

THE GOLDEN ERA OF ABUNDANT LUXURIES

COMING SOON AT

Life

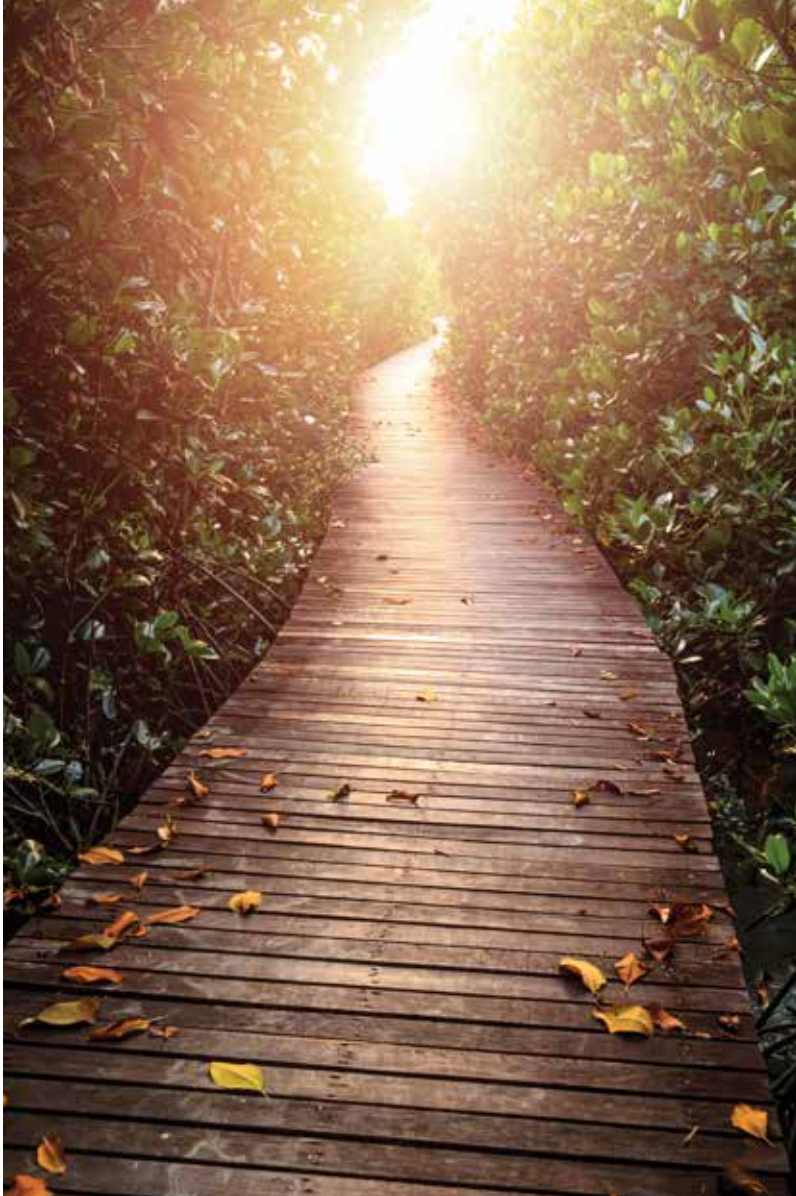
REPUBLIC

By KOLTE-PATIL





**INSPIRED BY OUR 2 CRORE SQ.FT. OF DEVELOPED SPACES
WE CONTINUE TO SET NEW BENCHMARKS**



INNOVATIVE BY NATURE, POISED FOR THE FUTURE.

Kolte Patil, a name that's eminent in Pune, for its 2 decades of sheer excellence in developing landmark destinations. Guided by the profound philosophy "Creation, not construction", Kolte Patil has developed over 2 cr sq.ft. of land across Pune & Bengaluru.

Headed by a team of visionaries and dynamic leaders, Kolte-Patil has till date built projects in multiple segments such as residential, commercial, retail, IT parks and integrated townships. The long standing mission of the company is to dedicate itself to create spaces that blend in with the surroundings and exude vitality and aesthetic appeal, making the spaces present-perfect and future-proof.



**OVER 2
DECADES OF
REAL ESTATE
EXPERTISE**



**DEVELOPED
OVER 2 CRORE
SQ.FT. OF SPACES**



**PUNE'S MOST
TRUSTED
AND REPUTED
DEVELOPER**



**WINNER OF SEVERAL
REAL ESTATE
AWARDS**



**AWARDED AS
PROMISING BRAND
OF 2018 BY
THE ECONOMIC TIMES**

WESTERN PUNE'S MOST ASPIRATIONAL TOWNSHIP SPREAD ACROSS HUNDREDS OF ACRES



Life republic, a township spread across 151.12 Hectares (373 acres) of undulating greens, designed to achieve one single objective: a meaningful way of life for the likeminded community. Life Republic is a community being built around the core values of creativity, sensitivity and sustainability. It's a life of freedom and expression; of sustainability and sensitivity; of democratic values and good governance; of ancient wisdom and modern conveniences.

