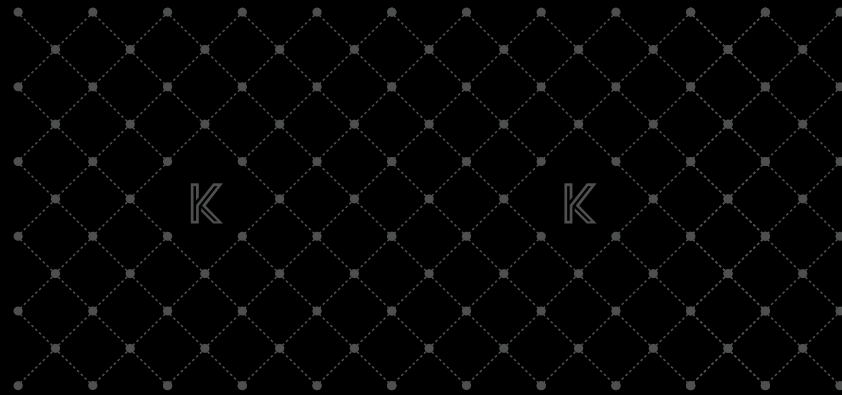


**K**  
**PUNE**  

---

**BAVDHAN**



# BETTER *homes*

“

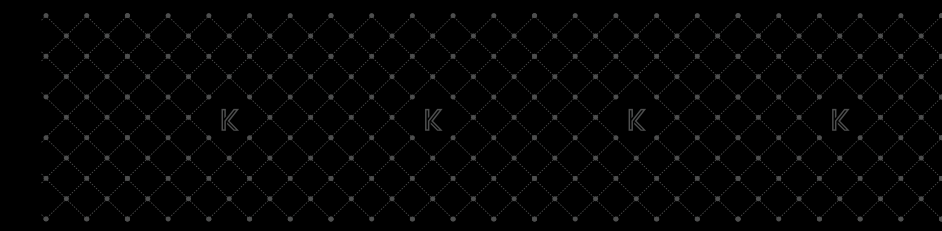
“If you do it right, it'll last forever. At K, we believe in doing things right. Perfection is perception, you can reach close to it when you do things in a better way each day.”

*Directors, K Pune*

”

**CREATING  
BETTER SPACES**  
*that enrich lives*

**K**<sup>TM</sup>  
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, elitence 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*



