

AN  
EXTRAORDINARY  
EXPERIENCE  
AWAITS YOU.

first avenue

Tower - C & D

3 RLK ULTRA-MODERN HOMES

## 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 3 RLK ultra-modern homes. 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.





Artistic impression of existing building

INDULGE IN CITY'S  
MOST SPECTACULAR VIEWS





A WORLD DESIGNED  
TO FULFILL ALL YOUR ASPIRATIONS.







ENGAGE WITH A PLETHORA  
OF EXCITING ACTIVITIES.





## EACH AMENITY CREATING AN AMBIENCE



Swimming Pool



Kids' Pool



Jacuzzi



Pool Deck



Clubhouse



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



Artist's Impression



# ADD VALUE TO YOUR LIVING EXPERIENCE

## **RCC**

- Earthquake resistant structure confirming to IS code

## **Flooring & Tiling**

- Vitrified tiles in all rooms

## **Doors**

- Decorative main entrance door
- Powder coated aluminium terrace door
- Granite frame for all washrooms & dry balcony doors
- Laminated door for washroom

## **Window**

- Powder coated aluminium sliding window with mosquito net
- All windows equipped with safety grill
- Granite window sill
- Aluminium louvers/fixed glass with exhaust fan provision for washroom

## **Kitchen**

- Granite top kitchen platform with stainless steel sink
- Ceramic tile dado above counter up to lintel height
- Jaquar or equivalent cp fitting for kitchen
- Provision for water purifier & exhaust fan in kitchen
- Piped gas system

## **Washroom**

- Ceramic dado tiles up to lintel for all washrooms
- Antiskid flooring for all washrooms
- Wash hand basin
- Jaquar or equivalent cp fitting for washrooms
- Water closet (commode) in all washrooms
- Solar water in master bedrooms toilet

## **Electrification**

- Branded modular switches in entire apartment
- TV point in living room
- Concealed electrification with branded copper wiring
- Provision for split AC all bedrooms

## **Paintings**

- Texture paint for external wall
- OBD paint in all rooms

## **Elevators**

- Three passenger & one service – high speed elevators with generators back-up for each building

## **Security System**

- Digital lock
- Video door phone

## **Terrace**

- Antiskid ceramic tile in terrace
- Safety railings for Terrace





## FIRST AVENUE IS ONE NOTCH UP

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

# MASTER PLAN

## LEGEND

- |                         |                                   |   |
|-------------------------|-----------------------------------|---|
| 1. Clubhouse            | 9. Herb Garden                    | 17. Walking Track   |
| 2. Swimming Pool        | 10. Lawn                          | 18. Two Nos. Tennis Courts/<br>Mini Football Court 5 A-Side<br>(Multipurpose Court) |
| 3. Kids' Pool           | 11. Pavilion cum stage            | 19. Seating Nooks   |
| 4. Jacuzzi              | 12. Outdoor Lounge                | 20. Outdoor Gym   |
| 5. Multipurpose Hall    | 13. Kids' Play Area               | 21. Access to Podium Landscape  |
| 6. Party Lawn           | 14. Basketball Court/Skating Rink |   |
| 7. Cricket Practice Net | 15. Tiered Seating                |   |
| 8. Yoga Lawn            | 16. Giant Chess Board             |   |







## 3RLK Typical Unit Plan (Corner Flat) C Building



AREA STATEMENT				
UNIT TYPE	FLAT CARPET AREA (SQ.M)	FLAT CARPET AREA (SQ.FT)	BALCONY (SQ.M)	BALCONY (SQ.FT)
3 RLK	69.83	751.65	10.7	115.17

### NOTES:

1. ALL DIMENSIONS ARE IN METER UNLESS OTHERWISE SPECIFIED.
2. DIMENSIONS MENTIONED ARE ONLY FOR REFERENCE. KINDLY DO NOT REFER THESE DIMENSIONS FOR ANY AREA CALCULATIONS.
3. DIMENSION AND AREAS ADDITIONALLY MENTIONED IN FEET INCHES AND SQUARE FEET ARE ONLY FOR CUSTOMER'S UNDERSTANDING. KINDLY DO NOT REFER THE SAME FOR ANY R&RA RELATED REFERENCES.



## 3RLK Typical Unit Plan (Center Flat) C Building



AREA STATEMENT				
UNIT TYPE	FLAT CARPET AREA (SQ.M)	FLAT CARPET AREA (SQ.FT)	BALCONY (SQ.M)	BALCONY (SQ.FT)
3 RLK	70.87	762.84	7.56	81.38

### NOTES:

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## Typical Floor Plan (C - Building)



AREA STATEMENT

UNIT TYPE	FLAT NOS.	FLAT CARPET AREA (SQ.M)	FLAT CARPET AREA (SQ.FT)	BAL.CONY (SQ.M)	BAL.CONY (SQ.FT)
3RLK	101, 201, 301, 401, 501, 601, 801, 901, 1001, 1101, 1301, 1401, 1501, 1601, 1801, 1901, 2101, 2201.	70.87	762.84	7.56	81.38
	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.				
	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.				
	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.				

