

JOURNEY TO
FINEST LIFE
BEGINS HERE

first avenue
2 & 3 BHK Spacious Apartments



ALL THE ANSWERS
YOU'RE SEEKING
IN A LIFESTYLE
ARE HERE.

First Avenue - the finest address of Life Republic comes with a 22 storey high rise tower and new age lifestyle features. Be it outside recreation or inside elegance, space or specification, views or ventilation, here everything is planned to give you a holistic living experience. Undoubtedly, it's an answer to all your dreams and future aspirations.

INDULGE IN CITY'S
MOST SPECTACULAR VIEWS


















ENGAGE INTO 20 +
EXCITING AMENITIES





Artist's Impression

EACH AMENITY CREATING AN AMBIENCE

-  Swimming Pool
-  Kids' Pool
-  Jacuzzi
-  Pool Deck
-  Club House
-  Tiered Seating
-  Gymnasium
-  Multipurpose Hall
-  Party Lawn
-  Health Garden
-  Multiple Children's Play Areas
-  Acupressure Pathway
-  Plenty Greens
-  Multipurpose Court
-  Basketball Court



Artist's Impression



Artist's Impression

ADD VALUE TO YOUR LIVING EXPERIENCE



STRUCTURE

- Earthquake resistant R.C.C. structure

PLASTER

- External-Textured finish
- Internal- POP/ Gypsum plaster finish

LIVING ROOM

- Vitrified tiles 600X600 mm
- Gypsum-finished walls with OBD paint
- TV, telephone points
- Provision for Wi-fi/ Broadband connection in living room

KITCHEN

- Vitrified tiles 600X600 mm
- Granite Top Kitchen Platform
- Standard S.S. sink
- Ceramic/ glazed tiles above kitchen platform
- Water Purifier
- Piped gas system
- Exhaust fan

ATTACHED TERRACE

- MS railing

BEDROOMS

- Vitrified tiles 600X600 mm
- Laminated doors
- Aluminum windows with mosquito net
- Gypsum-finished walls with OBD paint
- Window sill in granite
- TV point for all bedrooms

TOILETS

- Standard chrome-plated sanitary fittings
- Ceramic tile- Flooring & dado
- Concealed corrosion-resistant plumbing
- Granite door frames
- Branded sanitary fittings and fixtures
- Solar hot water provision in master bed toilet
- Safety grills for windows
- 15 Amp power points for water heater

WHY FIRST AVENUE IS ONE NOTCH UP

- Designed and planned to be class apart. A host of consciously crafted amenities
- Enjoy all the benefits of belonging to a 158 Hectares (~390 acres) township
- One of the finest offerings of Life Republic
- Standing tall on the highest contour of Life Republic, offering 22-storey high-rise towers
- Placed right in the beginning of Life Republic – even better connectivity

MASTER LAYOUT



LEGEND

1. CLUB HOUSE
2. SWIMMING POOL
3. KIDS' POOL
4. JACUZZI
5. MULTIPURPOSE HALL
6. PARTY HALL
7. CRICKET PRACTICE NET
8. YOGA LAWN
9. HERB GARDEN
10. LAWN
11. PAVILION CUM STAGE
12. OUTDOOR LOUNGE
13. KIDS' PLAY AREA
14. BASKETBALL COURT / SKATING RINK
15. TIERED SEATING
16. GIANT CHESS BOARD
17. WALKING TRACK
18. TWO TENNIS COURTS / MULTIPURPOSE COURT / MINI FOOTBALL COURT 5 A-SIDE
19. SEATING NOOKS
20. OUTDOOR GYM
21. ACCESS TO PODIUM LANDSCAPE