- A self-sustainable living with everything you may need within its expanse
- Building a sensitive community with the touch of art and culture
- Nature's abundance everywhere you go
- Home to more than 2000 families
- Community to rise by thousands more
- Multi-level security
- The 5 acre entrance boulevard, a global school, state of the art fire station already functional
- More than 60,000 people to join the living over the years
- 150 ft. wide Internal spine roads

HINJAWADI: THE EPICENTRE OF ALL YOUR ASPIRATIONS



We have chosen Hinjawadi as your future destination for a reason. It is an ideal residential suburb crowned by major industrial hubs, IT companies, great social infrastructure, well known educational institutes and finest healthcare facilities. Hinjawadi has excellent connectivity by railways and roadways that connect you easily with city's prominent destinations. Moreover, in spite of being surrounded by so much, this new lifestyle hub offers calm and pure environment. No wonder, it's an ideal address for the citizens of tomorrow.



**INDIA'S ONE OF THE
LARGEST IT PARK**



**PRESENCE OF MULTIPLE
EDUCATIONAL
INSTITUTIONS**



**EXCELLENT
CONNECTIVITY
TO PRIME LOCATIONS**



**UPCOMING PUNE
METRO RAIL CORRIDOR**

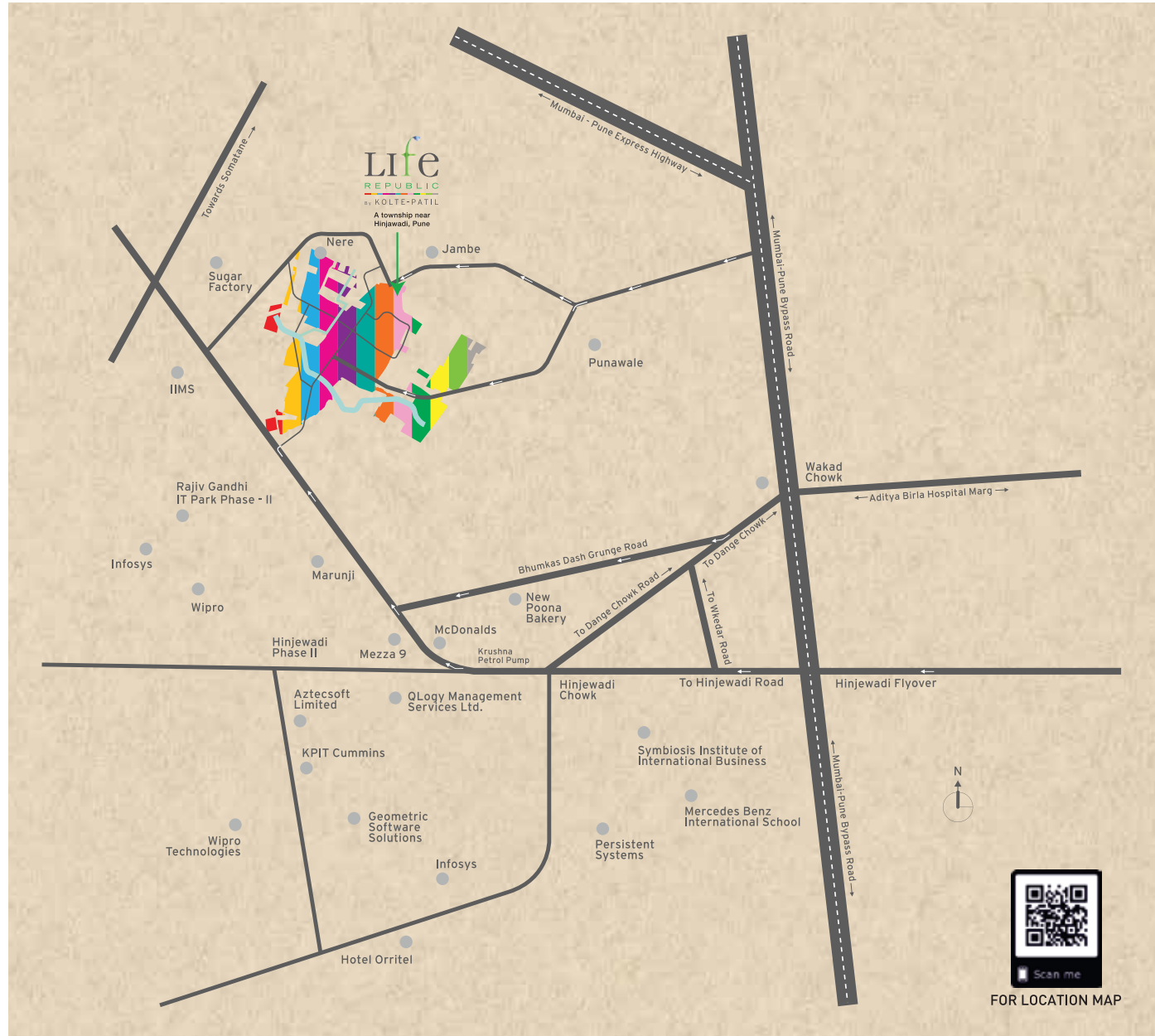


**NEIGHBOUR TO
PROMINENT
WORKPLACES**



**HIGH DEMAND OF
RENTAL APARTMENTS**

LOCATION MAP



ROAD NETWORK SHOWN IS SCHEMATIC

ABUNDANCE OF CONVENIENCES



CONNECTIVITY CONTRIBUTING TO YOUR LIFESTYLE

Multiple connectivity from Hinjawadi, PCMC - 8 kms | Rajiv Gandhi IT Park, Phase 1 & 2 - Within 7 kms
In close proximity to key locations like Wakad, Aundh, Baner, Chandni Chowk, University Road | Pune Airport - 29 kms