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# Refuge Floor Plan (C - Building)



REFUGE FLOOR PLAN  
7<sup>th</sup>, 12<sup>th</sup>, 17<sup>th</sup> FLOOR



## AREA STATEMENT

UNIT TYPE	FLAT NOS.	FLAT CARPET AREA (SQ.M)	FLAT CARPET AREA (SQ.FT)	BALCONY (SQ.M)	BALCONY (SQ.FT)
3RLK	701, 120, 1701	70.87	762.84	7.56	81.38
	704, 1204, 1704				
	705, 1205, 1705				
	702, 1202, 1702	69.83	751.65	10.7	115.17
	703, 1203, 1703				
	706, 1206, 1706				
	707, 1207, 1707				

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## 3RLK Typical Unit Plan (Corner Flat) D Building



AREA STATEMENT				
UNIT TYPE	FLAT CARPET AREA (SQ.M)	FLAT CARPET AREA (SQ.FT)	BALCONY (SQ.M)	BALCONY (SQ.FT)
3 RLK	71.74	772.21	10.7	115.17

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## 3RLK Typical Unit Plan (Center Flat) D Building



AREA STATEMENT				
UNIT TYPE	FLAT CARPET AREA (SQ.M)	FLAT CARPET AREA (SQ.FT)	BALCONY (SQ.M)	BALCONY (SQ.FT)
3 RLK	72.77	783.3	7.56	81.38

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# Typical Floor Plan (D - Building)



## AREA STATEMENT

UNIT TYPE	FLAT NOS.	FLAT CARPET AREA (SQ.M)	FLAT CARPET AREA (SQ.FT)	R&L CONY (SQ.M)	R&L CONY (SQ.FT)
3BHK	101, 201, 301, 401, 501, 601, 801, 901, 1001, 1101, 1301, 1401, 1501, 1601, 1801, 1901, 2001, 2101, 2201	72.77	783.3	7.56	81.38
	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				
	102, 202, 302, 402, 502, 602, 802, 902, 1002, 1102, 1302, 1402, 1502, 1602, 1802, 1902, 2002, 2102, 2202				
3BHK	103, 203, 303, 403, 503, 603, 803, 903, 1003, 1103, 1303, 1403, 1503, 1603, 1803, 1903, 2003, 2103, 2203	71.74	772.21	10.7	115.17
	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				

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# Refuge Floor Plan (D - Building)



## AREA STATEMENT

UNIT TYPE	FLAT NOS.	FLAT CARPET AREA (SQ.M)	FLAT CARPET AREA (SQ.FT)	BALCONY (SQ.M)	BALCONY (SQ.FT)
3BHK	701, 1201, 1701	72.77	783.3	7.56	81.38
	704, 1204, 1704				
	705, 1205, 1705				
	702, 1202, 1702	71.74	772.21	10.7	115.17
	703, 1203, 1703				
	706, 1206, 1706				
	707, 1207, 1707				

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# CONNECTIVITY CONTRIBUTES TO A PERFECT LIFESTYLE

## **SCHOOLS**

- Crimson Anisha Global School
- Indira International School
- Akshara International School
- Vibgyor School
- Mahindra International School

## **RETAIL & HIGH STREET**

- D-Mart
- Smart bazar
- Decathlon
- Balewadi high street
- Croma

## **COLLEGES**

- NICMAR
- Bharti Vidyapith
- DY Patil
- Indira Institute of Management
- JSPM
- Alard College
- IIMS

## **ENTERTAINMENT**

- PVR
- Carnival Cinemas
- INOX
- Butterfly Trampoline Park
- Dinosaur Garden

## **SHOPPING MALL**

- Elpro City Square mall
- Grand High street Mall
- Xion Mall Hinjewadi
- Vision One
- Phoenix Market city (Upcoming)

