



NOW Realty Promoters & Builders Pvt. Ltd.

Sales Lounge: 24K|Sereno, Near Pancard Club, Baner, Pune – 411045 | +91 99229 98806 | info@nowrealty.in | www.nowrealty.in

The project has been registered via MahaRERA registration number : P52100024374 on the website <https://maharera.mahaonline.gov.in/> under registered projects.

DISCLAIMER

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24K | SERENO
BY KOLTE-PATIL | BANER

Luxury Meets Serenity



Luxury meets Serenity

A FINE BALANCE OFTEN GENERATES MIRACLES.

BE IT A RAINBOW CAUSED BY THE SUNRAYS' REFRACTION, OR A HORIZON THAT ENTWINES THE TWO WORLDS TOGETHER.

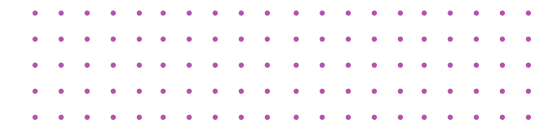
BE IT A COMPOSITION EMERGED FROM FINELY STROKED FINGERS, OR AN EUPHONY ERUPTED FROM THE GUSHING AIR CURRENTS.

IT'S THE EXACT BALANCE THAT UNVEILS THE NEVER IMAGINED. ONE THAT INSPIRES THE EVER-FLOWING THOUGHTS.

AND ONE SUCH SHEER BALANCE YOU'LL FIND AT 24K SERENO.

A LIVING SPACE WHERE NATURE'S BOUNTY IS INTRICATELY BLENDED WITH THE MANMADE LUXURIES.

AN EXQUISITE LIFESTYLE DESTINATION WHERE LUXURY MEETS SERENITY.





Lifestyle meets Life

LUXURY HOMES AGAINST THE BACKDROP OF SERENE HILLS

24K Sereno, is an exclusive life space project brought to you by NOW Realty Pvt. Ltd. that is designed to make you realize a sense of belongingness to the one that you deserve. It is here you'll discover that life's finest luxuries are intricately blended with Mother Nature.

Every offering is finely put together considering certain living aspects, so that you don't have to find **"time to have the time of your life"**.

Come, start living at a destination where lifestyle meets life.

- 3, 4 & 5 RLK Luxury Homes
- Project adjoining 24m & 18m DP Roads
- Surrounded by 550 Acres Baner - Pashan Biodiversity Park
- In Monsoon, the entire area shines with glow of an emerald



Artistic Impression



Artistic Impression

Class meets Convenience

Location Advantage

Close to Mumbai-Bengaluru Highway (Nh4), Rajiv Gandhi Infotech Park - Hinjewadi, Balewadi High Street

Medical Care

Jupiter Hospital, Aditya Birla Hospital, Sancheti Clinic, Aundh Chest Hospital, Vitalife Medipoint Hospital