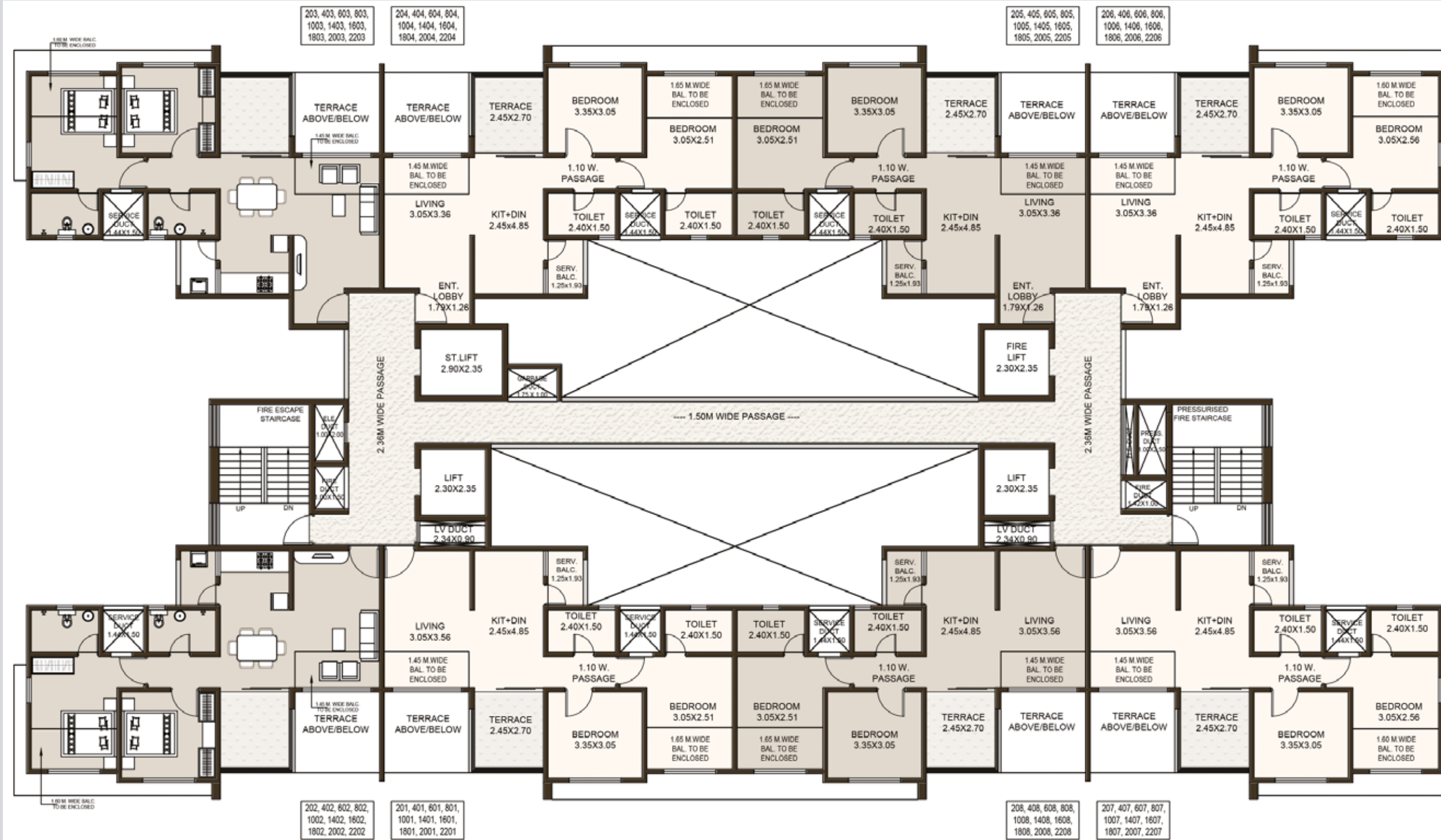
ISOMETRIC VIEW: 2BHK



All furniture, fixture are not part of the standard delivery & are for better understanding of buyers. For actual nomenclature and sizes of the rooms please refer floor plans.

Building E - Typical Even Floor Plan

(2ND, 4TH, 6TH, 8TH, 10TH, 14TH, 16TH, 18TH, 20TH & 22ND FLOOR PLAN)

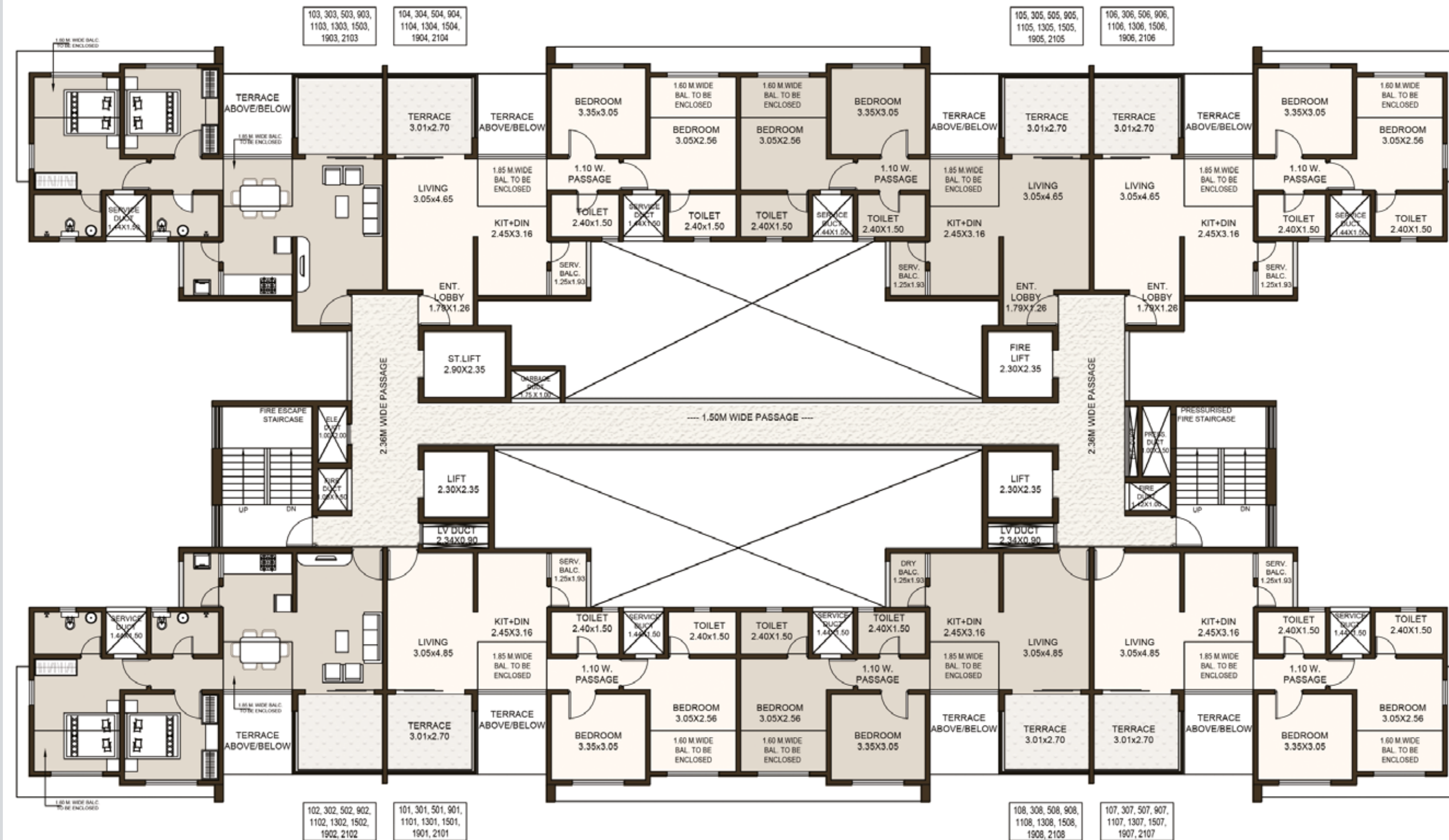


'E' BUILDING AREA STATMENT

UNIT TYPE	FLAT NO.	CARPET AREA - SQM			
		FLAT	ENCL BAL	SERV BAL	TERRACE
2 BHK	201, 401, 601, 801, 1001, 1401, 1601, 1801, 2001, 2201	56.47	8.96	2.41	6.62
	202, 402, 602, 802, 1002, 1402, 1602, 1802, 2002, 2202				
	207, 407, 607, 807, 1007, 1407, 1607, 1807, 2007, 2207				
	208, 408, 608, 808, 1008, 1408, 1608, 1808, 2008, 2208				
	203, 403, 603, 803, 1003, 1403, 1603, 1803, 2003, 2203	58.07	8.96	2.41	6.62
	204, 404, 604, 804, 1004, 1404, 1604, 1804, 2004, 2204				
	205, 405, 605, 805, 1005, 1405, 1605, 1805, 2005, 2205				
	206, 406, 606, 806, 1006, 1406, 1606, 1806, 2006, 2206				