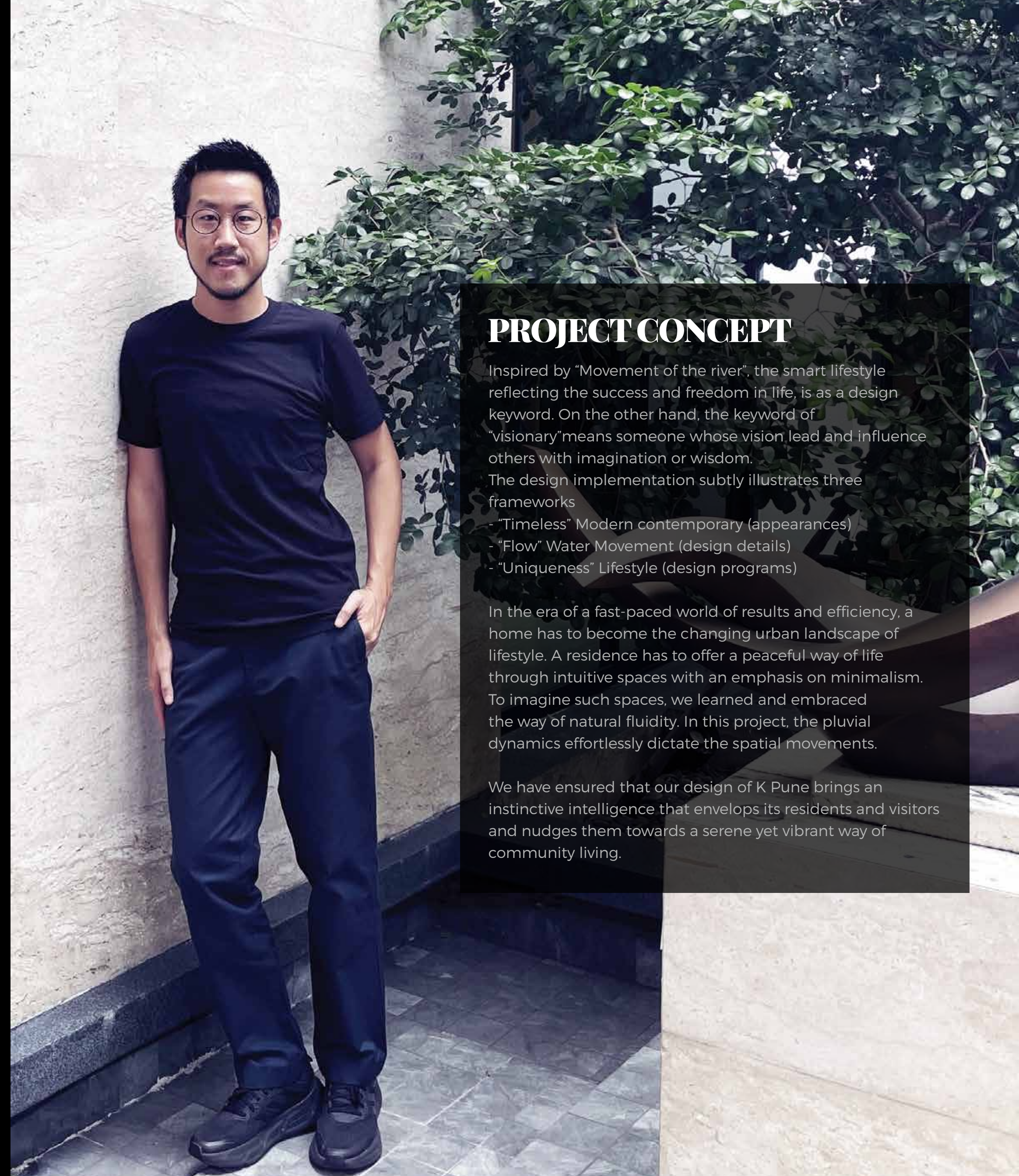
# ABOUT *the landscape designer*

## 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 Tepumnuasakul and other 6 directors whose experiences are fully fulfilled with many types, scales, locations and working environments of the project; from Hospitality & High end residence, Condominium, School & Playground, Retail & Placemaking, Housing and Oversea.

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









**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**



**ARRIVAL GRAND 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

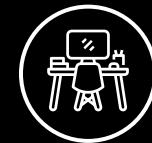


## AMENITIES



### K SOCIAL LIFESTYLE

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



### K ADDED LIFESTYLE

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



### K ADDED LIFESTYLE

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



### 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*





## PROXIMITIES

Asian Speciality Hospital	02 mins
Chandani Chowk	05 mins
Ryan International School	06 mins
Shri Chaitanya Techno School	09 mins
Periwinkle English Medium School	09 mins
Chellaram Hospital	09 mins
Lohia Jain IT Park	10 mins
Suryadatta College of Management	10 mins
Oxford Golf course	12 mins
Om Hospital	12 mins
Sahyadri Hospital	13 mins
Krishna Hospital	15 mins
Mai Mangeshkar Hospital	15 mins
Swadhaa Waldorf Learning Centre	18 mins
Balewadi High Street	20 mins
MIT School & College	20 mins
Baner	22 mins
City Pride	23 mins
Pavillion Mall	25 mins
Deccan Gymkhana	25 mins
ICC Tech Park	28 mins
Greentin Solutions Pvt. Ltd.	28 mins
Westend Mall	30 mins
Shaniwar Wada	30 mins
Exacore IT Solution	35 mins
Hinjawadi Phase 1	37 mins
Tata Technologies	37 mins
Railway Junction	45 mins
Pune Airport	60 mins



**A LOCATION THAT WITNESSES**  
*surreal expanse of nature*





## 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

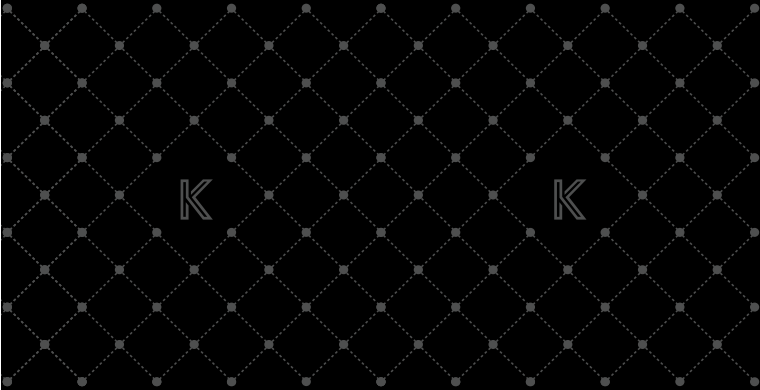
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MAHARERA No. P52100047630







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BETTER HOMES

