



- Independent bungalows, twin bungalows and apartments on 53 acre plot for project celebrating a luxurious lifestyle close to nature
- Variety of architectural experiments impart Mediterranean, Victorian and post modern looks to the bungalows
- Great eye for detailing ensures that the interiors offer a nice balance of light and color to match up to the lively exteriors

Project Detail

Living at Lush County will yield more meaning out of life. Coming up as a premium 53-acre (1st Phase) residential project at Wagholi on Nagar Road in Pune, it promises to bring a special meaning to life in its status, luxury and lifestyle. Lush County offers twin bungalows, independent bungalows, and apartments, where each residential option assures privacy, peace, and the utmost comfort along with a unique and distinct style and ambience. Pune properties are on the rise now so any investment in real estate in and around the place will yield excellent results. Wagholi is also developing at par with the rest of the region.

Location

Lush County is empowered with the best of both worlds with nature and strategic locale of Wagholi which has been enjoying the lavish neighborhoods of Kalyani Nagar, an intelligent IT hub Kharadi, prestigious educational institutions and a variety of entertainment places. It also gives the advantage of being in a pollution free green surrounding, while being just few minutes drive away from airport and M.G. Road.

Key Distances

Airport 15 km
Railway Station - 20 km
School College 5 km
Highway 1 km
Hospital 4 km
Shopping Mall 6 km
IT Hub 5 km



Amenities

Professionally grand landscaped entrance with separate entry and exit gates with centrally located security

Well-planned internal roads and roadside avenue plantation with trimix or pavers finish

Firefighting and security systems with CCTV monitoring for common area, guard tour system with BMB peripheral surveillance

Sewage and water treatment systems

Generator backup for common areas, lifts and

Piped gas, reticulated cooking LPG system

Well-planned landscape amenities

Centrally located well-designed clubhouse

Rainwater harvesting system

Drip irrigation system

Eco-friendly plantation

Car washing unit (Paid)

Space provision for Laundromat

Children's play area with sand pit

Skating area

Practice basket ball court

Practice cricket pitch

Practice football ground

Yoga and meditation area

Laughter club area

Senior citizen's park

Cycling track

Jogging track and Pet's Walkway

Acupressure path

Floor chess, snakes and ladders

Amphitheater with stage

Party lawn with barbeque

Covered / Semi covered sit outs

Mini golf area

Tennis court

Swimming pool with kid's pool

Card/Carom room

Billiards/ TT hall

Library

Net cafe

Space for ATM

Mini theater

Business Center (Paid)

Cafeteria

Party hall

Creche

Health spa

Yoga / Aerobics hall

Well-equipped gym



Specifications

Kitchen- Glazed ceramic tile dado up to Lintel level & below Platform, Granite kitchen platform, Water purifier, S.S. sink with drain board.

Sanitary Fittings - Exclusive CP chrome plated sink mixer, Sink incinerator (in - built provision of sink mixer to crush the kitchen waste)

Gas reticulated systems (Piped LPG gas)

Dry Balcony Area - Provision for Washing Machine (Inlet, Outlet & Electric Power Point)

Solar water heating system

Flooring - Vitrified flooring (600mm X 600mm) in entire flat, Laminated wooden flooring in

Master Bedroom

Doors & Windows- Laminated flush doors with architrave & S.S. hardware fittings, Aluminum sliding windows with Mosquito net, M.S. safety grills for windows

Bathroom - Shower area with Glass enclosure, Sanitary ware (white color), Counter W.H.B. & wall hung Commode, Sanitary Fittings, CP exclusive bathroom fittings (hot & cold water) inclusive of health faucet & Accessories, Exhaust fan, Glazed ceramic Wall tiles (Dado work), Solar water heating system for Master Bed Toilet

Electricals - Generator power backup for common lighting lifts, club house & restricted load of individual flats, concealed electrical wiring with modular switches

Painting - Plastic emulsion paint & polishing work

Lift - One automatic and one manual door lift for services with D.G. backup

Security System - Intercom facility with the project

Floor Plan



Layout Plan



Apartment Type, Size

Type	Size (sq. ft)
3 BHK	1400
4 BHK	1600
Row Houses	1600
Twin Bungalows	2100
Individual Bungalows	4000

*Prices are available on request

Status - Pre launch

Developer

KPDL has moved from strength to strength to emerge as Pune's leading Real Estate Developer. They offer an impeccable mix of path breaking design and uncompromising quality. In all the 25 projects completed by them they have delivered world class residential and commercial complexes that offer unmatched value for money and market appreciation. They are the youngest real estate company to be feted by the State Government's illustrious accolade: "Best IT Infrastructure in Maharashtra". Dew Drops, Green Groves, Hills and Dales are projects completed by Kolte Patil Developers.

Booking and Payment

Booking can be made in FEW EASY STEPS.

1. Identify your apartment: Our Property Advisor will assist you with full details of the project, viz Floor Plan, Application Form, Cost Break Up, Payment Schedule and other details.
2. Fill up the Application Form and send the same to our nearest office along with booking amount.
3. Upon clearing of the cheque you will be sent the Money Receipt, Sale Agreement/Allotment letter.
 - Cheques/Drafts to be issued in favor of developer
 - If you require site visit by friend or relative, it can be arranged within 24 hours
 - Home finance options are available from leading banks.

Our Expert Property Advisors are available 24x7 to assist you in finalising and booking of your property.