Educational Institutes

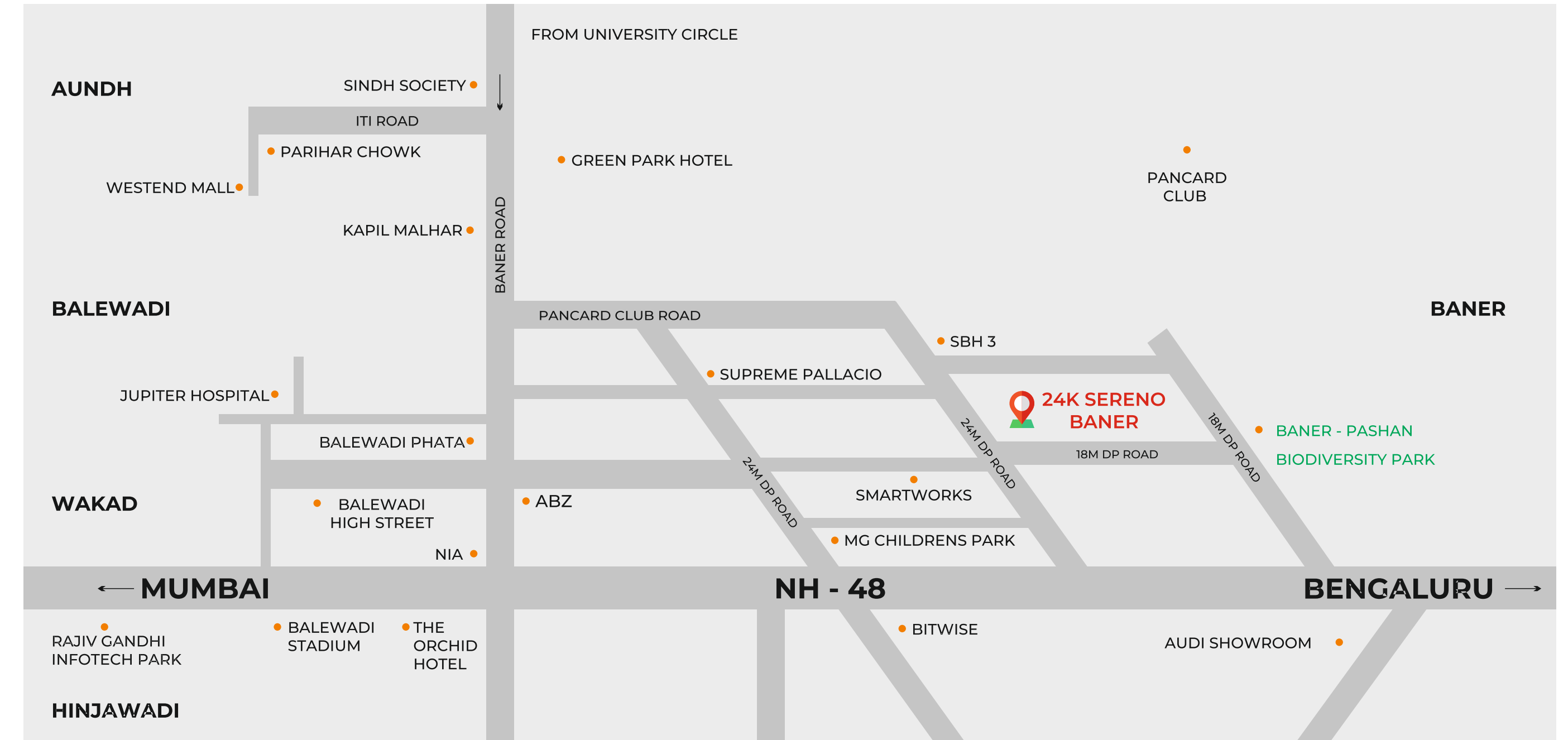
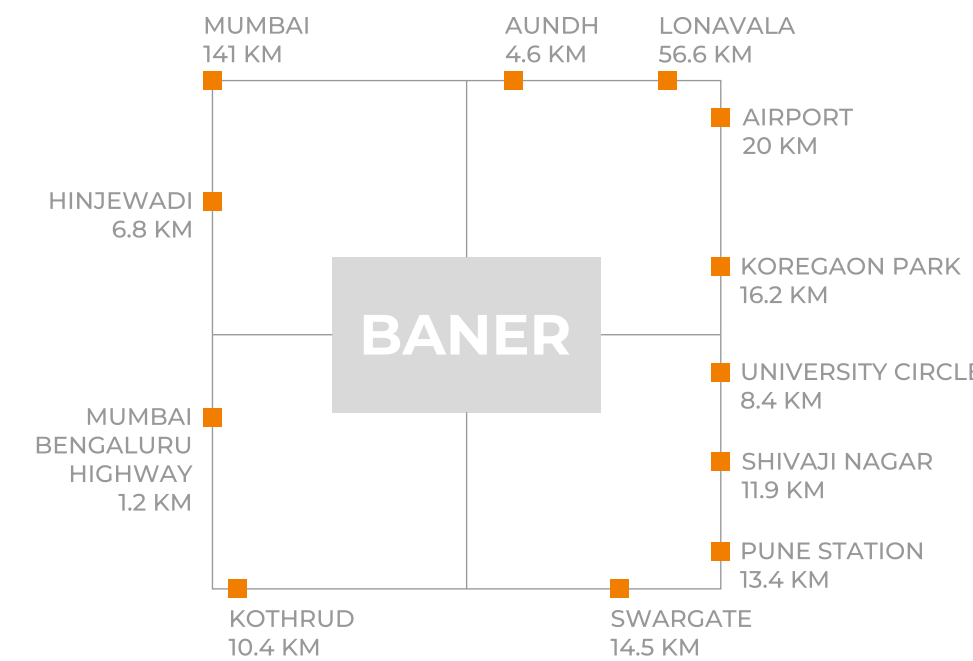
Sapling Diya Montessori & Nursery, Rabindranath Tagore School Of Excellence, Indus International School, Mahindra International School, Vidya Valley School Savitribai Phule Pune University, Symbiosis International University, FLAME University

Shopping Outlets

The Pavilion Mall, Westend Mall, Fabindia, Westside, FirstCry, Star Bazaar, Dmart, The Pantry

Hotels & Resorts

JW Marriott, Hyatt Place, The Gateway by Taj, Oxford Golf Resorts





Stature meets Nature

AMENITIES

- **NOW CLUB**
 - Community Hall
 - The Turf
 - Multipurpose Court
 - Leisure Pool with Sunken Bar
 - Kids Pool
 - Indoor Gymnasium
 - Happy Zone - Functional Training Terrace
 - BBQ & Dining Pavilion