SCHOOLS

Anisha Global School
Mercedes Benz International School
Pawar Public School
VIBGYOR High School
Alard Public School



HOSPITALS

Aditya Birla Memorial Hospital
Medipoint



ENTERTAINMENT

Xion Esquare | Westend Mall



SPORTS

MCA Stadium
Balewadi Stadium



CONNECTIVITY

Upcoming Pune Metro Connecting Hinjawadi to Shivaji Nagar
Upcoming Mahalunge - Hinjawadi IT PARK Bridge on Mula River
Connecting Baner & Balewadi
Upcoming 110m wide ring road to link PMC to Major Highways

ORO AVENUE

COMING SOON AT

Life

REPUBLIC

By KOLTE-PATIL

ABOUT ORO AVENUE



Birth of eternal happiness will take shape in Life Republic, as we unveil the best sector of Life Republic – “ORO AVENUE”. Once you arrive here, your Golden Era will begin. The lush green landscape, limitless lifestyle features and Hinjawadi’s strategic location, here everything is planned to give you abundance of happiness. It’s a world full of lively social environment, fun-filled activities and innumerable sporting avenues, where time never turns boring. Be a part of this rare living experience and let your golden period begin.

**1 & 2 BED
RESIDENCES**

**PROMINENT SECTOR
IN THE HEART OF
LIFE REPUBLIC**

**MORE THAN 70% AREA
IS FREE OF BUILDING
FOOTPRINT**

**MORE THAN 20+
AMENITIES**

**22 STOREY
HIGHRISE TOWER**

HOMES DESIGNED WITH FINEST FITMENTS

Kitchen

- Vitrified flooring tiles
- Granite top kitchen platform with Stainless Steel Sink
- Ceramic dado tile two feet above counter
- Jaguar or equivalent CP fitting for kitchen
- Provision for water purifier & exhaust fan in kitchen
- Piped gas system
- Granite window sill
- Powder coated aluminum sliding window with mosquito net provision
- All windows equipped with quality grill

Living Room

- Vitrified flooring tiles
- Gypsum-finished walls with OBD paint
- TV Point in Living room
- Powder coated aluminum sliding window with mosquito net provision
- All windows equipped with quality grill
- Granite window sill

Others

- Intercom in every apartment
- Powder coated high speed passenger and service elevators with generator back-up for each building
- Texture paint for external wall
- Internal OBD Paint in all rooms
- Earthquake resistant structure confirming to IS code

Electrical

- Branded modular switches in entire apartment
- Concealed electrification with branded copper wiring

Bedrooms

- Vitrified flooring tiles
- Powder coated aluminum sliding window with mosquito net
- All windows equipped with quality grill
- Granite window sill

Attached Terrace / Balcony

- MS safety railings for terrace
- Anti-skid ceramic flooring tile in terrace
- Powder Coated aluminum sliding door with mosquito net provision

Toilets

- Laminated door for washroom
- Granite window sill
- Anti-skid flooring for all washrooms
- Hand washbasin
- Jaguar or equivalent CP fitting for washrooms
- Water closet (Commode) in all washrooms
- Solar heated water in Master Bedroom toilet only
- Aluminum louvers/fix glass with provision for exhaust fan for washroom
- Granite frame for all washrooms & dry balcony doors
- Ceramic dado tiles up to lintel for all washrooms





ABUNDANCE OF RECREATIONS

Now your kids will run freely over a lush green landscape, while inhaling the fresh and pure air. With limitless recreational choices, making new friends will be their every day routine. . Be it Soccer, Cricket, Basket Ball or Swimming, there won't be any shortfall in excitement and fun.



SWIMMING POOL



BASKET BALL COURT



SKATING RINK



PARTY LAWN



CRICKET PRACTICE NET



KIDS ADVENTURE PARK



ABUNDANCE OF OPEN SPACES

The thoughtfully designed layout of ORO AVENUE will ensure natural light and ventilation. Here lush green landscapes will make your morning more refreshing and delightful. The well-planned amenities, towers and wide roads, here every sq. inch has been planned precisely.