Building E - Typical Odd Floor Plan

(1ST, 3RD, 5TH, 9TH, 11TH, 13TH, 15TH, 19TH & 21ST FLOOR PLAN)

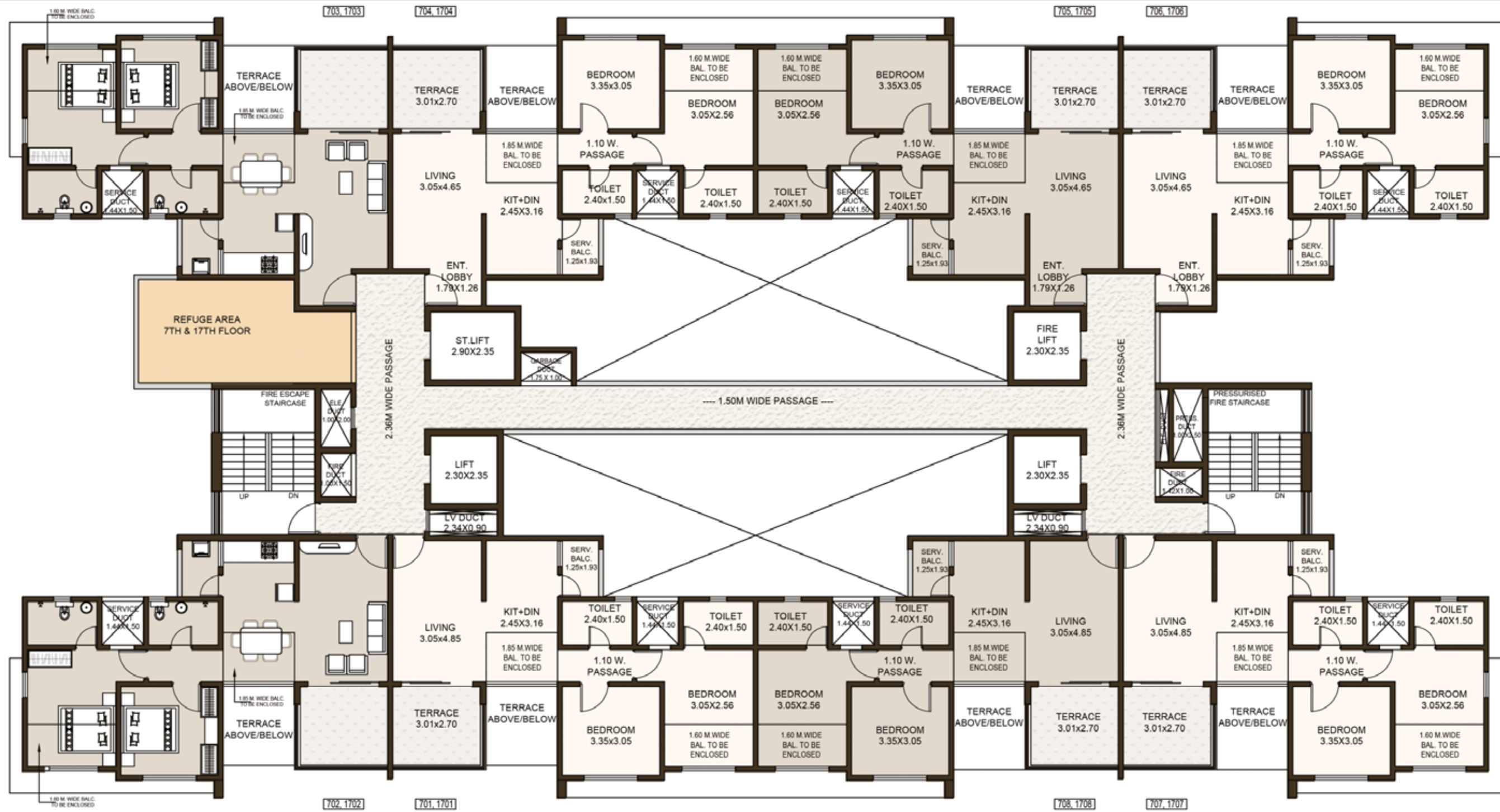


'E' BUILDING AREA STATMENT

UNIT TYPE	FLAT NO.	CARPET AREA - SQM			
		FLAT	ENCL BAL	SERV BAL	TERRACE
2 BHK	101, 301, 501, 901, 1101, 1301, 1501, 1901, 2101	55.84	9.22	2.41	8.13
	102, 302, 502, 902, 1102, 1302, 1502, 1902, 2102				
	107, 307, 507, 907, 1107, 1307, 1507, 1907, 2107				
	108, 308, 508, 908, 1108, 1308, 1508, 1908, 2108				
	103, 303, 503, 903, 1103, 1303, 1503, 1903, 2103	57.44	9.22	2.41	8.13
	104, 304, 504, 904, 1104, 1304, 1504, 1904, 2104				
	105, 305, 505, 905, 1105, 1305, 1505, 1905, 2105				
	106, 306, 506, 906, 1106, 1306, 1506, 1906, 2106				

Building E - Floor Plan

(7TH & 17TH FLOOR PLAN)

