



**LET YOUR
GOLDEN
TIME BEGIN**

ORO AVENUE

It's a dream come true for the modernized minds. The finest sector of Life Republic - **ORO AVENUE** allows you to live golden days of your life, forever. **1 & 2 Bed Residences** are embellished with beautiful views. Here spaces don't come with limitations, homes are enveloped by nature, privacy is a necessity and recreations are never ending. Strategic location, wide roads and friendly neighbourhood, everything is planned to elevate your lifestyle at *LIFE REPUBLIC*.



Artist's Impression

REASONS WHY ORO AVENUE IS LIFE REPUBLIC'S FINEST SECTOR



70% AREA IS FREE OF BUILDING FOOT PRINT

ORO AVENUE's superior planning & ultra-modern technology allows us to utilize maximum space and minimize space wastage. The spread of buildings has been reduced to allow openness, recreational spaces and socializing avenues.



20+ LIFESTYLE FEATURES

Life is a combination of many elements like sports, entertainment, celebration, relaxation and many more. At ORO AVENUE, you will find everything for a fulfilling life.



SPECTACULAR VIEWS

It's a dream to own a home that comes with a beautiful view, and we at Kolte-Patil understand your aspirations. Residencies at ORO AVENUE provide a spectacular view of nature's bliss.



ABUNDANT NATURAL LIGHT & VENTILATION

The adequate distance has been maintained between each building to ensure abundant natural light and ventilation. The living, dining and kitchen spaces have been planned perfectly to provide maximum cross ventilation.



COMPLETE PRIVACY & SECURITY

When it comes to privacy & security, ORO AVENUE makes sure you live a worry free life. Plentiful space has been maintained amidst all the towers to ensure your privacy, along with 24x7 security surveillance.



LUSH GREEN LANDSCAPE GARDEN

The serene stretch of green carpet where small wonders can run freely, jump over a spongy grass and indulge with plentiful outdoor activities.



PRESTIGE OF PROMINENT LOCATION

Located in the heart of Life Republic, ORO AVENUE gives you easy access to your every need. It is most convenient location to travel, shop and connect with city's prominent places.



AMPLE PARKING SPACE

Along with all the lifestyle features, enjoy a reserved space for your vehicle with ORO AVENUE's exclusive parking space.



SPORTS COMPLEX

Artist's Impression

◀ AN AVENUE
FOR YOUR
PASSION

CELEBRATE
EVERY MOMENT
TOGETHER ▶



PALM COURT

Artist's Impression



CHILDREN'S PARK

Artist's Impression

STROLL
AROUND
GREEN
SPACES

ENGAGE WITH
INFINITE
LEISURE



SWIMMING POOL

Artist's Impression

HOMES DESIGNED WITH FINEST FITMENTS



LIVING ROOM

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



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 aluminium sliding window with mosquito net
- All windows equipped with half grill



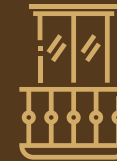
BEDROOMS

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



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
- Aluminium louvers/fixed glass with provision for exhaust fan for washroom
- Granite frame for all washrooms & dry balcony doors
- Ceramic dado tiles up to window height for all washrooms



ATTACHED TERRACE / BALCONY

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

OTHER

- 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

PLANNED TO MAXIMIZE SPACE

Thoughtfully designed layout plan of ORO AVENUE ensures natural light and ventilation to every home. Well-planned amenities, towers and wide roads, here every sq. inch have been planned precisely, to make you live the golden times, again.

LEGENDS

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



TOWER - 'A & 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)



1.20 M WIDE ENCL. BALC.

108, 208, 308, 408, 508, 608
808, 908, 1008, 1108, 1308
1408, 1508, 1608, 1808, 1908
2008, 2108, 2208

107, 207, 307, 407, 507, 607
807, 907, 1007, 1107, 1307
1407, 1507, 1607, 1807, 1907
2007, 2107, 2207

106, 206, 306, 406, 506, 606
806, 906, 1006, 1106, 1306
1406, 1506, 1606, 1806, 1906
2006, 2106, 2206

105, 205, 305, 405, 505, 605
805, 905, 1005, 1105, 1305
1405, 1505, 1605, 1805, 1905
2005, 2105, 2205



AREA STATEMENT:

BLDG.	UNIT TYPE	FLAT NO.								CARPET AREA --- sqm		
										FLAT	ENCL. BAL.	OPEN BALC.
A C	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	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

For further details kindly refer Unit plans

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



AREA STATEMENT:

