUL *and*
brightening
details



DROP OFF



GRAND ARRIVAL LOBBY

All images are artistic impressions

CHIRPY SPACES & *peaceful work sanctuary*



CRÈCHE & OPEN TERRACE



CO-WORKING SPACE

All images are artistic impressions

ADDING
VIGOUR *to*
everyday life



All images are artistic impressions

FOR THE LIVELY
and quiet moments



All images are artistic impressions

AMENITIES



K SOCIAL LIFESTYLE

- Connected Boardwalk
- Feature Pavilion with Wooden Deck
- Step Amphitheatre
- Terrace Garden
- Viewing Terrace with Fragrant Garden
- Family Seating & BBQ Area
- Clubhouse
- Multipurpose Hall (GF)
- Crèche (FF)
- Party Terrace
- Tea Pavilion



K ADDED LIFESTYLE

- Designer Entry Gate (East & West)
- Grand Arrival Lobby
- Reading Space
- Co-working Space
- Viewing Lounge



K ADDED LIFESTYLE

- Leisure Pool
- Main Swimming Pool
- Sports and Wellness Area
- Multi-sport Court
- Kids' Play Area



K HEALTHY LIFESTYLE

- Open Lawn
- Main Garden
- Well-being Garden

SPECIFICATIONS

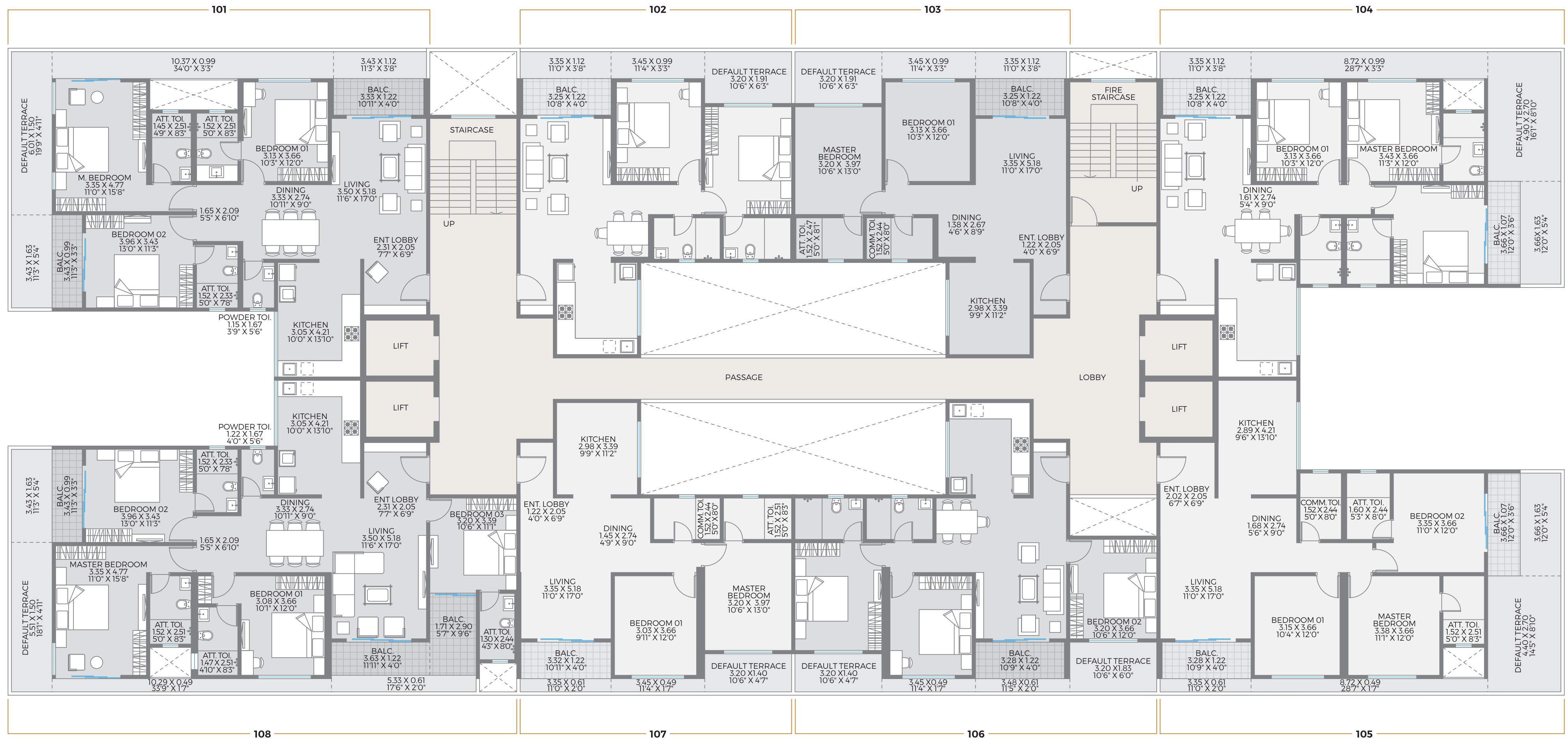
- Sand Finish External Plaster
- Gypsum Finish Internal Walls
- AAC Blocks Masonry
- Designer Vitrified Tiles in Living Room, Bedrooms & Kitchen
- Designer Tiles in Bathrooms
- Vitrified Flooring for Terrace
- Granite Platform with Stainless Steel Sink
- Designer Dado Tiles in Kitchen
- Provision for Water Purifier
- CP & Sanitary Fittings of Good Quality
- Solar Heated Water in Bathroom
- Laminated Flush Door
- Granite Door Frame in Toilets
- UPVC Windows with Mosquito Mesh
- Granite Window Sill
- Concealed Copper Wiring
- Electrical Switches of Good Quality
- Television Point with DTH Connection in Living Room & Master Bedroom
- AC Point in Living Room & Master Bedroom
- Provision for Inverter Point
- Plastic Finish Paint for Interior Walls
- Semi Acrylic Paint for Exterior Walls
- Video Door Phone (VDP)
- Provision for WiFi