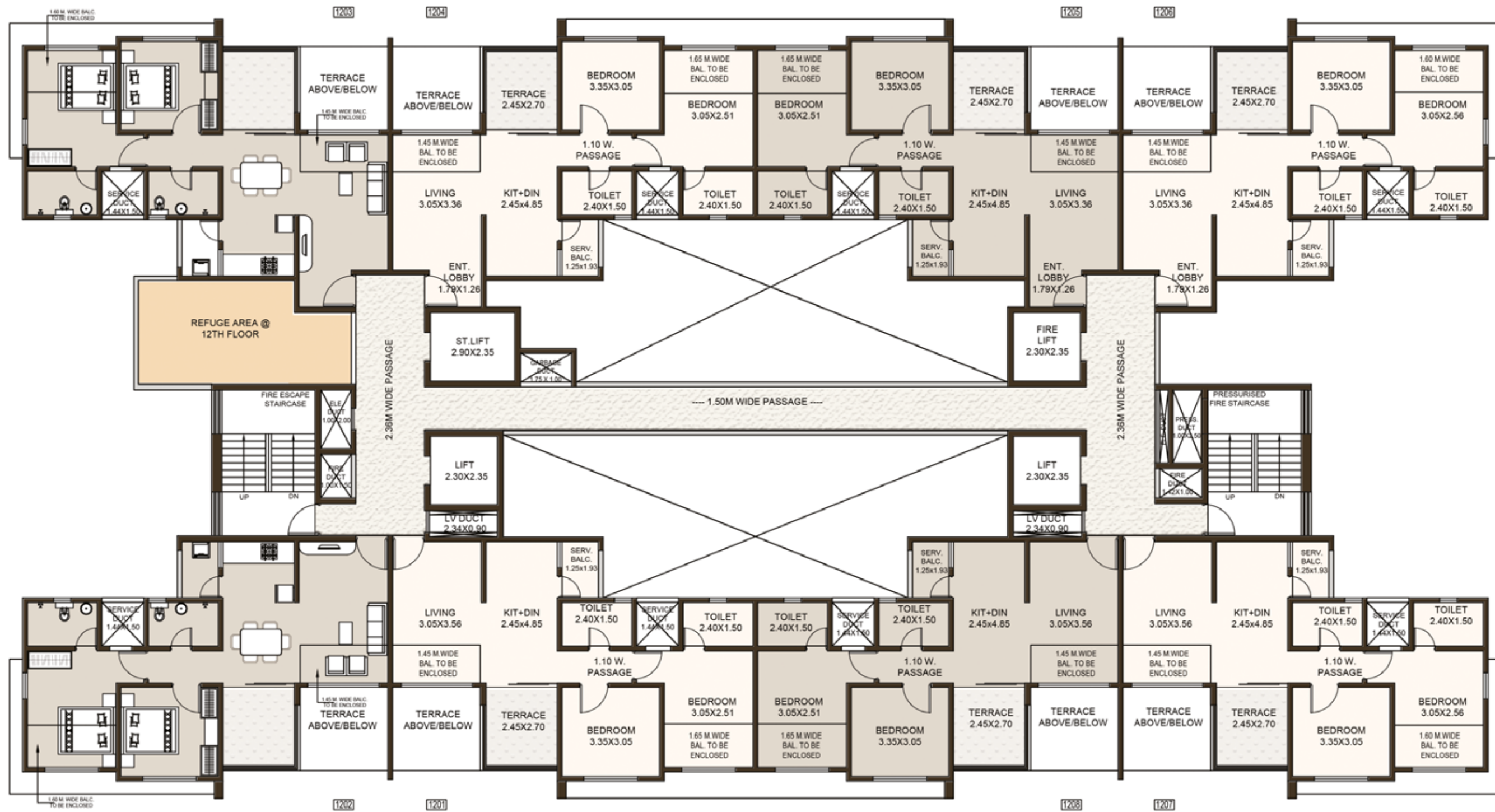


'E' BUILDING AREA STATMENT

UNIT TYPE	FLAT NO.	CARPET AREA - SQM			
		FLAT	ENCL BAL	SERV BAL	TERRACE
2 BHK	701, 1701	55.84	9.22	2.41	8.13
	702, 1702				
	707, 1707				
	708, 1708				
	703, 1703	57.44	9.22	2.41	8.13
	704, 1704				
	705, 1705				
	706, 1706				

Building E - Floor Plan

(12TH FLOOR PLAN)



'E' BUILDING AREA STATMENT

UNIT TYPE	FLAT NO.	CARPET AREA - SQM			
		FLAT	ENCL BAL	SERV BAL	TERRACE
2 BHK	1201	56.47	8.96	2.41	6.62
	1202				
	1207				
	1208				
	1203	58.07	8.96	2.41	6.62
	1204				
	1205				
	1206				

Building F, G - Typical Even Floor Plan

(2ND, 4TH, 6TH, 8TH, 10TH, 14TH, 16TH, 18TH, 20TH & 22ND FLOOR PLAN)



'F' AND 'G' BUILDING AREA STATEMENT

UNIT TYPE	FLAT NO.	CARPET AREA - SQM			
		FLAT	ENCL BAL	SERV BAL	TERRACE
2 BHK	201, 401, 601, 801, 1001, 1401, 1601, 1801, 2001, 2201	56.43	8.96	2.41	6.62
	204, 404, 604, 804, 1004, 1404, 1604, 1804, 2004, 2204				
	205, 405, 605, 805, 1005, 1405, 1605, 1805, 2005, 2205				
	208, 408, 608, 808, 1008, 1408, 1608, 1808, 2008, 2208				
	202, 402, 602, 802, 1002, 1402, 1602, 1802, 2002, 2202	56.58	8.81	2.41	6.62
	203, 403, 603, 803, 1003, 1403, 1603, 1803, 2003, 2203				
	206, 406, 606, 806, 1006, 1406, 1606, 1806, 2006, 2206				
	207, 407, 607, 807, 1007, 1407, 1607, 1807, 2007, 2207				

Building F, G - Typical Odd Floor Plan

(1ST, 3RD, 5TH, 9TH, 11TH, 13TH, 15TH, 19TH & 21ST FLOOR PLAN)