BLDG.	UNIT TYPE	FLAT NO.	CARPET AREA---sqm		
			FLAT	ENCL. BAL.	OPEN BALC.
A 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			



For Further details kindly refer Unit plans

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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)

1.20 M WIDE ENCL. BALC.



1.20 M WIDE ENCL. BALC.

AREA STATEMENT:

BLDG.	UNIT TYPE	FLAT NO.				CARPET AREA ---- sqm		
						FLAT	ENCL. BAL.	OPEN BALC.
B	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
D								

BLDG.	UNIT TYPE	FLAT NO.				CARPET AREA ---- sqm		
						FLAT	ENCL. BAL.	OPEN BALC.
B	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
D								

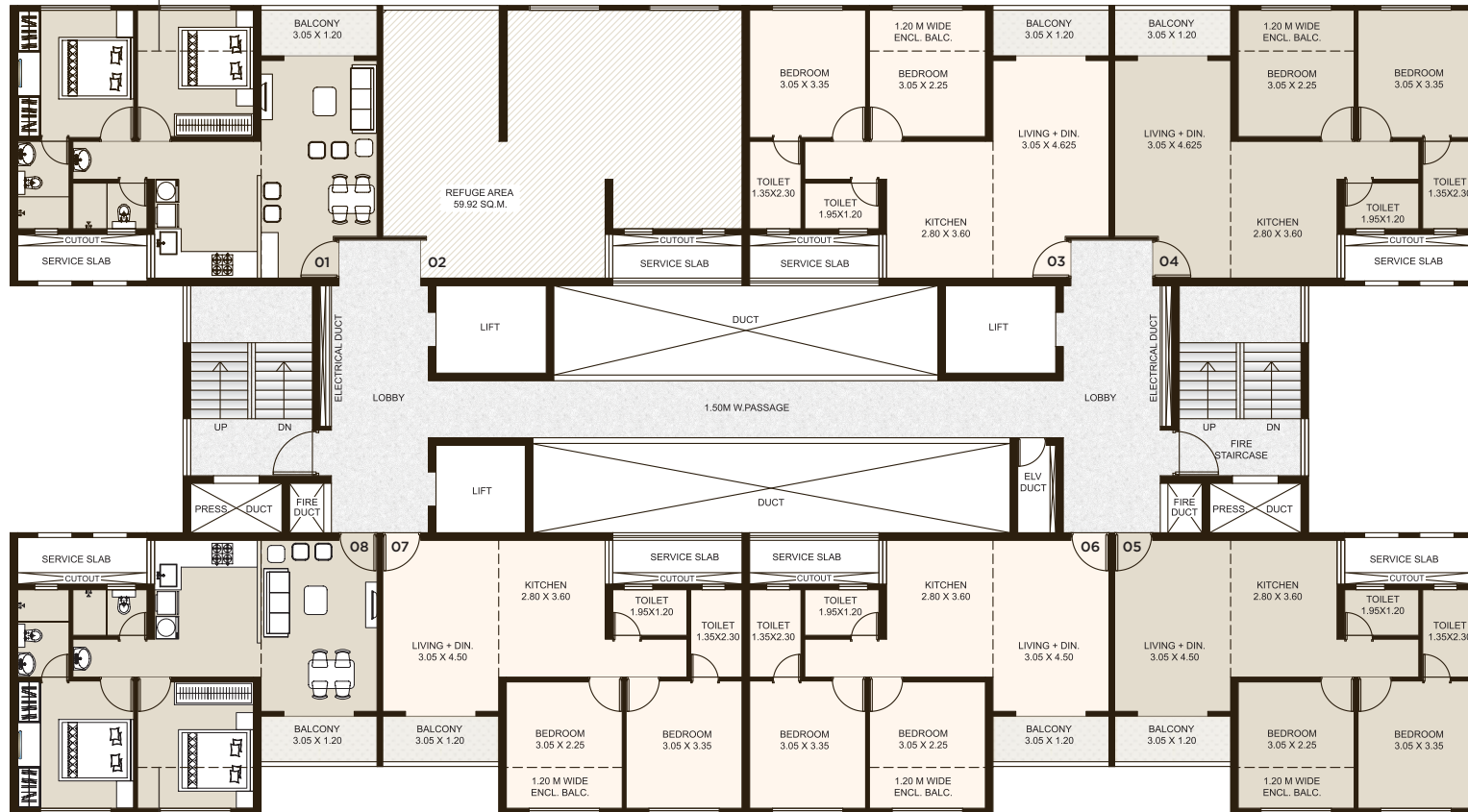


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TOWER - 'B & D' | 2 BHK REFUGE FLOOR PLAN (7TH, 12TH & 17TH FLOOR)