- 01. ORGANIC FARM AREA
- 02. MAZE RAMP
- 03. TRAMPOLINE PARK WITH BASKETBALL SLAM DUNK
- 04. OUTDOOR FITNESS STATION
- 05. CHILDREN'S PLAY AREA WITH WALL OF FAME
- 06. RAINBOW CALYPSO CHIMES
- 07. BAMBOO COURT
- 08. AMORE PAVILION

- 09. ROSE GARDEN
- 10. TENNIS COURT
- 11. SEATING PLAZA 1
- 12. TEMPLE
- 13. SEATING PLAZA 2
- 14. AROMA GARDEN
- 15. SEATING PLAZA 3
- 16. WALKING TRACK

- 17. NOW CLUB**
- A. COMMUNITY HALL
 - B. THE TURF
 - C. MULTIPURPOSE COURT
 - D. LEISURE POOL WITH SUNKEN BAR
 - E. KIDS POOL
 - F. INDOOR GYMNASIUM
 - G. HAPPY ZONE - FUNCTIONAL TRAINING TERRACE
 - H. BBQ & DINING PAVILION

- 18. TOP TERRACE PARTY LAWNS IN BUILDING A
- 19. ACTIVITY TERRACES IN BUILDING C
- 20. AMENITIES IN BUILDING E & F
- i. WORK ZONE
- ii. BANQUET HALL
- iii. INDOOR CHILDREN'S PLAY AREA
- iv. INDOOR GYMNASIUM
- v. OUTDOOR FITNESS STATION

- vi. YOGA & MEDITATION LAWNS
- vii. DINING PAVILION
- viii. REFLEXOLOGY PATH
- ix. PARTY LAWN
- x. BBQ PAVILION

Facilities meets Exclusivities

Floor Finishes

- Living, Dining, Kitchen, Passage & all Bedrooms - Vitrified tiles
- Sitout, dry balcony & all toilets - anti - skid tiles
- Parking - Trimix

Wall Finishes

- Internal walls - Luster paint
- External walls - Weather resistant texture paint

Doors & Windows

- All doors - Laminated finish
- Door frames for main door & all bedrooms - Ply with laminated finish
- Door frames for all toilets and dry balcony - Granite frames
- Sitout - Powder coated aluminium sliding door with mosquito mesh
- Powder coated aluminium sliding windows with granite & mosquito mesh

Kitchen

- Premium modular kitchen with hob, chimney and SS sink
- Piped - gas supply
- Point for washing machine and dishwasher in dry balcony

Bathrooms

- Designer dado tiles up to lintel level
- Premium CP & sanitary fixtures
- Glass partition, mirror & exhaust fan
- Boilers for all bathrooms except common bathroom

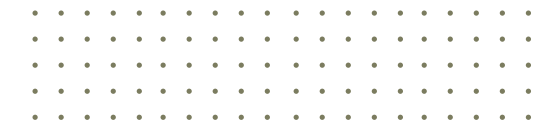
Electrical

- Modular switches & sockets
- Inverter provision for limited power back - up
- AC point for living & all bedrooms
- Wi-fi provision
- Cable tv provision & telephone point for living & all bedrooms

Security Features

- Digital card access lock
- Home gateway (colour video door phone, Security panel, Gas Leak sensor, Automatic gas cut - off valve & Panic switch)

SPECIFICATIONS





Sense meets Sensibility

- IGBC pre - certified platinum rated project
- Water - efficient fixtures
- Facilities for rainwater harvesting
- Usage of low Volatile Organic Compound (VOC) paints
- Sewage treatment plant and waste management
- Well - planned building orientation to reduce heating effect
- Maximum natural light usage reducing energy consumption
- Local, regional and recycled material preferred for construction
- Good ventilation for all the spaces
- Plantation of native trees