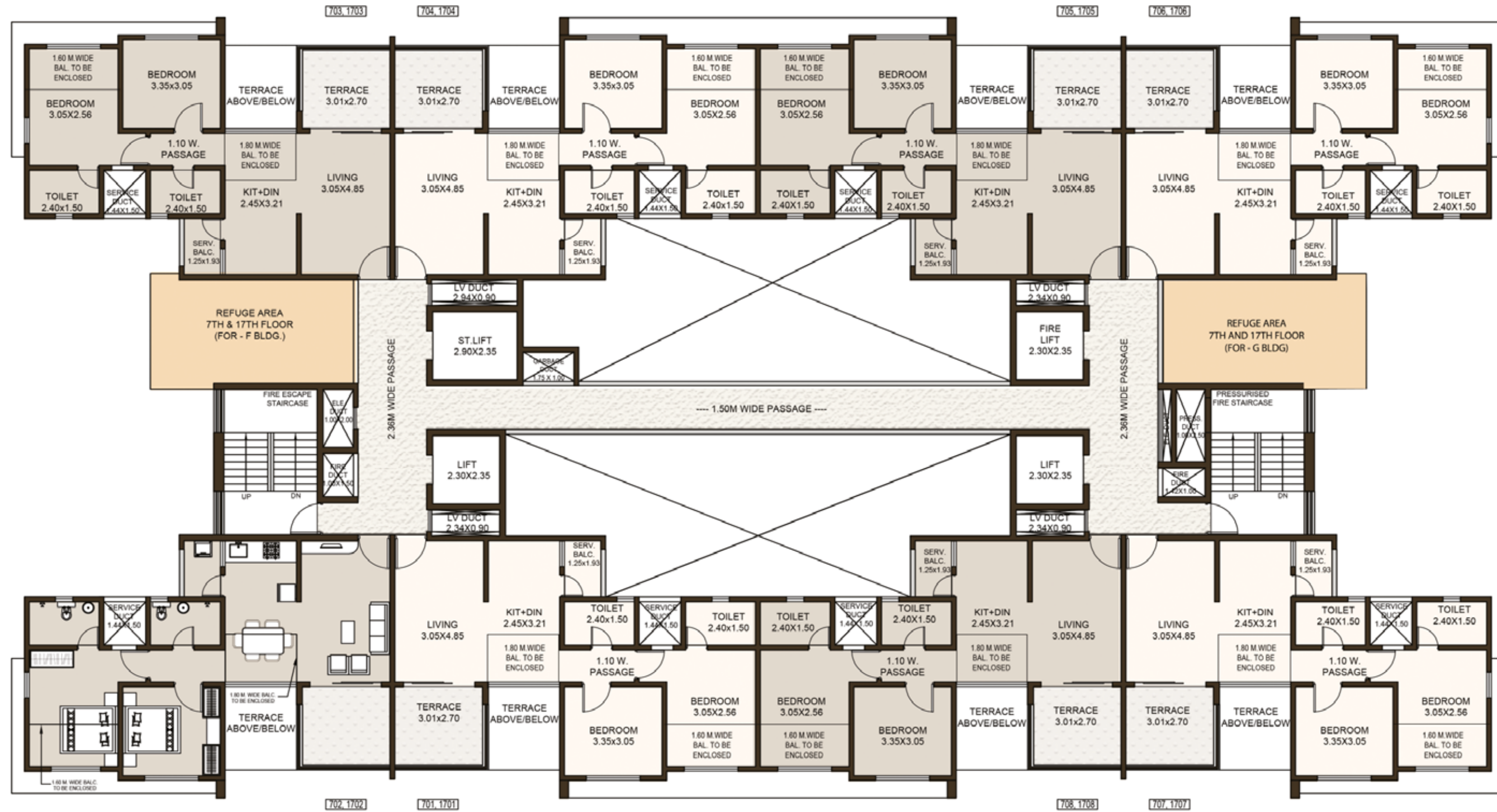


'F' AND 'G' BUILDING AREA STATEMENT

UNITTYPE	FLAT NO.	CARPET AREA - SQM			
		FLAT	ENCL BAL	SERV BAL	TERRACE
2 BHK	101, 301, 501, 901, 1101, 1301, 1501, 1901, 2101	55.92	9.10	2.41	8.13
	102, 302, 502, 902, 1102, 1302, 1502, 1902, 2102				
	103, 303, 503, 903, 1103, 1303, 1503, 1903, 2103				
	104, 304, 504, 904, 1104, 1304, 1504, 1904, 2104				
	105, 305, 505, 905, 1105, 1305, 1505, 1905, 2105				
	106, 306, 506, 906, 1106, 1306, 1506, 1906, 2106				
	107, 307, 507, 907, 1107, 1307, 1507, 1907, 2107				
	108, 308, 508, 908, 1108, 1308, 1508, 1908, 2108				

Building F, G - Floor Plan

(7TH & 17TH FLOOR PLAN)