Kids Adventure Park | Curved Seating | Trellis | Therapeutic Walk
Aroma Garden | Feature Wall / Stage | Stepped Seating | Palm Court







LAYOUT PLAN

LEGEND

CIRCULAR PLAZA

- 1 Curved Seater
- 2 Skating Rink
- 3 Stage
- 4 Trellis
- 5 Therapeutic Walk
- 6 Aroma Garden

SPORTS COMPLEX

- 7 Mini Soccer Field
- 8 Basket Ball Court
- 9 Kids Adventure Park
- 10 Caretaker's Pavilion

CLUBHOUSE

- 11 Pool Deck
- 12 Children Pool
- 13 Swimming Pool
- 14 Feature Wall / Stage
- 15 Party Lawn
- 16 Stepped Seater
- 17 Palm Court
- 18 Children Park
- 19 Seating Nook
- 20 Cricket Practice Net
- 21 Shops At Lower Level

TOWER - 'C' | 2 BHK TYPICAL FLOOR PLAN

(1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 8TH, 9TH, 10TH, 11TH, 13TH, 14TH, 15TH, 16TH, 18TH, 19TH, 20TH, 21ST & 22ND FLOOR)



AREA STATEMENT:

BLDG.	UNIT TYPE	FLAT NO.								CARPET AREA ---- sqm		
		101, 201, 301, 401, 501, 601, 801, 901, 1001, 1101, 1301, 1401, 1501, 1601, 1801, 1901, 2001, 2101, 2201	102, 202, 302, 402, 502, 602, 802, 902, 1002, 1102, 1302, 1402, 1502, 1602, 1802, 1902, 2002, 2102, 2202	103, 203, 303, 403, 503, 603, 803, 903, 1003, 1103, 1303, 1403, 1503, 1603, 1803, 1903, 2003, 2103, 2203	104, 204, 304, 404, 504, 604, 804, 904, 1004, 1104, 1304, 1404, 1504, 1604, 1804, 1904, 2004, 2104, 2204	105, 205, 305, 405, 505, 605, 805, 905, 1005, 1105, 1305, 1405, 1505, 1605, 1805, 1905, 2005, 2105, 2205	106, 206, 306, 406, 506, 606, 806, 906, 1006, 1106, 1306, 1406, 1506, 1606, 1806, 1906, 2006, 2106, 2206	107, 207, 307, 407, 507, 607, 807, 907, 1007, 1107, 1307, 1407, 1507, 1607, 1807, 1907, 2007, 2107, 2207	108, 208, 308, 408, 508, 608, 808, 908, 1008, 1108, 1308, 1408, 1508, 1608, 1808, 1908, 2008, 2108, 2208	FLAT	ENCL. BAL.	OPEN BALC.
C	2 BHK									51.22	3.51	3.66



TOWER - 'C' | 2 BHK REFUGE FLOOR PLAN (7TH, 12TH & 17TH FLOOR)



1.20 M WIDE ENCL. BALC. —

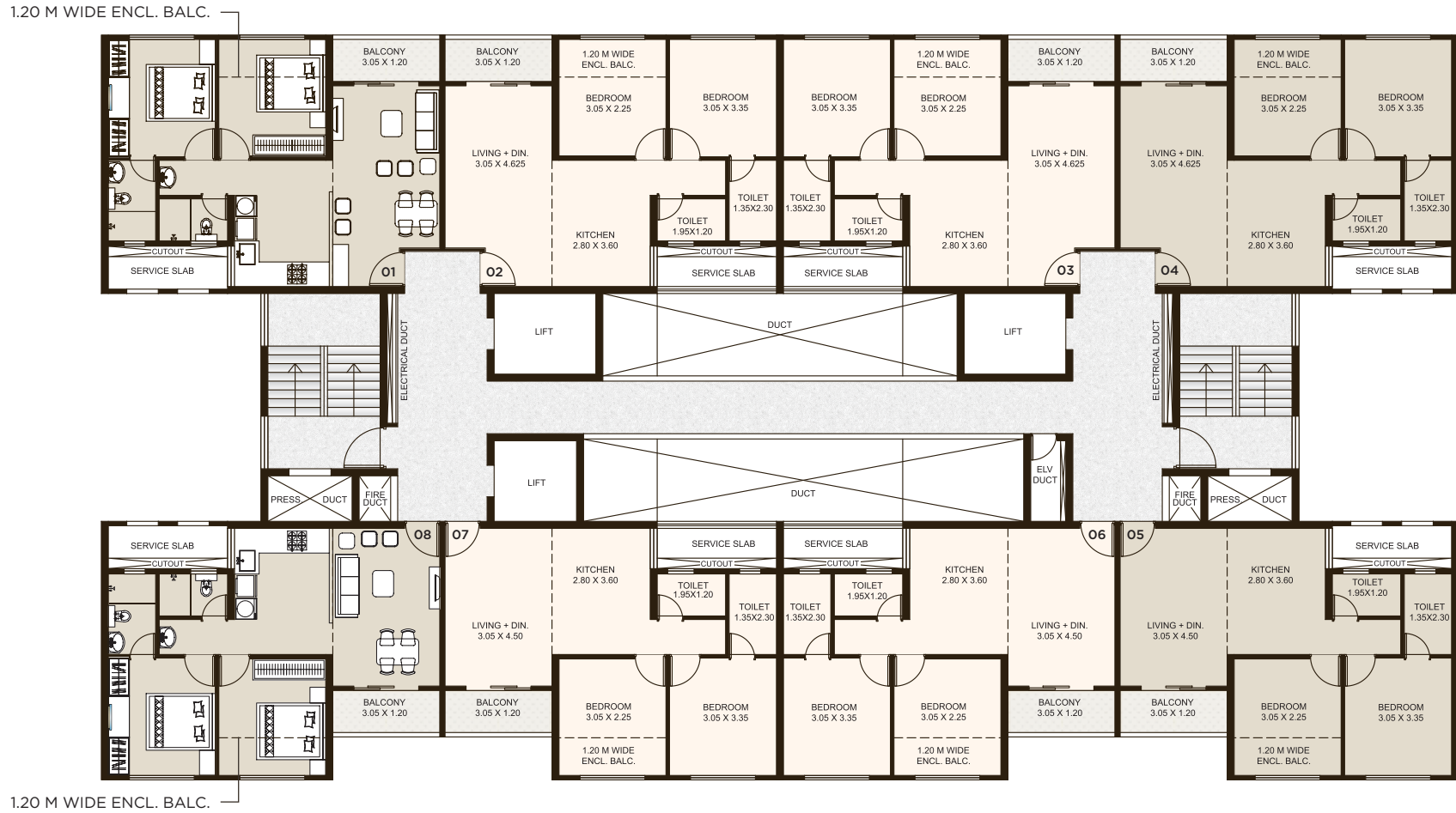
AREA STATEMENT:

BLDG.	UNIT TYPE	FLAT NO.	CARPET AREA ---- sqm		
			FLAT	ENCL. BAL.	OPEN BALC.
C	2 BHK	701, 1201, 1701	51.22	3.51	3.66
		703, 1203, 1703			
		704, 1204, 1704			
		705, 1205, 1705			
		706, 1206, 1706			
		707, 1207, 1707			
		708, 1208, 1708			



TOWER - 'B & D' | 2 BHK TYPICAL FLOOR PLAN

(1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 8TH, 9TH, 10TH, 11TH, 13TH, 14TH, 15TH, 16TH, 18TH, 19TH, 20TH, 21ST & 22ND FLOOR)



AREA STATEMENT:

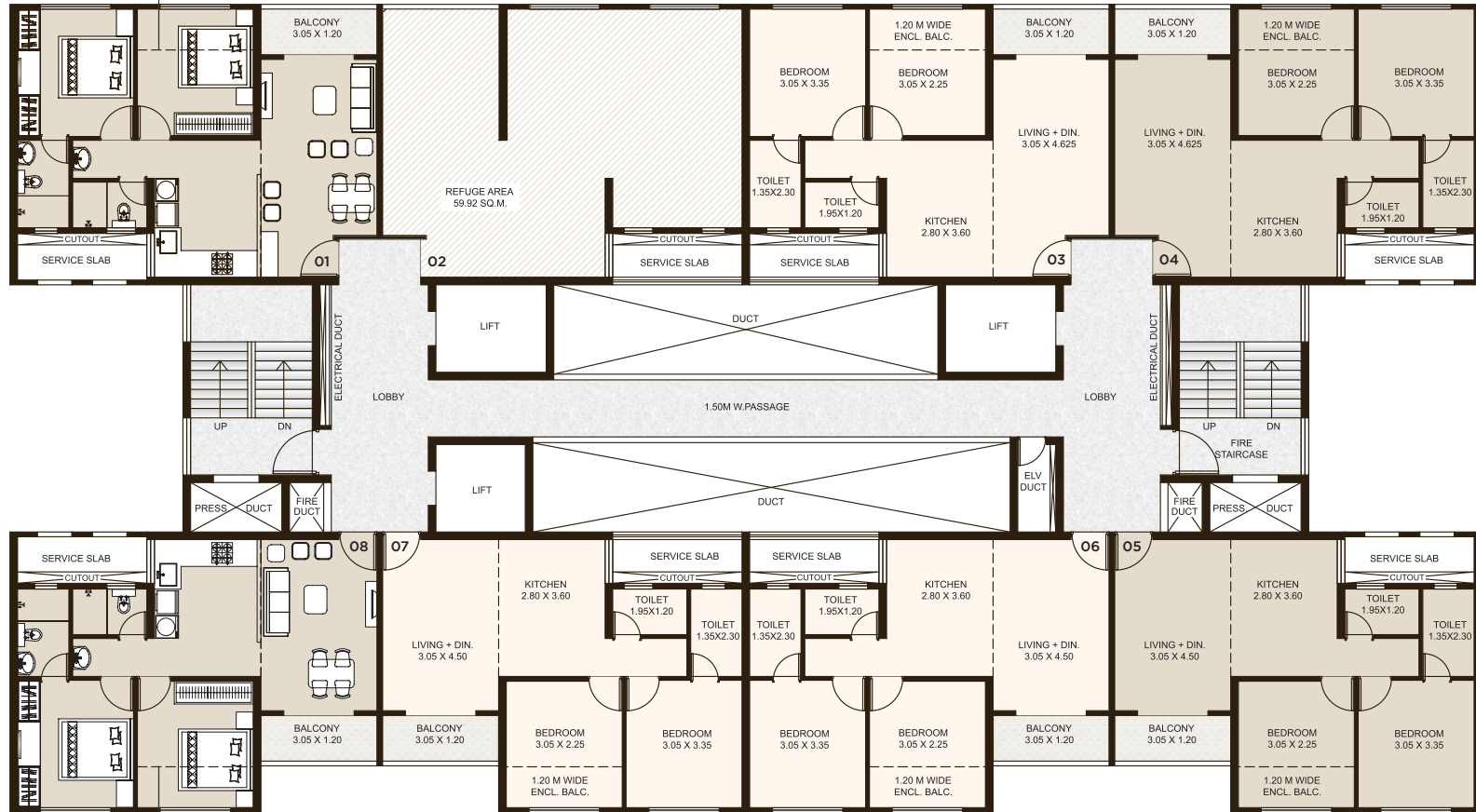
BLDG.	UNIT TYPE	FLAT NO.	CARPET AREA --- sqm					
			FLAT	ENCL. BAL.	OPEN BALC.			
D	2 BHK	101, 201, 301, 401, 501, 601, 801, 901, 1001, 1101, 1301, 1401, 1501, 1601, 1801, 1901, 2001, 2101, 2201	102, 202, 302, 402, 502, 602, 802, 902, 1002, 1102, 1302, 1402, 1502, 1602, 1802, 1902, 2002, 2102, 2202	103, 203, 303, 403, 503, 603, 803, 903, 1003, 1103, 1303, 1403, 1503, 1603, 1803, 1903, 2003, 2103, 2203	104, 204, 304, 404, 504, 604, 804, 904, 1004, 1104, 1304, 1404, 1504, 1604, 1804, 1904, 2004, 2104, 2204	53.67	3.72	3.66