BUILDING - E

FLOOR - 16, 17, 18, 19, 21, 22, 23, 24, 26, 27, 28, 29, 31, 32, 33, 34,



SUGGESTIVE FURNITURE LAYOUT

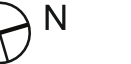


BUILDING - E

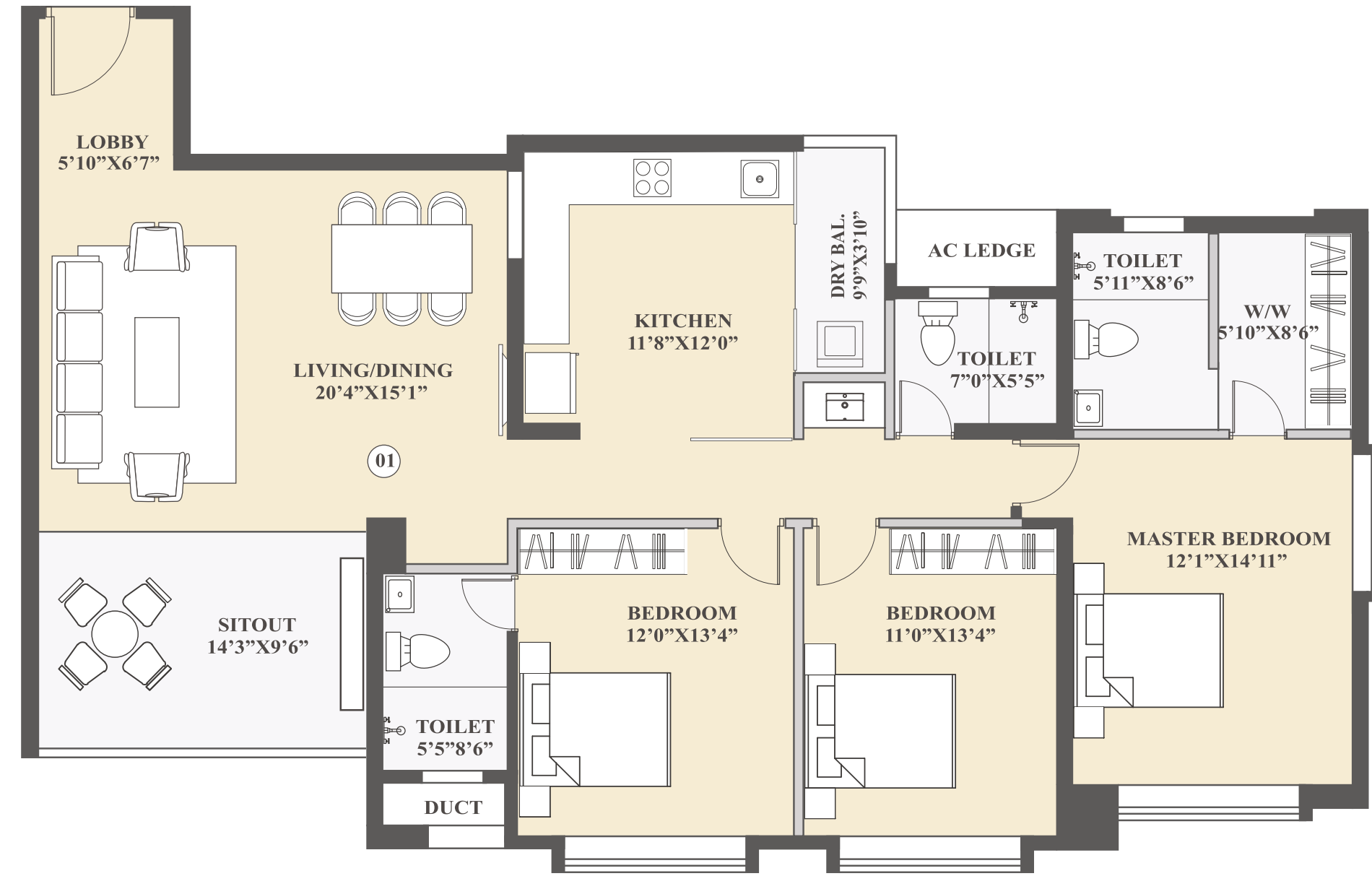
FLOOR - 20, 25, 30, 35



SUGGESTIVE FURNITURE LAYOUT



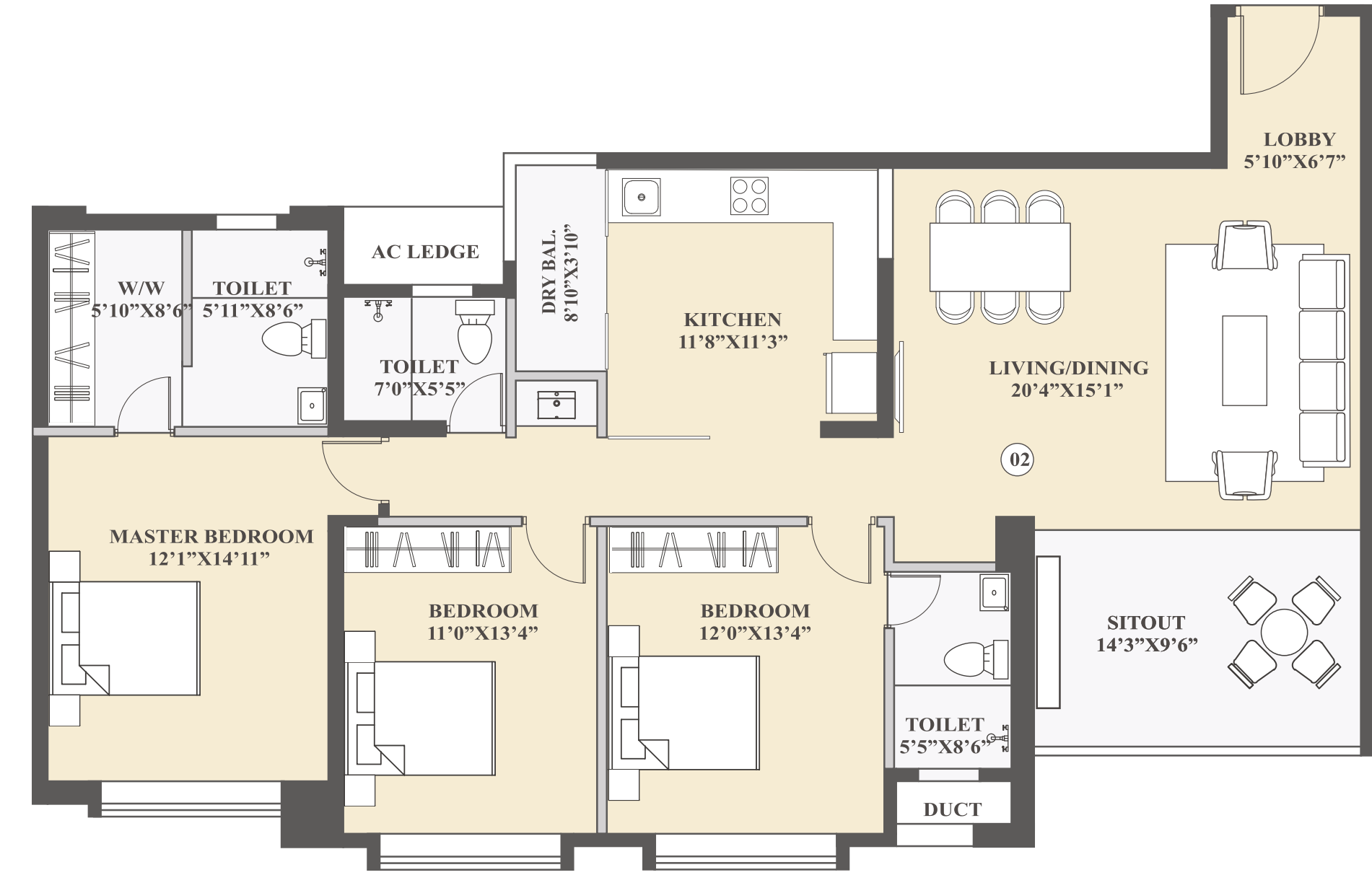
BUILDING - E
FLAT 01 - 3 RLK



| FLAT NO | | FLAT CARPET AREA | SIT OUT CARPET AREA | DRY BALCONY CARPET AREA | TOTAL CARPET AREA |
|--------------|-------|------------------|---------------------|-------------------------|-------------------|
| 1601 TO 3501 | SQ.M | 123.48 | 12.35 | 3.44 | 139.27 |
| | SQ.FT | 1329.00 | 132.94 | 37.03 | 1499.10 |