CLOSE TO NATURE,
closer to a vibrant lifestyle

A LOCATION THAT WITNESSES
surreal expanse of nature





AREA STATEMENT

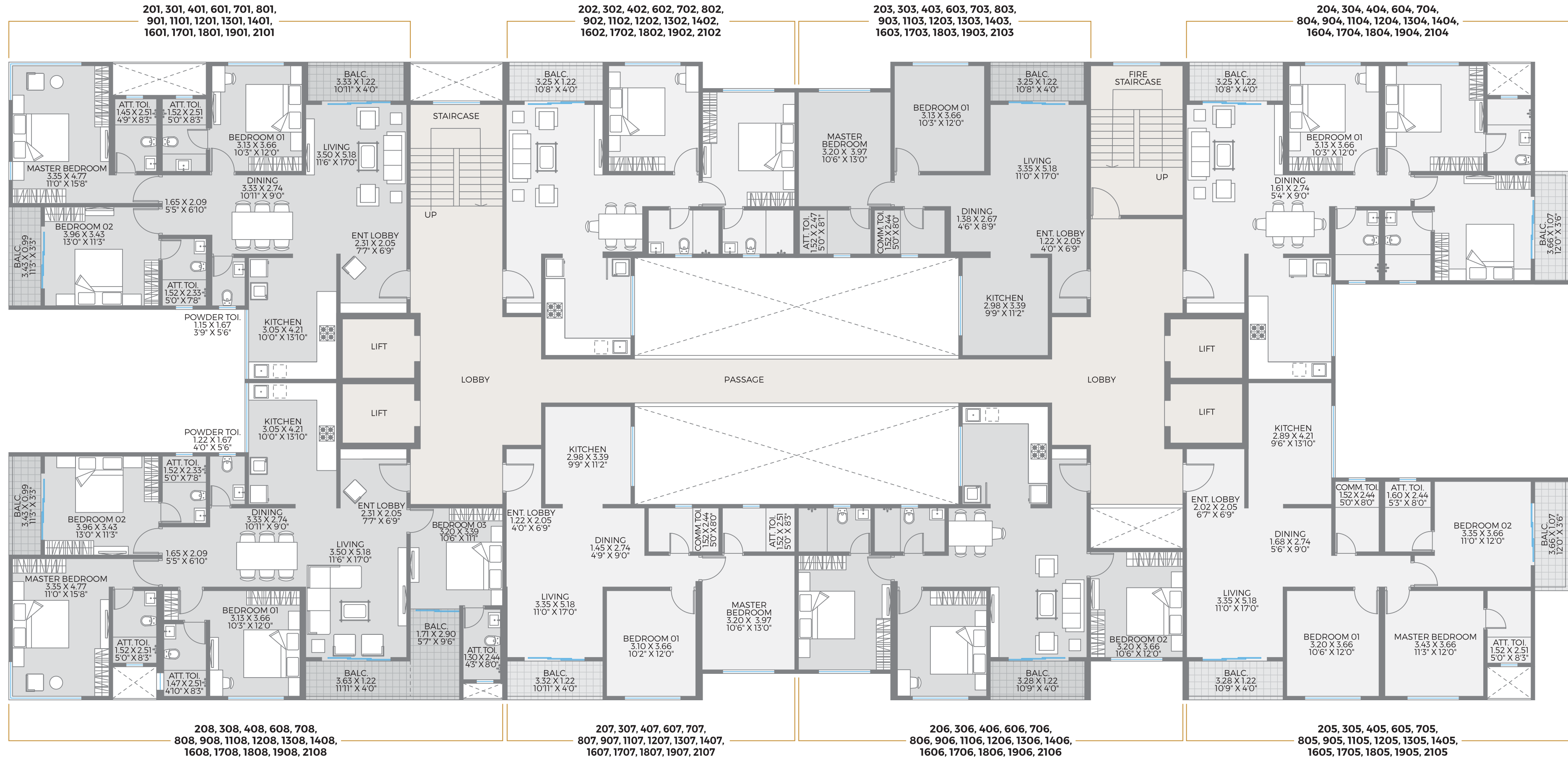
TYPE	FLAT NO	CARPET AREA		BALCONY AREA		DEFAULT TERRACE AREA (50%)		TOTAL AREA	
		SQ MT	SQ FT	SQ MT	SQ FT	SQ MT	SQ FT	SQ MT	SQ FT
3 BHK	101	110.41	1188	7.64	82	14.36	155	132.41	1425
2 BHK	102	71.33	768	4.09	44	6.64	71	82.06	883
2 BHK	103	71.33	768	4.09	44	6.64	71	82.06	883
3 BHK	104	95.70	1030	8.00	86	15.78	170	119.48	1286
3 BHK	105	95.70	1030	8.00	86	12.04	130	115.74	1246
3 BHK	106	83.50	899	4.09	44	7.14	77	94.73	1020
2 BHK	107	71.33	768	4.09	44	4.10	44	79.52	856
4 BHK	108	128.04	1378	12.74	137	11.04	119	151.82	1634