BLDG.	UNIT TYPE	FLAT NO.	CARPET AREA --- sqm					
			FLAT	ENCL. BAL.	OPEN BALC.			
D	2 BHK	105, 205, 305, 405, 505, 605, 805, 905, 1005, 1105, 1305, 1405, 1505, 1605, 1805, 1905, 2005, 2105, 2205	106, 206, 306, 406, 506, 606, 806, 906, 1006, 1106, 1306, 1406, 1506, 1606, 1806, 1906, 2006, 2106, 2206	107, 207, 307, 407, 507, 607, 807, 907, 1007, 1107, 1307, 1407, 1507, 1607, 1807, 1907, 2007, 2107, 2207	108, 208, 308, 408, 508, 608, 808, 908, 1008, 1108, 1308, 1408, 1508, 1608, 1808, 1908, 2008, 2108, 2208	51.22	3.51	3.66



TOWER - 'B & D' | 2 BHK REFUGE FLOOR PLAN (7TH, 12TH & 17TH FLOOR)

1.20 M WIDE ENCL. BALC.



1.20 M WIDE ENCL. BALC.

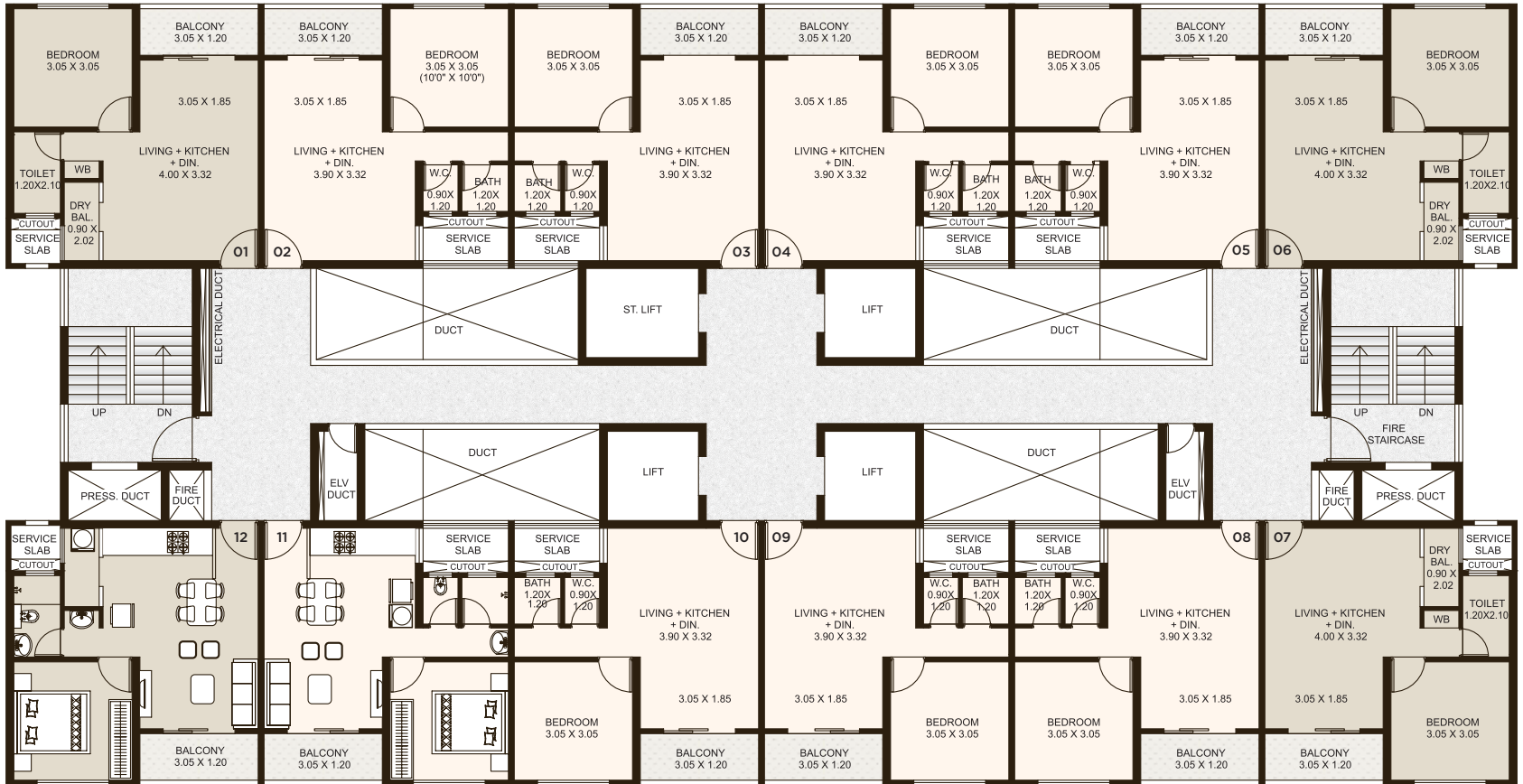
AREA STATEMENT:

BLDG.	UNIT TYPE	FLAT NO.	CARPET AREA ---- sqm		
			FLAT	ENCL.	OPEN
D	2 BHK	701, 1201, 1701	53.67	3.72	3.66
		703, 1203, 1703			
		704, 1204, 1704			
	2 BHK	705, 1205, 1705	51.22	3.51	3.66
		706, 1206, 1706			
		707, 1207, 1707			
		708, 1208, 1708			



TOWER - 'E' | 1 BHK TYPICAL FLOOR PLAN

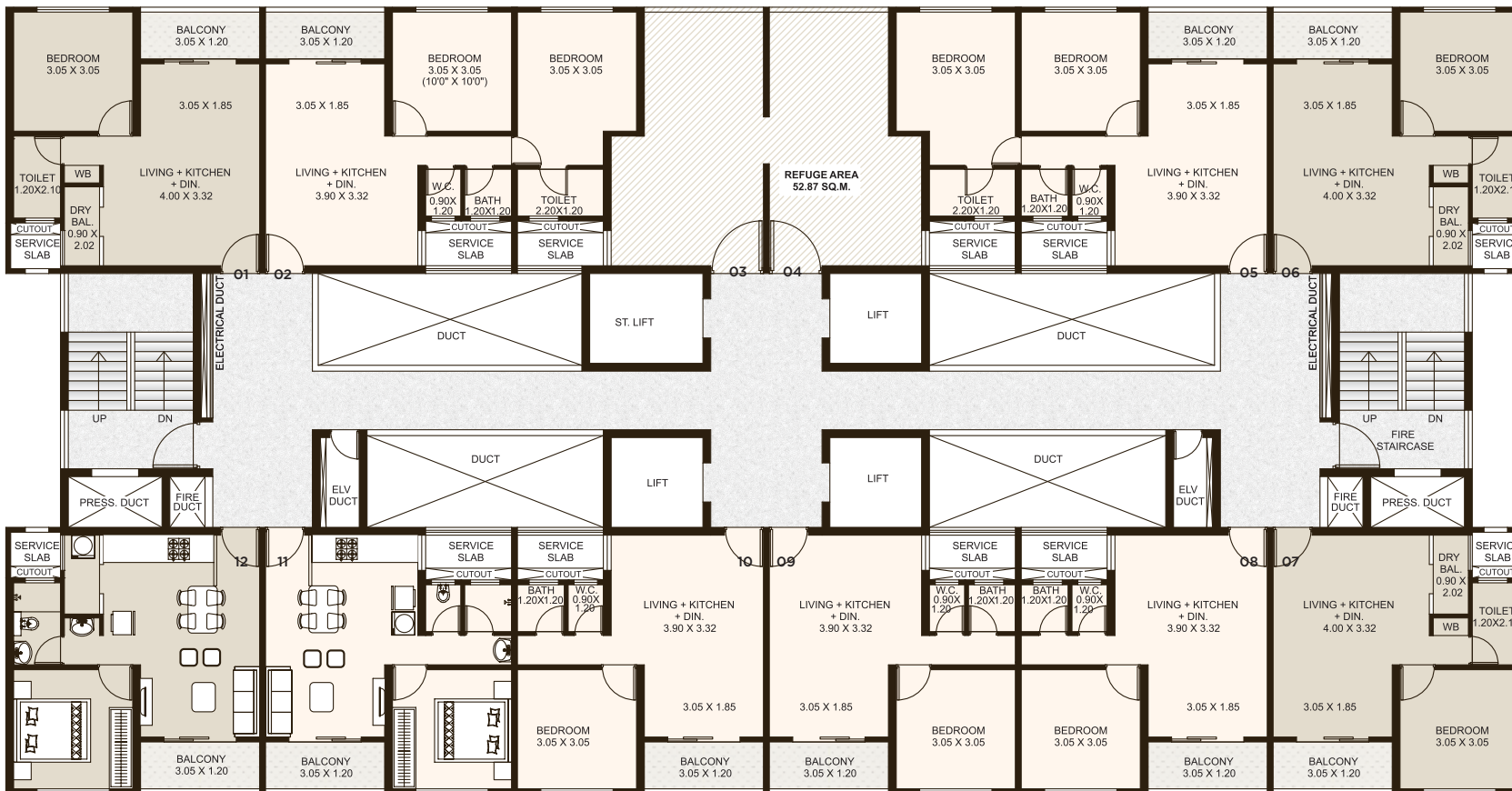
(1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 8TH, 9TH, 10TH, 11TH, 13TH, 14TH, 15TH, 16TH, 18TH, 19TH, 20TH, 21ST & 22ND FLOOR)