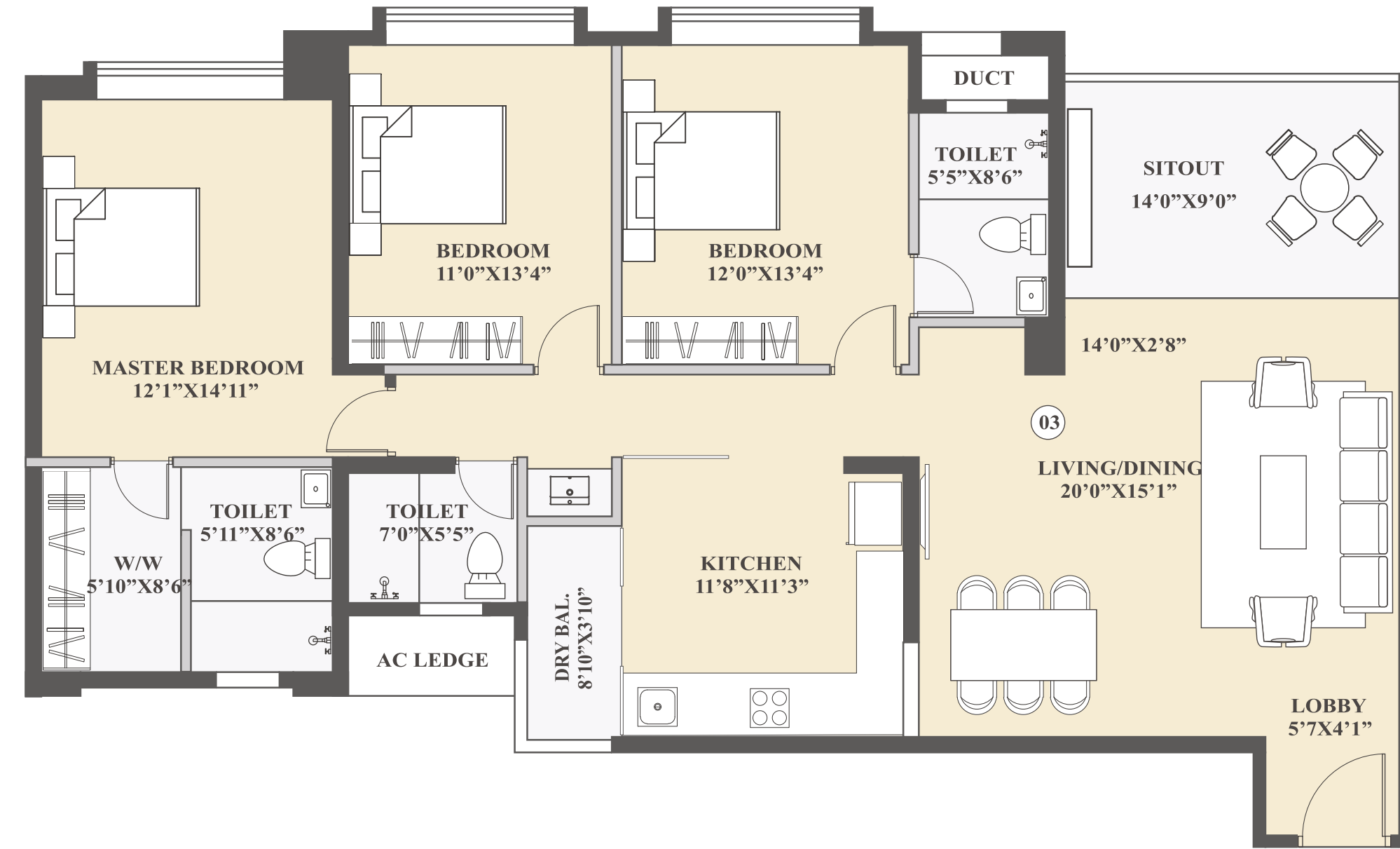
BUILDING - E
FLAT 02 - 3 RLK



| FLAT NO | | FLAT CARPET AREA | SIT OUT CARPET AREA | DRY BALCONY CARPET AREA | TOTAL CARPET AREA |
|--------------|-------|------------------|---------------------|-------------------------|-------------------|
| 1602 TO 3502 | SQ.M | 122.58 | 12.35 | 3.15 | 138.08 |
| | SQ.FT | 1319.00 | 132.94 | 33.91 | 1486.29 |