MAHARERA No.: P52100047630
<https://maharera.mahaonline.gov.in>

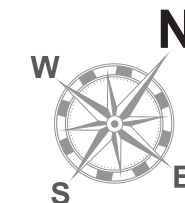
K
PUNE
BAVDHAN

BUILDING A
First Floor Plans



AREA STATEMENT

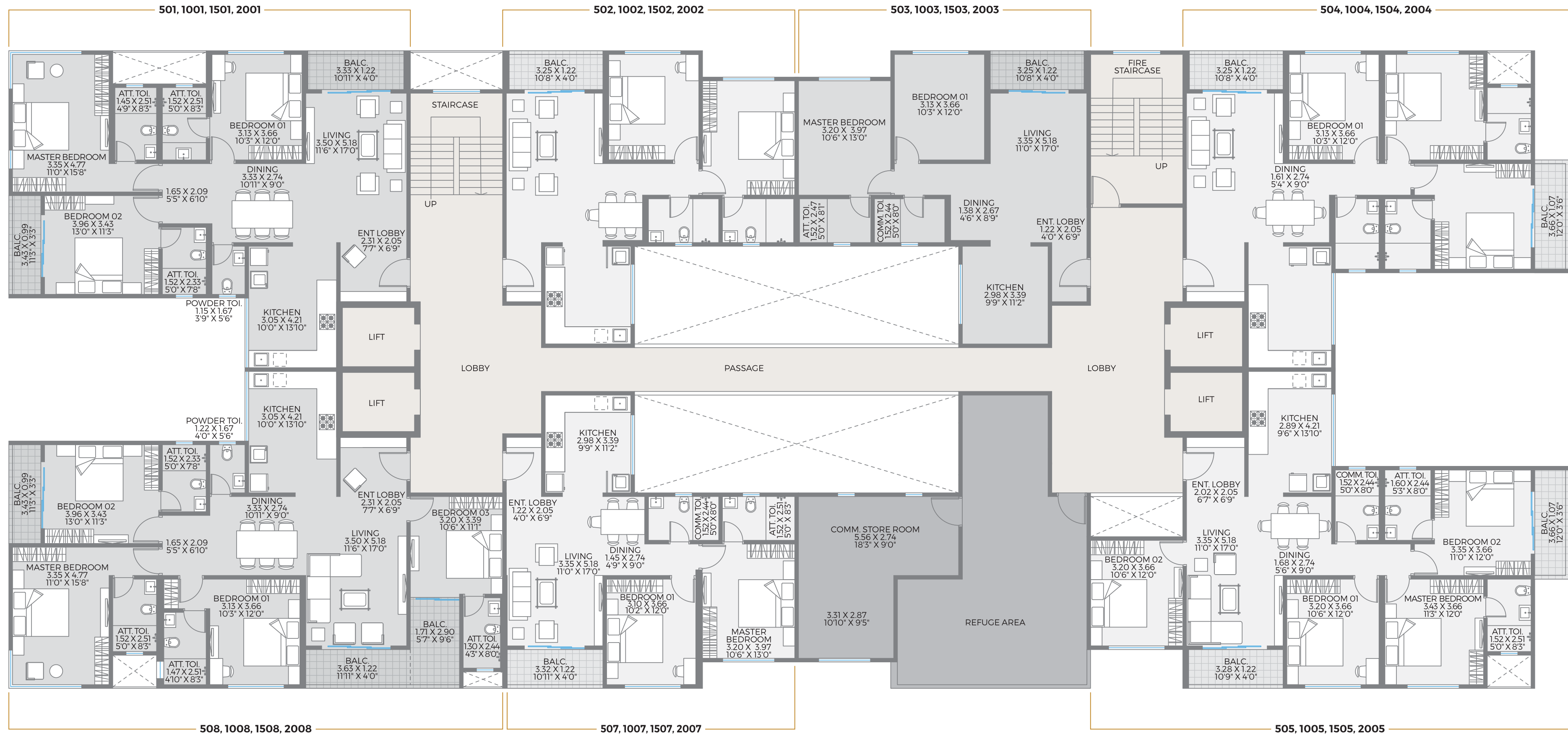
TYPE	FLAT NO	CARPET AREA		BALCONY AREA		TOTAL AREA	
		SQ MT	SQ FT	SQ MT	SQ FT	SQ MT	SQ FT
3 BHK	201, 301, 401, 601, 701, 801, 901, 1101, 1201, 1301, 1401, 1601, 1701, 1801, 1901, 2101	110.41	1188	7.64	82	118.05	1271
2 BHK	202, 302, 402, 602, 702, 802, 902, 1102, 1202, 1302, 1402, 1602, 1702, 1802, 1902, 2102	71.33	768	4.09	44	75.42	812
2 BHK	203, 303, 403, 603, 703, 803, 903, 1103, 1203, 1303, 1403, 1603, 1703, 1803, 1903, 2103	71.33	768	4.09	44	75.42	812
3 BHK	204, 304, 404, 604, 704, 804, 904, 1104, 1204, 1304, 1404, 1604, 1704, 1804, 1904, 2104	95.70	1030	8.00	86	103.70	1116
3 BHK	205, 305, 405, 605, 705, 805, 905, 1105, 1205, 1305, 1405, 1605, 1705, 1805, 1905, 2105	95.70	1030	8.00	86	103.70	1116
3 BHK	206, 306, 406, 606, 706, 806, 906, 1106, 1206, 1306, 1406, 1606, 1706, 1806, 1906, 2106	83.50	899	4.09	44	87.59	943
2 BHK	207, 307, 407, 607, 707, 807, 907, 1107, 1207, 1307, 1407, 1607, 1707, 1807, 1907, 2107	71.33	768	4.09	44	75.42	812
4 BHK	208, 308, 408, 608, 708, 808, 908, 1108, 1208, 1308, 1408, 1608, 1708, 1808, 1908, 2108	128.04	1378	12.74	137	140.78	1515



