

UNFOLD THE PERKS OF INTELLIGENT LIVING



Kolte-Patil Developers Ltd.

Site Office: Life Republic, Survey No. 74, Marunji, Hinjawadi-Marunji-Kasarsai Road, Taluka Mulshi, Pune - 411057

FOR MORE INFORMATION CALL: 1800-266-6654

The project has been registered under MAHA RERA registration number P52100022154 as Life Republic
Sector R7 - 7th Avenue – i Towers and is available on the website
<https://maharera.mahaonline.gov.in> under registered projects. *T & C Apply.

Disclaimer: All art renderings contained in this brochure are an artist's impression only and the same should not be considered to be final image view of the final project. Since the project is under evaluation there is a possibility that there may be certain changes in the project as presented in this advertisement. Every interested purchaser should take note of this express representation.

Kindly visit our website for the complete disclaimer.

WHERE SMART INDOORS MEET
PLAYFUL OUTDOORS



*The image is for Reference Purpose. It is not a part of our standard offering.

WHERE HI-TECH LIVING MEETS GREEN SURROUNDING



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WHERE CONVENIENT LIFE MEETS
SECURED LIFESTYLE



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WELCOME TO A WORLD
THAT UNITES GENERATIONS
WITH ITS PERFECTLY
BALANCED LIFE



International
school
nearby



Convenience
shops within
500 mts



Hob &
Chimney



Smart home
features



Provision for
automated
curtain rack



Most buzzing
part of the
township

Presenting
Intelligent Living At



TOWERS

3 BHK HOMES



Artist's Impression



A GREEN HAVEN OF REJUVENATING PURITY

Spend your Sunday mornings with the little ones on the pitch, enjoy a refreshing evening stroll with the elders or breathe life in your yoga routine by meditating on the fragrant grass. Enrich your lifestyle in the green landscapes and reap the benefits of being one with nature.

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SIMPLICITY ENABLED BY AUTOMATED EXCELLENCE

Usher into a life of balance that keeps you in pace with the modern times and invites peace into your family using intelligent solutions. Dive head-first into a lifestyle that presents you with the finer aspects of luxury without compromising the simple pleasures in life. Welcome to iTowers, your home to intelligent living.

For 2 BHK with study room automation
(light - on/off, fan - on/off & speed control
in living, dining & 2 bedrooms)

For 3 BHK automation
(light - on/off, fan - on/off & speed control
in living, dining & all 3 bedrooms)

Touch switches with
mobile app and
remote control

Provision for
automated curtain track

Digital lock for
main door



A PRECIOUS BALANCE OF DESIGN AND FUNCTIONALITY

iTowers is conceived with the concept of intelligent living where you can enjoy the best of both worlds.

Lush green views, wide open spaces, smart home features, sense of community, convenient to work, everything is well thought out and planned just for you.

DESIGNED WITH INTELLIGENT FEATURES

LIVING ROOM

- Vitrified flooring tiles
- Gypsum-finished walls with emulsion paint
- TV point in living room
- Heat reflective/tinted glass for window with mosquito net
- All windows with full grill
- Granite window sill
- Motorised curtain track for Living & Dining room (without curtains)

KITCHEN

- Vitrified flooring tiles
- Granite top kitchen platform with stainless steel sink+drain board + parallel top granite service platform
- Ceramic dado tile above counter
- Jaquar or equivalent cp fitting for kitchen
- Provision for water purifier
- Piped gas system
- Granite window sill
- Heat reflective glass/tinted glass for window with mosquito net
- All windows with full grill (excluding louvered window)
- Hob and chimney

BEDROOMS

- Vitrified flooring tiles
- Heat reflective/tinted glass for window with mosquito net
- All windows with full grill (excluding louvered window)
- Granite window sill
- Provision of electrical point for AC

ATTACHED TERRACE/BALCONY

- SS + toughened glass (with filming) safety railings for terrace
- Anti-skid ceramic flooring tiles in terrace
- Heat reflective/tinted glass for terrace door with mosquito net

TOILETS

- Granite frame for all washrooms & dry balcony doors
- Laminated door for washroom
- Granite window sill
- Aluminum louvers/fixd glass with exhaust fan in all washrooms
- Ceramic dado tiles up to lintel for all washrooms
- Wash basin with counter in all toilet
- Antiskid flooring for all washrooms
- Counter top basin in master toilet
- Under counter basin in other toilets
- Kohler/Grohe or equivalent make cp fitting in all washrooms
- Kohler/Duravit or equivalent make wall hung commode in all washrooms
- Solar heated water in master bedroom toilet only
- Glass partition in all toilets

OTHERS

- VDP with Intercom in every apartment
- Passenger and Service elevators with generator back-up for each building
- Texture paint for external wall
- Gypsum-finished walls with Emulsion paint
- Earthquake resistant structure confirming to IS code
- Easy dry system in every apartment
- Electrical provision for child monitoring system in living room

ELECTRICAL

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



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BALANCE OF INFINITE LEISURE
AND JOYFUL COMFORT



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Actual image of club house

LIVELY AVENUES FOR PRIVILEGED INDULGENCES

At 7th Avenue, every corner is an invitation to unforgettable moments with infinite choices for recreation and community living. With multiple hotspots built strategically around the premises, no moment is too dull to live intelligently.