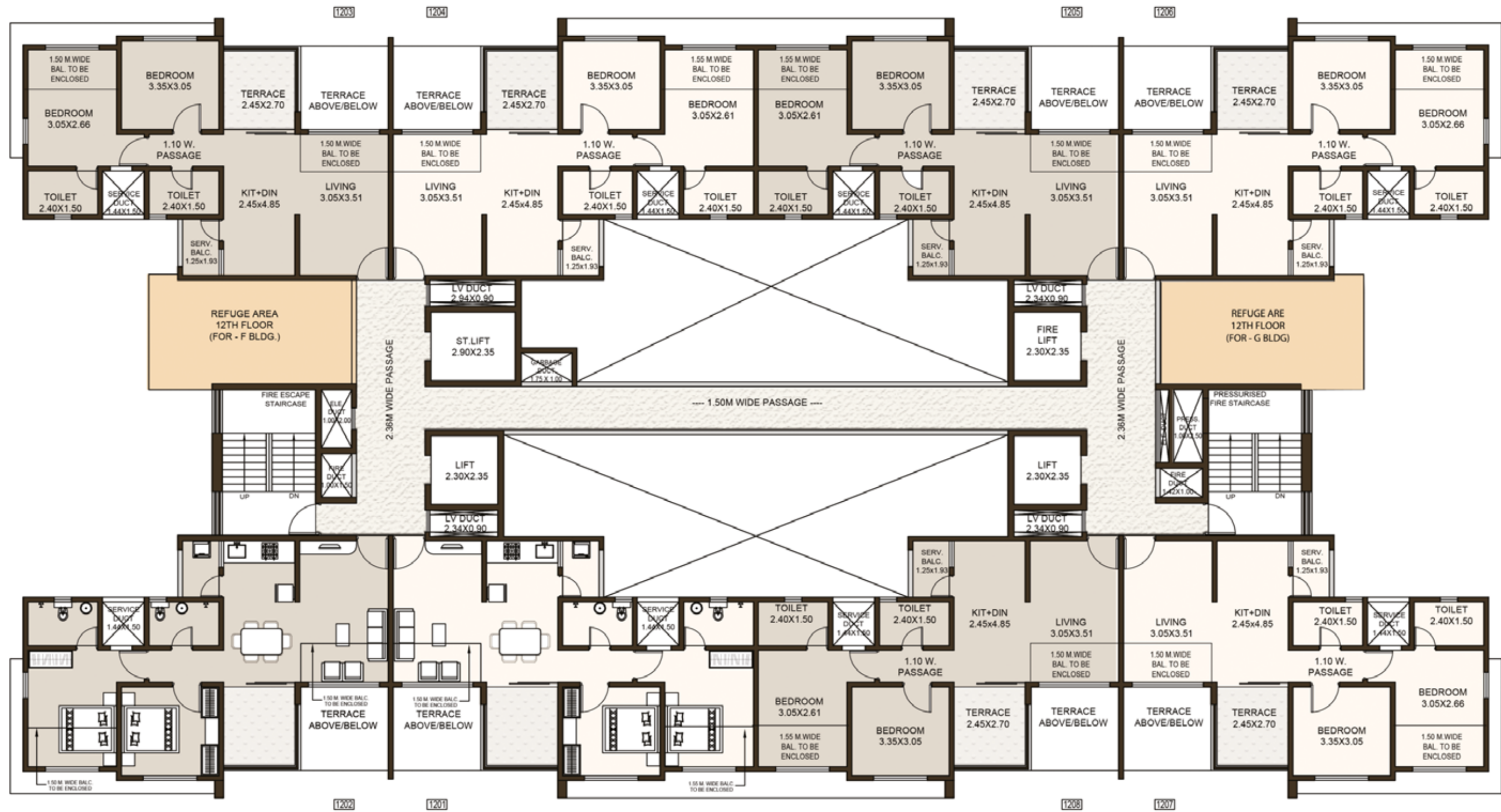


'F' AND 'G' BUILDING AREA STATEMENT

UNIT TYPE	FLAT NO.	CARPET AREA - SQM			
		FLAT	ENCL BAL	SERV BAL	TERRACE
2 BHK	701, 1701	55.92	9.10	2.41	8.13
	702, 1702				
	703, 1703				
	704, 1704				
	705, 1705				
	706, 1706				
	707, 1707				
	708, 1708				

Building F, G - Floor Plan

(12TH FLOOR PLAN)

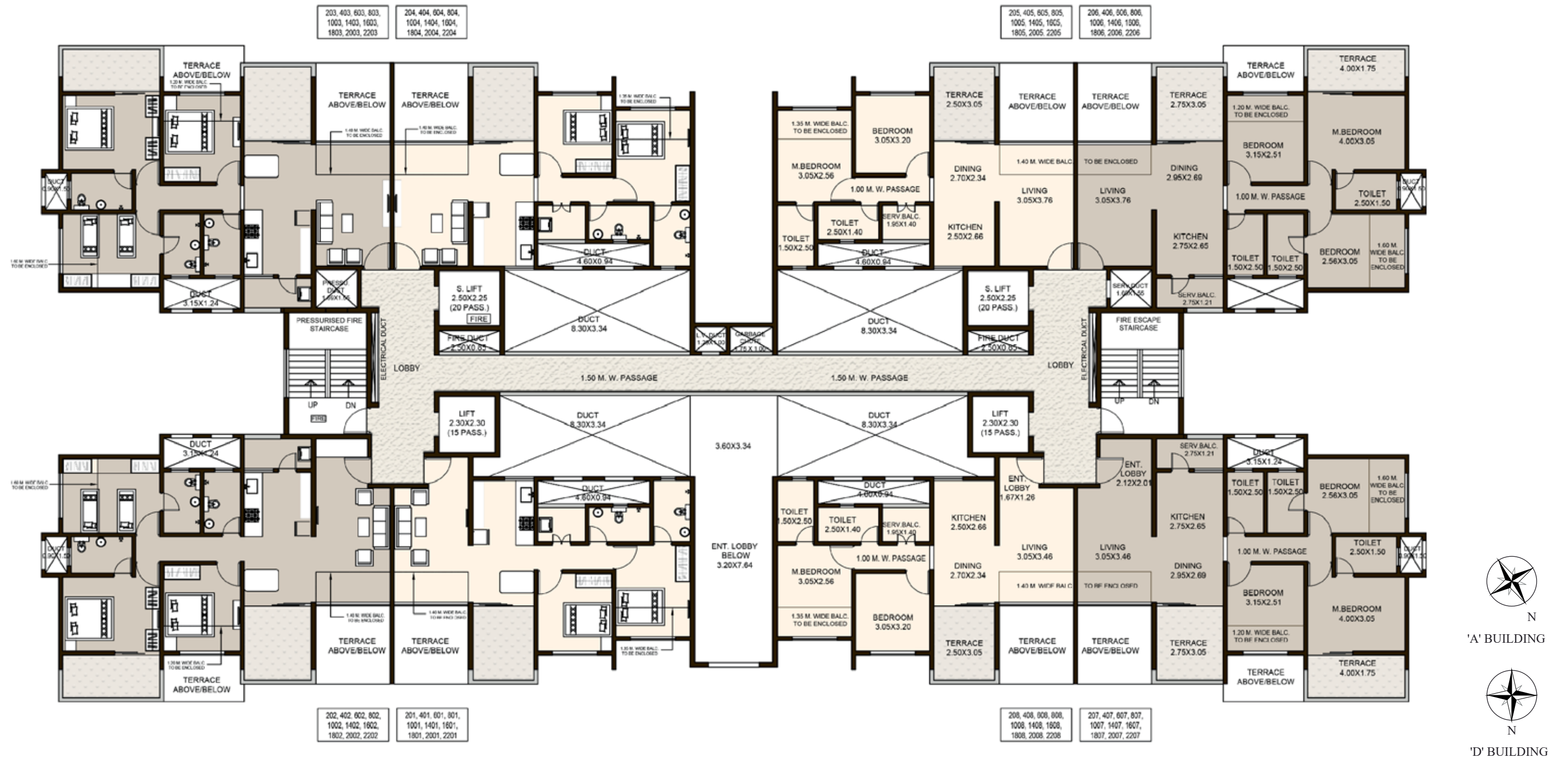


'F' AND 'G' BUILDING AREA STATEMENT

UNIT TYPE	FLAT NO.	CARPET AREA - SQM			
		FLAT	ENCL BAL	SERV BAL	TERRACE
2 BHK	1201	56.43	8.96	2.41	6.62
	1204				
	1205				
	1208				
	1202	56.58	8.81	2.41	6.62
	1203				
	1207				

Building A, D - Typical Even Floor Plan

(2ND, 4TH, 6TH, 8TH, 10TH, 14TH, 16TH, 18TH, 20TH & 22ND FLOOR PLAN)