MAHARERA No.: P52100047630
<https://maharera.mahaonline.gov.in>

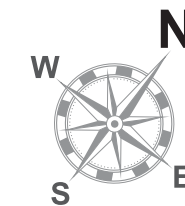


BUILDING A
Typical Floor Plans



AREA STATEMENT

TYPE	FLAT NO	CARPET AREA		BALCONY AREA		TOTAL AREA	
		SQ MT	SQ FT	SQ MT	SQ FT	SQ MT	SQ FT
3 BHK	501, 1001, 1501, 2001	110.41	1188	7.64	82	118.05	1271
2 BHK	502, 1002, 1502, 2002	71.33	768	4.09	44	75.42	812
2 BHK	503, 1003, 1503, 2003	71.33	768	4.09	44	75.42	812
3 BHK	504, 1004, 1504, 2004	95.70	1030	8.00	86	103.70	1116
3.5 BHK	505, 1005, 1505, 2005	108.00	1163	8.00	86	116.00	1249
2 BHK	507, 1007, 1507, 2007	71.33	768	4.09	44	75.42	812
4 BHK	508, 1008, 1508, 2008	128.04	1378	12.74	137	140.78	1515



MAHARERA No.: P52100047630
<https://maharera.mahaonline.gov.in>

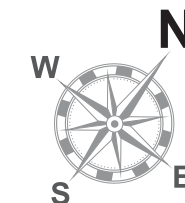


BUILDING A
Refuge Floor Plans



AREA STATEMENT

TYPE	FLAT NO	CARPET AREA		BALCONY AREA		DEFAULT TERRACE AREA (50%)		TOTAL AREA	
		SQ MT	SQ FT	SQ MT	SQ FT	SQ MT	SQ FT	SQ MT	SQ FT
3 BHK	101	95.70	1030	8.00	86	15.25	164	118.95	1280
2 BHK	102	71.33	768	4.09	44	6.64	71	82.06	883
2 BHK	103	71.33	768	4.09	44	6.64	71	82.06	883
3 BHK	104	95.70	1030	8.00	86	8.30	89	112.00	1206
3 BHK	105	95.70	1030	8.00	86	12.04	130	115.74	1246
3 BHK	106	83.50	899	4.09	44	7.14	77	94.73	1020
3 BHK	107	83.50	899	4.09	44	7.14	77	94.73	1020
3 BHK	108	95.70	1030	8.00	86	11.53	124	115.23	1240