Actual Image

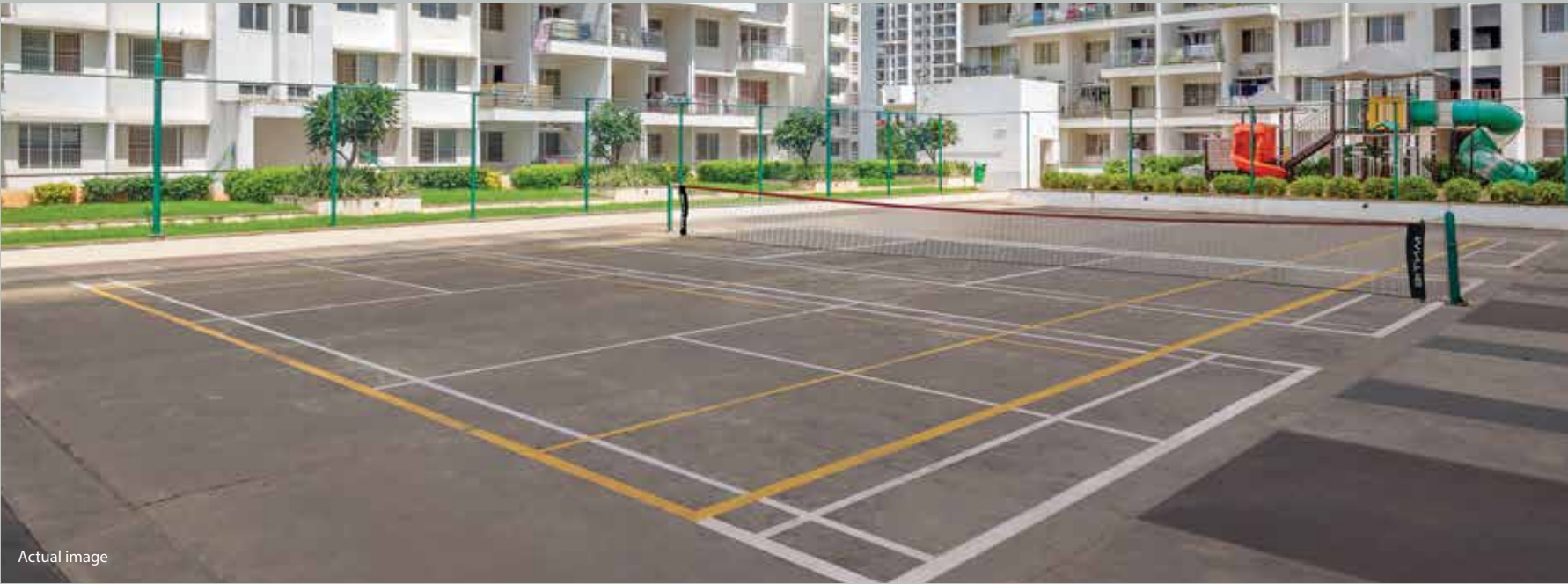


Actual Image

- Multi-facility clubhouse
- Swimming pool
- Gymnasium

ENGAGE IN AN ACTIVE LIFESTYLE

With limitless recreational choices that await you outside the door, your kids will never have to find excuses to run freely and feel the wind in the hair. Greet every day with a rush of excitement as you engage in sporting activities and create fun-filled memories basking in the fresh air.



- Multipurpose court
- Cricket pitch
- Toddler play area
- Walkway
- Party lawn

AMBIENCE THAT EVOKES BALANCE AND AMITY

The carefully engineered layout plan of 7th Avenue ensures that every home gets access to natural daylight and ample ventilation. Carefully thought-out lifestyle amenities and well-planned community spaces make every square inch of the project purposeful, allowing the residents to live in harmony and create a life that sets them apart.