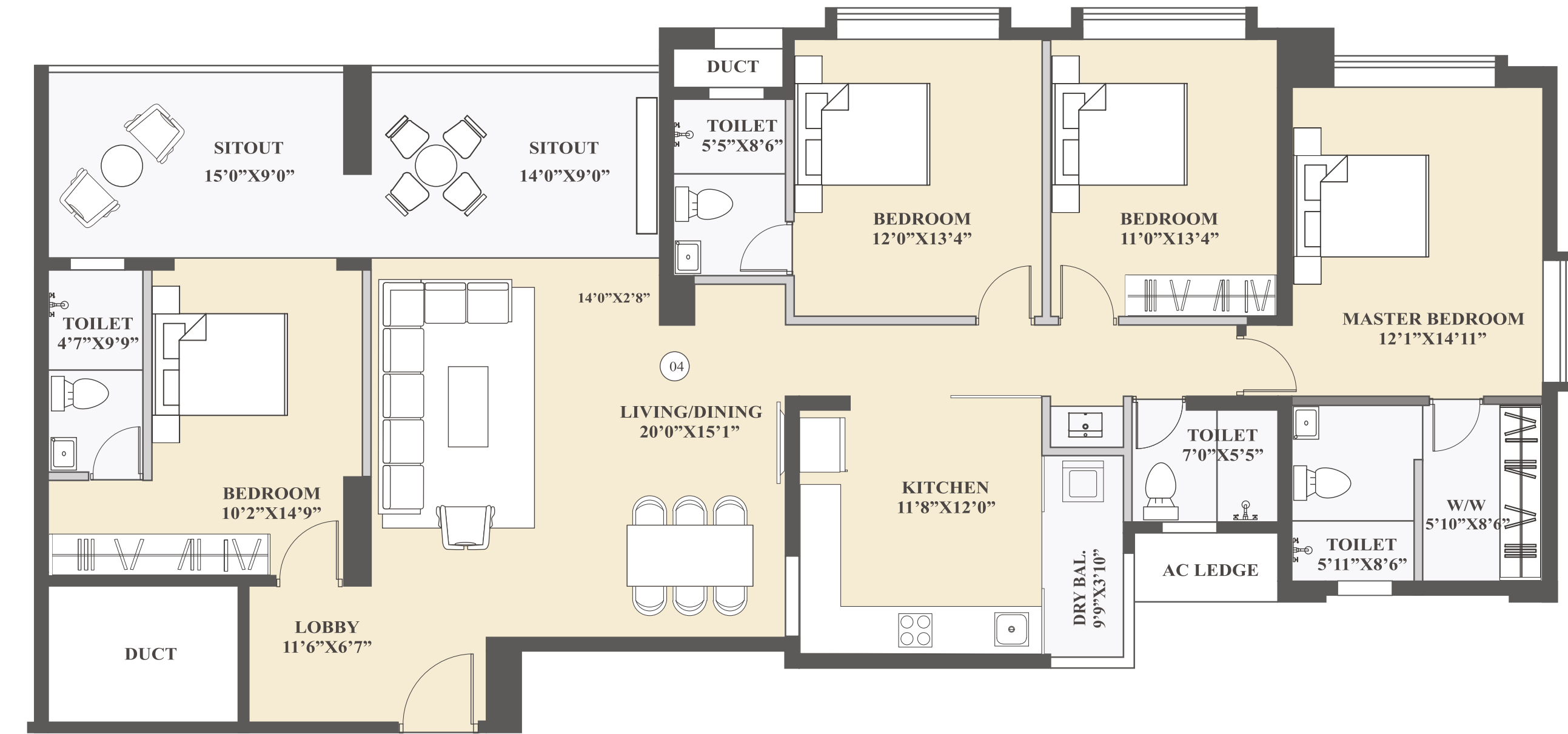
BUILDING - E
FLAT 03 - 3 RLK



| FLAT NO | | FLAT CARPET AREA | SIT OUT CARPET AREA | DRY BALCONY CARPET AREA | TOTAL CARPET AREA |
|--------------|-------|------------------|---------------------|-------------------------|-------------------|
| 1603 TO 3503 | SQ.M | 124.26 | 11.47 | 3.15 | 138.88 |
| | SQ.FT | 1337.53 | 123.46 | 33.19 | 1494.80 |



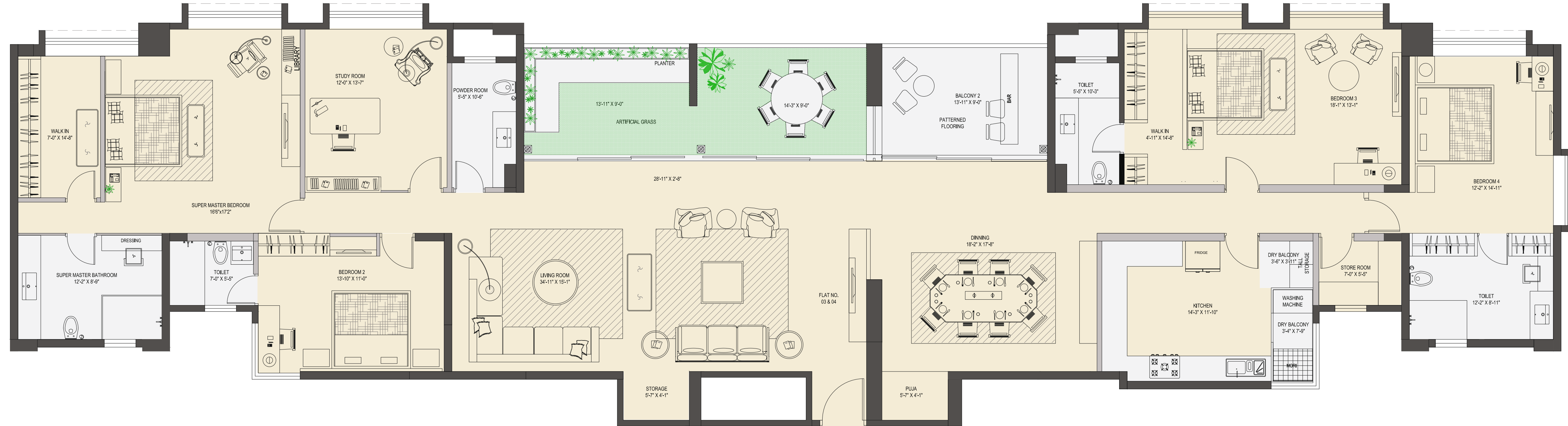
BUILDING - E
FLAT 04 - 4 RLK



| FLAT NO | | FLAT CARPET AREA | SIT OUT CARPET AREA | DRY BALCONY CARPET AREA | TOTAL CARPET AREA |
|--|-------|------------------|---------------------|-------------------------|-------------------|
| 1604, 1704, 1804, 1904, 2104, 2204, 2304, 2404, 2604, 2704, 2804, 2904, 3104, 3204, 3304, 3404 | SQ.M | 150.72 | 23.90 | 3.44 | 178.06 |
| | SQ.FT | 1622.35 | 257.26 | 37.03 | 1916.64 |