'A' AND 'D' BUILDING AREA STATEMENT

UNIT TYPE	FLAT NO.	CARPET AREA - SQM			
		FLAT	ENCL BAL	SERV BAL	TERRACE
2 BHK	201, 401, 601, 801, 1001, 1401, 1601, 1801, 2001, 2201	58.07	8.19	2.73	7.63
	208, 408, 608, 808, 1008, 1408, 1608, 1808, 2008, 2208				
3 BHK	202, 402, 602, 802, 1002, 1402, 1602, 1802, 2002, 2202	81.32	12.53	3.33	15.38
	207, 407, 607, 807, 1007, 1407, 1607, 1807, 2007, 2207				
3 BHK	203, 403, 603, 803, 1003, 1403, 1603, 1803, 2003, 2203	77.64	12.53	3.33	15.38
	206, 406, 606, 806, 1006, 1406, 1606, 1806, 2006, 2206				
2 BHK	204, 404, 604, 804, 1004, 1404, 1604, 1804, 2004, 2204	56.88	8.19	2.73	7.63
	205, 405, 605, 805, 1005, 1405, 1605, 1805, 2005, 2205				

Building A, D - Typical Odd Floor Plan

(1ST, 3RD, 5TH, 9TH, 11TH, 13TH, 15TH, 19TH & 21ST FLOOR PLAN)



'A' AND 'D' BUILDING AREA STATEMENT

UNIT TYPE	FLAT NO.	CARPET AREA - SQM			
		FLAT	ENCL BAL	SERV BAL	TERRACE
2 BHK	101, 301, 501, 901, 1101, 1301, 1501, 1901, 2101	58.64	7.30	2.73	9.30
	108, 308, 508, 908, 1108, 1308, 1508, 1908, 2108				
3 BHK	102, 302, 502, 902, 1102, 1302, 1502, 1902, 2102	80.06	13.20	3.33	14.82
	107, 307, 507, 907, 1107, 1307, 1507, 1907, 2107				
3 BHK	103, 303, 503, 703, 1103, 1303, 1503, 1903, 2103	76.37	13.20	3.33	14.82
	106, 306, 506, 706, 1106, 1306, 1506, 1906, 2106				
2 BHK	104, 304, 504, 704, 1104, 1304, 1504, 1904, 2104	57.45	7.30	2.73	9.30
	105, 305, 505, 705, 1105, 1305, 1505, 1905, 2105				

Building A, D - Floor Plan

(7TH & 17TH FLOOR PLAN)



'A' AND 'D' BUILDING AREA STATEMENT

UNITTYPE	FLAT NO.	CARPET AREA - SQM			
		FLAT	ENCL BAL	SERV BAL	TERRACE
2 BHK	701, 1701	58.64	7.30	2.73	9.30
	708, 1708				
3 BHK	702, 1702	80.06	13.20	3.33	14.82
	707, 1707				
3 BHK	703, 1703	76.37	13.20	3.33	14.82
	706, 1706				
2 BHK	704, 1704	57.45	7.30	2.73	9.30
	705, 1705				

Building A, D - Floor Plan

(12TH FLOOR PLAN)



'A' BUILDING



'D' BUILDING

'A' AND 'D' BUILDING AREA STATEMENT

UNITTYPE	FLAT NO.	CARPET AREA - SQM			
		FLAT	ENCL BAL	SERV BAL	TERRACE
2 BHK	1201	58.07	8.19	2.73	7.63
	1208				
3 BHK	1202	81.32	12.53	3.33	15.38
	1207				
3 BHK	1203	77.64	12.53	3.33	15.38
	1206				
2 BHK	1204	56.88	8.19	2.73	7.63
	1205				

Building B, C - Typical Even Floor Plan

(2ND, 4TH, 6TH, 8TH, 10TH, 14TH, 16TH, 18TH, 20TH & 22ND FLOOR PLAN)



'B' AND 'C' BUILDING AREA STATMENT

UNITTYPE	FLAT NO.	CARPET AREA - SQM			
		FLAT	ENCL BAL	SERV BAL	TERRACE
2 BHK	201, 401, 601, 801, 1001, 1401, 1601, 1801, 2001, 2201	57.19	7.89	2.73	7.63
	204, 404, 604, 804, 1004, 1404, 1604, 1804, 2004, 2204				
	205, 405, 605, 805, 1005, 1405, 1605, 1805, 2005, 2205				
	208, 408, 608, 808, 1008, 1408, 1608, 1808, 2008, 2208				
3 BHK	202, 402, 602, 802, 1002, 1402, 1602, 1802, 2002, 2202	77.61	12.54	3.33	15.38
	203, 403, 603, 803, 1003, 1403, 1603, 1803, 2003, 2203				
	206, 406, 606, 806, 1006, 1406, 1606, 1806, 2006, 2206				
	207, 407, 607, 807, 1007, 1407, 1607, 1807, 2007, 2207				

Building B, C - Typical Odd Floor Plan

(1ST, 3RD, 5TH, 9TH, 11TH, 13TH, 15TH, 19TH & 21ST FLOOR PLAN)



'B' AND 'C' BUILDING AREA STATMENT

UNITTYPE	FLAT NO.	CARPET AREA - SQM			
		FLAT	ENCL BAL	SERV BAL	TERRACE
2 BHK	101, 301, 501, 901, 1101, 1301, 1501, 1901, 2101	57.58	7.18	2.73	9.30
	104, 304, 504, 904, 1104, 1304, 1504, 1904, 2104				
	105, 305, 505, 905, 1105, 1305, 1505, 1905, 2105				
	108, 308, 508, 908, 1108, 1308, 1508, 1908, 2108				
3 BHK	102, 302, 502, 902, 1102, 1302, 1502, 1902, 2102	76.37	13.20	3.33	14.82
	103, 303, 503, 903, 1103, 1303, 1503, 1903, 2103				
	106, 306, 506, 906, 1106, 1306, 1506, 1906, 2106				
	107, 307, 507, 907, 1107, 1307, 1507, 1907, 2107				

Building B, C - Floor Plan

(7TH & 17TH FLOOR PLAN)



'B' AND 'C' BUILDING AREA STATMENT

UNIT TYPE	FLAT NO.	CARPET AREA - SQM			
		FLAT	ENCL BAL	SERV BAL	TERRACE
2 BHK	701, 1701	57.58	7.18	2.73	9.30
	704, 1704				
	705, 1705				
	708, 1708				
3 BHK	702, 1702	76.37	13.20	3.33	14.82
	703, 1703				
	706, 1706				
	707, 1707				

Building B, C - Floor Plan

(12TH FLOOR PLAN)



'B' AND 'C' BUILDING AREA STATMENT

UNIT TYPE	FLAT NO.	CARPET AREA - SQM			
		FLAT	ENCL BAL	SERV BAL	TERRACE
2 BHK	1201	57.19	7.89	2.73	7.63
	1204				
	1205				
	1208				
3 BHK	1202	77.61	12.54	3.33	15.38
	1203				
	1206				
	1207				



WESTERN PUNE'S FINEST TOWNSHIP

Life Republic, a township spread across 158 hectares (~390 acres) of undulating greens, designed to achieve one single objective: a meaningful way of life for the like minded community. Life Republic is a community being built around the core values of creativity, sensitivity and sustainability.