LEGENDS

- 1. AEROBICS/YOGA/MEDITATION
- 2. GYMNASIUM
- 3. INDOOR GAMES
- 4. MULTIPURPOSE HALL
- 5. SWIMMING POOL
- 6. WALKING POOL
- 7. BABY POOL
- 8. POOL DECK WITH CABANA
- 9. GARDEN AREA WITH LAWN AND MOUND
- 10. SENIOR CITIZEN'S ZONE
- 11. WALKWAY
- 12. ACUPRESSURE PATHWAY
- 13. BONFIRE
- 14. HERB GARDEN
- 15. OUTDOOR FITNESS AREA
- 16. ROCK CLIMBING WALL
- 17. TREE DECK
- 18. BASKETBALL COURT
- 19. TODDLER PLAY AREA
- 20. PERGOLA
- 21. MULTIPURPOSE PLAY EQUIPMENT WITH SYNTHETIC FLOORING
- 22. MULTIPURPOSE PLAY COURT WITH SKATING RINK
- 23. ADVENTURE SPORTS
- 24. TENNIS COURT
- 25. CRICKET COURT
- 26. GAZEBO
- 27. OUTDOOR LUDO TABLE
- 28. OUTDOOR SNAKES AND LADDERS
- 29. PARTY LAWN
- 30. GARDEN FURNITURE LIKE SEATS AND BENCHES
- 31. SHRUB BED



3 BHK HOMES



**2 BHK WITH
STUDY ROOM**

TYPICAL EVEN FLOOR PLAN

(2nd, 4th, 6th, 8th, 10th, 14th, 16th, 18th, 20th and 22nd)

SECTOR - 7th AVENUE, iTOWERS
BUILDING “E & G.”



AREA STATEMENT

BLDG.	UNIT TYPE	FLAT NO.	CARPET AREA --sqm		
			FLAT	ENCL.BAL.	TERRACE.
E, G	2BHK+STUDY ROOM	201, 401, 601, 801, 1001, 1401, 1601, 1801, 2001, 2201, 208, 408, 608, 808, 1008, 1408, 1608, 1808, 2008, 2208	63.37	09.34	5.51
	3BHK	202, 402, 602, 802, 1002, 1402, 1601, 1802, 2002, 2202, 207, 407, 607, 807, 1007, 1407, 1607, 1807, 2007, 2207	70.12	13.60	5.51
	3BHK	203, 403, 602, 803, 1003, 1403, 1603, 1803, 2003, 2232, 206, 406, 606, 806, 1006, 1406, 1606, 1806, 2006, 2206	73.00	13.60	5.51
	2BHK+STUDY ROOM	204, 404, 604, 804, 1004, 1404, 1604, 1804, 2004, 2234, 205, 405, 605, 805, 1005, 1405, 1605, 1805, 2005, 2205	65.71	09.34	5.51

TYPICAL ODD FLOOR PLAN
(1st, 3rd, 5th, 9th, 11th, 13th, 15th, 19th and 21st)

SECTOR - 7th AVENUE, iTOWERS
BUILDING “E & G.”



AREA STATEMENT

BLDG.	UNIT TYPE	FLAT NO.	CARPET AREA --sqm		
			FLAT	ENCL.BAL.	TERRACE.
E, G	2BHK+STUDY ROOM	101, 301, 501, 901, 1101, 1301, 1501, 1901, 2101 108, 308, 508, 908, 1108, 1308, 1508, 1908, 2108	64.64	08.07	7.56
	3BHK	102, 302, 502, 902, 1102, 1302, 1501, 1902, 2102 107, 307, 507, 907, 1107, 1307, 1507, 1907, 2107	71.39	12.33	7.56
	3BHK	103, 303, 503, 903, 1103, 1303, 1503, 1903, 2103, 106, 306, 506, 906, 1106, 1306, 1506, 1906, 2106	74.27	12.33	7.56
	2BHK+STUDY ROOM	104, 304, 504, 904, 1104, 1304, 1504, 1904, 2104, 105, 305, 505, 905, 1105, 1305, 1505, 1905, 2105	67.00	08.07	7.56

TYPICAL EVEN REFUGE FLOOR PLAN
(12th)

SECTOR - 7th AVENUE, iTOWERS
BUILDING “E & G.”



AREA STATEMENT

BLDG.	UNIT TYPE	FLAT NO.	CARPET AREA --sqm		
			FLAT	ENCL. BAL.	TERRACE.
E, G	2BHK+STUDY ROOM	1201,1208	63.37	09.34	5.51
	3BHK	1202,1207	70.12	13.60	5.51
	3BHK	1203,1206	73.00	13.60	5.51
	2BHK+STUDY ROOM	1204,1205	65.71	09.34	5.51

TYPICAL ODD REFUGE FLOOR PLAN
(7th and 17th)

SECTOR - 7th AVENUE, iTOWERS
BUILDING “E & G.”