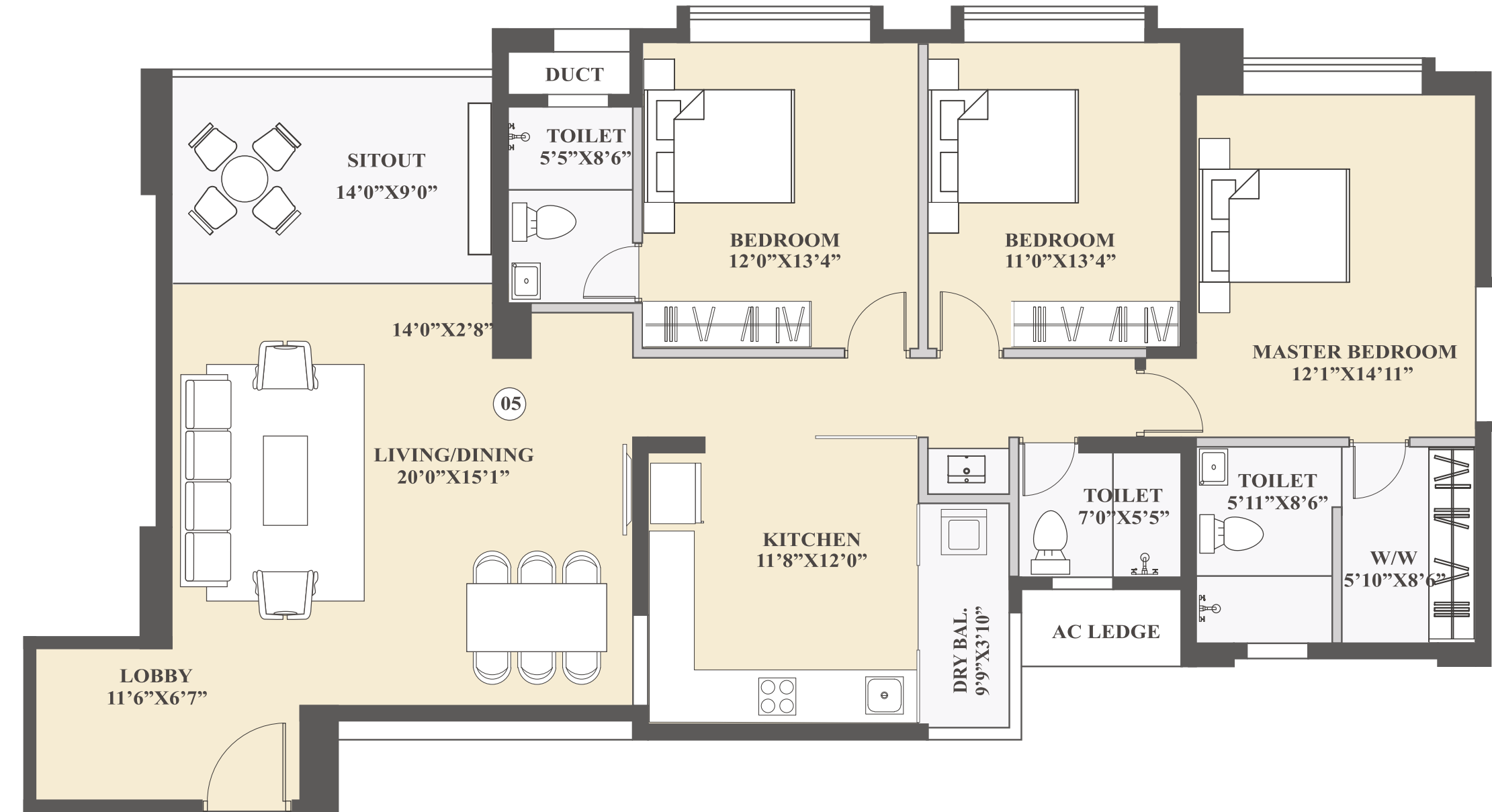
BUILDING - E
FLAT 03 & 04 - 5 RLK



| FLAT NO | | FLAT CARPET AREA | SIT OUT CARPET AREA | DRY BALCONY CARPET AREA | TOTAL CARPET AREA |
|---------|-------|------------------|---------------------|-------------------------|-------------------|
| 5 RLK | SQ.M | 283.25 | 35.32 | 2.35 | 320.92 |
| | SQ.FT | 3048.90 | 380.18 | 25.30 | 3454.38 |



BUILDING - E
FLAT 05 - 3 RLK



| FLAT NO | | FLAT CARPET AREA | SIT OUT CARPET AREA | DRY BALCONY CARPET AREA | TOTAL CARPET AREA |
|---------------------------|-------|------------------|---------------------|-------------------------|-------------------|
| 2004, 2504, 3004, 3504 | SQ.M | 128.74 | 11.47 | 3.44 | 143.65 |
| | SQ.FT | 1385.76 | 123.46 | 37.03 | 1546.25 |



NOW Realty Pvt. Ltd.
 Developer



ONG & ONG, Singapore
 Principal Architect

VOUSSOIRS

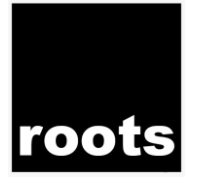
Voussoirs, India
 Associate Architect



JW Consultants, India
 Structural Consultant



S N Joshi Consultants, India
 MEP Consultant



Roots, India
 Landscape Designer



Kolte-Patil Developers Ltd.
 Sales and Marketing Consultants