## **IT PARK**

- TCS
- Wipro
- Infosys
- Embassy Tech Zone
- Quadron Business Park

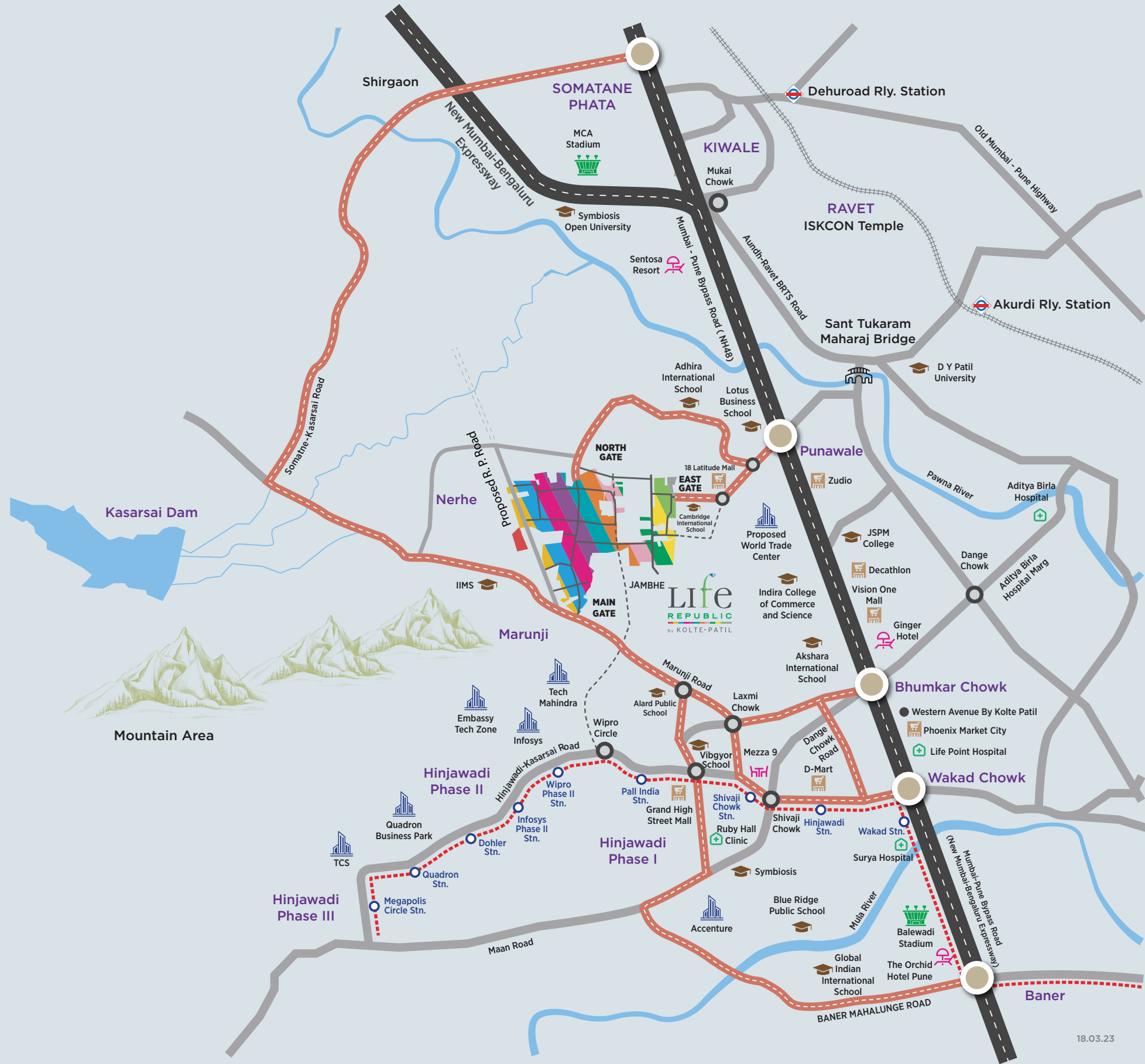
## **HOSPITAL**

- Apollo Clinic
- Aditya Birla Hospital
- Surya Mother and Child Super speciality Hospital
- Life Point
- Sahyadri Hospital



LEGEND

- Expressway
- Main Roads
- Main Roads
- Leading to Life Republic
- Metro
- Railway
- Rivers
- Bridge
- Chowk
- Railway Station
- Junctions Connecting Life Republic
- Future Roads



LIFE REPUBLIC TOWNSHIP







# TOWNSHIP AMENITIES

## GREENERY



~ 3.5 Acres of  
Urban Park



~ 5 Acres of  
Entrance Boulevard



Green Landscapes  
across township

## AMENITIES



Yoga Pavilion



Swings



Outdoor Seatings



Jogging Track



Outdoor Gym



Electric Bicycle Stand



Acupressure  
Pathway



Restaurants & Retail  
Highstreets

## FACILITIES



~ 24M Internal  
Spine Road



Crimson Anisha  
Global School



Fire Station



Water Treatment  
Plant



Health Care  
Apollo Clinic



Police Station



Pharmacy



Essential  
Shopping



Bus Stops



Organic Waste  
Compost

Certain facilities are subject to change\*





Fire Station



Entrance Boulevard



Crimson Anisha Global School



Essential Shopping



Jogging Track











LIFE AT LIFE REPUBLIC

15,000+ Happy residents









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

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<http://maharera.mahaonline.gov.in>

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