AREA STATEMENT:

BLDG.	UNIT TYPE	FLAT NO.					CARPET AREA --- sqm			BLDG.	UNIT TYPE	FLAT NO.					CARPET AREA --- sqm				
		FLAT	ENCL. BAL.	OPEN BALC.	FLAT	ENCL. BAL.	OPEN BALC.	FLAT	ENCL. BAL.			OPEN BALC.	FLAT	ENCL. BAL.	OPEN BALC.						
E	1 BHK	101, 201, 301, 401, 501, 601, 801, 901, 1001, 1101, 1301, 1401, 1501, 1601, 1801, 1901, 2001, 2101, 2201	106, 206, 306, 406, 506, 606, 806, 906, 1006, 1106, 1306, 1406, 1506, 1606, 1806, 1906, 2006, 2106, 2206	107, 207, 307, 407, 507, 607, 807, 907, 1007, 1107, 1307, 1407, 1507, 1607, 1807, 1907, 2007, 2107, 2207	112, 212, 312, 412, 512, 612, 812, 912, 1012, 1112, 1312, 1412, 1512, 1612, 1812, 1912, 2012, 2112, 2212	34.05	3.66	1.81	E	1 BHK	102, 202, 302, 402, 502, 602, 802, 902, 1002, 1102, 1302, 1402, 1502, 1602, 1802, 1902, 2002, 2102, 2202	103, 203, 303, 403, 503, 603, 803, 903, 1003, 1103, 1303, 1403, 1503, 1603, 1803, 1903, 2003, 2103, 2203	104, 204, 304, 404, 504, 604, 804, 904, 1004, 1104, 1304, 1404, 1504, 1604, 1804, 1904, 2004, 2104, 2204	105, 205, 305, 405, 505, 605, 805, 905, 1005, 1105, 1305, 1405, 1505, 1605, 1805, 1905, 2005, 2105, 2205	108, 208, 308, 408, 508, 608, 808, 908, 1008, 1108, 1308, 1408, 1508, 1608, 1808, 1908, 2008, 2108, 2208	109, 209, 309, 409, 509, 609, 809, 909, 1009, 1109, 1309, 1409, 1509, 1609, 1809, 1909, 2009, 2109, 2209	110, 210, 310, 410, 510, 610, 810, 910, 1010, 1110, 1310, 1410, 1510, 1610, 1810, 1910, 2010, 2110, 2210	111, 211, 311, 411, 511, 611, 811, 911, 1011, 1111, 1311, 1411, 1511, 1611, 1811, 1911, 2011, 2111, 2211	34.41	3.66	---

TOWER - 'E' | 1 BHK REFUGE FLOOR PLAN (7TH, 12TH & 17TH FLOOR)



AREA STATEMENT:

BLDG.	UNIT TYPE	FLAT NO.	CARPET AREA --- sqm		
			FLAT	OPEN BALC.	DRY BALC.
E	1 BHK	701, 1201, 1701	34.05	3.66	1.81
		706, 1206, 1706			
		707, 1207, 1707			
		712, 1212, 1712			
	1 BHK	708, 1208, 1708	34.41	3.66	---
		709, 1209, 1709			
		710, 1210, 1710			
		711, 1211, 1711			
	2BHK	702, 1202, 1702	49.28	3.66	---
		705, 1205, 1705			





*T&C Apply

The project has been registered via **MahaRERA registration number: P52100017116** as **ORO AVENUE Sector R9** and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

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