- A self-sustainable living with everything you may need within its expanse
- Nature's abundance everywhere you go
- Home to more than 10000 happy residents
- Multi-level security
- The 2000 mtr. (5 acre) entrance boulevard.
- Fully functional Anisha global school.
- State of the art fire station
- 24 mtr. (150 sq.ft.) wide internal spine roads



AVENUE TO EXPLORE DIVERSE ASPIRATIONS



SCHOOLS

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



HOSPITALS

Aditya Birla Memorial Hospital | Medipoint | Ruby Hall
Clinic Lifepoint Hospital



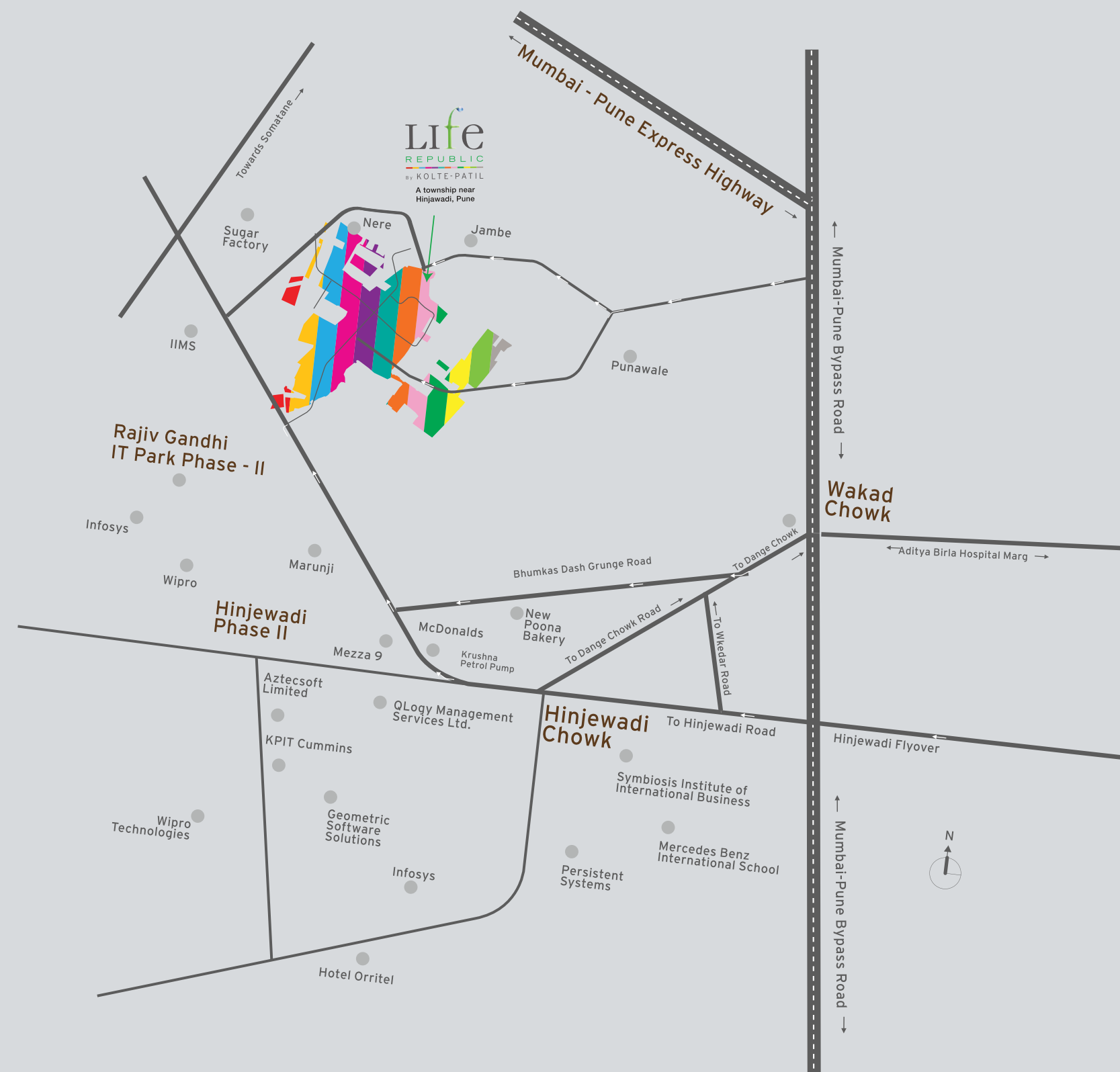
ENTERTAINMENT AND SPORTS

Xion Esquare | Westend Mall | Pubs & Restaurants
MCA Stadium | Shree Shiv Chhatrapati Sports Complex, Balewadi



CONNECTIVITY

Well connected to Pune Mumbai Expressway
Multiple connectivity from Rajiv Gandhi IT Park & PCMC
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



ROAD NETWORK SHOWN IS SCHEMATIC



TRANSFORMING SUSTAINABLE LIVING FOR TOMORROW

Founded over 3 decades ago and guided by simple yet profound philosophy of a 'Creation, not Construction', Kolte-Patil Developers Ltd. is one of the foremost real estate companies with over 20 million sq. ft. of landmark developments in Pune, Mumbai and 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. The Company's long-term bank debt and non-convertible debentures have been rated 'A+/ Positive' by CRISIL, the highest rating accorded by CRISIL to any publicly listed residential real estate player in India.



OVER 3
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

Life
REPUBLIC
By KOLTE-PATIL

A township near
Hinjawadi, Pune

Site Address: Survey No. 74, Marunji, Hinjawadi, Marunji-Karsarsai Road, Taluka Mulshi, Pune - 411057
Connect with us on: 1800-266-6654 | www.koltepatil.com

Life Republic R1(One Notch Up) is registered with MahaRERA under Registration No. P52100002646 available at the website:
<http://maharera.mahaonline.gov.in>

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