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
B	2 BHK	701, 1201, 1701	53.67	3.72	3.66
		703, 1203, 1703			
		704, 1204, 1704			
D	2 BHK	705, 1205, 1705	51.22	3.51	3.66
		706, 1206, 1706			
		707, 1207, 1707			
		708, 1208, 1708			



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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



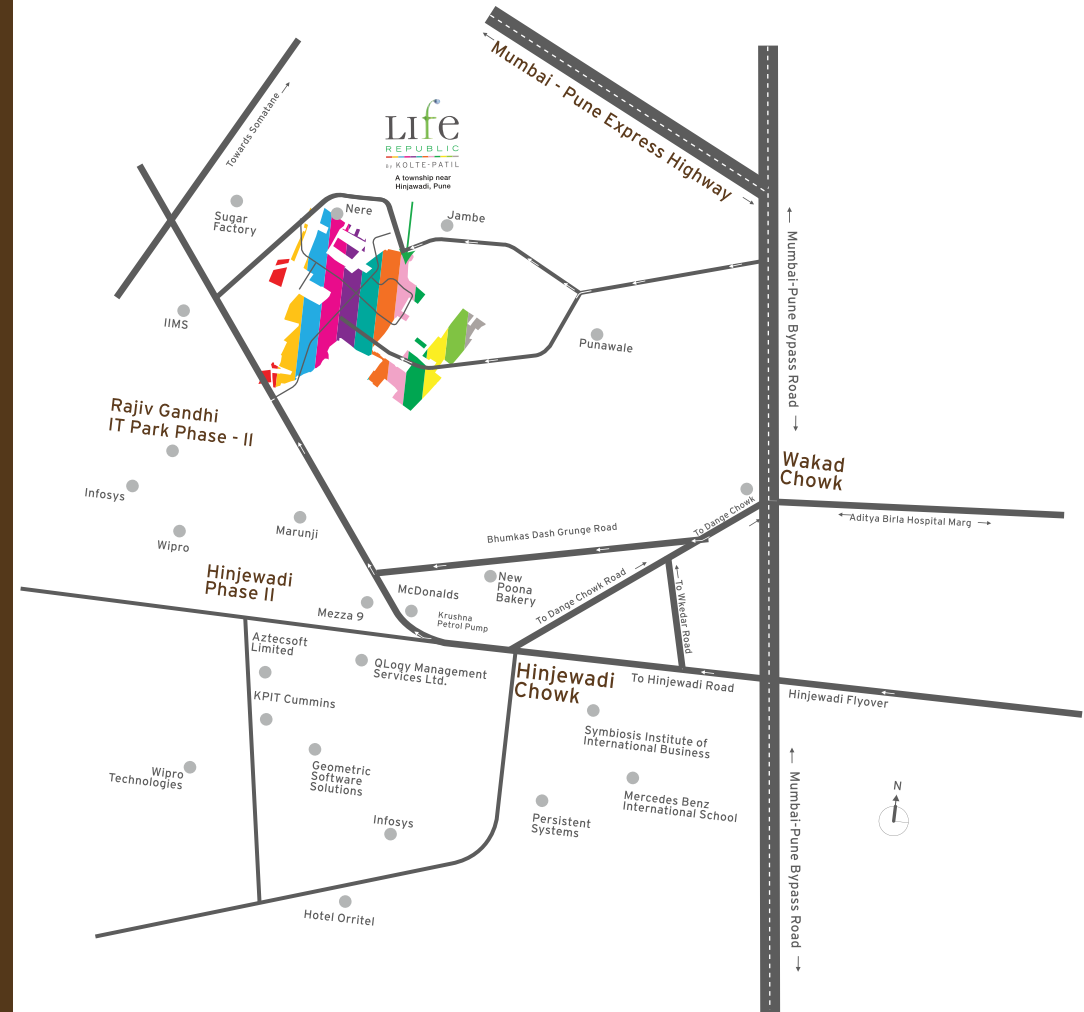
ENTERTAINMENT AND SPORTS

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



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**



Kolte-Patil Developers Ltd.

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

Corporate Office: 2nd Floor, City Point, Dhole Patil Road, Pune - 411001

Mumbai Office: 501, 502, 5th floor, The Capital, Plot No.C70, G-Block, Bandra – Kurla Complex, Bandra(East), Mumbai - 400051

FOR MORE INFORMATION CALL: 1800-266-6654

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