AREA STATEMENT

BLDG.	UNIT TYPE	FLAT NO.	CARPET AREA --sqm		
			FLAT	ENCL. BAL.	TERRACE.
E, G	2BHK+STUDY ROOM	701, 1701, 708, 1708	64.64	08.07	7.56
	3BHK	702, 707, 1702, 1707	71.39	12.33	7.56
	3BHK	703, 706, 1703, 1706	74.27	12.33	7.56
	2BHK+STUDY ROOM	704, 705, 1704, 1705	67.00	08.07	7.56

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 5 acre entrance boulevard, a global school and state of the art fire station already functional
- 150 ft.wide internal spine roads



Actual township images

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

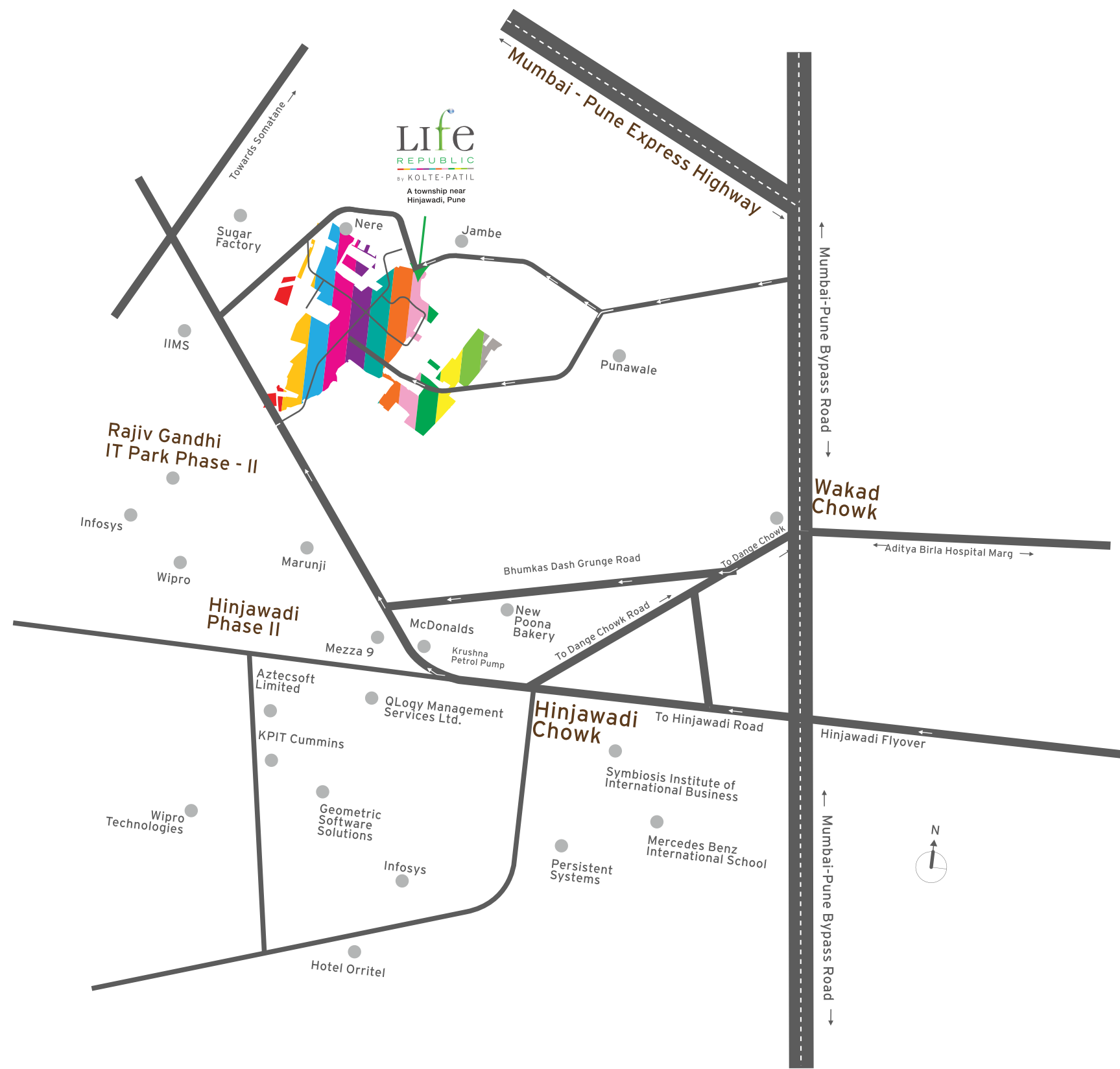
Well connected to Pune Mumbai Expressway
Multiple connectivity from Rajiv Gandhi IT Park & PCMC
Upcoming Pune Metro Connecting Hinjawadi to Shivaji Nagar
Upcoming Mahalunge - Hinjawadi IT PARK Bridge on Mula River
Connecting Baner & Balewadi
Upcoming 110m wide ring road to link PMC to Major Highways



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.



ROAD NETWORK SHOWN IS SCHEMATIC



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