MAHARERA No.: P52100047630
<https://maharera.mahaonline.gov.in>

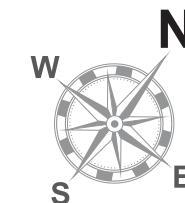


BUILDING B
First Floor Plans



AREA STATEMENT

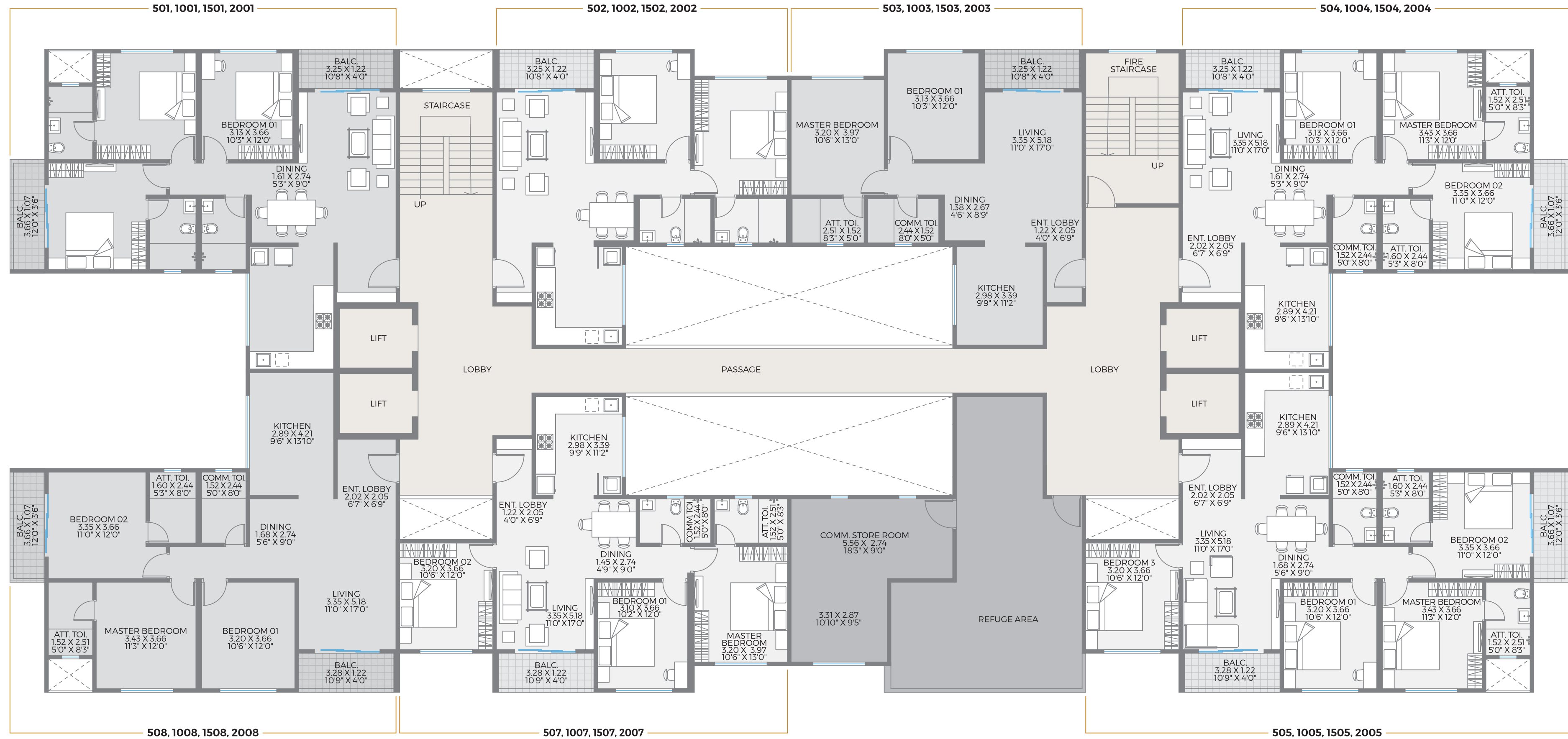
TYPE	FLAT NO	CARPET AREA		BALCONY AREA		TOTAL AREA	
		SQ MT	SQ FT	SQ MT	SQ FT	SQ MT	SQ FT
3 BHK	201, 301, 401, 601, 701, 801, 901, 1101, 1201, 1301, 1401, 1601, 1701, 1801, 1901, 2101	95.70	1030	8.00	86	103.70	1116
2 BHK	202, 302, 402, 602, 702, 802, 902, 1102, 1202, 1302, 1402, 1602, 1702, 1802, 1902, 2102	71.33	768	4.09	44	75.42	812
2 BHK	203, 303, 403, 603, 703, 803, 903, 1103, 1203, 1303, 1403, 1603, 1703, 1803, 1903, 2103	71.33	768	4.09	44	75.42	812
3 BHK	204, 304, 404, 604, 704, 804, 904, 1104, 1204, 1304, 1404, 1604, 1704, 1804, 1904, 2104	95.70	1030	8.00	86	103.70	1116
3 BHK	205, 305, 405, 605, 705, 805, 905, 1105, 1205, 1305, 1405, 1605, 1705, 1805, 1905, 2105	95.70	1030	8.00	86	103.70	1116
3 BHK	206, 306, 406, 606, 706, 806, 906, 1106, 1206, 1306, 1406, 1606, 1706, 1806, 1906, 2106	83.50	899	4.09	44	87.59	943
3 BHK	207, 307, 407, 607, 707, 807, 907, 1107, 1207, 1307, 1407, 1607, 1707, 1807, 1907, 2107	83.50	899	4.09	44	87.59	943
3 BHK	208, 308, 408, 608, 708, 808, 908, 1108, 1208, 1308, 1408, 1608, 1708, 1808, 1908, 2108	95.70	1030	8.00	86	103.70	1116



MAHARERA No.: P52100047630
<https://maharera.mahaonline.gov.in>

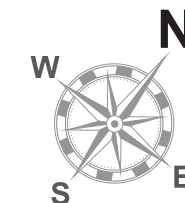


BUILDING B
Typical Floor Plans



AREA STATEMENT

TYPE	FLAT NO	CARPET AREA		BALCONY AREA		TOTAL AREA	
		SQ MT	SQ FT	SQ MT	SQ FT	SQ MT	SQ FT
3 BHK	501, 1001, 1501, 2001	95.70	1030	8.00	86	103.70	1116
2 BHK	502, 1002, 1502, 2002	71.33	768	4.09	44	75.42	812
2 BHK	503, 1003, 1503, 2003	71.33	768	4.09	44	75.42	812
3 BHK	504, 1004, 1504, 2004	95.70	1030	8.00	86	103.70	1116
3.5 BHK	505, 1005, 1505, 2005	108.00	1163	8.00	86	116.00	1249
3 BHK	507, 1007, 1507, 2007	83.50	899	4.09	44	87.59	943
3 BHK	508, 1008, 1508, 2008	95.70	1030	8.00	86	103.70	1116



MAHARERA No.: P52100047630
<https://maharera.mahaonline.gov.in>



BUILDING B
Refuge Floor Plans

CREDITS

DESIGNING ARCHITECT
SPACE CRAFT ASSOCIATES

LANDSCAPE DESIGNER
LANDSCAPE TECTONIX LIMITED,
THAILAND

LIASONING ARCHITECT
HIRAK SHAH

RCC CONSULTANT
AJAY BHILARE & ASSOCIATES

MEP CONSULTANT
SKYLINE CONSULTANTS

LEGAL ADVISOR
ADV. SANJAY AGARWAL

3D & MEDIA CONSULTANT
SQUARE ONE

SITE ADDRESS

Sr. No. - 45, Bavdhan, Haveli, Pune - 411021

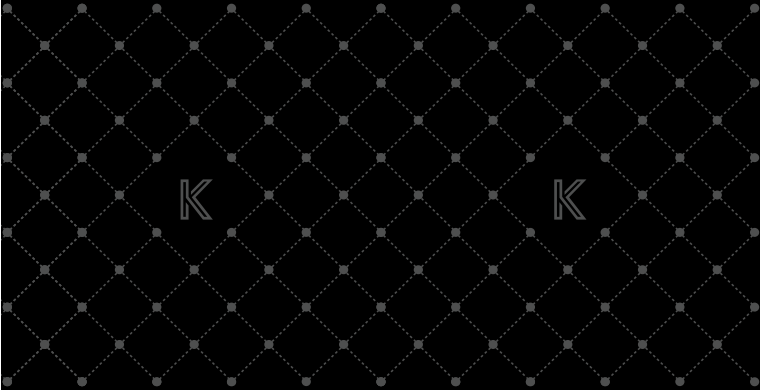
CORPORATE ADDRESS

City Bay, City Point Tower, Dhole Patil Road,
Boat Club Road, Pune, Maharashtra 411001

+91 9112 66 4477 | www.kpune.in | sales@kpune.in

MAHARERA No. P52100047630





BETTER HOMES

